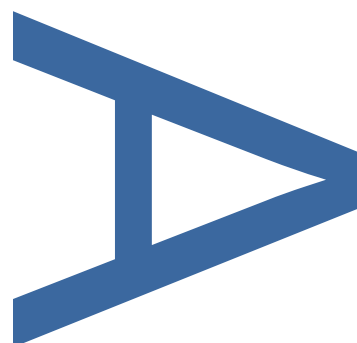
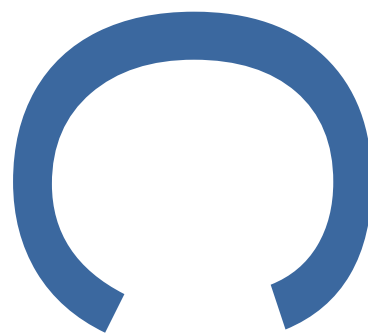


**50 FOUNTAIN STREET,
MANCHESTER M2 2AS**

**HISTORIC ENVIRONMENT DESK-
BASED ASSESSMENT**

AUGUST 2021



PRE-CONSTRUCT ARCHAEOLOGY

50 FOUNTAIN STREET, MANCHESTER M2 2AS

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

Central National Grid Reference: SJ 8407 9822

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CONTENTS

1	Non-Technical Summary	3
2	Origin and Scope of the Project.....	4
3	The Site and Proposed Scheme	7
4	Planning Background.....	8
5	Geology and Topography	11
6	Archaeological and Historical Background: Baseline Study	11
7	Archaeological Potential and Significance.....	18
8	Impact on Heritage Assets.....	19
9	Conclusions and Recommendations	19
10	Bibliography	21
11	Acknowledgements.....	22

APPENDICES

12	Appendix 1: GMHER Search	23
13	Appendix 2: Consultation with GMAAS	53

ILLUSTRATIONS

Figure 1: Site Location	54
Figure 2: Detailed Site Location.....	55
Figure 3: Plan of Proposed Development.....	56
Figure 4: GMHER Locations, Search Radius 250m	57
Figure 5: 1793 Map of Manchester.....	58
Figure 6: Green: Plan of Manchester and Salford 1787-94.....	59
Figure 7: Ordnance Survey map 1849	60
Figure 8: Goad Insurance Plan 1886.....	61
Figure 9: Ordnance Survey map 1889-94	62
Figure 10: Ordnance Survey map 1915-16	63
Figure 11: Ordnance Survey map 1933-34	64
Figure 12: Ordnance Survey map 1955-58	65
Figure 13: Ordnance Survey map 1985-90	66

1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Ltd was commissioned by Chroma Consulting UK Ltd on behalf of M&G Real Estate Limited to undertake a below-ground Historic Environment Desk-Based Assessment of 50 Fountain Street, Manchester M2 2AS. The site is centred at National Grid Reference SJ 8407 9822. This assessment is prepared in support of a planning application for the demolition of the standing buildings with the exception of the southern façade facing on to Spring Gardens and redevelopment of the site with new commercial buildings.
- 1.2 The proposed development site is currently occupied by a brick built 1970s office buildings which faces on to Fountain Street to the east, Spring Gardens to the south and Concert Lane to the west. To the north the office building adjoins the former Estate Exchange building at 46 Fountain Street.
- 1.3 This report has concluded that there is:
- A low potential for Prehistoric remains. The site is located within a wider landscape which has potential for prehistoric archaeology as the riverine regimes would have offered useful resources. However, there is no evidence for Prehistoric occupation in the vicinity of the site. Should Prehistoric remains be encountered, they may be of local significance.
 - A low potential for Roman remains. Despite the presence of the Roman settlement to the southwest and the Roman road Deansgate passing only c. 250m to the west of the site there is no evidence for Roman occupation in the vicinity of the site. Should Roman remains be encountered, they may be of local significance.
 - A low potential for early medieval remains. The site lay away from known centres of activity and routes during these periods. Should such remains be uncovered, they may be of local significance.
 - A low potential for the medieval period. Although the site is located close to the original medieval centre of Manchester there is no evidence for medieval occupation in the vicinity of the site. Should medieval remains be present they may be of local significance.
 - A low potential for the post-medieval period. The site lay open until the late 18th or 19th centuries when it was comprehensively developed with buildings which included basements. Then, in the 1970s, much of the site was cleared and the current office structure built, with a basement car park level beneath. This sequence of development is expected to have caused significant negative impact to any archaeology which may once have been present, such that no survival is anticipated other than for the remains of the in-filled basements to the 19th century buildings at the Fountain Street frontage. Should post-medieval remains be encountered, they may be of local significance.
- 1.4 The site is to be cleared and redeveloped to construct a new commercial building with the retention of the southern Listed façade at 49 Spring Gardens. The construction of a new basement has the potential to affect any below-ground assets in this area given the nature of the works proposed. However, no archaeology survival pre-dating the 20th century is anticipated due to the site being

previously redeveloped in the 1970s

- 1.5 Given the above conclusions it is considered that no further archaeological work would be appropriate for the scheme. The Archaeology Advisors at the Greater Manchester Archaeological Advisory Service have confirmed to PCA that they will not be recommending any below-ground archaeological conditions for the application herein described (Appendix 2).

2 ORIGIN AND SCOPE OF THE PROJECT

- 2.1 The aim of this report is to identify the potential for archaeologically significant deposits being present at 50 Fountain Street, Manchester M2 2AS (Figs. 1 & 2). This Desk-Based Assessment was commissioned by Chroma Consulting UK Ltd on behalf of M&G Real Estate Limited in support of a planning application for the demolition of the standing buildings and redevelopment of the site with new commercial premises. The proposal includes the retention of the existing façade to 49 Spring Gardens. This report involves an assessment of the potential survival of any archaeological remains, identification of the types of archaeological deposits that could be encountered, the probable periods from which these deposits are likely to date and, where possible, the impact that future development may have upon extant archaeological remains.

- 2.2 An Historic Environment Desk-Based Assessment is required as part of the planning process and accords with the National Planning Policy Framework. Paragraph 128 states:

Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 2.3 This report has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2017).
- 2.4 An Historic Environment Desk-Based Assessment is undertaken in order that the local authority may formulate an appropriate response to any identified archaeological resource. The report aims to assess the archaeological potential of the site and to examine the likely impact of the proposed development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.
- 2.5 This report was written by Douglas Killock under the project management of Chris Mayo, Pre-Construct Archaeology Limited. Sources consulted included historical maps, reports and documents held by Pre-Construct Archaeology Limited and various on-line sources. Owing to the Covid-19 pandemic access to the local history archive was not possible, nor was a site visit. A search of the Greater Manchester Environment Record (GMHER) was made within 250m radius of the study site.

2.6 Methodology

- 2.6.1 The **potential** for surviving archaeological evidence at the site is expressed in this report as ranging between the scales of:

- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- **Medium:** The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- **Low:** The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- **Uncertain:** Insufficient information to assess.

2.6.2 Buried archaeological evidence cannot be 100% identified during a Desk-Based Assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

2.6.3 Where potential or known heritage assets are identified, the heritage **significance** of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement¹.

- **NATIONAL:** The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
- **REGIONAL:** Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
- **LOCAL:** Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
- **NEGLIGIBLE:** Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
- **UNKNOWN:** Insufficient information exists to assess the importance of a feature (e.g.

¹ As outlined in 'Historic England Advice Note 12', 2019

unidentified features on aerial photographs).

2.6.4 Adjustments to the above classification are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

2.6.5 The expected magnitude of the **impact** of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement is applied. The magnitude of impact is assessed using the following criteria.

2.6.6 For adverse (negative) impact:

- **HIGH:** Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites,
- **MEDIUM:** Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.
- **LOW:** Detectable impacts which alter the baseline condition of the receptor to a small degree; e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
- **NEGLIGIBLE:** Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.

2.6.7 For beneficial (positive) impact:

- **NEGLIGIBLE:** Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic

value of a resource.

- **LOW:** Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
- **MEDIUM:** Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
- **HIGH:** Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

3 THE SITE AND PROPOSED SCHEME

3.1 The Site (Figure 2)

3.1.1 The site is currently occupied by an office building which was built in 1978, retaining the facade of 49 Spring Gardens which forms the southern boundary of the site and is a Grade II Listed Building. To the north the adjacent Estate Exchange Building on 46 Fountain Street is Grade II* Listed and has a party wall interface with the site boundary. The site is bounded by Concert Lane to the west, Spring Gardens to the south and Fountain Street to the east. The site overlooks or lies in close proximity to a plethora of Listed Buildings that face on to Spring Gardens, Chancery Lane, King Street and York Street.

3.1.2 The site covers an area of approximately 1,058m². A basement level lies beneath the footprint to the building covering a area of approximately 936m².

3.2 The Proposed Scheme (Figure 3)

3.2.1 The application scheme comprises the construction of a new building for commercial purposes comprising a basement level across the full footprint of the site beneath a ground floor with mezzanine level and a further 7 floors. The proposal includes the retention of the listed façade of 49 Spring Gardens.

4 PLANNING BACKGROUND

4.1 National Policy: The National Planning Policy Framework (NPPF)

4.1.1 The revised National Planning Policy Framework (NPPF) was updated in July 2021 and replaces the previous NPPF published in February 2019. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

4.1.3 Additionally:

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.1.4 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

218. The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.

219. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

220. The policies in the original National Planning Policy Framework published in March 2012

will apply for the purpose of examining plans, where those plans were submitted on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.

4.2 Regional Policy: Manchester City Council Core Strategy

- 4.2.1 Manchester City Councils Core Strategy Development Plan Document, adopted on the 11th of July 2012, contains the following policy related to archaeology and redevelopment.

Policy EN 3

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas) and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

12.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement.

12.23 The above work will inform the implementation of Core Strategy policy

- 4.2.2 Details of the policy previously adopted relating to archaeology which formed part of Manchester City Councils Unitary Development Plan are given below. Although not included in the Core Strategy Development Plan Document policy DC20 is not listed in Appendix C Superseded UDP Policies (https://secure.manchester.gov.uk/downloads/download/5672/core_strategy).

20. ARCHAEOLOGY

DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.

b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Reasons :-

Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention in place and against any damage occurring to them or to their setting. The policy gives effect to the obligation placed on the Council by statute to give particular attention to development proposals affecting Ancient Monuments and sites of archaeological interest, and reflects the general policy objective set out policy E2.8 in this plan. The Council will rely on the coverage of Ancient Monuments and sites of archaeological interest contained in the Sites and Monuments Record for Manchester for evidence of known archaeological remains.

4.3 Site Specific Planning Constraints

4.3.1 There are no World Heritage Sites, Historic Parks and Gardens or Scheduled Ancient Monuments within or close to the site's boundaries.

4.3.2 The facade of 49 Spring Gardens which forms the southern boundary of the site is a Grade II Listed Building. To the north the adjacent Estate Exchange Building on 46 Fountain Street is Grade II* Listed and has a party wall interface with the site boundary. The site overlooks or lies in close proximity to a plethora of Listed Buildings that face on to Spring Gardens, Chancery Lane, King Street and York Street.

4.3.3 The site lies within the Upper King Street Conservation Area which extends from Cross Street in the west to Mosely Street in the east and from Market Street in the north to Princess Street and Bow Lane in the south. This conservation area lies in the heart of historic Manchester and is itself surrounded by Conservation Areas which cover Albert Square, George Street, St. Ann's Square, Shudehill and the Cathedral. The Albert Square Conservation Area adjoins the Upper King Street area to the southwest and covers iconic locations such as the Town Hall and of course Albert Square itself. The George Street Conservation Area adjoins the Upper King Street and Albert Square areas to the southeast. The Shudehill Conservation Area, which covers an area of late medieval and early post-medieval Manchester, lies to the north of the site and to the east of the Cathedral Conservation area. The latter covers the heart of medieval Manchester. The St. Anne's

Conservation Area extends north from the Albert Square Conservation Area and west from the Upper King Street Conservation Area.

4.3.4 The built heritage setting of the site is reported in detail elsewhere².

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

- 5.1.1 The British Geological Survey shows that the underlying bedrock consist of Chester formation sandstone. These sedimentary rocks were laid down in the Olenekian Age between 250 and 247 million years ago. Much of the succession is of fluvial origin, deposited from fast-flowing braided rivers that were superseded by meandering river systems in which fining-upward cycles, with subordinate beds of mudstone, were deposited in a local environment dominated by rivers.
- 5.1.2 The superficial deposits are noted as Devensian Diamicton till deposits which were deposited under glacial conditions (<https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>).
- 5.1.3 No site-specific geotechnical data was available for the site at the time of writing this report.

