HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

Ancoats Works, Pollard Street, Greater Manchester

ARS Report N°: 2021/177



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ANCOATS WORKS, POLLARD STREET, GREATER MANCHESTER:

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

ARS LTD REPORT 2021/177

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Planning Reference:	N/A
Local Authority:	Manchester City Council
Site central NGR:	SJ 85702, 98472

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EXECUTIVE SUMMARY

Project Name:	Historic Environment Desk Based Assessment. Ancoats Works, Pollard Street, Greater Manchester
Planning Authority:	Manchester City Council
Planning Reference:	N/A
Location:	Ancoats Works, Pollard Street, Manchester
Bedrock Geology:	Halesowen Formation mudstone, siltstone and sandstone
Superficial Geology:	Devensian Till - Diamicton
Site central NGR:	SJ 85702, 98472
Date of Report:	November 2021

Archaeological Research Services Ltd was commissioned by Banidev to produce an Historic Environment Desk-Based Assessment (HEDBA) of the former Ancoats Works, Pollard Street, Greater Manchester. This assessment accompanies a planning and Listed Building application for the demolition of much of the extant non-designated asset Ancoats Works complex, wherein the Pollard Street façade and elements of the structure to the rear of the façade are to be retained, this includes the demolition of non-designated asset the Bank of England Public House, and the construction of two parallel 8-storey residential blocks and associated landscaping.

The Historic Environment Desk Based Assessment was undertaken during November 2021 and assessed the potential for non-designated below ground archaeological assets and the impacts (direct and indirect) regarding the significance on heritage assets above and below ground, including the impact upon the setting of surrounding designated and non-designated heritage assets.

The assessment considered that there would be an overall negligible impact on the significance of upstanding designated and non-designed heritage assets follow appropriate mitigation. The effect on the setting of surrounding designated and non-designated heritage assets is considered negligible to beneficial.

The assessment also considered that there will be a direct (moderate) impact from the proposed development upon non-designated below and above ground assets, which can be mitigated by evaluation and preservation by record through a programme of archaeological works and historic building recording to be outlined within a Written Scheme of Investigation (WSI). Archaeological mitigation will therefore result in a minor-negligible impact upon non designated heritage assets.

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1 INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Banidev to produce an Historic Environment Desk-Based Assessment (HEDBA) of the former Ancoats Works, Pollard Street, Greater Manchester. This assessment is in support of the submission of a planning application for the demolition of much of the extant Ancoats Works complex, however, the Pollard Street façade and some of the structure to the rear of the façade are to be retained. The design requires the demolition of the Bank of England Public House, the removal of the canopy structure extending between Ancoats Works and Hope Mill, the replacement of the courtyard gates, and the construction of two residential blocks and one commercial and residential building, including associated landscaping.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on **Figure 1**, is *c.*0.5ha in area, and is centred at NGR SJ 85702, 98472. The site is roughly rectangular in shape and is located at the junction of Carruthers Street and Pollard Street, which form the sites south-western and south-eastern boundaries respectively. The site is further bounded to the north-west by the Ashton Canal and to the north-east by a narrow courtyard separating the site from the adjacent Hope Mills complex.

The site is currently occupied by a series of buildings associated with the former Ancoats Works, ranging in height from one to three-storeys and in various states of condition. The southernmost part of the PDA is occupied by the former Bank of England Public House, a two-storey structure which has been unoccupied for a number of years. A more detailed description of the extant buildings within the site can be found in section 5 below, with the site ID's shown in **Figure 2**.

The western part of the PDA is currently utilized as a car park, with access provided from Carruthers Street to the west. The car park is separated from Carruthers Street and the Ashton Canal by metal fencing topped with barbed wire, with the ground level across the car park sloping downhill from the north-western part of the site to the southern part of the PDA at the rear of the Bank of England Public House and Ancoats Works. The car park itself is primarily laid with gravel, though a rectangular area of concrete is present immediately to the south-west of Structure E. Areas of vegetation can be found across the car park, generally confined to the boundaries of the car park itself. Part of the southern extent of the car park is currently utilized as palate storage (**Figure 3; Photographs 1 - 11**).

1.3 Geology and Soils

The underlying solid geology of the PDA comprises mudstone, siltstone and sandstone of the Halesowen Formation, sedimentary bedrock formed approximately 308 to 310 million years ago in the Carboniferous Period when the local environment was previously dominated by rivers. 2021). This is overlain by superficial deposits of Devensian Till – Diamicton (BGS 2021).

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, the historic built environment, the historic landscape, and to assess their significance. The following objectives will contribute towards accomplishing this aim:

- To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival,

quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.

- To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- To provide an assessment of potential impacts of the proposed development to the settings of cultural heritage assets and make recommendations for further detailed assessment should this be considered necessary.

3 METHOD STATEMENT

3.1 Approach

The HEDBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020a) and *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structure* (CIfA 2020b).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical (*either *illustrative* or *associative), aesthetic* or *communal*. It is further outlined in Annexe 1 of *Scheduled Monuments & Nationally Important but Non-Scheduled Monuments* (DCMS 2013) which states that 'monuments can have both archaeological and historic interest and derive significance from both their physical presence and their setting. The following principles should be used to gauge the importance of heritage assets: *period, rarity, documentation/finds, group value, survival/condition, fragility/vulnerability, diversity, and potential*' (DCMS 2013, 10-11).

Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the *'value of a heritage asset to this and future generations because of its heritage interest. That interest may be* archaeological, architectural, artistic *or* historic*. Significance derives not only from a heritage asset's physical presence, but also from its setting'* (MHCLG 2021, 71-72).

3.2 Study Area

The study area adopted for this assessment was agreed with the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS) and comprises a 300m buffer off-set from the PDA. This study area is depicted by a dark blue outline on **Figure 1** and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- The Greater Manchester Historic Environment Record (HER), maintained by GMAAS for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- The Greater Manchester Archives and Local History Library for historic maps, plans and other documents relevant to the study area.
- Envirocheck Historic Mapping Report for historic Ordnance Survey maps.

- The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- Environment Agency Lidar data.
- Google Earth and Bing online historical satellite imagery.
- Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- A site walkover to Historic England (2017a) Level 1 standard was undertaken in overcast conditions on 28th October 2021.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the Greater Manchester HER are described, the relevant HER preferred reference number is provided in parenthesis. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in sections 4.2 and 4.3 below, or in the Appendices at the end of the report.

4.1.1 Prehistoric (-1,000,000 to 43 AD)

Evidence for prehistoric settlement in the Manchester region is scarce. There are small Mesolithic campsites in the Pennines to the north of Manchester though Mesolithic remains closer to the city are rare (Nevell 2008, 11). Neolithic and Early Bronze Age remains within the Manchester region are restricted to isolated finds of worked stone tools, the majority being residual in later contexts. To the south of the city, a Neolithic farmstead was uncovered at Oversley Farm (now part of Manchester Airport), with evidence of occupation continuing on the site through to the Late Bronze Age (Nevell 2008, 15). Finds of Iron Age date, including some querns stones and metal finds, have also been identified as isolated findspots within Manchester (Turner 2020). Within the city centre, there is little evidence of prehistoric activity as a whole, although whether this is the result of poor preservation due to the intensive later developments and redevelopments of the city or a reflection of a genuine settlement pattern is difficult to ascertain. The evidence that has been recovered has generally been centred around the location of the later Roman fort (in Castlefield) and around the cathedral and Hanging Ditch (Nevell 2008, 12). No remains of prehistoric date are recorded by the Greater Manchester HER within the wider 300m study area.

4.1.2 Romano-British (43 to 410 AD)

The first Roman military occupation of Manchester was established during the governorship of Agricola in the AD70s, with a fort, known as *Mamucium,* founded in the area now known as Castlefield (Miller 2016). The original fort was a square, timber and turf structure, replaced in the late 2nd century by a slightly larger, rectangular timber fort, and finally rebuilt in stone in the first half of the 3rd century. A civilian settlement or *vicus* developed around the fort, though the full extent of it is unknown. Several excavations around the Castlefield area have produced evidence of domestic and industrial buildings as well as a shrine, with occupation beginning soon after the building of the original fort and continuing throughout its life. The *vicus* seems to have declined by the middle of the 3rd century although the evidence for these later phases of the fort and *vicus* are not clear since later activity has truncated the remains, although the presence of later coins suggests that the fort probably remained in use until the Roman Army's withdrawal from Britain (Nevell 2008, 21-31).

The projected route of the Roman Road from Manchester to Castleshaw (and eventually York) HER 21.1.0) is noted by the Greater Manchester HER as following the alignment of Old Mill Street, *c.*88m to the north of the PDA. Sections of this road were exposed on Gaskell Street in Newton Heath *c.*2.8km

north-east of the PDA in 1856 and were found to have a gravel surface on a log base, with a probable construction date of *c.*AD79-84 (Burpoe 2020).

4.1.3 Early Medieval – Medieval (410 to 1540)

Following the Roman Army's withdrawal, evidence is again lacking for settlement activity. Archaeological remains in the Castlefield area show that the Roman fort area was abandoned from the end of Roman occupation until the early industrial period. It is possible that there were four sunken floored buildings adjacent to the fort, post-dating the Roman period; however, the interpretation of them is unclear (Morris 1983, 6). There is limited evidence of Saxon settlement elsewhere in Manchester, mainly in the form of isolated pottery and coins in the Cathedral area around the junction of the rivers Irk and Irwell (Nevell 2008, 36). In 919, there is reference that King Edward the Elder sent an army to occupy Manchester, Manchester being located on the border between Anglo-Saxon Mercia and Viking Northumbria, suggesting that there was some form of settlement here at this time (Nevell 2008, 35).

The present site lay beyond the extent of medieval Manchester, which was centred around the Parish Church (now the cathedral) and Manchester Castle (probably beneath what is now Cheetham's School of Music) (Morris 1983, 15). The medieval city compromised a number of burgage plots along Hanging Gate, Withy Grove, Fennel Street, Millgate, The Shambles, Market Street, and Deansgate (Nevell 2008, 48), with Hanging Ditch, and two other ditches within the area, likely medieval in origin.

During the time of the 1086 Domesday Survey, Manchester lay within the Hundred of Salford which included all the land between the river Ribble and the Mersey, which had been granted to Roger de Poitu after the Norman Conquest. In 1222, Manchester was granted an annual fair and in 1301, Thomas Grelley (one of the largest landowners within Manchester) was grated the Great Charter of Manchester by Edward I and thus it became a free borough (Hartwell *et al* 2004). The area of Ancoats was once one of eight medieval 'hamlets' of Manchester. Land grants from the 13th century onwards mention 'Annecotes' or 'Antecotes', a name which may refer to an area of opened enclosures (cotes), or to cottages (cotes) close to water (am), or in another explanation, to the cottage (cote) of a Saxon named Anna.

No early medieval or medieval remains are recorded within the study area, and it is likely that this area of the PDA remained largely undeveloped until at least the 18th century.

4.1.4 Post-Medieval - Industrial (1540 to 1901)

By the end of the 16th century, Manchester was established as an important centre for the manufacture and trade of textiles with the town centred around the medieval core of St Mary's Collegiate Church and Cheetham's School. The first planned expansion outside of this traditional centre was St. Ann's Church and Square in the early 18th century, with new buildings soon after developing between the old town at St. Ann's (Hartwell 2001).

Two of the earliest published maps that show this part of Manchester in detail are William Green's 1787-94 *Plan of Manchester and Salford* and Charles Laurent's 1793 *Topographical Plan of Manchester and Salford.* These plans show that during the mid-late 18th century, the Ancoats area was largely rural in nature, though future development is hinted at by the dotted proposed street layout. It wasn't until the Holt Town area was established by local cotton manufacturer David Holt in *c.*1785 that this area began to be established as an industrial area, with a number of other factories being constructed around this time, including the Soho Foundry and the Spectator Mill. The industrial nature of the area was further hurried by the opening of the Ashton Canal in 1797.

The river Irwell became a major transport route following the completion of the Mersey Irwell navigation in 1734, which allowed for seafaring ships to travel from Liverpool to Manchester (Burns 2016, 10). Within Manchester itself, a number of canals were constructed in the city in the late-18th and early-19th centuries, with the first true industrial canal being built by the Duke of Bridgewater in

1764, which connected his mines as Worsley to Manchester. Within Ancoats, the Ashton Canal (HER 6313.1.0) was built between 1792 and 1797, with the section adjacent the PDA not opening until 1799. This canal provides links to Yorkshire and the Peak District and was originally established to transport coal into Manchester. The Leeds-Manchester and Leeds Manchester Railways were also constructed in the early 19th century, bringing additional transport links to the growing town (Trow 2018).

The first cotton mill was built in the 1780s and the first steam powered mill in 1789, and it was on the basis of a breakthrough in the application of steam power, and the national demand for textiles, particularly cotton, that created the explosion of factory building in Ancoats (Miller 2021, 10). From the late 18th century to the beginning of the 19th century, the number of mills doubled and continued to increase, as did the local population.

Pigot's 1819 *Plan of Manchester and Salford* depicts the street layout as having been largely established across Ancoats, with development first depicted within the PDA boundary by Pigot's 1821 *Plan of Manchester & Salford.* This map shows a single building fronting onto what is now Carruther's Street within the western part of the PDA. In the early 1820's, there appears to have been two separate cotton mills known as 'Carruther's Mill'. The first was owned by Archibald Carruthers, and was situated at the junction of Allum Street, Back Cotton Street, and Newton Street, *c.*490m to the west of the PDA. It would appear this mill had a short life-span, with an 1830 Sale Advertisement in the Manchester Courier and Lancashire General Advertiser from 22 May 1830 noting *'factory to be let, and machinery be sold, known by the name of "Carruther's Mill'.*

The second 'Carruther's Mill' appears to have been built by a John Carruthers and is likely the building first depicted on Pigot's 1821 plan within the PDA. An 1822 map (Dist.No.1) from the book *Plans of all the Spinning Factories within the Township of Manchester* shows this John Carruthers mill complex in detail. Whilst this plan is not directly attributed to the PDA, with no street names given on this plan, there are clues which suggest its attribution. The intricate description notes that this complex contained '*a. Factory 5 ½ stories, 438 square yards*; *b. Boiler shade one storey – 29 7/9 square yards*; *c. Cottage one storey – 24 7/9 square yards*, *d. Stable and loft over – 48 4/9 square yards; 'Power of the engine, 16 horses.'*

Later 19th century depictions and descriptions of the Carruther's Mill complex within the PDA, specifically the footprint and description of the main factory building itself, corresponds with the notes given on the 1822 plan, and its depiction to the south-east of the Ashton Canal. Swire's 1824 *Plan of Manchester & Salford* shows the ongoing industrial development and urban expansion of the area, especially along the Ashton Canal and its branches. Within the site itself, the site plan is more reflective of what is depicted on the 1822 plan, with the factory and boiler house shown as one large structure fronting Carruthers Street, and several outbuildings to the north-east. Trade directory entries from 1824-5 (Appendix I) indicates that the site is now occupied by a William Carruthers, cotton spinner.

Within the southernmost part of the PDA, a single building is now depicted at the junction of Carruthers Street and Pollard Street, though its function is unknown. Swire's 1824 plan is the first plan to show the Hope Mill complex to the north-east of the PDA, which appears to be comprised at this stage of two linear ranges aligned north-east/south-west between the Ashton Canal and Pollard Street.

The Bank of England (HER 16337.1.0) was one of Ancoats' first beerhouses, licensed from 1830 and ten years later, it was fully licensed with an attached brewhouse (Richardson 1987). Located within the southernmost part of the PDA boundary, it is possible that the building depicted on the 1824 plan may have been later turned into the public house present within the site today, though this cannot be confirmed with any certainty. It would appear that by Bancks & Co's 1832 *Plan of Manchester & Salford,* the current public house structure is present within the PDA and is now bounded to the north-east by a small structure.

Bancks & Co's plan shows extensive development has been carried out not only within the site boundary but within the wider area. The intersection of Carruthers Street and Pollard Street (labelled on this plan as Ashton Street) has now been altered, with this area now the location of a five-way junction. A series of residential dwellings are now present to the south of Pollard Street/Ashton Street, likely homes for the workers within the various mills on either side of the Ashton Canal. Within the site itself, the mill within the western part of the site is now labelled as 'Caruther's Cotton Mill'. This structure retains some of its early form as depicted on the 1822 plan, though with possible further eastwards expansions. The small outbuildings depicted on the earlier plans are also no longer depicted. Within the eastern half of the site is part of 'Clark's Cotton Mill'. This structure is depicted as one large building on this plan, aligned north-west/south-east between the Ashton Canal and Pollard Street/Ashton Street.

Clark's Cotton Mill was built for Joseph Clarke and Sons, cotton spinners and fustian weavers, with the wider complex once including the Grade II* listed Hope Mill to the north-east of the PDA. The Historic England (2021b) listing entry for Hope Mill notes that the extant mill structure was constructed sometime *c.*1824, likely first depicted on Swire's plan adjacent the site boundary, and was likely constructed in a 'single, possible interrupted phase'. This listed structures south-western elevation does not show signs of rebuilding, so it is likely that the single structure depicted on Bancks & Co's plan is in actuality several smaller buildings which operated as one large industrial complex.

Unfortunately, there is little documentary evidence available for either of the Cotton Mill's present within the site boundary. A notice within the Manchester Courier and Lancashire General Advertiser from 9th May 1840 does note that there were issues with cotton refuse within the area during the early part of the 19th century, as follows:

'Richard Gill Marshall, also an inspector of nuisance under the police commissioners, presented Messrs. Joseph Clarke and Co., for a nuisance, arising from the refuse of cotton used in their mill, in Carruthers Street, being blown into the street. Mr. Carruthers, who appears on behalf of his father, who has a mill on the opposite side of the Ashton Canal, stated that there was a small tin chimney communicating with the blowing machine, through which the refuse of the cotton, and the dirt in it, was blown into the street, thereby causing a constant dust, and the cotton flying about almost like snow. No one could pass without being covered with dust. There was a similar nuisance formerly from the mill of Mr. George Clarke, which had been remedied by the pipe being carried up to the top of the mill, and this might be remedied in a similar manner.'

Two plans dating from 1851 both show the overall planform of the PDA as similar, though with several differences. Adshead's 1851 *Plan of New Cross Ward* shows the overall site as having a similar layout to the earlier 1832 Bancks & Co's plan. Carruther's Mill is still present within the western part of the PDA, though it appears to have been extended eastwards and now has a largely rectangular plan. 'Clarks Mill' within the eastern half of the PDA is now known as 'George Clarke & Co. Cotton Mill', and has been extended, most notably along the Pollard Street frontage where a new structure is depicted. A series of new structures are depicted along the south-western elevation of Clarke & Co's Cotton Mill, though it is unknown which Cotton Mill complex within the PDA these buildings are associated with. This plan also shows the 'Bank of England Tavern' at the junction of Pollard Street and Carruthers Street, with some associated outbuildings to the north. A single residential dwelling is nestled between the Public House to the south-west and the cotton mill complex to the north-east.

The 1851 Ordnance Survey (OS) Town Plan (Appendix VIII) shows the PDA as having the same general layout as Adshead's 1851 plan, but with some notable differences. Carruther's Cotton Mill is depicted in more detail, with the main factory building to the south and three smaller structures attached along its north-western extent. One of these structures appears to be the same boiler structure depicted on the earlier 1822 plan, with the 1851 OS also showing a chimney attached to this structure. Within the eastern half of the PDA, 'George Clarke & Co. Cotton Mill' is now labelled as 'Hope Mills (Cotton).' This plan is also the first to show the different buildings that comprise this complex, rather than its earlier

depictions as one large structure. It would appear that the part of the Hope Mills complex which falls within the site boundary composes part of a single, large structure, with two smaller buildings along its south-western extent, all of which front Pollard Street to the south-east. The smaller structures between Carruthers Mill and Hope Mill are also depicted on this plan, though the northernmost structure is shown as occupying a slightly smaller footprint than the structure depicted on Adshead's plan. The remainder of the PDA appears largely the same on both plans, with the notable exception of a small structure labelled 'Smithy', which is depicted on the 1851 OS plan fronting Carruthers Street, south of the cotton mill.

Adshead's 1851 plan denotes that the Carruthers Mill complex is owned by 'The Executors of the late William Carruther's'. It would appear as though the Carruther's family no longer wanted or were able to continue ownership of the mill after William's death, with a notice being placed in the Manchester Courier and Lancashire General Advertiser on 4th November 1854 placing the entire mill complex up for sale.

'*To Fine Cotton Spinners and Others – Valuable Mill, in Carruthers Street, Ancoats*

By Messrs. T.M. Fisher & Sons, at the White Pear Inn, Piccadilly, Manchester, on Monday, the 6th November, 1854, at six o'clock in the evening, subject to conditions to be then produced.

All that Substantial and Well-built Cotton Mill, situate in Carruthers Street, Ancoats, Manchester, called "Carruthers Mill", with the warehouses, counting-house, engine-house, boiler-house, lodge, dwelling-house, and outbuildings thereto belonging; also, the steam-engine, boilers, millwright work, geering, and machinery for preparing and spinning cotton therein – all now occupied by Messrs. Carruthers & Co. The site is freehold of inheritance, contains 2,682 2/9 square yards, and is subject to the yearly chief rent of £78 4s 8d. The property is most eligibly situated, is in a complete state of repair, and is in excellent working order. The mill has been recently extended and supplied with new machinery; and altogether the present presents a most favorable opportunity for any parties carrying on the business of fine cotton spinning. The machinery will be sold with the mill, or separately, as may be agreed upon. -For further particulars apply to the Auctioneers, Kennedy Street: Mr. Hall. Solicitor, Piccadilly; or at the office of Messrs. Claye, Welsh & Claye, solicitors, Princess Street, Manchester.'

Trade directories note that by 1861, the ownership of Carruthers Mill had passed to Edward Darnton & Co, who continued to operate the complex as a cotton mill. As noted within the advertisement above, Carruther's Mill had been recently extended prior to its sale, as evidenced by the difference between the building's footprints in Bancks & Co's 1832 plan and the 1851 OS plan.

Historic maps from the mid-19th century indicate that the overall layout of the site remained largely unchanged throughout this period, though if this actually the case or if this is due to a lack of accuracy in the mapping of the period remains unknown. The first plan from this period to show any alteration to the layout of the site is Slater's 1871 *New Plan of Manchester and Salford*, which shows what appears to be a separation in the buildings comprising the George Clarke & Co. Cotton Mill complex. This plan shows a separate long structure running on a north-west/south-east alignment within the site boundary, with the Carruthers Mill complex still depicted to the west and a large building complex to the east.

This change in site layout corresponds with information gleaned from 19th century trade directories. Slater's 1876 *Directory of Manchester* is the last directory which records 'George Clarke & Co., cotton spinners & manufacturers' at the site, with the Slater's 1881 *Directory of Manchester* now recording the site as being occupied by 'Hetherington & Co., engineers, *Ancoats Works*' (Appendix I). John Hetherington and Sons were manufacturers of textile machinery founded in the 1830's, based at Vulcan Works *c.*230m south-west along the south side of Pollard Street. An article in the 30th December 1887 issue of *The Engineer* notes the following about the new Ancoats Works complex.

'*In 1880, an old cotton spinning and weaving mill in Pollard-street was converted into an engineering shop called the Ancoats Works, and carried on by a branch of the firm [Hetherington and Co.'s Machine*

Tool Works] under the style of Hetherington and Co. A steam hammer was erected in the forge; but soon an injunction was obtained against it by an adjoining publican, on the ground that the vibration caused his beer to thicken and turn sour. Some Olivers, and a modification of the Ryder forging machine, which is made by the firm, are now all the assistance rendered by power to the smiths and hammermen. These works now employ about 200 men. The specialty of the firm is overhead travelling cranes.'

This new Ancoats Works complex is first depicted on the 1891 OS plan (Appendix VIII), which depicts the works as once large structure covering much of the same footprint the present Ancoats Works layout does today. Whilst little is known about the earlier layout of the George Clarke & Co. works within the site, the 1887 magazine article does note that the former mill was converted into an engineering shop, suggesting that the existing earlier buildings within the site were repurposed. When comparing the 1891 OS plan to the earlier 1851 OS plan, it appears as though the south-western elevation of the mill complex, specifically Structures D and E has been retained, as they follow the same alignment. As this elevation is currently composed of thick brick walls built into tall support columns, it may be possible that the north-eastern elevation of the Ancoats Works complex, specifically the exterior wall of Structure C, has also been retained from the earlier cotton mill complex. However, this is not supported by the map evidence, which suggests that the current exterior wall of Structure C has been established sometime during the mid-late 19th century.

The 1891 OS plan also shows that the Pollard Street façade of the new Ancoats Works has been established, as this plan indicates a new entrance to the complex from the eastern corner of the site that wasn't present on the earlier 1851 OS plan. A chimney is also depicted along this elevation as well. The most striking different between the 1851 and 1891 OS plans is the establishment of a courtyard between Ancoats Works to the south-west and Hope Mills to the north-east, which is entered through a gated entrance from Pollard Street. This courtyard has both a travelling crane and a weigh machine, with a series of small outbuildings also depicted along the north-eastern elevation, the southernmost of which is structure C4 within the site today.

By the 1891 OS plan, the cotton mill within the western half of the site has almost doubled in size, with a new southern extension depicted on this plan. This extension overlies the footprint of several smaller buildings once present within the site, including a former smithy which once fronted Carruthers Street, and extends to the south-east almost to the rear of the Bank of England Public House, with a narrow access route now separating the two sites. Trade directories indicates that sometime between 1886 and 1890, this cotton mill was purchased by 'Robert Marsland & Co., cotton spinners' (Appendix I). It is likely that the alterations to the mill were carried out by Edward Darnton & Co. during their ownership of the cotton mill, sometime between the 1860's – 1880's.

The series of structures depicted on the 1851 OS plan along the south-western elevation of Clarke & Co's Cotton Mill are still present by the 1891 plan, though they seem to have been expanded upon. The continued presence of these buildings supports the idea that the south-western elevation of Structures D and E have been retained from the sites earlier usage as a cotton mill, further suggesting that the wider footprints of Structures D and E themselves have been retained.

A prospectus printed 1st December 1894 within the *Manchester Courier and Lancashire General Advertiser* records that the firm of John Hetherington and Sons Limited was noted for manufacturing all kinds of cotton spinning machinery, in addition to machine tools and general engineers. The works and premises of the firm are recorded as comprising several locations, including the following:

'1) the Vulcan Works in Pollard-street, Ancoats; 2) The Ancoats Works on the opposite side of the same street, and used for the purposes of the tool making and general engineering department; 3) The Hope Mills, adjoining the Ancoats Works; and 4) The Phoenix Works taken upon a lease at the time of purchasing the plant and business of the late firm of Curtis, Sons and Co.

The Ancoats Works, together with the Hope Mills, occupy an area of 6,304 square yards of land or thereabouts, which is freehold, and part of which is subject to a perpetual yearly chief rent of £34 6s. 9d. There areas above-mentioned include portions of the adjoining streets.'

An engraving from 1896 (Belshaw 2019) shows a stylized image of all the properties of John Hetherington & Sons Ltd, as listed in the 1894 prospectus above. This image shows both and Ancoats Works and Hope Works (Hope Mill) as two separate complexes with a shared central entrance, much like what is depicted on the 1891 OS plan. This engraving shows that the Ancoats Works Pollard Street elevation is formed in part by three triangular gables with long pitched roofs extending to the north towards the Ashton Canal. The series of long buildings behind this façade to not match exactly what is depicted on the 1891 OS, with the plan showing several additional structures to the west of the site where historic OS mapping indicates no buildings are present.

4.1.5 Modern (1901 to the present day)

A series of buildings plans from 1905 and 1907 are held within the Manchester archives and local history library which show a series of proposed changes to the Carruthers Street Mill by Messrs R. Marsland & Co Ltd (**Figures 4-8**). Both sets of plans show the entire Carruthers Mill in detail, including the individual buildings which make up the complex. The footprint of the main mill structure fronting Carruthers Street shows the original mill building dating to the early 19th century, with the later mid-late 19th century extension to the south. A large boiler house with attached chimney is present to the north of the original mill.

These early-20th century plans are the first to confirm that the outbuildings attached to the south-western façade of the Ancoats Works are in fact a part of the Carruthers Mill complex. These buildings include a shed, blowing room, a pair of winding sheds, a warehouse, and an office building. The 1905 plan shows a yarn store within this area as well, though this building is replaced by a new cop warehouse by the 1907 plans. Whilst the materials of these outbuildings is largely unknown, the proposed elevation plans indicate that the warehouse, winding sheds and office structures were all constructed of red brick, with the south-eastern elevation of the warehouse having a series of rectangular windows and a door at first floor level, accessed from a timber and steel exterior landing.

The 1908 OS plan (Appendix VIII) shows indicates that the overall layout of the site has remained the same since the earlier 1893 OS and 1905 and 1907 building plans. The only notable difference is within the northernmost part of the site, where Structure C5 has been constructed, which today is a single-storey building with double-height windows along its north-western and north-eastern elevations.

In the early 1900's, John Hetherington & Sons, Limited produced a series of illustrated catalogues detailing the different styles of machinery they produced at their various properties. The 1921 'Textile Machinery' catalogue (JHS 1921) not only includes different descriptions and images of various tools available for order, but also includes internal and external photographs of their Vulcan Works and Ancoats Works properties. Pages xxii of the book shows the Ancoats Works Pollard Street façade from the south-west looking north-east along Pollard Street. This image, the earliest identified photograph of the site itself, shows the south-eastern elevation as looking almost identical to what is present within the site today. The façade as a whole is three storeys in height, with an office building forming the western part of the elevation, and the remainder of the façade formed by three triangular gables. A pair of chimneys are visible above the roofline: a small rectangular chimney above the westernmost gable, and a tall chimney stack with an elaborate crown between the central and eastern gable. Both chimneys are present within the site today, though the latter chimney has been reduced significantly. The present-day western gable has a pair of windows inserted at first-floor level, though these are a later addition as they do not appear on the earlier 1921 plan.

This image also shows the eastern part of the residential dwelling abutting the south-western elevation of the works. Whilst the overall facade is the same as present day, both the ground-floor and first-floor windows are still in use, with a large lamp attached to this façade as well. A thin chimney

is depicted on the roof of the dwelling, abutting the Ancoats Works to the east, though this chimney stack has been significantly shortened by the latter part of the 20th century.

In this same book, page xxiii shows the only historic image identified during this assessment of the interior of the Ancoats Works. This image appears to be taken from within the main hall of what is presently either Structure C or D, as indicated by the series of evenly spaced black support columns running through the building. These columns are present within the site today, forming the interior and exterior long walls of Structures C and D. Within this 1921 photograph, it appears as though the brick wall currently separating halls C and D was not yet present, with the duo-pitched roof, supported on trusses resting on the top of the columns covering one large, open floor space. All of the columns have brackets situated approximately two-thirds up the column faces, which support various bits of machinery. The far end of the building has a large, arched entrance into another building beyond. It is possible that this arch leads to one of the smaller hall spaces to the south, as the south-eastern wall of D2 is currently constructed of timber, though due to the quality of the image, this cannot be confirmed with any certainty.

The 1922-1932 OS plan (Appendix VIII) does not show any changes in the overall footprint of the site from the earlier 1908 OS plan.

A drawing of the John Hetherington & Sons Ltd firms from 1926 show all the premises operated by the firm during this period (**Figure 9**). Much like the earlier 1896 engraving, this drawing shows a more stylized version of the sites, as they are not shown in their exact locations within Ancoats; however, this drawing shows a more accurate depiction the Ancoats Works and Hope Mills layouts. The Pollard Street façade of the Ancoats Works is shown as matching that depicted on the earlier 1921 photograph, with the three-storey office building attached to a series of three triangular gables. Two long and one short halls extent to the north from the gables, matching the wider footprint of the buildings as depicted on the 1922-1932 OS plan (Appendix VIII).

A photograph from the 1930's (Richardson 1987) shows a ground-floor view of Pollard Street and Carruthers Street elevations of the Bank of England Public House and the converted adjacent residential dwelling. This photo shows that the building itself is constructed of brick, with the ground floor level having been rendered. There are three street entrances to the building: one from Pollard Street, one from Carruthers Street, and the final at the corner of the building, at the junction of both streets. A series of rectangular windows are present along both the ground floor and first floor elevations. The residential dwelling to the east is partially visible from this angle, with both the ground and first floor windows visible. The slim chimney stack on the roof is still present, now depicted with a pair of chimney pots at the top.

The harsh economic climate of the 1920s and 1930s, in addition to post-war era industrial changes brought about a drop in cotton production, with the numbers employed in cotton falling nationally. This decline of the cotton industry effected both the Carruthers Mill and Ancoats Works within the site boundary. In 1931, John Hetherington and Sons, with a number of other works within Manchester, sold their textile machinery making assets to Textile Machinery Makers Ltd in return for shares, though they continued to trade under their own name. Trade directories (Appendix I) indicate that by 1940, John Hetherington & Sons Ltd had sold the Ancoats Works premises, with documents noting they had also vacated their Vulcan Works site by 1939. Trade directories indicate that Robert Marsland & Co., Limited occupied the Carruthers Mill complex until *c.*1930, with the mill recorded as unoccupied within Slater's 1935 *Directory of Manchester and Salford* (Appendix I). By the time of the 1948-49 OS plan (Appendix VIII), the Ancoats Works complex is labelled as 'Albert Cabinet Works', with the former Carruthers Mill complex now being utilized as a 'Ministry of Works Warehouse'. Several of the former Carruthers Mill outbuildings adjacent the former Ancoats Works are now being utilized as a Printing Engineering Works, with the northernmost of the outbuildings, the former warehouses and office, now labelled as 'ruins.'

By the mid-20th century, cotton spinning in Ancoats had virtually ceased, with many mills either standing empty or being let, floor by floor and room by room, to small business owners (Rose 2011, 66). Trade directories (Appendix I) indicate that this was the fate of the former Carruthers Mill, now recorded in directories as the 'Bank of England Mills' and was occupied by number of different merchants and manufacturers.

In 1950, a planning application was submitted to the City of Manchester for the proposed removal of a wall within the ground floor of the Bank of England Hotel (**Figure 10**). This application was submitted with a series of drawings of the entire hotel complex, including detailed cellar, ground floor and first floor plans. These plans shows that supplies were once lowered into the cellar from a ground floor access within the narrow yard to the north of the building. When compared to the site today, the overall layout of the cellar has remained largely unchanged, with some slight modifications to storage room entrances. What was accessible of the ground level of the Bank of England indicates that significant changes have been carried out since the 1950s. The ground-floor corner door at the junction of Carruthers and Pollard Street is no longer present. The main bar within the site is now located within the centre of the building, across the footprint of the former snug, which was a small private enclosed room, usually reserved for women. Further walls have been demolished within the western half of the building, connecting the former concert room and lounge hall into once, larger area. The former bar within the southern part of the building has also been converted into a seating area. The former residential dwelling attached to the north-eastern part of the pub appears to have been utilized in the 1950's as primarily a kitchen with associated scullery and larder, though evidence of this use cannot be seen today within the property. Whilst the first floor was not examined during the 2021 site walkover, it appears that it comprises a series of bedrooms, a sitting and club room, and a pair of bathrooms/W.C.'s.

A series of drawings and photographs from the mid-1950s to the late-1960s show both the Carruthers Street and Pollard Street elevations during this period. In 1956, a drawing was made of the Carruthers Street elevation of the Bank of England Mills (**Figure 11**). This drawing shows the original mill building was set slightly lower than the level of Carruthers Street and was five storeys in height, with 9x5 bays. The roof is largely flat, though a triangular gable with pitched roof is present along the northern part of the building. A chimney and a pair of taller towers are also present along this part of the building. Attached to the northern elevation is what is labelled as a small office building. The later southern extension is seven storeys in height, with 9x7 bays and a flat roof.

A photograph from 1962 (m10458) shows the Pollard Street and Carruthers Street elevations of the Bank of England Hotel, in addition to providing the first photographic depiction of the adjacent Bank of England Mills. The exterior of the hotel is largely similar to what is depicted on the earlier photograph from the 1930's, with the building constructed of brick with a rendered ground floor level; however, the lower portion of the ground floor now appears to have either been refinished to allow the brick base to be visible or has had tiles applied to the exterior render. No remains of the corner door are visible, with the former aperture having been entirely covered. The roof of the public house is shown with at least five more visible chimneys along the roofline, the locations of which correspond with the locations of the first-floor rooms depicted on the 1950's floor plans (**Figure 10**). A second photograph from 1967 (m11138) shows sometime between 1962 and 1967, the entire façade of the hotel, with the exception of the northernmost extension, has been refinished, and is now entirely rendered.

This 1962 photograph also shows part of the south-eastern and south-western elevations of the Bank of England Mills, specifically the late-19th century southern addition of the former mill complex. It appears that the ground level windows along the Carruthers Street elevation have been covered over or infilled. A fire escape is attached to the eastern extent of the south-eastern elevation. Two additional photographs of the Carruthers Street elevation from 1967 (m11138; m11140) show the original mill building, in addition to the attached boiler house and chimney, of the Bank of England

Mills. The ground floor windows of this northern structure have also been covered or infilled, with the chimney within the site still at its full height with decorative top.

A pair of photographs, the first from 1962 (m10460) and second from 1967 (m10472) show the easternmost gable of the Ancoats Works/Albert Cabinet Works complex. The windows present on either side of the loading bay door set within this gable have been infilled, as has the doorway leading to the shared courtyard with Hope Mills to the east. The 'ANCOATS WORKS' plaque set into the gable above is visible, though the lettering is hard to read. It also appears as though the three arched windows set into the large arch at the top of the gable have been internally covered. The large chimney present between the central and eastern gables of this façade is still present at its full height with decorative top.

Sometime during the 1960s, OS plans (Appendix VIII) indicate that the former outbuildings within the northern part of the site, attached to the south-eastern elevation of the Ancoats Works/Albert Cabinet Works, were demolished, with only the single warehouse outbuilding left within the former mill yard. Later 20th century OS plans (Appendix VIII) show that throughout this period the site remained largely unchanged, with the Albert Works property later being occupied by the 'Express Wholesale (D.I.Y.) Ltd, wholesale wood suppliers, with the Bank of England Mills still being utilized by a number of small businesses. In 1986, the former Carruthers Mill/Bank of England Mills caught fire and was badly damaged. The site remained disused until the late-20th century when the entire mill complex was demolished. Since its demolition, the former site has been utilized solely as a car park for the Ancoats Works property. The former Ancoats Works complex was occupied by the D.I.Y. facility throughout the late-20th century, with the buildings having been used primarily as a storage facility throughout the 21st century. The Bank of England Public House was in business until *c.*2012, when it has since been closed.

4.2 Designated Assets

On-Site

Historic England does not record any designated heritage assets within the PDA boundary.

Study Area

Historic England records nine designated heritage assets within the wider 300m study area. They comprise one Grade II* and eight Grade II listed building, the majority of which comprise former mill buildings or canal structures, and almost all of which are located on either the east and west banks of the Ashton Canal. Further details of these assets can be found in the gazetteer in Appendix II and are illustrated on **Figure 12**.

4.3 Non-Designated/Other Heritage Assets

4.3.1 Historic Built Environment

On-Site

The Greater Manchester HER records one non-designated element of the built environment within the PDA boundary, the former Bank of England Public House (HER 16337.1.0), which is located in the southern corner of the site (Table 1). The site is currently also the location of the former Ancoats Works complex (ARS01), which was once a part of George Clarke & Co. cotton works at Hope Mill and later converted by Hetherington & Co. into an engineering works known as Ancoats Works (Table 1). Further details of these assets can be found in the gazetteer in Appendix II and are illustrated on **Figure 12**.

Table 1: Elements of the historic built environment located within the PDA

HER ID	ARS ID	Description
16337.1.0	-	**Bank of England public house**
-	ARS01	**Ancoats Works**

Study Area

The Greater Manchester HER records a further nine non-designated elements of the built environment within the wider 300m study area. These buildings comprise a series of former mills, which have been repurposed as office spaces, two former public houses, and the Ashton Canal, much of which has been cleaned and reopened for pleasure use. Further details of these assets can be found in the gazetteer in Appendix II and are illustrated in light blue on **Figure 12**.

4.3.2 Archaeological Remains

On-Site

The Greater Manchester HER records one non-designated archaeological asset within the site boundary, the former site of Bank of England Mills (HER 2048.1.0). Constructed between 1819-1821, the complex was founded by either Joseph or William Carruthers, cotton spinners, with Carruthers' Street being named after the family. The mill complex grew during the 19th century, with a second phase of building carried out during the latter part of the 19th century by Edward Darnton & Co. The site was later sold to Robert Marsland & Co., where it continued to operate as a cotton mill until the early-mid 20th century, when the factory was shut down and sold. It was later used as a warehouse for various businesses until it caught fire in 1986 and was demolished by 1999. Further details of this asset can be found in the gazetteer in Appendix III and is illustrated in brown on **Figure 12**.

Study Area

The Greater Manchester HER records a further 51 non-designated archaeological remains within the wider 300m study area. The majority of these remains are located to the west of the PDA, situated between Carruthers Street and Great Ancoats Street, were identified during a series of archaeological investigations carried out between 2004 – 2010, and comprise remains of mill complexes and associated terraced, back-to-back and blind-back workers housing. Further details on these assets can be found in the gazetteer in Appendix III and are illustrated in brown on **Figure 12**.

4.4 Previous Investigations

4.4.1 Archaeological Events

The Greater Manchester HER has recorded a total of ten separate archaeological investigations as having been carried out within the wider 300m study area, none of which include the PDA within their extents. However, a desk-based assessment (EV01) and heritage assessment (EV02) were produced back in 2007 to support a 2008 planning application for regeneration works within the site. Further details of these assessments can be found in the gazetteer in Appendix IV and are illustrated in green on **Figure 13**.

4.4.2 Geotechnical Investigations

A series of ground investigations were carried out in 2018 as part of a previous planning application. They included the excavation of six window sample boreholes to enable assessment of near surface ground conditions, a single trial pit to enable inspection of the car park construction and near-surface ground conditions, and three foundation inspection pits within Structures C2, C4 and D2 to enable inspection of the existing foundations to select columns and the surrounding ground conditions and founding stratum (Taylor 2018; Table 2).

Table 2: Previous ground investigation works within the site boundary

GI ID	Overall Depth (m)	Made Ground Depth (m)	Made Ground Stratum Description
WS1	3.0m	1.4m	♦ 0-0.2m – Concrete

GI ID	Overall Depth (m)	Made Ground Depth (m)	Made Ground Stratum Description
			♦ 0.2-1.4m – Black sandy gravel of brick and sandstone. Low content of ash.
WS2	3.0m	1.4m	♦ 0-0.2m – Concrete ♦ 0.2-1.4m – Black sandy gravel of brick and sandstone. Low content of ash.
WS3	3.0m	1.2m	♦ 0-1.2m – Compact black-brown sandy gravel of brick and concrete. Medium content of bricks and cobble sized fragments of concrete.
WS4	3.0m	1.6m	♦ 0-0.2m – Concrete ♦ 0.2-1.6m – Black sandy gravel of brick and sandstone. Low content of ash.
WS5	3.0m	2.1m	♦ 0-0.2m – Concrete ♦ 0.2-2.1m – Black sandy gravel of brick and sandstone. Low content of ash.
WS6	3.0m	1.6m	♦ 0-0.25m – Concrete ♦ 0.25-1.6m – Black sandy gravel of brick and sandstone. Low content of ash.
TP1	1.1m	1.2m	♦ 0-0.7m – Compact black-brown sandy gravel of brick and concrete. Medium content of bricks and cobble sized fragments of concrete. ♦ 0.7-1.1m – Relict brick footings. Relict concrete floor slab at 1.1m BGL.
FP1	1.63m	1.63m	♦ Existing building foundations found to extent to c.1.6m BGL
FP2	0.6m	0.6m	♦ Extensive steel plate encountered at 0.6m BGL, so foundation pit terminated.
FP3	2.03m	2.03m	♦ Existing building foundations found to extent to c.2.0m BGL

The window samples and foundation inspection pits excavated within the extant buildings were found to contain a concrete slab floor of *c.*0.2-0.25m thickness, which generally had no reinforcement, though light mesh reinforcement was encountered within FP2. A damp proof membrane was encountered directly beneath the concrete slab, which itself overlain made ground comprised of loose to compact black sandy fine to coarse angular gravel of brick and sandstone, with a low content of ash, which extended to depths between *c.*1.4-2.1m BGL. The foundation inspection pits showed that the building foundations within FP1 and FP3 extended to 1.6m and 2.0m BGL respectively and consisted of steel/cast iron columns resting upon sandstone blocks over brick footings (Taylor 2018, 10). A more detailed description of the stratigraphy can be found in Table 2 above.

