

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Chapeltown Street, Manchester

ARS Report N°: 2021/167



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CHAPELTOWN STREET, MANCHESTER:

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ARS LTD REPORT 2021/167



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Approved for issue by: Robin Holgate MCIfA
Planning Reference: N/A
Local Authority: Manchester City Council
Site central NGR: SJ 85205 98061

EXECUTIVE SUMMARY

Project Name:	Archaeological Desk-Based Assessment: Chapeltown Street, Manchester
Planning Authority:	Manchester City Council
Planning Reference:	N/A
Location:	Chapeltown Street, Manchester, M1 2EY
Parish:	Ancoats
Bedrock Geology:	Chester Formation - Sandstone. Sedimentary Bedrock
Superficial Geology:	Till, Devensian - Diamicton
Soils:	Slowly permeable seasonally wet acid loamy and clayey soils
Site central NGR:	National Grid Reference SJ 85205 98061
Date of Report:	29 th October 2021

Archaeological Research Services Ltd was commissioned by Chroma Consulting UK Ltd on behalf of Capital and Centric (Nineteen) Ltd to produce an Archaeological Desk-Based Assessment of an area of land at Chapeltown Street, Manchester, M1 2BQ. This is in advance of the submission of a planning application for the erection of a 15-storey building comprising 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose event pavilion (Use Class E/ Sui Generis) and associated landscaping.

This assessment has identified that the proposed development area used to support an iron foundry and terraced housing occupied by people working in the area, including a sizeable number of Irish immigrants, which dates to the mid-19th century. Both the iron foundry and terraced housing are of *evidential* value, of *archaeological* interest and of *local* significance. Furthermore, any archaeological evidence encountered that relates to either of these could contribute to furthering the research questions of the North West Regional Research Framework.

It is recommended that, should planning permission be granted for the proposed development, a series of trial trenches be excavated within the footprint of the 19th century phase of the iron foundry, and within the footprints of the terraced housing, in order to identify levels of truncation of the heritage assets at the site and, to assess the survivability of any below-ground structural remains. This may be followed, depending on the degree of survival and significance of any structural remains, by further archaeological investigation and reporting.



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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Chroma Consulting UK Ltd on behalf of Capital and Centric (Nineteen) Ltd to produce an Archaeological Desk-Based Assessment (DBA) of an area of land at Chapeltown Street, Manchester, M1 2BQ. This is in advance of the submission of a planning application for the erection of a 15-storey building comprising 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose event pavilion (Use Class E/ Sui Generis) and 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, and is c.0.167ha in area, centred at NGR SJ 85205 98061. The PDA is bounded to the north by Chapeltown Street, to the east by a small asphalt area, to the south by the metro rail line and to the west by the Phoenix apartment building. The site sits at 49m/50m above Ordnance Datum.

The site comprises a grassed over area on the corner of Chapel Street and Longacre Street, which is flat, and no discernible features are identifiable (Photographs 1 – 2). No above-ground archaeology is present on site.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises Chester Formation - Sandstone. Sedimentary Bedrock formed approximately 247 to 250 million years ago in the Triassic Period (British Geological Survey 2021).

This is overlain by a superficial deposit of Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. (BGS 2021).

The soils of the PDA are classified by the *Soilscapes* free interactive online viewer as belonging to the Soilscapes 17 soils unit. These soils are described as '*slowly permeable seasonally wet acid loamy and clayey soils*' (Cranfield University 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.

3 METHOD STATEMENT

3.1 Approach

The DBA 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 2020) and advice provided by Ian Miller (2021), the Greater Manchester Archaeological Advisory Service (GMAAS)'s Heritage Management Director.

The approach to the assessment of significance is set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the "heritage value" 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, 10-11) which states that monuments can have both archaeological and historic interest and derive significance both from 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 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 GMAAS's Heritage Management Director, and comprises a 250m radius study area 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 Greater Manchester Archaeological Advisory Service 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 for historic maps, plans and other documents relevant to the study area.
- ◆ Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Cranfield University's *Soilscapes* free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ 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 (2017)'s *Understanding the Archaeology of Landscapes* Level 1 standard was undertaken in fine conditions on 27th October 2021.

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

4.1.1 Prehistoric to Medieval Period (-1,000,000 BC to AD 1540)

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). Within the city centre there is little evidence of prehistoric activity, 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).

In the AD 70s a Roman fort was founded in the area now known as Castlefield. 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). Part of the Manchester to Castleshaw Roman Road (HER 24.1.0) follows the line of Store Street to the north of the PDA.

Following the Roman Army's withdrawal, evidence is again lacking for settlement activity in Manchester. 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 Anglo-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 a 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).

By the time of the Domesday Survey of 1086, Manchester Parish church (now the cathedral) and Manchester Castle (probably beneath what is now Cheetham's School of Music) existed (Morris 1983, 15). The castle probably went out of use in the early 13th century. Hanging Ditch, and two other ditches discovered in this area, are most likely of medieval origin. It is possible that Hanging Ditch was a boundary ditch for the medieval town (Nevell 2008, 43).

The medieval town was centred around the Parish Church, mainly comprising a number of burgage plots along Hanging Gate, Withy Grove, Fennel Street, Millgate, The Shambles, Market Street, and Deansgate (Nevell 2008, 48). As well as the local market, an annual fair was held in what is now St Ann's Square, the beginning of Manchester's transformation into a local centre for trade.

4.1.2 Post-Medieval to Modern (1540 to the present day)

By the end of the 16th century, Manchester was established as an important centre for the manufacture and trade of textiles with the town still 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. Soon, new buildings had developed between the old town and St Ann's church (Hartwell 2001, 9). Ancoats remained largely rural in the early post-medieval period. The first cotton mill was built in the 1780s and the first steam powered mill in 1789. From the late 18th to the beginning of the 19th century the number of mills doubled and continued to increase as did the local population (Hartwell 2001, 14).

The growing working class population caused a growth in the number of dwellings within the city. The recorded population of Ancoats in 1801 was 11,000 but by 1861 it was 56,000 as large numbers of workers migrated from surrounding rural areas into the city as the number of factories increased.

Space for new houses rapidly became limited which meant that new houses were very small, and were poorly constructed (Nevell 2008, 135). Existing buildings which had been intended for single families soon became overcrowded, usually with several families inhabiting one house, each often renting a single room to house their entire family (Miller and Wild 2015, 34). There are numerous contemporary accounts describing the poor state of workers' housing in Manchester and the unsanitary living conditions in and around them (for example Engels 1892). Many of the houses were rows of back-to-back or blind-back terraced houses with little light and no sanitation. Both of these types of houses were a single room deep, often with cellars. Cellars in these types of houses were usually inhabited by an entire family, despite the notoriously poor living conditions within them.

There are also areas of slightly larger through-house terraces (usually two rooms depth) built in Manchester during the same period but trade directory and census data suggest that these were often either commercial premises with living space above or that they were inhabited by the slightly more wealthy members of the population. Sometimes the inhabitants were still clearly local workers but perhaps skilled workers or foremen, for example.

Various local acts and by-laws were passed from the 1840s onwards which attempted to combat the problem of workers' housing conditions. From 1844, the building of new back-to-back dwellings was outlawed, and all new homes were to be provided with privies. In 1853 the inhabitation of cellars was banned and in 1867 a law was passed requiring all existing back-to-back dwellings to be converted into larger dwellings (Nevell 2014, 51). Towards the end of the 19th century more and more areas of slum housing were being demolished and the first social housing began to be built in Manchester with the building of Council-run tenement blocks such as Victoria Square on Oldham Road (Nevell 2008, 162).

4.2 Cartographic Analysis

The early maps of Manchester such as the 1793 Charles Laurent *Map of Manchester and Salford*, the 1824 map by Pigot and Bancks 1831 map do not depict any developments within the PDA. The earliest cartographic evidence to depict buildings within the PDA is the 1848 Ordnance Survey (OS), with the subsequent 1851 OS showing the PDA in detail, illustrating an iron foundry fronting Chapel Street and with terraced buildings lining Fair Street. East of the foundry, terraced houses line Chapel Street, and the courtyard behind these supports back-to-back terraced houses called '*Whitaker's Buildings*'. Unfortunately, occupations recorded in the 1841 census returns are mostly illegible, although subsequent census returns of 1861 and 1871 shows the inhabitants of these building were predominantly local workers. The trade directories for 1850 and 1853 records a Stuart & Miller as iron founders, which is illustrated on the 1851 *Adshead's Map*. This map also depicts the western range of the iron foundry as the foundry itself, with the eastern range most likely in use a stores and/or offices. As noted above, the earlier 1831 Bancks' *Plan of Manchester and Salford* does not depict any structures within the PDA, only terraced housing called '*Forty Row*'(HER 17308.1.0) lining the south

side of Longeracre Street. However, the trade directory from 1838 records an iron founder called James Garry at 100 Chapel Street. The preceding trade directory from 1836 records two ironmongers on Chapel Street, William & James Hatton and Peter Leigh, who resided at 91 & 92 and 25 Chapel Street respectively. The 1851 OS does not show any street numbers, and so it is unclear which entry is referring to the iron foundry within the PDA; however it could suggest the iron foundry was established at some point after 1831 but before 1851.

By 1891, Phoenix Works operated by Parr & Curtis has opened immediately north-west and west of the PDA. The iron foundry within the PDA is depicted in more detail, with a chimney present on the northern corner of the western range. The census returns shows the occupiers of the houses remain workers or are skilled labour. Furthermore, a significant amount of the inhabitants of the houses are recorded as being Irish, with the Irish population in the PDA increasing substantially from 1861 to 1891. This would have been a result of an influx in the Irish population into the area looking for work as the industrial revolution led to a huge increase in employment opportunities. It is interesting to note that the occupants of the houses were not long term, with the most occupants changing at every census. This could indicate that people only lived in these buildings when employed in the local industries, and moving on once new work was found, or when the main provider had passed on.

By 1908 the back-to-back terraces of Whitakers Buildings have been demolished, most likely because of the slum clearance, and the 1895 trade directory details the iron foundry is now owned by boiler makers Cooper and Whittaker. The iron foundry appears to have been under F.S. Cooper since as recorded in the 1909 up to the 1959 trade directory. The effects of the First World War on the foundry are highlighted in the 1918 Directory of Manufacturers, which records the foundry as the Dolphin Works, and details its war work as *'General engineering castings'* with 23 male employees. This directory also records the pre-war works of the foundry, giving a key insight into the foundry's production, as it states the foundry produced *'Iron castings for machine tools, wire making machines, furnaces, gas plants buildings'*.

Further detail into the foundry and adjacent buildings is provided in the 1928 Goad Fire Insurance Plan which shows the buildings that lined Fair Street are now stores associated with the foundry. The western range is still recorded as the foundry, with boilers present in the inner courtyard. The east range of the foundry was in use as a fettling shop and stores and offices lined Chapel Street. By the late 1940s, the terraced houses to the east of the PDA have been demolished, with now only the iron (Dolphin) foundry remaining. The iron foundry ceased production at some point in the late 20th century and was converted to a warehouse by 1971.

4.3 Designated Assets

On-Site

There are no designated heritage assets recorded within the PDA.

Study Area

There are eight Listed Buildings within the wider study area beyond the PDA. These are depicted on Figure 2 and detailed in Table 1 below.

Table 1. Listed Buildings within the wider study area

HER ID	NHLE ID	Grade	Description
1387.1.0	1270666	II*	Store Street Aqueduct
2129.1.0	1247018	II	Cooperative Warehouse (Albion Works complex)
2152.1.0	1293172	II	Phoenix Works (Crusader Works)
8280.1.0	1197829	II	Ashton Canal Lock No.1

HER ID	NHLE ID	Grade	Description
11407.1.0	1283014	II	Train Shed, Piccadilly Station
11421.1.0	1197830	II	Towpath Bridge over junction with Islington Branch Junction
11422.1.0	1207654	II	Ashton Canal Lock No.2
11422.2.0	1279636	II	Lock-keeper's Cottage, beside Ashton Canal Lock No.2

4.4 Non-Designated/Other Heritage Assets

On-Site

There are no known archaeological sites or findspots recorded by the HER within the PDA. However, this assessment has identified that the PDA used to support 19th century terraced housing, back-to-back courtyard housing and a mid-19th century iron foundry.

Study Area

There are 29 known archaeological sites recorded within the wider study area. These are listed in Table 2 below and are illustrated on Figure 3. The non-designated heritage assets recorded within the PDA mostly comprise 19th century terraced housing and industrial building that dominated the Ancoats area during that time.

Table 2: Known archaeological sites located within the wider study area

HER ID	Description
24.1.0	Manchester to Castleshaw Roman Road (stretch of)
6361.1.0	Ashton Canal
9671.1.0	St Andrew's Church (site of)
11313.1.0	Ashton Canal Basin
11406.1.0	Iron and Steel Warehouse
11413.1.0	Ancoats Chapel (site of)
11414.1.0	Tarpaulin/Saddlery Works (site of)
11415.1.0	Stone Wharf
11417.1.0	Pollard Street Mill (site of)
11418.1.0	11 Pollard Street (site of)
11424.1.0	Canal Arm (site of)
1231.1.0	Soho Foundry and Engineering Works (site of)
15830.1.0	Kennedy's Cotton Mill (site of)
16167.1.0	Moore's Mill (site of)
16168.1.0	Industrial School/ Technical School (site of)
16169.1.0	Terraced housing on former Back Mill Street/Bradley Street (site of)
16170.1.0	Back-to-back housing on former Bradley Street (site of)
16171.1.0	Goolden's Buildings (site of)
16172.1.0	Terraced housing on Old Mill Street (site of)
16173.1.0	Terraced housing on Vesta Street (site of)

HER ID	Description
16174.1.0	Spindle works (site of)
16175.1.0	Ashton Canal – sub-branch off Islington Branch (site of)
17302.1.0	Workers' Housing on Aspden Street (site of)
17303.1.0	Workers' Housing on Fletcher Street (site of)
17304.1.0	Workers' Housing on Longacre Street and Aspden Street (site of)
17305.1.0	Workers' Housing on Paris Street (site of)
17306.1.0	Workers' Housing on Heyrod Street and Paris Street (site of)
17307.1.0	Churchgate Buildings (Institute, Sunday School & Lads Club) (site of)
17308.1.0	Forty Row (originally Riders Row) (terrace) (site of)

4.5 Historic Landscape

On-Site

There is one HLC units within the PDA, which is tabulated in Table 3 below and illustrated on Figure 4.