5.2 Topography

- 5.2.1 The ground surface in the vicinity of the subject site is generally level, with spot heights around the site broadly between 44.5 and 45.5m OD³. There is a slight slope from west to east in the area and the ground surface also falls gradually to the south.
- 5.2.2 The local topography was originally dominated by the valleys cut by the rivers Irwell, Irk and Medlock. The high bluff overlooking the confluence of the Medlock and the Irwell was chosen as the site of the original Roman fort whereas the medieval settlement was founded close to the confluence of the Irwell and the Irk. This location occupied a piece of higher ground that was presumably both a naturally strong defensive location and less prone to flooding. Smaller streams fed the larger rivers.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND: BASELINE STUDY

6.1 Introduction

- 6.1.1 In order to assess the archaeological potential of the site an examination of all archaeological entries in the Greater Manchester Historic Environment Record (GMHER) has been made within a 250m radius (Figure 4; Appendix 1).
- 6.1.2 The intention of the GMHER search is to locate known archaeological sites and to predict and extrapolate the likely archaeological conditions within the redevelopment area from finds made nearby. This latter analysis is important, as many entries result from chance discoveries and are at best a small and unrepresentative sample of the total buried heritage.
- 6.1.3 Reference has also been made to the wider archaeological background of the area. The information

² Stephen Levrant Heritage Architecture, 'Heritage Appraisal', forthcoming

³ Data derived from 'Utility Survey of Land at: 50 Fountain Street, Manchester', Survey Operations, Feb 2021, ref 21A101/001

gleaned from the GMHER is limited but this in part reflects the historical development of the area. Extensive urbanisation took place before the associated development works could have been studied archaeologically. Many of the buildings constructed in the 18th and 19th centuries are still extant and it is only through modern redevelopment that opportunities arise to enhance the archaeological record. The apparent absence of evidence is perhaps therefore more indicative of the paucity of archaeological fieldwork conducted in the area.

6.1.4 Future archaeological investigation within the study area and/or further research may result in a significant change to the baseline data, which then in turn, may greatly affect the archaeological potential of the study site.

6.1.5 The following text details the archaeological and historic evidence as revealed by the GMHER search, illustrated at Figure 4. This evidence is further supplemented by a site-specific historic map regression and reference to other relevant archives.

6.2 Prehistoric

6.2.1 There is very little evidence for prehistoric activity in the vicinity of the study site and no sites are listed within 250m of the site on the GMHER, though the valley of the River Irwell some distance to the west was a favourable area for occupation and transportation during prehistory. Settlements have been identified along the valley whilst small assemblages of prehistoric artefacts have been recovered from archaeological investigations in the Castlefield area of Manchester, also some distance to the southwest of the study site (Miller 2008, 8). Prehistoric populations may have hunted in the upland areas of the moors that surround Manchester but poor drainage and the encroachment of blanket peat at higher altitudes would not have been conducive to settlement at this time.

6.3 Roman

6.3.1 The site lies around 500m to the north of the River Medlock, now for the most part covered over, but formerly a meandering east-west tributary of the River Irwell. The Roman fort **Mamucium** was founded in the last quarter of the 1st century AD on the north side of the Medlock, in the area now known as Castlefield, approximately 1km to the southwest. The fort was constructed on a sandstone bluff at a topographically advantageous location close to a fording point on the Medlock, which pre-industrial era mapping indicates was separated from the nearby confluence of the Medlock and Irwell by a low-lying morass (Gregory, 2007)

6.3.2 Present understanding of **Mamucium** - the fort and vicus at Manchester - identifies four main phases of development.

Ø Period 1: c. AD 79 – c. AD 90

The first fort – built in turf and timber - was c. 1.2 hectares in size, thus being capable of holding a 480-man infantry unit. Foundation is believed to have been associated with the campaigning of Agricola in AD 79.

Ø Period 2: c. AD 90 – c. AD 140?

The fort was modified, its rampart strengthened, and its defensive ditch system altered. Buildings and industrial areas were constructed within the northern vicus. The period appears to have ended

with the demolition of the existing fort and possibly the abandonment of the northern vicus.

Ø Period 3: c. AD 160? – c. AD 200

The fort was rebuilt - again in turf and timber - and extended to the west, increasing its size to c. 2.0 hectares. Expansion may have been to accommodate additional granaries, with the fort possibly serving as a supply depot.

Ø Period 4: c. AD 200 – c. AD 400

The fort was rebuilt again in the early 3rd century with a stone defensive wall and gates and probably remained occupied to the end of Roman rule in the early 5th century. The vicus likely contracted in size during this period, since the construction of outer defensive ditches encroached on the pre-existing settlement.

6.3.3 An important Roman road was located to the west of the site. Arriving from the southwest following roughly the line of Chester Road (A56) the route crossed the Medlock and is then thought to have changed alignment to run to the NNE (from that point its line is followed by modern Deansgate), thereby serving the eastern portion of the vicus. This road was an important arterial route of the period, continuing south-westwards from **Mamucium** to the minor settlement of **Condate** (Northwich) and then onto the legionary fortress of **Deva** (Chester). To the north-east, the route continued onto the legionary fortress of **Eboracum** (York).

6.3.4 Excavations undertaken at the Beetham Tower Site on Deansgate, c750m to the southwest of the site, have demonstrated that the vicus extended into that area. but there is little evidence that the vicus extended towards the vicinity of the site. Indeed there are no entries recording Roman finds within the 250m radius of the proposed development, despite the fact that Deansgate passes roughly northwest to southeast only c.250m to the west.

6.4 Early Medieval

6.4.1 Following the collapse of the Western Roman Empire, which in effect left Britain abandoned by Roman rule after AD 410, the Romanised way of life declined and the economy ceased to function as Britain became detached from the remnants of the Empire. Settlements were abandoned, particularly urban centres that had previously housed military bases or provided civil administration. Although forms of a Romanised way of life persisted in some areas, particularly in the south and west of England, there is little or no evidence that Roman towns continued to be occupied beyond AD 450. From the mid fifth century Germanic immigrants settled and came to dominate areas of eastern England and spread gradually westward. Over time these groups of settlers became parts of small kingdoms that competed for control of territories and attempted to establish overlordship over each other.

6.4.2 The area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in c AD 617 where the Northumbrians defeated a group of native Britons and possibly the Mercian king Cearl. Shortly after, his successor, Edwin conquered and occupied the town in AD 620 (Farrer and Brownbill 1908). In AD 870 the Danes invaded up the River Mersey, and in a prolonged conflict almost completely razed the settlements at Manchester. The Danish word 'gat', meaning road is still evident in names such as Deansgate and Millgate. It was during the Anglo-Saxon period that

Manchester, which had been established around the Roman fort at Castlefield, was re-established around the cathedral (Oxford Archaeology North 2005).

- 6.4.3 In spite of this background activity, there are no entries recording archaeological evidence dating to the early medieval period within the 250m radius of the proposed development site.

6.5 Medieval

- 6.5.1 Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919). It refers to Edward the Elder, son of King Alfred the Great, taking over the town in the AD 920s and making repairs to the 'fortifications', (probably based around the present cathedral, around 500m to the northwest of the site), which would still have been little more than a wooden palisade. There may, in fact, have been a garrison of his men here, as an effigy of their patron saint, the Archangel Michael, is thought to have been brought with them. During the tenth century, the church of St. Mary was established at the north end of Deansgate, now the site of Manchester Cathedral. The Church of St Mary is mentioned in the Domesday Book of 1086. In 1028, King Canute regarded the town as important enough to found one of his ten royal mints here (Farrer and Brownbill 1908).
- 6.5.2 At the time of the Domesday Survey Manchester was a settlement in the hundred of Salford and the county of Cheshire but it had no recorded population, which might suggest a substantial town. Two churches, St. Michael and St. Mary, were recorded and this clearly suggests that congregations existed that were served by these establishments (Powell-Smith, Open Domesday).
- 6.5.3 In the post-Norman Conquest era, much of the land in north-west England between the Rivers Ribble and Mersey was assigned to Roger of Poitou, who retained the Manor of Salford but divided up much of the other land, the largest tract of which was centred on Manchester, created by the granting of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley. A manor house had been established by the Grelley family at the confluence of the Rivers Irk and Irwell by the 13th century and provided the focus for the development of the medieval town. Manchester was granted an annual fair in 1222 and in 1301 Edward I granted the Great Charter of Manchester to Thomas Grelley, a free borough thus being created (Gregory 2008).
- 6.5.4 The 'manor' in the narrowest sense included the townships of Manchester, Harpurhey, Blackley, Bradford, and Beswick. At Blackley was the lord's deer park; at Bradford was a wood, and another wood was at Alport (within Manchester). The manor was usually understood in a wider sense, the extent of 1322 mentioning seven or eight hamlets—Ardwick, Openshaw (Gorton), Crumpsall, Moston, Nuthurst, Ancoats, and Gotherswick.
- 6.5.5 By 1322 there is record of a fulling mill, showing the early beginnings of textile manufacture in Manchester, this industry eventually made Manchester a city of global importance. This early mill, utilising the River Irk, was located in the vicinity of the present cathedral (Morris 1983). The alleyway known as 'Hanging Ditch' still marks the course of the River Irk where it enters the Irwell, where textiles were hung to drain and drip dry after fulling. During this period the Grelley manor (seat of the Greslé family and now Chetham's School of Music) stood on an area of high ground and was fortified on three sides by natural defences; with the River Irk on one side, a tributary ditch on another and the River Irwell on the third side.
- 6.5.6 There is only one entry recording archaeological evidence dating to the medieval period within the

250m radius of the proposed development site. This is recorded as the extent of the settlement as defined from mapping burgage plots and evidence from excavation adjacent to the John Rylands Library on Deansgate (Morris1983, Figure 4 No 1). The mapped extent broadly follows the course of Deansgate and its associated roads such as Market Street; the proposed development site is roughly 150m from the mapped extent.

6.6 Post-Medieval

- 6.6.1 Approximately 470m to the north of the site, the present location of Chetham's School, founded in 1656, is constructed as a series of blocks around a large rectangular courtyard. It stands on the site of the Manor House of the Barony of Manchester in which - during the 12th and 13th centuries - were held the meetings of the Court leet, the judicial body responsible for governing the medieval town. From 1421 the Manor House provided accommodation for the warden and fellows of the Collegiate Church. After the dissolution of the College in 1547 it became the home of the Earl of Derby. Thereafter, despite the re-establishment of the College in 1557, the original building fell into serious disrepair until it was purchased by Humphrey Chetham after the Civil War.
- 6.6.2 The moated hall of the Radcliffe family⁴ is illustrated on the 1650 map of Manchester & Salford, situated in fields to the south of Market Street. The house was pulled down in 1811 and was replaced by a hall but the site cannot now be identified (Figure 4, No 2).
- 6.6.3 By 1650 the original village of Manchester had grown into a sizeable town accommodating some 4-5,000 persons, extending westward towards Deansgate and eastward to the present Cheetham Hill Road. Many of the existing streets were already well established. As the textile industries began to flourish in south Lancashire in the early 17th century so Manchester emerged as a centre for textile finishing processes. More importantly however, it expanded its role as a market centre for textiles produced in the region. By the end of the 18th century it had developed a thriving overseas trade and began to displace London as a centre for the export of cotton cloth.
- 6.6.4 The expansion of the textile industries and consequent increases in population to work the mills was aided by the creation of a canal network in the area. The Worsley to Castlefield Canal was completed in 1765, whilst the completion of the Ashton-under-Lyne Canal in 1796 and Rochdale Canal in 1804 led to rapid urban expansion, especially to the east of the town centre. The application of efficient steam power and a national demand for textiles, especially cotton resulted in numerous factories being constructed in the area.
- 6.6.5 In 1717 Manchester, although prosperous, was a market town of 10,000 people, but by 1851 its textile (chiefly cotton) industries had so prospered that it had become a manufacturing and commercial city of more than 300,000 inhabitants, already spilling out its suburbs and absorbing its industrial satellites. By the beginning of the 20th century, salients of urban growth linked Manchester to the ring of cotton-manufacturing towns—Bolton, Rochdale, and Oldham, for example—that almost surround the city, and a new form of urban development, a conurbation, or metropolitan area, was evolving.

⁴ The Radcliffe family were mentioned as free tenants in a record dated 1320-2 of the bounds of lordship within Manchester

6.7 Cartographic Evidence

- 6.7.1 The earliest map of the site is 'A Plan of Manchester & Salford Taken about 1650' (not illustrated). This indicates that the built development of Manchester was all to the north of Market Street, in the vicinity of the present-day Exchange Square. The area of the proposed development was at this time open fields, some-way behind properties that will have fronted Market Street. Shown in the area is 'Conduit Head' demonstrating that at this time a spring head was being exploited in order to provide fresh water to the growing town. To the west is depicted Radcliffe Hall, the only property in the general area.
- 6.7.2 John Berry's 'Map of Manchester & Salford', published in 1750 (not illustrated), shows the township of Manchester to be changing rapidly. Increased wealth through the emerging textile industry was leading to an increased population and an increased 'management class' who all needed housing and social entertainment. This period signalled the Georgian planned urbanisation of the former rural area of the town in which the development site is located, which had started with St Anne's Square to the west. By the time that the map was surveyed, new streets and buildings had been built from Deansgate in the west all the way to Spring Gardens.
- 6.7.3 Fountain Street had yet to be built, with the site still being fields at this time. The proposed development area appears to be central to a single large field which will have backed onto the gardens of properties fronting Spring Gardens. To the east of this area is a large rectangular plot bordering Market Street which is termed 'Daube Holes'. This was an extensive clay extraction pit for the production of daub for the town's timber-framed buildings (Richmond 2012).
- 6.7.4 Between 1750 and 1790 the expansion of Manchester continued in a southerly and westerly direction. Fountain Street appears to have been built sometime around 1770 and is clearly shown on Laurent's Map of Manchester dated 1793 (Figure 5), which shows that the northern third of the development site boundary overlaps with a building labelled as 'Concert Room' that fronted north to York Street. Concert Lane is shown to the northwest but Spring Gardens was yet to be laid out to the southwest of the site. The map implies that the southern two-thirds of the site was undeveloped in 1793
- 6.7.5 The 1793 map shows that Fountain Street occupied a peripheral location where two different street grids collided. That to the west essentially extended in rough rectangles from Deansgate and Market Street whilst to the east a very regular grid had been established from Mosely Street to Portland Street. This continued further to the east until it encountered Shooter's Brook.
- 6.7.6 Green's map of 1794 (Figure 6) labels a narrow alleyway that defines the southern limit of the site as 'Charlotte Street'. The study site is still shown as open ground.
- 6.7.7 From the 1850's this Georgian part of Manchester started to be cleared for the new development that came along with the vast wealth of the Industrial Revolution. By the end of the 19th century many of the earlier largely residential buildings had been demolished to make way for numerous Victorian (and later Edwardian) commercial offices, banks and elaborate fronted warehouses. Adshead's Map of the Township of Manchester', 1850 (not illustrated) shows the start of this process.
- 6.7.8 The Ordnance Survey map of 1849 (Figure 7) clearly shows that the Concert Buildings still

occupied the northern part of the block facing on to York Street. Spring Garden had still not been extended to the south. The Albion Club stood between the south side of Spring Gardens and Concert Lane.