Within the car park itself, a single test pit was excavated within the north-western corner, which identified made ground at a depth of *c.*1.2m BGL. This pit also identified relict brick footings at 0.7m-1.1m BGL which were underlain by a relict concrete slab (Taylor 2018, 10). Unfortunately, the accompanying photograph does not provide a great deal of information about the positioning of these brick footings, but it is possible that these remains may related to a former set of offices for Carruthers Mill/Bank of England Mills, as indicated by the 1905 and 1907 plans (Figures 4 & 7). The approximate locations of these site investigation works are depicted on **Figure 14**.

4.4.3 Historic Landscape

On-Site

The site includes parts of two separate HLC units, as outlined below in Table 3. The PDA is primarily sited within HLC unit HGM15322, the 'Industrial- Industrial Works (general)' type, which was an area

developed piecemeal in the late 19th and 20th century and broadly covers the 'late 20th century conversion of 19th and early 20th century historical industrial works, including a pre-1849 former Silk Mill and early -mid 19th century textile mills.' Further details of these units can be found in the gazetteer in Appendix V and are illustrated on **Figure 15**.

Table 3: HLC units within the site boundary

HER ID	Broad Type	Previous Type	Details
HGM16322	Industrial	Industrial Works (general)	Around the Junction of Carruthers Street and Pollard Street
HGM16359	Communications	Canal	Ashton Canal, Around Carruthers Street

Study Area

There are a further 44 HLC units within the wider 300m study area, many of which represent the Residential and Industrial history of the area. Further details of these HLC units can be found in the gazetteer in Appendix V and are illustrated on **Figure 15**.

5 Initial Buildings Analysis and Description

An initial historic building analysis was carried out across the entire site on 28th October 2021. It is anticipated that a more detailed building recording exercise will need to be carried out to preserve by record any demolition of historic buildings, so the following provides a brief text description of the exterior and interior of the buildings and identification of any extant historic features and includes an initial assessment on their chronology and significance. It should be noted that at this stage, it was not possible to examine all areas of the buildings, either due to structural concerns or access issues due to the building's current usage as a storage facility. These areas have been noted in the following description and on the accompanying photographic plans (**Figures 16 - 23**).

5.1 Ancoats Works - Exterior

5.1.1 South-Eastern Elevation - Pollard Street

The principal south-east facing elevation is three-storeys in height and is predominantly red brick in an English garden wall bond, with Italian-style detailing incorporating painted brick, a terracotta stringcourse, and stone arches. The frontage includes a former office building with a hipped roof, with the remainder of the elevation formed by three triangular gable sections. The roof of the southern gable is hipped and formed of prefabricated roofing panels. The northern two gabled sections have long duo-pitched roofs to the rear. A pair of chimneys are present immediately behind this elevation, with the southern chimney located at the junction of the office building (Structure A) and the small hall (Structure B). This rectangular chimney is constructed of red brick with a stone top crown. The second chimney is also constructed of red brick and is situated at the junction of Structures C and D. This chimney was lowered sometime during the mid-late 20th century, as photographs from 1962 (m10460) show a taller chimney surmounted by a large crown.

The western part of this elevation comprises a former three-storey office building. The entire office façade shows signs of weathering to brick, with a loss of mortar noted within the upper sections of the elevation. The ground-floor level comprises two former windows with segmental arches, now filled with brick, with a metal roller shutter covering the former Pollard Street office entrance. The infilled windows have stone sills and are situated above a decorative, painted brick band. At the first-floor level there are three round arched windows with brick voussoirs and a central pronounced keystone which are badly weathered. The windows appear to be framed in wood, with the centre panels hinged for opening. A series of wire mesh panels have been installed across these windows. A white stone ledge is present between the first and second storey façade, which runs the entire length of the south-eastern elevation. Vegetation is present along the full length of this ledge. At second-

floor level, there are six rectangular windows, arranged in groupings of two, with red-brick lintels. The windows themselves are in a cruciform formation and framed in white wood, with the panes largely intact, and with the brickwork above the windows showing extensive weathering. The façade is topped with stone coping. The coping along the south-western elevation of the office has gaps, resulting in water run-off in two distinctive areas which has caused excessive weathering to the side of the former office structure.

The western gable is three-storeys in height and is defined by pilasters separating it from the adjacent office façade to the west and the remainder of the elevation to the east. The decorative painted brick band from the office frontage extends across the ground-floor level of this western gable. Along the western corner of the gable at ground-level, immediately above the painted band, a small rectangular exhaust grate is set into the wall, a later addition to the façade as indicated by the mismatched brick surrounding this feature. Part of the grate is broken, with a small hole in the brick above this, likely for a pipe which is no longer present. Both the grate and pipe location correspond with the location of a former plant/boiler room within Building B to the rear. At the first-floor level are two sets of windows, each with three panes. These windows have stone lintels and are covered in the same wire mesh panels as the office building. The uppermost part of the elevation, immediately above the white stone ledge which extends across the entire south-eastern façade, comprises the triangular gable. This incorporates a large decorative brick and stone round headed arch, which is inset with three arched windows with brick arched lintels. These windows are currently boarded with what appears to be white planks of wood. The brickwork between the decorative arch and the pitched stone coping which surmounts the elevation steps out as a decorative feature, which makes it appear almost as though the elevation is tilted when viewed from ground level. Both the stepped brickwork and stone coping extend across the entire gabled south-eastern elevation.

The western gable is bounded on its eastern extent at the ground and first floor level by a single decorative, tall blind round headed arch of brick and stone voussoirs and a central pronounced keystone. Above this narrow arch, to the east of the large decorative brick and stone arch are a pair of rectangular recesses. Whilst of a similar size and shape to the windows present within the second-floor office elevation, these rectangular features are infilled with brick, and it is unknown if they originally utilised as windows.

The central gable of the south-eastern façade is almost identical to that of the western gable, though it lacks the windows at first-floor level. The windows within the large decorative round headed brick and stone arch at the top of the triangular gable are also boarded with timber, though they appear to be more weathered than those within the western gable. This central gable is bounded on both sides by decorative, tall blind round headed arches with keystones, with the rectangular brick recesses present at the second-floor level.

The eastern gable of the south-eastern façade has the same overall layout as the central gable, though within the ground and first floor level, a set of large wooden loading bay doors are present, providing access to Structure C to the north. The doors are set into a blue-painted wooden frame. A stone plaque is set into the brickwork above the loading bay doors, with 'ANCOATS WORKS' in raised lettering in the centre. Three circular stone flowers are also attached to the stone plaque.

The eastern gable, like the central gable, is framed on either side by decorative, tall blind round headed archways of brick and stone with stone keystones. The lower portions of these recesses once contained windows which are now infilled with bricks. These windows had segmented arches formed of brick voussoirs and a decorative stone ledge above and stone sills. Above these arches, on either side of the central large decorative brick and stone arch, are a pair of rectangular brick niches.

Attached to eastern extent of the south-eastern façade is one half of a gated entrance into the shared courtyard between Ancoats Works and Hope Mill. This entrance as a whole is constructed of curved brick walls with stone coping and brick pillars, which are topped with stone arrowhead pier caps. The gate attached to the Ancoats Works has a secondary entrance into the courtyard space comprising a

single doorway with a worked stone surround. Above the doorway is a damaged section of brick, with some former decorative elements visible at the corners. Photographs from the 1960s (m10472) show this doorway was once surmounted by a decorative brick arch, similar in style to the infilled window to the east (**Figure 16**; Photographs 12-18).

5.1.2 North-Eastern Elevation

The north-eastern elevation of the Ancoats Works complex faces onto the shared courtyard with the adjacent Hope Mill and comprises the elevation of all of elements of Structure C. This elevation is primarily two-storeys in height, with a single-storey eastern extension (C4) and a single-storey northern extension (C5). The main elevation (C1, C2, C3) is largely composed of red-brick walls built into a series of similarly spaced cast iron/steel support columns which have been painted green. The lower sections of this wall are often obscured by large scrubs and other growth, though several brick-infilled windows and doorways can be seen through the vegetation. The upper part of the main elevation has 11 square windows with exposed timber lintels. Eight of these windows have been externally boarded up, with three of the windows having either not been capped or lost their coverings, revealing wooden/metal frames and grilles with windowpanes in various states of survival. At the northern end of this elevation, a slim, square red-brick chimney is attached to the exterior of C2, which appears to be a later addition to this structure.

The eastern extension building (C4) is a single-storey structure with a flat roof and is first depicted with this footprint on the 1891 OS plan. This structure is composed of red brick in a stretcher bond, with significant areas of later infilling, as indicated by a different style of red brick. There are several doors built into this elevation, though only one appears to be in use at present. A concrete soffit runs along the northern part of this structure, which is in poor condition. This structure currently supports a metal canopy, raised from the roof of C4 by three steel columns. This canopy extends from Ancoats Works eastwards across the courtyard, where it connects to the south-western face of Hope Mill.

The northernmost part of this elevation comprises the north-western elevation of C5, a single storey building with a flat roof which first appears on the 1908 OS plan. This elevation is composed of red-brick with stone coping and has three double-height windows, all of which have been infilled with red-brick. The lower portion of the southernmost of these windows appears to have been converted at a later date to a doorway, with exposed steel jambs and a lintel, all of which have been painted green, having in inserted into the brickwork. The northernmost corner of this structure is missing brick, with the stone coping also missing in this part of the elevation (**Figure 16**; Photographs 19-27).

5.1.3 North-Western Elevation – Ashton Canal

This elevation faces onto the Ashton Canal, and all observations of this elevation were made from the towpath on the Canal's northern side. The north-western end of the complex includes several staggered elevations, with the elevation abutting the canal itself being formed by two separate structures with a red-brick chimney present at the junction of the two buildings. The easternmost structure (Areas D3 and D4) likely dates to at least the 1851 OS, is two-storeys in height, composed of red brick, and is currently in a poor state of repair. The roof of this structure appears to have once been a pitched, timber roof, though this has collapsed, with the top *c.*8 courses of the wall having also been lost. Much of this elevation is overgrown with vegetation, so it is difficult to see in its entirety. However, as part of the earlier heritage assessment (Maclean 2007), photographs were taken of this elevation which shows a clearer view of what is currently hidden behind the vegetation. At ground floor level, there are four windows with rough brick arches, all of which have been either bricked or boarded up. The first storey of Structure D3 has a single, rectangular window, which appears to have partially retained its metal or wooden frame and window grills, but all of the window glass is missing.

The westernmost structure (Area C5) is a single storey building with a flat roof which first appears on the 1908 OS plan. This structure is also composed of red brick and is missing several of the upper

courses of brick work, possibly four courses in total, in addition to loose and missing brickwork along the entire elevation. There are six double-height windows along the north-western elevation of this structure. These windows appear to have retained much of their wooden or metal window framing, in addition to the survival of a number of the windowpanes, though through the missing glass panels, it is evident all six windows have been boarded up from the interior of this structure.

The north-western elevation of C2/C3 is partially visible above the roofline of C5. This elevation comprises a single triangular gable, mimicking the gabled elevation of Pollard Street, with stone coping. The uppermost part of this elevation is inlaid with a decorative arch feature, though it is unknown if this is just a design element or a brick-infilled former window (**Figure 16**; Photographs 28-40).

5.1.4 South-Western Elevation – Carruther's Street

The south-western elevation of the Ancoats Works complex faces onto the Carruther's Street car park and comprises the elevation of all of Structures D and E. The north-western elevations of E2 and A have also been included within this section due to their location within the complex. Much like the north-eastern elevation, the main south-western elevation (D1 and D2) is largely composed of red-brick walls built into a series of evenly spaced black cast iron/steel support columns. The northern part of this elevation, immediately adjacent Structure D4, shows evidence of several phases of rebuilding, with the upper part of this elevation showing several different styles and colour of brick. The southern third of Structure D is obscured by the adjacent Structure E, with only the upper part visible. Four windows with wooden lintels were once present along the upper part of Structure D, set into the main walling between stanchion columns, and visible above Structure E's roof, though they have been infilled with red brick. There may have been a fifth window, but the entire wall within this area has been altered, possibly at the same time the other windows were infilled judging from the colour and style of brick.

The Structure D south-western elevation shows evidence of at least three former buildings associated with the demolished Carruthers Mill, specifically from the northern junction with Structure E and the southern extent of D4, as depicted on the 1905 and 1907 plans of Carruthers Mill (Figures 4-8). The southernmost of these structures appears to correspond with the known footprint of a 'blowing room', with part of the remains of the north-eastern wall of this building surviving to present day. This building remnants suggest that this structure was a single storey structure of red brick, with stone coping. No apertures are visible within the surviving building remains, though small areas of infilling are visible.

The centre structure corresponds to the location of a former 'winding' structure. This section of walling is *c.*2storeys in height, with the 2018 structural survey noting that 'a cavity exists between this section of walling and the Structure D external walling behind (Carvill 2018). This structure was also composed of red brick with stone coping. A series of markings along the lower part of this wall are suggestive of slots for a former first-floor support system. Beneath this, what appears to be a stone lintel is present, suggestive, though not proof positive of a doorway once present within this location.

The northernmost structure would have once been the location of a single-storey warehouse structure. Much of this structure is obscured by a growth of vegetation extending from the Structure D elevation. What is visible indicates that this structure was also once constructed of red brick with stone coping. No other features are visible at present.

The northernmost part of this elevation comprises the south-western elevation of D4, a two-storey red brick structure. Most of this elevation is hidden behind a significant overgrowth of vegetation. However, what is visible appears to be in poor condition, with the brickwork within the north-western corner of the building badly damaged, and the top 8 courses of this elevation also having also been lost.

Structure E is located along the south-western elevation of Structure D and extends about a third of the way along this latter structure's elevation. This structure is composed of red brick, which is badly damaged along both the north-western corner and the south-western junction with Structure A. The north-western corner has been infilled with a mixture of timber planks and boards, held together with metal wiring. Access to this structure from this elevation is from a metal roller shutter. The north-western elevation of E2 is stepped from east to west, with the red brick along this elevation topped with stone coping. One section of brick has been replaced by concrete, and it appears this section also possesses a stone sill, possibly denoting a former window (**Figure 16**; Photographs 32-40).

5.2 Ancoats Works - Interiors

5.2.1 Structure A

Structure A first appears on the 1851 OS plan and appears to always have been a separate structure from the remainder of the works. It is possible that when the Ancoats Works was established within the PDA, this building was given a new façade to tie in within the remainder of the Pollard Street elevation. This structure has been utilised as an office block throughout much of its history, though it is currently unoccupied (**Figures 17-19**; Photographs 41-57).

Interior – Ground Floor

The primary access to the ground-floor of the former office structure was originally through a set of double doors from Pollard Street, which provides access to a small entryway. This entryway is *c.*3.6m^2 in area, with white painted plaster walls and a high ceiling of white plaster with a cornice. The main doors appear to be constructed of off-white painted, reinforced wood with an arched transom window above, set into an off-white painted wooden doorframe. Wainscoting, comprised of vertically grooved panels of *c.*1m in height, topped with decorative moulding, all of which is also painted off-white, is present along the south-western and north-eastern walls of the entryway. A small blue footlocker is present in the entryway, though this does not appear to be a permanent fixed feature of the entryway.

A second set of wooden double-doors with a large 'borrowed-light' window above, provides access from the entryway in a long hallway, which leads to the remainder of the office space. This 'borrowed-light' window appears to have been installed to allow the natural light from the entrance transom window light the naturally darker hall space, as the hallway itself has no other natural light source.

Much like the entranceway, the hallway is also largely comprised of white painted plaster walls with high ceilings, with plaster crown moulding. The wainscotting of the entryway continues down the length of the hall and is also painted an off-white, as is the wooden frame around the double-doors and 'borrowed-light' window. When walking north-west through the hallway, a staircase leading to the upper stories is present to the west, and a single doorway leading a second long hallway and also to Structure B is present to the north.

This second long hallway runs on a north-east/south-west alignment, is both narrow and high-ceilinged, and has a predominantly utilitarian feel. There are no decorative elements present within this hall, with the walls painted white and exposed piping and lighting present across both the ceiling and walls. A single cast iron column is present within the hall. The hallway provides access to three separate toilet facilities to the north, whilst a doorway along the southern wall of the hall provides access to a large room which is currently being utilised as storage. As a result of this rooms current usage, it was not possible to carry out a thorough examination of this room, though it was noted that the two windows within this room along the Pollard Street façade have been covered by metal sheeting (**Figure 17**; Photographs 41-46).

Interior – First Floor

The first floor, as noted above, is accessed by a staircase from the ground floor hallway. The wainscotting present within the entryway and hallway is present within the stairwell, with handrails installed on either wall of the staircase, with a banister present on the first floor separating the

staircase from the first-floor landing. The wainscotting, handrails and banister have been painted the same off-white as the ground-floor features. The treads of the stairs appear to have been stained a more natural, dark colour, whilst the risers appear to have been either painted or stained in a green colour.

The first-floor landing provides access to a large office space, and also a series of kitchen, toilet, and storage spaces. The main office room is approximately 38.32m^2 in area and contains two cast iron columns, which have been painted white, and likely support the beams for the ceiling/second-storey floor above. The room itself appears to be of white painted plaster, likely over the brick exterior walls, with substantial unpainted wooden baseboards. It would appear that part of the north-eastern wall of this office space is a newer, lightweight partition, as the solid baseboard does not continue along this area, though it appears on the remainder of the north-eastern and north-western walling. Whilst much of the flooring throughout the first floor has been covered with carpeting, the original timber flooring can be seen in the main office room fronting Pollard Street.

The first-floor landing also provides access to a narrow hallway, which extends south-west/north-east along the northern side of the staircase banister. This hallway provides access to the aforementioned kitchen and toilet spaces, as well as two areas which appear to have been more recently partitioned-off to make smaller storage areas. At the north-eastern extent of the hallway, a doorway is present leading to the first-floor landing of Structure B (**Figure 18**; Photographs 47-52).

Interior – Second Floor

The second floor is accessed by a winder staircase leading to a straight flight from the first-floor landing. The wainscotting present within the ground-first floor stairwell also extends along the outer part of the first-second floor staircase, though the wood is unpainted. The white-painted banister also continues along the interior part of the staircase to the second floor, though this has been painted the same off-white of first-floor banister. The wooden treads and risers of this staircase appear to have been either painted or stained a dark brown.

The staircase terminates at a doorway which leads onto the second-floor landing. This landing provides access to a series of offices and toilets. Unfortunately, much of the second floor was heavily infested with pigeon droppings and could not be thoroughly inspected at this time, with only a cursory examination of the floor carried out at this stage. Two office rooms are present along the Pollard Street elevation, both accessible via separate doorways from the second-floor landing. Both windows within the south-eastern office have been covered with metal panels. Within the north-western part of the building are several toilet rooms, which are in poor condition.

Whilst much of the flooring throughout the second floor has been covered with carpeting, the original timber flooring can be seen in several sections along the northern part of this building, primarily within the area of the toilets (**Figure 19**; Photographs 53-57).

5.3 Structure B

Interior – Ground Floor

The ground floor of Structure B can be accessed from three separate entrances. The first appears to be the primary entrance to this area, a pair of black-painted wooden double doors set into a segmental arched entrance from Area D1. Secondary entrance to the ground floor of this structure are from room E3, the temporary office space within Area E1 and also from the ground floor of the former office (Structure A). A set of stairs are present along the northern boundary wall of this structure, which provides access to the first-floor timber mezzanine.

Interspersed at regular intervals throughout the ground floor are a series of intermediate columns comprised of a mixture of cast iron/steel and timber, which appear to bear onto the ground floor concrete slab. These columns support a series of cast iron/steel and timber beams for the first floor timber mezzanine floor.

Within the south-western part of Structure B are two rooms. The southernmost room is a former 'plant room', which appears to be partitioned off from the remainder of the ground floor by lightweight timber partition walls. A small rectangular exhaust grate is set into the Pollard Street frontage, which is partially boarded up internally within this room. It was not possible to examine this room fully as it was partially flooded due to a leak.

The northernmost room appears to be both a storage area and hallway connecting Structures A and B and also Room E3. This room is low-ceilinged, with the flooring having a distinctive west-east slope (**Figure 17**; Photographs 58-62).

Interior – First Floor

The first floor can be accessed from the ground floor from the stairs within the northern part of the building, or from a doorway from the first floor of the former office building (Structure A). When accessed from Structure A, there is a small ramp leading onto the timber first floor, as the floor levels between the two buildings are slightly different.

Two timber partition walls have been constructed, running perpendicular to the Pollard Street elevation. These partitions, which do not extent to the full height of the building, appear to have been utilised as additional office space within the wider complex. It was not possible to examine the majority of the first-floor level, as there were concerns about the currently floor stability due to a roof leak saturating part of the timber floor.

From the first floor, it is possible to view part of the roof, which appears to comprise exposed timber trusses supporting a mixture of prefabricated roof panels and transparent polycarbonate sheets. It is also possible to see what appears to be part of the chimney which is present at the junction of Structures B and C, though it was not possible to investigate this further at this time (**Figure 18**; Photographs 63-64).

5.4 Structure C

5.4.1 Area C1

Area C1 is located immediately to the north of the south-eastern elevation and provides the primary entrance from Pollard Street into the Ancoats Works complex. Access from Pollard Street is through the wooden loading bay doors, though internally the wooden doors are reinforced by a large metal roller shutter door. This square room is two-storeys in height, with the triangular gables on top of the south-eastern and north-western walls raising the overall height to three storeys. The walls are comprised of white-painted brick, with the north-eastern wall built into a series of evenly spaced black cast iron/steel support columns with brackets situated approximately two-thirds up the column faces. Access to hall C2 to the north is through a metal roller shutter built into the north-western brick wall, whilst access to D1 to the west is also through a metal roller shutter, though this is attached to two of the black cast iron/steel support columns. This rolling shutter only extends the height of ground floor level, with the first and second storey level above it infilled by a mixture of white painted timber panels and a pair of old wooden doors. The full height of the north-eastern wall and part of the south-western wall are draped in opaque plastic sheeting, obstructing views of any possible architectural features along these internal elevations.

What is visible of the floor within C1 indicates that it is concrete and whilst it is in fairly good condition, it is uneven in areas. The roof of this area is comprised a series of machine cut timber king post trusses, which are supported along the north-eastern elevation by the cast iron/steel support columns. The trusses along their western extent are built into the south-western wall, which separates C1 from Structure B and Area D1 to the west (**Figure 20**; Photographs 65-66).

5.4.2 Area C2

Area C2 represents the main rectangular hall which comprises the bulk of Structure C. A two-storey, white-painted brick wall separates C1 from C2, with the primary access to C2 being provided from a metal roller shutter from C1 to the south. The hall itself is two-storeys in height, with white painted brick walls built into a series of evenly spaced black cast iron/steel support columns. These columns all have a bracket extending into the hall, situated approximately two-thirds up the column faces. The full height of the north-eastern and south-western walls of this hall have been draped with opaque plastic sheeting, obstructing views of any infilled apertures that may be present along these walls. Sheeting is missing from two areas along the north-eastern wall, revealing extensive areas of damp around support columns. From the ground floor there is access to the single-storey extension to the east, Structure C4, through three separate entrances along the north-eastern wall of C2.

The northern end of this hall comprises a two-storey white painted brick wall which does not extent the full height of the building. The eastern half of this wall is also draped in opaque plastic sheeting, partially concealing the entrance from C2 to C3 to the north. Ground floor access to C3 is provided by a white-painted wooden rolling door attached to the north-western wall of C2. It does not appear as if this door is original, as a slot is present immediately below the door, cut into the concrete flooring in this area. A first-storey doorway is present to the west of the rolling door, suggesting there was once a set of stairs leading to an upper storey within C3 to the north. This door is boarded over with a timber sheet.

The floor of Hall C2 is comprised of concrete, though it is uneven, and areas of later repairs are present across the entire space.

The roof structure of Hall C2, when viewed from ground level, appears to comprise a series of exposed machine cut timber king post trusses, though one timber trussed has been replaced by a pair of parallel steel trusses. All of the trusses are supported by the full height cast iron/steel support columns set into the north-eastern and south-western walls of the hall. These trusses support a mixture of prefabricated roofing panels and transparent polycarbonate sheets, which would have likely replaced a slated roof, like the adjacent Hope Mill (**Figure 20**; Photographs 67-73).

5.4.3 Area C3

Interior – Ground Floor

Area C3 appears to be a continuation of main Hall C2, which has been almost entirely partitioned off from C2 by a two-storey white painted brick wall. Primary access, as noted in section 5.4.2 above, is from C2 to the south, with secondary and tertiary access points comprising a single door and a rolling metal shutter set into the north-eastern wall, leading to the courtyard between Ancoats Works and Hope Mill, and also a second rolling metal shutter leading to Hall D2 to the west. The south-eastern, north-eastern and north-western walls of this structure comprise white-painted brick, whilst the south-western wall of this structure is formed of a mixture of timber sheeting and the aforementioned metal rolling shutter.

The ground floor is currently being utilized as storage and its current function, combined with a lack of natural and artificial light, made it difficult to examine. What is visible throughout the ground floor level are a series of timber columns supporting timber joists and timber flooring of a first-storey mezzanine floor. There is no access to the C3 first floor from the ground floor.

A large opening within the north-western wall leads to C4, a single-storey brick structure, with this entrance framed with red brick columns and a white-painted lintel (**Figure 20**; Photographs 74-77).

Interior – First Floor

The first floor of C3 at present is only accessible from the first-floor timber mezzanine of D2 to the west. However, as noted in section 5.4.3 above, access was also once provided from a door leading to Hall C2 to the south, though this door is currently blocked with timber sheeting.

The south-eastern, north-eastern and north-western walls are comprised of white-painted brick, with the north-eastern walling built into the same cast iron/steel support columns as Hall C2, though the visible upper part of these columns have been painted white. The north-western elevation ends in a triangular gable, with the brick inlaid decorative arch feature visible on the exterior also visible on the interior of the building. Attached to this wall is a metal plate with a cylindrical mount, likely utilised as part of some past industrial process.

There is no south-western wall, though whether this is part of the original design of the buildings, or a later alteration, is unknown. A blue-painted timber rail, *c.*1m in height, extends between the black cast iron/steel columns present along the south-western extent of C3, with a gap in the railing along the northern end.

The flooring is composed of timber planks, with a raised platform covering the northern half of the space. This platform is formed of timber sheets laid on timber planks.

The roof structure of C3 appears to be a continuation of what is present within Hall C2 to the south, namely two exposed machine cut timber king post trusses which are supported on the cast iron/steel support columns. These trusses support a mixture of prefabricated roofing panels and transparent polycarbonate sheets (**Figure 21**; Photographs 74-77).

5.4.4 Area C4

Structure C4 is a single-storey structure which is attached to the north-eastern elevation of C2 and comprises three rooms. The walls of this structure are constructed of brick with a concrete roof supported on steel cross beams. A series of openings connect the three rooms, the northernmost opening being framed with wood, and the southernmost opening having a steel beam lintel, which appears to have been inserted at a later date. The flooring within all three rooms are of concrete, though it is uneven (**Figure 20**; Photographs 78-85).

5.4.5 Area C5

Structure C5 is a single-storey brick structure constructed sometime between the production of the 1893 and 1908 OS plans. Due to accessibility issues, it was not possible to enter room C5 beyond the western corner of the entrance from the ground floor of C3. A second blocked entrance was noted from adjacent the roller entrance from C3.

It appears this room at present comprises single open space with double-height ceilings, with six covered windows present along the north-western elevation and the infilled outlines of three windows along the north-eastern elevation. Along the south-western interior wall is a protruding chimney base, likely present prior to this structure's construction during the late-19th/early-20th century, as the chimney is likely associated with the boiler room in D3 (**Figure 20**; Photographs 86-87).

5.5 Structure D

5.5.1 Area D1

Area D1 is two-storeys in height and is located between Structure B to the south and Hall D2 to the north and appears to have originally formed one larger hall with D2 to the north. These two areas are now separated by a jumbo stud wall which extend the full height of Structure D. This wall is supported from within D1 by metal scaffolding. The south-western and part of the north-eastern walls of this small, rectangular hall are constructed of white-painted brick which have been built into a series of black cast iron/steel support columns. As discussed in 5.4.1 above, part of the north-eastern wall comprises a ground floor metal roller shutter attached to two of support columns, with the first and second storey level above it infilled by a mixture of white painted timber panels and a pair of old wooden doors. The south-western wall has a second ground floor metal rolling shutter attached to a set of cast iron/steel support columns, with the lintel of this doorway formed by a metal I-beam

extending north-south across the entire south-western wall. At the southernmost part of the south-western wall, a single doorway is present at first floor level, with an infilled window immediately above this doorway at the second-storey height. This window appears to have a stone lintel, though it is difficult to confirm from ground floor level.

The south-eastern elevation is shared with Structure B and extends the full height of the hall. Two apertures are present within this wall, a ground doorway leading to the ground floor of Structure B, and a window at first floor level above. The floor within hall D1 is formed of concrete, and what is visible appears to be in good condition (**Figure 20**; Photographs 88-90).

5.5.2 Area D2

Interior – Ground Floor

Area D2 represents the main rectangular hall which comprises the bulk of Structure D. D2 is separated from D1 by a jumbo stud wall that does not extend the full height of the building. The primary access to D2 is provided from a metal roller shutter door built into this stud wall, though access to the ground floor is also possible from the ground floor of C3 to the east. The hall itself is two-storeys in height, with white painted brick walls built into a series of evenly spaced black cast iron/steel support columns. All the columns have a bracket extending into the hall, situated approximately two-thirds up the column faces. The north-eastern wall of Hall D2 does not extend the full length of the building, with the northernmost part of this wall terminating at the access to C3 to the east.

A timber mezzanine floor extends across much of the footprint of Hall D2, which are supported by timber beams and accessed from two separate timber staircases from the ground floor level. The ground floor of the hall is currently being utilised as a storage space, especially those areas under the raised timber flooring, and as a result it was not possible to carry out a full examination of the ground floor level at this time. What is visible of the floor shows that it is concrete, though it is uneven, and areas of later repairs are present.

Interior – First Floor

The first floor of D2 comprises a split-level timber mezzanine, which extends across much of the footprint of the hall. This mezzanine is currently only accessible from two wooden staircases from the ground floor of Hall D2, though access was also once possible from a blocked doorway set within the north-eastern wall of D2, and also from the blocked doorway from the upper level of C3, all of which led to Hall C2 to the east.

The north-eastern, north-western and south-western walls are comprised of white-painted brick, with the north-eastern and south-western walls built into the same cast iron/steel support columns as in Hall C2. Within the south-western wall are the remains of four infilled windows, which are visible from the exterior of the building. The north-western elevation is not visible from the exterior of the building. However, the internal views show it is of a similar design of C3, constructed of white painted brick with a triangular gable, and a brick inlaid decorative arch feature. An extractor hood is attached to the internal north-western elevation of D2, which is connected to a white-painted brick stack, which extends to the roof of the ceiling of the hall. This feature is discussed in more detail in section 5.5.3 below. Attached to this wall, immediately west of the extractor hood is a metal plate with a cylindrical mount, likely utilised as part of some past industrial process. The north-eastern wall of this hall terminates at the junction with C3, though whether this is part of the original design of the buildings, or a later alteration, is unknown.

The mezzanine flooring comprises timber joists supporting a timber floor, which are supported by a series of timber columns from the concrete ground floor. A timber rail, *c.*1m in height, runs along the interior of the floor, thought there are gaps in this coverage.

The roof structure of Hall D2, when viewed from the timber mezzanine, comprises a series of exposed machine cut timber king post trusses, with one timber truss having been replaced by a pair of parallel steel trusses. All of the trusses are supported by the full height cast iron/steel support columns set into the north-eastern and south-western walls of the hall. These trusses support a mixture of prefabricated roofing panels and transparent polycarbonate sheets (**Figure 20**; Photographs 91-97).

5.5.3 Area D3 and D4

Rooms D3 and D4 comprise two ground-floor rooms of a brick, two-storey annex structure situated at the northernmost part of Structure D. Room D3 is accessed via a red sliding door from Hall D2 and appears to be an old boiler room. Immediately above this ground-floor entrance, what appears to be an extractor hood is attached to the internal north-western elevation of D2. This extractor hood is connected to a white-painted brick stack, which extends to the roof of the ceiling of D2. This stack does not appear to be connected to any visible chimney.

The ground-floor interior of D3 is composed of brick, much of which appears to be in poor shape. The remains of a window can be seen along the north-western wall, which has been infilled with brick. Within the south-eastern corner of the room is access to the chimney, the stack of which is visible along the north-western elevation of the complex. The base of this chimney stack is visible along the south-western wall of C5. The floor of D3 is formed by a concrete slab, broken in areas. The ceiling of this room is formed from cast iron jack arch vaults with cast iron joints, which were often used as an early form of fire-proofing. It was not possible to access the upper floor of D3.

Room D4 is accessed from an entrance along the north-western wall of D2, to the west of the opening of D3. It was not possible to access room D4, as the entrance is blocked off by metal fencing. However, what is visible from the entrance shows that this room, and likely part of the upper storey, have suffered a high degree of damage, likely a result of the missing roof to this entire structure **(Figure 20**; Photographs 98-103).

5.6 Structure E

5.6.1 Areas E1 & E3

Area E1 is two-storeys in height and is located between Structure B to the south and Hall D2 to the north and appears to have originally formed one larger hall with E2 to the north. These two areas are now separated by a stud wall which does not extend the full height of Structure E. Access to hall E1 is from the Carruther's Street car part to the west and hall D1 to the east, both through rolling steel shutters. The car park entrance is further internally reinforced by a pair of metal gates. The north-eastern, south-eastern and south-western walls of this structure are formed of white painted brick, with the north-eastern walling inserted between black cast iron/steel support columns. The opened and closed apertures noted within D1 are also visible along the north-eastern wall of E1. The south-eastern elevation is shared with Structure B and extends the full height of the hall. Unfortunately, much of this elevation is obscured by stored materials and a timber-built office (E3) within the south-western corner. The steel, mono-pitched roof is supported by timber and steel trusses, with the roof itself sloping from two-storeys along the north-eastern elevation to one storey in the south-west. The floor appears to be concrete slab, which shows areas of repair.

Room E3 is located within the southern corner of Area E1 and comprises a single-storey office space of *c.*4.3m^2. Two of the walls of this office are the painted brick walls of E1, with the north-western and north-eastern walls comprised of timber. This room's most recent usage appears to be as a temporary office space (**Figure 20**; Photographs 104-106).

5.6.2 Area E2

It was not possible to examine E2 in full, as this part of the structure is being used for storage. Area E2 is composed primarily of painted brick, with the north-eastern wall of this structure formed by the

exterior wall of D2. The cast iron/steel columns are visible along this wall, with supports for the roof attached two-thirds the way up the column faces. The steel, mono-pitched roof is supported by steel trusses, and are covered with a mixture of prefabricated roof panels and transparent polycarbonate sheets. The south-eastern wall of E2, which separates this room from Area E1 to the south is a later addition, built of timber panels, and does not extend the entire height of the structure. The floor appears to be concrete slab, which shows areas of repair (**Figure 20**; Photographs 104-106).

5.7 Bank of England Public House - Structure F

Structure F comprises the former Bank of England Public House, which was closed in 2012. Upon initial examination, this building appears to have suffered some structural damage and as a result, it was not possible to examine part of the ground floor interior and all of the first floor interior. Historic mapping indicates that this structure appears to have been built by 1824 and incorporates both an original corner structure with a later northern extension and also a former dwelling house to the north-east.

The Bank of England Public House comprises a two-storey building with a hipped slate roof, roughly three bays in length and width. The roof also features an extended timber parapet supporting by timber brackets. The core public house building features decorative glazed tiling from the base of the structure, up to *c.*1m in height, with cream stucco render thereafter. The public house features timber signage boarding situated in between the ground and first floor apertures. A historic photograph from the 1930s indicates that the first floor of the structure had been faced in brick, with the stucco render added by another historic photograph from 1975. These photographs indicate that the ground floor glazed tiling is not original, and had likely been added in the later 20th century. The side structures have been constructed with red brick in a Flemish bond, painted white on the public facing sides. The 1930s photograph highlights that there had originally been three public entrances to the public house: one from Carruthers Street, which is the primary access today, one at Pollard Street, and one at the junction between these streets on the southern corner of the building. The cross junction entrance had been removed by the 1975 photograph.

5.7.1 South-Eastern Elevation – Pollard Street

The south-eastern elevation is comprised of the public house as well as the structure attached to the north-eastern side of the building. The public house features a partially blocked former doorway within the central bay. Part of an earlier timber paneled door resides below a timber-framed window, with the window positioned behind a modern cast iron barrier fence. Within the extant fabric flanking the door there are rebates, likely associated with an earlier doorway, with this forming one of the three public entrances to the building. The central door is flanked by two single-light timber-framed windows, which also have modern cast-iron barrier fencing installed. The western extent of the elevation features a recess within the walling, which had been associated with an earlier door no longer present, as depicted on the 1930s photograph. There are three at first floor level, each boarded with plywood, with the central window narrower in size. These each feature stone sills, with the 1930s photographing indicating that these had originally been timber-framed sash windows with clearly defined stone lintels. These lintels are no longer visible due to the installation of the stucco render.

The south-eastern elevation of the former residential dwelling is situated in between the public house to the west and the Ancoats Works to the east. This elevation features a central ground floor window, with stone lintel and sill. This comprises a four-light sash window with horns, featuring metal securing bars. Below this there is evidence for a segmental arch with brick voussoirs, which likely related to a ventilation aperture for a cellar. Adjacent to the ground floor window to the west, there is a blocked entrance with round headed arch featuring brick voussoirs. This feature is not visible within the 1930s photograph, suggesting it had already been blocked by this date. At first floor level there is another window, boarded in plywood, which features a stone lintel and sill. The roof of the structure features a small brick-built chimney stack, of roughly five courses of brick, which appears to have been lowered significantly (**Figure 22**; Photographs 107-113).

5.7.2 South-Western Elevation – Carruthers Street

The south-western elevation comprises the Bank of England Public House and the structure attached to the north-east. The public house elevation features a central ground floor doorway with chamfered surround, currently blocked with timber and cast iron fencing. The entrance features a timber pediment above, supported by timber brackets. This entrance is present on the 1930s photograph, and likely formed the main entrance to the building, evidenced by the use of the decorative pediment not present elsewhere. The ground floor entrance is flanked by two blocked windows to the north, and one blocked window to the south. At first floor level above the central pediment, there is signage stating 'BANK OF ENGLAND', with letters partially missing. This is flanked by two boarded windows with stone lintels and sills. Like the first floor windows of the south-western elevation, these had originated as sash windows. The south-western elevation of the structure to the north-west of the public house features a large rectangular window partially blocked with plywood, with simple lintel and sill. (**Figure 22**; Photographs 107-133).

5.7.3 North-Western Elevation

At this stage, it was not possible to examine the north-western elevation of the Public House in full, as there was no access to the garden at the northern end of the complex and the views from over the brick wall and timber fencing show the narrow garden area is currently very overgrown. Views from within the Carruthers Street car park of the upper storey of the building indicate that the north-western elevation of the original public house building is of red brick, with a single window present at first floor, which has been partially obscured by wire mesh panels. The northern extension of this building has a pair of windows set into the north-western elevation, both of which have been covered with timber sheets. The upper part of this extension shows signs of having been rebuilt. To the east of this extension a small brick lean-to is attached.

Only part of the upper storey of the former residential dwelling to the east is visible, as this part of the site is extensively overgrown. What is visible shows a single rectangular window with a smaller window immediately to the west. The roof of both buildings are both in a poor state of repair, with a number of shingles missing **(Figure 22**; Photographs 107-113).

5.7.4 Interior

Ground Floor

Not possible to examine the entire north-western half of the ground floor, due to visible damage with part of the ceiling having been lost in areas. Currently, site is accessed from a single entrance from Carruthers Street, when enters into a main room with a central bar. The north-western part of the building has white rendered walls with black beams running along the ceiling. The northern extension room has two windows, which have been covered from the exterior of the building. Built in seating is still present below the windows to the south-west. The central bar within this space is faced in wood paneling, with the remains of bar fittings visible beyond. The southern part of the ground floor is occupied by another bar room, with bench seating installed along the south-western wall. The bar access is also faced in wood paneling, with the ceiling across this area, and above the bar itself, comprised of drop-panels. A narrow doorway connects this room to the small ground-floor room within the former residential dwelling, which was utilized as a kitchen on the plans of the building from the 1950s (Figure 10). This room contains what appears to be a blocked up fireplace, which corresponds to the location of a chimney on the roof above. This room has been rendered and is currently painted pink. Access to the north-eastern part of the building is from a hall extending northwards from this room, as is access to both the basement and first floor from staircases to the north (**Figure 22**; Photographs 114-122).

Basement

The basement of the former pub is accessed via the ground floor within the easternmost part of the building. The staircase is constructed of brick, with stone slab treads. The walls of the entire cellar are

comprised of brick which appear to largely be covered with plaster, though some walling shows evidence of only being white-painted brick. The basement itself is comprised of seven separate rooms, all of which are low-ceilinged. The wooden floor joists of the ground-floor are visible throughout the entire basement, the majority of which have been left untouched, though the joists in two rooms have been painted white. The flooring throughout the basement is comprised of stone slabs, several of which are inset with drainage grates, suggesting of some below-ground drainage system.

Several of the rooms show evidence of their past use as a public house, with one room containing kegs and hook-ups for the ground-floor bar. A second room has a series of shelves mounted on the walls, with historic mapping indicating this room was once utilized as the 'spirits cellar'. A metal door is present in the northernmost room, once utilized as the 'wash cellar', which provided access for kegs, coal and other supplies to be brought down from ground level for storage (**Figure 23**; Photographs 123-130).

6 Assessment of the Significance of Affected Heritage Assets

The Greater Manchester HER records two non-designated heritage assets within the boundary of the PDA, the former site of Carruthers Mill/Bank of England Mills (HER 2048.1.0) and the Bank of England Public House (HER 16337.1.0). The site is also currently the location of the Ancoats Works complex (Structures A – E). All of the identified assets have been assessed in turn.

6.1 Carruthers Mill/Bank of England Mills (HER 2048.1.0)

The western half of the PDA was once the location of the former Carruthers Mill/Bank of England Mills, an early 19th century cotton mill. The majority of the mill was demolished by the late-20th century after extensive fire damage. The only extant features of this former mill complex comprise a series of brick walls attached to the south-western façade of the Ancoats Works, representing a series of outbuildings likely constructed during the mid-late 20th century for the Carruthers Mill cotton works. These building remains possess *historical value*, both *illustrative historical* and *associative historical,* in addition to *evidential value*, as they are they only surviving elements above-ground of this former extensive cotton mill. The remains of early 19th century industrial buildings can be considered to be of *regional significance* or *rarity*, especially within Ancoats, as the Ancoats district is considered the centre of the factory-based textile industry. However, it should be noted that due to the poor state and deteriorating condition of these structures, their overall significance is considered to be *low.*

This site further possesses some *associative historical value* due to its relationship with John Carruthers, who likely built this mill in the early-19th century and also gave his name to the road onto which the mill once fronted, Carruthers Street.

As noted above, almost the entire Carruthers Mill/Bank of England Mills complex was demolished in the late-20th century. A single test pit excavated within the north-western corner of the car park identified relict brick footings and a concrete slab, possibly the remains of a former two-storey office building once present within this part of the site. There is the potential for other remains of the Carruthers Mill complex to survive below-ground within the car park and should they survive *in-situ*, they would be *vulnerable* to damage by future groundworks. Whilst the significance of such remains cannot be quantified or assessed without archaeological field evaluation, it is likely that they would also be of *regional significance* or *rarity* due to the *illustrative historical, associative historical* and *evidential value* they could possesses, as they have the potential to contribute to the wider corpus of information on cotton mills both within Ancoats and across Manchester.

