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Salford
MANCHESTER

Archaeological Watching Brief

Richmond Street,
Manchester

Planning Ref:
115894/FO/2017

Client:
Snook Architects

Technical Report:
Lorraine McVinnie

Report No:
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Summary

In August 2020, Salford Archaeology was commissioned by Snook Architects to undertake an archaeological watching brief during redevelopment works on land located on Richmond Street in Manchester city centre, Greater Manchester (centred on NGR SJ 843 978). The site currently comprises a car park, crossed by an emergency access route for the rear of the properties on Bloom Street. The development proposals allow for the construction of seven new dwellings, the delivery of which will necessitate considerable earth-moving works with a potential to damage or destroy buried archaeological remains.

This part of Manchester was predominantly rural throughout the medieval and post-medieval periods. The first cartographic evidence of the site was on Green's map of 1787-94 which shows it to be part of a formal garden lying on the south-eastern side of the town. By the early 19th century the town had grown considerably due to the success of the cotton trade and areas of workers' housing had been constructed across the fringes of the town centre, including a terrace of double-depth houses on the southern part of the present study area. The continued growth of industry led to the expansion of the town centre and the incorporation of the site into this urban sprawl. A second terrace of double-depth houses had been constructed on the northern part of the site by the 1830s, with a small alleyway between the terraces. The southern terrace had been cleared by 1948, with the northern terrace following in the early 1970s.

In order to secure archaeological interests, Manchester City Council attached a condition to planning consent for the development (Planning Ref: 115894/FO/2017), which required an appropriate scheme of archaeological investigation to be undertaken in advance of construction work. Following consultation with Greater Manchester Archaeological Advisory Service, it was recommended that in the first instance the site should be investigated via a programme of trial trenching. This comprised the excavation of two trenches on the northern and southern portions of the site to investigate the potential for buried remains associated with the 19th-century workers' housing.

The remains of three domestic cellars were uncovered in both of the evaluation trenches, all with hand-made brick dividing walls, chimney breasts and a mix of stone flag and brick floors forming the internal floors. Alterations made to the southern room were identified in the form of an inserted machine-made brick wall and brick floor. The housing in Trench 2 was not cellared, and therefore only scant remains were identified in this trench. These included the foundations of two walls of hand-made bricks and a stone-capped brick culvert, possibly relating to the earlier garden. The evaluation was able to confirm that evidence of 19th-century structures remains within the site boundary and represents well preserved evidence of 19th-century occupation.

In August 2020, a follow up watching brief was undertaken while ground-reduction works were underway to ensure that any further below-ground remains were recorded and added to the archaeological record. The watching brief was targeted on the footprint of cellars discovered in Trench 1 during the evaluation, and enabled the front and southern wall of one house to be recorded, together with an internal partition.

1. Introduction

1.1 Planning Background

Snook Architects has secured planning permission for a residential development on land at Richmond Street, Manchester (Plate 1; Figure 1). The consented scheme allows for the erection of seven townhouses (Planning Ref: 115894/FO/2017). During the late 18th century, the site comprised gardens, probably kitchen gardens, that, by 1818-19, had been built over with terraced houses. The detailed Ordnance Survey 1:1056 Town Plan of 1851 shows these to have been double-depth houses with small rear yards and rear privies (Figure 3). These began to be demolished by the late 1940s and were entirely removed by the 1960s.

Delivery of the development proposals will entail considerable earth-moving works, which will impact on any below-ground archaeological remains that survive *in-situ*. The historic interest in the development site was highlighted in an archaeological desk-based assessment (Orion Heritage 2019). In light of the conclusions drawn from the desk-based study, and following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their role as advisors to the Local Planning Authority, a condition was attached to planning consent that required an appropriate scheme of archaeological investigation to be undertaken in advance of development. In the first instance, this comprised the excavation of two trial trenches, which were intended to establish the presence, condition and significance of any below-ground remains of archaeological interest. The initial trenching was carried out by Salford Archaeology in February 2020 and, in one of the trenches, uncovered the structural remains of three cellars dating to the early 19th century, with evidence for later modifications (Salford Archaeology 2020).

Following further consultation with GMAAS, it was recommended that the development ground works in the vicinity of the cellars identified in the trial trench should be monitored archaeologically to ensure that an appropriate record was made of any additional below-ground remains. This watching brief was carried out by Salford Archaeology in August 2020.

2. The Setting

2.1 Location

The study area (centred on NGR SJ 843 978) lies on the south-western side of Manchester city centre (Figure 1). The site lies on a vacant plot of land at the southern end of Richmond Street and is bounded by commercial premises on Sackville Street, Bloom Street and Richmond Street to the north, west, south and east respectively (Plate 1).



Plate 1: Recent aerial view across the area around Richmond Street, showing the development area boundary in red.