- 6.7.9 The OS map showed that the development site boundary covers five substantial buildings which extended across the width of the plot from Concert Lane to Fountain Street; the first (northernmost) forms part of the 'Manchester Town Office', and is further labelled as the 'Relieving Office'. The 4 buildings to the south are unremarkable, however the sixth building is straddled by the site boundary at the southwestern edge; this structure and the fifth north of it were demolished and the plot reconfigured so that, by the 1880s, the southwestern end of the site is recognisable as the current development site boundary.
- 6.7.10 Spring Gardens had been laid out to the south by 1886 when the Goad Insurance Plan was surveyed, this produced the distinctive curved corner at the junction with Concert Lane (Figure 8). The newly built 'Neills Buildings' at 49 Spring Gardens, the southwestern plot to the development site, housed the Conservative Club, offices, a cloth warehouse and the National Assurance Company of Ireland⁵. To the north of this at No 52 Fountain Street was the Clay and Company home trading warehouse whilst Nos 50 and 48 Fountain Street were occupied with various warehouses and offices. To the north was another warehouse which is marked as No 46⁶. The five properties described above comprise the study site; the Goad Plan shows that all rose to between 3 and 4 stories, and that all had basement levels.
- 6.7.11 No noteworthy changes are evident on either the Ordnance Survey map of 1888-1894 (Figure 9), the Ordnance Survey map of 1914-15 (Figure 10), the OS Map of 1933-34 (Figure 11) and the OS Map of 1955-58 (Figure 12).
- 6.7.12 The northern two-thirds of the development site, comprising 46-52 Fountain Street, was built in 1978⁷. The development includes a basement car park level across the full footprint of the current building. The open space at the frontage to the building on Fountain Street has no basement level associated with the current structure.
- 6.7.13 The Ordnance Survey map of 1985-90 shows the current layout of the site with an office building marked as a bank. No 46 Fountain Street was the only historic building that had survived the modern redevelopment, the exception being the façade of 49 Spring Gardens (Figure 13).

6.8 Listed Buildings

- 6.8.1 A plethora of listed structures are located within the 250m search radius of the study site and are to be discussed in a detail in a separate Heritage Appraisal⁸. The listed structures are catalogued within the Gazetteer (Appendix 10) and illustrated at Figure 4.
- 6.8.2 The site lies in the Upper King Street Conservation area.
- 6.8.3 On the site itself the southern frontage (49 Spring Gardens) is listed at Grade II (Figure 4, No 30).
- 6.8.4 To the north the building adjoining the site is the Grade: II* listed 46 Fountain Street which was

⁵ This building (49 Spring Gardens) is Grade II Listed.

⁶ This building (46 Fountain Street) is Grade II* Listed.

⁷ '50 Fountain Street: Site Analysis & Design Concept', unpublished document by Jon Matthews Architects, 2020

⁸ Stephen Levrant Heritage Architecture, forthcoming

formerly the Overseer's and Churchwarden's Office. It was built in 1852, designed by Thomas Worthington (Figure 4, No 28).

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 Prehistoric

- 7.1.1 There are no entries recording finds from the prehistoric period within 250m radius of the proposed development site, and therefore the potential for prehistoric remains on the proposed development site is considered low. Even if there was a theoretical potential for their presence, the likelihood of their survival through the late post-medieval and modern development of the site is low. Should Prehistoric remains be encountered, they may be of local significance.

7.2 Roman

- 7.2.1 There is little evidence for Roman activity from the immediate vicinity of the site and no entries noted within the 250m study area. The Roman road which preceded Deansgate passes c. 250m to the west of the site, but there has been no record of Roman finds in the area even dating to antiquarian periods when Manchester was expanding and slightly later when the sanitary revolution lead to extensive excavation. The archaeological potential for the Roman period is considered low. Even if there was a theoretical potential for their presence, the likelihood of their survival through the late post-medieval and modern development of the site is low. Should Roman remains be uncovered, they may be of local significance.

7.3 Early Medieval

- 7.3.1 There is a recorded pre-Conquest settlement at Manchester but there are no entries dating to the early medieval period within 250m radius of the proposed development site, and therefore the chances of finding remains of this date are considered low. Even if there was a theoretical potential for their presence, the likelihood of their survival through the late post-medieval and modern development of the site is low. Should early medieval remains be encountered, they may be of local significance.

7.4 Medieval

- 7.4.1 There are no archaeological finds dating to this period reported in the 250m study area. The gazetteer entries only refer to the historically recorded and mapped centre of the town centred around the cathedral. There is no evidence that buildings stood on the site in this period. Therefore, the archaeological potential for the medieval period is considered low; even if there was a theoretical potential for their presence, the likelihood of their survival through the late post-medieval and modern development of the site is low. Should medieval remains be encountered, they may be of local significance.

7.5 Post-Medieval

- 7.5.1 There is no evidence of widespread occupation of the site before the late 18th century. The site has been developed since the late 18th or 19th centuries, with substantial structures which included

basement levels. The redevelopment of the site in 1978 included an underground car park across the majority of it, which will almost certainly have destroyed any remains that may once have been present. Should post-medieval remains be encountered, they may be of local significance.

8 IMPACT ON HERITAGE ASSETS

8.1 Previous Land Use and Existing Impacts

- 8.1.1 The site was open ground before the 18th century. At the end of the 18th century the northern extent of the site was developed and the, through the 19th century, the remainder was built over with structures which included basement levels.
- 8.1.2 The site was substantially redeveloped in the 1970s with the current building which includes a full footprint basement below it. This will have had a severe negative impact on any archaeological remains that may once have been present beneath the current building.
- 8.1.3 The basement car park does not extend along the frontage to the site on Fountain Street, and therefore it is reasonable to suppose that beneath this area (which currently contains planters) survive the in-filled basements to the 19th century buildings.
- 8.1.4 The entire development site has therefore been subject to large-scale negative impact across its area, and the survival of archaeological remains is not expected, even if they were once present.

8.2 Impact of Proposed Development

- 8.2.1 It is proposed to redevelop the site for a new office building which will retain the Grade II listed structural façade at 49 Spring Gardens. The new structure will include a full footprint basement which itself will only replace the current or former basements across the site.
- 8.2.2 The new finished basement level will sit broadly at 40.6m OD⁹, approximately 4-5m below current ground level.
- 8.2.3 It is expected that a piling system with associated pile caps and ground beams may be employed for the new structure, along with new service trenches. The clearance of the site to allow piling and construction is likely to cause a high adverse impact to buried archaeology which may be present at the site, although as noted above this is not considered likely.

9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1 This report aimed to identify the potential for the occurrence of archaeological remains on the site, the probable period from which they date and the type of remains that can be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of future development.
- 9.2 The site is located within a wider landscape which has potential for prehistoric occupation as the river valleys would have offered resources such as fish and wildfowl and building materials such as reeds. However, no prehistoric finds have been made in the vicinity of the site and the reported

⁹ The finished basement level is slightly (c0.6m) deeper across the northern third of the site.

prehistoric presence from the surrounding area is sparse. For these reasons the potential for remains dating to the prehistoric period at the site is considered to be low and, if present, they may be of local significance.

- 9.3 In the Roman period the site may have formed part of the agricultural hinterland to the settlement that grew up around the fort at Castlefield. The vicus extended to the area now occupied by the Beetham Tower on Deansgate which is located c.750m to the southwest of the study site. Deansgate continues to the northwest and passes only c.250m to the west of Fountain Street but there are no entries in the GMHER relating to the Roman period. The potential for remains dating to the Roman period at the site is considered to be low and, if present, they may be of local significance.
- 9.4 In the early medieval period the site lay away from known centres of activity and routes, although there is little doubt that a settlement had begun to develop in the later Saxon period and the two churches recorded in the Domesday Survey demonstrate that a village or small town had already taken shape. However, there are no entries in the GMHER relating to the early medieval period and the archaeological potential for this period is considered to be low. If present, remains of this period may be of local significance.
- 9.5 Manchester originated as a medieval village based around the cathedral which is located c.500m to the northwest of the study site. However, the study site still lay outside of the urbanised area as late as the 18th century. There are no entries in the GMHER relating to the medieval period, apart from that for the historic area of the medieval town. There is therefore no evidence for medieval activity in the proximity of the site and the archaeological potential for the period is considered to be low. If present, remains dated to this period may be of local significance.
- 9.6 In terms of buried heritage, the site lay open until the late 18th or 19th centuries when it was comprehensively developed with buildings which included basements. Then, in the 1970s, much of the site was cleared and the current office structure built, with a basement car park level beneath. This sequence of development is expected to have caused significant negative impact to any archaeology which may once have been present, such that no survival is anticipated other than for the remains of the in-filled basements to the 19th century buildings at the Fountain Street frontage.
- 9.7 Above ground, post-medieval evidence in the vicinity of the site is dominated by listed structures. These are assessed within a separate study¹⁰.
- 9.8 The site is to be cleared and redeveloped to construct a new commercial building with the retention of the southern Listed façade at 49 Spring Gardens. The construction of a new basement is likely to cause a high adverse impact to the site, however no archaeological survival pre-dating the 19th century is expected as a result of previous development.
- 9.9 Given the above conclusions it is considered that no further archaeological would be appropriate for the scheme. The Archaeology Advisors at the Greater Manchester Archaeological Advisory Service have confirmed to PCA (Appendix 2) that they will not be recommending any below-ground

¹⁰ Stephen Levrant Heritage Architecture, 'Heritage Appraisal', forthcoming

archaeological conditions for the application herein described.

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12 APPENDIX 1: GMHER SEARCH

Within a radius of 250m of the site centre (NGR SJ 8407 9822)

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
Prehistoric						
					Prehistoric - 500000 BC to 42 AD	
ROMAN						
					43 AD to 409 AD	
EARLY MEDIEVAL						
					410AD to 1065 AD	
MEDIEVAL						
1	SJ 8363 9841	16050.1.0	Area of Medieval Manchester	Settlement	1066-1539 AD	Extent of medieval Manchester, as defined from burgage plots mapped in Michael Morris's book and evidence from excavation adjacent to the John Rylands Library on Deansgate Sources Monograph: Morris, M. 1983. The Archaeology of Greater Manchester: Medieval Manchester. Morris, M. p36
POST-MEDIEVAL						
2	SJ 8390 9830	3661.1.0	Radcliffe Hall (Pool Fold) (site of)	Moat Great House Hall	1600 AD to 1672 AD 1600 AD to 1811 AD 1600 AD to 1811 AD	Moated hall of the Radcliffe family, illustrated on the 1650 map of Manchester & Salford. Situated in fields to the south of Market Street. Drawbridge removed and moat backfilled circa 1672 (2). William Radclyffe lived near the conduit, c.1600, in a house known as Pool Fold or Radclyffe Hall, paying 9s 6d in chief rent for his property. The house was pulled down in 1811. The pool, possibly a small pond near the hall or the moat itself, was used as a ducking pond and was recorded in 1586 in the Manchester Court Leet. It was removed in 1619. A warehouse replaced the hall but the site cannot now be identified. Sources Monograph: Palmer. 1822. Manchester & Salford in 1650. Monograph: Aikin, John. 1795. A Description of the Country from Thirty to Forty Miles Round Manchester. Monograph: Cummings, Walter & Greenwood. 1937. Guide to Manchester. 193 Monograph: Bradshaw, L.D.. 1985. Origins of Street Names in the City Centre of Manchester. 5, 6
MODERN						
3	SJ 8397	17116.1.0	Peace Garden (site of) Mosley Street (W side),	Garden Public Park	1975 AD? to 2014 AD	Former site of the Peace Garden, a small green space 'dedicated to all those who strive for peace and to rid the world of