Table 3: HLC types Located within the PDA

HLC ID	HLC Broad Type	HLC Type	Summary
HGM11191	Industrial	Industrial Estate	Mixed development of industrial works and warehouses. Predominantly late 20th century with some possible survival of earlier structures (1, 2). Formerly an area of through and back to back terraced houses, small works and institutes, 19th century (4).

Study Area

A total of 31 HLC units, have been mapped within the wider study area, as illustrated on Figure 4 and depicted in Appendix I.

4.6 Previous Investigations

4.6.1 Archaeological Events

A total of 14 archaeological investigations undertaken within the study area are currently recorded on the HER. These are detailed in Appendix II and their locations illustrated on Figure 5.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

The approach to the assessment of significance is set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the “heritage value” 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, 10-11) which states that monuments can have both archaeological and historic interest and derive significance both from 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 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).

This assessment has identified that the PDA once supported a mid-19th century iron foundry. Despite research into the foundry, its origins are currently uncertain because of limited available map evidence detailing the area. Furthermore, there is little evidence detailing the interior rooms and what was held within them during the 19th century. Intrusive archaeological investigation could reveal evidence about its origins and early use, which could contribute to our understanding of the industrial developments in the Ancoats area, and the Greater Manchester region. Therefore, the iron foundry is considered to be of *evidential* value, of *archaeological* interest and of *local* significance, and help inform questions in the research framework. Relevant research questions include the following.

The Post Medieval Period (Miller *et al.* 2021)

- ♦ PM27: How do the industries associated with the North West evolve and develop during this period?

The Industrial and 20th Century Period (Nevell 2021)

- ♦ Ind55: What is the evidence for the development of power production?
- ♦ Ind58: How have industrial buildings adapted to new technology and processes?

The PDA also used to support terraced housing and back-to-back courtyard housing which were occupied by local workers. Whilst the significance of these assets cannot be quantified or assessed without field evaluation, it is likely that they would be of *local* significance, of *evidential* value and of *archaeological* interest. The *North West England Regional Research Framework* (Research Frameworks 2021) notes that even though there has been a significant amount of excavations and historic building recordings of 18th to the early 20th century workers’ housing which has identified the design and construction of such housing varies wildly across the north west and, therefore, more investigation and analysis of these types of dwellings are needed. A desk-based assessment can be limited in interpreting the changes in housing, in particular the living conditions of those within, and interior alterations. Excavation of the housing within the PDA can also contribute to understanding additional research goals than that listed above, such as ‘*How have buildings changed in response to planning regulations?*’

6 ASSESSMENT OF POTENTIAL IMPACTS

Potential direct physical impacts on heritage assets during the construction phase include the following.

- ♦ Removal or truncation of heritage assets during ground works, site clearance and construction (e.g. removal of hardstanding).
- ♦ Damage to buried archaeological remains because of piling and excavation of foundation trenches
- ♦ Other groundworks associated with the construction of the proposed development which have the potential to damage or destroy below-ground features or deposits of cultural heritage value, should they be present.

The iron foundry has extended and changed hands over time, although the footprint of the original foundry building does not appear to have altered much from the mid-19th century. This suggests that the earliest phases of the building could have survived within the 20th century structure or at least within its foundations. The later warehouse that occupied this area of the site, was most likely converted from the foundry, although this is unclear. Therefore, intrusive archaeological investigation

will clarify the level of truncation of surviving below-ground heritage assets. With regards to the housing, there is a good potential these have only received minimal truncation by later developments. This is particularly so with Whittaker's Buildings which, since being knocked down, have not been built upon by later developments.

7 RECOMMENDATIONS

It is recommended that, should planning permission be granted for the proposed development, a series of trial trenches be excavated within the footprint of the 19th century phase of the iron foundry and within the footprints of the terraced housing in order to identify levels of truncation of the heritage assets at the site and to assess the survivability of any below-ground structural remains. This may be followed, depending on the degree of survival and significance of any structural remains, to further archaeological investigation and reporting.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

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

8.2 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).

8.3 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.

8.4 Acknowledgements

Archaeological Research Services Ltd would like thank Chris Holden of Chroma Consulting UK Ltd for commissioning this assessment on behalf of Capital and Centric (Nineteen) Ltd; Ian Miller, Heritage Management Director at Greater Manchester Archaeological Advisory Service, for his advice and Lesley Dunkley, Historic Environment Record Officer, at Greater Manchester Archaeological Advisory Service.

9 REFERENCES

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APPENDIX I GAZETTEER OF HLC UNITS

HLC ID	HLC Broad Type	HLC Type	Summary
HGM11158	Communications	Car Park	Late 20th century carpark (1, 2). Site of terraced houses, late 18th to early 19th century (3, 4).
HGM11159	Communications	Car Park	Late 20th century carpark (1, 2). Site of early 19th century railway sidings (3, 4).
HGM11169	Communications	Docks, Wharfs and Basins	Late 18th century wharf associated with the Manchester & Ashton Under Lyne Canal (1). Area also included the Store Street aqueduct built in 1797-99 (2). Former wharf stores are treated as a separate area due to modern residential redevelopment.
HGM11170	Communications	Docks, Wharfs and Basins	Late 18th century wharf associated with the Manchester & Ashton Under Lyne Canal (1). Former wharf stores are treated as a separate area due to modern residential redevelopment. Some restoration of canal apparent.
HGM11171	Residential	Low Rise Flats	Late 20th century residential development containing predominantly apartments. Houses also present (1, 2). Site of late 19th century packing case manufactory and Phoenix works (Machinery).
HGM11172	Industrial	Industrial Estate	Late 20th century industrial estate (1, 2). Site of late 19th century timber yard (5).
HGM11173	Residential	Private Housing Estate	Post 1999 wharf side apartments (1, 2). Site of early 19th century Store Street Mills (Cotton). No traces of previous type.
HGM11175	Industrial	Metal Trades (Heavy)	Industrial works possibly originating as an iron and steel warehouse and clothing factory of the early 20th century (1). Probable significant alterations & later additions. The clothing factory may be replaced by a modern shed.
HGM11176	Commercial	Distribution Centre	Late 20th century warehouse (1, 2).
HGM11177	Industrial	Industrial Works (general)	Former Phoenix Works, machinery works originating in the mid to late 19th century (2, 3). Several phases probable. Largely extant. Western end occupied by food manufacturers. The occupying trade of the rest of the building is unclear from mapping.
HGM11178	Residential	Low Rise Flats	Late 20th century residential development containing predominantly apartments. Houses also present (1, 2). Area of former early 19th century Meadow Street (stone) Wharfs, yards and depots (4).
HGM11179	Commercial	Business Park	Trading estate, late 20th century large scale sheds (1, 2). Site of mid to late 19th century Ancoats Goods Station (5).
HGM11186	Commercial	Distribution Centre	Depots and Warehouses, late 20th century large scale sheds (1, 2). Previously the site of early to mid 19th century grid-iron terraced

HLC ID	HLC Broad Type	HLC Type	Summary
			housing development and slightly earlier St Andrews Church and graveyard (4, 5). Grave yard plot preserved (developed)
HGM11187	Commercial	Offices	Late 20th century multi storey office building (1, 2). Previously the site of early to mid 19th century grid-iron terraced housing development (4)
HGM11189	Commercial	Distribution Centre	Parcelforce depots, late 20th century (1, 2).
HGM11191	Industrial	Industrial Estate	Mixed development of industrial works and warehouses. Predominantly late 20th century with some possible survival of earlier structures (1, 2). Formerly an area of through and back to back terraced houses, small works and institutes, 19th century (4).
HGM11192	Industrial	Textile Mill	Late 20th century multi storey building (1, 2). Possibly a textile manufactory. Site of early to mid 19th century terraced houses (4). Cleared by 1950 (1)
HGM11193	Commercial	Business (General)	Late 20th century commercial/light industrial units (1, 2). A more substantial contemporary building is also present fronting Great Ancoats Street, possibly offices. Site of 19th century iron works (5)
HGM11194	Industrial	Waste Ground	Site of industrial works (19th century Chapel Street Mill and mid 20th century bacon factory) cleared in the mid to late 20th century (1, 2). Earlier street layout is preserved.
HGM11196	Residential	Conversions	Former early 19th century Junction Lead Mills and associated stables, converted to apartments probably in the late 20th century (1, 2, 3). Area included Rochdale canal wharfs. A new apartment building is also present.
HGM11197	Commercial	Commercial Core-Urban	Mixed period and type development. Remnants of a 19th century commercial area of industrial works, warehouses and public houses (3, 4). Significantly denuded with commercial conversions or later additions: mainly late 20th century (1, 2).
HGM12104	Residential	High Rise Flats	Post 1999 development (1, 2). Probably apartment blocks.
HGM12833	Communications	Railway Line	Railway opened in c.1842 by Manchester Birmingham Railway (later included the Manchester, Sheffield & Lincolnshire Railway) (1). Late 19th and early 20th century expansions eliminated terraced houses to the north of the line (3).
HGM16257	Commercial	Retail Park	Late 20th century large scale retail park (1,2). Site of pre 1849 terraced houses (3). Area also included the Shooters Brook Iron Works, yards and probable commercial

HLC ID	HLC Broad Type	HLC Type	Summary
			development along Great Ancoats Street (3). Previous character obliterated.
HGM16269	Residential	Conversions	Post 1999 conversion of 19th century Hope Mills (later Hope Works). Other works and warehouses of similar to slightly later date have been demolished and replaced by post 1999 apartment new builds (1,2,4). 18th century wharfs consolidated.
HGM16270	Commercial	Retail (General)	Late 20th century medium scale sheds with car parking (1,2). Probably retail outlets. Site of Caledon Mill (cotton) and a later grain store (3,4).
HGM16271	Residential	Low Rise Flats	Post 1999 large scale apartment development(1,2). Develop probably ongoing at time of latest map date (2006). Replaced late 20th century medium scale retail buildings(1). Site of pre 1851 Ancoats Bank Mill (cotton) and late 19th century works house(4,5).
HGM16276	Industrial	Waste Ground	Undeveloped area clear post 1999 (1,2). Site of piecemeal medium to large scale industrial development dating to before 1849 (3). Historically included mills, iron works, yards, terraced houses and canal wharfs.
HGM16278	Industrial	Waste Ground	Undeveloped area clear in the late 20th century (1,2). Probably in advance of urban redevelopment (high rise flats of post 2006 date now occupy the site). Site of mixed commercial rows, workers housing and institutes pre dating 1849 (3).
HGM16331	Industrial	Industrial Works (general)	Late 20th century industrial works and depot (1,2). Site of industrial and commercial activity pre dating 1851 (3). Only the canal coal wharf survives from this period. Piecemeal 19th and early 20th century industrial development (4).
HGM16358	Communications	Canal Lock	Number of features associated with 1792 to 1799 Manchester, Ashton Under Lyne, Oldham and Stockport Narrow Canal (as named in 1849)(1,2). Includes listed locks, bridge, canal cottages and a former coal wharf branch (1,2). Restored

APPENDIX II GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER ID	Description
EGM3697	Albion Works, Pollard Street
EGM3777	New Islington Wharf, Ancoats
EGM3808	Pollard Street, Ancoats
EGM4016	Islington Wharf Mews, Ancoats
EGM4020	New Islington Archaeological Works
EGM4022	Kennedy's Mill, Pollard Street
EGM4229	Northern Hub Piccadilly / Oxford Road
EGM4380	Crusader Works
EGM4381	Crusader Works
EGM4382	Evaluation and historic building investigation at a detached block forming part of the Crusader Works complex
EGM4382	Evaluation and historic building investigation at a detached block forming part of the Crusader Works complex
EGM4383	Historic Building Investigation: Crusader Works
EGM4428	Rammon House
EGM4438	Portugal Street East

APPENDIX III TRADE DIRECTORIES

Trade Directory	Street	Number	Description
1836 Pigot's Manchester Directory	Chapel Street	25	William & James Hatton, Ironmongers
		91 & 92	Peter Leigh, Ironmongers
1838 Pigots Manchester Directories	Chapel Street	100	James Garry, Ironfounder.
1850 Slater's Directory of Manchester and Salford	Chapel Street		Stuart & Miller. Iron Founders.
			Park, Curtis and Madeley. Machinists.
1853 Whellan & Co. Directory of Manchester and Salford	Chapel Street		Park, Curtis and Madeley. Iron Founders. NO PHOENIX WORKS
			Stuart & Miller. Iron Founders.
1863 Slater's Directory of Manchester and Salford	Chapel Street	74	John Miller. Iron Founder.
1876 Slater's Directory of Manchester and Salford	Chapel Street	76	Richard Rowbotham. Ironfounder. Curtis Son & Co.engineers.
1877 - 1878 Slater's Directory of Manchester and Salford	Chapel Street	76	Richard Rowbotham. Ironfounder.
1883 Slater's Directory of Manchester and Salford	Chapel Street	74 & 76	William Sacker. Ironfounder.
1886 Slater's Directory of Manchester and Salford	Chapel Street	74 & 76	Chapel Street Foundry Co. Ironfounders.
1895 Slater's Manchester and Salford Directory	Chapel Street (ancoats)	76	Cooper and Whittaker. Ironfounders
			Cooper and Whittaker. Boiler Maker & Co.
1909 Slater's Manchester, Salford and Suburban Directory	Chapel Street	76	F. S. Cooper. Boiler Maker & co.
		78	Elias Bradley. Slater
		80	Richard H. Maytum. Householder.
		82	Mrs. Mary Keigher. Householder
1911 Slater's Manchester, Salford and Suburban Directory	Chapel Street	76	F. S. Cooper. Boiler Maker & co.
		78	Mrs. Frances Bradley. Householder.
		80	Richard H. Maytum. Householder.
		82	Mrs. Mary Keigher. Householder

Trade Directory	Street	Number	Description
1925 Manchester Directory	Chapel Street (south side)	76	F.S. Cooper. Boiler maker.
		78	Reliance Laundry (receiving office)
		80	Frederick Dearden. Housholder
1935 Manchester Directory	Chapel Street (south side)	76	F.S. Cooper. Boiler maker.
		78	William Hy. Arstall. Iron Slinger
		80	Mrs Dearden
1959 Manchester Directory	Chapel Street (south side)	74/76	Hardwear Metal Co. Ltd. Ironfounders.
			F.S. Cooper Ltd. Ironfounders (Dolphin foundry).