2.2 Geology

The underlying solid geology consists of the Collyhurst formation sandstone. The predominant drift geology comprises Devensian till (<http://www.bgs.ac.uk/geoindex/beta.html>).

3. *Historical Background*

The following section presents a summary historical and archaeological background to the study area and is intended to provide a context in which to consider the results obtained from the archaeological watching brief.

3.1 *Prehistoric*

No prehistoric remains have been recorded within or around the site. Evidence for prehistoric remains in Manchester is sparse, although it has been suggested that the Castlefield area may have provided a favourable location for activity from this period due to its topography and riverside location.

3.2 *Roman*

Similarly, the potential for Roman remains within the site was considered to be low, and no activity from this period has been recorded in the surrounding area. Roman activity within Manchester focused on the Castlefield area, where, in the 1st century AD, a wooden fort was constructed, which continued to be developed over the following 150 years. In addition, a civilian settlement, or *vicus*, developed alongside the fort, extending both north and southwards along the line of Chester Road (Gregory 2007).

3.3 *Medieval*

There are no medieval remains recorded within the site or in the surrounding area. By this period, the area around Manchester had been controlled by several kingdoms resulting in the establishment of a settlement around the area of the cathedral, over 1km to the north of the site.

3.4 *Post-medieval*

The only post-medieval archaeological asset of note within the surroundings of the site is the site of Garrett Hall, which lies on the north bank of the River Medlock, close to junction with Shooter's Brook. The remaining post-medieval sites include a civil defence building, a public house and two industrial buildings.

3.5 *Industrial*

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute. This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. This economic climate was linked to a rapid growth in the town's population; in 1773, an estimated 22,481 people lived in Manchester, but this figure had more than tripled to 75,281 by 1801. As a result, less populated areas along the fringes of the town were quickly built over with workers housing in the early 19th century. The earliest map available which shows the site in detail is 1794 Green's *Map of Manchester*, which shows the site to have comprised part of a larger area of landscaped gardens with a path running south-west to north-east.

The street layout is the same as today, with Richmond Street bounding the south of the site. Bloom Street lies to the north of the site, Sackville Street is located to the east, and Abingdon Street lies to the west.

By Johnson's map of 1818-19, the area around Richmond Street had begun to be filled by terraces of workers' housing. This expansion included the site which is shown to have a structure built on the southern side, with the site having become developed fully by the early 1830s, when it is captured on Bancks & Co's map of 1831.

Goad's fire insurance plan of 1888 shows the site to have been occupied by terraced houses, denoted as Nos. 40 - 56. Yards and a back alleyway were shown to the rear of the properties; the same detail is provided by the Ordnance Survey Town Plan of 1891 (Figure 4). Over the course of the 19th and early 20th century, there was no changes to the properties recorded and census returns suggest they remained as domestic dwellings during this time. The Ordnance Survey map of 1948 shows that several of the terraced houses on the northern part of the site had been cleared, with the remaining houses removed by the early 1970s. The site has remained vacant since, and is currently in use as a car park.

3.6 Previous Archaeological Works

In February 2020, Salford Archaeology conducted an archaeological evaluation of the site, which comprised the excavation of two trenches across the footprint of the early 19th-century workers' housing. Trench 1 was located to investigate the remains of the southern terrace of workers' housing, first identified on Johnson's map of 1818-19. The structural remains of three cellars were uncovered, including walls of hand-made bricks, chimney breasts and brick and flagstone floors. Late 19th-century alterations to one of the exposed rooms was represented by an inserted composed of machine-made bricks. The excavation of the second trench revealed that the workers' housing in that part of the site had not been cellared and, consequently, very few structural remains were encountered. These included the foundations of two walls of hand-made bricks, and a stone-capped culvert.

4. Methodology

4.1 Watching Brief

The principal aim of the watching brief was to monitor earth-moving works across the area of known archaeological potential and record any below-ground remains that were exposed. The trench was opened with a mechanical excavator equipped with a toothless grading bucket, under the supervision of a member of staff from Salford Archaeology. Following initial exposure of archaeological remains, further investigation was carried out by hand, and included cleaning, examination, sampling and recording in the appropriate manner.

All fieldwork was carried out in accordance with the approved Written Scheme of Investigation, and conformed to best professional practice and was carried out in strict accordance with the guidelines provided by the Chartered Institute for Archaeologists (CIfA), including *Standard and Guidance for an Archaeological Watching Brief* (CIfA 2014).

5. Watching Brief Results

5.1 Results

The watching brief was targeted on the footprint of the early 19th-century workers' housing that were partially investigated during the initial evaluation trenching, and aimed to enhance the archaeological record generated from this previous investigation. The work enabled the front and southern wall of one of the workers' houses to be recorded, together with an internal cellar wall.