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	9800				1975 AD? to 2014 AD	nuclear weapons', according to a plaque which celebrated Manchester as a 'nuclear free city'. [Personal observation, LD] The garden was cleared in early 2014 to facilitate redevelopment of the Metrolink tram station at St Peter's Square and to make way for tramlines for the new 'Second City Crossing'. A watching brief was carried out during works at the site in advance of the reconstruction of the dismantled Manchester War Memorial [HER 8611.1.0], which was displaced by the development. Trial holes were excavated under archaeological supervision, and the entire site was reduced in level by 0.5m to expose any existing surface ducts and to create a general working area from which to build up the war memorial. During this process a number of walls were identified, some of which represented in-situ remains of parts of the Peace Garden. Sources Unpublished document: CFA Archaeology Ltd. 2014. Manchester Cenotaph Relocation St Peter's Square and Peace Gardens, Manchester: Archaeological Watching Brief. Bell, Mark
UNDATED						
4	SJ 8424 9813	1359.1.0	Spade and Pick York Street (SW side)	Findspot	Undated	An oak spade with iron sheath or an iron pick and pieces of oak found July 1st 1907 while digging foundations of the telephone exchange in York Street [HER 8685.1.0]. The finds were at a depth of c.14 feet below the present roadway in what appeared to be an old farm pond. 3 inches above this level were traces of a road crossing the site from Pine Street to George Street. The spade is considered to be Roman or Saxon by Phelps, who compares it to a similar one in the Grosvenor Museum, Chester. But C.H.Read of the British Museum dates the object to the 15th or 16th century. Given the known development of the area, it can be presumed to be no more recent than the late C18 when building work covered the site. Sources (1) Serial: Phelps, J.J. 1907. Trans. Lancs. & Chesh. Antiq. Soc.. 294-5
MONUMENT						
5	SJ 8421 9808	9873.1.0	Church of St James (site of) and Graveyard	Church	1786 AD to 1950 AD	Foundation laid 1786 by Rev. D Bayley, church consecrated August 18 1788. The presentation was vested with the Warden & Fellows of the Collegiate Church, after 60 years when it had been vested with the founder (Dr. Bayley). Vaults under the church contain the remains of Dr. Bayley and Joseph Nadi. In 1838 a district chapelry was assigned and in 1850 it became a parish. At that time the parish was wealthy and residential. By the end of the 19th century the parish makeup had changed to warehousing. The site is now overbuilt by a modern commercial office space called St. James' House Sources Serial: 1893. Manchester Faces & Places. 172
6	SJ 8392	9869.1.0	Royal Insurance Building (site of)	Office	1850 AD? to 1980 AD?	Storks perched on apex of each dormer window. Shaped gables, red and yellow voussoirs, miniature balconies.

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	9829		King Street			Machicolated chimneys, Victorian Gothic style. Situated almost opposite the Bank of England (No.82 King Street). Architect: Alfred Waterhouse. Manchester was the foremost centre for engineering insurance and home to three leading specialist engineering insurance companies. The Vulcan Boiler & General Insurance Company was originally founded in 1859 (also the National Boiler Insurance Co 1864; British Empire Insurance Co 1878). In 1956 the building was used by the Vulcan Boiler Co. Sources Monograph: Stewart, C. 1956. The Stones of Manchester. 76, 77 Monograph: Kidd, A. 1993. Manchester. 108
7	SJ 8390 9830	3661.1.0	Radcliffe Hall (Pool Fold) (site of)	Moat Great House Hall	1600 AD to 1672 AD 1600 AD to 1811 AD 1600 AD to 1811 AD	Moated hall of the Radcliffe family, illustrated on the 1650 map of Manchester & Salford. Situated in fields to the south of Market Street. Drawbridge removed and moat backfilled circa 1672 (2). William Radclyffe lived near the conduit, c.1600, in a house known as Pool Fold or Radclyffe Hall, paying 9s 6d in chief rent for his property. The house was pulled down in 1811. The pool, possibly a small pond near the hall or the moat itself, was used as a ducking pond and was recorded in 1586 in the Manchester Court Leet. It was removed in 1619. A warehouse replaced the hall but the site cannot now be identified. Sources Monograph: Palmer. 1822. Manchester & Salford in 1650. Monograph: Aikin, John. 1795. A Description of the Country from Thirty to Forty Miles Round Manchester. Monograph: Cummings, Walter & Greenwood. 1937. Guide to Manchester. 193 Monograph: Bradshaw, L.D.. 1985. Origins of Street Names in the City Centre of Manchester. 5, 6
8	SJ 8394 9813	8432.1.0	32 & 34 Kennedy Street (site of)	Office	1870 AD to 2016 AD	Offices. c.1870–80, altered. Red brick in Flemish bond, with red sandstone dressings and slate roof. Irregular plan. Eclectic style combining Gothic and Aesthetic Movement features. Two-storey 3-window façade with basement and attic; stone plinth, raked 1st-floor sill-band, brick-dentil frieze, coved pargetted eaves, steeply pitched roof with 3 hipped dormers. The ground floor has a 2-centred arched doorway offset left of centre with stone inner arch, roll-moulded outer arch, and a hoodmould, all under a steeply pitched stone "gablet" dropped from the band above; 1 round-headed blank arch to the left and 2 to the right, those to the right containing transomed 4- and 6-light windows with arched lights (that to the left with altered glazing). The 1st floor has similar 6-light transomed windows with deep stone lintels which have traceried ogee arches over the lights. The coved eaves, with various forms of pargetted decoration, are broken by small windows of 2, 3 and 2 lights, with dormers above them of corresponding numbers of arched lights. Tall gable chimneys. The building is no longer extant and was removed from the National Heritage List for England in January 2017. Sources Bibliographic reference: DoE. 1990. List of Buildings of Arch/Hist Interest. Listed Building II List Number 1200824 Revoked
9	SJ 8429	9133.2.2	Infirmity Baths (site of) Piccadilly Gardens	Baths	1781 AD to 1850 AD	Public baths erected by the trustees of the infirmity. Built 1781 (1). Building shown Bath Street (later George Street), to the west of the infirmity, on Green's map of 1787–94 (2). By 1831 roughly doubled in size –

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	9827					extended to the south. 1849 OS map shows internal arrangement of rooms, and names a Bath Keeper's house at the north end and a reservoir at the south. Late C18 & C19 accounts describe the baths as including a hot bath, cold bath, Matlock bath and a vapour bath. Also provide details of charges made for their use. Baths demolished c.1850. Site of baths lies adjacent to the west sides of the Metrolink tracks and bus station. Sources Bibliographic reference: Aston, J. 1816. A Picture of Manchester. Cartographic materials: 1787–94. W Green's map of Manchester and Salford. Unpublished document: UMAU. 1999. Piccadilly Gardens Regeneration Area, Manchester. An Archaeological Assessment. Arrowsmith, P.
10	SJ 8431 9828	9133.2.3	Infirmiry Lodge (site of) Piccadilly Gardens	Lodge	1900 AD to 2001 AD	Infirmiry lodge, cruciform in plan, shown on 1905 to 1932 maps. By 1965 one arm of the building had been removed to create a T-shaped structure. Demolished 2001 Sources Unpublished document: UMAU. 1999. Piccadilly Gardens Regeneration Area, Manchester. An Archaeological Assessment. Arrowsmith, P. p12; gazetteer ref. 11
11	SJ 8402 9810	11772.1.0	3 Cooper Street (site of)	Office	1700 AD to 1975 AD	Late C18 with later alterations. Red brick, the ground storey cement rendered, 3 storeys; 3 renewed sash windows (no glazing bars) with flat brick arches; stuccoed Tuscan pilaster doorcase with open pediment, plain semi-circular fanlight, 6-panelled door and steps up; moulded wood modillion eaves; slates. Demolished 1975 Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State
12	SJ 8397 9813	16055.1.0	Belvedere House (former buildings at) Booth Street	Terraced House Warehouse Office Air Raid Shelter	1772 AD to 1849 AD 1836 AD to 1886 AD 1850 AD to 1973 AD 1940 AD to 1945 AD	Desk-based assessment of a proposed development site found that the area had first been developed with housing along Kennedy Street in the later 18th century. More detailed 19th-century mapping depicts this as terraced housing. Infilling occurred in the early C19. By the mid-C19 Booth Street had been widened, sweeping away earlier buildings along its frontage. On Kennedy Street, the central part of the row of houses within the study area had been replaced by, or possibly subsumed within, an unnamed industrial or commercial complex, set around a central yard and extending to the new line of Booth Street. On either side, covered vehicle entrances gave access to the central yard from each of these streets. On the evidence of trade directories, this building was built between 1836 and 1838 and was occupied until at least the 1850s by merchants, allowing it to be identified as warehousing. A second group of buildings to the north may also have represented warehousing. By the late 1880s the study area had been redeveloped with commercial buildings. These were mainly offices, but the site still included some warehousing. Basements beneath the building at 18–20 Booth Street appear to have been used as an air raid shelter during the Second World War. The site was redeveloped again in the second half of the C20. Because of the known extent of late C19 and modern basements within the study area, it is considered unlikely that there is any significant survival of earlier remains. Such remains as do survive are likely to relate to the late C19 offices and to be of only low-level local significance. Sources Unpublished document: UMAU. 2005. Belvedere House, Booth Street, Manchester. An Archaeological Desk-

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
13	SJ 8399 9802	17117.1.0	Late 18th/19th century buildings (site of) Mosley Street (W side),	Building	1750 AD? to 1975 AD?	Based Assessment. Arrowsmith, P. The Peace Garden at this site [HER 17116.1.0] was cleared in early 2014 to facilitate redevelopment of the Metrolink tram station at St Peter's Square and to make way for tramlines for the new 'Second City Crossing'. A watching brief was carried out during works at the site in advance of the reconstruction of the dismantled Manchester War Memorial [HER 8611.1.0], which was displaced by the development. Trial holes were excavated under archaeological supervision, and the entire site was reduced in level by 0.5m to expose any existing surface ducts and to create a general working area from which to build up the war memorial. During this process a number of walls were identified. Within the northern extent of the excavation area walls were noted which ran parallel with Princess Street and which may have represented the remains of former buildings that existed on this frontage. Buildings are shown at this location on Green's 1794 map (2), with further development adding to or replacing the earlier buildings by the mid-19th century (3). The site remained built over until at least the 1950s. Sources Unpublished document: CFA Archaeology Ltd. 2014. Manchester Cenotaph Relocation St Peter's Square and Peace Gardens, Manchester: Archaeological Watching Brief. Bell, Mark. Cartographic materials: 1794. Green's Map of Manchester & Salford. Cartographic materials: OS. 1844-49. 60" Manchester and Salford. Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55.
14	SJ 8384 9818	17207.1.0	Electricity Junction Box, on Cross Street (site of)	Electricity Distribution Cabinet Junction Box	1900 AD to 2017 AD 1900 AD to 2017 AD	Former site of an electricity junction box of the early C20, considered by Historic England for Listing in 2017-18. Prior to conclusion of the Listing assessment, Manchester City Council confirmed that the box had been removed and it is presumed to have been destroyed. HISTORY: Consumer electricity arrived in Manchester in 1893 and by 1920 the number of consumers was around 20,000. Distribution and supply infrastructure was needed to transfer current from where it was generated to its point of use. The junction box, or feeder pillar, was designed to control the electrical supply to a number of buildings in the surrounding area. This junction box was produced in the early C20 at the Worcester foundry of Hardy and Padmore. It is first shown on the 1:1250 Ordnance Survey map of 1948, in its present location. The Scotsmen Robert and John Hardy set up their foundry in Worcester in 1814. Richard Padmore joined the partnership in 1829. The foundry was an important English supplier of goods worldwide including lamp posts, tram wire supports and poles, bollards, thresholds and manhole covers. A number of their products are listed including a similar junction box and a number of gas lamps. The company went into voluntary liquidation in 1967. DETAILS: Early-C20 electricity junction box manufactured by Hardy and Padmore Ltd. (2) Materials: cast iron. Plan: rectangular. Description: the longer sides of the box are parallel with the pavement edge, the front facing south-west onto the road junction. It has a low pyramidal cap with castellated edges above a moulded cornice, supported at