APPENDIX IV CENSUS RECORDS

1841 Census Records

Street	Number	Forename	Surname	Age	Where From	Occupation
Chapel Street	100	Ann	Garry	35	Lancashire	
		Ann	Garry	1	Lancashire	
		Sarah	Garry	9	Lancashire	
		Margt	Garry	4	Lancashire	
		Geo	Butler	20	Lancashire	
	104	Edwd	Hargreaves	60	Lancashire	
		Ann	Hargreaves	65	Lancashire	
		Jas	Sutcliffe	8	Lancashire	
		John	Hamton	33	Lancashire	Cotton Spinner
		Mary	Hamton	35	Lancashire	
		Jas	Hamton	10	Lancashire	
		Ire	Hamton	5	Lancashire	
		Wm	Maddocks	63		
		Cath	Maddocks	41	Lancashire	
		Kee	Maddocks	23	Lancashire	Cotton Spinner
		Geo	Maddocks	9 Mo	Lancashire	
		Hannah	Maddocks	7	Lancashire	
		Eliza	Maddocks	4	Lancashire	
	106	Thos	Bentley	20	Lancashire	
		Harriett	Bentley	30	Lancashire	
		Mary	Bentley	11	Lancashire	
	108	Elizth	Kershaw	25		
		S F	Kershaw	4	Lancashire	
		Eliza	Kershaw	2	Lancashire	
		Emma S	Kershaw	8 Mo	Lancashire	
Fair Street	1	Wm	Higginbottom	30	Lancashire	
		Ann	Higginbottom	26	Lancashire	
		Jane	Higginbottom	9	Lancashire	
	2	Gee	Knowles	29		Blacksmith
		Francis	Knowles	27		
		Ann	Knowles	6		
		Geo	Knowles	2	Lancashire	
	3	John	Joy	25	Lancashire	
		Sarah	Joy	25	Lancashire	Packer
		Joseph	Joy	1	Lancashire	
	4	Matthew	Rogus	40	Lancashire	Cotton Spinner
		Ann	Rogus	40	Lancashire	
		Matthew	Rogus	12	Lancashire	
	5	Geo	Tonge	79	Lancashire	Silk Weaver
		Thos	Clayton	30		
		Jane	Clayton	30		
		Hannah	Clayton	8		
		Eliza	Clayton	6	Lancashire	
		Mary Ann	Clayton	3	Lancashire	
		Sarah	Clayton	1 6 Mo	Lancashire	

Street	Number	Forename	Surname	Age	Where From	Occupation
	6	Jas	Loftus	23	Lancashire	
		Mary Ann	Loftus	19	Lancashire	
		Mary	Loftus	1	Lancashire	
		John	Date	36		
	7	Eliza	Date	32		
		John	Date	5	Lancashire	
		Wm	Date	2	Lancashire	
	8	Wm	Hall	30	Lancashire	Cotton Spinner
		Ann	Hall	29	Lancashire	
		Alice	Drabble	30	Lancashire	
	9	Jno	Collender	25	Ireland	
		Eliza	Collender	25	Ireland	
		Ann	Collender	1	Lancashire	
		Ann	Casey	9	Ireland	
	10	Jas	Hayes	40		
		Mary	Hayes	40		
		Jas	Hayes	10	Lancashire	
	12	Saml	Parkins	41	Lancashire	Cotton Spinner
		Eliza	Parkins	36	Lancashire	Piercer
		Elizth	Parkins	12	Lancashire	
		Wm	Parkins	4	Lancashire	
		Sarah Ann	Parkins	2	Lancashire	
		Elizth	Parkins	14	Lancashire	
		Robt	Ashworth	20	Lancashire	
		Cath	Ashworth	20	Ireland	Cotton Worker

1861 Census Records

Street	Number	Forename	Surname	Age	Where From	Occupation
Chapel Street	78	Thomas	Smethurst	46	Farnworth	Coal Merchants
		Alice	Smethurst	47	Rinnworth	
		James	Smethurst	19	West Leigh	Assists his father
		Alice	Smethurst	17	West Leigh	
		Mary E	Smethurst	15	Hulme	
		Grace	Smethurst	9	Manchester	
		William H	Smethurst	7	Manchester	
		Charles Edwin	Smethurst	5	Manchester	
		Nancy	Smethurst	3	Manchester	
		Salina E	Smethurst	1	Manchester	
	80	Patrick	Walsh	52	Ireland	Clark at Cotton Mill
		Mary	Walsh	51	Ireland	Dress Maker
		Catharine	Walsh	27	Ireland	Dress Maker
		Thomas	Walsh	25	Ireland	Dye House Labourer
		Patrick	Walsh	15	Ireland	Labourer Cotton Mill
	80	John	Wright	42	Birmingham	
		Rebecca	Wright	37	Manchester	
		Honora	Wright	8	Manchester	
		William H	Wright	2	Manchester	
	80	Henry	Mosley	33	Manchester	Labourer at Iron Works
		Mary Ann	Mosley	32	Manchester	Dress Maker
	82	Thomas	Bentley	44	Manchester	Machine Maker
		Emma	Bentley	19	Manchester	Cotton Tenter
		Harriet	Bentley	14	Manchester	
		Elizabeth	Bentley	13	Manchester	
		Thomas	Bentley	17	Manchester	Machine Maker
		Henry	Bentley	11	Manchester	
	84	John	Martin	39	Ireland	
		Julia	Martin	32	Ireland	
		Thomas	Martin	11	Manchester	
		Edward	Martin	5	Manchester	
		Julia Ann	Martin	1	Manchester	
		Margaret	Mitchell	27	Ireland	
Fair Street	1	Louisa	Alexander		Manchester	Cotton Mill Worker
		Eliza	Berthy	50	Salford	Labourer
	3	Benjamin	Atkinson	27	Heaton Norris	
		Mary	Atkinson	30	Liverpool	Cotton Weaver
		George	Atkinson	2	Manchester	
		Thomas	Atkinson	12-Jul	Manchester	
	5	John	Braidwood	30	Scotland	Labourer
		Elizabeth	Braidwood	28	Scotland	
		Catharine	Braidwood	4	Scotland	
		Douglas	Braidwood	2	Scotland	
	7	James	Molloy	59	Herefordshire	

Street	Number	Forename	Surname	Age	Where From	Occupation
		Hannah	Molloy	55	Staffordshire	
	7	Alfred	Morgan	25	Gloucestershire	Brass handler?
		Ann M	Morgan	24	Lancashire	
		William	Morgan	3	Liverpool	
		Elizabeth	Morgan	12-Mar	Manchester	
	11	Michael	Bigley	30	Scotland	Labourer
		Margaret	Bigley	29	Ireland	
		Jno	McDermot	11	Manchester	
	13	Chas	Gregory	33	Manchester	
		Catharine	Gregory	31	Manchester	
		Charles	Gregory	9	Manchester	
		Samuel	Gregory	7	Manchester	
		Margaret	Gregory	3	Manchester	
		William	Gregory	4	Manchester	
	15	Thomas	Whithall	41	Sheffield	Cotton Spiner
		Sarah	Whithall	46	Manchester	Labourer
		William B	Whitworth	9	Manchester	
	17	Charles	Daly	35	Ireland	Brick Labourer
		Bridget Jone	Daly	26	Scotland	Cotton Mill Worker
	19	Joseph	Downer	46	Ireland	Factory Worker - Reeler
		Ann	Downer	44	Manchester	Factory Worker - Piercer
		Ellen	Downer	15	Manchester	
		Ahn	Downer	5	Manchester	
Fair Street Cotton Spinning and Weaving Mill employing 150 hands						
Chapel Street Mill Machining Works employing 1600 hands. Messers Park, Curtis and Madeley						
Whitaker's Court	1	Gavin	Smith	39	Manchester	Iron Labourer
		Elizabeth	Smith	35	Wigan	CottonWeaver
	3	William	Daly	36	Ireland	Labourer in Iron Foundry
		Ludy	Daly	35	Ireland	
		Jno	Mitchell	13	Ireland	
		William	Mitchell	9	Manchester	
		Thomas	Mitchell	6	Manchester	
		Michael	Daly	1	Manchester	
	5	William	Locker	49	Kent	Cotton Spinner
		Ellen	Locker	45	Manchester	Cotton Piercer
		William	Locker	16	Manchester	Cotton Piercer
		Mary	Locker	13	Manchester	
		Isabella	Locker	9	Manchester	Labourer
		Sarah Anne	Locker	5	Manchester	
	2	Patrick	Thompson	40	Ireland	Labourer in Iron Foundry
		Margaret	Thompson	36	Ireland	Cotton Weaver
		John	Thompson	9	Manchester	
		William	Thompson	7	Manchester	
		Mary Ann	Thompson	3	Manchester	
	4	Jonathan	Heywood	32	Manchester	Old Iron Dealer
		Hannah	Heywood	29	Manchester	

Street	Number	Forename	Surname	Age	Where From	Occupation
		Martha H	Heywood	9	Manchester	
		Elizabeth	Heywood	6	Manchester	
	6	Maria	Heywood	1	Manchester	
	10	Patrick	Donnelly	30	Ireland	Machine Dealer?
		Bridget	Donnelly	38	Ireland	
		Hugh	Madden	14	Manchester	Spindle Maker
		James	Madden	11	Manchester	
		Timothy	Madden	6	Manchester	Scholar
		Mary A	Donnelly	3	Manchester	

1871 Census Records

Street	Number	Name		Age	Where from	Occupation
Chapel Street	78	Elizabeth	Moores	45	Salford	
		Emma	Moores	22	Salford	Braid Tenter
		Elizabeth	Moores	21	Salford	Cotton Winder
		James	Moores	19	Salford	Machinist
		Maria	Moores	15	Salford	Back tenter
		Walter	Moores	11	Salford	Scholar
		Ellen	Moores	17	Salford	Back tenter
		Sunannah	Moores	9	Salford	Scholar
		Arthur	Moores	7	Manchester	Scholar
		Sam	Moores	5	Manchester	Scholar
		Alice	Moores	2	Manchester	
	80	William	Gordon	32	Ireland	Labourer in Iron Works
		Mary	Gordon	36	Ireland	Cotton Operative
		Margret	Gordon	8	Manchester	
		James	Gordon	6	Manchester	
		Thiresa	Gordon	4	Manchester	
		Mary Ann	Gordon	2	Manchester	
		Michael	Lafferty	40	Ireland	Cloth Finisher
		Catherine	Corcoran	23	Manchester	Cotton Operative
		James	Moores	45	Manchester	Machine Fitter
	80	Robert	Owen	23	Liverpool	Machinist
		Elizabeth	Owen	23	County West Morth	
		Robert	Owen	2	Manchester	
		Mary Ann	Owen	1	Manchester	
	82	Mary	Chidlow	60	Manchester	
		Mary	Chidlow	31	Manchester	Factory Hand
		Agnes	Chidlow	24	Manchester	Factory Hand
		Pricler	Jackson	28	Manchester	Factory Hand
		Mary	Chidlow	10	Manchester	Scholar
	84	James	Depley	36	Ireland	Glass tenter
		Margret	Depley	34	Manchester	Back tenter
		Ellen	Depley	14	Manchester	Back tenter
		Mary	Depley	9	Manchester	
		James	Depley	7	Manchester	Scholar
		Sarah Ann	Depley		Manchester	
	84	Sarah	Cane	50	Ireland	
Fair Street	1	Ann	Dixon	65	Farington, Lancashire, England	Housekeeper
		Alice	Dixon	40	Preston, Lancashire, England	Dress Maker
	3	John	Borth	29	Manchester	Moulder
		Elizabeth	Borth	26	Manchester	
	5	Joseph	Brenman	20	Altrincham, Cheshire, England	Groom Hand?
		Ann	Brenman	25	South Wales	
		Mary Jane	Brenman	15/12	Gorton	
	7	Edwd	Jones	42	Manchester	
		Elizabeth	Jones	41	On the Sea on The	
		Charles	Young	6	Way W Gibrattar	

Street	Number	Name		Age	Where from	Occupation
	9	Sarah	Johnson	50	Dublin Ireland	Pot Maker
		Elizabeth	Johnson	21	Manchester	Cotton Weaver
		Ellen	Johnson	15	Manchester	Cotton Weaver
	11	George	Campbell	55	Manchester	Labourer
		Ann	Campbell	55	Stockport, Cheshire, England	Cotton Reeler
	13	Hannah	Beswick	32	Manchester	Cotton Weaver
	15	Sarah	Whital	56	Manchester	Seamstress
	17	Joseph	Machan	50	Manchester	Broker
		Catherine	Machan	50	Manchester	
		Elizabeth	Machan	32	Manchester	
		Catherine	Machan	17	Manchester	
		Joseph	Machan	14	Manchester	Scholar
		Hannah	Machan	12	Manchester	Scholar
	17a	Wm	Blackley	38	Manchester	Packer
		Mary Jane	Blackley	26	Manchester	
		Sarah Elizabeth	Blackley	4	Manchester	
Whitaker's Buildings	1	Kate	Dolan	30	Ireland	Grinder
		Isebla	Dolan	16	Manchester	
		Ellen	Dolan	14	Manchester	Back Tenter
		Emma	Dolan	7	Manchester	Back Tenter
		Mary Ann	Dolan	9	Manchester	Scholar
		William John	Dolan	6	Manchester	Scholar
		Thomas	Dolan	1	Manchester	Scholar
	5	James	Quinn	45	Manchester	Labourer
		Ann	Quinn	46	Manchester	
		George	Quinn	10	Manchester	
		Peater	Dolan	43	Ireland	
	7	James	Larpan	40	Ireland	Labourer
		Eliza	Larpan	26	Ireland	
		John	Larpan	14	Ireland	
		Thomas	Larpan	10	Ireland	
		William	Larpan	8	Ireland	
		Julia	Larpan	6	Ireland	
		James	Larpan	3	Ireland	
	2	Bridgett	Vearson		Ireland	House Keeper
		Maria	Crowe		Ireland	Dress Maker
		Mary	Crowe	54	Ireland	
		James	Crowe	42	Ireland	Brewery Tender
		John	Crowe	17	Ireland	
	4	John	Welch	30	Manchester	Silk Spinner
		Catherin	Welch	28	Manchester	
		Alma Tresa	Welch	6	Manchester	Scholar
		Mary Ann	Welch	3	Manchester	Scholar
	6	Sarah	McCabe	50	Ireland	
		William	McCabe	23	Manchester	Joiner
		Hugh	McCabe	20	Manchester	
		Tresie	McCabe	11	Manchester	Scholar