The fabric of the cellar walls comprised hand-made bricks bonded with a lime-based mortar, consistent with an early 19th-century construction date. These had evidently been whitewashed originally, as evidenced by fragmentary remains still adhering to the wall at the front of the house (Plate 2). The front wall incorporated what appeared to have been the sill for a cellar-light window, as shown on the Ordnance Survey Town Plan of 1891, but absent from the earlier edition published in 1851 (Figures 3 and 4). The foundation course of the front wall was 1.8m below current street level, and was laid directly on the natural clay geology, with no evidence for any stepped courses of brickwork (Plate 3). The wall survived to a height of approximately 1.5m, but the top 0.3m were removed during the excavations.

The side wall of No 50 was visible against the gable end of No 52, which is still standing. This was also double-coursed, and comprised hand-made bricks bonded with lime mortar. The foundations of this wall were not revealed during the watching brief (Plates 4 and 5).



Plate 2: Front wall of the excavated cellar, looking towards Richmond Street, showing part of a cellar light and the fragmentary remains of a whitewash



Plate 3: Front wall excavated to the foundation level



Plate 4: Side wall, looking towards Abingdon Street, towards the front of the property



Plate 5: Side wall, looking towards Abingdon Street, towards the rear of the property

The front cellar of the excavated house measured 4.6m from front to back, with a wall of hand-made bricks forming the rear wall approximately 2.5m in from the rear wall of the house, as shown on the historical mapping (Figure 3 and 4).

As found in the evaluation, the cellar originally had a flagged floor. The remains of this floor were revealed, and were shown to have been laid directly in clay (Plate 6). Interestingly, the rear wall of the cellar appeared to have been lain on top of the flagstone floor of the cellar (Plate 7).

The results obtained from the watching brief seemed to suggest that only the front part of the house was cellared, as there was no evidence for any internal floor at cellar level to the rear of the wall. The back wall of the houses was also missing.

At the rear of the property, two drainpipes were discovered with a wall in between. This probably represented the remains of an outside privy block in the yard. The dividing wall was visible to a depth of 0.5m and was built directly on top of the natural clay geology. The bond was a light brown sandy mortar, and the wall was double skin (Plate 7)