6.2 Ancoats Works Complex (Structures A – E)

Ancoats Works is first recorded in documents from 1880/1881 as having been converted from an old cotton spinning and weaving mill by John Hetherington and Co., textile machinists, into an engineering

shop. Part of these conversions included the construction of a new façade and gated entry along Pollard Street. This elevation is predominantly red brick laid in an English garden wall bond, with Italian-style detailing incorporating painted brick, a terracotta stringcourse, and stone arches. The gated entry attached to the north-eastern part of this façade comprises a pair brick walls and pillars surmounted by stone caps and coping. This entire elevation provides the Ancoats Works with a high degree of *illustrative historical* and *aesthetic values,* resulting in it possessing both *design value* and *architectural interest,* as the façade is a prominent feature in the Pollard Street streetscene and hides the less attractive, industrial buildings to the north.

This structure also possesses some *evidential value* due to the identified historic fabric within this building. The cast iron/steel support columns and their attached brackets, which are present across Structures C and D of the complex, not only provide a base for the timber trusses to rest upon, but also once utilised as supports for various bits of machinery within the buildings themselves, as evidences in the 1921 photograph of the interior (see section 4.1.5 above). Likewise, room D3 within the northernmost part of the complex possesses what appears to be a former boiler, which was likely associated with the site's usage as a textile machinery works, as the room has been retrofitted specifically for this kit, as shown by the cast-iron, jack-arched ceiling and chimney access. The three-storey office building within the south-western part of the complex also possess some *evidential value*, as many of the building's original architectural features, such as the staircases, wainscotting, and timber flooring, are still present within the building, through in overall poor condition.

The Ancoats Works complex also possesses *associative historical value*, due to its relationship with firm of Hetherington & Co. John Hetherington and Sons, as noted above, were manufacturers of textile machinery based at Vulcan Works, which they founded in the 1830's. By the end of the 19th century, John Hetherington and Sons Ltd both owned and occupied a number of premises along the Ashton Canal in Ancoats, including the Vulcan Works, Ancoats Works, Hope Mills, and The Phoenix Works, with the former three sites all being located between the Ashton Canal and Pollard Street.

As such, the significance of this complex also derives from its *illustrative historical value* due to its relationship not only with the former mills which once comprised the wider holdings of Hetherington and Co. but also the other former mills flaking the banks of the Ashton Canal. Historic England (2021a) notes that *'the Ashton Canal corridor defined the southern boundary of the Ancoats district. With industrial buildings of near contemporary dates, this is an area which expresses the extent and density of Manchester's textile and engineering at its peak.'*

There is the potential that remains of earlier phases of this complex to survive below the concrete pads which cover the majority of the eastern half of the site. It remains unknown if during the late-19th century, when the future Ancoats Works site was purchased by Hetherington and Co., if the existing structures of the George Clarke & Co. cotton mill were retained and refurbished, or if they demolished these structures to make way for a new purpose-built textile machinery complex. If earlier buildings did exist within the site and should they survive *in-situ*, they would be *vulnerable* to damage by future groundworks. Whilst the quantity of such remains cannot be quantified or assessed without field evaluation, it is likely that they would be of *regional significance* or *rarity* due not only to the *illustrative historical, associative historical* and *evidential values* they could possesses, as they have the potential to contribute to the wider corpus of information on cotton mills both within Ancoats and across Manchester, but also directly contribute to the history of the adjacent Grade II* listed Hope Mills, which is the only surviving above-ground structure of the former Goerge Clarke & Co. cotton mill.

The *Updated North West England Regional Research Framework* for the Industrial and 20th century period (Nevell 2021) identifies that further work is needed in examining how industrial buildings have adapted to new technology and processes. This is particularly relevant to the Ancoats Works complex, as documentary and historic mapping evidence suggests that several of the structures within the site

were adapted from their original function as part of the George Clarke & Co. cotton spinners complex into the Hetherington & Sons Ltd textile machinists works.

6.3 Bank of England Public House (HER 16337.1.0/ Structure F)

The former Bank of England Public House appears to have been constructed during the early-19th century during the expansion of Manchester's burgeoning textile industry into the Ancoats area, which created a landscape of intermingled mills, factories and housing (Rose 2011, 13). As this public house was likely established for the workers of the adjacent cotton mills within this part of Ancoats, it is considered that this structure possesses some *illustrative historical value* as a result of its relationship with the wider mill landscape.

A considerable degree of *evidential value* rests in the design and construction of the building, as public houses emerged as a distinct building type during the early-19th century, incorporating features from earlier building types, such as inns, taverns, and alehouses. As such it is considered that this structure possesses both *illustrative historical* and *evidential value,* resulting in it possessing some *architectural interest.* Whilst a full initial appraisal could not be undertaken due to structural concerns, a number of features are noted for their *evidential value.* This includes the central ground floor entrance of the south-western elevation. This can be clearly understood as the main public entrance, due to the architectural details not seen elsewhere, including the chamfered entrance surrounds and the timber pediment with brackets above. The surviving formation of the structure is also of *evidential value,* which had originated as three clear entrances as shown on historic photographs. There is also a degree of *aesthetic value* for the exterior, as seen with the pedimented entrance. Documentary research has shown that the exterior of this public house has changed little since the early-20th century, and likely earlier, with the biggest changes being the addition of the glazed ceramic tiling and stucco render.

A comparison of the current layout of the ground floor interior indicates that this part of the building has been substantially altered. However, structural elements have been identified as surviving within the ground floor level, such as the blocked fireplace within the former kitchen, with the cellar appearing to have remained largely unchanged. It should not be discounted earlier structural elements may survive beneath the render within the complex. Should such features be present within the site, they would likely be of significance due to the *illustrative historical* and *evidential values* that they could possess.

The Bank of England Public House has been present within this part of Ancoats for over 150 years. As a result, the site is considered to have a high degree of *communal value.* Frequenting public houses for both business and leisure is embedded deep within British culture and the buildings themselves were intimate communal spaces. Likewise, this building's location would have made it an important building within the local community, walking distance to a number of mills to the east, north and west and also to worker's homes in the south. Unfortunately, this public house has been closed since *c.*2012, resulting in a significant drop in the level of *communal value* this structure possesses as it has ceased being a community space for several years.

The *Updated North West England Regional Research Framework* for the Industrial and 20th century period (Nevell 2021) notes that further works are needed into the study of social buildings (e.g. pubs), with Historic England also noting that public houses are in an increasingly vulnerable position following the number that have closed or have been demolished and redeveloped in recent years (Historic England 2020).

7 Setting Assessment

7.1 Methodology

An assessment was carried out to gauge the potential setting impact to the Scheduled Monument within the wider 1km study area. The impact to the setting of this asset has been undertaken using

the guidelines set out in *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (Historic England 2017b) which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets.

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting, which may help to elucidate its contribution to the significance of an asset (Historic England 2017b, 11). This is reproduced in Table 4 below.

Table 4: Assessing the contribution of setting to the significance of heritage assets

The asset's physical surroundings	♦ Topography ♦ Aspect ♦ Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains) ♦ Definition, scale and 'grain' of surrounding streetscape, landscape and spaces ♦ Formal design e.g. hierarchy, layout ♦ Orientation and aspect ♦ Historic materials and surfaces ♦ Green space, trees and vegetation ♦ Openness, enclosure and boundaries ♦ Functional relationships and communications ♦ History and degree of change over time
Experience of the asset	♦ Surrounding landscape or townscape character ♦ Views from, towards, through, across and including the asset ♦ Intentional intervisibility with other historic and natural features ♦ Visual dominance, prominence or role as focal point ♦ Noise, vibration and other nuisances ♦ Tranquility, remoteness, 'wildness' ♦ Busyness, bustle, movement and activity ♦ Scents and smells ♦ Diurnal changes ♦ Sense of enclosure, seclusion, intimacy or privacy ♦ Land use ♦ Accessibility, permeability and patterns of movement

	♦ Degree of interpretation or promotion to the public ♦ Rarity of comparable survivals of setting ♦ Cultural associations ♦ Celebrated artistic representations ♦ Traditions

Similarly for Step 3, the guidance provides a detailed, but non-exhaustive checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset. However, the guidance highlights that it may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset (Historic England 2017b, 13). This checklist is reproduced in Table 5 below.

Table 5: Assessing the effect of the proposed development.

Location and siting of the development	♦ Proximity to asset ♦ Position in relation to relevant topography and watercourses ♦ Position in relation to key views to, from and across ♦ Orientation ♦ Degree to which location will physically or visually isolate asset
Form and appearance of the development	♦ Prominence, dominance, or conspicuousness ♦ Competition with or distraction from the asset ♦ Dimensions, scale and massing ♦ Proportions ♦ Visual permeability (extent to which it can be seen through), reflectivity ♦ Materials (texture, colour, reflectiveness, etc.) ♦ Architectural and landscape style and/or design ♦ Introduction of movement or activity ♦ Diurnal or seasonal change
Other effects of the development	♦ Change to built surroundings and spaces ♦ Change to skyline, silhouette ♦ Noise, odour, vibration, dust, etc. ♦ Lighting effects and 'light spill' ♦ Change to general character (e.g. urbanising or industrialising) ♦ Changes to public access, use or amenity ♦ Changes to land use, land cover, tree cover ♦ Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc. ♦ Changes to ownership arrangements (fragmentation/permitted development/etc.) ♦ Economic viability

Permanence of the development	♦ Anticipated lifetime/temporariness ♦ Recurrence ♦ Reversibility

The checklists presented in Tables 4 and 5 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. The GPAN states that:

'It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity. Such assessment work is a potentially valuable resource and should be logged in the local Historic Environment Record' (Historic England 2017b, 15).

7.2 Step 1: Identify which heritage assets and their settings are affected

Historic England's *Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets* (2017b, 9) states that:

'It is important that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:

- *indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s),* ***or***
- *specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects,* ***or***
- *advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected'.*

In order to identify which heritage assets might be affected by the proposed scheme, a Zone of Visual Influence (ZVI) was created, using the Environment Agency's 1m resolution Lidar Digital Surface Model (DSM) and the Visibility Analysis plugin for the Quantum GIS (QGIS) software programme. This elevation model includes the extant buildings and vegetation within the area and therefore produced a more realistic representation of the extent of views of the proposed development than would be created using a 'bare-earth' Digital Terrain Model (DTM).

Using the QGIS software programme, a series of polygons were created around the proposed new buildings within the site boundary, with a network of points arranged on the corners of the structures in order that the height data could be extracted. A ZVI map using Viewshead Analysis was then created to show the visibility of these points across the Lidar DSM **(Figure 24**). It should be noted that the resultant ZVI would be dominated by those higher points within the Lidar Data, including the tops of buildings and trees where in reality, views of the proposed structures would be unlikely to be obtained from. It was possible to largely screen out the tops of the buildings using the Ordnance Survey Open Data buildings later. In those areas where the ZVI was merely recording the view from the tops of trees, these were identified from readily available online Google Earth imagery so that this could be taken into consideration in the analysis.

As noted within section 4.2 above, there is one Grade II* and eight Grade II Listed Buildings within the wider 300m study area (Table 6). The majority of these listed buildings comprise former mill buildings or canal structures and almost all of which are located on either the east or west banks of the Ashton

Canal, which itself forms the north-western boundary of the PDA. Only one of these assets is not located within this extent, the Former Church of All Souls (NHLE 1200825), which is situated *c.*250m south of the PDA.

Table 6: Listed buildings within 300m of the proposed development site

NHLE ID	HER ID	Description
1197777	11716.1.0	**Bridge Number 4 over Ashton Canal** *Grade II*
1197805	2320.1.0	**Bridge Number 5 over Ashton Canal** *Grade II*
1197807	2051.1.0	**Brunswick Mill** *Grade II*
1200825	8394.1.0	**Former Church of All Souls** *Grade II*
1208138	-	**Former Cotton Mill immediately west of Brunswick Mill** *Grade II*
1246950	12099.1.0	**Hope Mill** *Grade II**
1270677	11648.1.0	**Spectator Mill** *Grade II*
1283019	8477.1.0	**Ardwick and Ancoats Hospital** *Grade II*
1283048	11423.1.0	**Ashton Canal Lock Number 3 on South side of Ancoats Hospital** *Grade II*

The ZVI indicates that views of the proposed new structures are primarily focussed to the west of the PDA, largely following the north-west/south-east alignment of Carruthers Street, and also to the north and south of the PDA, following the south-west/north-east alignment of the Ashton Canal and Pollard Street respectively. The ZVI does also indicate the potential for some views to the east and south-east of the PDA across both banks of the river Medlock.

Each of the designated assets listed in Table 6 above were visited as part of the site walkover in order to 'ground-truth' the AVI and assess whether views of the PDA are possible, and to assess the nature of the settings of these assets. Based on the results of the site walkover, it was determined that due to the current 'built-up' nature of this area of Ancoats, the views between the PDA and the majority of these designated assets are non-existent. Based on the results of the ZVI and site walkover, it was determined that the proposed development has the potential to impact upon the setting of three listed buildings: the Grade II* listed Hope Mill (NHLE 1246950), and the Grade II listed Bridges Number 4 (NHLE 1197777) and Number 5 (NHLE1197805) over the Ashton Canal. The following setting assessment focusses solely upon these three heritage assets.

7.3 Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

7.3.1 Hope Mill (NHLE 1246950)

The Grade II* Hope Mill is located immediately to the north-east of the PDA, and is bounded by Pollard Street to the south-east, Thompson House to the north-east (which was once a part of the Beswick Street Mill complex), and the Ashton Canal to the north-west. Hope Mills was once a part of a larger cotton mill complex which extended into the site boundary, with the current listed structure first depicted as a separate building on the 1891 OS plan. Hope Mills currently shares a courtyard space and gated entrance with the adjacent former Ancoats Works.

This building is of significance as evidenced by its Grade II* listed status. Grade II* listed structures are of more than special interest, with only 5.8% of listed buildings being Grade II* (Historic England 2021a). The Historic England listing description (Historic England 2021b) notes the following about this structure:

'Former cotton spinning mill. 1824, with later C19 and C20 additions and alterations. Built for Joseph Clarke and Sons, cotton spinners and fustian weavers. Red brick with ashlar sandstone dressings, double pitched roofs with Welsh slate coverings.

Documentary evidence suggests that Hope Mill was one of the earliest developments in the new industrial suburb created from a greenfield site along the Ashton Canal in the 1820s. In 1824, the

owners, Joseph Clarke and Sons purchase an 80 horse-power mill beam engine from Boulton and Watt of Birmingham. By 1880, the area was fully developed, with a large number of steam-powered complexes. In the early C20, Hope Mill was occupied by John Hetherington and Sons, manufacturers of textile machinery, based at Vulcan Works (q.v.) further west on Pollard Street.'

The significance of this structure derives in part from its *illustrative historical value,* resulting in it possessing *architectural interest.* As noted above, Hope Mill was built for Joseph Clarke and Sons, cotton spinners and fustian weavers, and was one of the earliest developments within the new industrial suburb along the Ashton Canal in the 1820s. The listing description notes that the '*7-storey, 20 bay spinning mill is thought to have been built in a single, possibly interrupted phase*' with the building itself constructed of red brick with ashlar sandstone dressings and has double pitched roofs with Welsh slate coverings (Historic England 2021b). Whilst the majority of the mill is currently used for light industry, office space, café, and theatre space, the former functionality of the building as a textile mill is still clearly expressed within its built form. A full-height cross wall between bays 5 and 6 at the north end of the building segregates the former engine house, boiler house, and chimney from what would have been the spinning floors to the south, reflecting many former structural elements required in a textile mill.

As such, this structure derives further significance from both its *illustrative historical* and *evidential values,* resulting in it possessing *technological value.* When first constructed, Joseph Clarke and Sons are recorded as having purchased an 80 horse-power mill beam engine from Boulton and Watt of Birmingham. Whilst this beam engine does not survive to present day, the former internal boiler house still retains *'long cast-iron columns (designed to accommodate the Boulton and Watt vertical damper pipes), which support a tall, vaulted ceiling.'* The listing description notes that internally, a number of original fittings have survived to present day, including a series of cast-iron columns, cross beams, and cast-iron slate laths, in addition to the former engine house possessing '*well-preserved ceiling vaults, the iron beams of which include integral lifting rings'* (Historic England 2021b). Furthermore, this structure still retains its innovative prefabricated iron roofing system, which consists of 5 trusses formed from angled struts and both horizontal and angled tie rods and is of importance as it demonstrates *'an understanding by the designers of the principles of compression and tension acting in roof structures and is related to similar early iron roof structures in contemporary mill developments in Ancoats'* (Historic England 2021b).

This structure derives much of its significance due to the *illustrative historical value* it possesses as a result of its relationship with other former textile mills flanking the banks of the Ashton Canal. The listing description (Historic England 2021b) notes the following about this important relationship:

'Hope Mill makes a strong contribution to the international significance of this part of Manchester as the prototypical industrial suburb. Additionally, it forms an important component of an impressive and evocative group of former textile mills flanking the banks of the Ashton Canal including Brunswick Mill (q.v.). The Ashton Canal corridor defined the southern boundary of the Ancoats district, with industrial buildings of near contemporary dates to those that extend from the Rochdale Canal north-west to the Oldham Road. Although the area between the 2 canals is much altered, the shared architectural and landscape characteristics of the 2 canal corridors express the extent and density of Manchester's textile and engineering industry at its peak, and together constitutes an historical industrial landscape of international significance.'

It should be noted that later phases of modernisation and alterations, including the infilling of a number of apertures along all elevations and replacement of original windows, and the eventual conversion of the former cotton mill into a commercial space has likely diminished some of the *illustrative historical, evidential, architectural* and *technological values* this structure possesses.

It is considered that setting does not contribute to its *evidential* and *technological values* but does make a strong contribution to its *illustrative historical value* due to Hope Mill's relationship with the wider historical industrial landscape of Ancoats.

7.3.2 Bridge Number 4 over Ashton Canal (NHLE 1197777)

This Grade II listed bridge is located immediately adjacent the north-western boundary of the PDA and carries Carruthers Street over the Ashton Canal. The Historic England (2021c) listing entry notes the following in regard to this asset:

'Public road bridge over Ashton Canal. Probably c.1800. Red brick in English garden wall bond, cast-iron, and sandstone. Narrow rectangular structure across canal waisted to width of lock. Short horizontal span between vertical end walls of brick abutments, which have rounded sandstone corners with block capitals, carrying cast-iron beams (and probably flagstone flooring); broad pilasters at each end; simple moulded cornice, parapet of 2 courses of massive dressed blocks.'

During the late-18th and early-19th centuries, the rapid increase of transport projects for turnpikes, canals and railways created the need for standardised and less spectacular bridges. Canal bridges constructed during this time can generally be split into two divisions: the first is whether they are fixed or movable, and the second is whether they carry public roads or provide access between private estates divided by a canal (Historic England 2017c). This asset, as noted within the listing description, is falls into the former of each of the above categories, being a fixed public road bridge. It is considered that this listed bridge possesses significance from its *illustrative historical, design,* and *aesthetic values,* resulting in it possessing some *architectural interest,* as it is a fine example of an early-19th century road bridge.

Historic England (2017c) notes that '*because of the lack of modernization along the canal network, the survival rate is remarkably high for some types of structures although bridges and locks, the ones more frequently found, have often been subject to radical repair or rebuilding.'* The site walkover indicates that this bridge appears to have remained structurally unchanged, with no significant areas of repairs noted along its length, though a pair of metal fences have been installed on the top of the bridge running parallel the sandstone parapets, which provide a barrier between the road and pedestrian walkways. The original road surfacing, possibly flagstones, are no longer visible, as the entire length of Carruthers Street has been covered in tarmac. However, there is the potential that the original flooring may survive below, giving this asset some *evidential value* as a result of its *archaeological interest.* However, it should be noted that the bridge is currently suffering from some neglect, with vegetation growing out of the sandstone parapets and graffiti present along both its north-eastern and south-western elevations, slightly diminishing the *evidential values* this asset possesses.

This structure further derives some significance due to the *illustrative historical value* it derives as a result of its relationship with the other listed structures associated with the Ashton Canal within Ancoats, including Bridge Number 5 (NHLE 1197805) to the north-east, and the Towpath Bridge (NHLE 1197830) and Canal Locks Numbers 1 – 3 (NHLE 1197829; 1207654; 1283048) to the south-west, resulting in this bridge possessing *linear group value*. These different components work together to show how the canal system functioned overall.

It is considered that setting does not contribute to this assets *evidential* and *aesthetic values,* but does make a strong contribution to its *illustrative historical* and *group values* as the bridge is a visual representation of one element of a wider transport network.

7.3.3 Bridge Number 5 over Ashton Canal (NHLE 1197805)

All of the *illustrative historical* and *group values* listed in section 7.3.2 above in relation to the bridge's wider relationship with other elements of the Ashton Canal are considered pertinent to this asset as well.

This Grade II listed bridge is located *c.*105m to the north-east of the PDA boundary and carries Beswick Street over the Ashton Canal. The Historic England (2021d) listing entry notes the following in regard to this asset:

'Public road bridge over Ashton Canal. Probably c.1800. Brown brick in English garden wall bond, with sandstone dressings. Narrow rectangular structure across canal waisted to width of lock. A low segmental arch of brick springing from a sandstone base, with a keystone (oval cast-iron number plate attached to this); broad pilasters and terminal pilasters, stone band, brick parapet with stone coping.'

Much like Bridge Number 4, this asset largely derives its significance from its *illustrative historical, design, evidential* and *aesthetic values,* resulting in it possessing some *architectural interest,* as it is a fine example of an early-19th century road bridge. However, whilst visually structurally sound, this bridge appears to have suffered more than the number 4 bridge. Much of the brick and stone across the north-eastern and south-western elevations is weathered, with mortar loss. Along the south-western elevation, the mortar has been repaired, though not sympathetically. Vegetation and graffiti are present across both elevations, with the former growing out of both brickwork along the decorative stonework, resulting in some brick loss. These losses have diminished the *evidential value* this asset possesses.

It is considered that setting does not contribute to this assets *evidential* and *aesthetic values,* but does make a strong contribution to its *illustrative historical* and *group values* as the bridge is a visual representation of one element of a wider transport network.

7.4 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

Currently the site is occupied by a series of one – three-storey buildings associated with the Ancoats Works. This former industrial complex is in poor overall condition due to a lack of maintenance, with areas of both significant brick loss and unsympathetic repairs, particularly along the north-eastern, north-western and south-western elevations of the complex. Broken rainwater gutters and downpipes have caused water to run over the surfaces of the walls, whilst extensive vegetative growth is present along all elevations, all of which have resulted in the further erosion of brickwork, stonework and mortar. Later alterations to the buildings, including the infilling or boarding over of a number of apertures have given all the elevations a jumbled appearance.

When viewed from the south and south-east, the site has a fairly level appearance due to the even and cohesive façade of the Ancoat Works along Pollard Street, which shields the lower and less attractive buildings to the north from view. However, when viewed from Carruthers Street to the west, the site takes on an almost 'sunken appearance', as the car park itself slopes from both the Ashton Canal and Carruthers Street downwards towards the south-western elevation of the complex, reaching a low point of *c.*52.4m aOD. This is largely due to the different in ground level between Carruthers Street and the site. When travelling south-east along Carruthers Street, the road rises from *c.*52-53m aOD to *c.*55.3m aOD on top of the Grade II listed Bridge, before dropping again to *c.*52m aOD at the Carruthers Street/Pollard Street junction.

The proposed development within the site boundary includes the retention of the Pollard Street elevation and attached gates, as well as parts of the buildings to the rear, specifically all of footprint of Structure B, and part of the footprints of Structures A and C1, as well as the large chimney present between the central and eastern gables of this elevation. The development also includes the construction of three new buildings: two parallel rectangular residential blocks which are to be aligned north-west – south-east between Ashton Canal and Pollard Street, and a single square building at the junction of Carruthers Street and Pollard Street, which will be utilised for both commercial and residential use. The indicative site plans show that the ground level of the current courtyard space, *c.*52m aOD, is to be utilised, requiring some adjustments along the north-western part of the site to provide a consistent foundation level across the proposed western residential block.

The development plans indicate that the pair of parallel residential blocks will be of a greater height than the buildings present within the site today, though they will still be of a lower height than the adjacent Hope Mill, which possesses a roof ridge height of *c.*74-75m aOD. The proposed new structure

within the southern corner of the site will also be of a greater height than the current Bank of England Public House, which is between *c.*60-61m aOD, though the new building will not exceed the height of the top of the adjacent triangular gables along the Ancoats Works Pollard Street elevation, which reach *c.*64m aOD.

A site visit, carried out in October 2021, has indicated that the site is located at a prominent crossroads within Ancoats. However, despite its location at a busy junction, long views of the site as a whole are largely restricted due to the built-up nature of the surrounding cityscape. When following Pollard Street to the south-west, views of the site are visible for *c.*140m along the road, before the views are terminated at a northwards curve in the road, shielding the property behind the Milliners Wharf residential complex, which is located at the north-western junction of Carruthers and Pollard Streets. Views of the PDA from Pollard Street to the north-east extend for longer, *c.*230m, until one reaches the south-eastern façade of the former Wellington Mill on Pollard Street East, where the façade is lost behind the bulk of the larger Hope Mill Theatre. Views of the Ancoats Works complex from Carruthers Street to the south are not possible until fairly close to the junction of the site, with much of the Pollard Street façade hidden behind modern residential housing.

However, due to its location within the corner of the site, it is possible to view the former Bank of England Public House for the entire length of Carruthers Street extending south-east from the junction of Carruthers Street and Pollard Street, as this stretch of road is both relatively level and on a straight alignment. The public house complex is largely shielded from view along the north-western alignment of Carruthers Street, due primarily to the presence of a series of trees lining the interior of the Carruthers Street car park. Views of the wider site from the half of Carruthers Street are possible until it meets the junction of Old Mill Street to the north-west, *c.*90m from the site, where a series of new, three-storey residential dwellings situated between Piercy Street and the Ashton Canal shield the site from wider views (**Figure 3**; Photographs 1 – 11).

7.4.1 Hope Mill (NHLE 1246950)

The site walkover indicates that due to the close proximity between the PDA and this Grade II* listed building, there is a high degree of intervisibility between the two sites. Hope Mill is currently a distinctive landmark building within this part of Ancoats and is currently visible from a number of vantage points within the surrounding streetscape. The ZVI (Figure 24) indicates that proposed development will have the greatest impact upon the south-western elevation of Hope Mill, as this elevation will be located *c.*20m to the north-east of the proposed new eastern residential block.

The Hope Mill listing description does not make note of any key views to or from this asset: however, as noted by Historic England (2021a) above, *'[Hope Mill] forms an important component of an impressive and evocative group of former textile mills flanking the banks of the Ashton Canal including Brunswick Mill (q.v.). The Ashton Canal corridor defined the southern boundary of the Ancoats district, with industrial buildings of near contemporary dates to those that extend from the Rochdale Canal north-west to the Oldham Road. Although the area between the 2 canals is much altered, the shared architectural and landscape characteristics of the 2 canal corridors express the extent and density of Manchester's textile and engineering industry at its peak, and together constitutes an historical industrial landscape of international significance.'*

It is likely that, historically the key views of this site would have primarily been those from along the Ashton Canal to the north-west of Hope Mills, which would have once included Victoria Mills, Rhodes Cotton Mills and Carruthers Mill to the south-west, Beswick Street Mill, Spectator Mill and Wellington Mill to the north-east, and Phoenix Mill and India Mill to the north within the views travelling north-east and south-west along the canal system. Views from Pollard Street would have also been important, as these views to the north-east and north-west would have included both the primary facades of both the Hope Mills and Ancoats Works. These sites have been historically linked since the early-19th century, with the two complexes originally forming part of the wider George Clarke & Co.'s

cotton mill works. Later, the sites were separated into two distinct groups, though both businesses still fell under the wider ownership of Hetherington & Co., who also occupied Phoenix Mills, which was once located on the opposite bank of the Ashton Canal from Hope Mill and Ancoats Works.

The proposed development will result in a *minor adverse harmful impact* as any new buildings will be replacing earlier buildings with a direct former association with the works . However, the existing works structures are in a derelict condition, and introduction of a enhanced, albeit new structure within the site could be viewed as a beneficial enhancement of the on-going regeneration of the immediate area in particular and Ancoats in general, therefore, the impact would be deemed *negligible harmful* (**Figure 25**; Photographs 131-137).

7.4.2 Bridge Number 4 over the Ashton Canal (NHLE 1197777)

Both the site walkover and ZVI (Figure 24) indicate that there is a high degree of intervisibility between the PDA and this listed bridge, due primarily due to the bridge's location immediately adjacent the north-western corner of the PDA. This visibility does drop slightly when the bridge and site are viewed from the north-east, from the towpath present along the northern bank of the Ashton Canal, as a band of vegetation running across the north-western Carruthers Street car park provide a buffer between the two sites. These views continue to decrease when the bridge and site are viewed from the south-west of the bridge, as the bridge itself shields the wider PDA from view. However, the ZVI indicates that these views will likely increase with the proposed development, as a taller structure within the north-western part of the PDA will be visible above the bridge.

The NPPF glossary defines the setting of a heritage asset as '*the surroundings in which a heritage asset is experienced'* (MHCLG 2021, 71). In the case of this asset, there are a number of ways in which it can be experienced. As the bridge takes Carruthers Street over the Ashton Canal, one of the most frequent ways that individuals will experience the asset is by driving across it. When driving north-west/south-east along Carruthers Street, only the bridge parapets are visible, with the remainder of the bridge hidden from view below. It is possible to walk across the bridge, and this enables the surroundings of the bridge to be experienced at a more leisurely pace. The most striking characteristic of crossing the bridge are the long views possible to the north-east and south-west along the length of the Ashton Canal within Ancoats. Likewise, these same views are possible from the former towpath which runs the length of the northern bank of the canal, though these latter views are slightly more restricted due to the 'sunken' nature of the Ashton Canal and towpath in comparison to the surrounding built environment.

Both the views from the bridge itself and from the towpath below have a distinctly industrial character, having once been entirely dominated by large mill complexes along both banks. Whilst a number of these mills still survive, new residential developments have been inserted along its length, both of varying heights and materials, giving the views a more residential character.

It is considered that the key views towards this bridge where the *illustrative historical, design,* and *aesthetic values* are best appreciated are from Bridge Number 5 to the north-east looking south-west, and also from the towpath of the Ashton Canal looking both north-east and south-west, depending upon which side of the bridge one was standing on. The views south-west from Bridge Number 5 do include partial views of the PDA within its extent, though these views are partially obscured by the Hope Mill and Spectator Mill complexes. Views north-east of this bridge from the towpath would have once included the former Carruthers Mill/Bank of England Mills within its views, as given the height of this former mill building, it would have been visible above the bridge.

It is therefore considered that the proposed development will have a *minor harmful impact* upon the setting of this asset, as it will be removing another former mill structure along the Ashton Canal. However, as the primary significance of this asset is due to its *illustrative historical* and *group values,* as a result from its relationship with other elements of the Ashton Canal, it is considered that the proposed development will have a *negligible impact* upon the significance of this asset. Furthermore,

the proposed development plan will also be introducing a building of similar size, scale and materials like the former Carruthers Mill/Bank of England Mills, and within its former footprint, almost reinstating a former lost industrial view (**Figure 25**; Photographs 138-143).

7.4.3 Bridge Number 5 over the Ashton Canal (NHLE 1197805)

The site walkover has indicated that there at present, there is some intervisibility between the site and the Grade II listed bridge. This is also confirmed by the ZVI (Figure 24), which shows the potential for views between the new structures within the PDA and both the south-western elevation and top of this bridge. However, it is possible that these latter potential views will be less than they are at present, as the northernmost buildings of the Ancoats Works complex currently abuts the southern part of the Ashton Canal and the proposed new residential blocks will be set back from the canal line.

Whilst this listing description does not make note of any key views to or from this asset, step 2 (section 7.3.3 above) identified that this bridge was primarily listed for its *evidential* and *design values*, as it is a fine example of a 19th century road bridge, and also its *illustrative historical* and *group values,* due to this structures wider relationship with other elements of the Ashton Canal. It is considered that the key views towards this bridge where the *illustrative historical, design,* and *aesthetic values* are best appreciated are from Bridge Number 4 to the south-west looking north-east, and also from the towpath of the Ashton Canal looking both north-east and south-west, depending upon which side of the bridge one was standing on. The views south-west from Bridge Number 5 do include partial views of the PDA within its extent, though these views are partially obscured by the Hope Mill and Spectator Mill complexes.

It is therefore considered that the proposed development will have a *minor harmful impact* upon the setting of this asset, as it will be removing another former mill structure along the Ashton Canal. However, as the primary significance of this asset is due to its *illustrative historical* and *group values,* as a result from its relationship with other elements of the Ashton Canal, it is considered that the proposed development will have a *negligible impact* upon the significance of this asset (**Figure 25**; Photographs 144-145).

7.5 Step 4: Explore ways to maximise enhancement and avoid or minimise harm

The initial development plans indicate that the principal south-east facing elevation of the Ancoats Works is to be retained, as are the attached brick gates to the north. Part of the structures to the north of this façade are also to be retained and renovated as part of the design proposals, with all internal features to be removed and the north-eastern, north-western and south-western exterior walls to be repaired. All existing apertures along the Pollard Street façade are to be infilled with brick, with the exception of the loading bay door set within the eastern gable, which will be utilised as a secondary entrance into the site. The large chimney stack present between the central and eastern gables is also to be retained as part of the design proposals. This elevation is arguably the most significant of the entire Ancoats Works complex at present, and its retention will allow for the positive aspects of the streetscape to be retained whilst removing those areas (e.g. the remainder of the complex) which currently detract from it.

The proposed development plans indicate that the cast-iron/steel support columns present along the exterior walls of Structures C and D are to be retained and reused as landscape features within the site.

As part of the new development, three new structures are to be built within the site: two parallel rectangular residential blocks which are to be aligned north-west – south-east between Ashton Canal and Pollard Street, and a single square building at the junction of Carruthers Street and Pollard Street, which will be utilised for both commercial and residential use. The westernmost block is to be positioned across the footprint of the former Carruthers Mill/Bank of England Mills. This structure once comprised two adjoining mill structures: one of five storeys with 9x5 bays and a southern

extension of seven storeys with 9x7 bays. This mill was constructed of brick, had a flat roof, and photographs indicate that the south-western and south-eastern elevations were inset with large, rectangular windows. The proposed new western residential block will be of a similar scale to this former mill complex, and the construction of a structure of a similar size and scale within the western part of the site is considered to be in keeping with the history of the site and the wider character of the area.

The proposed eastern residential block is to be positioned largely within the current footprint of structures C and D of the Ancoats Works complex. These current buildings are of a much different design and scale of the proposed new structure, and as a result, the new building will shield some of the longer views of the Hope Mill, especially from Pollard Street. However, as noted above, these current buildings are in a poor state of repair and are detracting from the significance of not only the adjacent listed Hope Mill, but also the wider streetscape of Pollard Street. It is considered that whilst replacing these buildings with one of a larger scale will have an impact upon the significance of the adjacent Hope Mill, the introduction of a new building of a new design and higher quality will help enhance the mill.

A two-storey building is to be constructed across the footprint of the Bank of England Public House. This square building will have a commercial unit present at ground floor level, and residential flats on the second storey, which will connect to the proposed residences along Pollard Street and also within the western residential block. The initial visuals indicate that the building will be taller than the present public house structure, though the new height will not exceed the top of the triangular gables along Pollard Street to the north-east, and smaller than the proposed two residential blocks to be constructed within the northern half of the site. The upper levels of the building will also project over the ground floor level, mimicking the design of the current Bank of England Public House façade. Historic England (Rose *et al.* 2011, 88) notes that '*so much of the character of Ancoats derives not simply from its giant, gaunt mill buildings, but its smaller incidental buildings. These are the buildings, too easily overlooked, which create the dramatic contrasts of scale in the area and which speak eloquently of the whole community and its history, not only the mills, dominant thought they may be.'* Constructing a smaller building within this part of the site in a design similar to that which is currently present within the site, allows this juxtaposition between the larger mill buildings and smaller structures which currently and formerly existed within the site to continue.

As part of the wider development, an entrance lobby will be constructed between the ground level of the new smaller corner unit and the western residential block fronting Carruthers Street. This entrance lobby mimics the passageway entrance which once existed between the Bank of England Public House and the former Carruthers Mill/Bank of England Mills, and its inclusion here is a welcome addition to the overall development as it recreates a former historical component of the site.

The Pre-Application document produced by BDP (Braund 2021) includes initial details on the proposed building materials. All three of the new structures, in addition to the structural amendments to the existing Pollard Street façade and rear buildings are to be constructed in red brick and have been designed with facades to unify their appearance with the surrounding streetscape. Rows of rectangular windows will line the Carruthers Street façade of the western block and the north-eastern elevation of the eastern building. This echoes the north-eastern and south-western elevations of the adjacent Hope Mills, in addition to the facades of the modern multi-storey residential block to the west.

Historic England (Rose *et al.* 2011, 87) notes that '*Ancoats, while staying true to its historic character, must find a home for well-conceived new buildings if it is both to be reanimated and to connect with the new architecture beginning to complement the area on its fringes.'* It is considered that the proposed development does just this, and as a result, has reduced the potential impact to the setting of the adjacent listed buildings.

7.6 Step 5: Make and document the decision and monitor outcomes.

This report documents the decision-making process with regard to this assessment, but the outcomes cannot be considered until after an application has been submitted and determined and therefore this is outside the scope of this assessment.

8 Assessment of Potential Impacts

The impact to designated heritage assets has been discussed in section 7 above.

8.1 Carruthers Mill/Bank of England Mills (HER 2048.1.0)

Direct physical impacts to below-ground heritage assets during the construction phase of the proposed development include the following:

- Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of vegetation, erection of fencing, traffic movement, removal of concrete slabs).
- Damage to buried archaeological remains due to rutting from construction traffic movement.
- Other groundworks associated with the construction of a multi-storey residential development, such as foundation and service trenches, which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

The proposed development plan indicates that the westernmost structure of the two proposed multi-storey residential buildings will be positioned across a large portion of the former footprint of the former Carruthers Mill/Bank of England Mills (**Figure 25**). As noted in section 4.4 above, a single test pit was excavated within the north-eastern part of the car park in 2018, which identified what appears to be the footings of a former office structure associated with the demolished mill at *c.*1.1m BGL. Due to the limited nature of this ground investigation work, it is unknown exactly what level of site clearance was carried out during the late 20th century when the main mill complex was demolished. As the site of the former mill has since solely been utilized as a car park, it is considered that there is the *medium-high potential* that the proposed development will result in the disturbance of buried archaeological remains associated within the former Carruthers Mill/Bank of England Mills complex.

8.2 Ancoats Works Complex (Structures A - E)

As part of the proposed development plan (**Figure 25**), the Pollard Street elevation and attached gates are to be retained, as are part of the buildings to the rear, specifically all of footprint of Structure B, and part of the footprints of Structures A and C1, as well as the large chimney present between the central and eastern gables of this elevation. The initial elevation plans indicate that all the apertures along the Pollard Street elevation are to be infilled, except for the loading bay door within the eastern gable, which is to be retained as an access point to the site. All of the vegetation present across the elevation will be removed and the missing brick and stonework will also be repaired. The remaining buildings that comprise the Ancoats Works complex are to be demolished, with the only proposed retained features being the cast iron/steel support columns with attached brackets which currently form the exterior walls of Structures C and D.

It is considered that the demolition will result in a loss of some features of historic interest within the site, including the former boiler room and chimney within D3, the cast iron/steel support columns which form the internal wall separating structures C and D, and many of the original architectural features which still survive within the former office building (structure A).

It is therefore considered that whilst the proposed demolition of much of this complex will result in a *moderate impact* upon the overall significance of the site, arguably the most significant and interesting features of the site, the Pollard Street façade, will be retained as part of the new development, which

will lessen the impact upon the wider street scene. Therefore, it can be considered that the overall impact to the complex will be *moderate-minor.*

The poor overall state of the remaining aspects of this complex, and the redundancy of its former function result in it having limited significance, and alternative proposed plans are needed as the site, if left vacant, will continue to deteriorate and its *historical, evidential,* and *aesthetic values* will be lost as well.

As part of the proposed development plan, the easternmost of the two proposed multi-storey residential buildings will be positioned across the footprint of the demolished structures C and D. As noted in section 4 above, a series of ground investigation works were carried out within the PDA boundary in 2018, largely within the footprint of structures C and D, to enable the inspection of the existing foundations and the surrounding ground conditions and founding stratum (Taylor 2018). Whilst each of these works identified significant made-ground levels below these structures (between *c.*1.4-2.1m BGL), no other structural remains were identified below-ground. However, the potential for such associated remains to survive within unexplored areas of the site cannot be discounted and it is considered that there is the *low potential* that the proposed development will result in the disturbance of unknown buried archaeological remains associated with the former George Clarke & Co. cotton mix complex.

8.3 Bank of England Public House (HER 16337.1.0/Structure F)

The proposed development plan (**Figure 25**) indicates that as part of the redevelopment works within the site, the former Bank of England Public House will be demolished in its entirety, with a new structure constructed across much of its former footprint. This new structure would comprise a commercial unit at ground level and a second-storey residential flats, which would connect at this level to both the proposed westernmost multi-storey residential building to the north and the flats to be built within the retained Ancoats Works Pollard Street façade to the east.

It is considered that the proposed demolition of this structure will result in a *moderate impact* upon the *historical, evidential,* and *communal values* that this structure currently possesses. However, this site has remained unoccupied since at least 2012, and the poor overall state of the complex at present, and the redundancy of its former function, result in it having limited significance. Alternative proposed plans are needed as the site, if left vacant, will continue to deteriorate and its *historical, evidential,* and *communal values* will be lost as well.

9 Recommendations & Conclusions

It is recommended that prior to any redevelopment works, the site is emptied of all stored materials and a Historic England level 2/3 historic building recording is undertaken of all non-designated upstanding structures within the site, as far as possible given the structural integrity of several of the buildings within the site boundary. It is also recommended that an intra-demolition watching brief be carried out during the demolition of the extant non-designated buildings within the site in order that any hidden architectural fabric is recorded.

It is recommended that a phase of targeted trial trenching be carried out within the current car park of the site in order to assess the survival and nature of any non-designated below-ground archaeological remains, in particular those associated with the former Carruthers Mill/Bank of England Mills. Depending upon the results of the trial trenching, it may be appropriate to carry out targeted open area excavation to further record any significant surviving archaeological remains.

Therefore, it is concluded that the proposed sympathetic development, with some restoration and the inclusion of the Ancoats Works façade, combined with recommendations for archaeological mitigation works, would result in less than substantial harm to the immediate and wider setting of designated assets including that of the nearby Hope Mill. The benefits of sympathetic enhancement

outlined within the proposed development design provides a clear balance regarding the development of the site, to include the archaeological mitigation and recording of non-designated assets as preservation by record, thus enabling a greater understanding of the historic development of the Ancoats Works and its association within the wider Ancoats area which was considered a major determinate in the industrial growth of Manchester throughout the 19th and 20th centuries – representing a prime example of an industrial and urban landscape. That balance strengthens the provision for sympathetic development activity regarding heritage, the enhancement of the local historic character and enables a greater understanding of the chronological narrative of this important and historic area of Manchester.

10 Statements and Acknowledgements

10.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the Greater Manchester HER.