Street	Number	Name		Age	Where from	Occupation
	8	Patrick	Bower	50	Ireland	Labourer
		Margrett	Bower	30	Ireland	
		Patrick	Bower	5	Ireland	Scholar
		Walter	Bower	2	Manchester	
		Mary Ann	Bower	6 months	Manchester	
	10	John	Oldham	23	Manchester	
		Anne	Oldham	22	Manchester	
		Margrett	Oldham	3	Manchester	Cotton Piercer
		John	Oldham	62	Manchester	
		William	Oldham	17	Manchester	

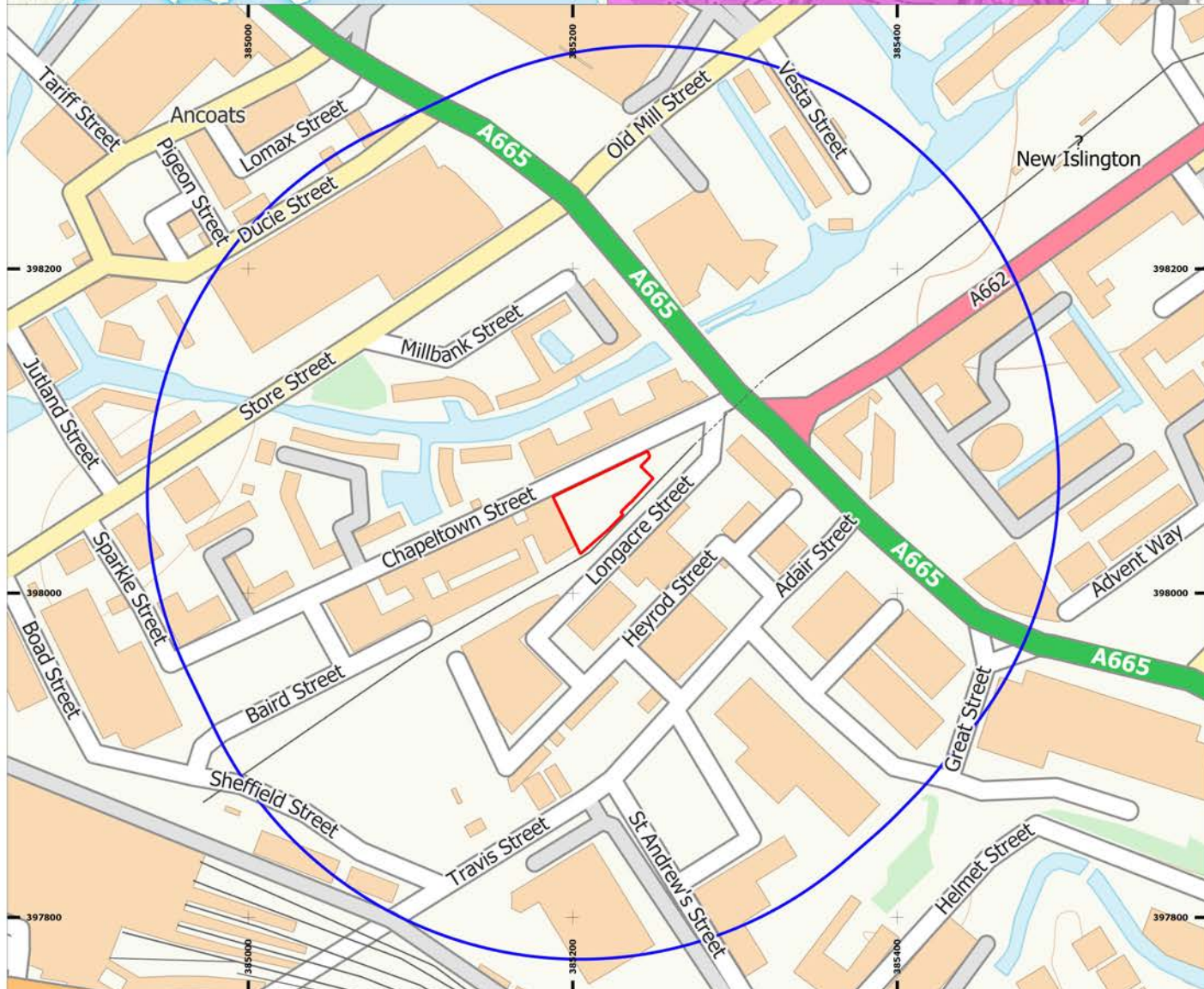
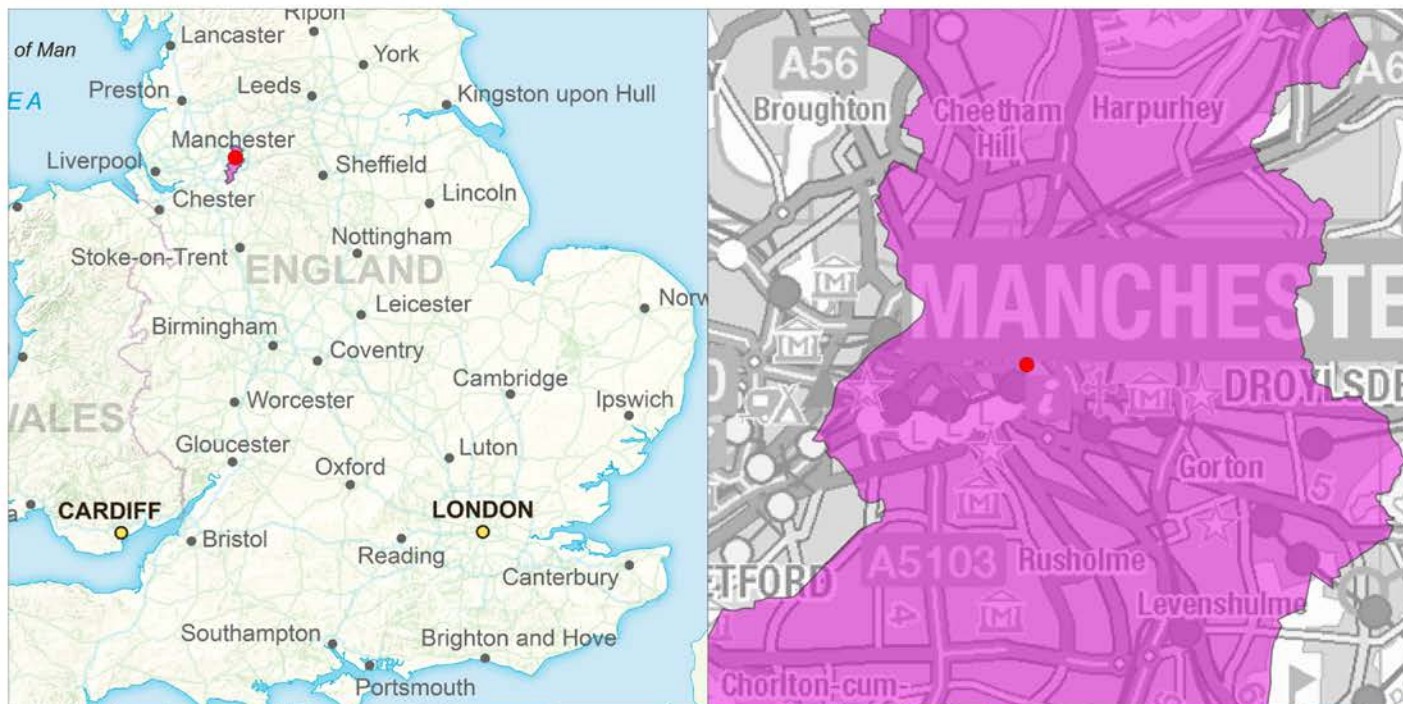
1891 Census Records

Street	Number	Name	Age	Where from	Occupation
Chapel Street	78	Margaret Brierley	38	Manchester, Lancashire, England	Tailors apprentice
		Charles Brierley	15	Manchester, Lancashire, England	Scholar
		J A Brierley	14	Manchester, Lancashire, England	Scholar
		Emily Brierley	9	Manchester, Lancashire, England	Scholar
		Joseph Brierley	7	Manchester, Lancashire, England	Machinist (iron)
	80	Willm Gordon	51	Dublin, Ireland	
		Mary Gordon	55	Galway, Ireland	Cotton Factory Operative
		Agnes Gordon	19	Manchester, Lancashire, England	
	82	Mary Mullen	41	Dublin, Ireland	Boiler?
		Francis Mullen	20	Hampshire, Lancashire, England	
		Ester Mullen	17	Dublin, Ireland	Scholar
		Earnest Mullen	10	Dublin, Ireland	Brewer
		James Mason	26	Nanagh, Ireland	
		Wm Mason	50	Nanagh, Ireland	Dyer
		Wm Keating	24	Nanagh, Ireland	
	84	Alfred Twiss	27	Knutsford, Ireland	
		Mary Twiss	28	Jersey, Channel Islands	
		Edith Twiss	6	Manchester, Lancashire, England	
		Florrie Twiss	3	Manchester, Lancashire, England	
		Rose Twiss	6 Months	Manchester, Lancashire, England	Collier
		Wm E Taylor	23	Sheffield, Yorkshire, England	Tailors apprentice
Fair Street	1	James Ashworth	36	Rossendale, Lancashire, England	Printer (Stationary)
	3	Thomas Cockrane	16	Manchester, Lancashire, England	Foundry Labourer
		Sabina Cockrane	7	Manchester, Lancashire, England	
		Edith Cockrane	31	Manchester, Lancashire, England	Scholar

Street	Number	Name	Age	Where from	Occupation
		Edmund Cockrane	38	Manchester, Lancashire, England	Scholar
		Samuel Cockrane	38	Manchester, Lancashire, England	Scholar
		Thomas Cockrane	12	Manchester, Lancashire, England	Scholar
		Henry Cockrane	4	Manchester, Lancashire, England	Scholar
		Frederick Cockrane	32	Manchester, Lancashire, England	
	5	James Finnigan	30	Dublin, Ireland	
		Elizabeth Finnigan	21	Dublin, Ireland	
		James Finnigan	37	Dublin, Ireland	
		John Finnigan	11	Manchester, Lancashire, England	
	7	Willm Hurst	10	Manchester, Lancashire, England	
		Ellen Hurst	6	Manchester, Lancashire, England	
		Mary J Hurst		Manchester, Lancashire, England	
	9	John Mc Donough	37	Roscommon, Ireland	
		Mary A Mc Donough	40	Bolton, Lancashire, England	
		Henry Mc Donough	39	Manchester, Lancashire, England	
		John Mc Donough	6	Manchester, Lancashire, England	
		Ellen Mc Donough	40	Manchester, Lancashire, England	
		Mary A Mc Donough	10	Manchester, Lancashire, England	
	11	Unihabited	7		
	13	Eliza Connor	36	Salford, Lancashire, England	
		Peter Connor	36	Manchester, Lancashire, England	
	15	Catherine Mc Glue	18	Galway, Ireland	
		Mary Ann Mc Glue	36	Galway, Ireland	
		Mary Ellen Mc Glue	16	Manchester, Lancashire, England	
		Bridget Mc Glue	7	Manchester, Lancashire, England	
		Timothy Conroy	31	Galway, Ireland	
	17	John Connors	38	Kerry, Ireland	

Street	Number	Name	Age	Where from	Occupation
		Ann Connors	38		Printer (Stationary)
Whitaker's Buildings	2	Elizabeth Crashaw	12	Manchester, Lancashire, England	Warehouse Goods Checker
		Sarah Crashaw	4	Manchester, Lancashire, England	Warehouse Assistant
		Elizabeth Crashaw	32		Scholar
		James Duffy	30	Manchester, Lancashire, England	labourer Foundry
	4	Michael Frill	21	Manchester, Lancashire, England	labourer Foundry
		Jane Frill	37	Manchester, Lancashire, England	
		Catharine Frill	11	Manchester, Lancashire, England	Scholar
		Sarah Frill	10	Manchester, Lancashire, England	Scholar
	6	John Fowler	6	Hulme, Lancashire, England	
		Emily Fowler		Hulme, Lancashire, England	
		Ester Pimlott	37	Manchester, Lancashire, England	Cotton Weaver
	8	Nora Cummings	40	Cork, Ireland	Washerwoman
		Elizabeth Cummings	39	Manchester, Lancashire, England	Scholar
		William Cummings	6	Manchester, Lancashire, England	Scholar
		Margaret Cummings	40	Manchester, Lancashire, England	
	10	Uninhabited	10		Hawker (Vegetables)
	1	Mary Lawless	7	Galway, Ireland	Carter
	3	Peter Madden	36	Manchester, Lancashire, England	Tailoress
		Mary Ann Madden	36	Manchester, Lancashire, England	
		Mary Ann Madden	18	Manchester, Lancashire, England	
	5	Elizabeth Grinrod	36	Whitlow, Ireland	
		Edward Grinrod	16	Berwick, Lancashire, England	Scholar

Street	Number	Name	Age	Where from	Occupation
	5	Margaret Grinrod	7	Berwick, Lancashire, England	Scholar
		William Green	31	Berwick, Lancashire, England	Iron Works Labourer
		Jane Green	38	Berwick, Lancashire, England	Cotton Weaver
		William Green	38	Berwick, Lancashire, England	Iron Works Labourer



Site name: Chapeltown Street, Manchester
 Date: November 2021
 Drawn by: ARJ
 Scale: Varies

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**Figure 1:
 Site location**