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						each corner by an inward scrolled corbel. Each of the two longer sides is a door with a moulded surround, two decorative strap hinges at the right hand side, and a Jacobean-style geometric strapwork relief surrounding a detachable plaque featuring the crest of the City of Manchester. The two short sides are plain with moulded edges and a raised banner at the base with the registered design number. The box is painted, black. Sources Unpublished document: Historic England. 2018. Historic England Advice Report. Case Name: Electricity Kiosks, Manchester. Unpublished document: Historic England. 2017. Historic England Consultation Report. Case Name: Electricity Kiosk
BUILDING						
15	SJ 8388 9834	9878.1.0	Cross Street Chapel 29–31, Cross Street	Chapel Nonconformist Chapel Unitarian Chapel	1694 AD to 1950 AD 1694 AD to 1950 AD 1958 AD to 2050 AD	The original meeting house was opened on 24th June 1694. Galleried at north end. In 1715 a Jacobite mob destroyed the internal fittings. A government grant allowed repairs and it was re-opened in 1716. The chapel had brick walls with stone dressings. Square plan. The west front had 3 bays, central pedimented doorcase with Venetian window above. North wall of 5 bays, 2 tiers of windows and central doorway with rusticated surround. Pulpit against south wall. Galleries on other three sides. Further bay added 1788 included 4th gallery behind pulpit. Altered 1864. The 1958–59 building was designed by F Leslie Halliday as a replacement for the previous chapel, which was damaged during the Blitz of December 1940 and then demolished. The style and Grecian detail suggests 1928. Green shows the site marked as "The Dissenters Chapel" and the building site is still intact. To the rear, next to Cheapside and the Chapel, is the burial area. Sources Monograph: Pevsner, N. 1989. The Buildings of England: South Lancashire. 279 Monograph: Cummings, Walters & Greenwood. 1937. A Pictorial and Descriptive Guide to Manchester.18 Cartographic materials: 1794. Green's Plan of Manchester & Salford. Monograph: RCHME. 1994. Nonconformist Chapels and Meeting Houses. Stell, C. 112-3
16	SJ 8420 9836	9893.1.0	Lewis's (formerly Lewis's department store; now Primark) 106–122, Market Street/ Mosley Street	Department Store Shop	1877 AD? to 2050 AD 1877 AD? to 2050 AD	Large-scale retailing came to Manchester with the opening of Lewis's Market Street store in 1880 (illustration p109 (1)). Its success was immediate, and as new departments were added several building extensions were required, culminating in the 7-storey structure completed in 1885. The David Lewis retail empire was based on low profit and large turnover; it originated from Liverpool. In the 1880s Lewis's employed workshop craftsmen with 300 tailors and almost as many for boots and shoes. Sources Monograph: Kidd, A. 1993. Manchester. 109-10 Monograph: Briggs, A. 1956. Friends of the People: Centenary History of Lewis's.
17	SJ 8395 9812	8433.1.0	36 Kennedy Street (retained façade of)	Office	1850 AD to 2050 AD	Office. Later C19, altered. Sandstone ashlar, slate roof. Narrow rectangular plan at right-angles to street. Free Gothic style. Two storeys with basement and attic, one-and-a-half bays; with buttress-pilasters, shafts, 1st-floor oriel, pierced parapet, steeply pitched roof and large gabled dormer with corner pinnacles. The ground floor has a central shaft terminating in a carved winged lion at the underhang of the oriel, 2 windows to the left and one to the right divided equally between basement and ground floor by raked sills (the first 2 basement windows boarded and the other bricked up), and to the right a 4-centred arched doorway (also bricked up) which has a hoodmould with carved stops, and a rectangular overlight above this. The 1st floor has a wide

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						canted oriel with moulded corbel, shafts, and 4 arched lights with transoms and moulded surrounds, a similar transomed 1-light window over the door, deep cavetto moulded cornices over the outer lights and a pair of large roundels over the centre lights of the oriel, each with a small shield in the centre; above these, 2 transomed and cusped lights to the dormer with an oculus between the heads. Rear and interior not inspected. A visually striking element in a street of mixed styles. In 1998 English Heritage objected to proposals for the complete demolition of this building as part of a large redevelopment. The application was refused in 1999 by the Secretary of State after a public enquiry; however the Planning Inspector agreed then that only the façade of No.36 was capable of retention. The adjacent listed building at 32 and 34 Kennedy Street was affected by staged collapse over the winter of 2002/03, finally succumbing in February 2003; the collapse commenced at Nos.28 & 30 (unlisted), which were also demolished. Revised redevelopment proposals were submitted in 2003, including the retention of only the façade of No.36. English Heritage commented on the application, welcoming the improvements made to the new building as a result of earlier advice and advising on areas for possible further improvement. The listed building consent application was approved in 2004. The development was completed in 2005. Based on the survival of only the stone of the original façade, and the limited group value, the building is no longer considered to be of special interest in a national context, for commercial offices of this date. Sources Bibliographic reference: DoE. 1990. List of Buildings of Arch/Hist Interest. Listed Building II List Number 1219105 36, Kennedy Street Revoked
18	SJ 8420 9815	16597.1.0	Rutherford House (now The Exchange)	Telephone Exchange Office	1967 AD to 2005 AD 1967 AD to 2050 AD	Rutherford House was constructed in 1967 by the Ministry of Public Buildings and Works, as a telephone exchange. The name is perhaps a reference to the nuclear era as Manchester scientist Ernest Rutherford is credited with being the first to 'split the atom' and discover protons in a series of experiments at the University of Manchester between 1913 and 1919. Rutherford was also a prominent member of the Manchester Literary and Philosophical Society who had premises adjacent to the site of the new telephone exchange and, it is said, had GPO [General Post Office] bosses amongst the membership. The service area now encloses one of the two central shaft heads and a vent tower for the Guardian Underground Telephone Exchange [HER 16596.1.0]. The vent is similar in scale and appearance to that of 56 [actually 55] George Street [HER 16596.1.1] and remains visible from above. A connection to neighbouring York House [HER 8685.1.0] was sealed and secured when York House was sold off by British Telecom. Rutherford House used to contain British Telecom offices and extensive telecommunications equipment. It became surplus to requirements and was sold off in 2005, although the ground floor and basement are still used by British Telecom. Sources Unpublished document: Richard Brook & Martin Dodge. 2012. Manchester's Guardian Underground Telephone Exchange. Richard Brook & Martin Dodge
NEGATIVE EVIDENCE						

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
LISTED BUILDINGS						
19	SJ 8383 9814	62.1.3	The Queen Victoria Jubilee Fountain	Fountain	1897 AD to 2050 AD	Fountain formerly stood in Albert Square. Designed by Thomas Worthington and Son, 1897. Gothic style. 2 stone hexagonal basins, smaller one above the larger, supported on central shaft with clustered shafts around perimeter. Basin sides have blind tracery decoration and the whole is surmounted by pedestal bowl and bronze dolphin, the work of John Cassidy (1)(2). The fountain was moved to Heaton Park in the 1920s, and was moved back to Albert Square in 1997. Fountain, formerly in Albert Square. 1897, by Thomas Worthington, relocated in early C20. Gothic style. Stone. Hexagonal plan. Base of 3 steps; large hexagonal bowl with piers at the corners and inwardly raked walls; smaller central hexagonal bowl raised on pedestal and colonettes, with lettered band and blind tracery; and rising from the centre of this a slender pedestal with a shell-like bowl and a finial formerly surmounted by a bronze dolphin (missing at time of survey). Forms group with Heaton Hall. Listed Building (II) – 1200811 Grade: I (according to H E website) List Entry Number: 1197820 Sources Serial: DoE. 1926. English Homes, Period VI Late Georgian 1 (1) 760 1820. Tipping, HA. 199-218 (2) Bibliographic reference: 1974. List of Buildings of Arch/Hist. Interest. 57
20	SJ 8390 9825	399.1.0	82 King Street (former Bank of England)	Office Bank	1845 AD to 2050 AD 1845 AD to 2050 AD	1845–46. Architect: CR Cockerell. Monumental Classical. Stone. Main façade 3 storeys, rusticated base. Giant attached Doric columns in 5 bays rising over ground and 1st storeys. Doric columns purely for decoration; cast iron columns behind. 3 central bays semi-circular-headed, slight projection; continuous frieze and cornice with metopes and triglyphs; central Venetian window under pediment. One window at each side in moulded architrave with later casement. Second-storey windows retain original sashes. Wrought-iron balustrade surmounting central bay. Modern central entrance, originally in sidestreteet. Interior: largely altered, remodelled C20 (1). Branch of Bank of England first established in Manchester 1826. Original site changed in 1845. Foundation laid July 31 by John Reid, agent Sources .Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 67-68 Listed Building (I) – 1291596 List Entry Number: 1291596
21	SJ 8388 9807	401.1.0	Town Hall, Manchester Albert Square	Office Public Building Town Hall	1868 AD to 2050 AD 1868 AD to 2050 AD 1868 AD to 2050 AD	Architect; Alfred Waterhouse. Gothic Revival opened 1877. Stone with slate mansard roof, 3 storeys and attic, clock tower and spire 286ft high. Windows to principal rooms at 1st storey of 2 lights with pointed arched heads, hood moulds and with a sexfoil in circle; left projecting bay has canted bay window tiered over 3 storeys. Decorated style entrance bay projects at centre having crocketed gable and angle buttresses. Interior: entrance hall with groined roof supported on columns with detached shafts. Double flights of circular stairs lead to fine suite of Mayoral rooms on 1st floor. Great Hall has hammerbeam roof and wall paintings by Ford Madox Brown. Vaulted corridors circuit the whole building on each floor. Group Value Sources (1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 1 Grade: I

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						List Entry Number: 1207469
22	SJ 8391 9816	403.1.0	Manchester Law Library (former) 14, Kennedy Street	Building Library Public Building	1885 AD to 2050 AD 1885 AD to 2050 AD 1885 AD to 2050 AD	Law library. 1885, by Thomas Hartas. Sandstone ashlar, slate roof. Rectangular plan. Venetian Gothic style. Two-storey 3- bay façade with basement and attic; with hexagonal shafts, bands of round-headed geometrical blind tracery over groundfloor openings, parapet inscribed "MANCHESTER" "LAW LIBRARY" either side of centre, full attic storey; recessed doorway to right under screen of open tracery; large 3-light sashed windows on both floors, all with trefoil lights and all at 1st floor with quatrefoils above, and that in the centre in an oriel with open-arcaded parapet; arcaded trefoil-headed attic windows, also sashed. Dentilled cornice. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 64-65 Grade: II* List Entry Number:1219102
23	SJ 8402 9828	1376.1.0	Former Reform Club 81, King Street 50, Spring Gardens	Club Office Political Club	1871 AD to 2050 AD 1950 AD? to 2050 AD 1871 AD to 2050 AD	1870–71. Architect Edward Salomons. Venetian Gothic design. Built of dressed limestone ashlar blocks with red Cheshire sandstone detailing. King Street elevation embellished with engaged polished columns to the main entrance, and 1st-floor windows. 4 storeys, including attic. Front has arcaded range of 5 mullioned windows, with semi-circular heads supported on coupled columns with foliated capitals, pointed arched hoodmoulds, arched traceried lights, open balustrades. Polygonal oriel windows to angles at right and left, each tiered over 1st and 2nd storeys, with iron balustrades at 2nd floor and surmounted by circular, arcaded cupola with spirelet. Elaborate underhang supported on columns. Elaborate arched doorway with cornice and balustrade. A very good example of the Venetian Gothic. Two angle turrets, fanciful portal. (The interior is of two periods, one contemporary with the exterior, the other of the 1890s. To the first belong a fine staircase running up the full height of the building, with even the longcase clock built into the linenfold panelling, the grand main dining room two storeys high on the piano nobile, and an enormous billiard room, running the whole length of the house, in the roof – all very complete. Also on the top floor are the kitchens. Of the second phase, the best rooms are the magnificent lavatories, with much fretwork and marble panels in the ceiling. On the top floor, in the same style, the card room with painted panels and stained-glass windows. Sources 1) Bibliographic reference: DoE. 1974. List of Buildings of Arch/Hist. Interest. Pevsner, N. 70–71 (2) Monograph: Pevsner N. 1990. The Buildings of England: South Lancashire. Nikolaus Pevsner. p291–92 Grade: II* List Entry Number: 1282987
24	SJ 8401 9823	1377.1.0	former Midland Bank 100 King Street 56, Spring Gardens	Building Bank	1929 AD to 2050 AD 1929 AD to 2050 AD	Includes 56 Spring Gardens. 1929. Architect: Sir Edwin Lutyens. Ashlar, Classical. 5 storeys, basement, triple attic. Monumental freestanding building, square plan, 4 symmetrical and similar façades. Sides slightly battered, break inwards at 2nd floor and attic forming re-entrant angles at 4 corners. Sash windows in plain reveals, ground-storey windows with keyblocks and semi-circular heads. Rusticated ground floor. 4th-floor band and plain eaves cornice. Attic has square 3- storeyed block at centre fronted each façade by richly decorated 2-storey pavilion tall semi-circular-headed windows, Corinthian pilasters, frieze and cornice

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						surmounted by cartouche. Semi-circular-headed side doorways, rusticated pilasters keyblocks, triglyph frieze, modillion cornice. Group Value. The King of King Street is Lutyens's Midland Bank, built in 1929. It is a nearly square block and treated as such, with the upper motifs identical on all four sides. The two angle porches are in King Street. The elevation steps back and contracts, and the tops of the centre motifs have French pavilion roofs. The proportions are ingeniously calculated, as Lutyens in his later years adored to do. The top stage is two-thirds of the stage from the obelisks to the next set-back, and that middle stage is two-thirds of the bottom stage. Also the walls above the first-floor sill have a very slight batter: 1 inch in every 11 ft. The banking hall could not be sky-lit, so Lutyens gave it arcading on all four sides and wooden galleries much as in Wren churches. The galleries have large arched windows to let enough light in. The building was designed in collaboration with Whinney, Son & Austen Hall. Includes: No.56 Midland Bank SPRING GARDENS. Bank. 1929, by Sir Edwin Lutyens, with Whinney, Son and Austen Hall. Sources (1) Bibliographic reference: D.O.E.. 1974. List of Buildings of Arch/Hist. Interest. 13, 68 (2) Monograph: Pevsner, N. 1990. The Buildings of England: South Lancashire. 291 Grade: II* List Entry Number: 1219241
25	SJ 8415 9820	1378.1.0	38 & 42 Mosley Street (Royal Bank of Scotland)	Bank	1862 AD to 2050 AD	Former Williams Deacon Bank. 1860. Arch: Edward Walters – his last work. Italian Palazzo style. Of 2 similar blocks linked by large portal. 4 storeys, 3 storeys. Façades have heavily rusticated ground storey on stepped plinth. Modillion cornice at 1st floor. Giant Ionic pilasters to sides of upper stage. Windows in moulded architraves with pediments on consoles. Enriched frieze, cornice and balustrade surmounted by urns. Single-storeyed connecting block has portal flanked by Roman Doric columns, massive consoles supporting cornice and balustrade with urns. Doorway now built up in stone. Returned side to York Street of similar character (1)(2). Mentioned in "The Builder" 1860 (p109) & 1861 (p473). Taken over by Royal Bank of Scotland in 1930 Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 86-87 Monograph: Stewart, C. 1956. The Stones of Manchester. 40-1 Monograph: Kidd, A. 1993. Manchester. 191 Grade: II* List Entry Number: 1220165
26	SJ 8406 9802	1379.1.0	Manchester Art Gallery (formerly City Art Gallery) Mosley Street	Museum Public Building	1824 AD to 2050 AD 1824 AD to 2050 AD	1824–35. Architect: Sir Charles Barry. Greek Ionic. Formerly Royal Institution. Stone. 2 storeys, rectangular, central attic storey. Raised on base, continuous frieze and cornice. Advanced portico at centre with 6 giant Ionic columns and pediment, broad flight of steps up. Ground storey – sash windows, no glazing bars, moulded architraves with cornices. Above on 1st storey small sculptured panels, windows to attic storey light central staircase well. Interior: square entrance hall with stone staircase, gallery and balustrade supported on fluted Doric columns. Group with No.81 Princess Street, Athenaeum. Barry's only "Greek" public building of any importance. Building was gift of the governors of Royal Manchester