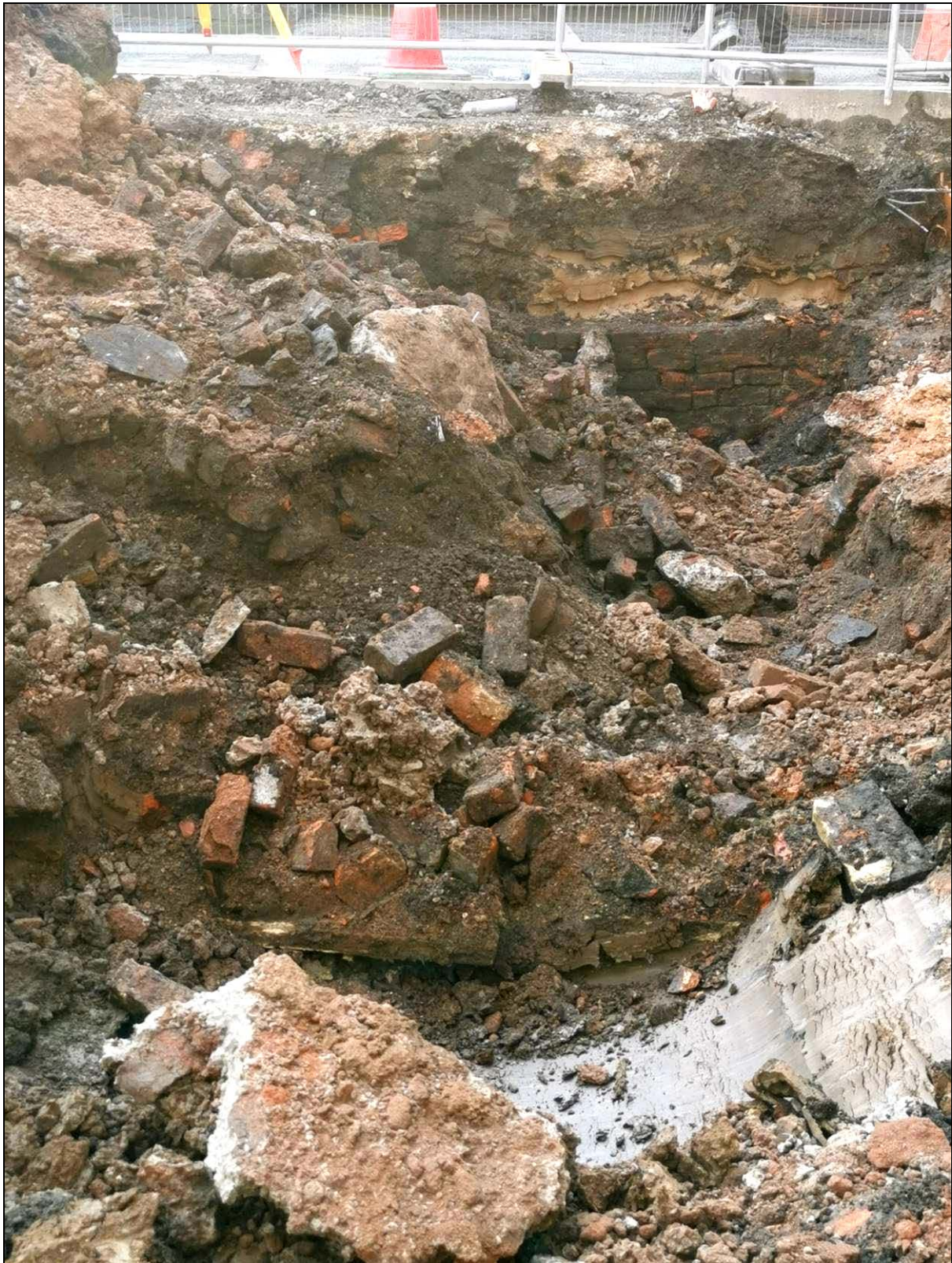


Plate 6: Remains of flagged cellar floor, looking towards Richmond Street



Plate 7: Horizon between rubble-filled cellar and natural clay at the rear of the property, looking towards Abingdon Street. The stone flag from the floor is directly against the clay, suggesting that the wall was built on top of the flags.



Plate 8: Drains at rear of property, looking towards Bloom Street.

6. Discussion

6.1 Discussion

The archaeological investigation of Richmond Street, comprising the excavation of two trenches followed by a watching brief during construction works, has been able to illustrate that remains of the former workers' housing, demolished in the 1940s, survived in a reasonable state of preservation below the current car-park surface. The remains uncovered give an impression of the size and layout of the houses located on the southern portion of the site, which appears to correspond with historic mapping of the area.

Trench 1 of the evaluation revealed the more complete remains of the workers' housing on this part of Richmond Street with the discovery of three discreet cellar rooms, corresponding to house numbers 46-50, as seen on Goad's fire insurance plan. As the housing on the northern part of the site was not cellared, very few remains survived in Trench 2. Despite this, the remains of the walls identified correspond with the locations of external buildings within the houses' yards. Such buildings are likely to have been either for coal storage or small privy blocks, enabling a degree of comfort for the terraces residents which was becoming increasingly uncommon among the housing built over the following decade. Although the rooms found in Trench 1 had broadly the same components, differences between each were identified. In particular, the layout of the two northernmost houses appeared to be the same with a chimney breast on the southern wall of each, however Room 3 was mirrored, with its chimney breast on the northern wall in line with its counterpart in Room 2. Room 3 was also considerably wider than Rooms 1 and 2 which corresponded with a slightly larger mid-terrace house on the 1890s mapping.

Based on the overall depth of the houses and the location of the partially excavated wall in the western section of the trench, it is likely that each house also had a second ground-floor room to the west of this wall. The lack of doorways revealed within the cellars means that the presence of cellars to the rear of the properties was not certain. The block on which the site is located, first appeared on Green's map of 1787-94 as an enclosed garden. At this time, the site lay on the south-eastern fringe of Manchester, with predominantly rural land around it to the south. Both Green's and Cole and Ropers 1801 maps show that the site was one of several formal gardens in the area, with paths, hedgerows and planting features clearly visible. It is possible that ground conditions caused by features within the northern end of this earlier garden may have had a longer lasting effect on the land, resulting in its unsuitability for later cellar construction in this part of the site.

The culvert found in Trench 2 may be related to the management of water during this earlier phase. The explosion of Manchester's population in the early 19th century has been well documented, with an increase of over 50,000 inhabitants recorded between the 1770s and the 1800s. This expansion can be clearly seen in the mapping of the town at this time as domestic, industrial and commercial buildings spread out across the formerly rural edges of the town centre.

By the 1820s, the area around Richmond Street had been extensively built up, with none of the rural land remaining. Johnsons map of 1818-19 shows that houses had been constructed on the site, however, only the southern portion was built on, houses to the north were not added until a decade later. The location of these southern buildings corresponds well to the cellar rooms identified in Trench 1 and suggests that the terrace to the south of the alleyway, seen on historic mapping, is earlier than the uncellared terrace to the north. The size and quality of these houses is also an indicator of an earlier 19th-century date as the continued expansion of the town, coupled with the squeeze on available land lead to an increase in the construction of smaller, lower quality back-to-back, blind-back and court housing on both the fringes of town, as well as on vacant plots in the centre. Only a short time after the construction of the housing on Richmond Street, these poorer housing types could be seen across Manchester particularly around Ancoats, Salford and south towards Hulme. These were characteristically built with only single-skin walls with very little light, ventilation and sanitary provisions (Miller, Wild and Gregory 2010). The fact that those on Richmond street were reasonably well constructed with small private rear yards indicates that spatial pressures were not so great at the time of their construction.