10.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10.4 Acknowledgements

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APPENDIX I TRADE DIRECTORIES

Bank of England Public House – Carruthers Street and Pollard Street

Directory Year	Carruthers St House Number	Carruthers St Entry	Pollard St House Number	Pollard St Entry
1841	75	*Bank of England,* Nathan Wilson, 1 Ashton St, Pollard Street	-	-
1843	-	-	51	*Bank of England,* Nathan Wilson
1848	75	*Bank of England Tavern,* Nathan Wilson	-	-
	77	James Booth, shoemaker	-	-
1850	-	-	57	*Bank of England,* Nathan Wilson
1855	95	*Bank of England Tavern,* William Walker	-	-
1861				
1863	-	-	65	William Walker, brewer
1865	95	*Bank of England, Jane Aun & Sarah Ellen Wilson*	-	-
1869		*Bank of England,* Thomas Cragg	67	*Bank of England,* Thomas Cragg
1876		*Bank of England,* Joseph English	-	-
1881			-	-
1885	105		67	*Bank of England,* Joseph English
1890		*Bank of England,* James S Swann		*Bank of England,* James S Swan
1895	103			
1900				
1905		*Bank of England Hotel,* John Edwin Alfred Eaton		*Bank of England Hotel,* John Edwin Alfred Eaton
1911				
1915		*Bank of England Hotel,* William Hodgson Whipp	77	*Bank of England Hotel,* William Hodgson Whipp
1920		*Bank of England Hotel,* James Ashworth	-	-
1925			-	-
1930		*Bank of England Hotel,* Ernest Edward Coney	-	-
1935			-	-
1940		*Bank of England Hotel,* John Wilfred Quinian	-	-
1945		*Bank of England Hotel,* Albert Edward Bevverley	-	-
1954		*Bank of England Hotel*	-	-
1961		*Bank of England Hotel*	-	-
1965		*Bank of England Hotel*	-	-
1969		*Bank of England Hotel*	-	-

Carruthers Mill/Bank of England Mills – Carruthers Street

No Number

- 1824-5 – William Carruthers, cotton spinner. 2 Union street, Great Ancoats St; h. Carruthers street
- 1828-9 – William Carruthers, spinner

No.49

- 1841 – William Carruthers, cotton spinner
- 1843 – William Carruthers, cotton spinner; George Marsden, blacksmith; John Wisdom, coal dealer.
- 1848 – William Carruthers, cotton spinner; John Lindgard, painter

Changed to No.55

- 1850 –William Carruthers, cotton spinner
- 1855 – Carruthers & Co., cotton spinners
- 1861 – Edward Darnton & Co., cotton spinners
- 1866 – Edward Darnton & Co., cotton spinners

Changed to No.63

- 1869 – John Cribb, ticket & sign writer; Darnton & Co., cotton spinners
- 1876 – Edward Darnton, cotton spinner
- 1881 – Edward Darnton & Co., cotton spinners
- 1883 – Edward Darnton & Co., cotton spinners
- 1886 – Edward Darnton & Co., cotton spinners
- 1890 – Robert Marsland & Co., cotton spinners
- 1895 – Robert Marsland & Co, cotton spinners
- 1900 – Robert Marsland & CO., cotton spinners
- 1905 – Robert Marsland & Co., cotton spinners
- 1911 – Robert Marsland & Co., cotton spinners

Changed to No.75

- 1915 – Robert Marsland & Co. Ltd., cotton spinners
- 1920 – Robert Marsland & Co. Limited, cotton spinners
- 1925 – Robert Marsland & Co. Limited, cotton spinners
- 1930 – Robert Marsland & Co. Limited, cotton spinners
- 1935 – No Entry
- 1940 – S. Hurst & Sons Ltd, hardware merchants
- 1945 – S Hurst & Sons Ltd, hardware merchants
- 1954 – No Entry

Changed to No.73

- 1961 – J & M Levy & Sons Ltd., weatherproof clothing manufacturers
- 1965 – Bank of England Mills:
    - J & M Levy & Sons Ltd, weatherproof clothing manufacturers
    - David Midgley, Donner & Co. Ltd, textile merchants
    - G.S.K. Manufacturing Co. Ltd, textile manufacturers

- Manchester Covers Ltd, lorry & wagon cover makers

- 1969 – Bank of England Mills:
  - J & M Levy & Sons Ltd, merchant converters
  - David Midgley, Donner & Co. Ltd, textile merchants
  - G.S.K Manufacturing Co. Ltd, textile manufacturers
  - Manchester Covers Ltd., lorry & wagon cover makers

George Clarke & Co./Ancoats Works – Pollard Street

No.79

- 1841 – Joseph Clarke & Brother, cotton spinner
- 1848 – George Clarke & Co., cotton spinners
- 1850 – George Clarke & Co., cotton spinners

Changed to No.97

- 1855 – George Clarke & Co., cotton spinners
- 1861 – George Clarke & Co., cotton manufacturers
- 1865 – George Clarke & Co., spinners & manufacturers
- 1869 – George Clarke & Co., spinners & manufacturers
- 1876 – George Clarke & Co., cotton spinners & manufacturers
- 1877-8 – Hetherington & Co., tool makers
- 1881 – Hetherington & Co., engineers, *Ancoat Works*

Changed to No.107

- 1885 – Hetherington & Co., engineers, *Ancoats Works*
- 1890 – Hetherington & Co., engineers, *Ancoats Works*

Changed to No.105

- 1895 – John Hetherington & Sons, Limited, engineers, *Ancoats Works*
- 1900 – John Hetherington & Sons, Lim., engineers, *Ancoats Works*
- 1905 – John Hetherington & Sons Limited, engineers, *Ancoats Works*
- 1911 – John Hetherington & Sons Ltd, engineers, *Ancoats Works*
- 1915 – John Hetherington & Sons Ltd, engineers, *Ancoats Works*
- 1920 – John Hetherington & Sons Ltd, textile engineers, *Ancoats Works*
- 1925 – John Hetherington & Sons Ltd, machine tool makers, *Ancoats Works*
- 1930 – John Hetherington & Sons Ltd, textile machinists, *Ancoats Works*
- 1935 – John Hetherington & Sons Ltd, textile machinists, *Ancoats Works*

Changed to No.109

- 1940 – Lawn & Howarth Ltd, bar fitters
- 1945 – Lawn & Howarth Ltd, bar fitters
- 1954 – Lawn & Howarth Ltd, bar fitters
- 1961 – N. Goldsmith & Co. td, furniture manufacturers

Chanted to No.109/115

- 1965 – N. Goldsmith & Co Ltd, kitchen furniture manufacturers

APPENDIX II GAZETTEER OF THE BUILT ENVIRONMENT

NHLE Entries – Listed Buildings

NHLE ID	HER ID	Description
1197777	11716.1.0	**Bridge Number 4 over Ashton Canal** *Grade II* Public road bridge, probably *c.*1800.
1197805	2320.1.0	**Bridge Number 5 over Ashton Canal** *Grade II* Public road bridge, probably *c.*1800, though possibly widened between 1818 and 1831.
1197807	2051.1.0	**Brunswick Mill** *Grade II* Constructed between 1839 and 1844 and extended during the mid-late 19th century. Electrified in 1909. Currently in poor condition.
1200825	8394.1.0	**Former Church of All Souls** *Grade II* Built 1839-40 by William Haley, with late-19th century additions. Now chapel of ease.
1208138	-	**Former Cotton Mill immediately west of Brunswick Mill** *Grade II*
1246950	12099.1.0	**Hope Mill** *Grade II**
1270677	11648.1.0	**Spectator Mill** *Grade II*
1283019	8477.1.0	**Ardwick and Ancoats Hospital** *Grade II*
1283048	11423.1.0	**Ashton Canal Lock Number 3 on South side of Ancoats Hospital** *Grade II*

HER Entries

HER ID	Description
2049.1.0	**Beswick Street Mill (?non-Listed part) (originally part of Harbottle's Cotton Mill)** Building dates back to the early 19th century and was constructed in four distinct phases.
2050.1.0	**Phoenix Bridge Mill** Originally site of timber yard and labelled as cotton and hemming mill by 1931 OS plan. Complex partially demolished in 1987, with earliest building within site still present.
2052.1.0	**Wellington Mill** Cotton mill first depicted on site in 1851, occupied by W P Clarke & Co. Later additions added in the late 19th and early 20th century. Some elements of the complex have been demolished, though much still survives.
2130.1.0	**Thompson House Works (formerly Medlock Printing Works; Beswick Street Mill)** First depicted on OS plans from mid-late 19th century, with main building surviving to present day, though appears to have been partially rebuilt or at least re-fronted.
2285.1.0	**Printing Works or Warehouse** Appears to be a former warehouse associated within the earlier Wellington Mill. No historic or documentary research has been found identifying the building as a Printing Works.
6361.1.0	**Ashton Canal** Constructed between 1792-97 and remained in good use until the 1920s. Most sections of canal still present, gradually being cleaned and reopened for pleasure use.
11426.1.0	**Vulcan Works (former)** First shown on 1831 plan and originally known as the Soho Chemical Works, and by late 19th century, became the Vulcan Works.
11433.1.0	**Bank (former)** First appears on 1845 map, though not referred to as a bank until 1905. No longer used as a bank since at least 2008, currently used as offices.
11434.1.0	**The Mitchell Arms public house** Building first shown on 1845 plan. Closed down by 2014.
16337.1.0	**Bank of England public house**

HER ID	Description
	Structure first shown on 1831 map, and shown with present name on 1849 plan. Closed down by 2012.

APPENDIX III GAZETTEER OF ARCHAEOLOGICAL REMAINS

HER Entries

HER ID	Description
24.1.0	**Manchester to Castleshaw Roman Road (stretch of)** Part of Roman road constructed *c.*AD79-84. Possibly constructed by elements of the 20th Legion. Sections excavated in Newton Heath to north-east of PDA.
2046.1.0	**Cotton Waste Mill (site of) (re-use of part of Soho New Foundry)** First depicted by 1910 OS plan as one building. Site cleared by end of the 20th century.
2047.1.0	**Bramhall Mill (site of) (Victoria Industrial Estate)** First depicted on 1851 OS plan as a series of mills. Late 19th century additions. Demolished by 20th century.
2047.1.1	**Bramhall Mill Warehouse (site of) (Victoria Industrial Estate)** Built by 1932 and was a three-storey brick built warehouse. Considerably extended in the 20th century. The site was cleared in 2008.
2048.1.0	**Bank of England Mills (site of)** Marked as 'Carruthers Cotton Mill' on 1831 Bancks Plan, and discussed by 1931, when it was repurposed as a warehouse. Built in at least two phases. Affected by fire in 1986 and completely demolished by 1999.
2126.1.0	**Pollard Street Iron Works (site of); Victoria Industrial Estate** Iron Works and three spinning mills. Demolished in phases across the 20th century.
2127.1.0	**Wellington Mills (site of)** Spinning mill constructed in two phases in the mid-19th century. Site currently demolished.
2128.1.0	**Phoenix Mill (site of)** Two mills on this site, the first is mid-19th century, the second is also mid-19t century. Entire complex demolished by 1987.
2131.1.0	**Bradford Road Mill (site of) (also known as India Mills; Manchester Works; Emka Works)** Probably mid-19th century in two buildings, later altered. Completely demolished in 2008.
2286.1.0	**Star Boiler Works (site of)** Shown on 1888-91 plan, now demolished and built over.
2287.1.0	**Lodge (site of)** First shown on 1849 plan, probably associated with Medlock Cottages. Demolished by 1888.
2288.1.0	**Mill Leat (site of)** Shown on 1775-80 Yates plan, as a goit for a reservoir. Completely built over by 1888.
2291.1.0	**Medlock Cottages (site of) and Workshops** Shown on 1818 plan and later maps as a large L-shaped structure. Demolished by 1858. Site later occupied by two small rectangular workshops, which are still extant.
11419.1.0	**Soho New Foundry (site of)** Built in 1820s and shown as group of three buildings on 1831 plan. Formed part of the earlier Soho Foundry to the south-west, possibly after a fire at the original Soho Foundry. Demolished by late-19th century.
11420.1.0	**Lowe Street Mill (site of)** Two rectangular structures shown on 1831 plan, becoming one by 1845. Demolished post-1969.
11424.1.1	**Canal Arm from the Ashton Canal (Soho canal branch) (site of)** Shown on 1831 plan, later infilled in 20th century.
11425.1.0	**Auld Lang Syne, 29 Pollard Street (site of)** Building shown on site on 1831 plan, no longer extent by 1999, site cleared in the early 21st century.
11427.1.0	**Dining Rooms, 31-33 Pollard Street (site of)** Group of five structures shown on 1831 plan. Shown as one square-shaped building by 1905. Demolished by 2016.
11428.1.0	**Pollard Inn (site of)** Buildings shown on site from 1831 onwards. Demolished by 2001.

HER ID	Description
11429.1.0	**Fire Station and Housing (site of)** Built 1865 and first shown on 1888, comprising L-shaped arrangement of one and two storeys. First purpose-built fire station in Manchester. Demolished by 2006.
11430.1.0	**Terraced Housing (site of)** Row of terraced housing I shown fronting Pollard Street, with four further rows to rear and a fifth running across the ends of these on the east, on the 1831-1888 plans. By 1905, demolished.
11430.1.1	**Wood's Place (site of)** Terrace of four houses shown on 1831 plan. Demolished between 1888-1905 when Pollard Street was widened.
11430.1.2	**Terrace & commercial property (site of)** Building shown on 1831 plan, with a terrace of three properties depicted by 1849 plan. Extended in late-19th century, appears to have been partially demolished by 1969 and no longer depicted.
11430.1.3	**Terraced housing (site of), Pollard Street** Row of houses built between 1818-24, comprising five double-depth properties with a larger wedge-shaped property, with outshuts and yards to rear and cellars. Demolished during the 19th century.
11431.1.0	**Gasworks (site of)** Depicted on 1840 plan as gasworks for Hope Mills. No longer depicted by 1888-91 plan.
11432.1.0	**Falcon public house (site of)** Building shown on 1849 plan, since demolished (by 1999).
11436.1.0	**Mill (site of)** Watermill shown on 1786 plan, with headrace and weir to north. Does not appear on 1831 plan.
11438.1.0	**Power Loom Shuttle Manufactory (site of)** Building depicted on 1849 plan, and no longer present by 1888-91 plan.
11439.1.0	**Reservoir (site of)** Shown on 1831 plan, infilled by 1888-9.
11440.1.0	**Beswick Mills (site of)** Two ranges with smaller buildings and back-to-back workers housing shown on 1831 plan. Rebuilt and amendments throughout 19th and 20th centuries. By 1905, part of one range is demolished, and by 1932 workers housing no longer depicted. By 1993, all mill buildings demolished.
12316.1.0	**Ancoats Lower Branch (Ashton Canal) (site of)** Shown on 1848-9 plan, though partially intilled by 1931 plan and completely infilled by 1969 plan.
12332.1.0	**Ashton Canal, Ancoats Higher Branch (site of)** Shown on 1800 map, though half the length by 1831 plan. By 1931, branch has been infilled.
12336.1.0	**Manchester Flint Glass Works (later Molineaux Webb & Co Flint Glass Works) (site of)** Site of glass works, established by 1825. Site completely demolished by 1980s.
12336.2.0	**Manchester Flint Glass Works (later Molineaux Webb & Co Flint Glass Works) (site of)** Site of a glass furnace and glass works which was founded in 1827. Complex demolished by 1931.
12337.1.0	**Piercy Street Sizing Works (site of)** First depicted on 1848-9 plan, though likely present by 1836. Complex appears to have been demolished in phases during the mid-late 20th century, with the site cleared by the 1980s.
12338.1.0	**Mill Street Works (site of)** Large L-shaped complex first depicted on 1888-91 plan as a machine works. No longer extant, the area was cleared by the early 21st century.
12411.1.0	**Ancoats Glass Works (site of)** Small glass works, extant from 1881-1954.
16162.1.0	**Piercy Street Foundry (site of), Ancoats**

HER ID	Description
	Established in the 1830s and first depicted on 1851 plan. Major structural alterations undertaken in late-19th century, with complex demolished and cleared by 2005.
16176.1.0	**Ashton Canal - branch serving Pollard Street Iron Works (site of)** Canal arm and basin first shown on 1824 plan. The wharf was filled in by 1931.
16177.1.0	**Rhodes Mill (site of)** Built between 1824-5, first depicted on 1824 plan. Became disused by 1905
16178.1.0	**Back-to-back housing (site of), Munday Street** Six back-to-back workers' houses, built between 1818-24 and 1824-31. Had cellars. Demolished by late-19th century.
16179.1.0	**Back-to-back housing (site of), off Pollard Street** Row of back-to-back houses between 1818-1824, no cellars. Demolished in late 19th century.
16180.1.0	**Halton Street Brewery (site of), off Pollard Street** First shown on 1831 Bancks, though possibly no longer brewery after 1853. Appears to have been demolished by 1888.
16181.1.0	**Engine house/ boiler house (site of), off Carruthers Street** First appears on 1888 OS and demolished between 1905-22. Situated to the SW of a 19th century cotton mill fronting onto Carruthers Street.
16182.1.0	**Probable industrial building (site of), off Carruthers Street** Built between 1850-88 and appears to have been three main phases of use within the structure. Demolished by 2005.
16200.1.0	**Granville Place (site of)** Five-storey, two-sided tenement housing built c.1897 to a design by Spaling & Cross. Demolished and site cleared by 1993.
16201.1.0	**Building (site of), NW of Pollard Street** Two buildings depicted on 1818 map, and demolished by 1824.
16202.1.0	**Buchan's Buildings (site of)** Site of ten blind-back houses built between 1831-1845 and demolished by 1888-9.
16203.1.0	**Terraced housing (site of), NW of Pollard Street** Double-depth houses with yards and outshuts to rear constructed between 1818 and 1824, likely had basements. Demolished by 1908.
16204.1.0	**Terraced housing (site of), Pollard Street** Double-depth properties and terraced houses builtbetween 1850 and 1888. Demolished by 1950s.
16205.1.0	**Terraced housing (site of), NW of Pollard Street** Several rows of double-depth houses, constructed between 1818 and 1824 and 1831-1850. Demolished in phases between 1922 and 1957.
16206.1.0	**Cotton waste mill (site of), Boond Street** First shown on 1888 OS as 'Cotton Waste Mill'. Later 19th century plans. Demolished by 1980.
17310.1.0	**Workers' houses on Boond Street (site of)** Row of workers' houses on Boond Street, first shown on 1831 Bancks Plan.
17311.1.0	**Terrace of houses on Boond Street (site of)** Mid-late 19th century housing and part of an earlier surface of Boond Street comprising stone-flagged pavement with a road surface of grey granite setts.
17312.1.0	**Fields/ field boundaries in Ancoats (site of)** Lines of three pre-19th century field boundaries.

APPENDIX IV GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	ARS ID	Year	Description
EGM3356	-	2001	**Archaeological Desk-Based Assessment, Ashton Canal Corridor**
EGM3418	-	2004	**Survey of the 19th and 20th Century Glass Works of Manchester and Salford**
EGM3763	-	2006	**Archaeological Evaluation and Excavation, Victoria Works, Pollard Street**
EGM3959	-	2002-3	**Archaeological Photographic Survey, Ancoats Hospital**
EGM4020	-	2004	**New Islington Archaeological Works**
EGM4025	-	2010	**Archaeological Evaluation, Molineaux Webb & Co Glassworks**
EGM4032	-	2006	**Archaeological Building Survey and Desk-Based Assessment, Victoria Works**
EGM4426	-	2021	**Desk-Based Assessment, Brunswick Place**
EGM4449	-	2019	**Archaeological Desk-Based Assessment, Pollard Street**
EGM4451	-	2009-10	**Excavation and Watching Brief, Manchester Metrolink Phase 3A, East Manchester Line**
-	EV01	2007	**Archaeological Desk-Based Assessment, Carruthers Street, Pollard Street, Manchester**
-	EV02	2007	**Heritage Assessment, Carruthers Street, Manchester**

Previous Ground Investigation Results

GI ID	Overall Depth (m)	Overall Depth (mBGL)	Made Ground Depth (m)	Stratum Description
WS1	3.0m	49.70	1.4m	♦ *0-0.2m* – Made Ground: Concrete ♦ *0.2-1.4m* – Made Ground: Black sandy gravel of brick and sandstone. Low content of ash. ♦ *1.4-3.0m* – Stiff grey-brown clay (Glacial Till)
WS2	3.0m	49.70	1.4m	♦ *0-0.2m* – Made Ground: Concrete ♦ *0.2-1.4m* – Made Ground: Black sandy gravel of brick and sandstone. Low content of ash. ♦ *1.4-3.0m* – Stiff grey-brown clay (Glacial Till)
WS3	3.0m	50.00	1.2m	♦ *0-1.2m* – Made Ground: Compact black-brown sandy gravel of brick and concrete. Medium content of bricks and cobble sized fragments of concrete ♦ *1.2-3.0m* – Stiff grey-brown clay (Glacial Till)
WS4	3.0m	49.70	1.6m	♦ *0-0.2m* – Made Ground: Concrete ♦ *0.2-1.6m* – Made Ground: Black sandy gravel of brick and sandstone. Low content of ash. ♦ *1.6-3.0m* – Stiff grey-brown clay (Glacial Till)
WS5	3.0m	49.70	2.1m	♦ *0-0.2m* – Made Ground: Concrete ♦ *0.2-2.1m* – Made Ground: Black sandy gravel of brick and sandstone. Low content of ash ♦ *2.1-3.0m* – Stiff grey-brown clay (Glacial Till)
WS6	3.0m	49.70	1.6m	♦ *0-0.25m* – Made Ground: Concrete

GI ID	Overall Depth (m)	Overall Depth (mBGL)	Made Ground Depth (m)	Stratum Description
				♦ *0.25-1.6m* – Made Ground: Black sandy gravel of brick and sandstone. Low content of ash. ♦ *1.6-3.0m* – Stiff grey-brown clay (Glacial Till)
TP1	1.1m	51.90	1.1m	♦ *0-0.7m* – Made Ground: Compact black-brown sandy gravel of brick and concrete. Medium content of bricks and cobble sized fragments of concrete. ♦ *0.7-1.1m* – Made Ground: Relict brick footings. Relict concrete floor slab at 1.1m bgl.
FP1	1.63m	1.63m	1.63m	♦ Existing building foundations found to extent to c.1.6m BGL
FP2	0.6m	0.6m	0.6m	♦ Extensive steel plate encountered at 0.6m BGL, so foundation pit terminated.
FP3	2.03m	2.03m	2.03m	♦ Existing building foundations found to extent to c.2.0m BGL

APPENDIX V GAZETTEER OF HLC UNITS

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16125	Residential	Social Housing Development	Residential	Around Weybridge Road, Chippenham Road and Woodward Street
HGM16126	Residential	High Rise Flats	Residential	Salford Court, Chippenham Road
HGM16127	Residential	High Rise Flats	Residential	Chippenham Court, Chippenham Road
HGM16128	Residential	High Rise Flats	Residential	Woodward Court, Woodward Street
HGM16129	Ornamental, Parkland and Recreational	Public Park	Residential	Off Woodward Street and Butler Street
HGM16130	Institutional	Religious (Worship)	Residential	Trinity Methodist Church, Butler Street
HGM16131	Institutional	Community Establishment	Residential	Youth Centre, Butler Street
HGM16133	Residential	Social Housing Development	Residential	Around Bollington Road and Ridgway Street
HGM16134	Institutional	Religious (Worship)	Institutional	The Church of the Apostles and Rectory, Ridgeway Street
HGM16194	Ornamental, Parkland and Recreational	Urban Green Space	Industrial	East of Palmerston Street Adjacent to the River Medlock (Ancoats Vale)
HGM16201	Residential	Social Housing Development	Residential	Mayes Gardens, Harrison Street
HGM16203	Residential	Social Housing Development	Residential	Around Tutbury Street
HGM16204	Residential	Semi-Detached Housing	Residential	Around Pattishall Close, Adstone Close and Towcester Close
HGM16205	Ornamental, Parkland and Recreational	Public Park	Enclosed Land; Residential	West of Gurney Street
HGM16206	Residential	Private Housing Development	Residential	Hackleton Close, Badby Close and Maidford close
HGM16208	Residential	Low Rise Flats	Institutional; Industrial	Crossley Court, Pollar street
HGM16209	Residential	Social Housing Development	Residential	Around Chesshyre Avenue and Frost Street
HGM16216	Commercial	Warehousing	Industrial	Warehouse, around 12 Bradford Road
HGM16217	Industrial	Textile Mill	Enclosed Land	North of the Junction of Pollard Street East and Clyde Street
HGM16219	Industrial	Industrial Works (general)	Enclosed Land; Industrial	At the Junction of Beswick Street and Pollard Street
HGM16220	Industrial	Industrial Works (general)	Enclosed Land; Industrial	At the Junction of Cambrian Street and Pollard Street East

HLC ID	Broad Type	HLC Primary type	Previous Type	Details
HGM16224	Industrial	Industrial Estate	Enclosed Land; Residential	Around Lind Street, Branson Street and Cyrus Street
HGM16243	Industrial	Waste Ground	Industrial; Commercial	South of Holt Town
HGM16246	Ornamental, Parkland and Recreational	Public Park	Water Bodies	At the Junction of Cambrian Street and Cyrus Street
HGM16260	Residential	Empty Housing Plots	Residential	West of Cardroom Close and Winder Drive
HGM16269	Residential	Conversions	Commercial	Pollard Street
HGM16271	Residential	Low Rise Flats	Commercial	Northwest of the Junction of Great Ancoats Street and Every Street
HGM16274	Residential	Conversions	Industrial	Victoria Works, Pollard Street
HGM16276	Industrial	Waste Ground	Industrial	At the Junction of Great Ancoats Street and Pollard Street
HGM16280	Industrial	Waste Ground	Industrial	At the Junction of Pollard Street and Munday Street
HGM16282	Industrial	Waste Ground	Communications; Institutional	South of Old Mill Street
HGM16284	Institutional	School	Residential; Industrial	St Anne's RC Primary and Nursery School and Playing Field, Pollard Street
HGM16286	Ornamental, Parkland and Recreational	Playing Fields/ Recreation ground	Residential; Institutional	Playing Fields, Pollard Street
HGM16287	Institutional	Religious (Worship)	Residential; Institutional	St Anne's RC Church, Carruthers Street
HGM16322	Industrial	Industrial Works (general)	Industrial	Around the Junction of Carruthers Street and Pollard Street
HGM16324	Industrial	Industrial Works (general)	Industrial	At the Junction of Piercy Street and Carruthers Street
HGM16326	Commercial	Public House	-	64 Winder Drive
HGM16332	Commercial	Public House	Commercial	31 and 33 Pollard Street
HGM16334	Commercial	Warehousing	Industrial	Warehouse, Snell Street
HGM16344	Residential	Low Rise Flats	Residential	47 to 49 (odd) Every Street
HGM16345	Residential	Villas/ Detached Housing	Institutional	54 Every Street
HGM16347	Institutional	Religious (Worship)	-	Church of All Souls, Every Street
HGM16355	Commercial	Commercial Core-Urban	-	At the Junction of Holt Town and Merrill Street
HGM16358	Communications	Canal Lock	-	Ashton Canal, Great Ancoats Street
HGM16359	Communications	Canal	-	Ashton Canal, Around Carruthers Street
HGM16360	Communications	Canal	-	Ashton Canal, Around Cambrian Street

APPENDIX VI FIGURES



Site name:	Ancoats Works, Pollard St
Date:	November 2021
Drawn by:	MB
Scale:	Varies

Figure 1:
Site location

N

Site Boundary

Manchester City Council

300m Study Area

This drawing: © ARS Ltd

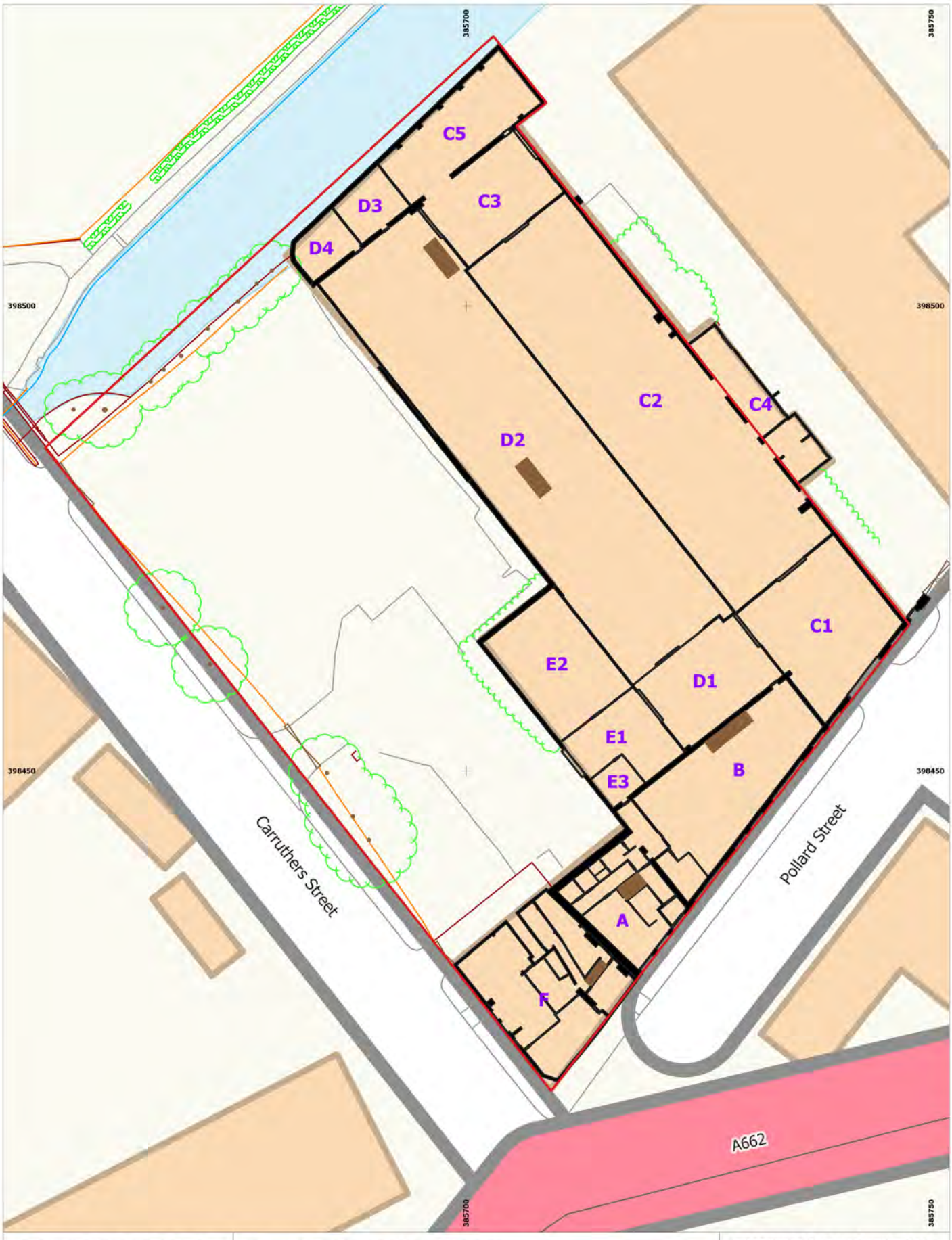
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Site name: Ancoats Works, Pollard St
Date: November 2021
Drawn by: MB
Scale: 1:550 @ A4

Figure 2: Site Plan and Building ID's

N

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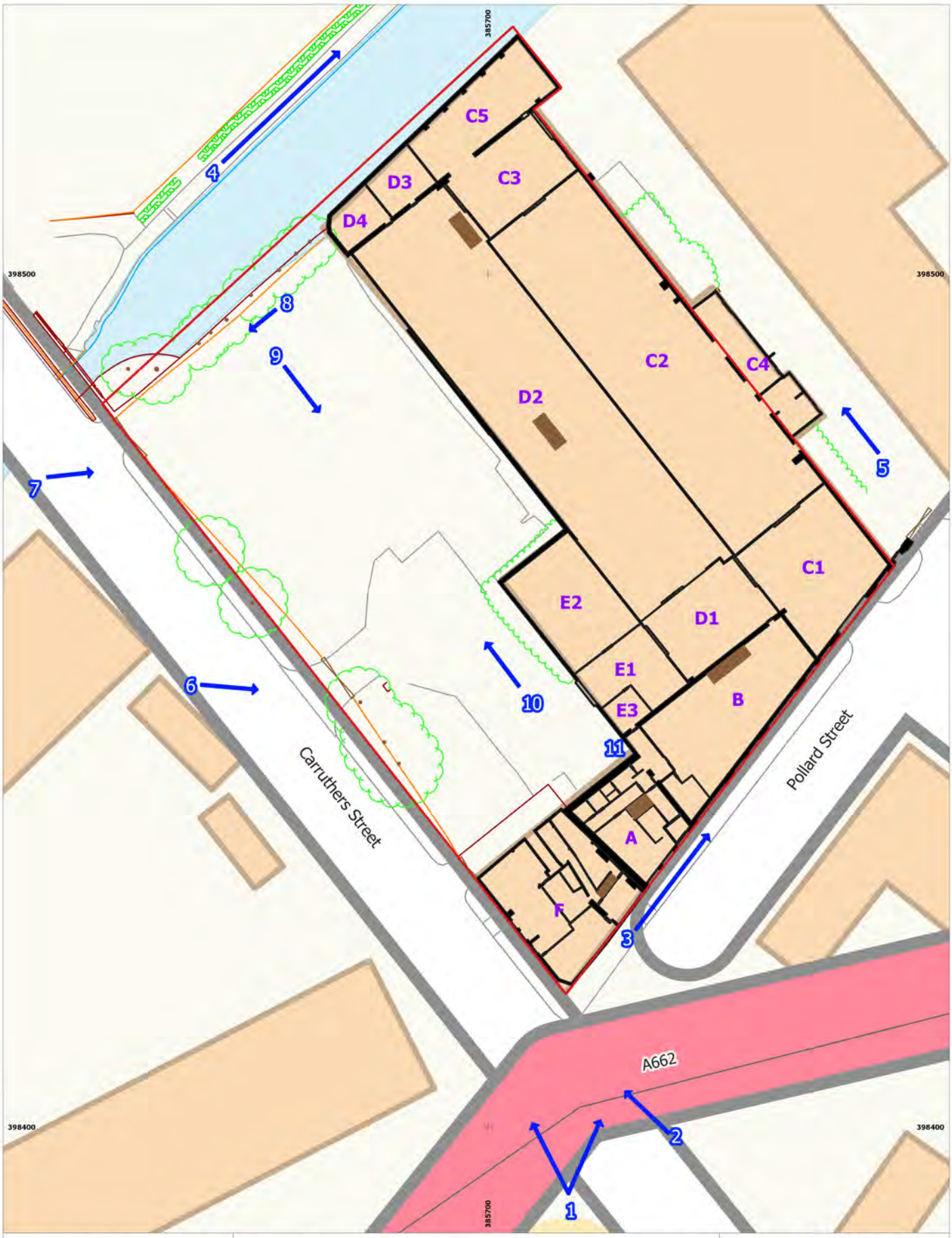
Site Boundary

0 5 10 15 20 m

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Figure 3: General Site Walkover Plan

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Site Boundary

0 5 10 15 20 m

Photograph Points and Directionals

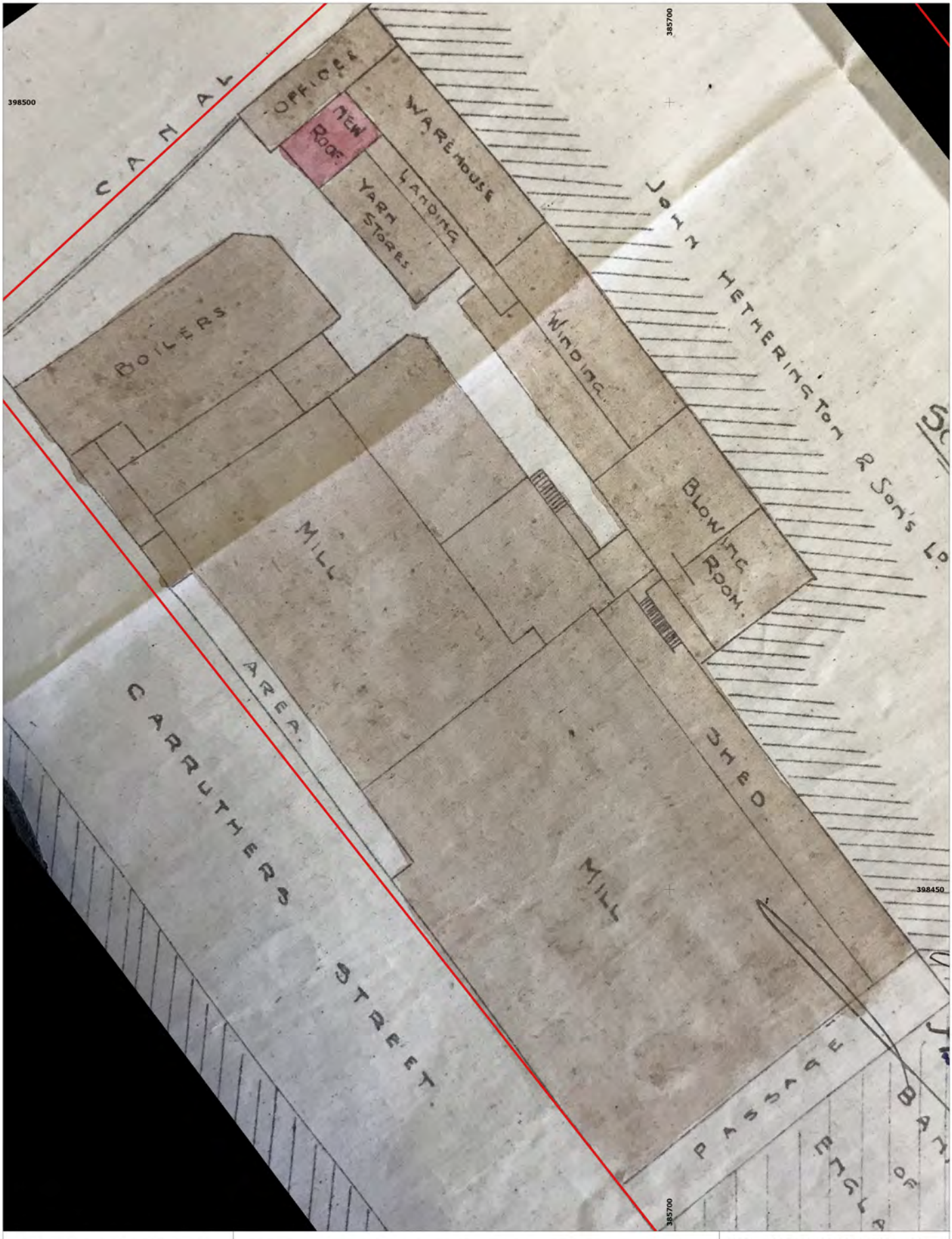
General

Initial Building Assessment - GF

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Figure 4: 1905 Block Plan for the Proposed Roof to Loading Landing for Messrs R. Marsland & Co. Ltd, Carruthers St Mill

N

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Site Boundary

0 2.5 5 7.5 10 m

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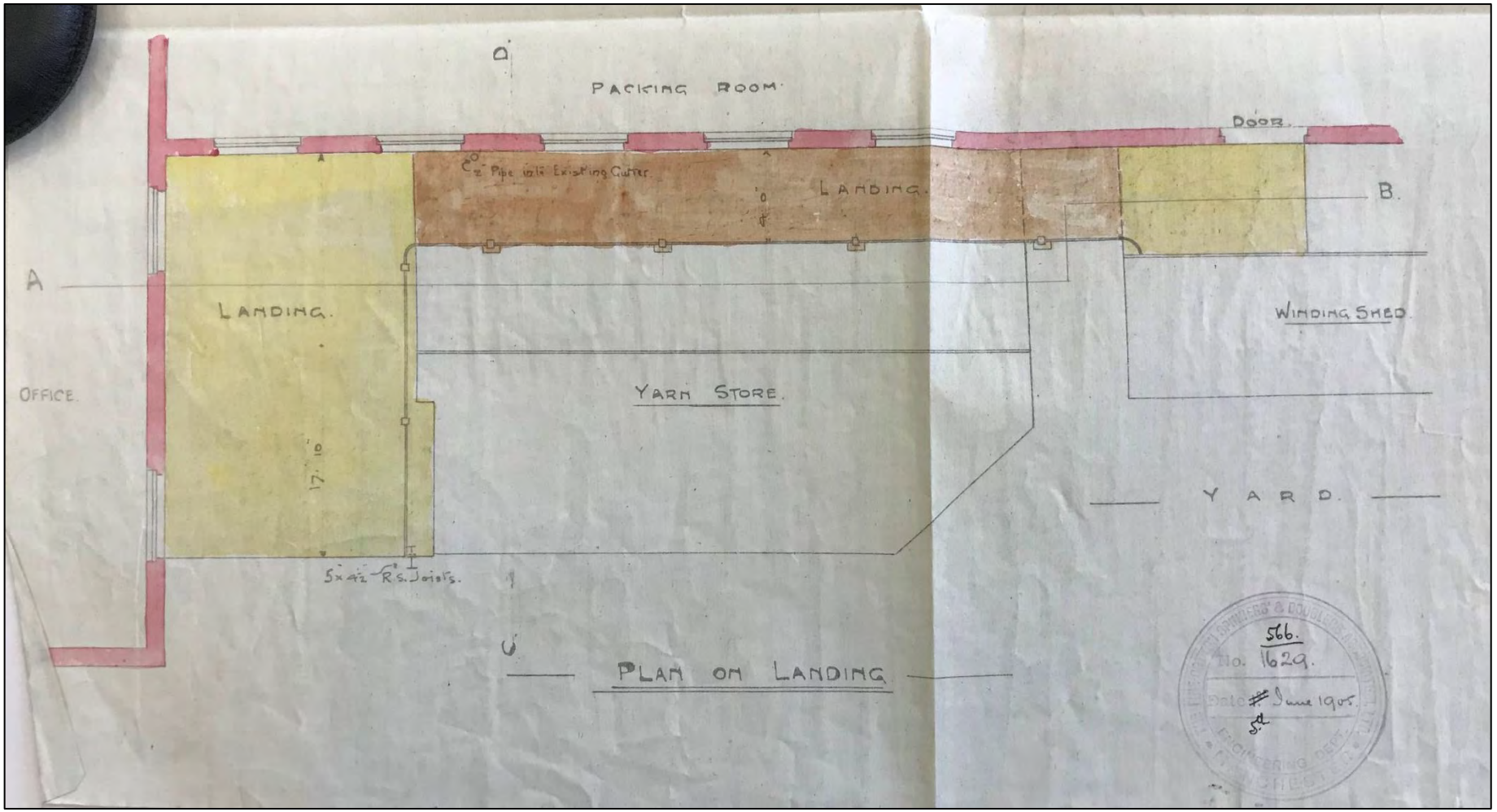