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Institute in 1882. Houses famous Pre-Raphaelite collection. Underwent substantial internal work and external cleaning with a linked extension to The Athenaeum in 2001. Reopened to the public in July 2002. Sources Bibliographic reference: D.O.E.. 1974. List of Buildings of Arch/Hist. Interest. 87, 118 Serial: Pevsner, N. 1990. The Buildings of England. South Lancashire. 284 Monograph: Stewart, C. 1956. The Stones of Manchester. 32 Grade: I List Entry Number: 1282980
27	SJ 8407 9799	1379.1.1	The Athenaeum Manchester Art Gallery Portico Library and Lloyds Bank Mosley Street	Public Building Art Gallery Athenaeum	1837 AD to 2050 AD 1901 AD to 2050 AD 1837 AD to 2050 AD	1837. Architect: Sir Charles Barry. Italian Palazzo style. Ashlar. 2 storeys, basement, marred by addition of later attic storey which obscures silhouette of crowning balustrade. Base, quoins, sill bands, stringcourse, lettered frieze, modillion cornice, balustraded parapet, later slate mansard roof. 9 windows in moulded architraves, those to ground storey with cornices, consoles & apron sills. 1st storey windows have pediments & balustrades. Recessed entrance with semi-circular arched head. Roman Doric columns & entablature. Slight forward break in balcony above at 1st floor level. Stone balustrade to forecourt (with steps up to entrance) extends over frontage & on returned side in George St. Now annexe to City Art Gallery. Group Value. Cultural club, now annex to City Art Gallery. 1837, by Sir Charles Barry; damaged by fire 1874 and then remodelled internally, and attic added. Sandstone ashlar, slate roof. Rectangular plan plus rear extension. Italian palazzo style. Two storeys and basement, plus added attic, a symmetrical 9-window façade, with basement treated as a plinth, raised rusticated quoins, sill-bands, string-course, lettered frieze (see below), very prominent mutuled cornice, and high balustraded parapet with 4 tall chimneys. The entrance, up a flight of stone steps, has a shallow rectangular porch with Roman Doric columns, triglyph frieze, moulded cornice and balustraded parapet, and a round-headed arch to a recessed porch with coffered barrelvaulted ceiling. Both floors have tall 2-light casement windows with moulded architraves, those at ground floor with cornices and apron sills and those at 1st floor with balustrades and floating pediments. Frieze lettered: "INSTUTVTED MDCCCXXV ATHENAEUM ERECTED MDCCCXXXVIII". Slated mansard attic roof (added) with wrought-iron cresting. Five-bay side walls in matching style, also with lettered friezes, that on the right side: "FOR THE ADVANCEMENT AND DIFFVSION OF KNOWLEDGE". History; precursor of Italian palazzo style in Manchester architecture. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 118 Grade: II* List Entry Number: 1197930
28	SJ 8409 9823	1380.1.0	46 Fountain Street (Former Estate Exchange	Office	1852 AD to 2050 AD	Formerly the Overseer's and Churchwarden's Office. 1852. Architect: Thomas Worthington. Renaissance style. Brick with stone dressings. 3 storeys, attic and basement. 4 windows in moulded stone architraves with pediments on consoles. Rusticated quoins at sides. Floor bands. 2nd storey has windows with arched heads, the central with shell pediment. Range of small oval windows in shaped stone surrounds to attic storey. Arched doorway with

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						pilasters and pulvinated frieze. Bold bracketed modillion eaves cornice Sources Bibliographic reference: DoE. 1974. List of Buildings of Arch/Hist Interest. 51 Grade: II* List Entry Number: 1200835
29	SJ 8415 9813	1383.1.0	Portico Library 57 Mosley Street	Library Public House Bank	1802 AD to 2050 AD 1980 AD? to 2050 AD 1802 AD to 2050 AD	1802–06. Architect: Thomas Harrison of Chester. Stone building. Classical style. Founded originally as social, literary and philosophical society; first honorary secretary was Peter Mark Roget, "Thesaurus" author. Library appears in De Quincey's "Confessions of an English Opium Eater." Chief circulating library until 1856. Rectangular plan. 2 storeys, attic. Slightly projecting and deeply recessed portico, 5 giant Ionic columns, pediment. Continuous plain frieze, dentilled cornice and parapet. Charlotte Street elevation has slight forward break at centre with Ionic columns. Ground-storey windows have architraves, alternate pediments, plain cornices on consoles. Interior: balustraded gallery on columns, glass roof dome. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 87 Grade II* List Entry Number 1197930
30	SJ 8405 9820	4623.1.0	49 Spring Gardens (former Barclays Bank; former National Provincial Bank)	Office Warehouse? Bank	1888 AD to 2050 AD 1888 AD to 2050 AD 1888 AD to 2050 AD	1888–91. Architect: Alfred Waterhouse. Ashlar. 3 storeys, basement, attic. Mullion windows having stilted arched heads and pilasters with foliated capitals. Bands. Corbel table and moulded eaves. Gabled stone dormers linked by blind balustrade. Pointed arched doorway in chamfered reveal. Unoccupied at time of inspection. Group Value Commercial building, probably textiles warehouse; now offices. 1888–91, by Alfred Waterhouse. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and stringcourses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this a bracketed stone balcony with ornamental iron railings. The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles, those of the 3 main floors with stilted shouldered heads and colonnettes which have knobbly foliated caps and square abaci, and all sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables with kneelers, ball-finials on the apexes and the kneelers, and windows with altered glazing. Mansard roof with side-wall chimneys. Returned sides similar, the left with a segmental-headed loading bay entrance to the rear bay. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 137 Grade: II List Entry Number:1270700
31	SJ 8384	8264.1.0	Fraser's Statue	Commemorative monument	1887 AD to 2050 AD	1887. Bronze statue by Thomas Woolner of James Fraser DD (1818–1885), a former Bishop of Manchester. On a marble plinth with 3 bronze relief panels on the sides. Group Value.

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	9816			Statue	1887 AD to 2050 AD	Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 2-3 Grade: II List Entry Number: 1197822
32	SJ 8394 9821	8291.1.0	Greg's Buildings, 1 Booth Street, 31, Pall Mall	Office Warehouse?	1900 AD to 2050 AD 1850 AD to 2050 AD	Includes No. 31 Pall Mall, which is the returned side to W and is of similar character. Mid-C19. Brick and stone, 6 storeys. 7 windows in moulded stone architraves with keyblocks. Ground and 1st storeys rusticated. Dentilled band at 1st floor; doorway with arched marble surround; bold modillion eaves cornice. Probably warehouse, now offices. Probably 1850s. Sandstone ashlar and light red brick with sandstone dressings, slate roof. Irregular 5-sided plan on island site. Italian palazzo style. Basement and 5 storeys (plus added attics), a 7-window façade with curved corner to the right, the basement and ground floor treated as a rustic and the upper floors with quoined corners, a moulded frieze and prominent modillioned cornice. The basement and ground floor, which are rusticated (and the basement vermiculated), have in the 3rd bay a recessed round-headed doorway with cavetto surround, the basement has altered windows and the ground floor has 4-pane sashes with keystones on the frieze, and a raised band above with small dentillation; the upper floors have 4-pane sashes with moulded architraves, those at 1st and 2nd floors shouldered, and the 4th floor windows square. The roof has several tall corniced chimneys, and small inserted attics to the left. The side walls are in matching style. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1283076
33	SJ 8394 9818	8292.1.0	Massey Chambers 6, Booth Street No.7 Kennedy Street	Office	1872 AD to 2050 AD	1872. Architect: Edward Salomons. Stone, 3 storeys, basement and attic. 5 windows in moulded architraves with semicircular heads, the central having 2 lights, pilasters with foliated capitals and carved spandrels with figureheads in roundels. Cornice on consoles at 2nd storey. Bracketed eaves cornice with figureheads, scrollwork etc., with pedimented dormer with carved cherubs at sides. Square-framed pilaster doorcase with entablature and pediment surmounted by urns. 4-fieldedpanelled door, steps up. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 13 Grade: II List Entry Number: 1208073
34	SJ 8394 9817	8293.1.0	8 & 10, Booth Street (Former Manchester & Salford Trustee Savings Bank)	Building Bank	1872 AD to 2050 AD 1872 AD to 2050 AD	Includes No. 11 Kennedy Street, which has a similar but plainer façade. Late C19. Renaissance style. Stone, 3 storeys and attic. Five 2-light windows with debased Ionic pilasters, each in semi-circular-headed reveal with elaborate carved tympanum, festooned keyblocks with figure-heads. Ground storey has bands of rustication and segmental-headed windows with rusticated lintels, the central window square-headed with curved pediment on consoles. Recessed doorway on right-hand side. Frieze with paterae at 1st floor; dentilled, bracketed eaves; gabled stone dormers; slate mansard roof. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 13

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Grade: II List Entry Number: 1208106
35	SJ 8398 9822	8298.1.0	Lombard Chambers 12, Ormond Street	Date Stone Building Office Restaurant Bank	1868 AD 1868 AD to 2050 AD 1900 AD to 1999 AD 2000 AD? to 2050 AD 1868 AD to 2050 AD	1868. Stone, 3 storeys and attic. Ground storey rusticated and with vermiculated plinth. Casement windows in moulded architraves with cornices on foliated brackets. Oriel bow window on left-hand side tiered over 1st and 2nd storeys, having richly carved underhang and with wrought-iron balustrade at 1st floor, the whole terminated by a gabled cupola surmounted by iron brattishing. Triple-gabled stone dormer, slate mansard roof topped with iron brattishings. By George Truefitt Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 14-15 Grade: II List Entry Number: 1070598
36	SJ 8400 9820	8299.1.0	Chancery Chambers 55, Brown Street 58, Spring Gardens 1, Chancery Lane	Office Warehouse	1850 AD to 2050 AD 1850 AD to 2050 AD	Warehouse, now offices. Mid- to later C19; altered. Sandstone ashlar and red brick in Flemish bond with sandstone dressings (roof concealed). Trapezoidal plan on end-of-block site. Italian palazzo style. Basement and 5 storeys (diminishing in height), a 4:1:6-window range, with channelled rusticated ashlar ground floor, rusticated quoins and sill-bands above, and prominent modillioned cornice; a wide segmental-headed archway to the 5th bay, now with inserted doorway, and tripartite windows on all floors above this, all except the topmost with pedimented surrounds; segmental-headed windows, except those at top floor which are square, all with moulded architraves and those at ground and 1st floors with keystones, and all sashed without glazing bars (except those to the basement). Left (north) return wall in English garden wall bond, similar fenestration. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 15 Grade: II List Entry Number: 1197810
37	SJ 8417 9806	8313.1.0	Warehouse (former) 12, Charlotte Street 17, George Street	Office Warehouse	1870 AD to 2050 AD 1870 AD to 2050 AD	Includes No. 17 George Street on returned side having 8 windows and being similar in character. Late C19. Stone, 3 storeys and basement. 2 sash windows with segmental arched heads and keyblocks. Ground storey has heavily rusticated plinth and square-headed windows with voluted keyblocks, doorway to left in heavily moulded, panelled surround. Moulded sill bands, modillion eaves cornice, slate roof. Group Value. Nos. 10-16 Charlotte Street form group. Forms part of a group of 5 similar buildings on this side of the street, Nos.14 and 16 adjoining on the left. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1208392
38	SJ 8418 9806	8314.1.0	Austin House 14 & 16, Charlotte Street	Office Textile Warehouse	1860 AD to 2050 AD 1860 AD to 2050 AD	1860. Architect: Edward Walters. Italian Palazzo style. Light red brick with stone dressings. 5 storeys and basement. 8 sash windows in moulded stone architraves with cornices, those to 3rd storey with alternating segmental and triangular pediments. Moulded sill bands. Ashlar ground storey has arched windows and double entrance, all with figure-head keyblocks. Stone dentilled, bracketed eaves cornice surmounted by a range of brick and stone stacks, slates. Group Value.