The houses were all double-depth dwellings with two rooms on each floor, including the cellar. The excavation revealed an interesting plan form for the terrace, with each alternate house mirroring its neighbour. This resulted in the arrangement seen in Trench 1 where the chimney breasts of Rooms 2 and 3 mirrored each other on either side of the houses single-course dividing wall. It is possible that the chimney breasts uncovered in the cellars may have only served as a foundation support for the structure on the upper floors of the house, as no opening or firebox could be identified at the cellar level during the excavation. The lack of fireplaces in the cellars, along with no external access indicated on historic mapping, suggests that these rooms were used for storage rather than as additional living space or cellar dwellings. Inhabited cellars were a common feature in the more densely populated areas of the town, and often within the back-to-back and court housing where cheap accommodation was highly sought after. Such dwellings usually contained a working fireplace, sometimes with a small range or 'set pot' boiler incorporated. Without this essential heating source, it is unlikely that the cellars uncovered by the evaluation were used as dwellings. Indeed, census returns for the later part of the 19th century not only show that overcrowding was not such a problem on Richmond Street, but rather that the area was relatively prosperous, with the majority of its inhabitants holding skilled professions. The 1861-1891 census returns records professions such as mechanic, stone mason, cabinet maker, dressmaker, boot closer and several umbrella makers, as well as a small number of lower skilled factory, warehouse and labourer jobs. Despite this, the number of residents recorded at each house (between 3 and 7 individuals), including several lodgers and boarders, does give the impression that like the rest of the town centre, Richmond Street was still quite a densely populated area. This is further confirmed by entries for 1861 and 1891 where Nos 44 and 50 respectively were recorded as having two households in residence, each occupying two rooms.

The excavation of the cellar rooms revealed evidence of alterations to cellar Room 3, by the addition of an inserted machine-made brick wall and an extended brick floor to the south. This room was considerably wider than Rooms 1 and 2 and historic mapping suggests that this room extended into the house next door. Had this cellar been extended, it is likely that the wall was inserted as part of this work, possibly adding support for the ground floor over this wider span. Such work would have involved the removal of a dividing wall at cellar level which would have caused instability in the houses above and would need to have been mitigated by supporting structures within the cellar. As this change relates to internal reorganisation it is unlikely to have been noticed from the outside. This echoes the historic evidence for the houses which do not appear to have deviated from their use as private domestic dwellings. Nor do the cartographic sources suggest any major changes to the external fabric or layout of the terrace prior to its demolition in the 1930s. As a result of the evaluation on the land at Richmond Street, it is clear that remains of the early 19th-century terraced workers' housing remains in a reasonable state of preservation in the southern part of the site. As some of the earliest housing in the area, the cellared remains uncovered illustrate the differences in construction between these houses and the more hastily constructed, lower quality back-to-backs and court housing built in other areas of the town only a decade later (Brennand 2007). In contrast the housing on the northern part of the site has been lost due to the lack of cellars in that terrace. However, the discovery of the culvert may relate to the earlier occupation of the site as a formal garden.

The watching brief has proved an informative addition to the evaluation in that the front to back depth of the cellars was established, and according to the mapping, they do not go all the way to the backs of the properties. There was no evidence of a dividing wall, so it appears that the cellars were single rooms. The front and side wall of number 50 were shown to be double-skinned and this, coupled with the outside privy, suggests that the houses were of a reasonable standard. This further implies an earlier date than the later, poorer-quality houses seen across Manchester.

Sources

Cartographic Sources

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Archive

Archive

The archive comprises site drawings and photographs and on-site notes. This archive is currently held by Salford Archaeology and a copy of this report will be forwarded to the client following the publication of the site report. A copy of this report will be deposited with the Greater Manchester Historic Environment Record, held by the Greater Manchester Archaeological Advisory Service.

Acknowledgements

Salford Archaeology would like to thank Neil Dawson of Snook Architects for commissioning the archaeological works, and Norman Redhead for providing support and advice through Greater Manchester Archaeology Advisory Service. The watching brief was conducted by Lorraine McVinnie. This report was written Lorraine McVinnie, and illustrated by Sarah Mottershead. The project was managed by Graham Mottershead.