Figure 5: 1905 Detailed Plan for the Proposed Loading Landing Roof

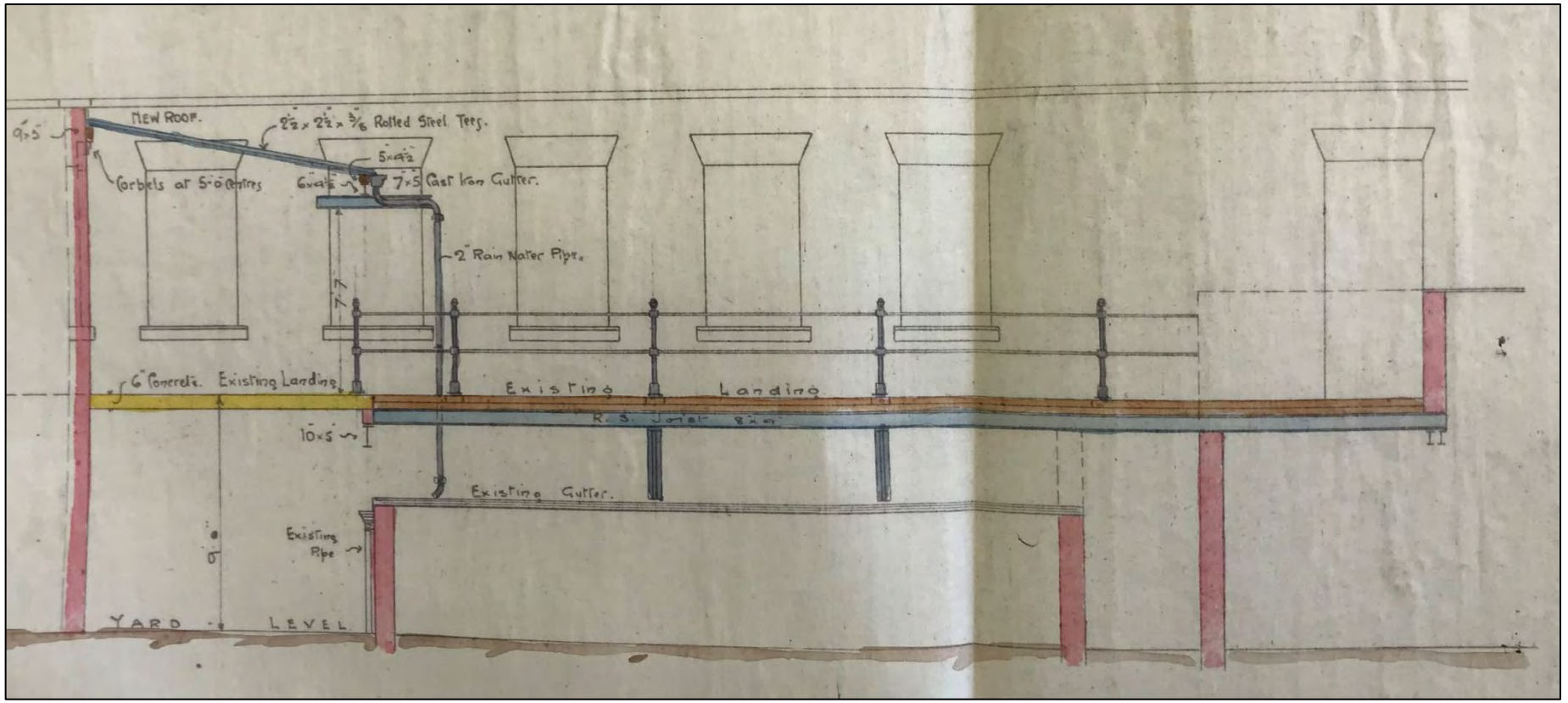
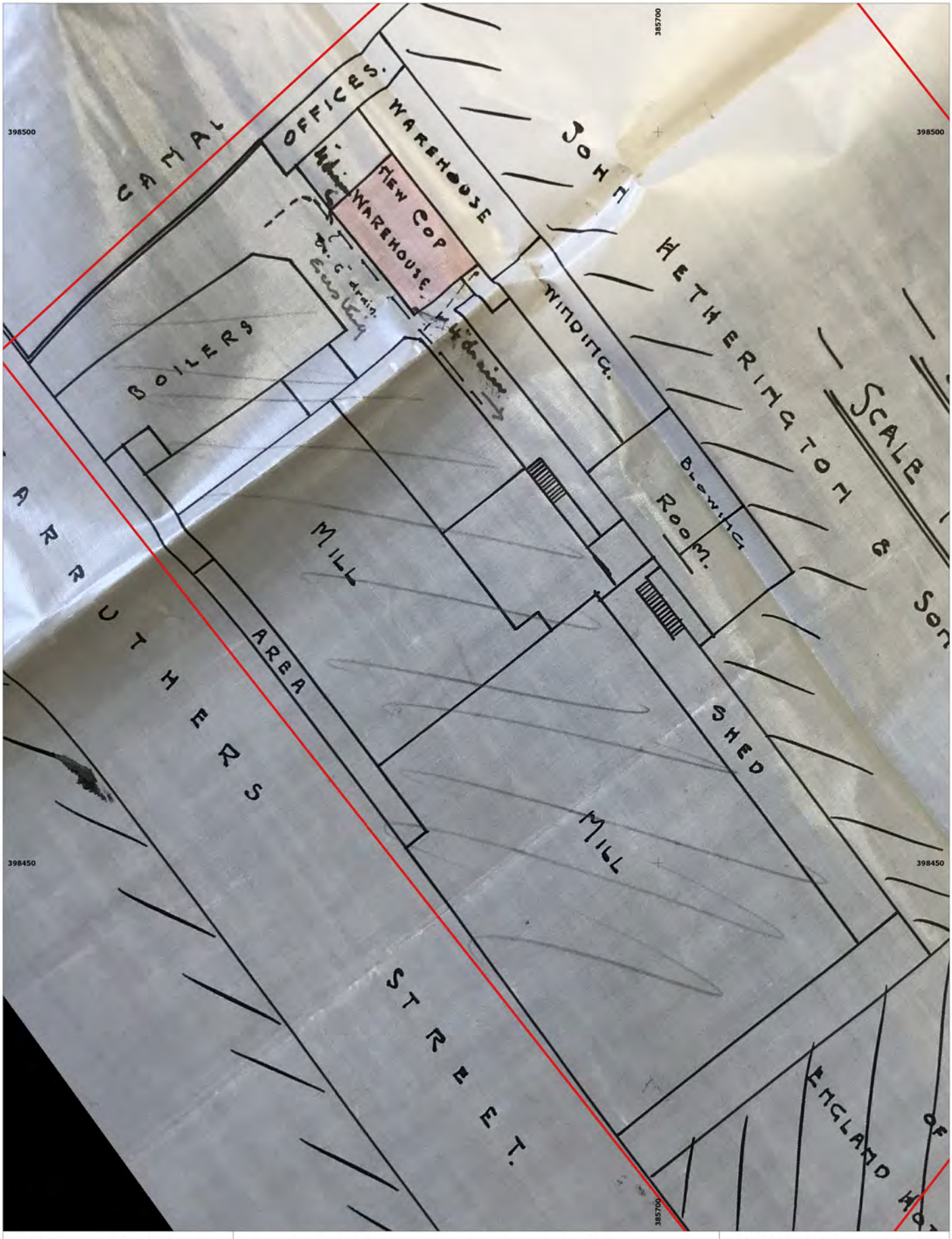


Figure 6: 1905 Detailed Section for the Proposed Loading Landing Roof



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Figure 7: 1907 Block Plan of the Proposed New Cop Warehouse at Carruthers St Mill

N

0 2.5 5 7.5 10 m

Site Boundary

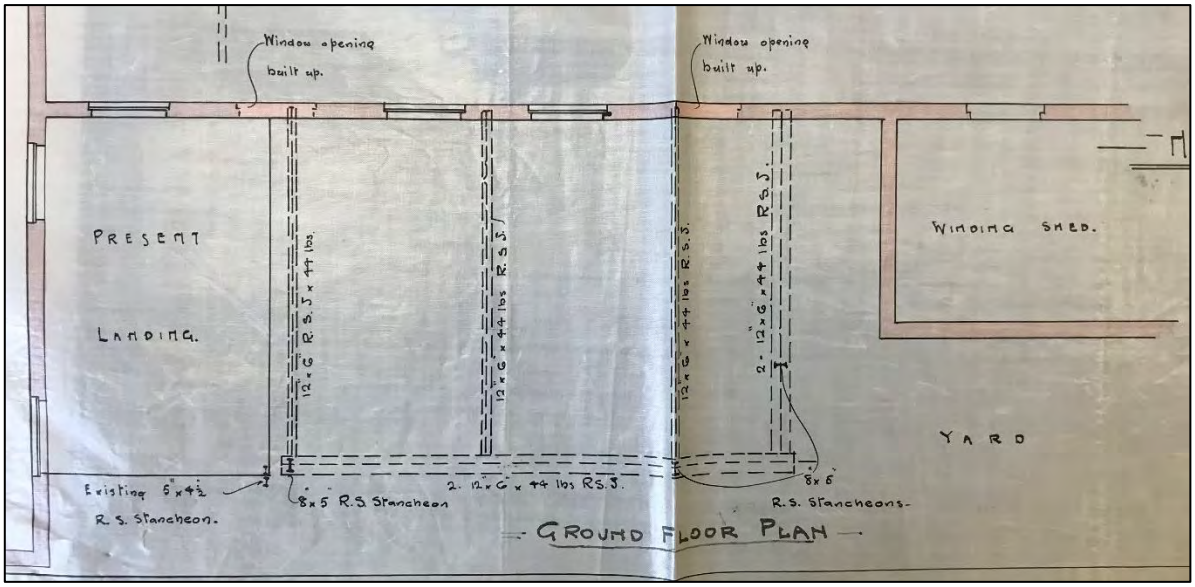
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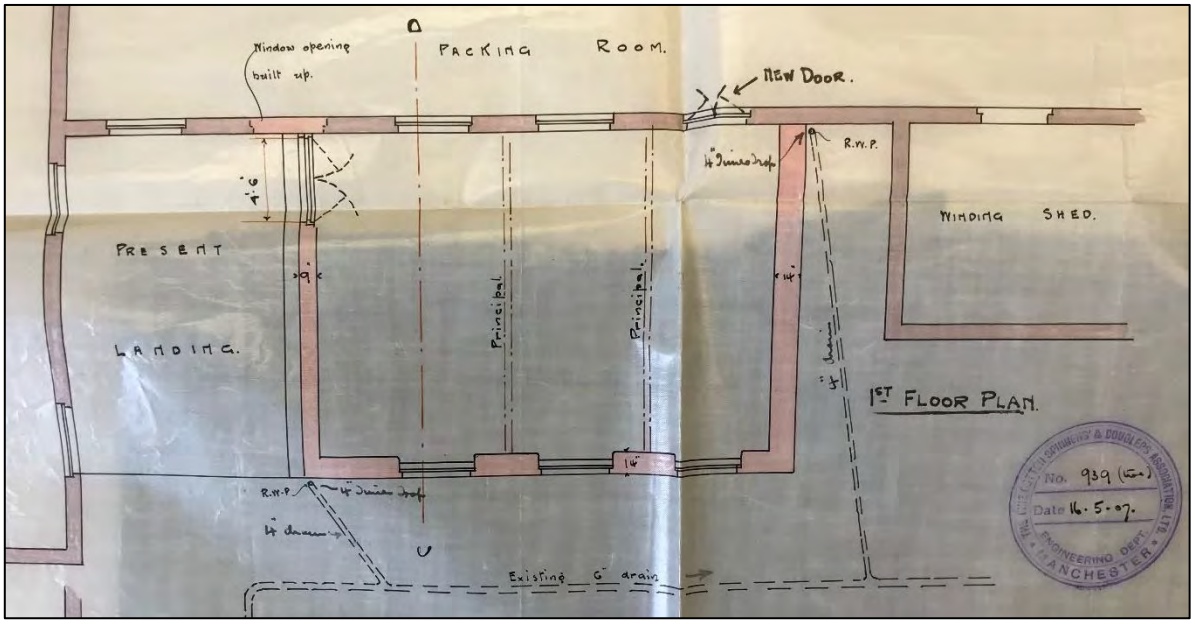


Figure 8: 1907 Ground Floor and First Floor Plans of the Proposed New Cop Warehouse

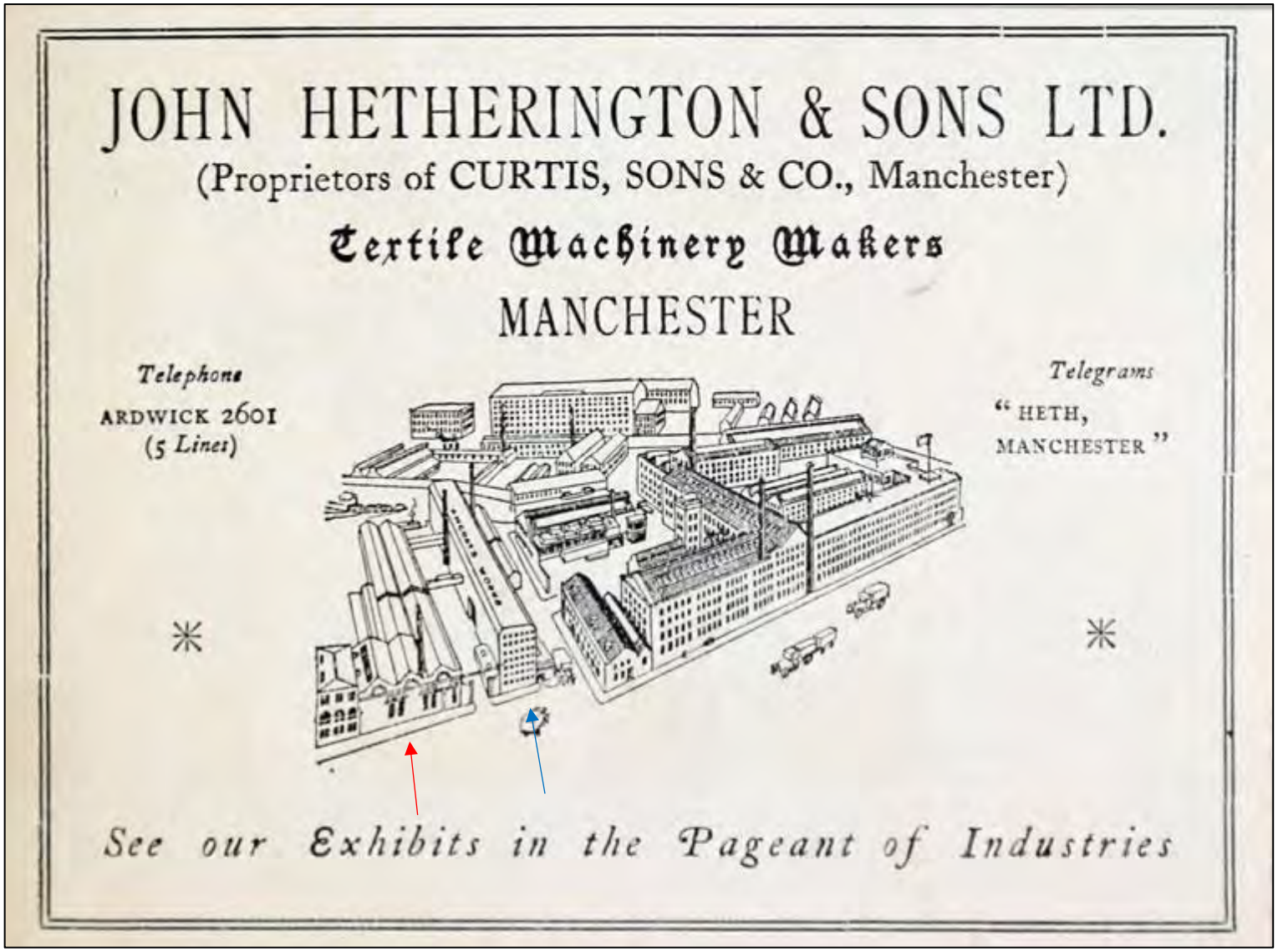


Figure 9: 1926 Drawing of John Hetherington & Sons Ltd properties within Ancoats. Ancoats Works and Hope Mills indicated in red and blue respectively

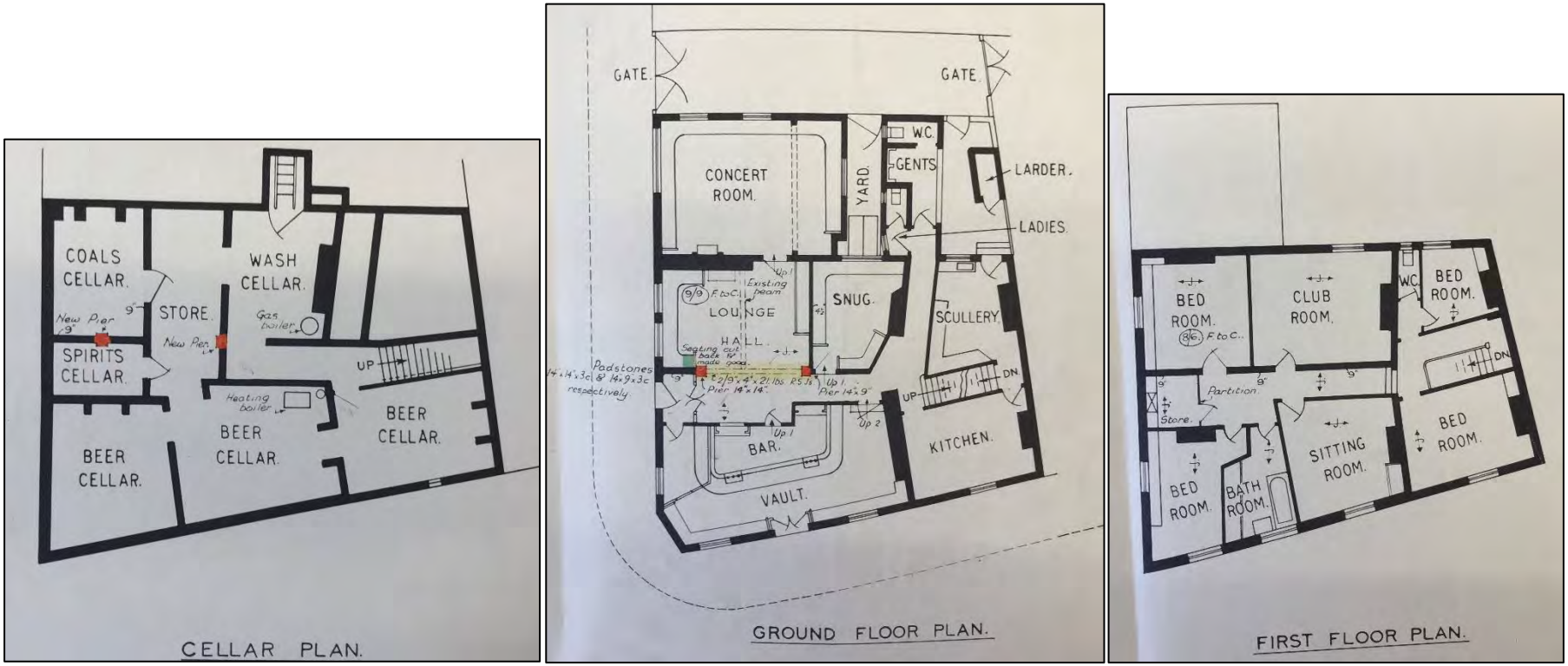


Figure 10: 1950's Cellar, Ground Floor and First Floor Plans of the Bank of England Public House Alterations

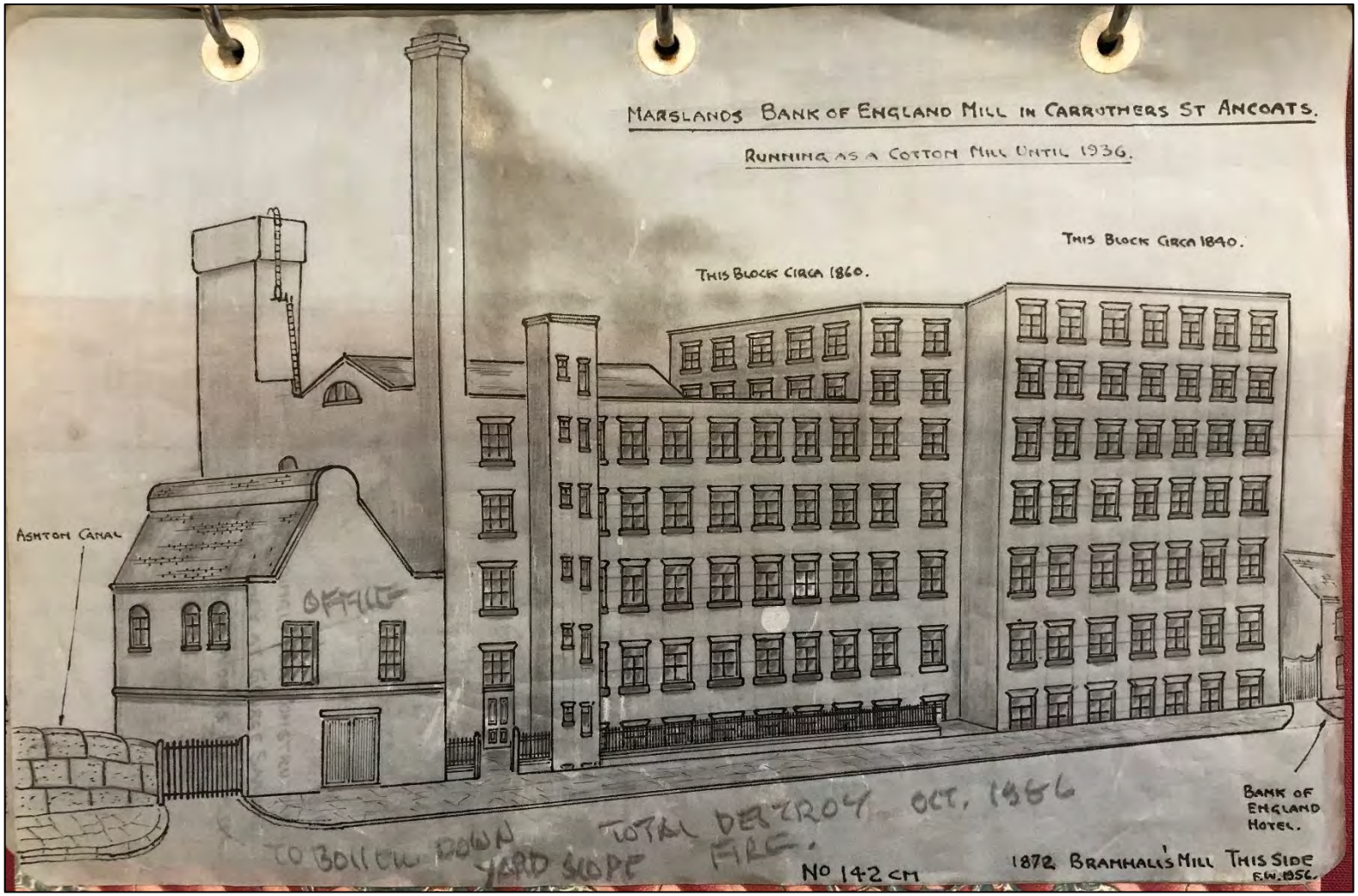


Figure 11: 1956 Drawing from Carruthers Street, Marslands Bank of England Mill

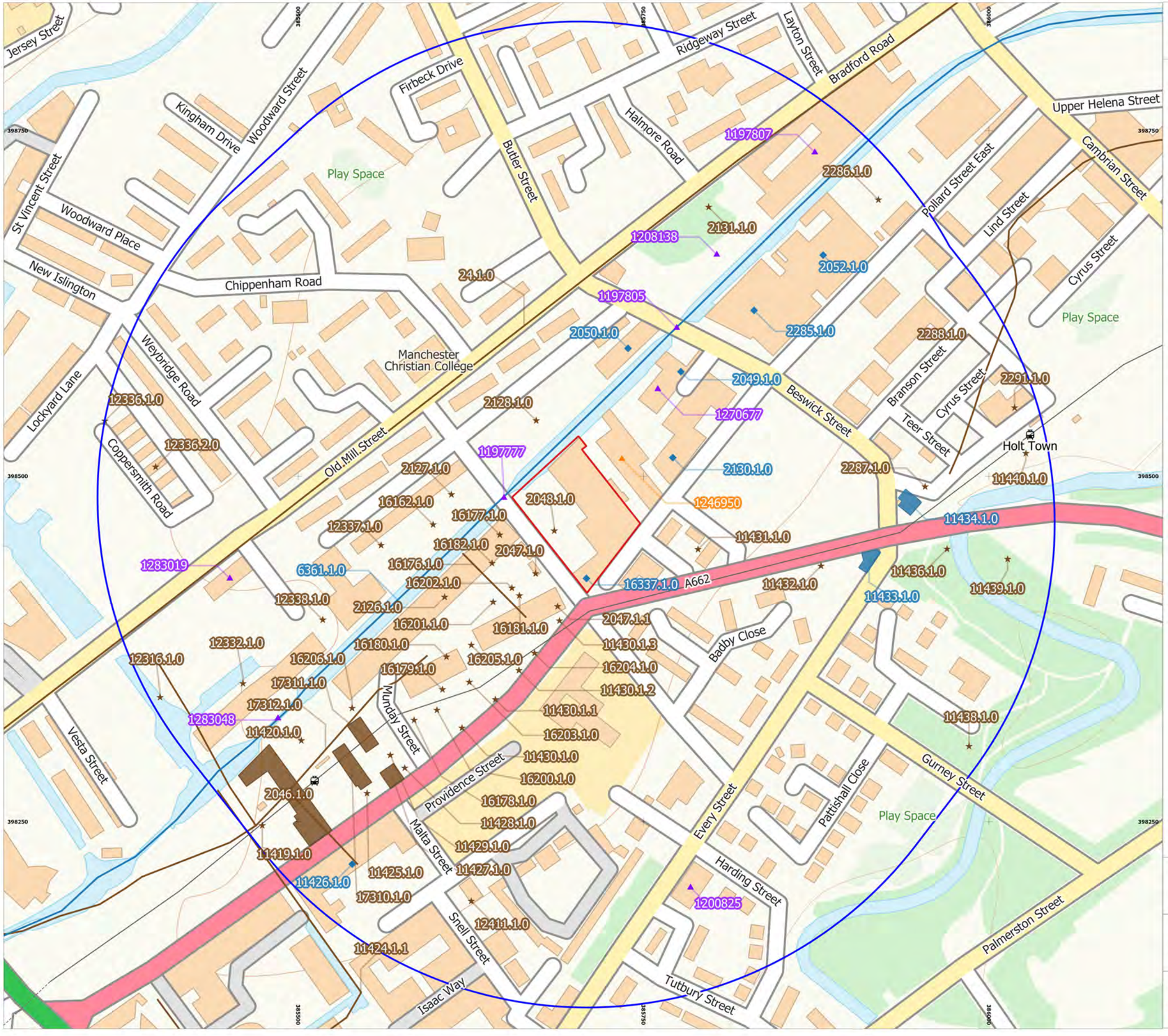


Figure 12: Designated and Non-Designated Heritage Assets

Site Boundary
300m Study Area

Listed Buildings
- Grade II*
- Grade II

Non-Designated Historic Structures
- Historic Structure (point)
- Historic Structure (polyline)
- Historic Structure (polygon)

Non-Designated Archaeological Remains
- Archaeological Remain (point)
- Archaeological Remain (polyline)
- Archaeological Remain (polygon)

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0 25 50 75 100 125 m

N

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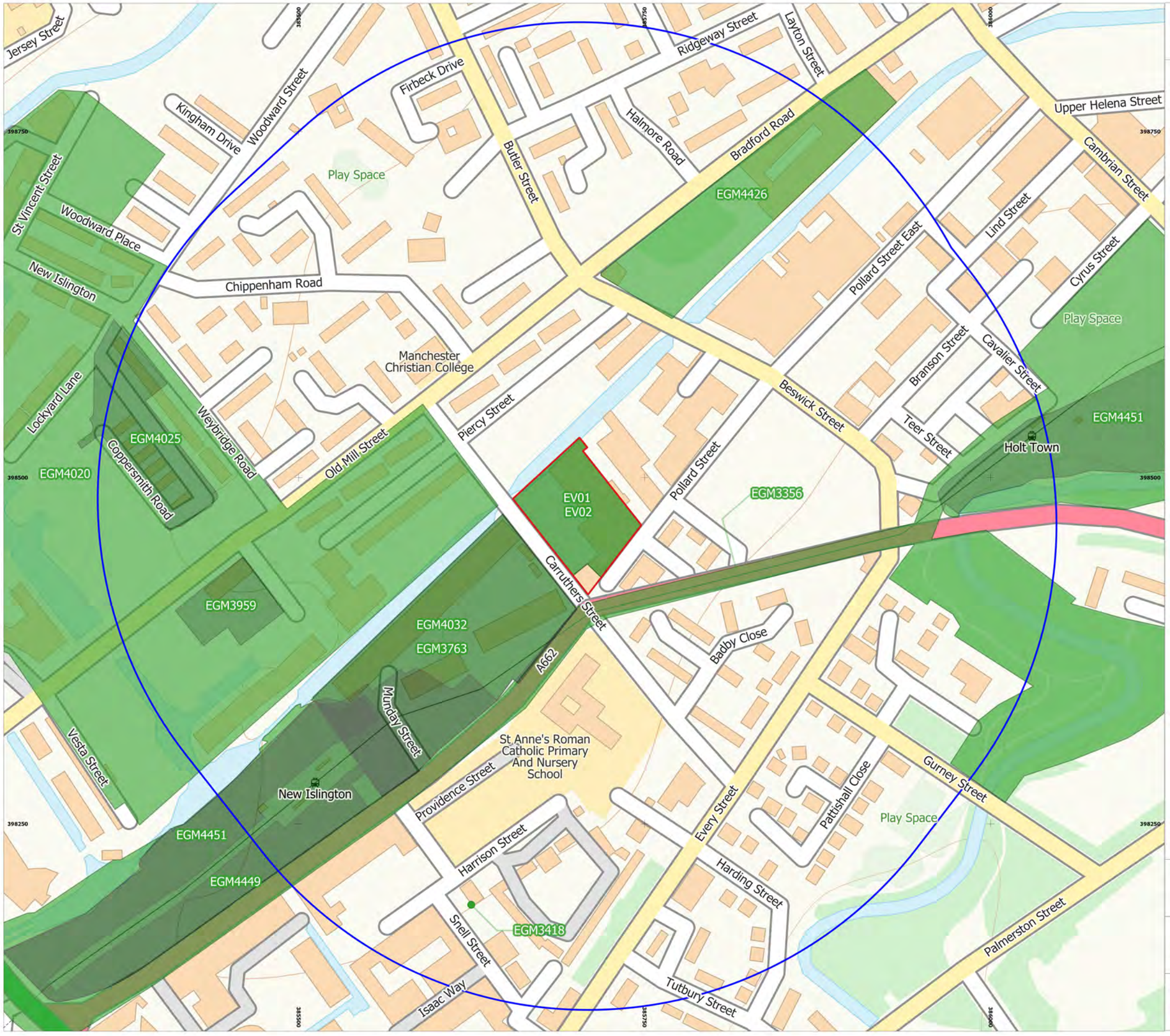


Figure 13:♥ Archaeological Investigations

Site Boundary
300m Study Area

Archaeological Event (point)
Archaeological Event (polygon)

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0 25 50 75 100 125 m

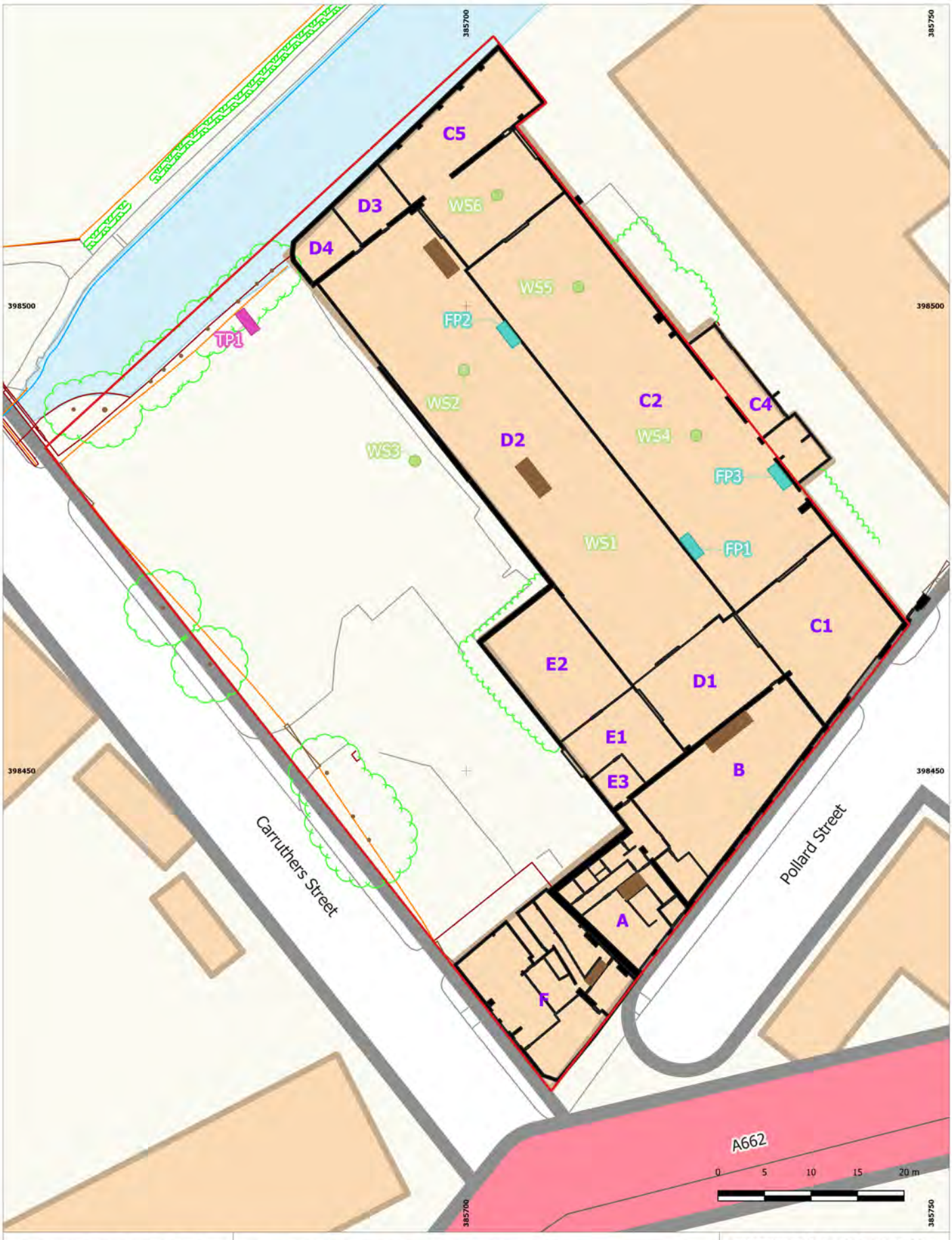
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Figure 14: Site Plan showing locations of 2019 Ground Investigation Works

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Site Boundary
Test Pit
Foundation Pit
Window Sample

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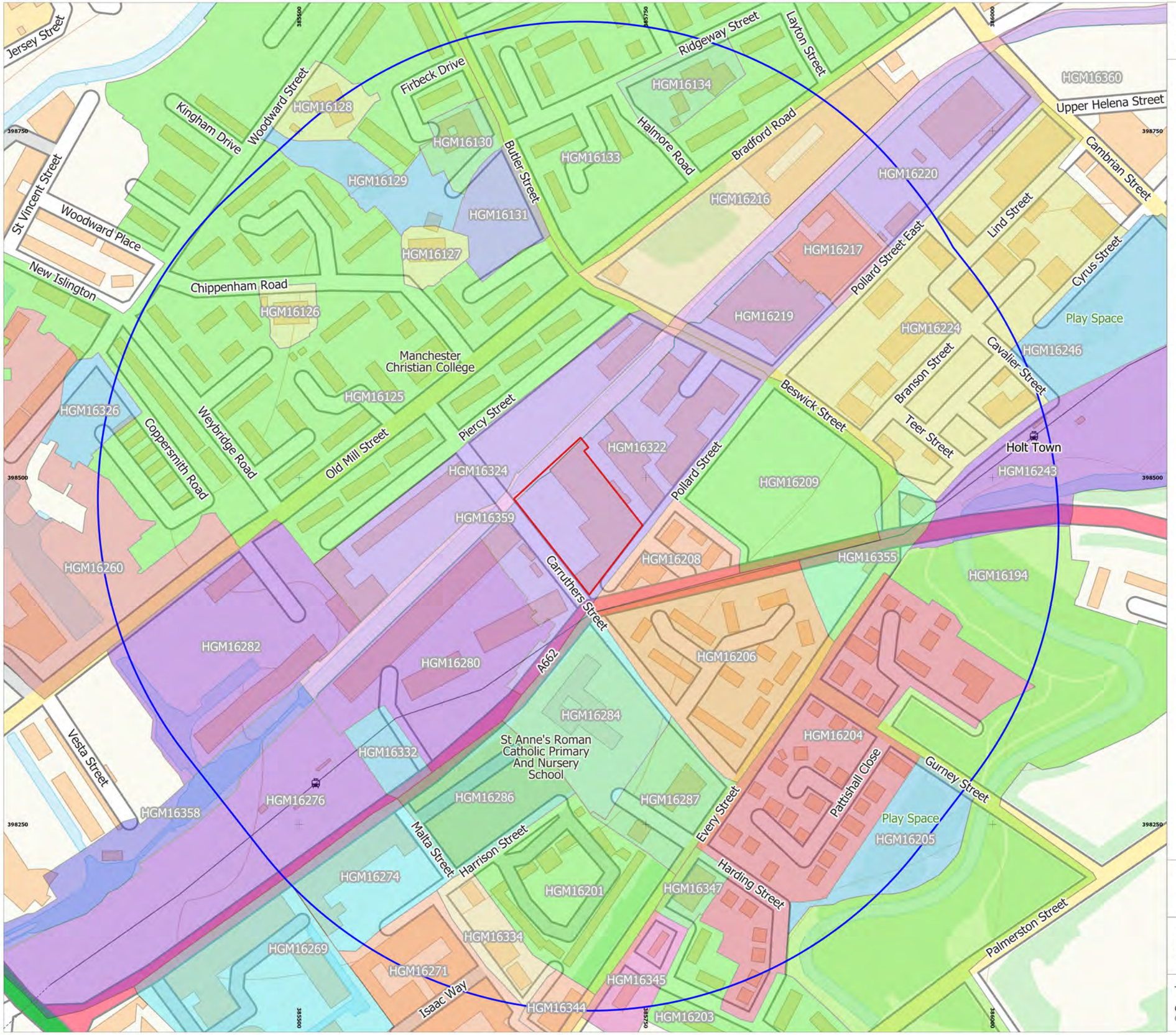


Figure 15 : Historic Landscape Characterisation

Site Boundary
300m Study Area

HLC Primary Type
- Canal
- Canal Lock
- Commercial Core-Urban
- Community Establishment
- Conversions
- Empty Housing Plots
- High Rise Flats
- Industrial Estate
- Industrial Works (general)
- Low Rise Flats
- Playing Fields/ Recreation ground
- Private Housing Development
- Public House
- Public Park
- Religious (Worship)
- School
- Semi-Detached Housing
- Social Housing Development
- Textile Mill
- Urban Green Space
- Villas/ Detached Housing
- Warehousing
- Waste Ground

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0 25 50 75 100 125 m

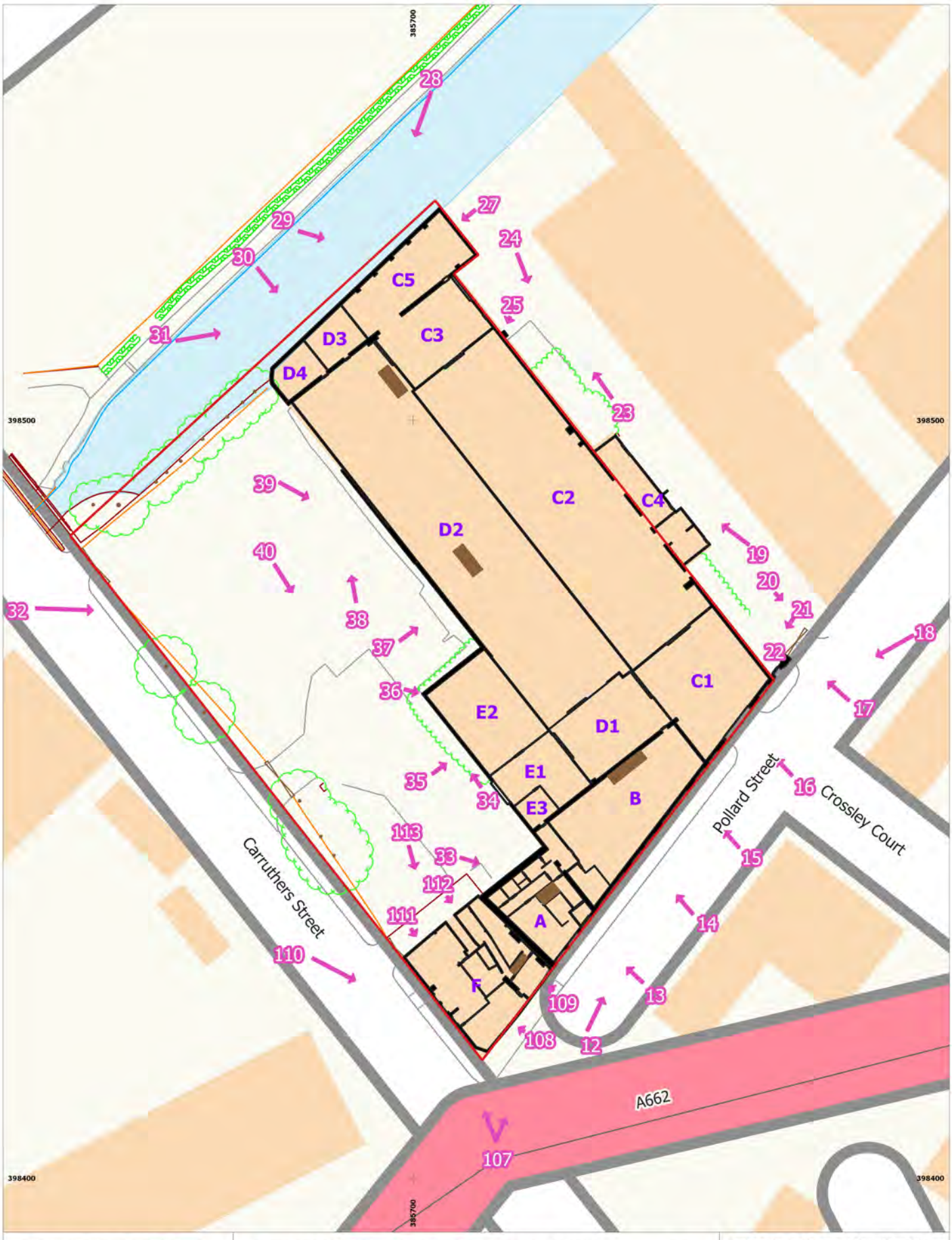
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Figure 16: Initial Building's Assessment - Exterior Photograph Points and Directionals

N

Site Boundary

Photograph Directionals

0 5 10 15 20 m

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Figure 17: Building's A and B - Ground Floor Photograph Points

Site Boundary

Photograph Point Directionals

Site ID's

Door/Rolling Shutter

Stairs

Walls

0 2 4 6 8 m

N

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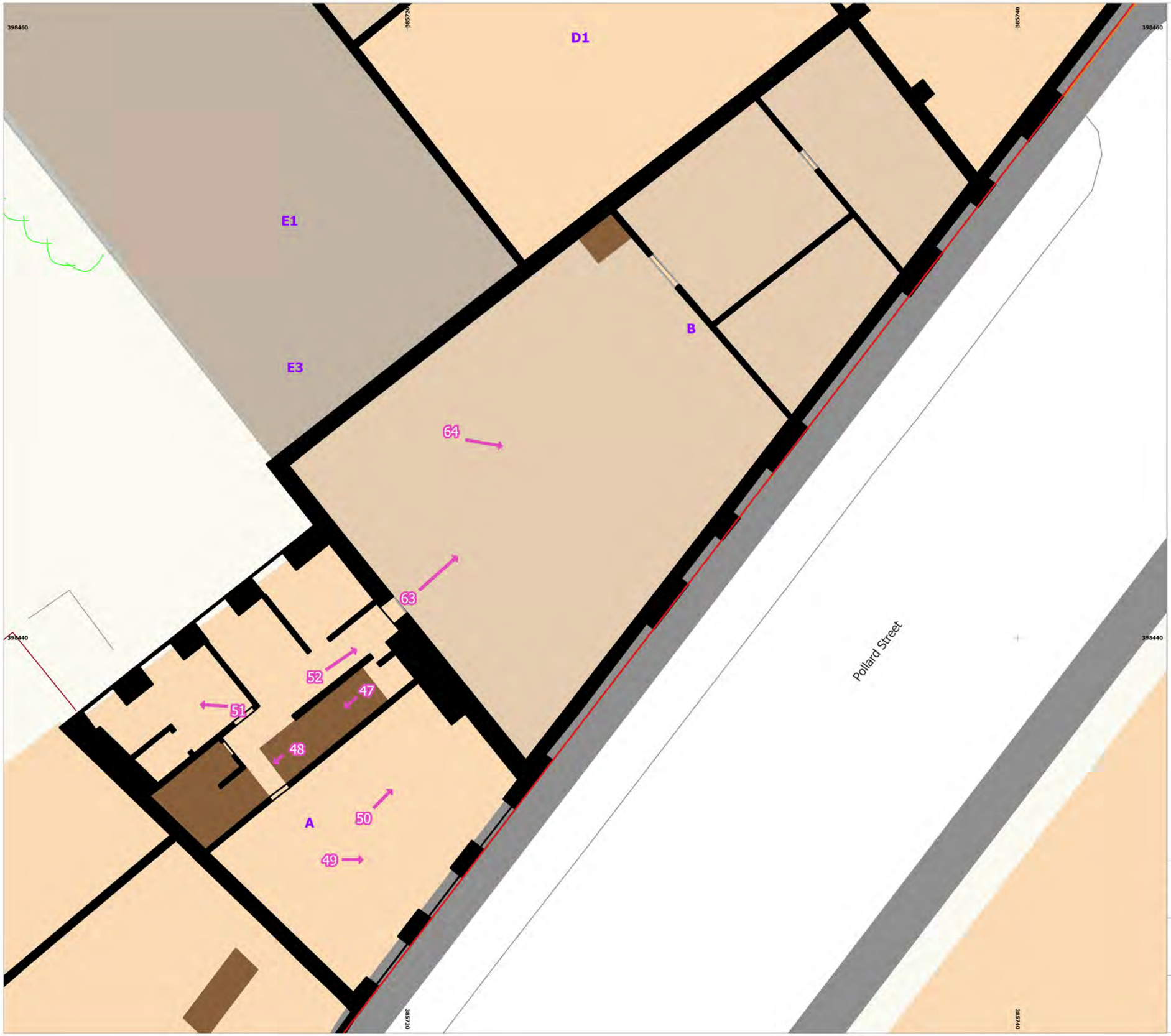