- Site Boundary
- 250m Study Area
- Site Location
- Manchester City Council



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 Dunham House
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Tel: 01619 762544
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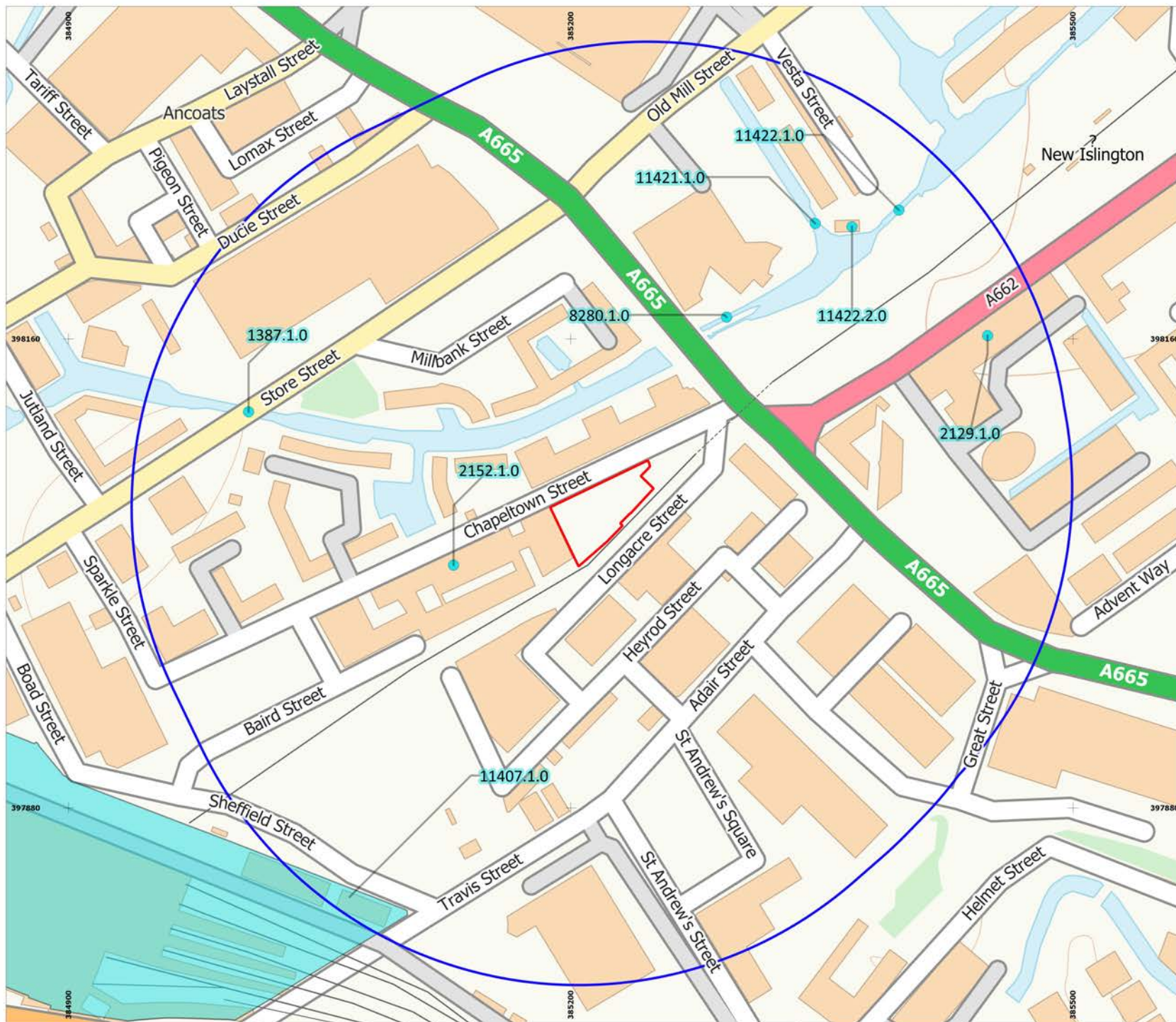


Figure 2: Designated Heritage Assets

- Site Boundary
- 250m Study Area
- HER Listed Buildings (points)
- HER Listed Buildings (polygon)

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Site name: Chapeltown Street, Manchester
Date: November 2021
Drawn by: ARJ
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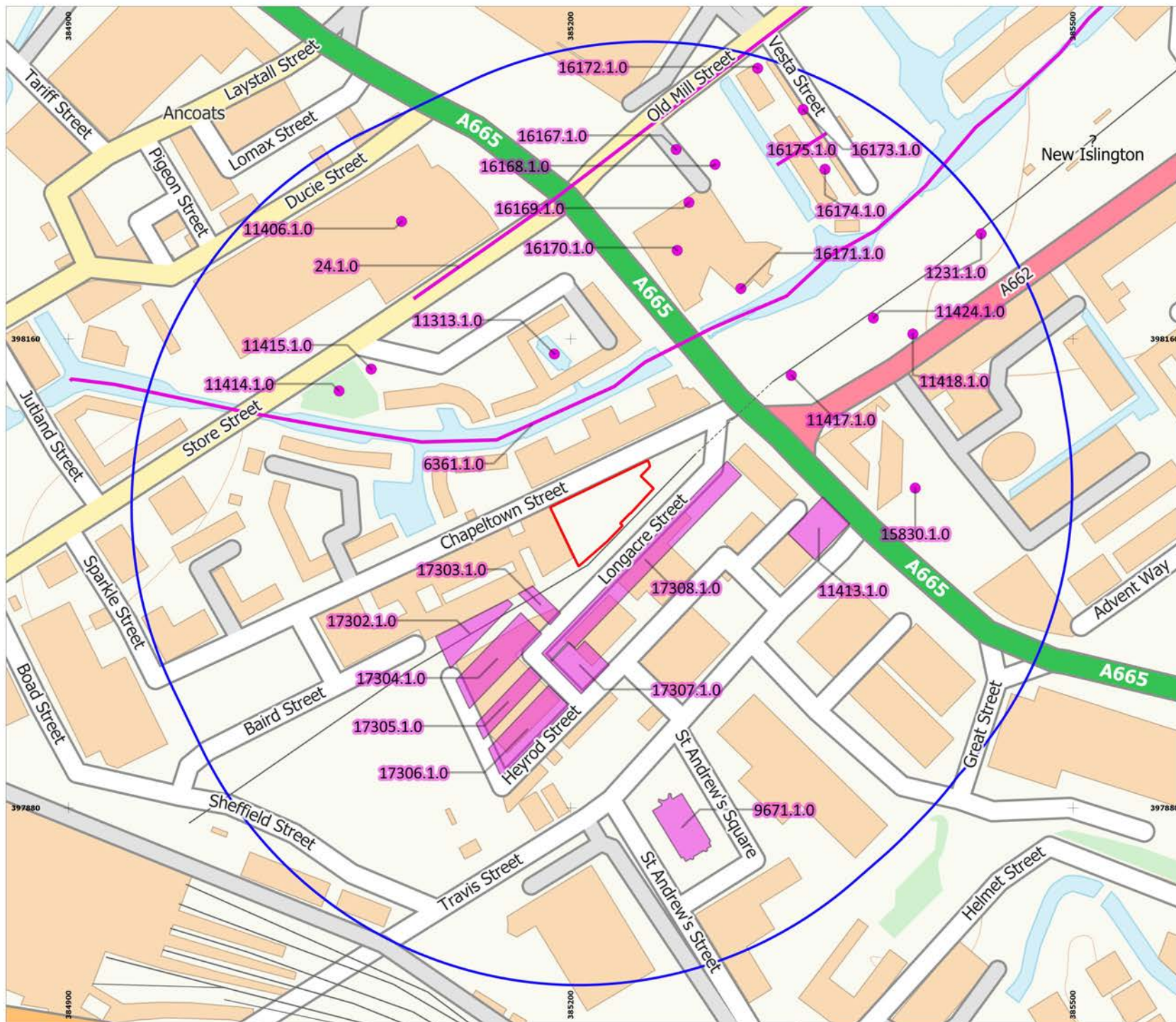


Figure 3: Non-Designated Heritage Assets

- Site Boundary
- 250m Study Area
- HER Archaeological Sites (points)
- HER Archaeological Sites (line)
- HER Archaeological Sites (polygon)

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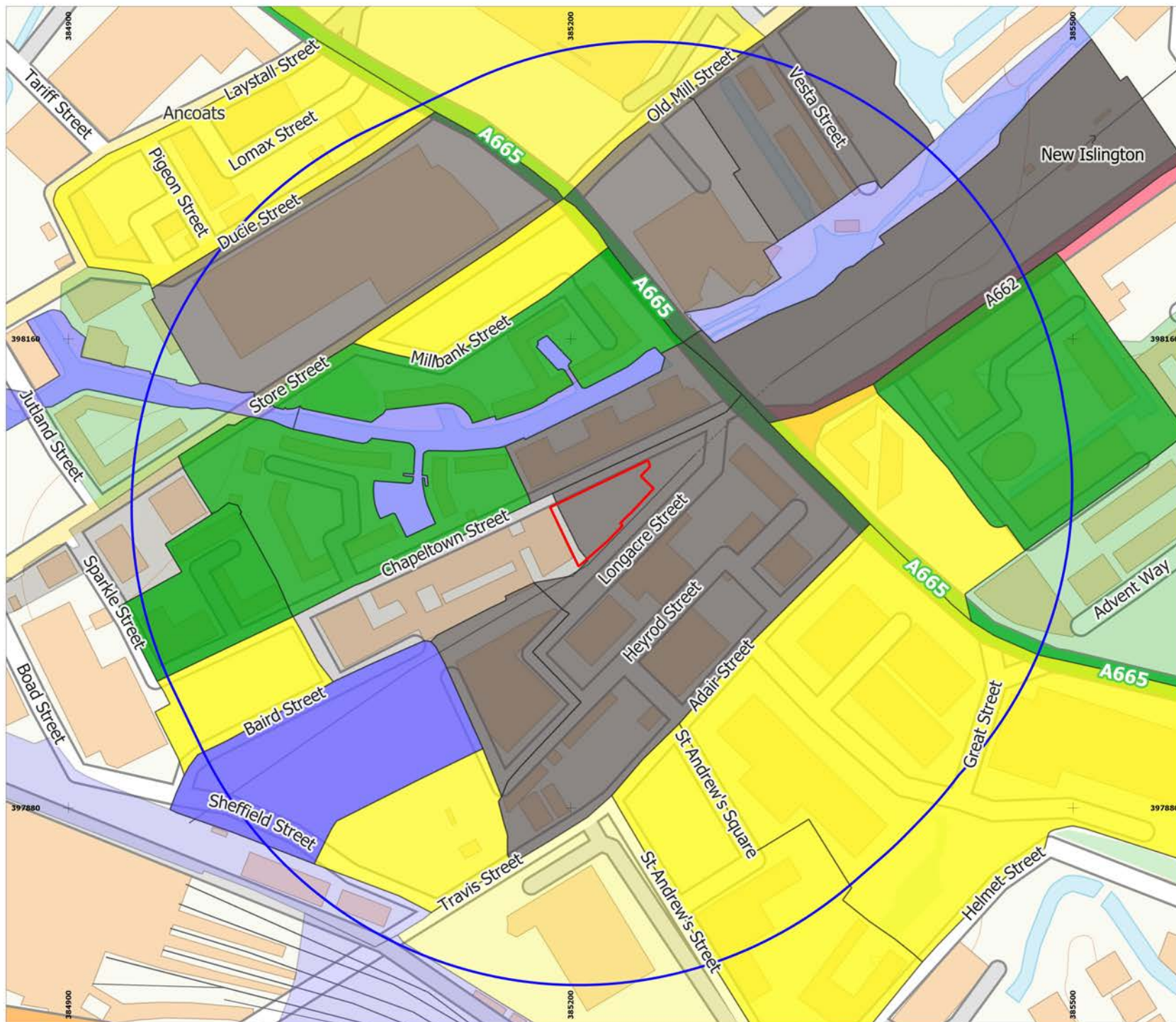


Figure 4: Historic Landscape Characterisation

- Site Boundary
- 250m Study Area
- Commercial
- Communications
- Industrial
- Residential

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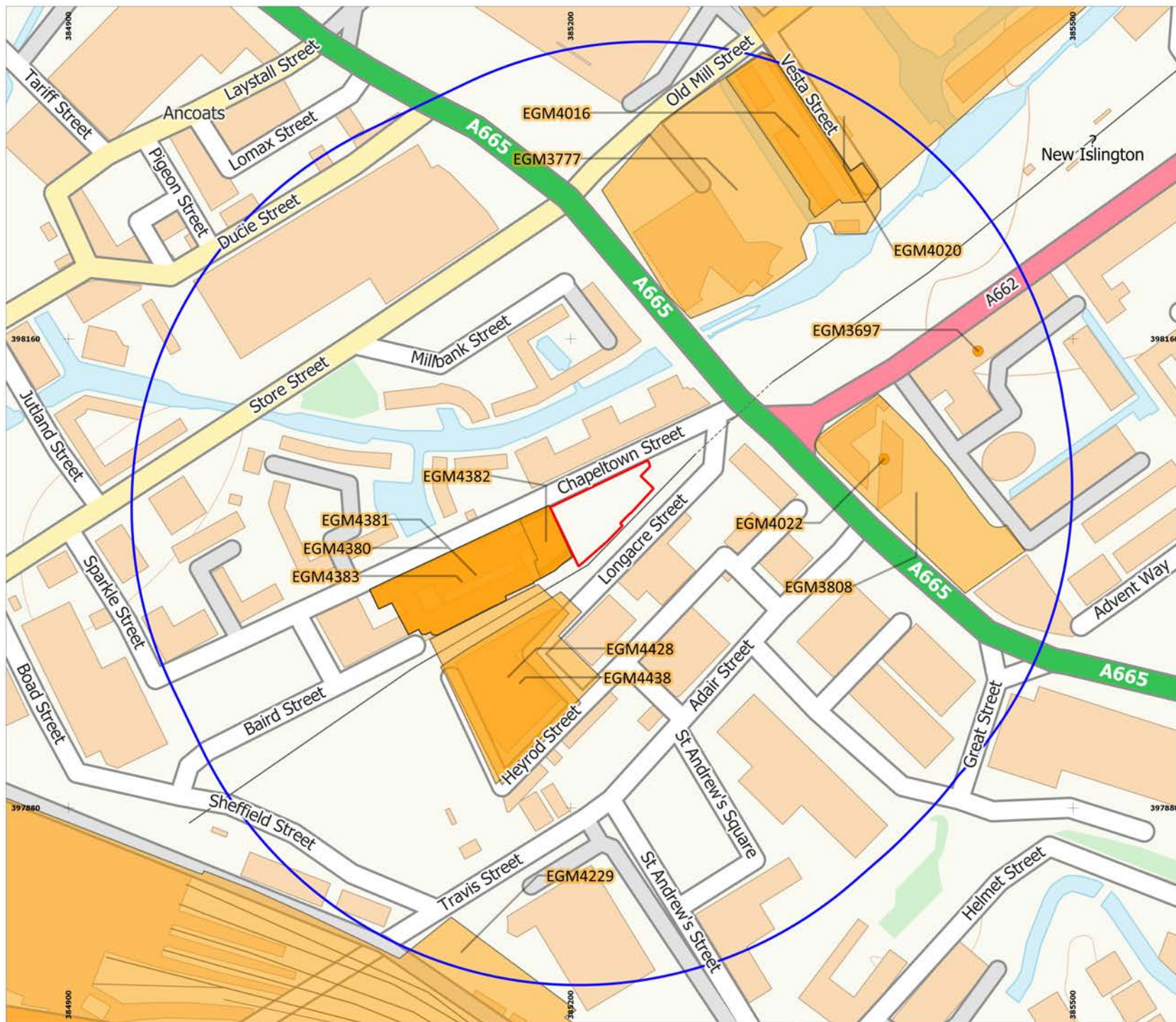


Figure 5: Previous Archaeological Events

- Site Boundary
- 250m Study Area
- HER Events (points)
- HER Events (polygons)

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APPENDIX VI PHOTOGRAPHS



Photograph 1: View south-west along Chapel Street, adjacent to the proposed development area.



