



19th September 2021

By email only

**MANCHESTER MEDIEVAL QUARTER: PROPOSALS FOR WORKS RESULTING FROM THE
ARCHAEOLOGICAL CONDITIONS**

Three archaeological conditions have been attached to the consent for the Manchester Medieval Quarter remedial works. The following proposals deal with each of these conditions, however, also recommended is an overarching archaeological desk-based assessment (DBA) covering the whole of the Manchester Medieval Quarter masterplan (Phases 1, 2 and 3). This is separate from the Heritage Assessment carried out by DeLoittes as the DBA deals with *below-ground archaeological remains*, as opposed to *built heritage* which is dealt with by the Heritage Statement. The DBA will comprise a comprehensive tool that can be used as a basis for all archaeological planning associated with the project. It will also list all potential heritage assets, potential risks to the development and potential benefits. Salford Archaeology can carry out the DBA for £2000.

All costs suggested here are exclusive of VAT.

Condition 9

Condition 9 deals only with Phase 1a of the works. This is currently in hand. A watching brief has been carried and the subsequent report will be completed and submitted to GMAAS/LPA for discharge of this condition.

Condition 10

Condition 10 deals with Phases 1b and 1c and will require several elements to discharge the condition.

The first element will be the production of a Written Scheme of Investigation (WSI) for all works associated with Phases 1a and 1b. This is a method statement which will outline all necessary works. This can be produced for £600.

Phase 1b works lie over the north end on Victoria Street where it meets Chapel Street and partly over a strip of land at the west side of Chetham's Library. The works along the roadway will not require an archaeological presence, but the works next to Chetham's lie over the line of the moat of the Norman Manchester Castle. This is an extremely important heritage asset and will require, firstly, an archaeological evaluation, possibly followed by an archaeological excavation. The evaluation will consist of archaeologists from Salford Archaeology excavation trial trenches to determine the feature's nature, depth and condition, and ascertain what resources would be required to carry out an excavation. This can be undertaken for £10,000.

If an excavation proves necessary an updated WSI will be required. Given the nature of the site Salford Archaeology would likely require engineering assistance from Galliford Try to carry out the excavation. The excavation would be followed by, initially, production of a Post-Excavation Assessment Report. This will detail what work was carried out, what was found and what data was collected. This will also detail exactly what further tasks, if any, are required to produce a final report, and will give a cost for the production of that report. This is produced initially as the costs and tasks associated with the production of the report are entirely dependent on what material, etc, is uncovered during the excavation and cannot therefore be ascertained in advance. This is a standard practice with this type of site and is in line with NPPF. Salford Archaeology could carry out the excavation for c. £200,000, although this figure can be refined once the evaluation is completed, and produce the post-excavation assessment report for £25,000. Galliford Try would need to produce costs for any necessary engineering works required to support the excavation separately.

Phase 1c lies at the south end of Victoria Street, close to Cateaton Street and Victoria Bridge Street. Although the works should be far enough to the west to avoid the known burials along Cathedral Yard it would be prudent to maintain an archaeological watching brief during any intrusive groundworks within this area. A watching brief would also need to be maintained in order to record the structure of any of the undercrofts that lie below Victoria Street. This would be carried out during the excavation of any tree planting pits or associated SI/service works. Salford Archaeology can carry out the watching brief for £350 per day.

Finally, once all works are completed for Phase 1 a combined archive will need to be produced and offered to Manchester Museum. Also required is the production of a booklet in the *Greater Manchester's Past Revealed* Series. There are currently around 30 booklets in the series, with several more currently in production, and are roughly 60 +pages in length with full colour illustrations and photographs. These present the archaeology in an accessible format. Once written and typeset a print run of 100 are usually produced for distribution to local societies, councils, schools and other interested groups. Also, a PDF will be uploaded to the GMAAS website, available for free download. Salford Archaeology can produce the booklet for £15,000.



Condition 11

Condition 11 is a more overarching condition covering all Phases of the works. For this reason, it will be an ongoing process of planning. As the full details of the masterplan are not yet finalised it is not possible to determine exactly what might be required. Below is a list of possibilities that would both discharge the condition and provide great benefit to the project and to the city.

- Medieval Manchester display within the reinstated Cathedral Visitors Centre. This could include a display of artefacts from all excavations, information panels and audio/video displays and interpretation. This could also include a 'dig video' produced during the excavation.
- A 'heritage trail' around the area of medieval Manchester with information panels. This is currently being developed around the Greengate/Chapel Street area of Salford and in Stockport centre, and is likely to be developed around Castlefield. The medieval quarter heritage trail could link in to the Roman heritage trail at Castlefield.
- Digital displays/interpretation through the medium of augmented reality. A similar programme is being developed at NOMA.
- Lectures to local societies and interest groups.
- Walking tours around medieval Manchester.
- A celebration event at the close of the project including a celebration of the history and archaeology of the city.
- A larger book about Medieval Manchester. This would be more of an academic monograph. This type of volume has never before been produced for medieval Manchester and could sit alongside a monograph that will be produced on Roman Manchester following the completion of archaeological works at the Viadux Development behind the Hilton Hotel.

Many of the items in the above list could be produced as collaborations between Salford Archaeology and other council or private organisations.



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