Figure 18: Building's A and B - First Floor Photograph Points

Site Boundary

Photograph Point Directionals

Building ID's

Door/Rolling Shutter

Stairs

Walls

Raised Timber Floor

0 2 4 6 8 m

N

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Date: November 2021
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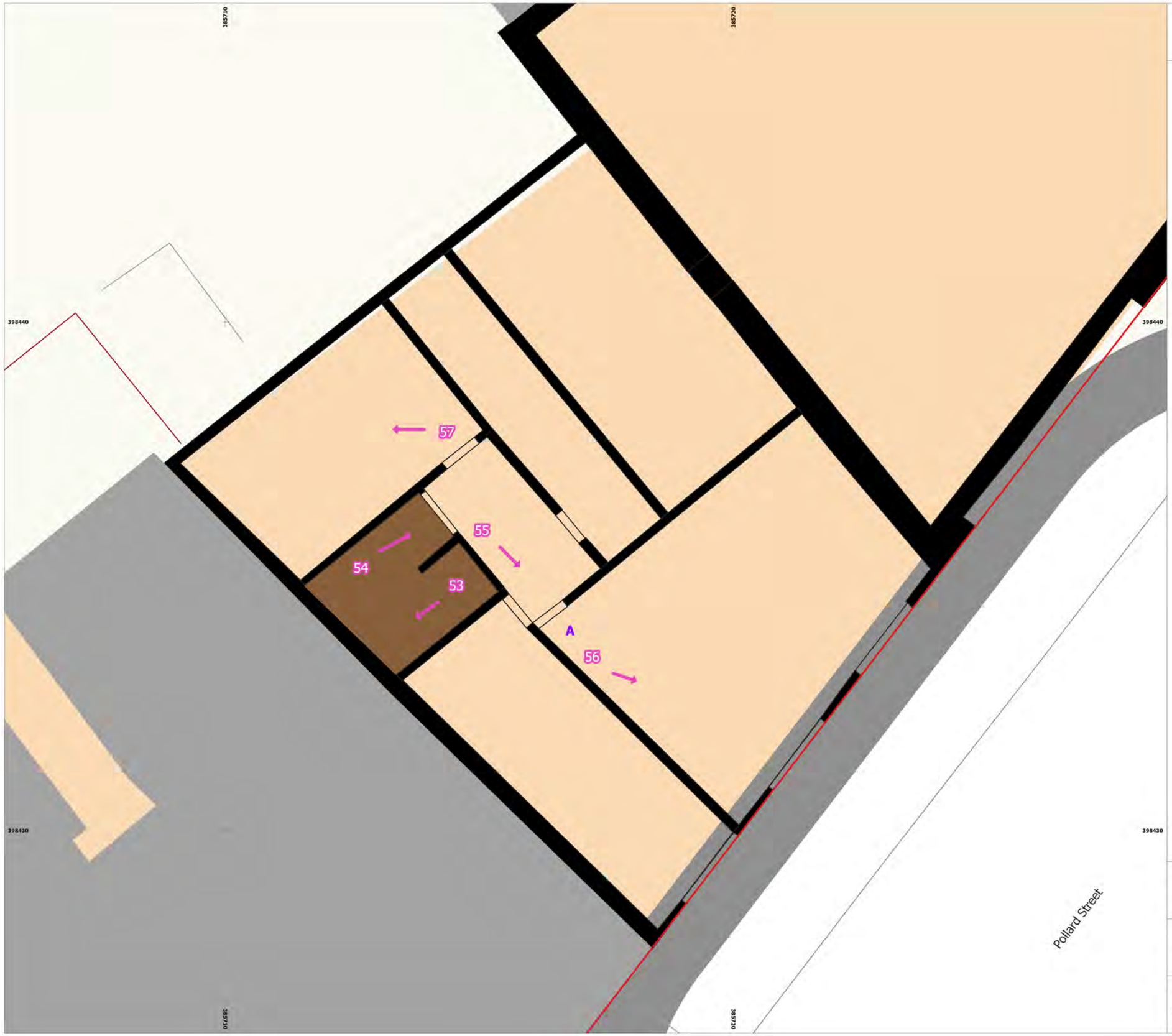
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Figure 19: Building A - Second Floor Photograph Points



Site Boundary

Photograph Point Directionals

Site ID's
- Door
- Stairs
- Walls

0 1 2 3 4 m

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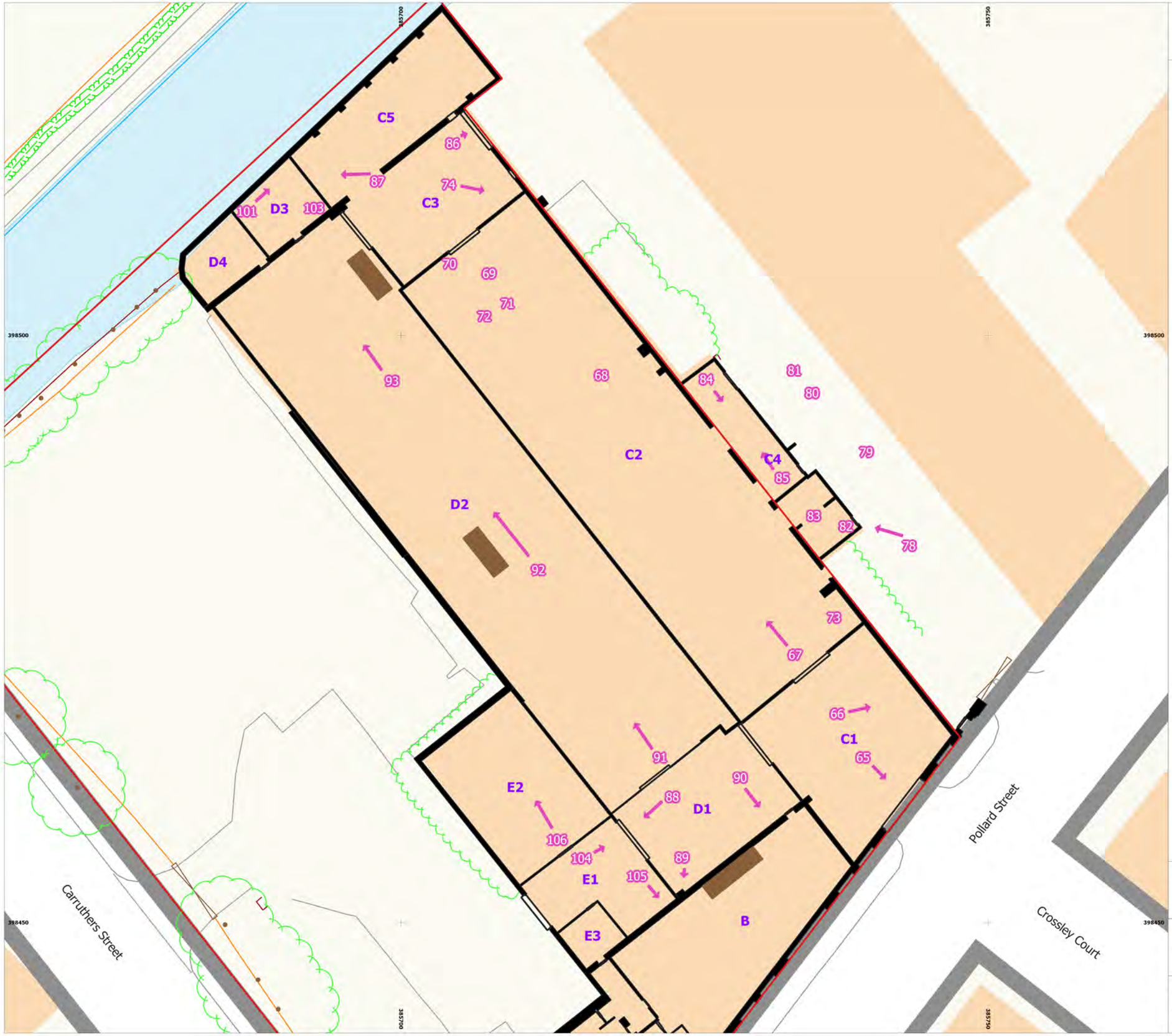
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Figure 20: Building's C, D and E - Ground Floor Photograph Points



Site Boundary

Photograph Point Directionals

Site ID's

Door/Rolling Shutter

Stairs

Walls

0 5 10 15 20 m

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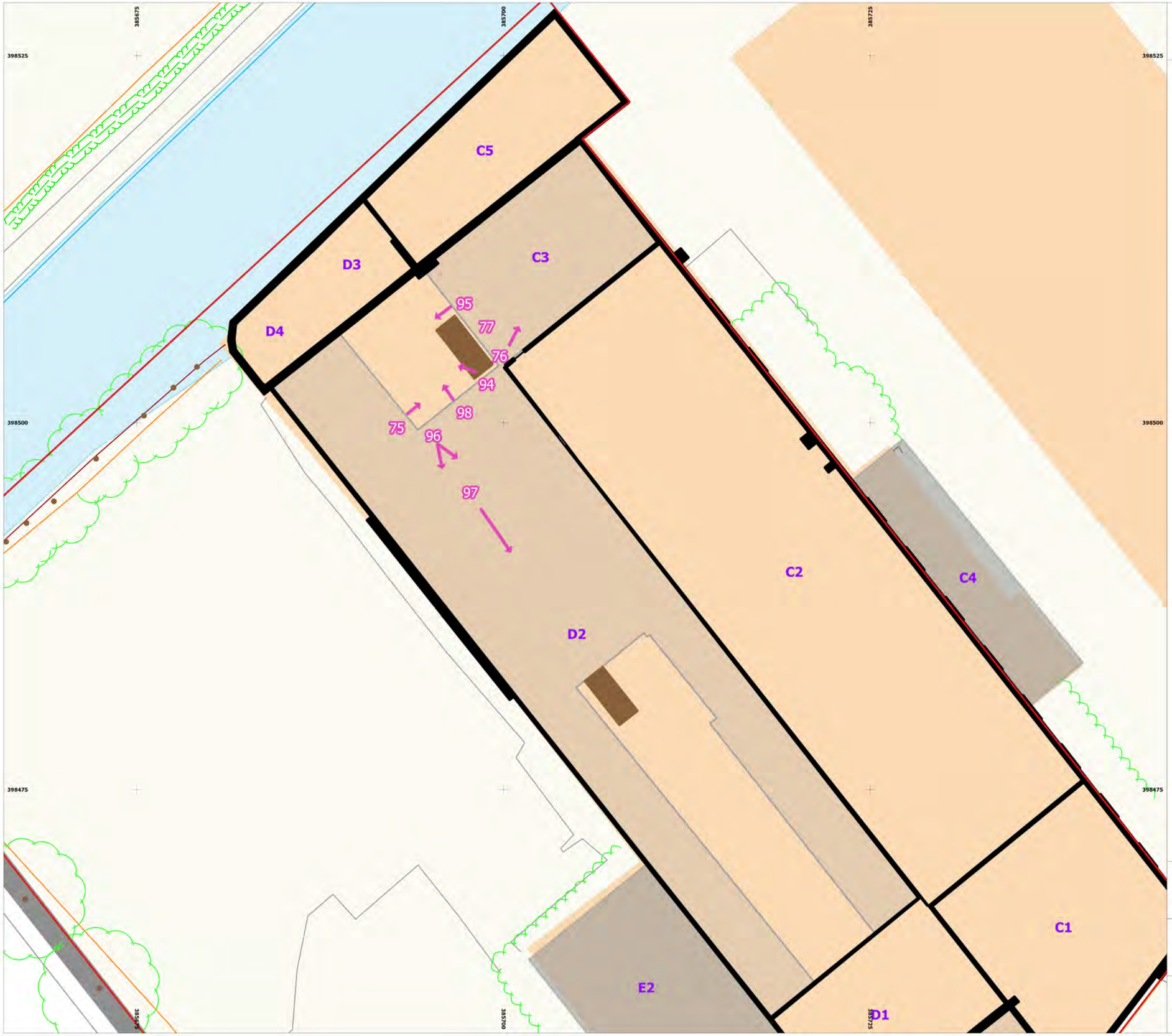
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Figure 21: Building's C and D- First Floor Photograph Points



Site Boundary

Photograph Point Directionals

Site ID's

Door/Rolling Shutter

Stairs

Walls

Raised Floor

0 2.5 5 7.5 10 m

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Figure 22: Building F - Ground Floor Photograph Points

Site Boundary

Photograph Point Directionals

Site ID's
- Door
- Stairs
- Walls

0 1 2 3 4 m

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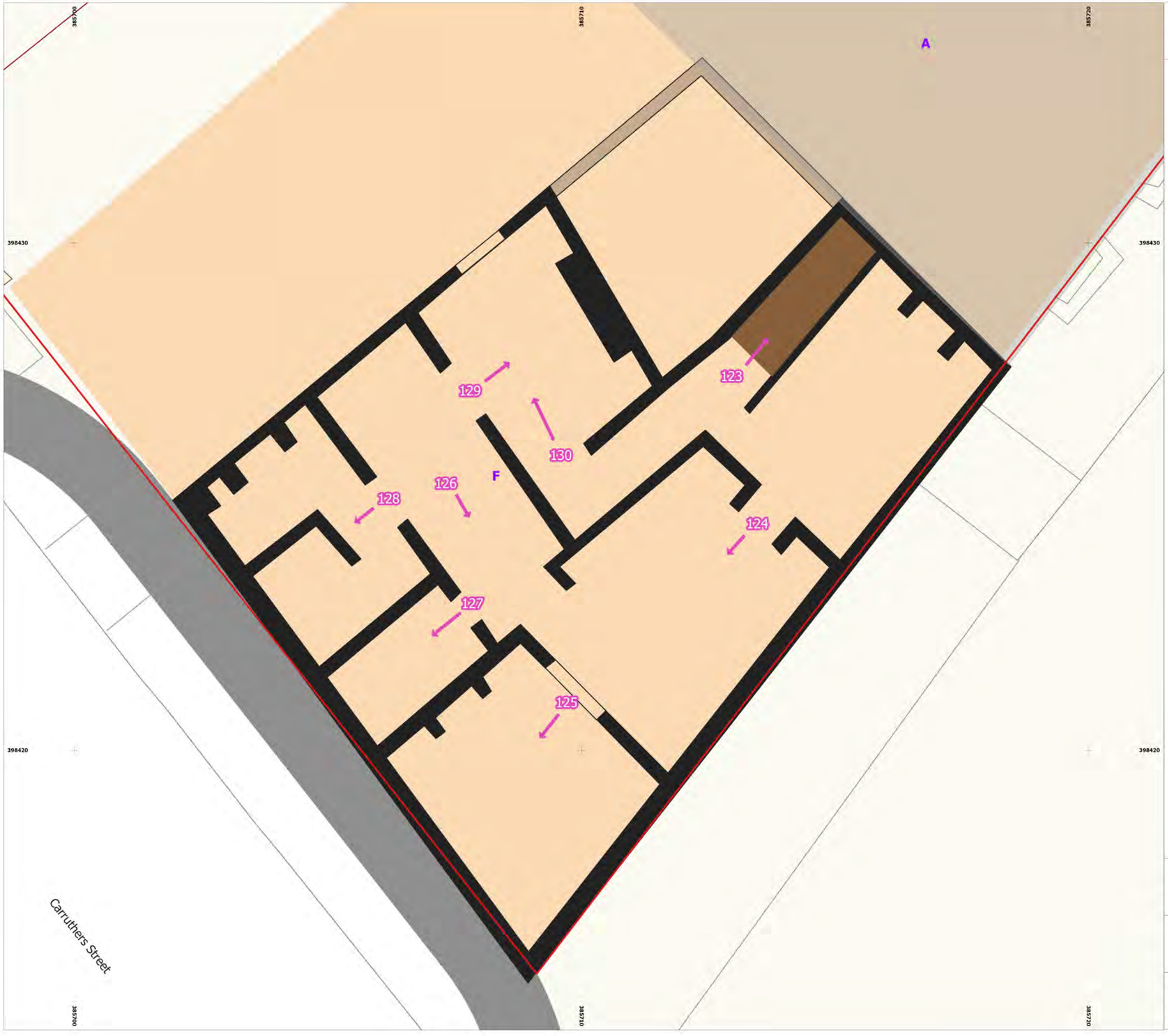


Figure 23: Building F - Basement Photograph Points

Site Boundary

Photograph Point Directionals

Site ID's
- Door
- Probable Wall
- Stairs
- Walls

0 1 2 3 4 m

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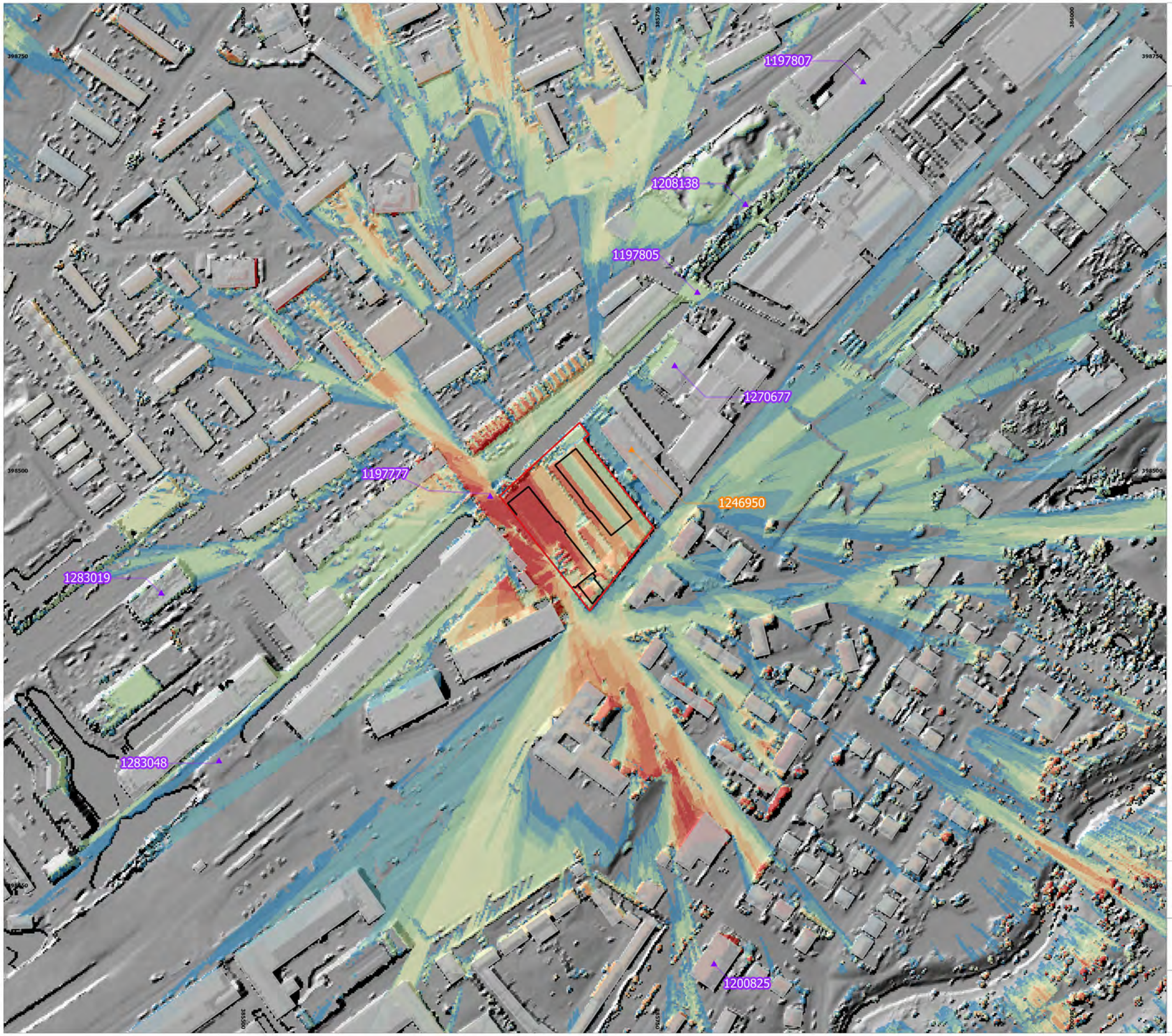


Figure 24: Zone of Visual Influence (ZVI) using Environment Agency DSM @ 1m Resolution

Site Boundary

Proposed New Structures

OS Open Data 'Building' Layer

Grade II* Listed Building

Grade II Listed Building

ZVI Results

1 Point

2 Points

3 Points

4 Points

5 Points

6 Points

7 Points

8 Points

9 Points

10 Points

OGL

0 25 50 75 100 125 m

N

Site name: Ancoats Works, Pollard St
Date: December 2021
Drawn by: MB
Scale: 1:2300 @ A3

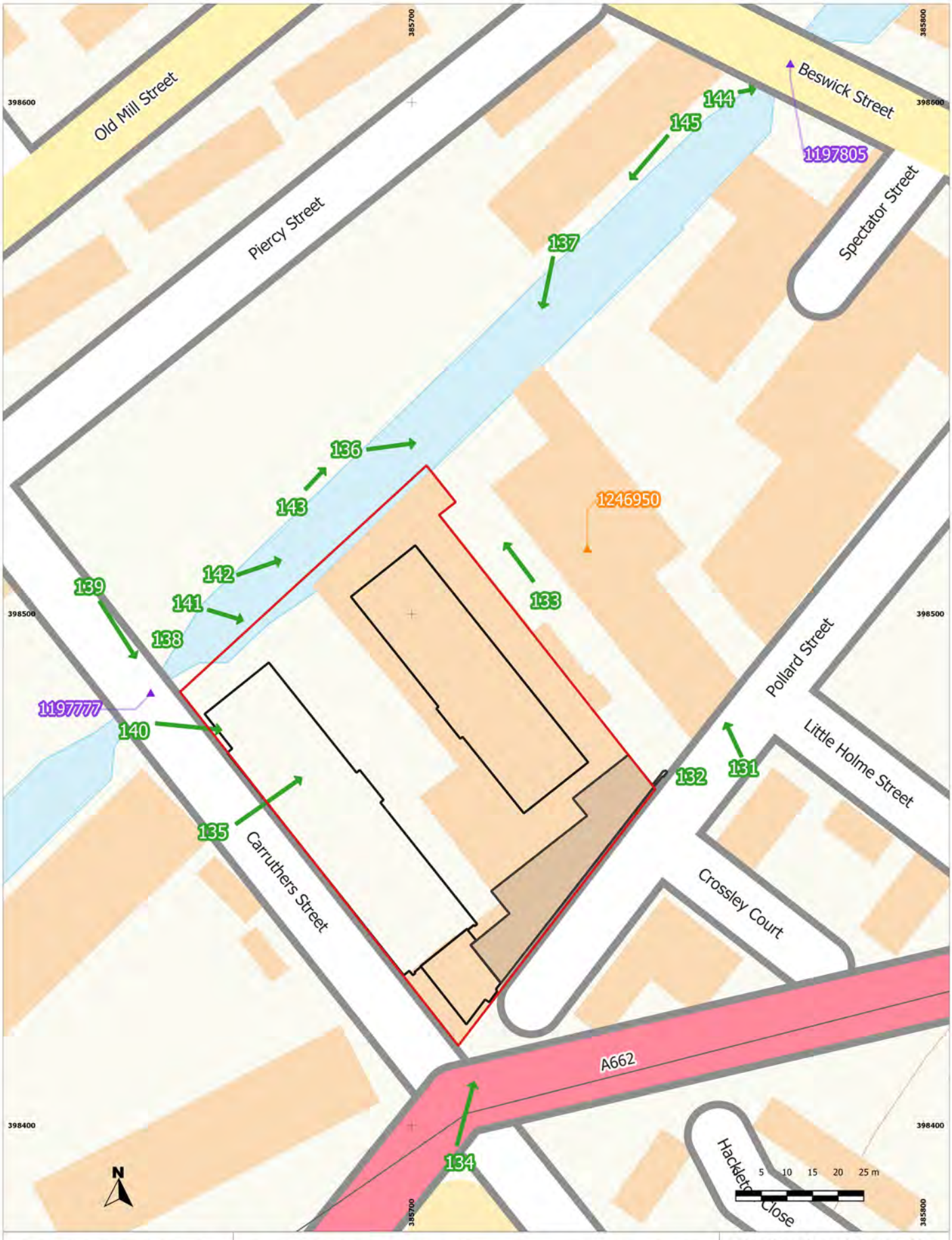
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Figure 25: Setting Assessment Photograph Points

Grade II* Listed Building
Grade II Listed Building
Site Boundary
Photograph Points
Proposed New Buildings
Structural Elements to be Retained

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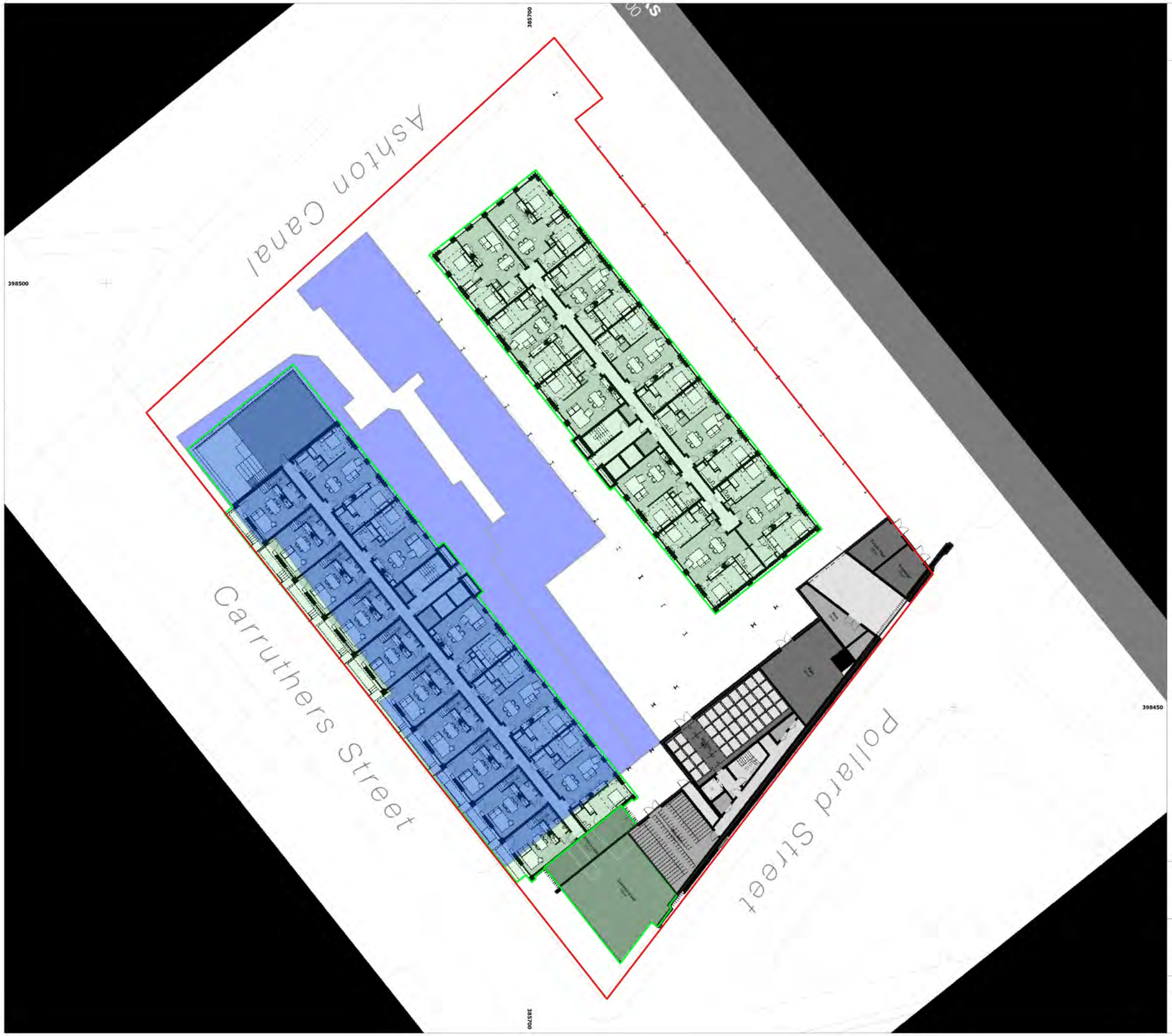


Figure 26: Proposed Development Plan

Site Boundary

Carruthers Mill/Bank of England Mills Footprint from 1907 Plan

Proposed Development

Pollard Street Building Footprints to be Retained

Footprint of Proposed New Residential Blocks

0 5 10 15 20 m

N

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APPENDIX VII PHOTOGRAPHS



Photograph 1: View north at the junction of Carruthers Street and Pollard Street



Photograph 2: View north-west along Carruthers Street



Photograph 3: View north-east along Pollard Street



Photograph 4: View north-east along the Ashton Canal



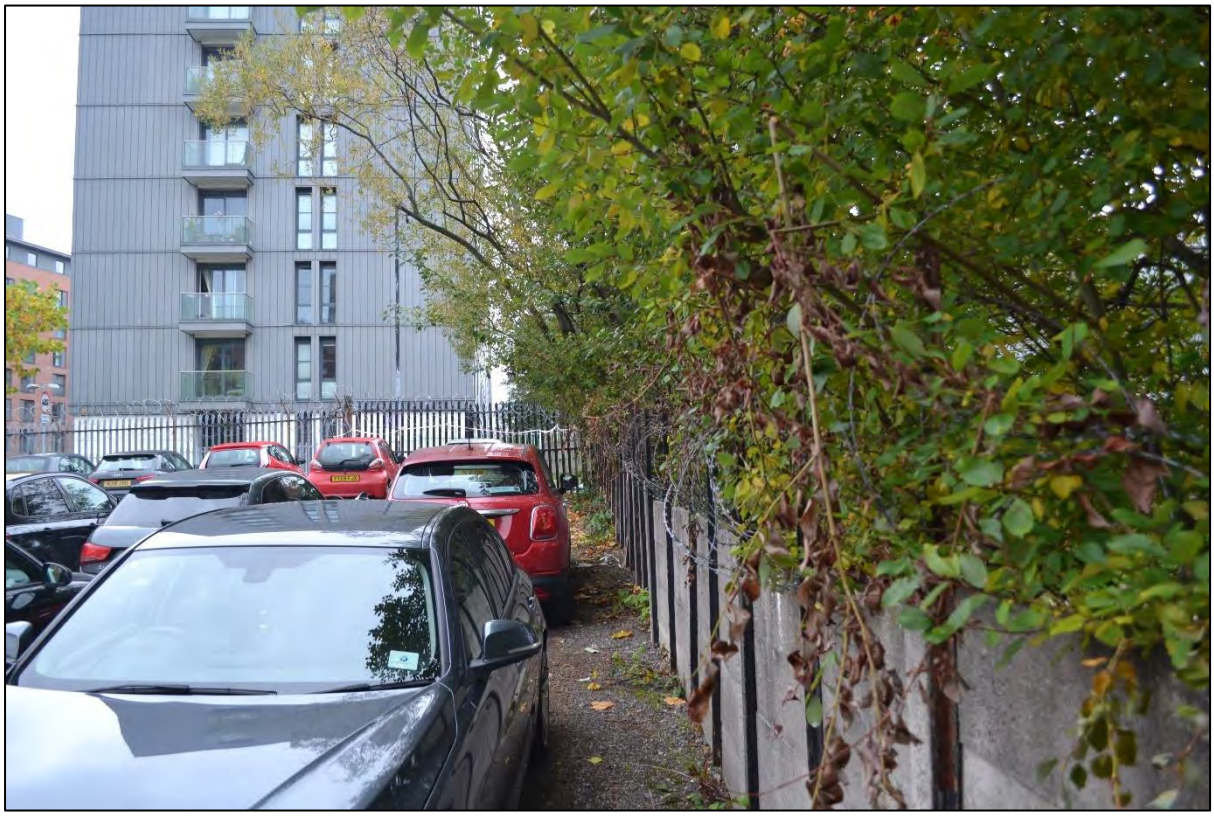
Photograph 5: View north-west within the courtyard separating the PDA from the adjacent Hope Mill



Photograph 6: View east of the Carruthers Street car park entrance



Photograph 7: View east of the metal fencing separating the car park from Carruthers Street



Photograph 8: View west of the metal fencing and vegetation along the northern boundary of the car park



Photograph 9: General view south-east across the car park



Photograph 10: General view north-west across the car park



Photograph 11: Palette storage within the southern part of the car park



Photograph 12: View north of the entire Pollard Street façade



Photograph 13: View north-west of the Pollard St exterior of Structure A



Photograph 14: View north-west of the Pollard St exterior of Structure B



Photograph 15: View north-west of the Pollard St exterior of Structure B



Photograph 16: View north-east of the Pollard St exterior of Structure C



Photograph 17: View north-west of the gated entrance between Ancoats Works and Hope Mill



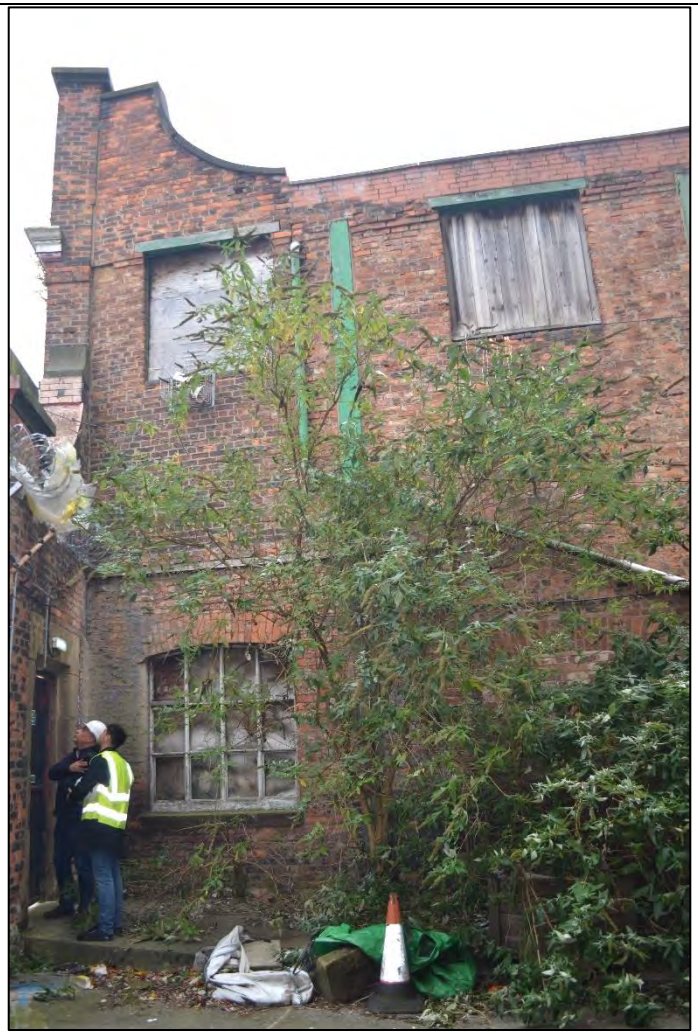
Photograph 18: View west along Pollard Street of the Ancoats Works façade



Photograph 19: View north of the north-eastern elevation of the site, the exterior of Structures C2 and C4



Photograph 20: View south of the north-eastern elevation of the site, the exterior of Structure C



Photograph 21: View west of the north-eastern elevation, Structure C1



Photograph 22: View of the entrance adjacent the gated courtyard entrance



Photograph 23: View north-west along the north-eastern elevation of Structures C2, C3 and C5



Photograph 24: View west of the north-eastern elevation of Structures C2, C3 and C5



Photograph 25: Detailed view of the chimney stack along the north-western elevation, Structure C2



Photograph 26: Detailed view of one of the bricked-up and overgrown former apertures along the north-eastern elevation



Photograph 27: View west of the north-eastern elevation of Structure C5



Photograph 28: View south-west of the north-western elevation, Structures C5, D3 and D4



Photograph 29: View south-east of the north-western elevation, Structure C5



Photograph 30: View south-east of the north-western elevation, Structures D3 and D4



Photograph 31: View east of the north-western elevation, Structures D4, D3 and C5



Photograph 32: View east of the south-western elevation, Structures D2 and E2



Photograph 33: View of the north-western elevation of Structure A



Photograph 34: View north along the north-western elevation of Structures E1 and E2



Photograph 35: View east of the south-western elevation, Structures D2, E2 and E1



Photograph 36: View east of the corner of Sructure E, showing evidence of since demolished buildings (red lines)



Photograph 37: View north east of south-western elevation, Structure D2. Demolished building remnants are visible behind the cars (red outline)



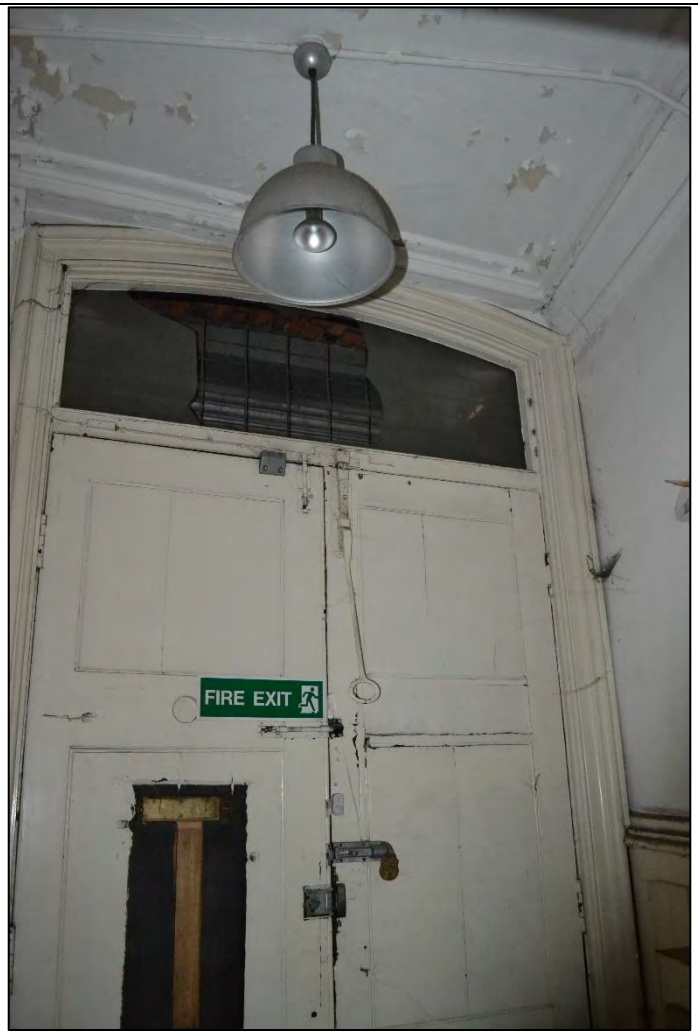
Photograph 38: View north-east of the south-western elevation, Structure D2. Demolished building remnants are visible (red outline)



Photograph 39: View east of the south-eastern elevation, Structure D2, former buildings outlined in red



Photograph 40: General view south-east of the south-western and north-western elevations



Photograph 41: View south of the Pollard Street entrance to Structure A



Photograph 42: View south of the wider entryway to Structure A from Pollard Street



Photograph 43: View south-east of the wooden doors between the Pollard Street entrance and main hall



Photograph 44: View north-east along the ground floor hallway



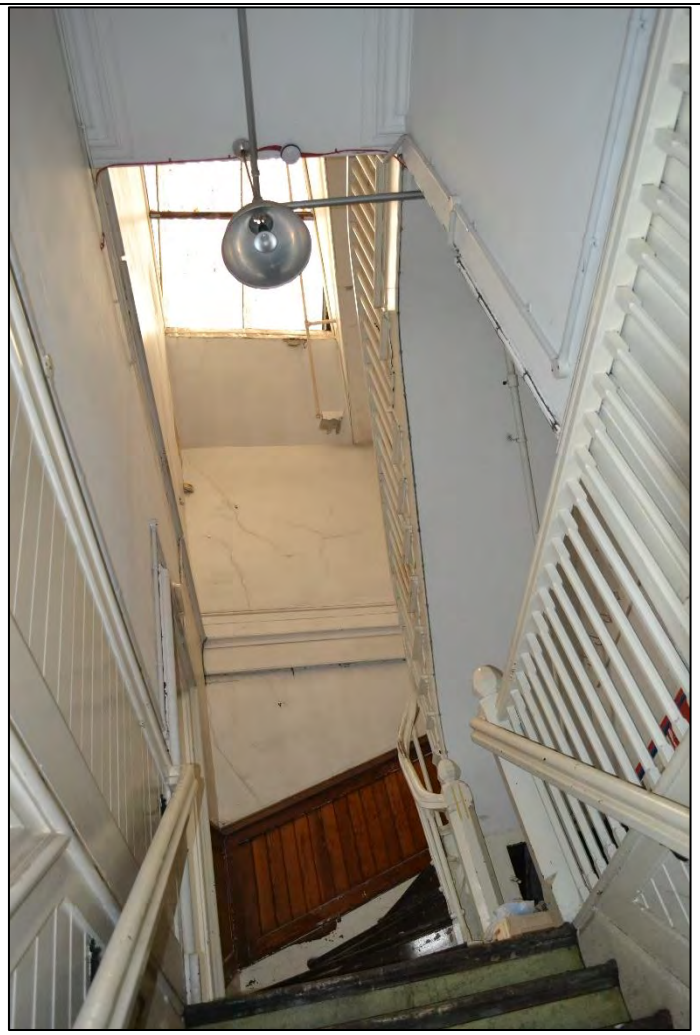
Photograph 45: General view south-west of the ground floor toilets of Structure A



Photograph 46: General view south-east of the main office space within Structure A's ground floor



Photograph 47: View west of the wooden staircase leading from Structure A's ground floor to first floor



Photograph 48: General view of the open plan of the staircases across all floor levels within Structure A