Photograph 2:View north-east of the proposed development area.

Site Details:

CHAPELTOWN STREET,
MANCHESTER, M1 2BJ

Client Ref: 9861G
Report Ref: HMD-424-8216408
Grid Ref: 385219, 398060

Map Name: 1056 Scale Town Plan

Map date: 1851

Scale: 1:1,056

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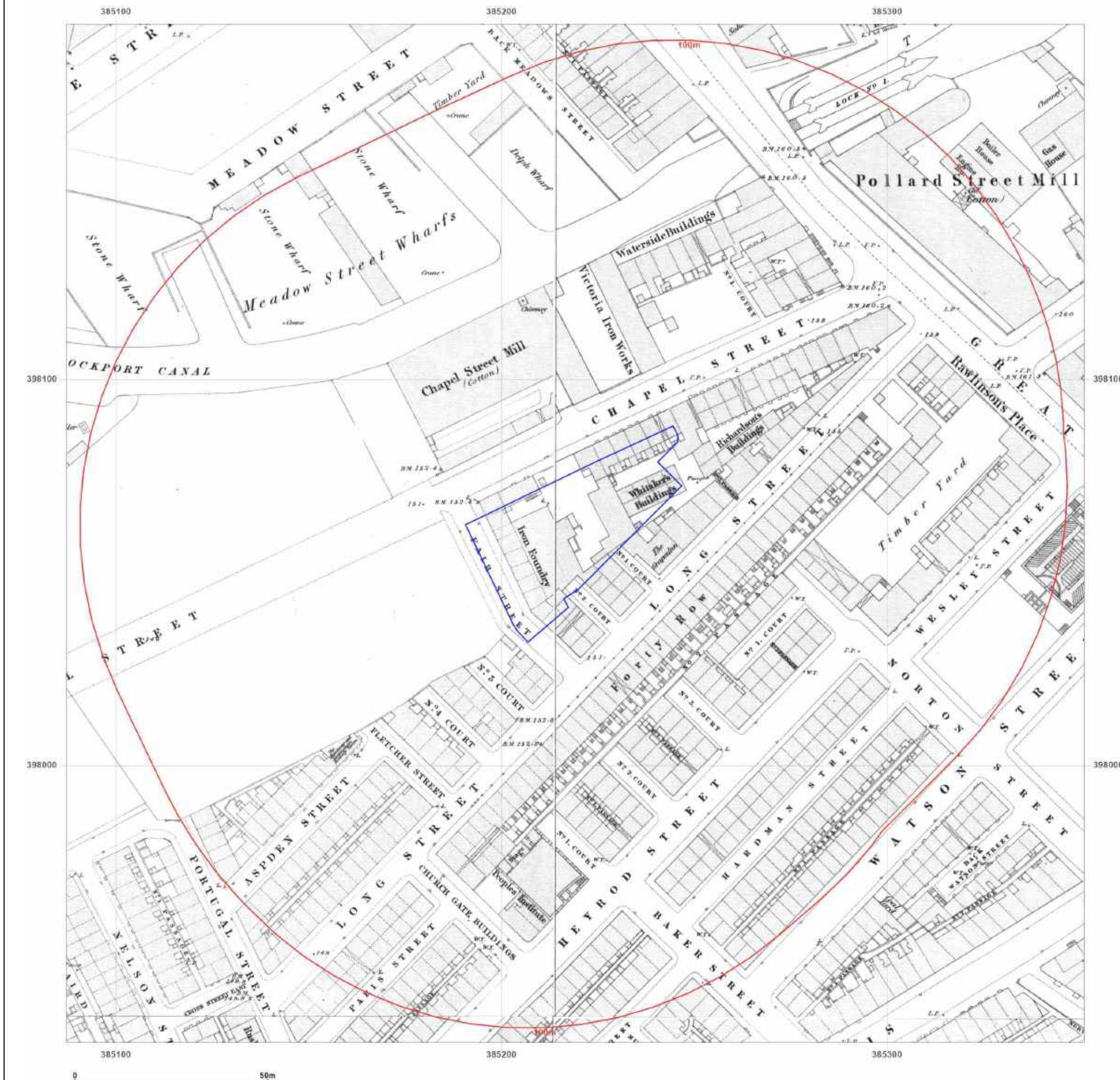


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Client Ref: 9861G
Report Ref: HMD-424-8216408
Grid Ref: 385219, 398060

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Grid Ref: 385219, 398060

Map Name: County Series

Map date: 1908

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Grid Ref: 385219, 398060

Map Name: National Grid

Map date: 1948

Scale: 1:1,250

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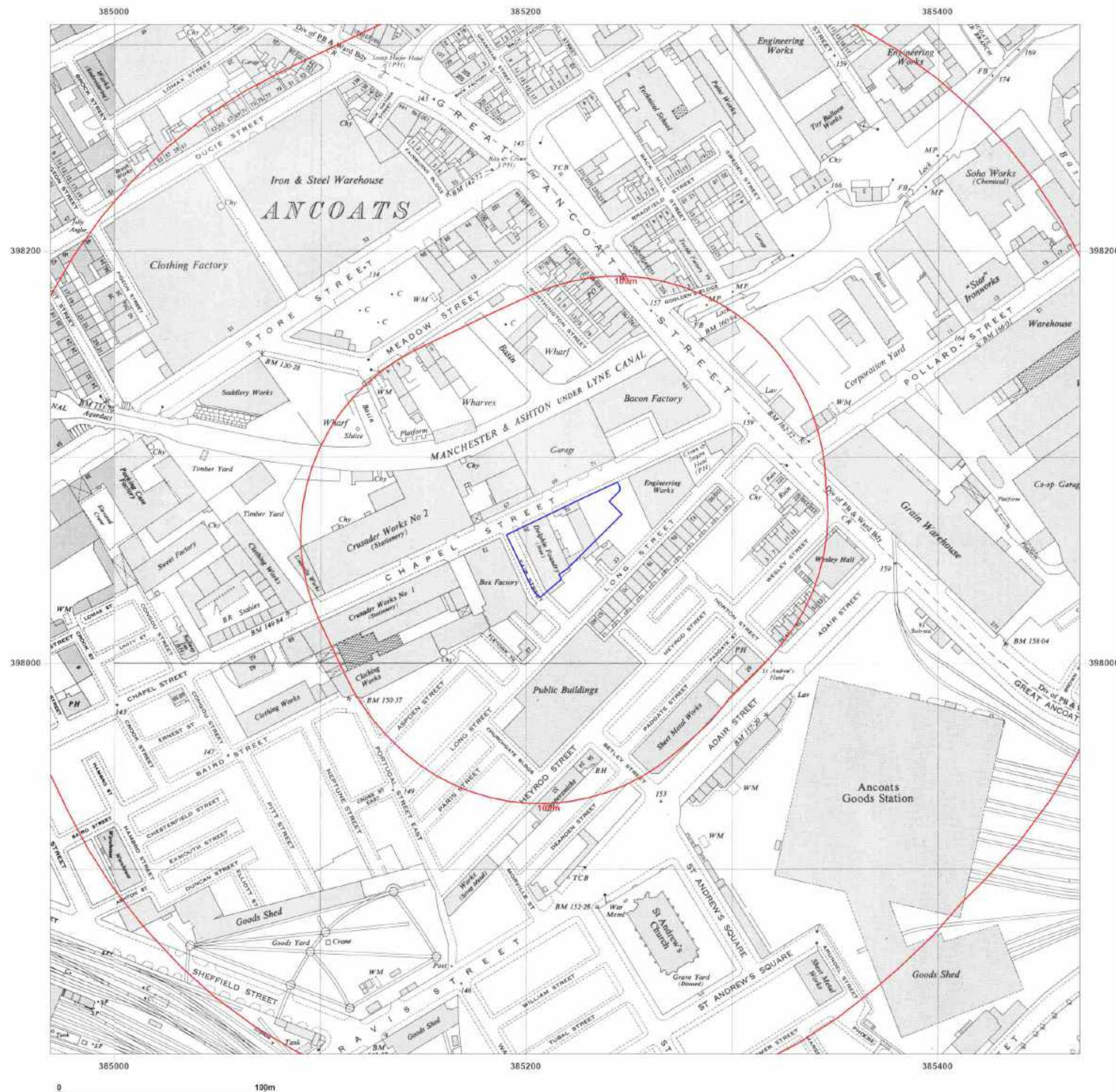


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Grid Ref: 385219, 398060

Map Name: National Grid

Map date: 1948-1953

Scale: 1:2,500

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Report Ref: HMD-424-8216408
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Map Name: National Grid

Map date: 1967-1970

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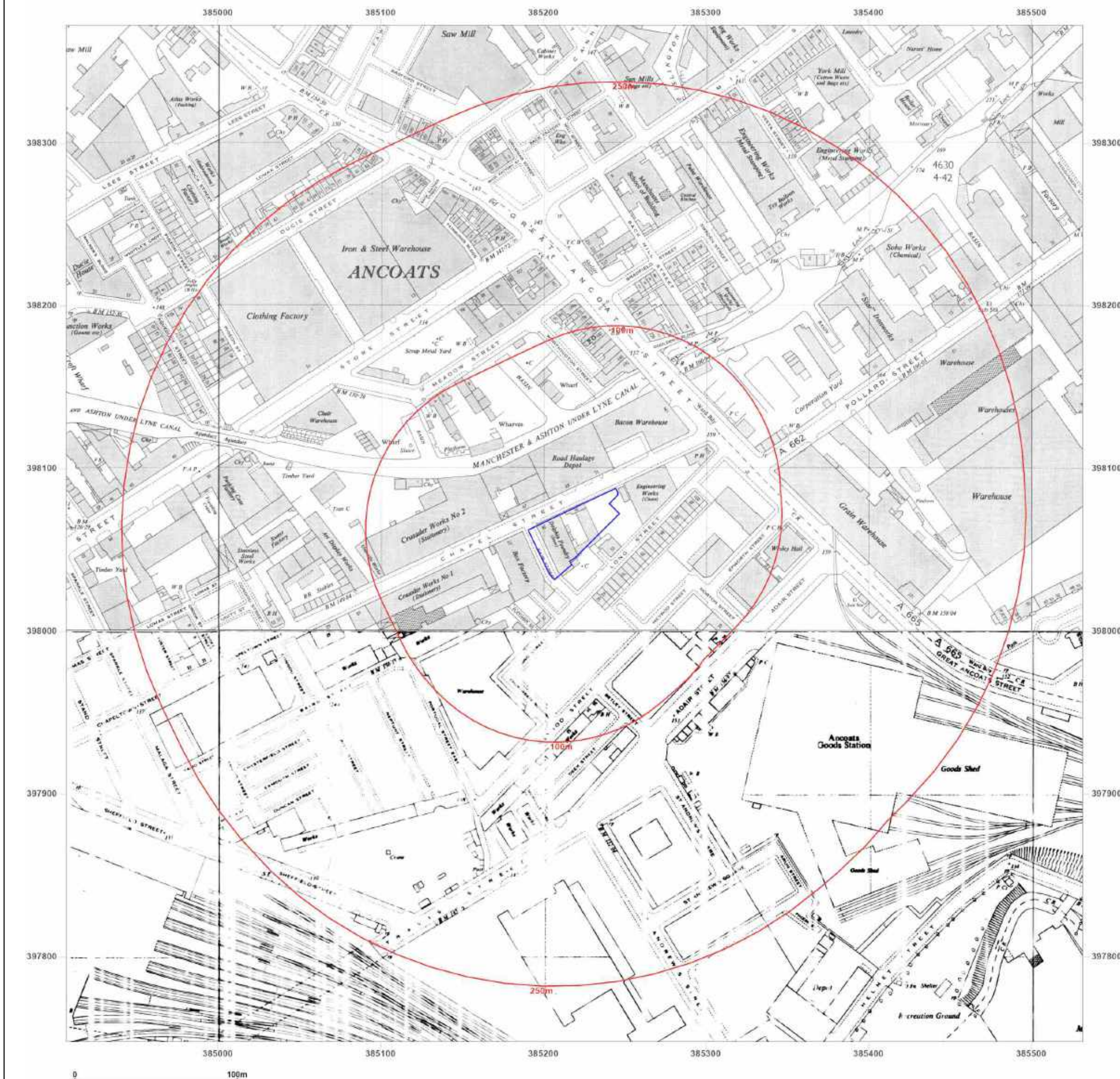