Appendix 1: Figures

- Figure 1: Site location
- Figure 2: Site plan superimposed on the modern Ordnance Survey map
- Figure 3: Site plan superimposed on the Ordnance Survey Town Plan of 1851
- Figure 4: Site plan superimposed on the Ordnance Survey Town Plan of 1891
- Figure 5: Site plan superimposed on the Ordnance Survey map of 1908



Figure 1: Site location



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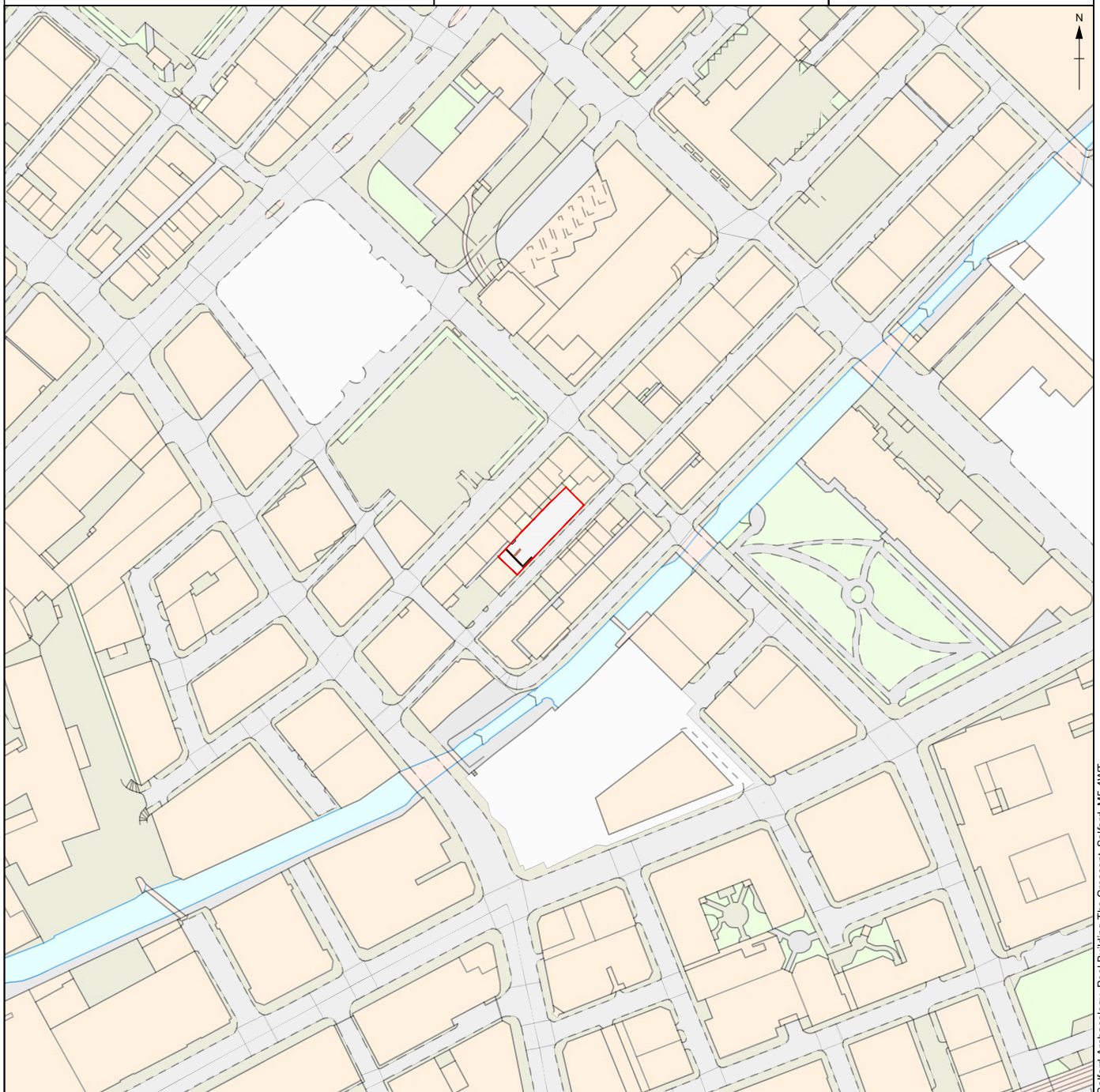




Figure 2:

Site plan superimposed on the modern Ordnance Survey map



Key:

- brick
- site boundary



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Scale at A4 1:500

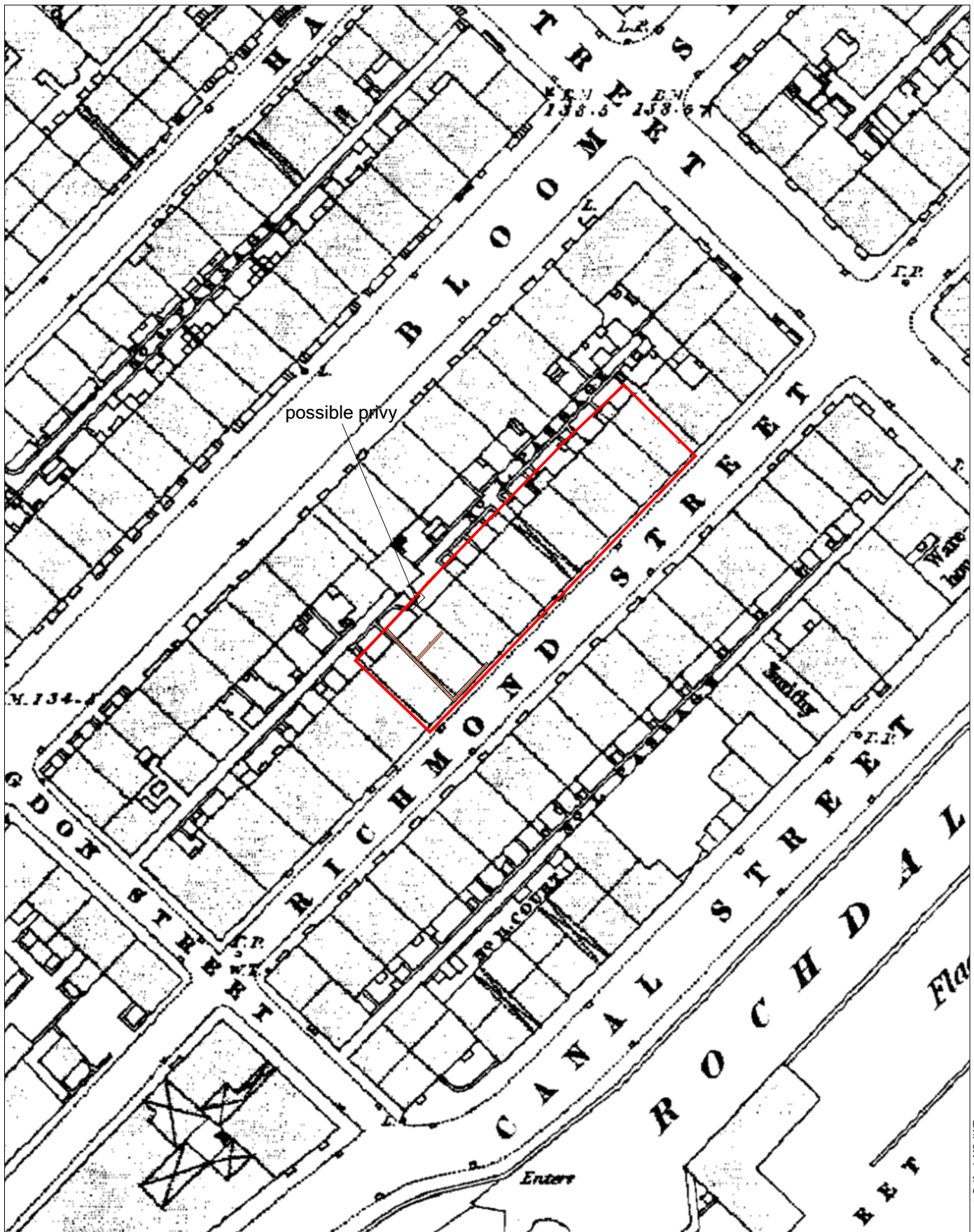


Figure 3:

Site plan superimposed on the Ordnance Survey Town Plan of 1851



Key:

- brick
- site boundary



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Scale at A4 1:500



Figure 4:

Site plan superimposed on the Ordnance Survey Town Plan of 1891



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Scale at A4 1:500

Key:

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- site boundary

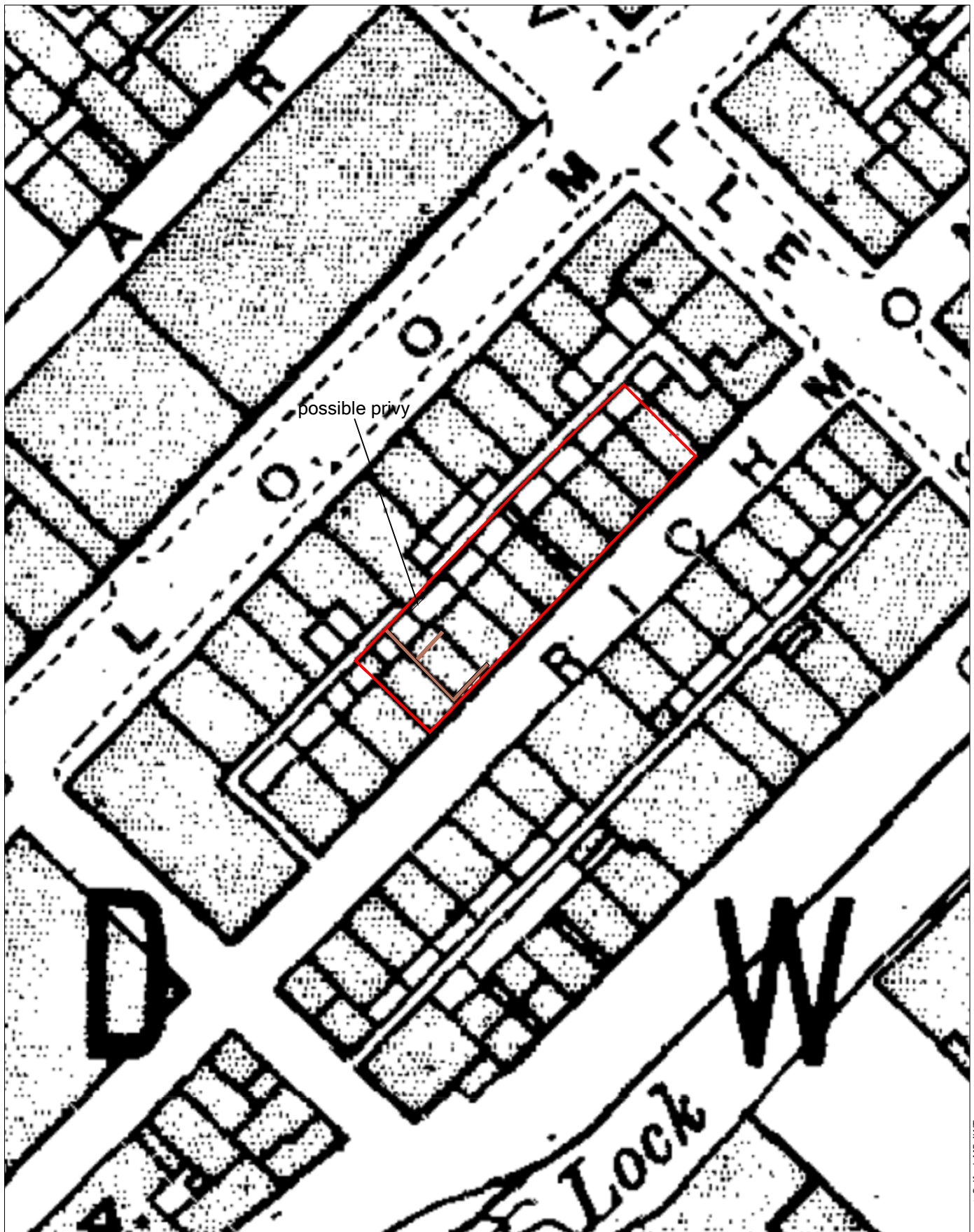


Figure 5:

Site plan superimposed on the Ordnance Survey map of 1908



Key:

- brick
- site boundary



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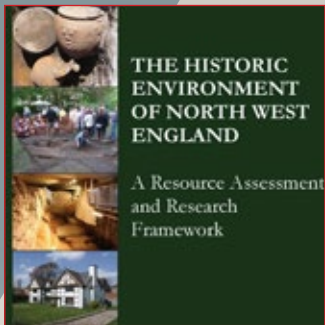
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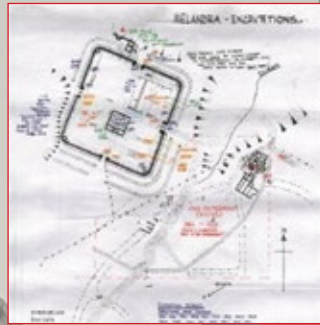
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



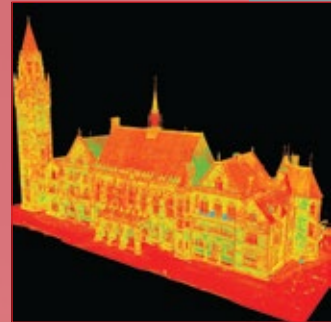
EXCAVATION



BUILDING SURVEY



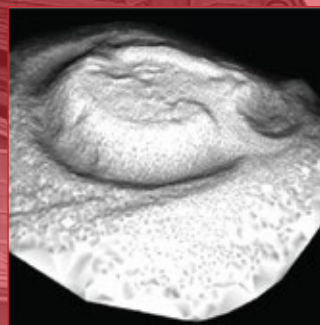
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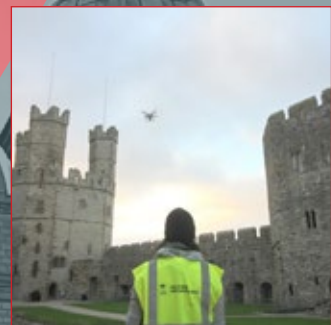
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



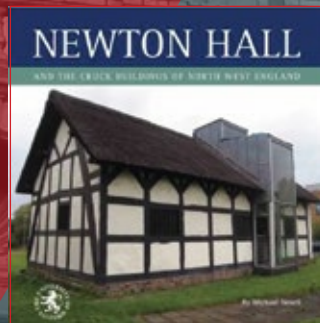
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