Photograph 49: View east within the main first floor office, Structure A



Photograph 50: View north-east within the main first floor office, Structure A



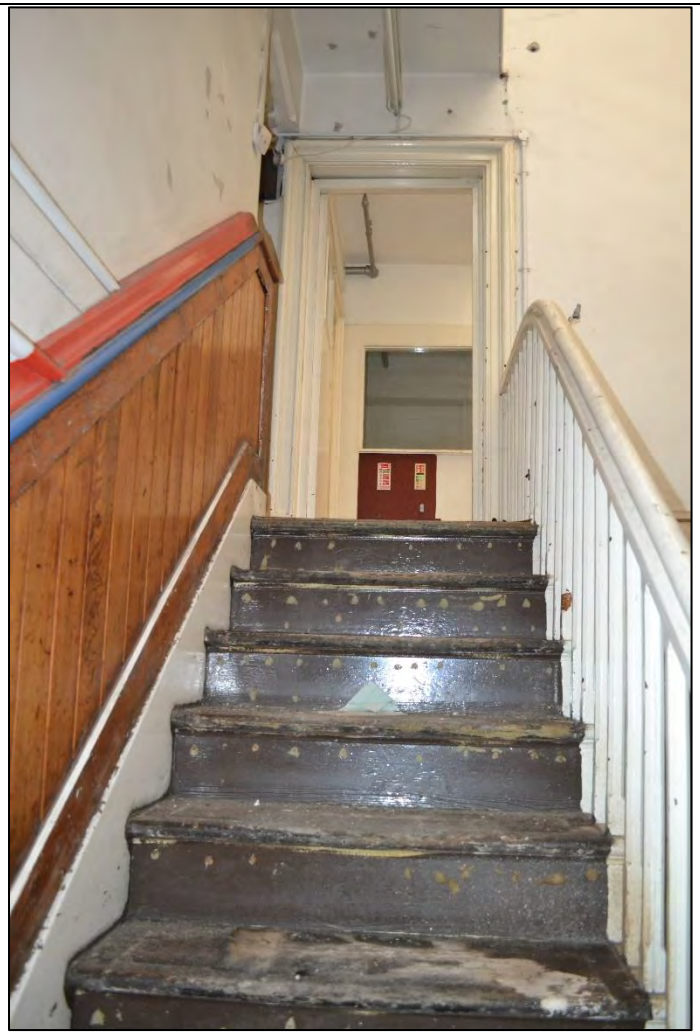
Photograph 51: View west of the former first floor kitchen space, Structure A



Photograph 52: View north-east along the first floor corridor in Structure A towards the entrance to Structure B



Photograph 53: View south-west of the staircase leading to the second floor, Structure A



Photograph 54: View north-east along the staircase leading to the second floor, Structure A



Photograph 55: View south-east from second floor landing, Structure A



Photograph 56: View south-east of second floor office, Structure A



Photograph 57: General view west of second floor toilets, Structure A



Photograph 58: View south from within D1 towatds the ground floor entrance and first floor window of Structure B



Photograph 59: General view south-west within ground floor of Structure B



Photograph 60: General view north-east of ground floor of Structure B. Note staircase in background leading to first floor



Photograph 61: View south within plant room within Structure B ground floor



Photograph 62: General view south of hallway within Structure B, which provides access to Structures A and F



Photograph 63: View north-east from first floor doorway between Structures A and B.
Note water damage to floor



Photograph 64: General view of ceiling of Structure B from first floor



Photograph 65: View south-east of rolling shutter access to Pollard Street, from within C1



Photograph 66: View east within C1 showing extant columns covered with plastic



Photograph 67: General view north-west across C2



Photograph 68: Detailed view of eastern wall of C2 showing water damage around cast iron column



Photograph 69: View north-west of wooden rolling door separating C2 from C3, ground floor and former first floor access doorway



Photograph 70: View of slot below rolling door between C2 and C3, suggesting a different door was once present here



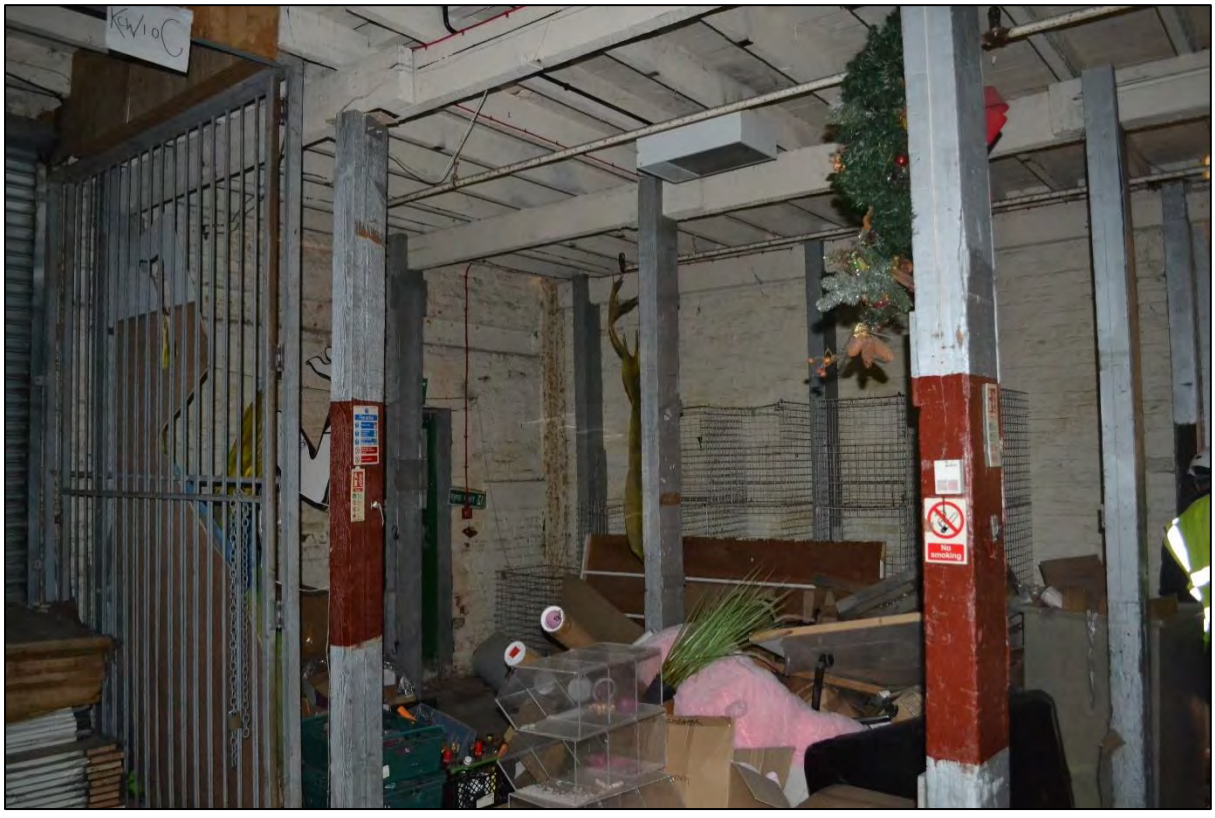
Photograph 71: General view of the separating wall between C2 and C3, showing the possible later northern addition to the top of the separating wall



Photograph 72: General view south-east within C2



Photograph 73: General view of corner between C2 and C1 showing water damage



Photograph 74: View east of ground floor within C3. Note the pillars supporting the timber first floor



Photograph 75: View east within D2 of the timber first floor of C3



Photograph 76: View east across the first floor of C3



Photograph 77: Detailed view of the former first floor doorway connecting C3 and C2



Photograph 78: View north-west of the south-eastern elevation of C4



Photograph 79: View south of the north-eastern elevation of C4



Photograph 80: View west of the north-eastern elevation of C4



Photograph 81: View north-west of the north-eastern elevation of C4



Photograph 82: View south-west within the southern room of C4



Photograph 83: View south-east from the central room of C4 towards the southermost room



Photograph 84: View south-east across the northernmost room of C4



Photograph 85: View north-west of the northernmost room of C4



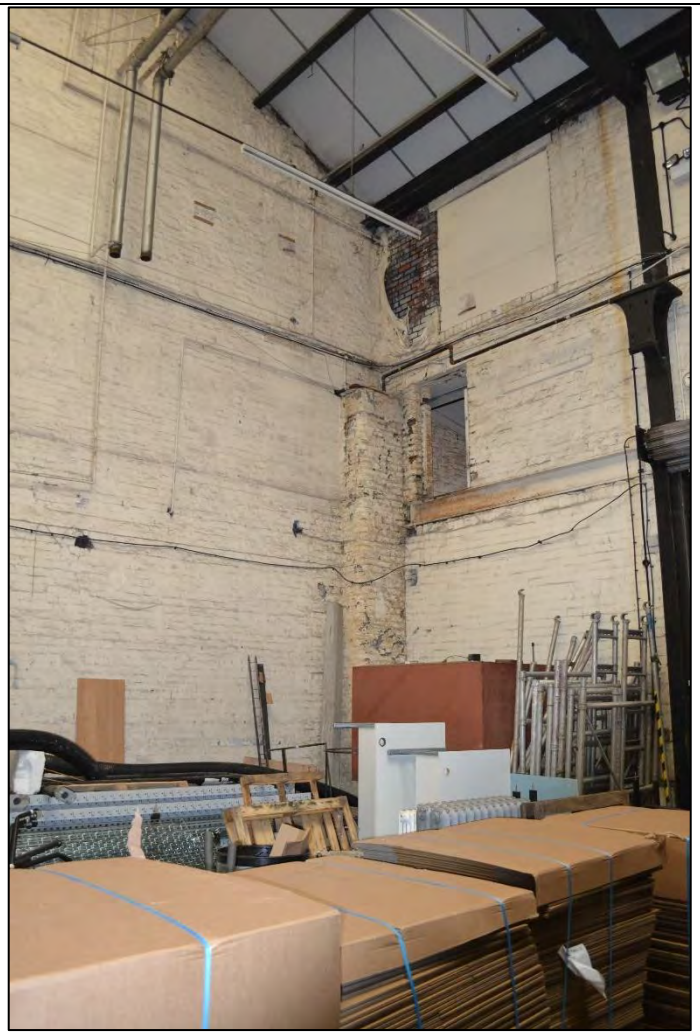
Photograph 86: View northeast within C3 showing the rolling shutter leading to the courtyard and the blocked door to C5 (red arrow)



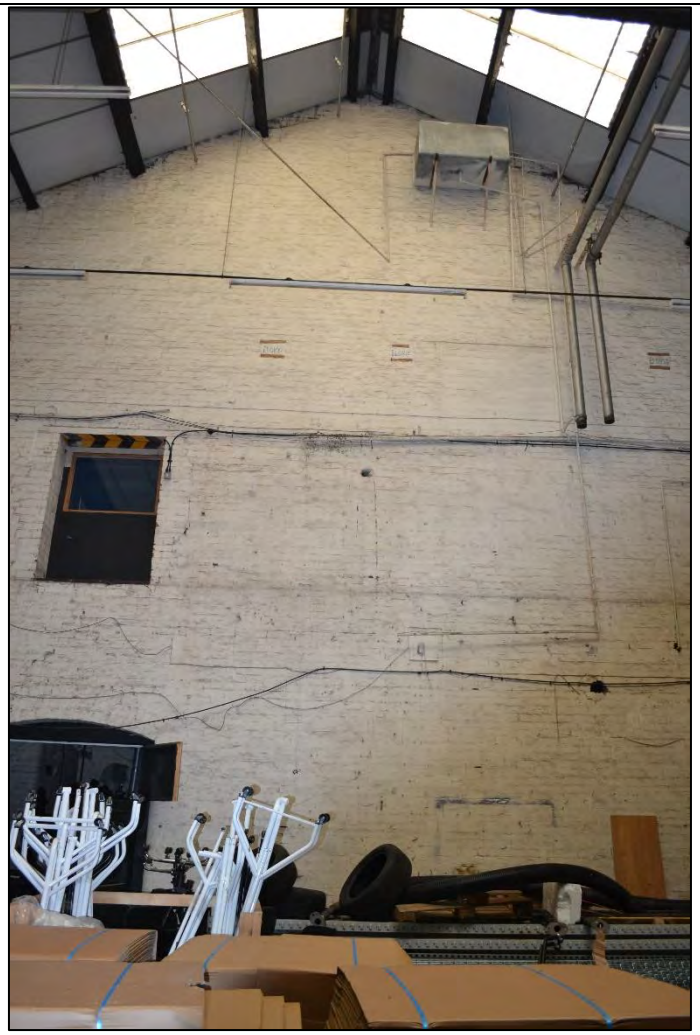
Photograph 87: General view north of C5 from ground floor entrance with C3. Note chimney base along south-western wall



Photograph 88: General view south-west of entrance of D1 with E1 and E3 beyond



Photograph 89: View south of southern corner of D1 showing former floor entrances along south-western wall



Photograph 90: General view of south-eastern wall of D1



Photograph 91: General view north-west along D2



Photograph 92: View north-west from centre of D2



Photograph 93: View north-west from northern part of D2



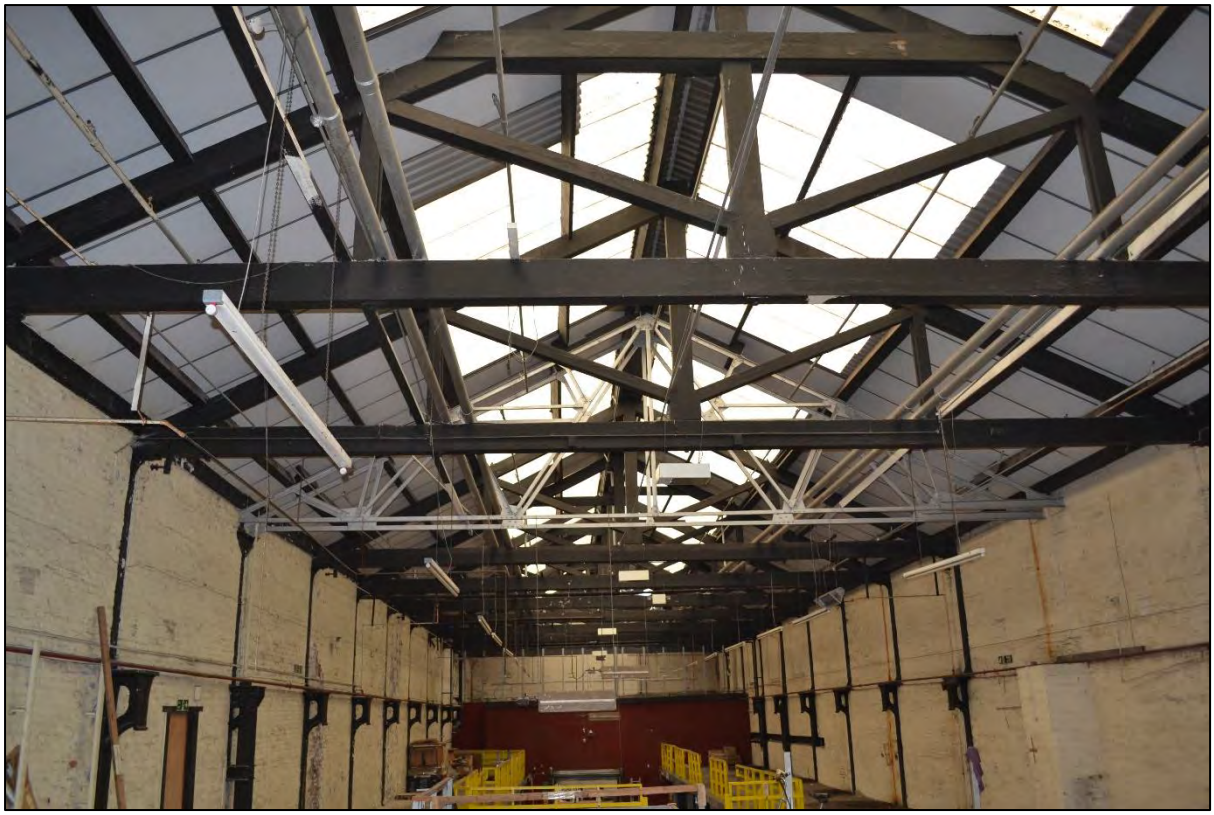
Photograph 94: View of north-western wall of D2 from the first floor of C3



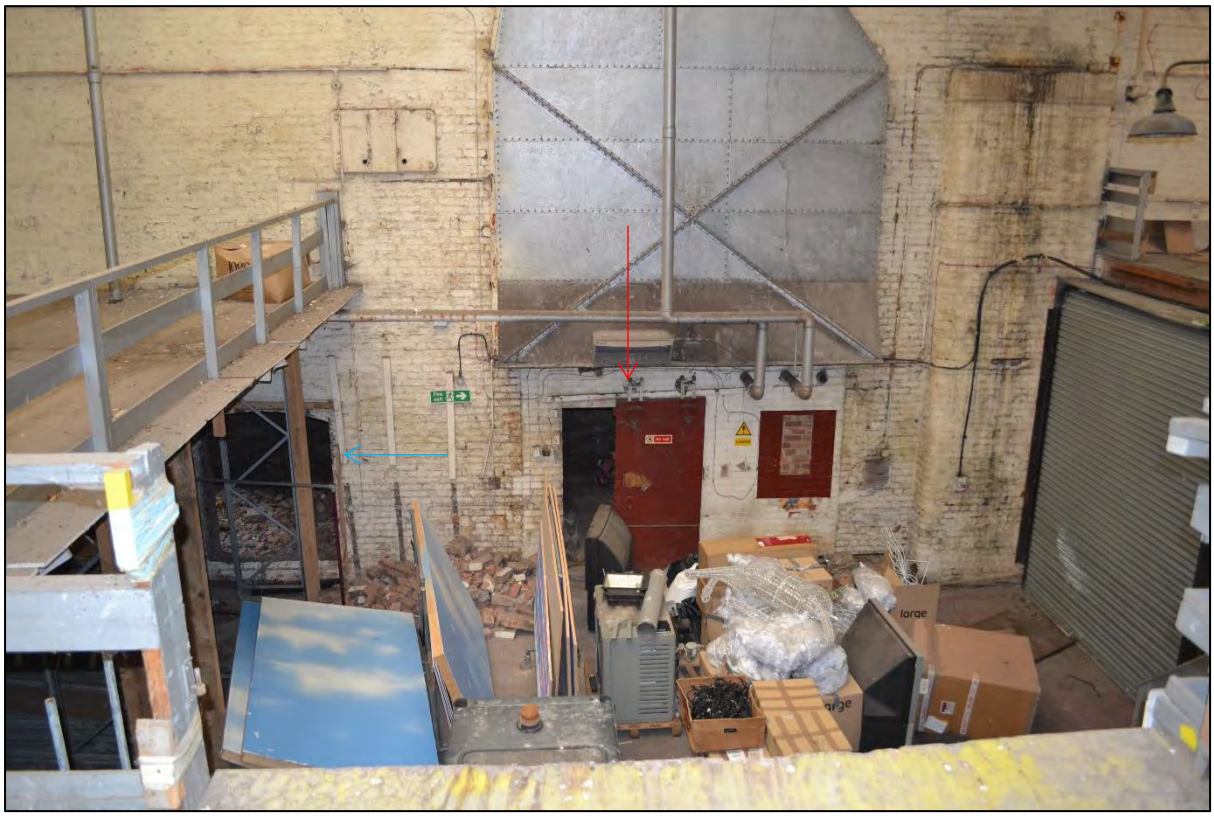
Photograph 95: View south-west of the south-western wall of D2



Photograph 96: General view south-east across the first floor mezzanine within D2



Photograph 97: General view south-east of the ceiling within D2



Photograph 98: View north-west of the entrance to D3 (red arrow) and blocked entrance to D4 (blue arrow)



Photograph 99: View of the metal extractor hood for D3 on the wall of D2



Photograph 100: General view of the metal arched ceiling within the ground floor of D3



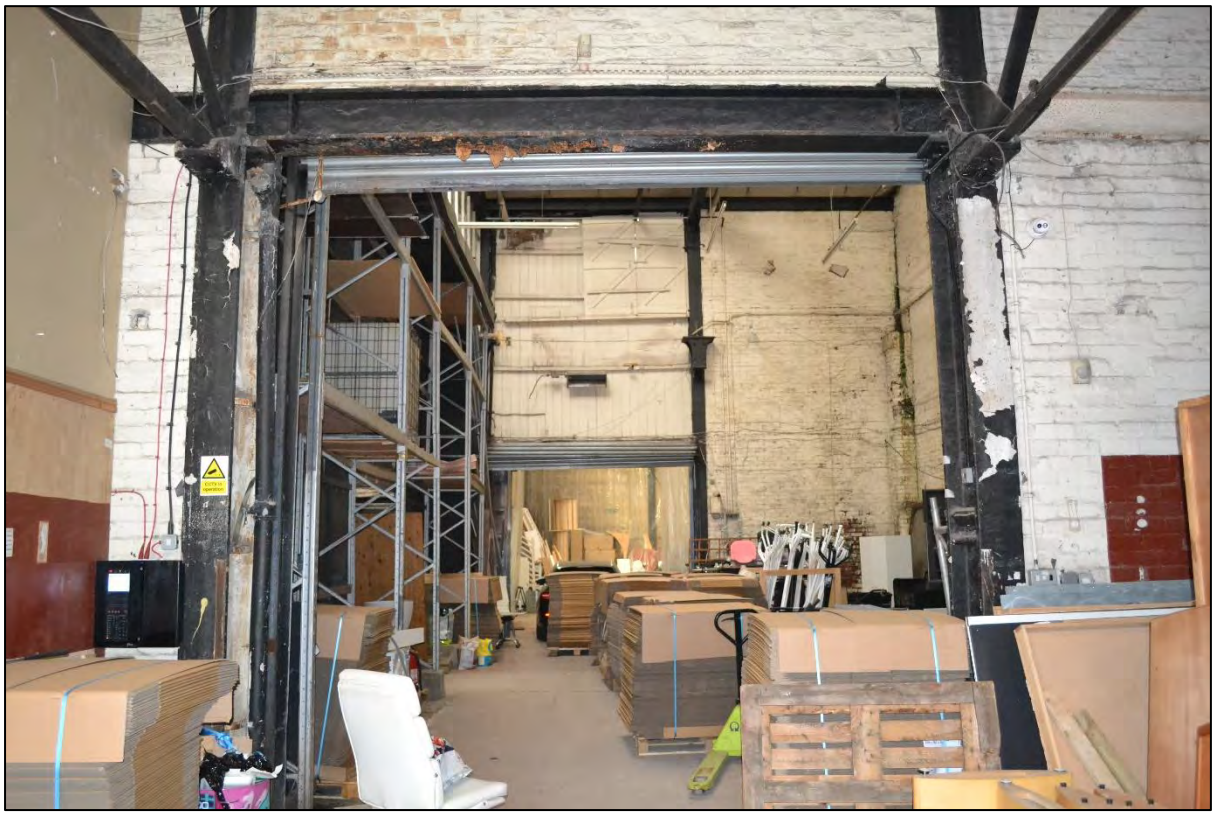
Photograph 101: General view of the northern corner of D3



Photograph 102: View of the boiler within D3



Photograph 103: View of the possible chimney opening within the eastern corner of D3



Photograph 104: View of the rolling shutter separating E1 from D1



Photograph 105: View of the south-eastern wall within E1.



Photograph 106: General view north-west across E2



Photograph 107: View north of the Bank of England PH at the junction of Pollard Street and Caruthers Street. Note the three former entrances (red arrows)



Photograph 108: View north-west of the Pollard Street façade



Photograph 109: View north-west of the former residential dwelling that now forms part of the public house structrure



Photograph 110: View south-east of the Carruthers Street façade and north-western façade of the Bank of England Public House



Photograph 111: Detailed view of the north-western façade of the Bank of England Public House



Photograph 112: View east of the rear of the Public House and former residential dwelling



Photograph 113: General view south of the north-western, first floor elevation of the former Public House



Photograph 114: View north within ground floor of Public House showing structural damage



Photograph 115: View north-east towatds bar on ground floor of Public House



Photograph 116: Detailed view of structural damage to ground floor ceiling



Photograph 117: Detailed view of structural damage to ground floor ceiling



Photograph 118: View north-east within ground floor of public house



Photograph 119: View south of former corner entrance to Public House



Photograph 120: General view north of bar in ground floor of Public House



Photograph 121: View north-east of former residential dwelling attached to Public House. Door to basement is in corner



Photograph 122: View north along hallway leading to toilets in the northern half of the ground floor of the Public House



Photograph 123: General view of cellar stairs of Public House



Photograph 124: View south-west across cellar rooms



Photograph 125: View of the former beer cellar, with keg hookups along south-western wall



Photograph 126: View north-west of hallway within cellar



Photograph 127: View south-west of the former spirits room within the cellar



Photograph 128: View south-west of former storage room within cellar



Photograph 129: View north-east of former storage room within cellar



Photograph 130: View north of the former cellar entrance to the ground floor, which allowed for provisions access



Photograph 131: View of the south-east Pollard Street elevation of Hope Mill



Photograph 132: View north-west of the gated entry to the courtyard between Hope Mill to the right and Ancoats Works to the left



Photograph 133: View north-west from within the courtyard showing the close proximity between the two industrial works



Photograph 134: View from the Carruthers Street and Pollard Street Junctions showing Hope Mill to the rear of Ancoats Works



Photograph 135: View north-east from Carruthers Street of the upper floors of Hope Mill above the Ancoats Works roofline



Photograph 136: View east from the Ashton Canal towpath of the north-western and south-western elevations of Hope Mill with Ancoats Works in the foreground



Photograph 137: View south-west from the Ashton Canal towpath of the north-eastern and north-western elevations of Hope Mill between Spectator Mill and the Ancoats Works



Photograph 138: View of the north-eastern elevation of Bridge Number 4



Photograph 139: View from Carruthers Street across the listed Bridge Number 4



Photograph 140: View from the top of the listed Bridge Number 4 towards the PDA



Photograph 141: View south-east from Bridge Number 4 of the north-western PDA boundary



Photograph 142: View from the towpath adjacent Bridge Number 4 towards the PDA



Photograph 143: View north-east along the Ashton Canal from Bridge Number 4 to Bridge Number 5



Photograph 144: View of the south-western façade of the Grade II listed Bridge Number 5

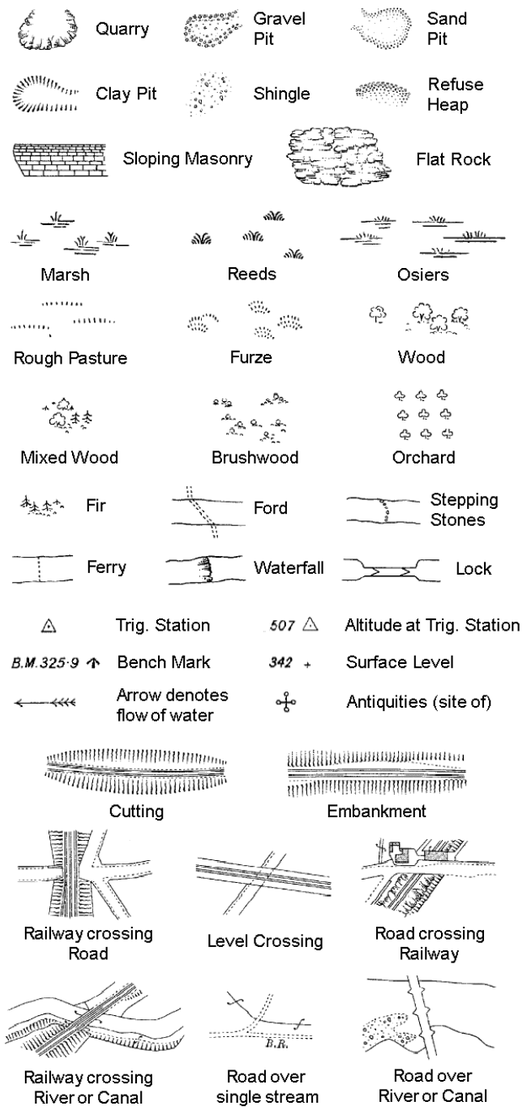


Photograph 145: View south-west along the Ashton Canal from the south-western façade of the Grade II listed Bridge Number 5

APPENDIX VIII ENVIROCHECK HISTORIC MAP REPORT

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

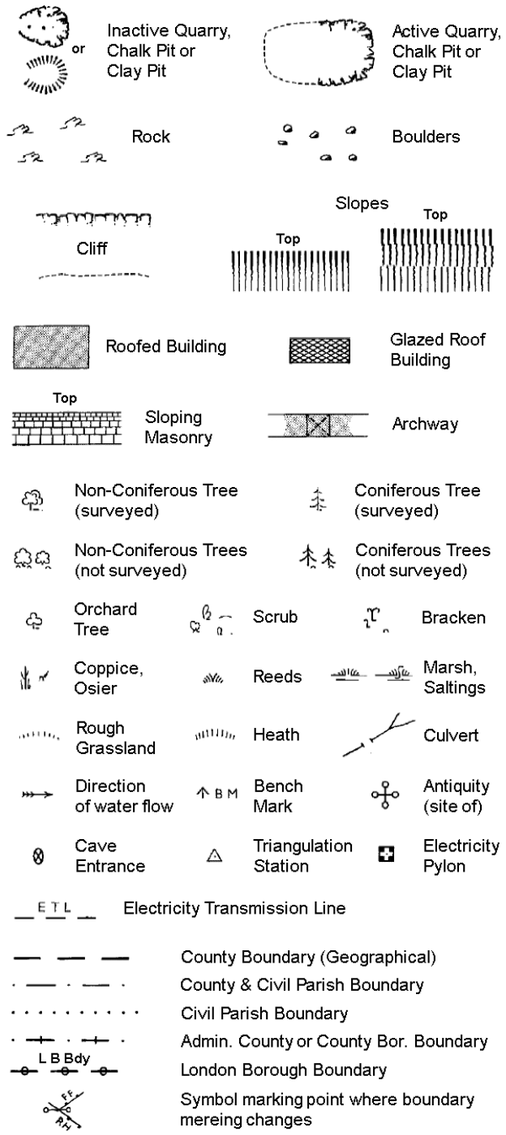
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

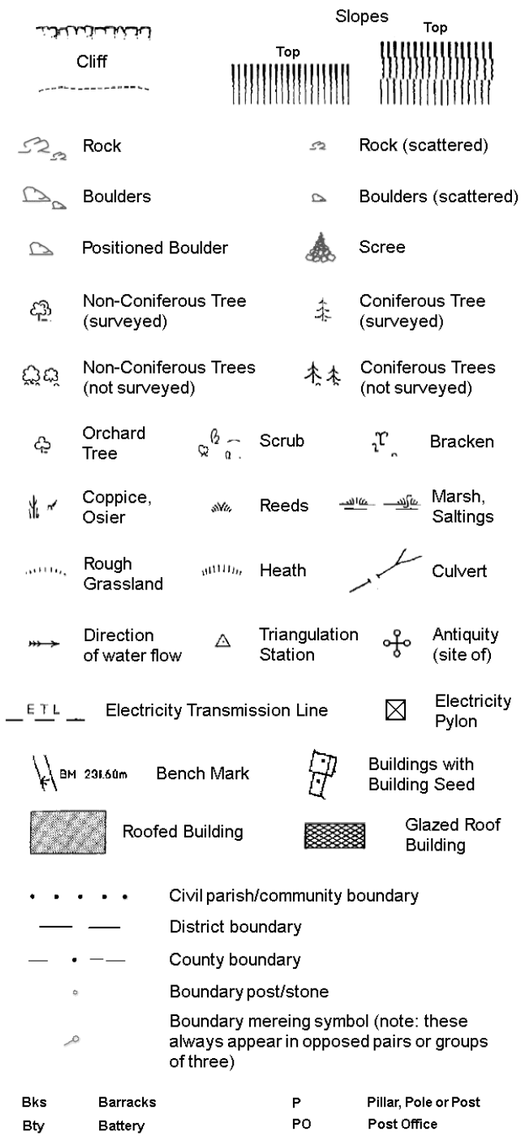
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

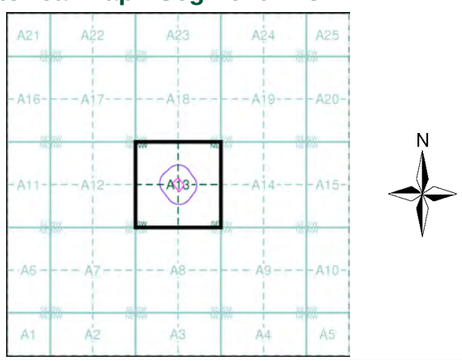
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1908	3
Lancashire And Furness	1:2,500	1922 - 1932	4
Ordnance Survey Plan	1:1,250	1948 - 1949	5
Ordnance Survey Plan	1:2,500	1951	6
Ordnance Survey Plan	1:1,250	1952 - 1958	7
Ordnance Survey Plan	1:2,500	1953 - 1958	8
Ordnance Survey Plan	1:1,250	1958 - 1989	9
Additional SIMs	1:1,250	1958 - 1979	10
Ordnance Survey Plan	1:2,500	1965	11
Ordnance Survey Plan	1:1,250	1968 - 1991	12
Ordnance Survey Plan	1:2,500	1969	13
Additional SIMs	1:1,250	1979 - 1988	14
Additional SIMs	1:1,250	1985 - 1991	15
Ordnance Survey Plan	1:1,250	1988 - 1989	16
Additional SIMs	1:1,250	1989 - 1992	17
Additional SIMs	1:1,250	1990	18
Additional SIMs	1:1,250	1990	19
Large-Scale National Grid Data	1:1,250	1992	20
Large-Scale National Grid Data	1:1,250	1993 - 1994	21

Historical Map - Segment A13



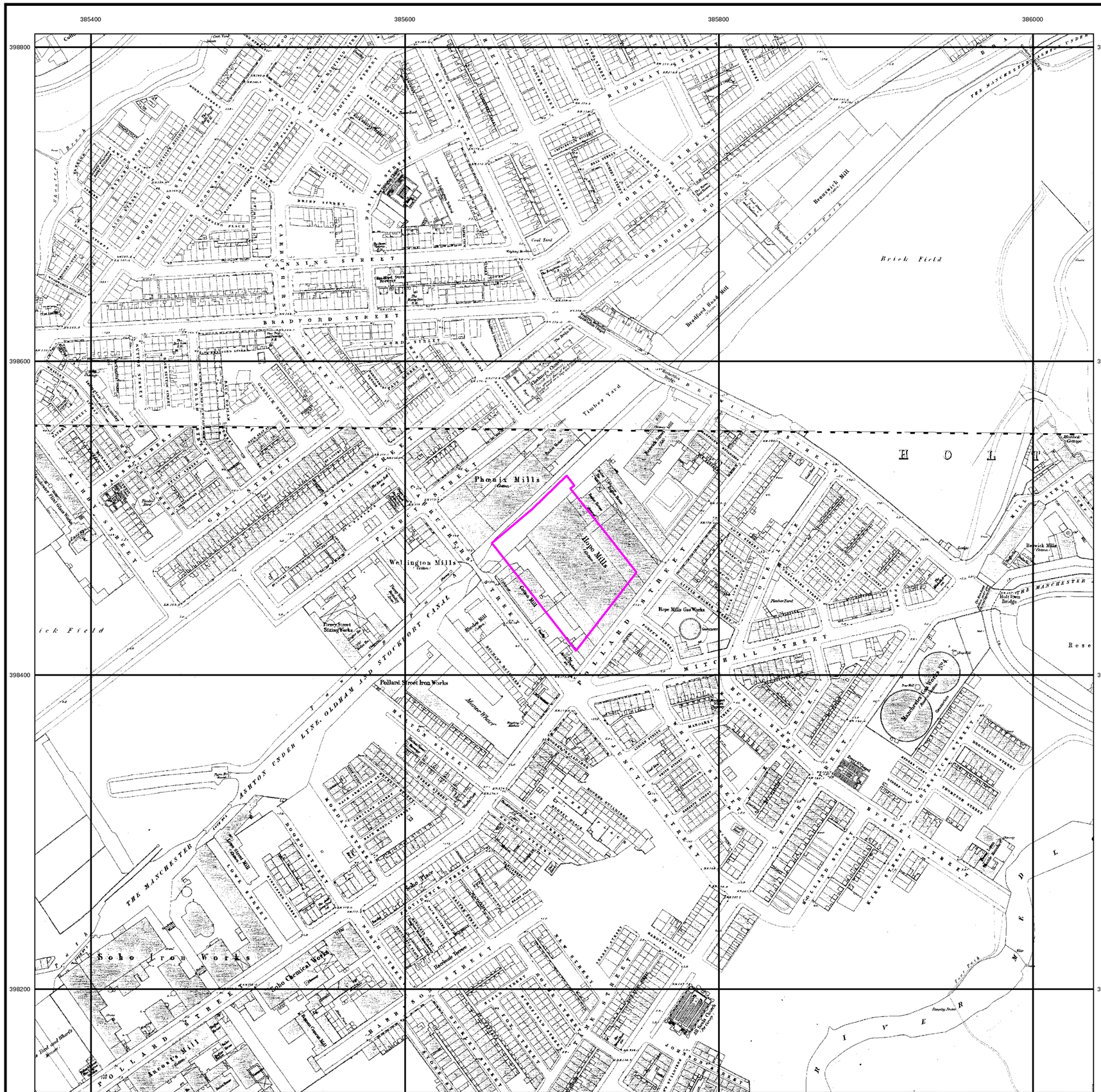
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Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

Site Details

Site at 385701,398472

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Lancashire And Furness

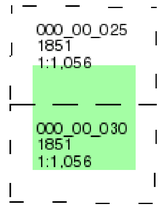
Published 1851

Source map scale - 1:1,056

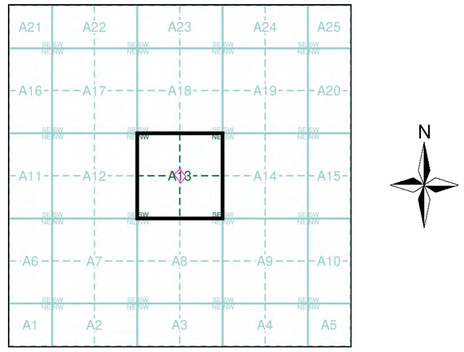
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

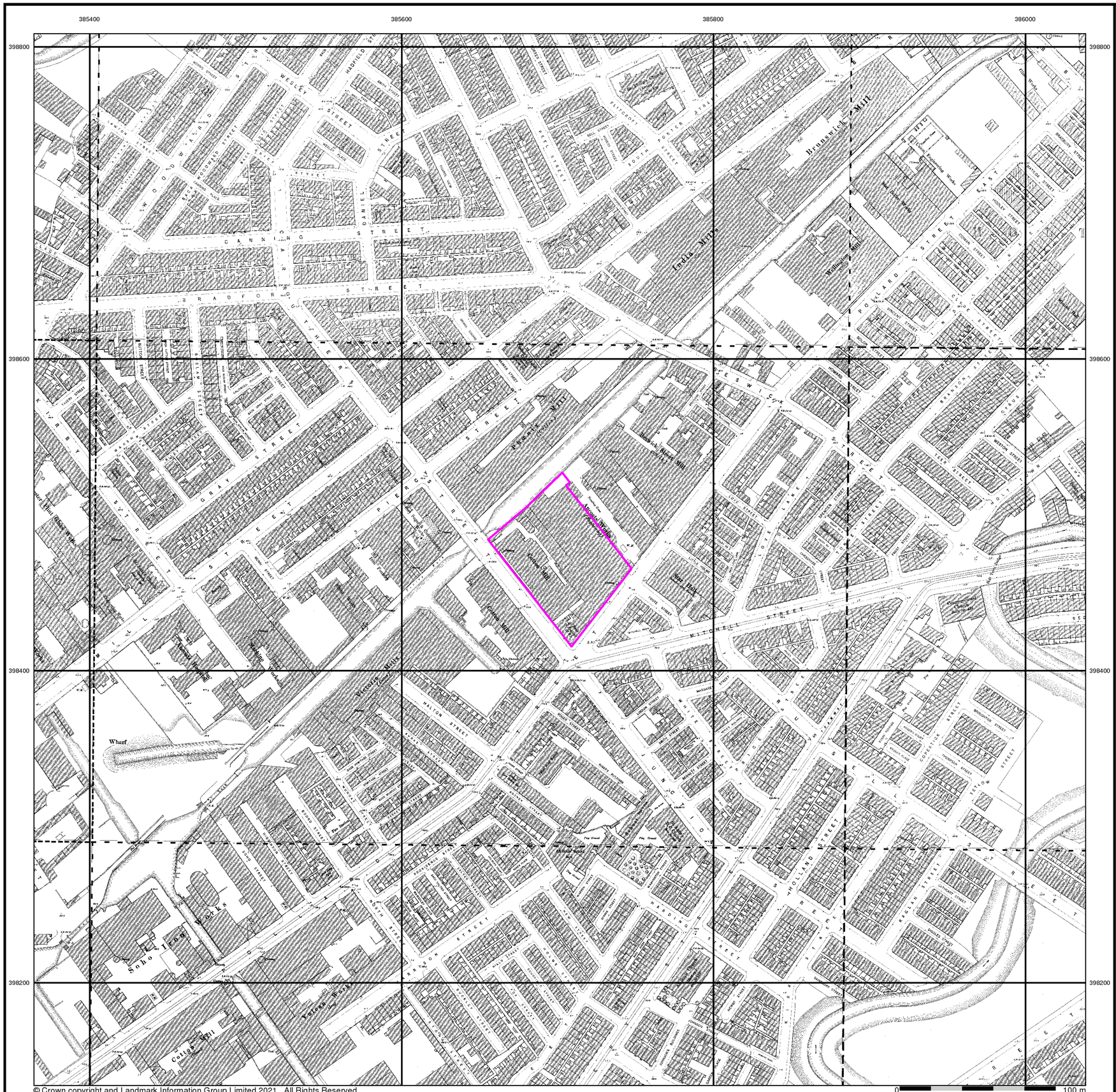
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National Grid Reference:	385700, 398470
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	0

Site Details

Site at 385701,398472

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Lancashire And Furness

Published 1891

Source map scale - 1:500

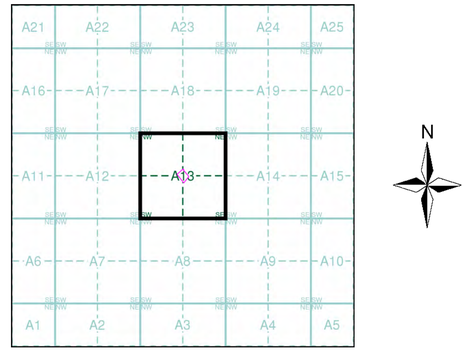
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to compliment the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

104_07_017 1891 1:500	104_07_018 1891 1:500	104_07_019 1891 1:500
104_07_022 1891 1:500	104_07_023 1891 1:500	104_07_024 1891 1:500
104_11_002 1891 1:500	104_11_003 1891 1:500	104_11_004 1891 1:500

Historical Town Plan - Segment A13



Order Details

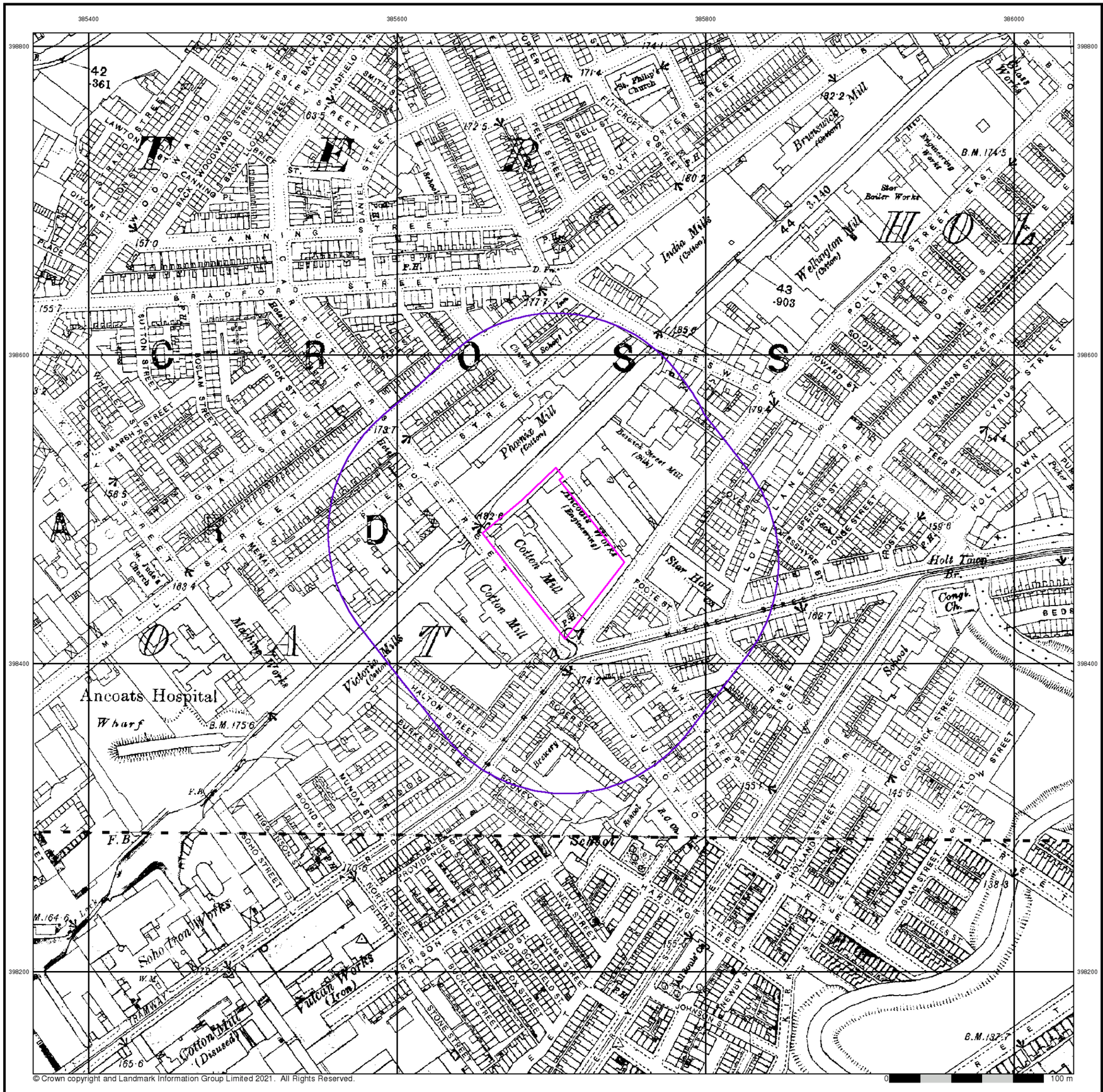
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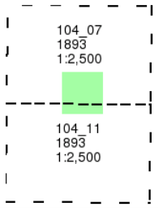
Lancashire And Furness