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Map Name: National Grid

Map date: 1971-1978

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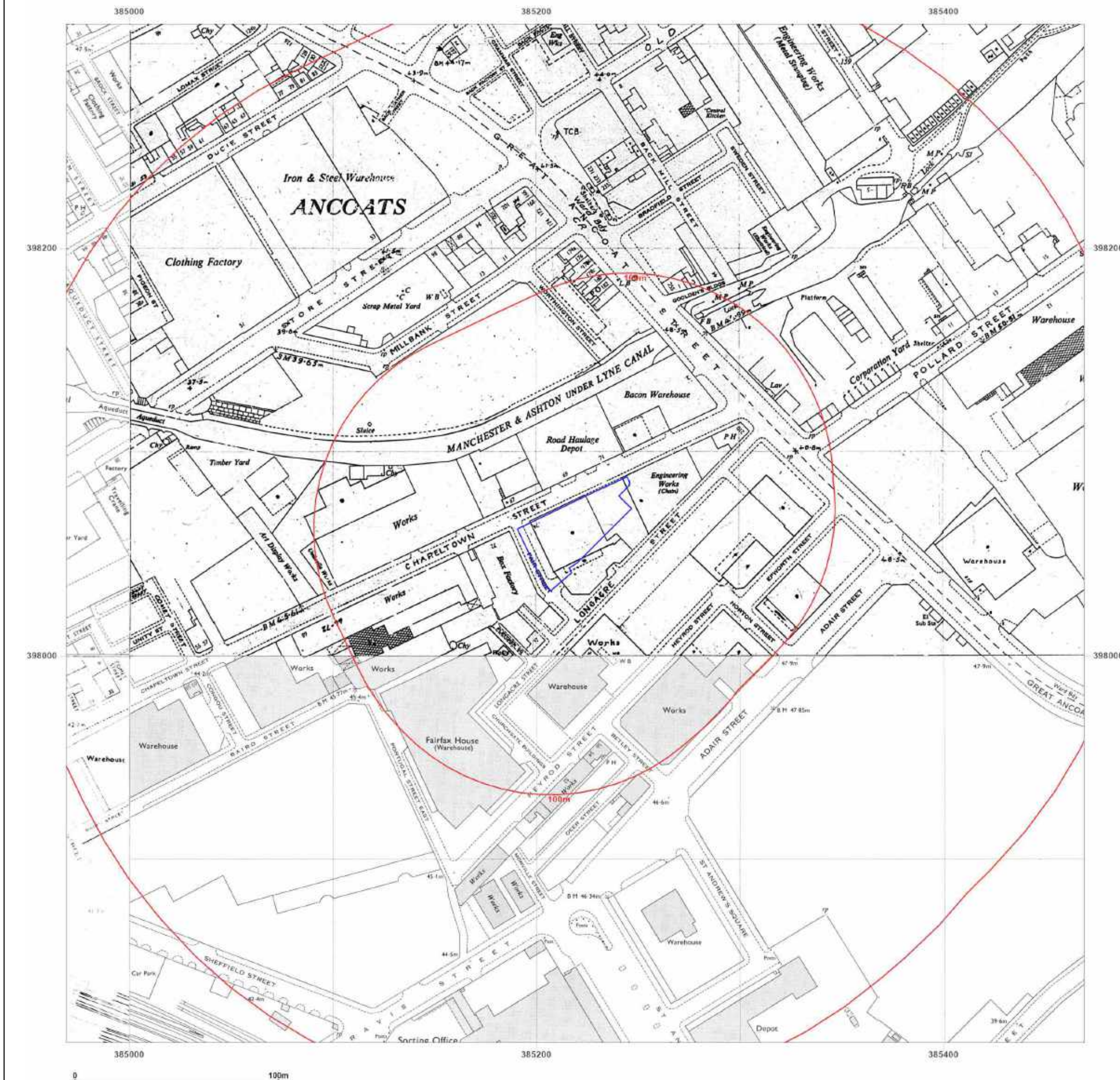


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Map Name: National Grid

Map date: 1981-1985

Scale: 1:1,250

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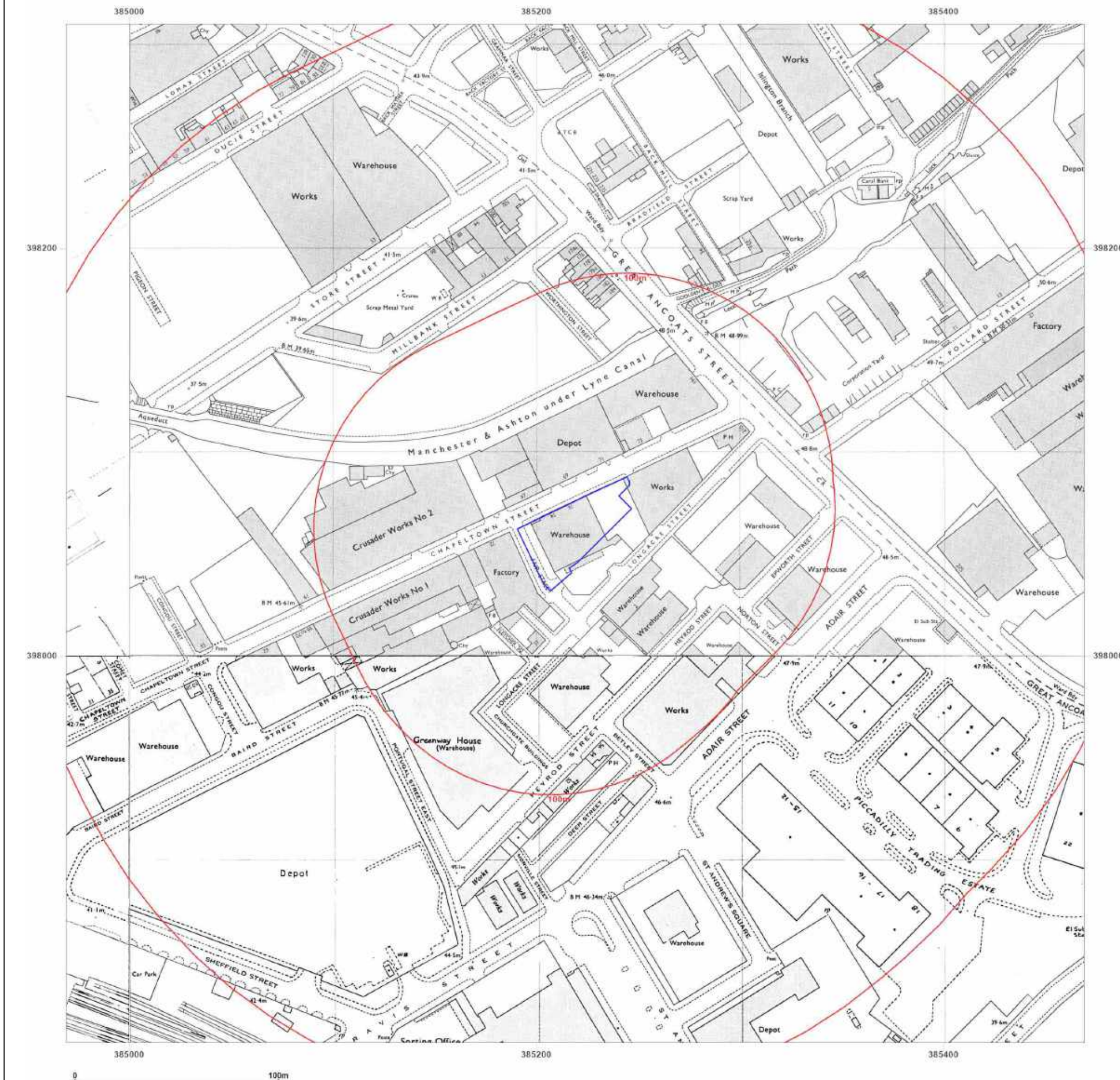


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Grid Ref: 385219, 398060

Map Name: National Grid

Map date: 1989-1992

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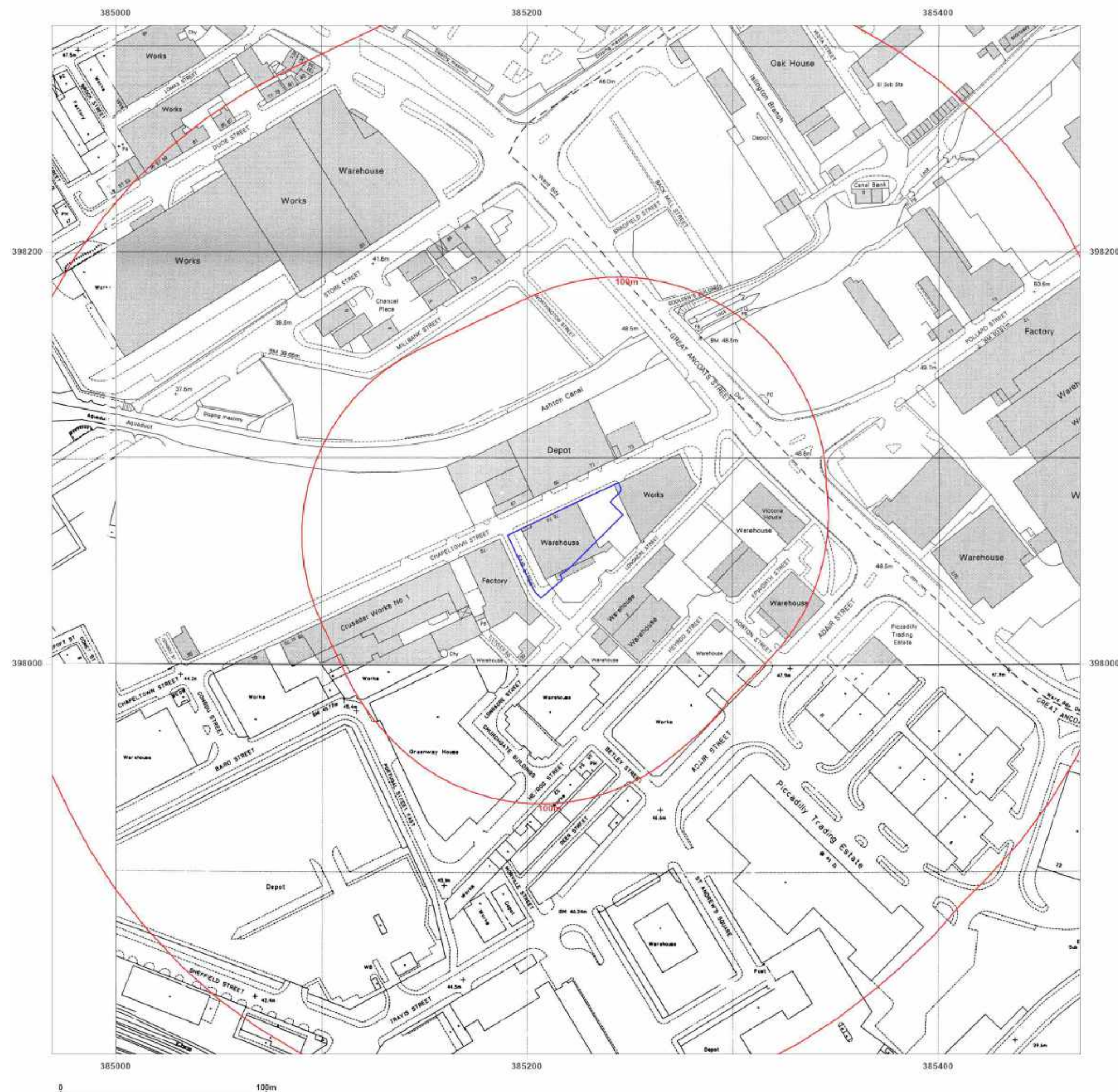


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Grid Ref: 385219, 398060

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Map date: 1992

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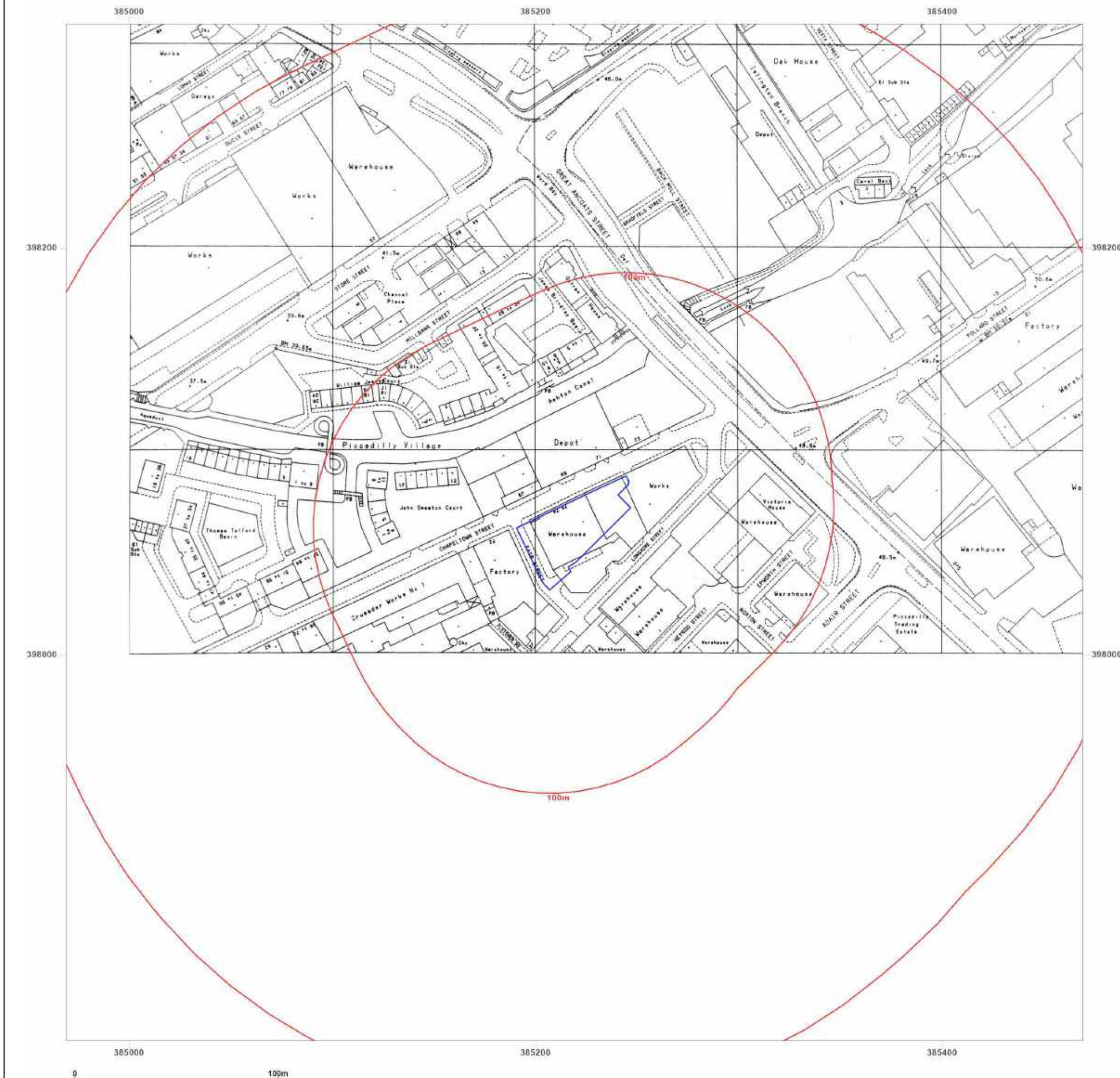