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Nos. 10–16 Charlotte Street form a group. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 19 Grade: II List Entry Number: 1197783
39	SJ 8399 9806	8347.1.0	Waldorf House (Former Oscar's Public House) 9, Cooper Street Formerly Listed as: Cooper Street Duck Inn PH	Building Hotel Public House Freemasons Hall	1863 AD to 2050 AD 1929 AD to 1999 AD? 2000 AD? to 2050 AD 1863 AD to 2050 AD	Freemasons' Hall, subsequently hotel. 1863, by W.Mangnall; converted to hotel 1929. Ashlar (roof concealed). Rectangular plan. Eclectic style. Four storeys over cellars, a symmetrical 5-bay façade (1:2:2:2:1 windows), with channelled rustication at ground floor, pilastrades with cornices to 1st and 2nd floors, bracketed cornice to 3rd floor, and parapet with central pediment. The ground floor has round-headed openings, a central doorway with doorcase of engaged columns with triglyph frieze and mutule cornice, outer doorways with rusticated surrounds and side windows, and windows of 2 round-headed lights with central colonnettes and roundels; the 1st and 2nd floors have similar windows in the 3 centre bays, with engaged marble columns between them, and recessed 1-light windows in the outer bays set in Ionic pilastrades (those at 2nd floor with niches containing statues); the top floor has square windows with panelled pilasters. Pediment with rich carving, surmounted by statue of female figure with children. Interior not inspected. History: converted to hotel when Masonic Temple, Bridge Street was built (1929) Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 29-30 Grade: II List Entry Number: 1283095
40	SJ 8383 9827	8360.1.0	Eagle House 62–68 (even) Cross Street	Office Shop	1911 AD to 2050 AD 1911 AD to 2050 AD	Insurance office over shops. 1911, by Charles Heathcote and Sons. Sandstone ashlar, slate roof. Trapeziform plan on island site. Baroque style. Three storeys and attic, 5 bays plus 1-bay curved corners, symmetrical; with banded rustication to ground floor, balcony with wrought-iron railings, giant fluted Ionic pilasters to the upper floors, pulvinated frieze, prominent modillioned cornice, and mansard roof with open-pedimented attic dormers. The ground floor has a central round-headed entrance archway with banded cavetto surround and triple keystone, flanked by cartouches, square-headed doorways in the chamfered corners, with keystones, and banded piers between large rectangular shop windows. The upper floors have central feature windows under a semi-circular open pediment surmounted by an eagle, the lower window with an elaborate open-pedimented architrave and the upper round-headed with radiating glazing bars and scrolled keystone; otherwise the 1st floor has large 2-light casement windows in moulded architraves with emphatic triple keystones and the 2nd floor has 2-light sashes with blocked colonnettes. The corners have curved 2-light windows with bold architraves and between the floors lettered shields with putti supporters. Tall banded chimneys. Returned ends in similar style but finished with semi-circular pediments containing 4-light windows. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1209494
41	SJ 8401	8401.1.0	66 & 68, Fountain Street	Office? Warehouse?	1868 AD to 2050 AD	Commercial building (perhaps warehouse or offices). Dated 1868 on doorway to Booth Street; slightly altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Triangular plan on acutely angled corner

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	9814				1868 AD to 2050 AD	site, with very narrow 1-bay entrance front at south end. Venetian Gothic style. Four-storey 8-window façade to Fountain Street, symmetrical, with vermiculated rustication to the basement, sill-bands to all floors (the top two with saw-tooth bands under them), prominent bracketed cornice, steeply pitched roof with inserted attic windows; wide segmental-headed arch in centre of ground floor with deeply recessed window, flanked by 3-light windows which have round-headed lights with 2-centred arched banded extradoses, and shafts with carved capitals, these openings linked by foliated impostes; windows at 1st and 2nd floors in similar style, grouped 3, 2 and 3, those at 1st floor stilted; continuous arcade of stilted windows at 3rd floor. One-bay south end has round-headed doorway in stone surround, with shafts (1 twisted and 1 of polished granite), carved capitals and foliated impostes, 2-centred arched hoodmould, panelled door and plain fanlight; 2-light windows at 1st and 2nd floors, singlelight window at 3rd floor. Booth Street façade, 9 windows in matching style and similar doorway at north end, with carved tympanum, and lettered roundels in the spandrels (monogram to left, "1868" to right) Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 51-52 Grade: II List Entry Number: 1282966
42	SJ 8414 9808	8403.1.0	Charlotte House: Former Warehouse 44, 46 and 48 George Street also 10, Charlotte Street	Office Textile Warehouse	1857 AD to 2050 AD 1857 AD to 2050 AD	Includes: Nos.44, 46 and 48 George Street. Cotton merchants' warehouse, now offices. 1857, by Edward Walters. Sandstone ashlar and light red brick with sandstone dressings (roof not visible). Rectangular plan. Italian palazzo style. Basement and 5 storeys (with 4-storey rear), a 9-window symmetrical façade, the ground floor treated as a rustic, with rusticated rock-faced basement, ashlar ground floor with cornice, quoined corners, sill- and head-bands to the upper floors, and prominent modillioned cornice. The ground floor has a central round-headed doorway in a square-headed architrave with carved spandrels and a cornice, and segmental-headed windows with keyed architraves. The windows at 1st floor are segmental-headed with moulded architraves, those at 2nd floor have architraves with pediments, and those of the top 2 floors have simpler surrounds, but with a raised rosette on a roundel over each at 3rd floor, and an emphatic sill-band to the 4th floor; and the architraves of the 1st to 3rd floors are vertically linked. The left return wall to George Street has 4 bays to the same height, and a 9-bay continuation with 3 doorways but minus the 4th floor, all in matching style. Forms part of a group of 5 similar buildings on this side of the street, 4 by the same architect. Nos.44, 46 and 48 George Street was added to the List 31/5/79. Sources Bibliographic reference: DoE. 1979. List of Buildings of Arch/Hist. Interest Grade: II List Entry Number: 1197782
43	SJ 8397 9810	8434.1.0	Vine Inn 46 Kennedy Street	Building Public House Town House	1750 AD? to 2050 AD 1800 AD to 2050 AD 1750 AD? to	Town house, now part of public house. Probably late C18; altered. Brick, the ground floor faced with green glazed tiling and the upper floors with scored stucco; slate roof. Double-depth plan with back extension. Three storeys over cellars, 3 windows; round-headed doorway to the right with open-pedimented Tuscan column doorcase (columns now painted green), altered window to left, all in tiled surround with lettered frieze; 4-pane sashed windows at 1st floor (all now with C20 folding canopies); long horizontal 8-light window at 2nd floor

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
					2050 AD	with altered glazing. Gable chimney to left. Forms group with The City Arms to the left (q.v. [HER 8435.1.0]) and with Nos.42 and 44 to the right (q.v., now integrated with the item [HER 11684.1.0]). Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 65 Grade: II List Entry Number: 1282982
44	SJ 8398 9809	8435.1.0	City Arms Public House 48 Kennedy Street	Public House Town House	1775 AD? to 2050 AD 1775 AD? to 2050 AD	Town house, now public house. Probably late C18; altered probably c.1900. Brick faced with scored stucco. Irregular double depth plan. Three storeys and 3 windows; ground floor has wooden pilasters framing the main entrance and 2 large rectangular windows with early C20 mullion-and-transom glazing, and a round-headed doorway to the left; 1st floor has sashed windows without glazing bars (all now with C20 folding canopies); 1st floor has square 2-light casements. Gable chimneys. Interior altered. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 65 Grade: II List Entry Number: 1197933
45	SJ 8387 9825	8440.1.0	Prudential Insurance (Prudential Assurance office) 76-80 (even) King Street	Office	1888 AD to 2050 AD	Office building. c.1888 to 1896, by Alfred Waterhouse; altered and reduced. Blood-red brick and terracotta, with grey granite to ground floor (roof concealed). Deep rectangular plan occupying most of island site, with splayed corner to left. Four storeys (plus modern attic), 6 bays plus the corner, the 2nd and 6th bays breaking forward very slightly; arcaded ground floor faced with granite, with round-headed arches (mostly plate-glass windows); round-headed windows to the upper floors, mostly of 2 lights (but the wider 1st bay containing single-light windows in addition), those at 2nd floor with transoms and those at 3rd floor smaller; corbel tables to the 1st bay and the 3rd to 5th; rebuilt parapet replacing original gabled roofline and tower. Corner and long left return wall similar. Interior remodelled Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 67 Grade: II List Entry Number: 1219164
46	SJ 8394 9824	8441.1.0	84 & 86, King Street 27 & 29, Pall Mall (former National and Provincial Building Society)	Office Bank	1910 AD to 2050 AD 1910 AD to 2050 AD	Includes: Nos.27 and 29 Pall Mall. Office building. c.1910, altered. Probably iron-framed, with cladding of sandstone ashlar (roof not visible). Rectangular plan on end-of-block site. Classical style. Three storeys and five bays, symmetrical; channelled rustication to ground floor, which has an arcade of round-headed arches on piers with moulded impostes, the righthand arch being the entry to a diagonal internal porch (running through to Pall Mall) and the others all plate-glass windows; giant pilasters to the upper floors, which have sashed windows with moulded architraves; frieze with wreaths over the four central pilasters; moulded cornice, and parapet with two rectangular corniced upstands. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 68 Grade: II List Entry Number: 1197940
47	SJ	8442.1.0	Ship Canal House	Office	1927 AD to	Office building. 1927, by Harry S Fairhurst. Steel-framed structure with cladding of Portland stone (roof not

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
	8396 9824		88–96 King Street		2050 AD	visible). L-shaped plan (rectangular but for re-entrant round rear of 44–46 Brown Street). C20 classical style. Seven storeys with basement and attic, 7 bays, symmetrical; with channelled rustication to ground floor, unusual giant colonnaded screen to 5th and 6th floors consisting of paired fluted Tuscan columns in antis, plain frieze and prominent mutuled cornice, parapet surmounted by figure of Neptune flanked by Tritons, and set-back attic storey. The centre has a round-headed entrance arch breaking into the 1st floor, with rusticated voussoirs and triple keystone, and internal steps up to a recessed doorway; and above this a stone balcony and pedimented architrave the central 2nd floor window. Otherwise all the windows have plain surrounds and margin panes to centrally hinged casement openings, those behind the colonnade being tiered; and the attic has lunettes. Right-hand side abutted by Nos.84–86 (q.v.), left side abutted by No.98 (q.v.) Sources Bibliographic reference: DoE. 1982. List of Buildings of Arch/Hist. Interest. Grade: II List Entry Number: 1219203.
48	SJ 8387 9830	8446.1.0	Former Lloyd's Bank 53, King Street 33 and 35, Cross Street	Building Bank	1913 AD to 2050 AD 1913 AD to 2050 AD	Includes: Nos. 33 and 35, Cross Street. Former Lloyds Bank, 1913, by Charles Heathcote, with carving and statuary by Earp, Hobbs and Miller. Portland stone on grey granite plinth, (roof not visible). Large L-shaped plan on end-of-block site, with chamfered corners. Very elaborate Baroque style. Four storeys (2+2), with basement and double attic, seven bays, the 2nd and 6th breaking forwards slightly, with massive banded rustication to the first two storeys, horizontal division marked by a cornice with parapet balustraded in each bay, giant colonnades to the upper floors which have set-back windows, frieze lettered "LLOYDS BANK LIMITED", a massive modillioned cornice broken by segmental pediments to the 2nd and 6th bays, and attic with chimneys, lunettes, etc. The rusticated lower half has giant round-headed arches with runout voussoirs and stepped keyblocks, most containing continuous bronze-framed fenestration including round-headed mezzanine windows, but those of the projected 2nd and 6th bays with segmental-headed doorways at ground floor and lunettes above. The upper half has cross-windows to the 2nd floor with segmental pediments and 2-light mullioned windows to the 3rd floor, except the 2nd and 6th bays which have banded piers and segmental pediments breaking the cornice, open pedimented architraves to the 2nd-floor windows, and Venetian windows to the 3rd floor. Each corner has (inter alia) a curved stone balcony at 1st floor with balustrade and open-segmental pedimented aedicule surmounted by statuary. The Cross Street façade is 8 bays in matching style, the 1st and 6th breaking forwards and containing openings like those to King Street. INTERIOR: white marble banking hall, plaster barrel vault to clerks' hall, mahogany carving by Earp, Hobbs and Miller Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 70 Grade: II List Entry Number:1291610
49	SJ 8422 9828	8484.1.0	10 Mosley Street (formerly Bradford & Bingley Building Society)	Building Shop Bank	1836 AD to 2050 AD 2000 AD to 2050 AD	Bank, now building society office. 1836, by Richard Tattershall, for the Manchester and Salford Bank; altered and restored. Sandstone ashlar, slate roof. Rectangular plan at right-angles to street. Classical style. Three storeys and 3 bays, the ground floor treated as a rusticated plinth and the upper floors as a temple front with giant fluted Corinthian columns, entablature, and dentilled and modillioned cornice and pediment. The ground