Published 1893

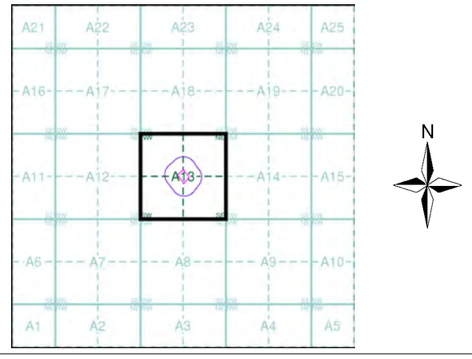
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

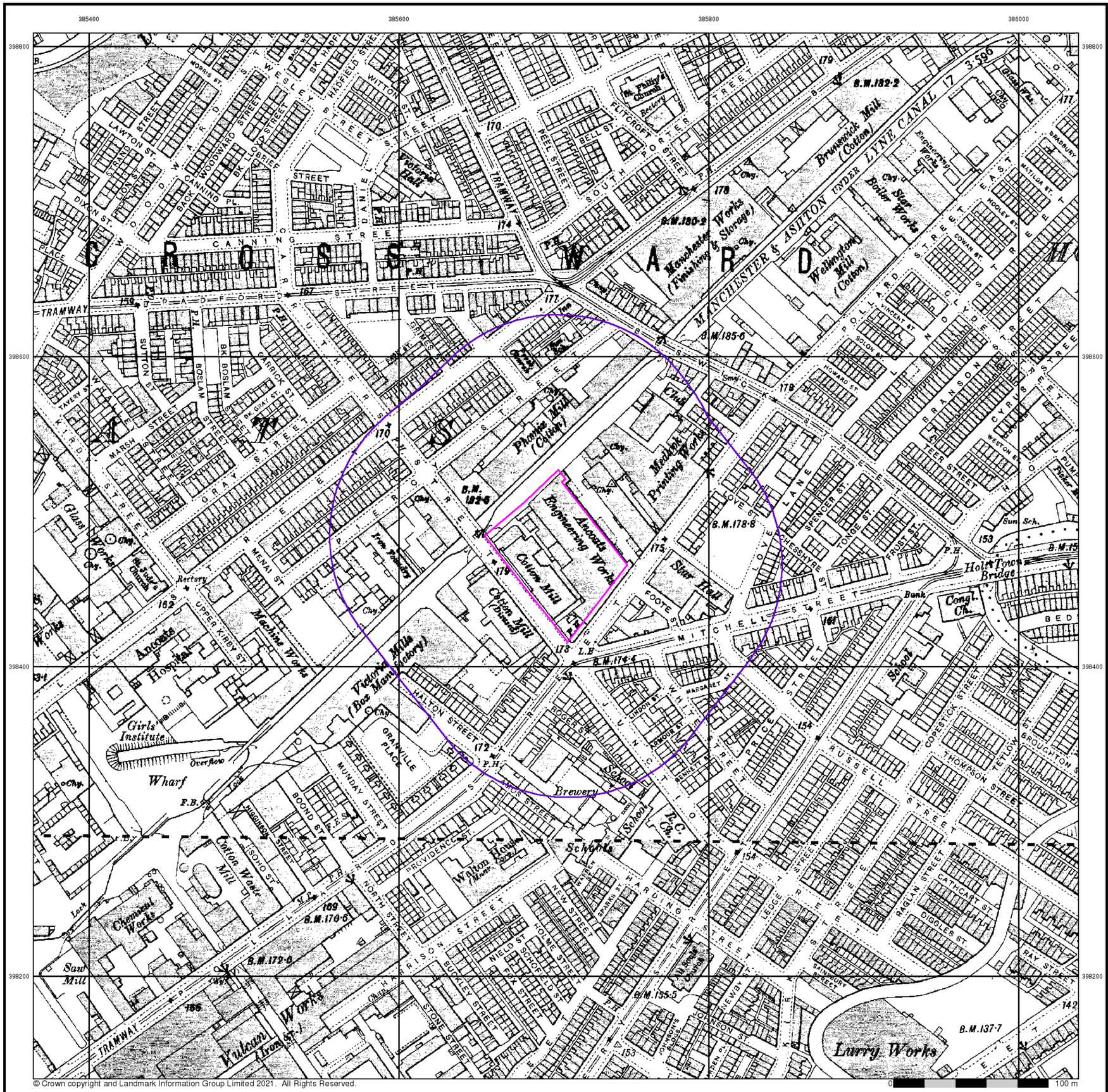
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Customer Ref:	Ancoats Works Manchester
National Grid Reference:	385700, 398470
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

Site Details

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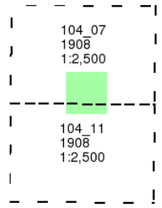
Lancashire And Furness

Published 1908

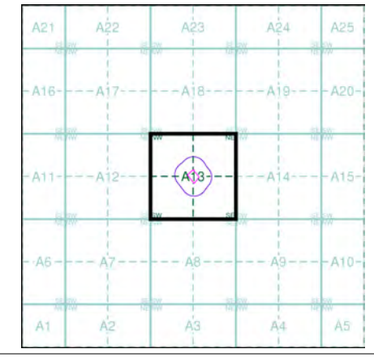
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



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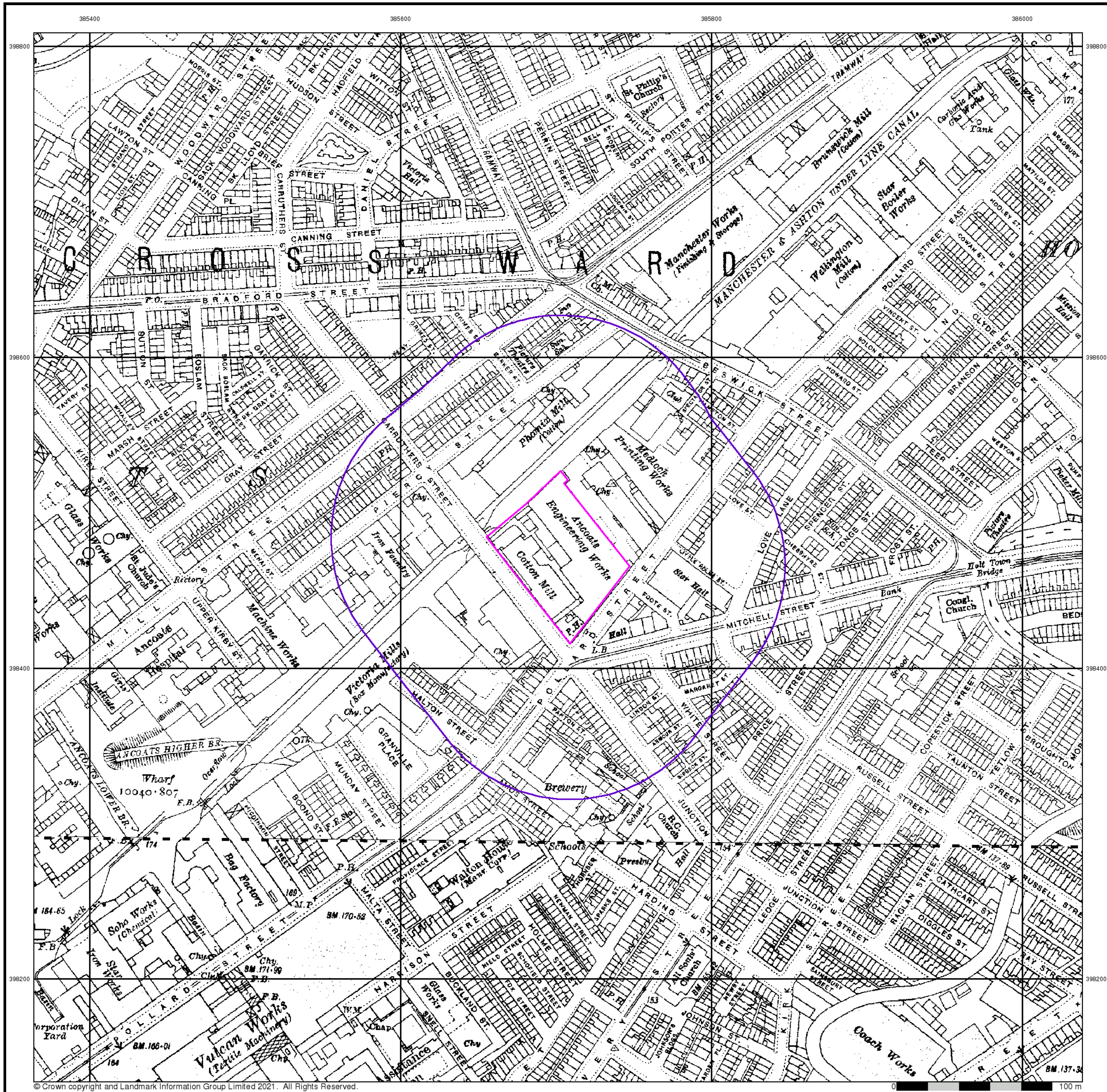
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National Grid Reference:	385700, 398470
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Search Buffer (m):	100

Site Details

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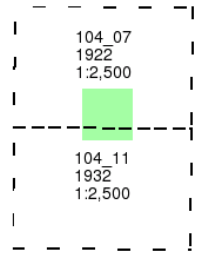
Lancashire And Furness

Published 1922 - 1932

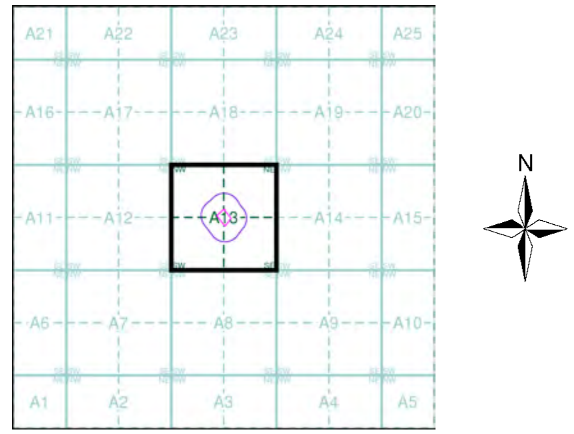
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

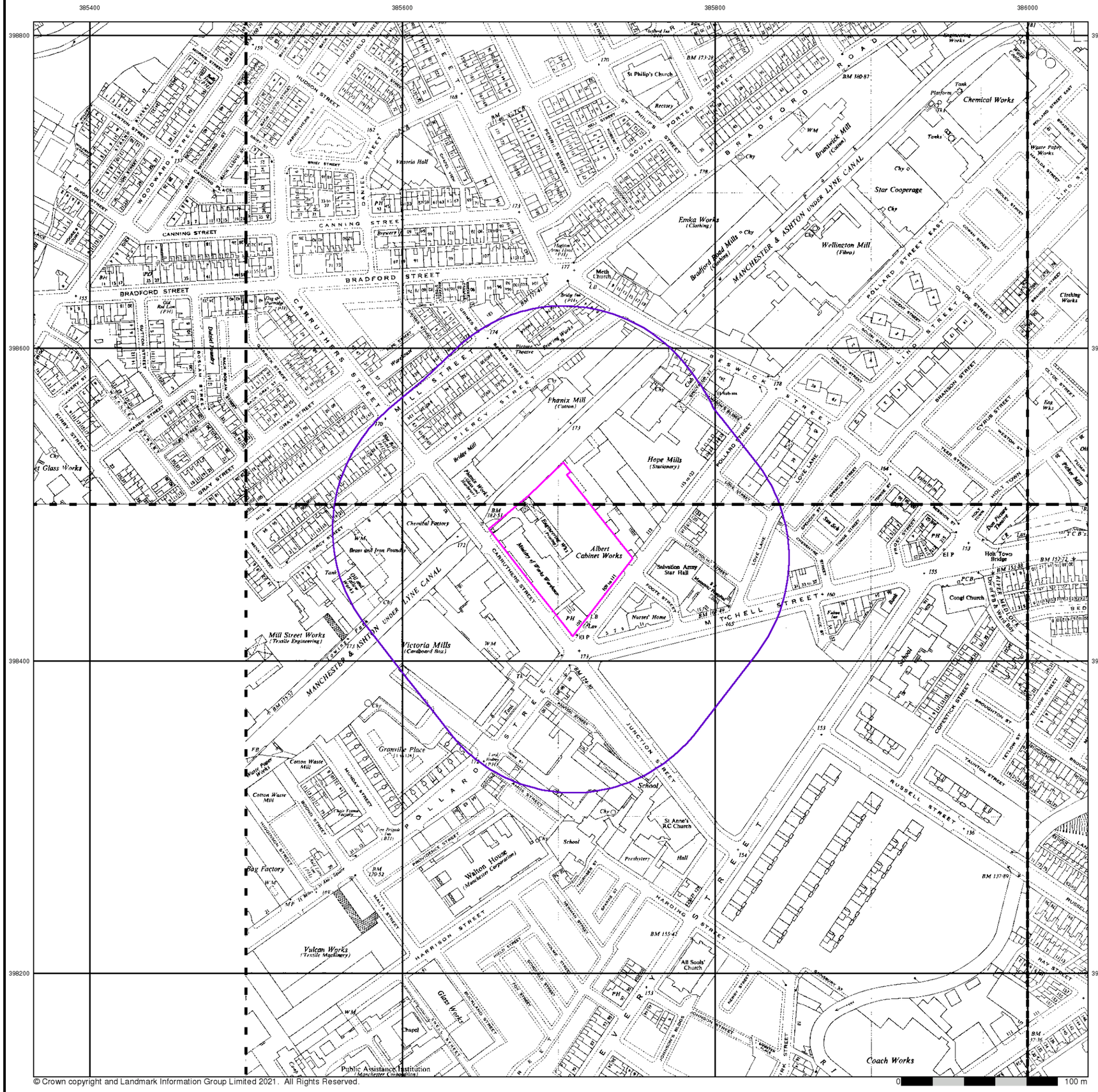
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Ordnance Survey Plan

Published 1948 - 1949

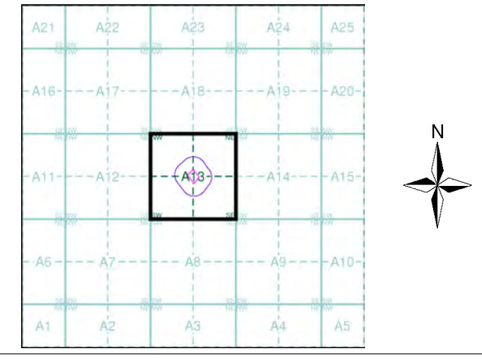
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8598NW 1948 1:1,250	SJ8598NE 1949 1:1,250	SJ8698NW 1948 1:1,250
	SJ8598SE 1948 1:1,250	SJ8698SW 1948 1:1,250

Historical Map - Segment A13



Order Details

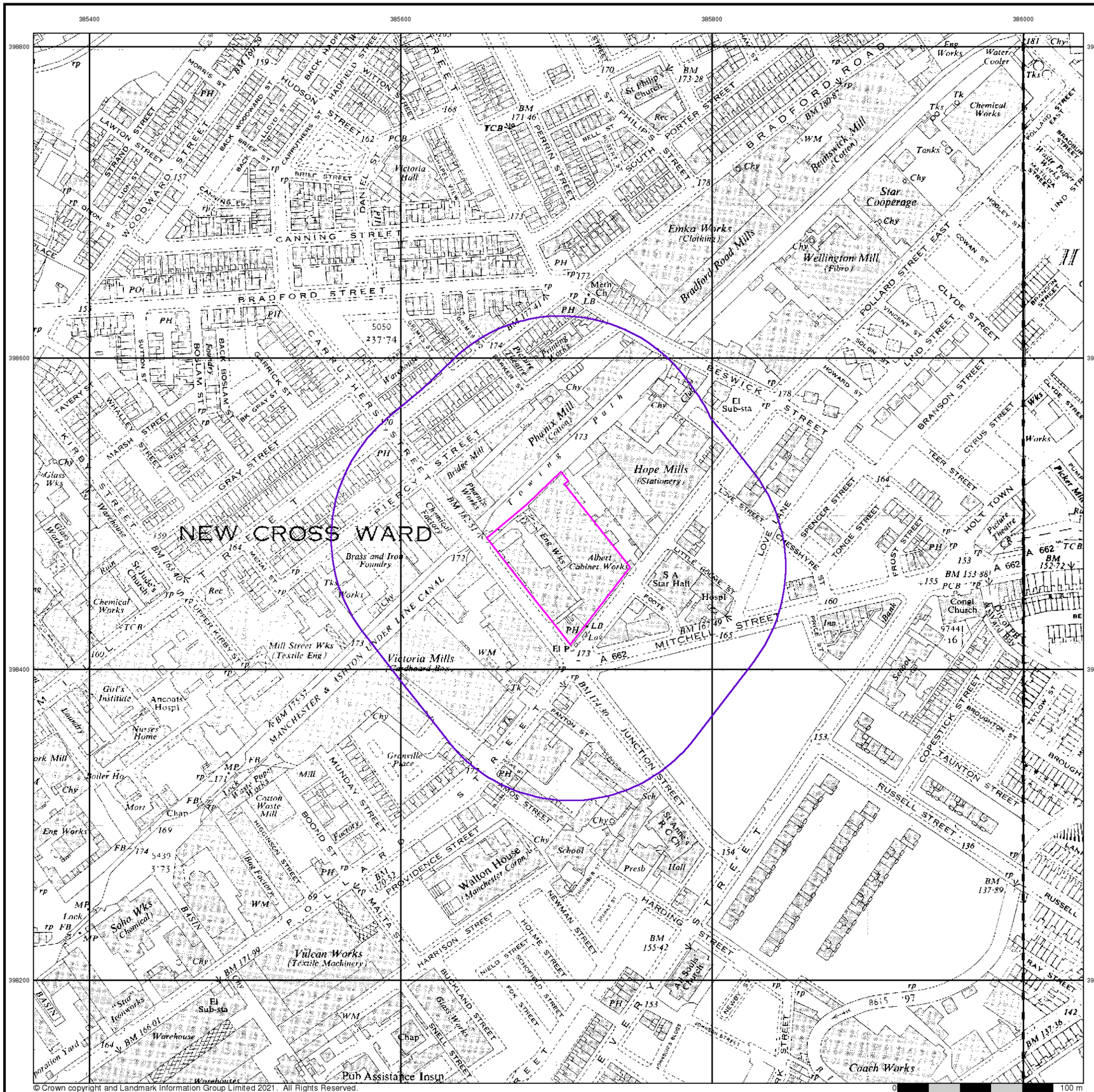
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Search Buffer (m):	100

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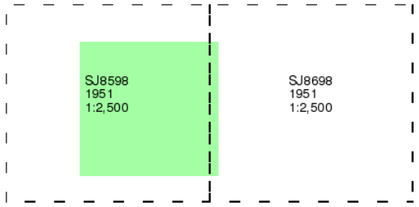
Ordnance Survey Plan

Published 1951

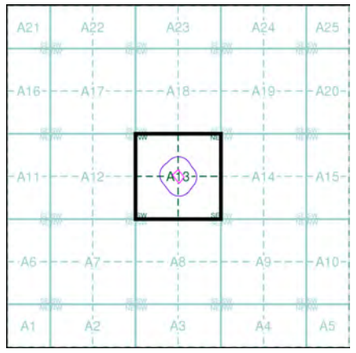
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

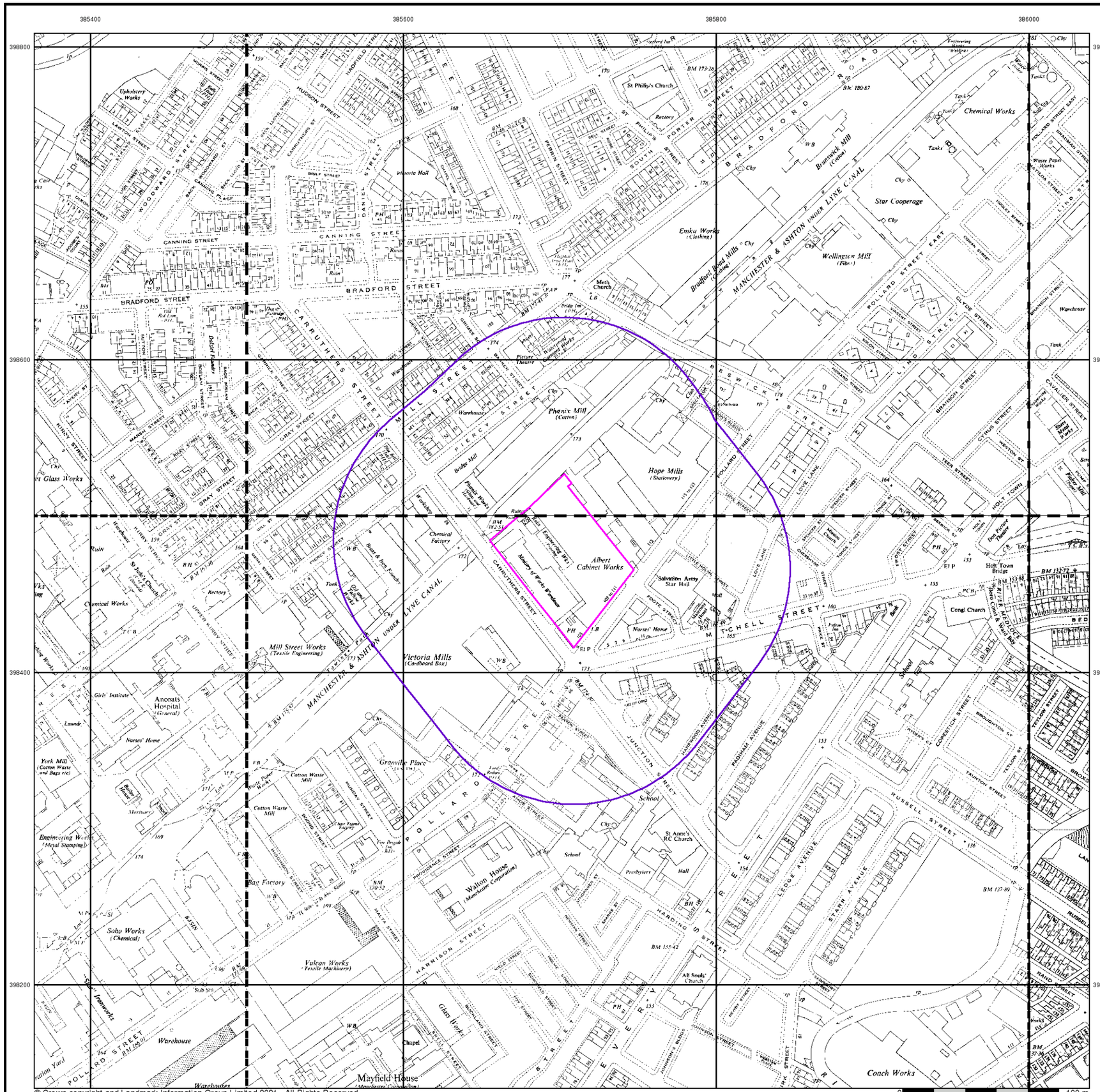
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Ordnance Survey Plan

Published 1952 - 1958

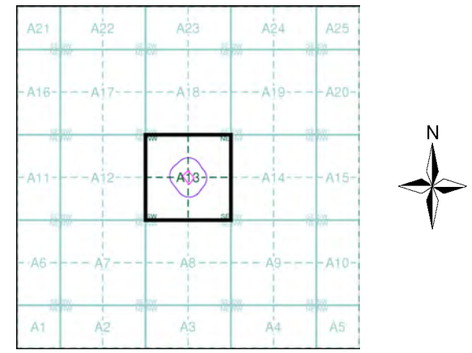
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8598NW 1952 1:1,250	SJ8598NE 1955 1:1,250	SJ8698NW 1956 1:1,250
SJ8598SW 1955 1:1,250	SJ8598SE 1952 1:1,250	SJ8698SW 1958 1:1,250

Historical Map - Segment A13



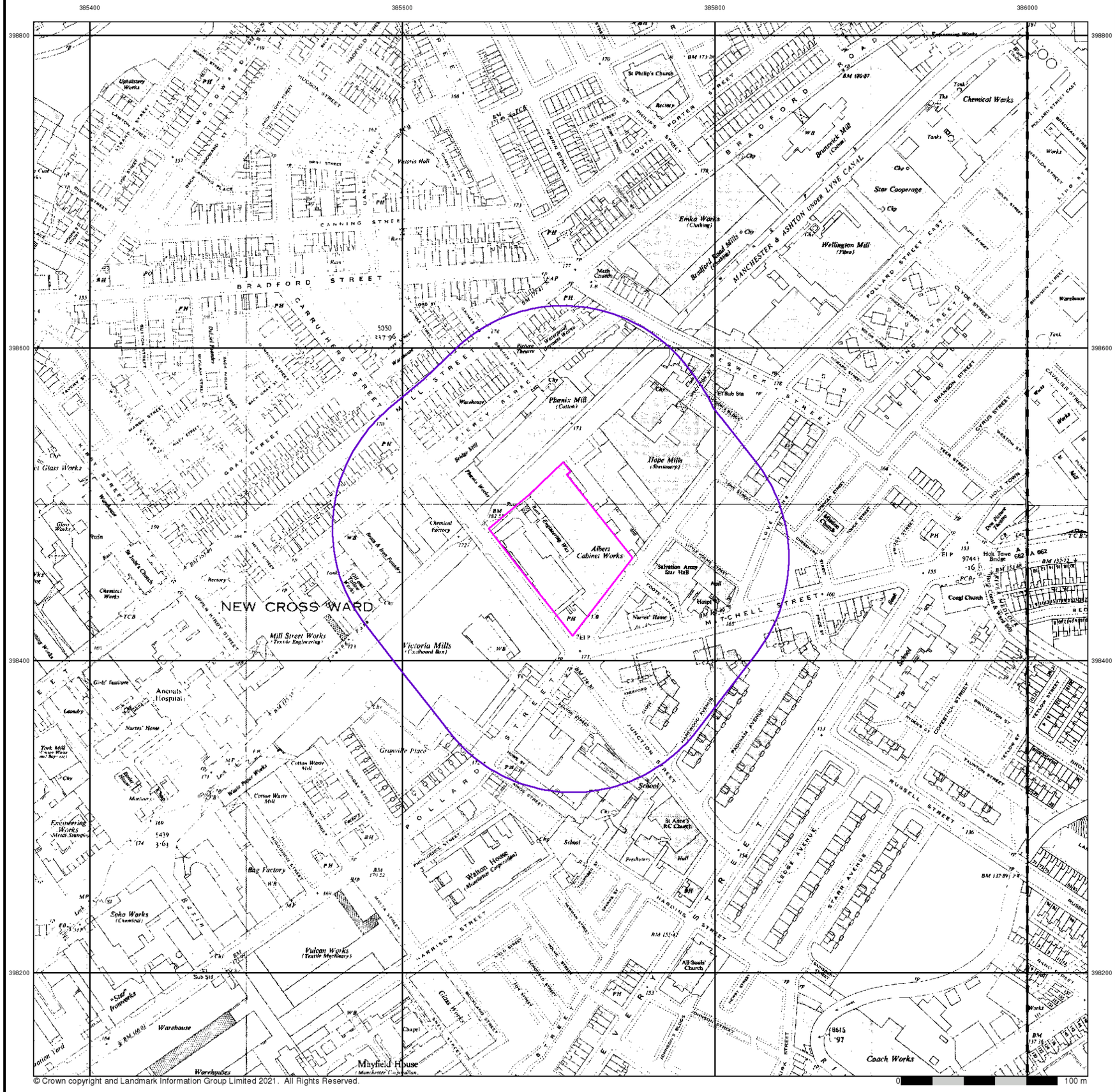
Order Details

Order Number:	287017460_1_1
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National Grid Reference:	385700, 398470
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Site Area (Ha):	0.5
Search Buffer (m):	100

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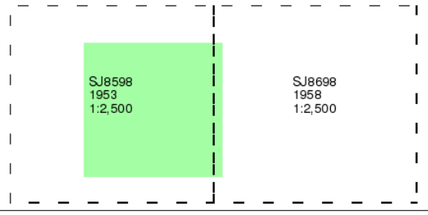
Ordnance Survey Plan

Published 1953 - 1958

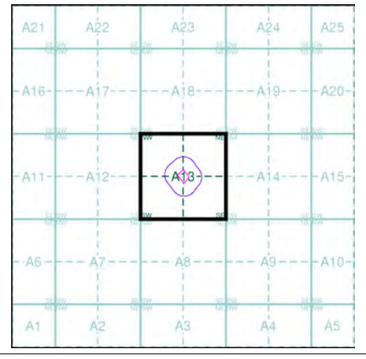
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



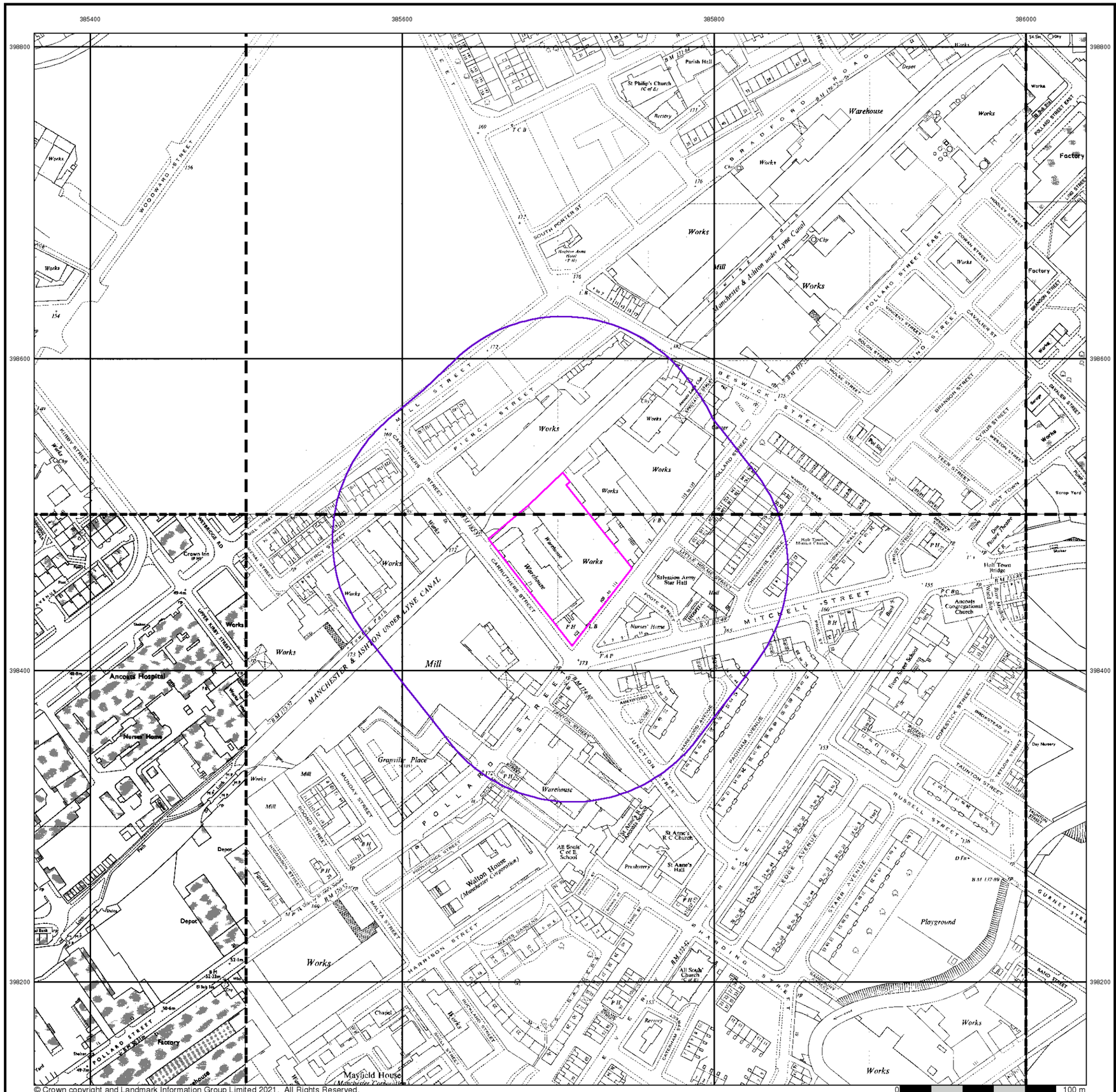
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Customer Ref:	Ancoats Works Manchester
National Grid Reference:	385700, 398470
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1958 - 1989

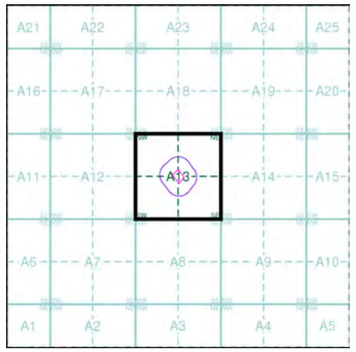
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8598NW 1963 1:1,250	SJ8598NE 1963 1:1,250	SJ8698NW 1989 1:1,250
SJ8598SW 1981 1:1,250	SJ8598SE 1958 1:1,250	SJ8698SW 1980 1:1,250

Historical Map - Segment A13



Order Details

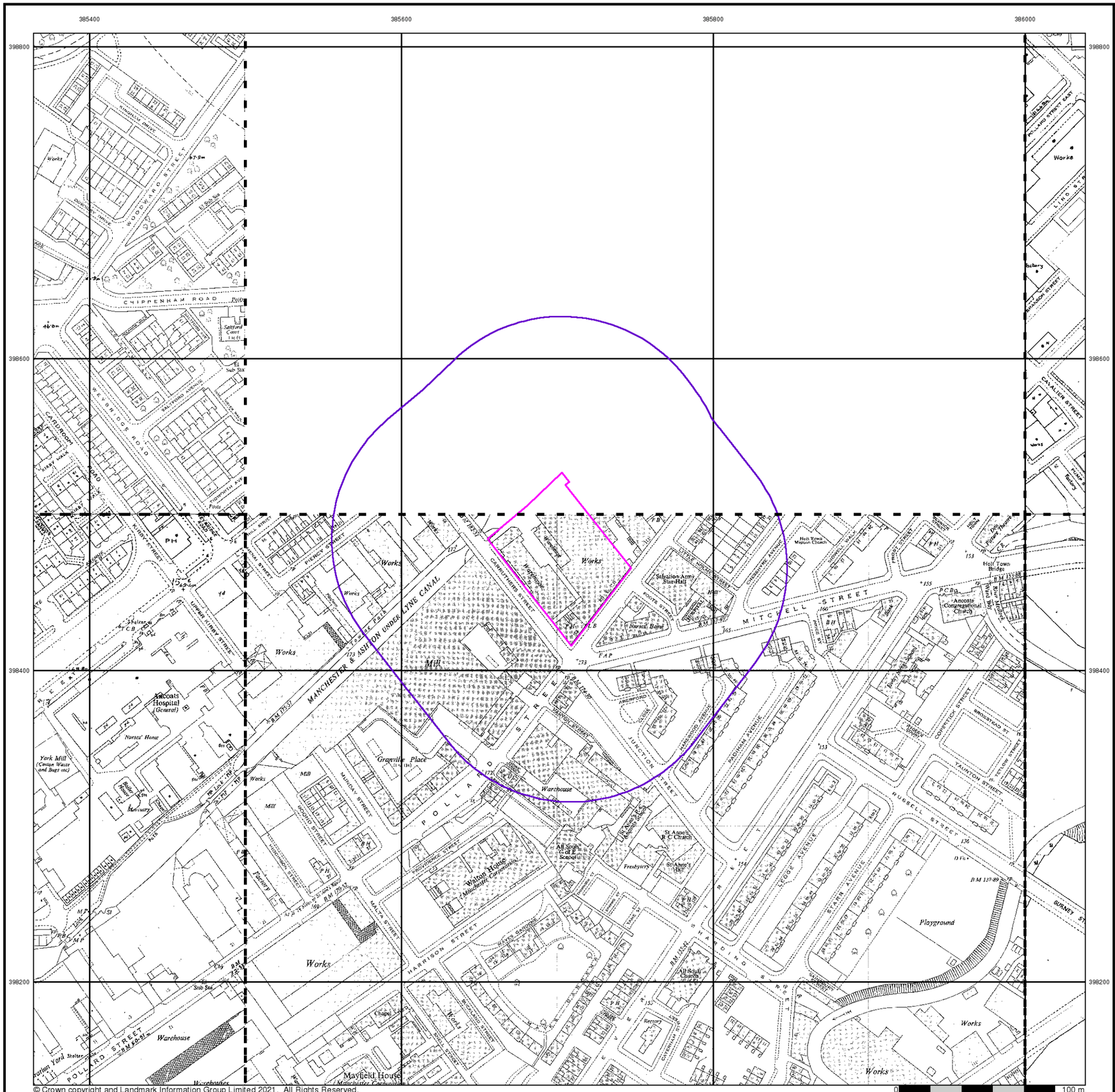
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Customer Ref:	Ancoats Works Manchester
National Grid Reference:	385700, 398470
Slice:	A
Site Area (Ha):	0.5
Search Buffer (m):	100

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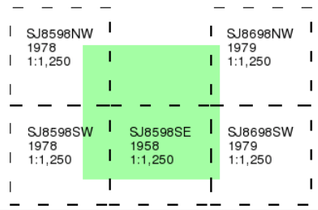
Additional SIMs

Published 1958 - 1979

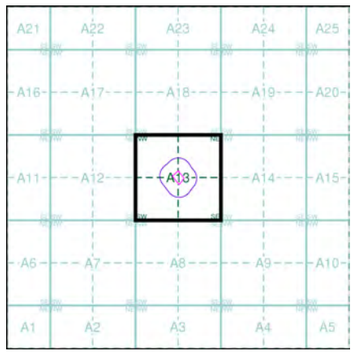
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

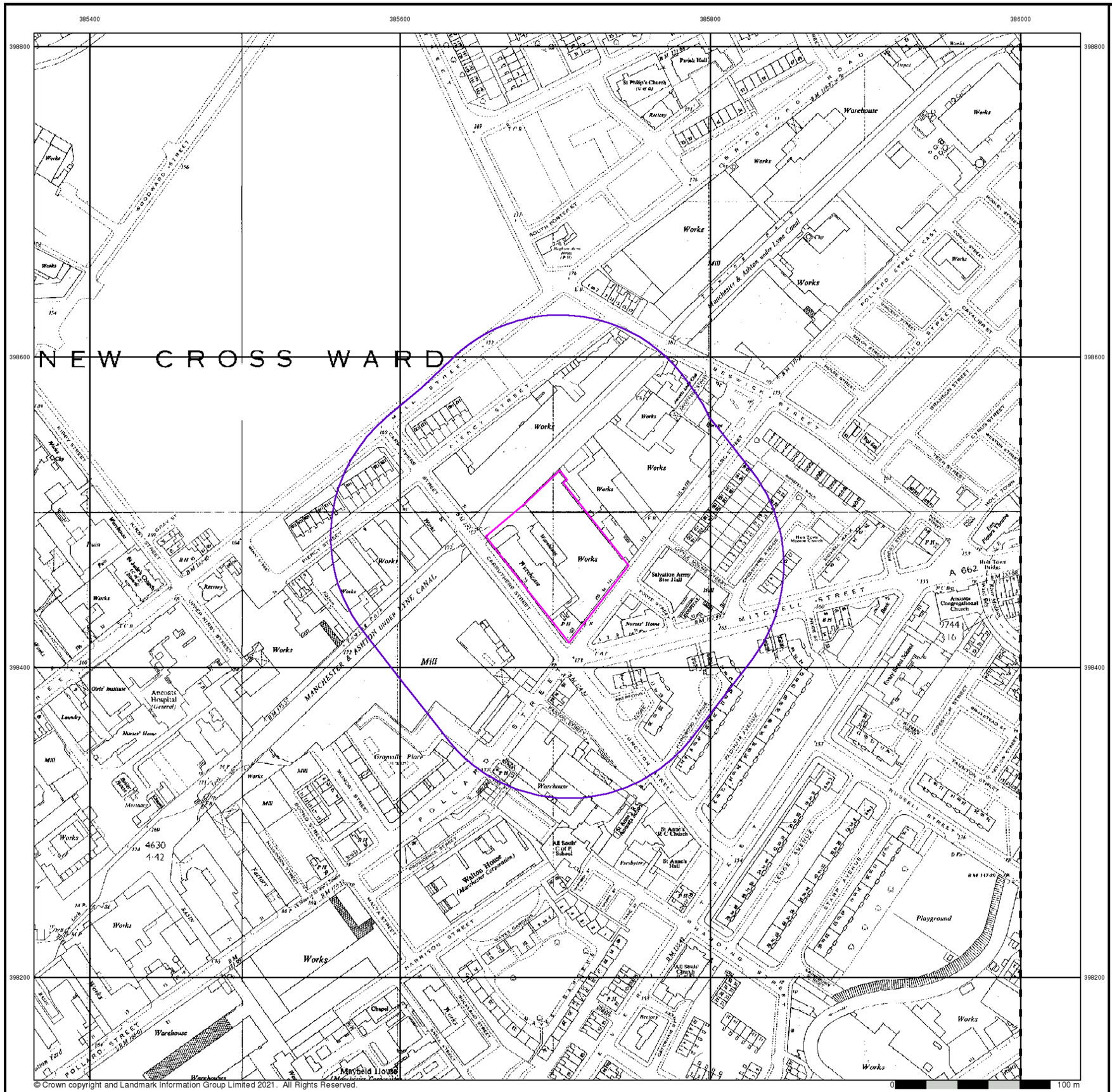
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Search Buffer (m):	100

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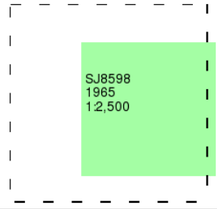
Ordnance Survey Plan

Published 1965

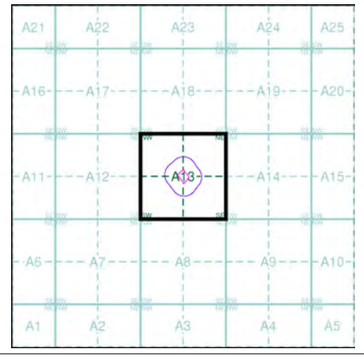
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



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