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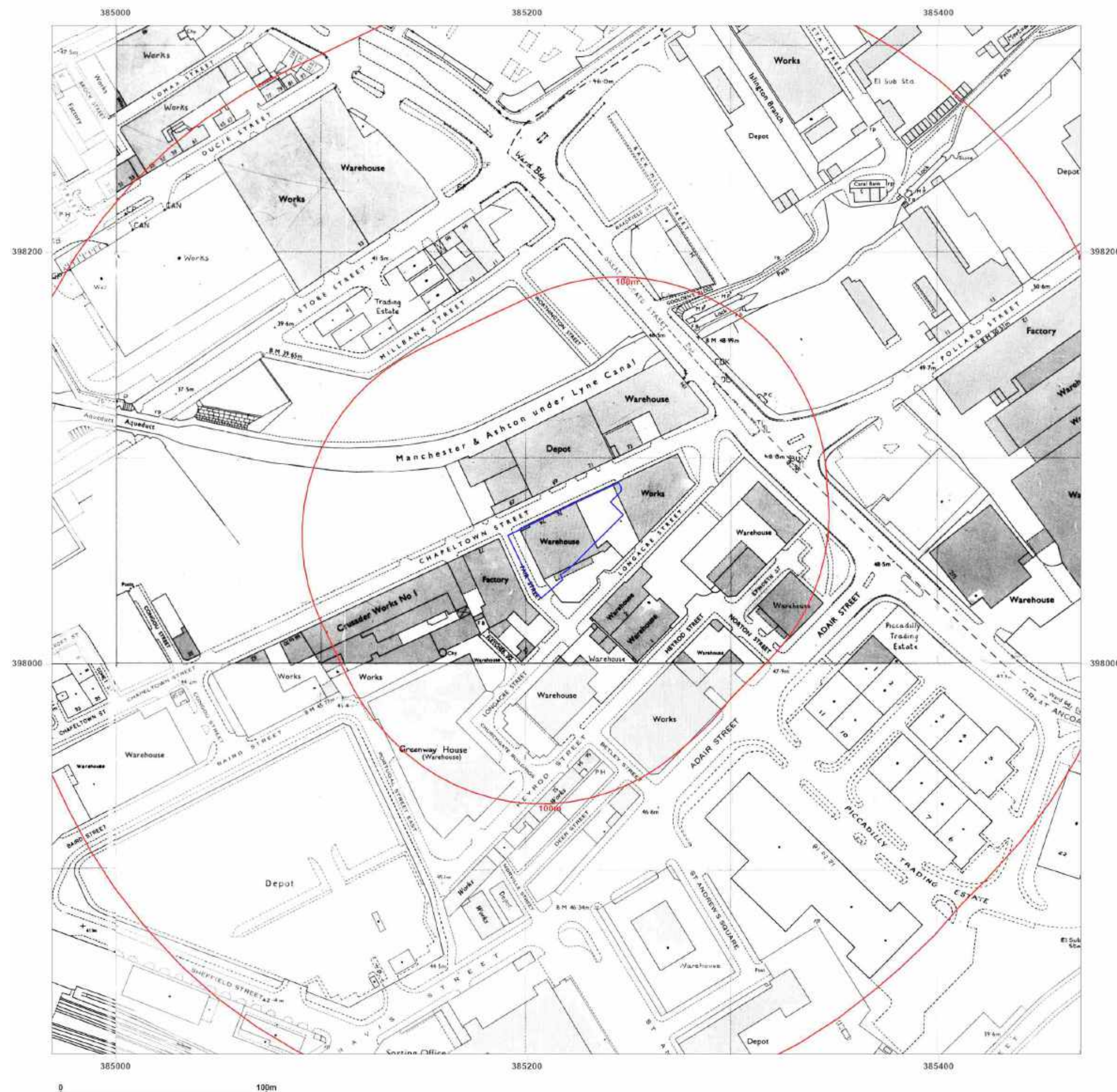


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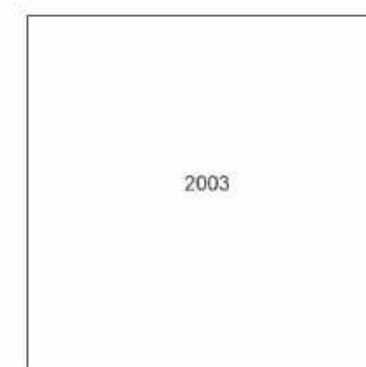
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Map Name: LandLine

Map date: 2003

Scale: 1:1,250

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APPENDIX VIII GOAD FIRE INSURANCE PLAN

Fire Insurance Plans

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Your reference

ARS21302

Groundsure reference

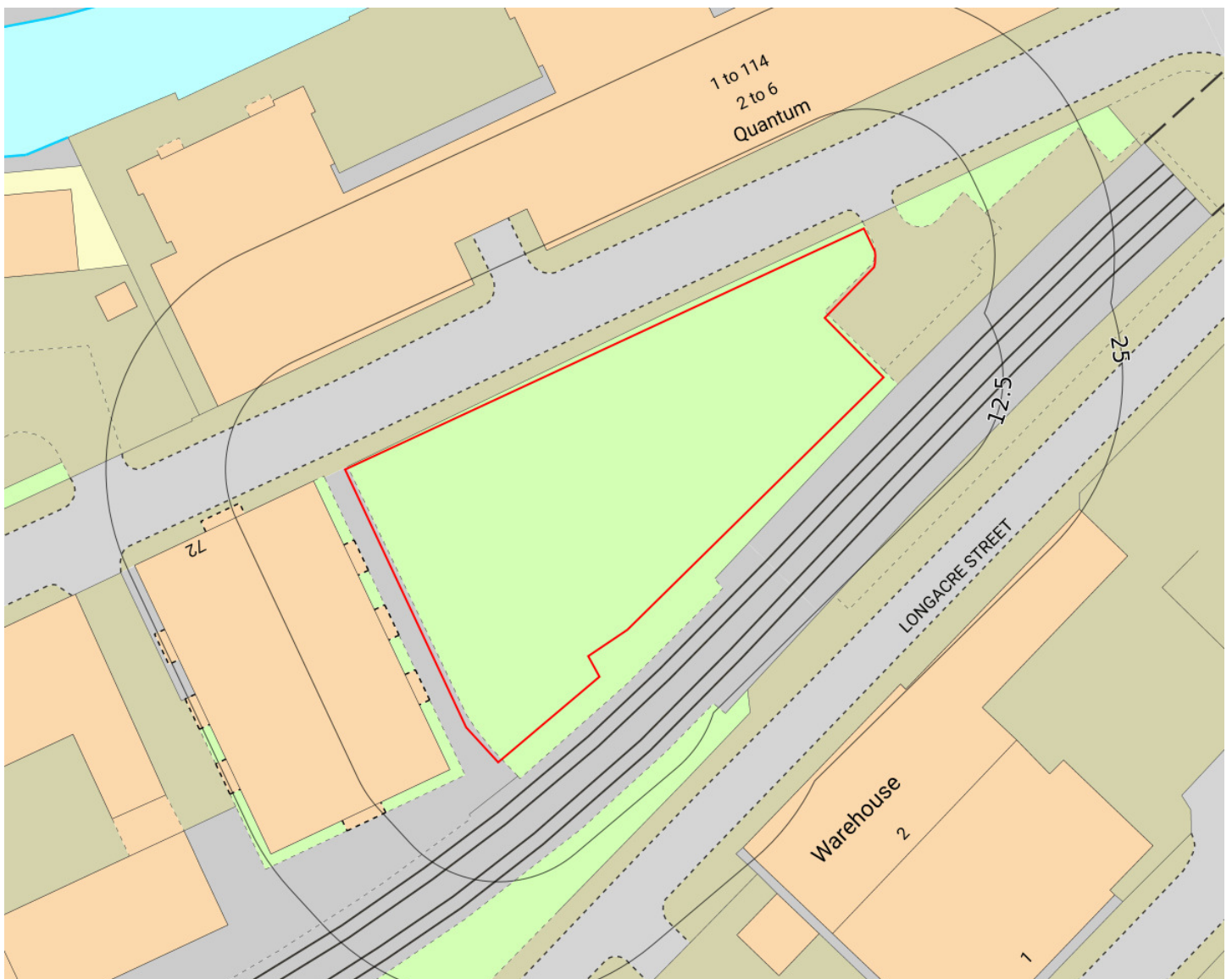
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Date

25/10/2021

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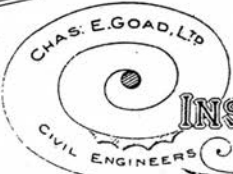
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Groundsure Reference: GS-8285460
Your reference: ARS21302
GridReference: 385217 398060
Date: 25/10/2021

1928 Manchester



Legend



EXPLANATION OF SIGNS USED ON INSURANCE PLANS OF TOWNS & CITIES



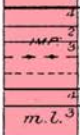
ABBREVIATIONS

ASB. ASBESTOS
CORR. CORRUGATED IRON
D.I.D. DOUBLE IRON DOORS
DRA. DRAPERY
D. DWELLING
ELECT. ELECTRICIAN
(E.M.) ELECTRIC MOTORS
(ENG.) STEAM ENGINE
FURNE. FURNITURE
GAR. GARAGE
(G.E.) GAS ENGINE
H.W. HARDWARE
I.COLS. IRON COLUMNS OR STEEL STANCHIONS
JWL.Y. JEWELLERY
M.CL. METAL CLAD
M.W. MANCHESTER WAREHOUSE
M.L. MATCH (OR WOOD) LINED
OIL. OIL & COLOR
(O.E.) OIL ENGINE
P.H. PUBLIC HOUSE
S. SHOP
S.I.D. SINGLE IRON DOORS
S.I.S. SINGLE IRON SHUTTERS
TAL. TAILORS
TENS. TENEMENTS
W.G. WIRED GLASS
W.N. WIRE NETTING OVER GLASS.

COLORS

 BRICK, STONE OR CONCRETE
 WOOD
 SKYLIGHTS ON 1 & 2 STORY BUILDINGS
 SKYLIGHTS ON HIGHER BUILDINGS
 METAL BUILDINGS
 TIMBER PILED OR STACKED

WALLS

 PARTY WALL 2 STORIES OR OVER, A PROBABLE FIRE CUT OFF
ENTIRE WALL, BUT DOUBTFUL AS FIRE CUT OFF
DEFECTIVE WALL - IMPERFECT
WALL ABOVE, IRON COLS. UNDER
WALL SOME FLOORS ONLY (OR WOOD OR PLASTER PARTITION)
ABOVE ROOF 6' TO 1'-6"
— D9 — 1'-6" TO 2'-6"
 MATCH OR WOOD LINED
WOOD CLAD WITH CORRUGATED IRON

OPENINGS

 PASSAGE UNDER
ON ALL FLOORS
SOME FLOORS ONLY
ALL FLOORS (PROTECTED)
ALL FLOORS (SOME PROTECTED)
SOME FLOORS ONLY (PROTECTED)
ALL FLOORS (SOME PROTECTED)
ALL FLOORS (PROTECTED)
SOME FLOORS ONLY (PROTECTED)
WOOD LOADING DOOR
IRON LOADING DOOR

WINDOWS

 ON ALL OR MOST FLOORS
MORE THAN USUAL
OVERLOOKING
NEARLY ALL GLASS
OPENINGS THRO' & WINDOWS OVER
ON SOME FLOORS ONLY
PROTECTED BY WIRED GLASS
PROTECTED BY SINGLE IRON SHUTTERS
PROTECTED BY DOUBLE IRON SHUTTERS.
WINDOWS IN FRONT & REAR OF BUILDINGS UNDERSTOOD
UNLESS OTHERWISE SHOWN

FLOORS

1, 2, 3, 3½ &c ON BUILDINGS ARE NUMBER OF STORIES ABOVE GROUND
(3½ = 3 FLOORS & ATTIC)
2 & 2B MEANS 2 STORIES & 2 BASEMENTS EAST & SUB-BASEMENT.

SKYLIGHTS

A LESS THAN 50 SQUARE FEET (SAY 10'x5' OR 7'x7')
OPENINGS THROUGH 2 FLOORS UNDER (EACH STROKE
DENOTES AN OPENING.)
WITH WELL HOLE THROUGH 3 FLOORS } OVER 50 SQ. FT. TO SCALE
LANTERN LIGHT, SIDES ONLY GLASS.
OR VENT. OR RAISED VENTILATOR

HOISTS & LIFTS

 OPEN
 OPEN TO STREET
 ENCLOSED BRICK
OR FIRE RESISTING
WIRED GLASS DOORS
IRON DOORS SHOWN AS EXPLAINED UNDER "OPENINGS"

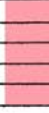
ROOFS

ASB. ASBESTOS
C. CONCRETE
CORR. CORRUGATED IRON
T. TILE
P. PATENT (FELT &c)
O. SLATE

SUNDRIES

 STEAM BOILERS
 BOILER SET IN BRICK
 FACTORY CHIMNEYS
(ENG.) STEAM ENGINE
 OVERHANGING WOOD CORNICE
 FIRE ALARM BOX
— D9 — ON KEY PLAN
 HYDRANT
 HYDRAULIC HYDRANT
 PRIVATE HYDRANT OR STAND PIPE
 DOUBLE HYDRANT
 SALT WATER HYDRANT
 SPRINKLER OR AUTO ALARM BELL

REFERENCE NUMBERS

 NUMBERS PARALLEL WITH STREET ARE EXISTING
STREET N^os
WHERE TWO SETS OF STREET N^os IN SAME BLOCK
COINCIDE, ADDITIONAL ARBITRARY N^os ARE GIVEN
TO ONE SET (500 & UPWARDS)
 WHERE BUILDINGS TO WHICH THEY APPLIED ARE
DEMOLISHED, STREET & ARBITRARY N^os ARE SHOWN
& CROSSED THROUGH ON REVISION
— 48' — ARE STREET WIDTHS.
(37') ARE HEIGHTS OF GROUND ABOVE ORDNANCE DATUM.
 HEIGHT IN FEET OF ADJOINING BUILDINGS WHERE
STORIES DIFFER IN HEIGHT
 SIZES OF WATER MAINS SUPPLYING HYDRANTS

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Further Information

This report contains all Goad plans available for your chosen location. Where plans cover only part of the mapped area, modern background mapping has been included for additional context.

Charles E. Goad

Goad plans were originally produced as Fire Insurance Plans (F.I.Ps) by Charles E. Goad Ltd. in the late 19th century. In addition to showing the materials used in building construction and the location of water supplies, the maps show the location of particular fire hazards such as chemical storage and processing areas, ovens and other such areas which are of interest to contaminated land practitioners. The first plans appeared in 1886, and by 1896 the collection comprised 73 volumes of plans for 37 cities. By 1912 the collection had grown to 124 volumes across 57 cities, though following this there was no significant expansion to new towns. Many cities saw significantly expanded coverage between 1928 and 1935, and regular revision of plans continued until the 1970s.

The maps were produced for the most important towns and cities in Great Britain at a scale of 1:480 (1 inch to 40 feet). Coverage for these towns varies according to the town's relative importance at the time, from an industrial and social perspective. All maps shown in this report are north-orientated and seamlessly stitched together with other maps of a similar age. Gaps in the mapping are filled in with contemporary mapping to provide a clear location context for the study site.

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