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
					1836 AD to 2050 AD	floor has a square-headed doorway flanked by large rectangular windows with altered glazing, and a frieze with 4 pairs of triglyphs; the 1st floor has tall French windows with overlights and corniced architraves, each window with a small wrought-iron balcony, and the 2nd floor has smaller casement windows with moulded architraves. Five-bay left return wall has rusticated ground floor with tall round-headed windows, variously altered windows to the upper floors and a fire-escape close to the front corner. Curved brick rear wall. Interior not inspected. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 85 Grade: II List Entry Number: 1220063
50	SJ 8421 9827	8485.1.0	12 Mosley Street Victoria Mill	Office Shop	1870 AD to 2050 AD 1870 AD to 2050 AD	Shops and offices. c.1870–80, altered. Iron frame with sandstone ashlar cladding, slate roof. Rectangular plan on corner site, with canted right-hand corner. Eclectic Gothic style. Three storeys and attic, a 3-bay façade plus the canted corner; with chamfered pilasters, cornice over ground floor, sill-band to 2nd floor, bracketed eaves cornice, balustraded parapets flanking attic dormer; ground floor entirely altered; tall mullioned windows of 3, 2 and 2 lights filling the bays of the upper floors, all sashed without glazing bars and those at 2nd floor with round-headed lights; matching single-light windows to the corner; tall gabled dormer with carried-up pilasters finished as cylindrical chimneys, pedimented gable with carving and apex finial, and 2-light sashed windows; flat-roofed dormers behind the parapet. Included for group value. Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 86 Grade: II List Entry Number: 1197928
51	SJ 8420 9825	8486.1.0	Harvest House Victoria Mill 14 & 16, Mosley Street	Shop Warehouse	1900 AD to 2050 AD 1839 AD to 2050 AD	The first of the commercial palazzo-style warehouses, built for Richard Cobden. Only upper storeys survive, ground floor converted to shops. Architect: Edward Walters – 1839. Textile warehouse, subsequently shops. 1839, by Edward Walters, for Richard Cobden; altered. Red brick in Flemish bond with sandstone dressings (roof concealed). Rectangular plan at right-angles to street. Italian palazzo style. A 6-bay façade formerly 4 storeys with basement and attic (the attic probably a later C19 addition or alteration), but the basement and ground floor altered as a high single-storey shop front; the surviving upper floors have rusticated quoins to the corners and to the inner sides of the outer bays up to 2nd floor, a band over the 3rd floor, a prominent modillioned cornice, and an attic storey with parapet. All the windows are segmental-headed recessed sashes, those at 1st floor of the outer bays under segmental stone lintels with triple keystones, the recesses of the 4-bay centre carried up from 1st to 2nd floor (giving the impression of a giant pilastered arcade), and the heads of all the 2nd floor windows linked by stilted hoodmoulds with triple keystones. Most of the windows of the main floors have margin panes, and the attic has 6-pane sashes in square recesses with brick dentils. History: first work by Edward Walters in this city, and probably the first palazzo-inspired warehouse design Sources Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 86 Monograph: Stewart, C. 1956. The Stones of Manchester. 37

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Monograph: Kidd, A. 1993. Manchester. 40 Grade: II List Entry Number: 1220153
52	SJ 8418 9824	8487.1.0	Colwyn Chambers 24–30, Mosley Street 17 & 19, York Street	Shop Bank	1951 AD to 2050 AD 1898 AD to 2050 AD	Prospectus of Mercantile Bank of Lancs (joint stock bank) issued 20/09/1890. Opened in Guardian Buildings, Cross Street, managed by JJ Jordan. Head office returned 1898 from London (1891). Includes: Nos.17 and 19 York Street. Formerly headquarters of Lancashire Mercantile Bank, now variously occupied by shops, restaurant and offices. 1898, by J.Gibbon Sankey; altered. Portland stone with polished granite to ground floor, slate roof. Rectangular plan on end-of-block site, with chamfered corners. Neo-Baroque style. Four storeys and 3 principal bays to both façades, plus the corners; with high ground floor of channelled rustication, 3-bay giant Ionic colonnades in antis to 1st and 2nd floors, very prominent enriched cornice to 3rd floor, 3-sided corners carried up to domed octagonal turrets, the angles pilastered and finished with volutes to the set-back lanterns. The corner entrances are round-headed, and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments, and outer security gates with decorative Art Nouveau ironwork. The windows at ground are mostly altered; those to the upper floors of the 3 main bays have 3 lights at 1st and 2nd floors, 4 lights at 3rd floor, those at the corners are 1-light; and at the right-hand end of the Mosley Street façade is one bay which has a square-headed doorway at ground floor, 2-light windows to the upper floors in a segmental-arched recess, and a segmental cornice. Sources Bibliographic reference: DoE. 1985. List of Buildings of Arch/Hist Interest. Serial: 1899. Manchester Faces & Places. 12-13 Grade: II List Entry Number: 1197929
53	SJ 8397 9838	8502.1.0	Northern Stock Exchange 2–6 Norfolk Street also Pall Mall & Sussex Street	Office Stock Exchange	1970 AD? to 2050 AD 1907 AD to 2050 AD	Stock exchange, now offices. 1907, by Bradshaw, Gass and Hope; altered. Portland stone (roof not visible). Rectangular plan on island site. Edwardian Baroque style. Three storeys and attic, 7 bays, symmetrical, with channelled rock-faced rustication and cornice to ground floor, open-pedimented end bays with coupled columns, panelled pilasters to the main range with swagged cartouches at the tops, moulded main cornice with blocking course. Square-headed doorways to the end bays with carved shields in open pediments, large round-headed windows between these; 5 oriel windows to 1st floor, colonnaded windows to 2nd floor. Box dormers and tall stone chimneys. Art Nouveau railings to the corners. Sides and rear less elaborate. Interior not inspected. Sources Bibliographic reference: DoE. 1974. List of Buildings of Arch/Hist. Interest. Grade: II List Entry Number: 1271383
54	SJ 8401 9799	8564.1.0	14 & 16 Princess Street	Commercial Office Warehouse	1860 AD to 2050 AD 1860 AD to 2050 AD	Offices and home trade warehouse, now bank and offices. c.1860–70, altered. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, on end of block site, with curved corners. Four storeys over basements, 4:2:4 windows, plus 3-window corners; stone plinth, pilaster strips framing the centre, sill-bands to all floors with sawtooth courses below the windows, bracketed cornice and balustraded

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
					1860 AD to 2050 AD	parapet. Arcaded ground floor with panelled pilasters, moulded imposts and stilted segmental arches with keystones, square-headed doorway to 4th bay and sashed windows to the other bays (but 2 bays at right-hand end, and the corner, now have C20 bank front). All upper floors have windows with moulded architraves, those at 1st floor with cornices, those at 2nd floor segmental-headed with keystones and cornices, and those at 3rd floor with keystones; but windows at 1st and 2nd floors of centre and corners have more elaborate treatment, those at 1st floor with swagged cartouches and masks on the heads, and those at 2nd floor with balustraded balconies. Most windows sashed without glazing bars. Five-bay returned ends similar. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 115 Grade: II List Entry Number: 1271097
55	SJ 8384 9819	8570.1.0	1-7, Princess Street 59 & 61, Cross Street	Office Shop	1877 AD to 2050 AD 1877 AD to 2050 AD	Includes Nos. 59 & 61 Cross Street. Shops and offices. 1877, by Pennington and Bridgen; altered. Red brick with sandstone dressings, red tiled roof. Curved trapeziform plan on end-of-block site. Gothic style. Four storeys and attic, eight windows including corner and Cross Street side; stone ground floor and frieze with Tudor-flower and grotesque ornament; slender chamfered shafts of brick and stone rising to a large gable in each main façade and two small gables over the corner, all with tourelles and finials and linked by open-work parapets, stone spirelet to end of Cross Street façade, steeply pitched roof with small hipped dormers and large clustered chimneys. Ground floor of each façade has two wide elliptical-arched windows with moulded heads, a 2-centred arched doorway to the left of the Princess Street façade, with carved enrichment and traceried overlight (C20 shopfronts inserted in corner); 1st and 2nd floors have tiered mullion-and transom windows to the gabled bays, those in the main façades canted and those at the corner bowed, all with terracotta traceried panels between the floors and elaborately traceried open-work parapets, and various other transomed windows; 3rd floor has mostly 2-light windows with Gothic enrichment, including 2 in the Princess Street façade with carved stone gablets; gables have 2-centred arched windows with tracery. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 36 & 116 Grade: II List Entry Number: 1246960
56	SJ 8387 9818	8571.1.0	Northern Assurance Building 9-21, Princess Street 8, Clarence Street.	Office Shop	1902 AD to 2050 AD 1902 AD to 2050 AD	Includes: No.8 Clarence Street. Shops and offices. 1902, by Waddington, Son and Dunkerley; slightly altered. Probably iron-framed, with cladding of sandstone ashlar and some grey granite, steeply pitched slate roofs on several levels. Irregular plan on corner site. Elaborate building in eclectic style with French Renaissance accent. Mostly 5 storeys and attic, but with return side to Clarence Street partly 3 storeys and attic; principal façade of 3 wide bays (windows of 3, 2 and 3 lights) plus a broad curved corner, symmetrical except for this. Panelled frieze over ground floor (interrupted by central entrance arch), 1st and 2nd floors in French Renaissance style with superimposed triangular pilasters surmounted by ball finials, and enriched panels between floors, the centre feature rising to the 3rd floor and finished as a balustrade parapet with ball finials, the outer bays at 3rd and 4th floors recessed and the heads bridged by semi-circular arches with pierced spandrels, string-course over

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						4th floor with egg-and-dart enrichment, attic windows under richly decorated shaped gables, that in the centre 2-tiered and flanked by octagonal turrets; curved corner similarly treated and finished as a cylindrical turret which has domed roof with corona and finial, flanked by similar turrets. Central round-headed doorway recessed in a giant round-headed arch which has a 2-light window under the head. Sashed windows without glazing bars, those at 1st and 2nd floors, in centre of 3rd floor, and central gable all recessed behind colonnaded screens; mullion-and-transom windows at 3rd and 4th floors, mullioned windows to attic. Similar fenestration to the corner. Return side to Clarence Street smaller and simpler. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 116-7 Grade: II List Entry Number: 1270910
57	SJ 8396 9808	8572.1.0	65–71 Princess Street (the Waterhouse public house)	Building Office Public House Town House	1775 AD to 2050 AD 1900 AD to 1999 AD 2002 AD to 2050 AD 1775 AD to 2050 AD	Row of 4 townhouses, now shops and offices. Probably late C18; altered. Red brick with some sandstone dressings (roof not visible). Double-depth plan, each house single-fronted, with back extensions (No.71 with rear wing). Three storeys over cellars, 3:3:3:3 windows (but No.71 wider than the others); with plinth and wooden modillion eaves (except Nos.65 & 67 which are plain wood). Nos.65 & 67 altered at ground floor by insertion of C20 shops. Nos.69 & 71 have Tuscan pilaster doorcases with open pediments, panelled doors (up 3 renewed steps) and fanlights with radiating glazing bars, and sashed windows with raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor; the upper floors of Nos.65 & 67 have windows with similar sills and heads but altered glazing. Various tall chimneys on front and rear slopes of roof (with water-tabling of formerly higher roof). Return side of No.71 has 4 windows plus one blocked. Rear and interior not inspected. Rare survival of domestic buildings of this period in centre of city. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 117 Grade: II List Entry Number: 1247388
58	SJ 8399 9805	8573.1.0	73 & 75 Princess Street	Office Shop	1870 AD to 2050 AD 1870 AD to 2050 AD	Shop with offices over. c.1870–80, altered. Probably iron-framed, with cladding of red brick, dressings of blue brick and sandstone, slate roof. Shallow rectangular plan parallel to street, on end-of-block site. Gothic style. Four storeys and attic, 10 bays; ground floor replaced by C20 shop-front. The 1st and 2nd floors are treated as a giant arcade of segmental-pointed arches with narrow pilastered piers which rise from a weathered sill-band and have carved stone caps and stilted heads, all decorated with blue brick patterning including bands to the piers, diapering to the panels between the floors, and banded heads with saw-toothed arch-bands, the 5th bay containing 2-light windows with colonnettes. The 3rd floor has a weathered stone sill-band and windows set in a running arcade composed of pairs of small 2-centred arches with polychrome enrichment, each pair having a stone colonnette with cushion capital (except the 5th bay which has triple arches and 2 colonnettes), all under a deeply moulded brick corbel-table. Steeply pitched mansard roof with gabled 3-light dormer window over 5th bay, flanked by coupled gabled 2-light dormers, all with similar enrichments. All windows sashed without glazing bars. Three-bay returned sides in matching style Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 117

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Grade: II List Entry Number: 1270912
59	SJ 8397 9802	8611.1.0	Manchester War Memorial	War Memorial Cenotaph Commemorative Monument	1914 AD to 2050 AD 1924 AD to 2050 AD 1924 AD to 2050 AD	War memorial. 1924, by Sir Edwin Lutyens. Portland stone. Central cenotaph advanced on a low plinth which runs out to each side at the rear with rearward returns bearing obelisks. The cenotaph is rectangular, with 3 unequal slightly battered stages, the topmost with an elaborate wreath in each side, a sword pendent from the front, and surmounted by a recumbent casualty on a catafalque. Between the obelisks to the rear, a stone sarcophagus. Forms group with Memorial Cross to rear (q.v.) During January to March 2014 the memorial was dismantled and relocated to a site about 130m NNE of its original position, to facilitate redevelopment of the Metrolink tram station at St Peter's Square. An archaeological watching brief was carried out at both locations during the works. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 130 Grade:II* List Entry Number:1270697
60	SJ 8406 9826	8622.1.0	Former NatWest Bank 41 Spring Gardens	Bank Office	1890 AD to 2050 AD 1890 AD to 2050 AD	Formerly Listed as: Spring Gardens (East Side) Nos 41 to 47 (odd) (Barclays Bank): Early C20. Offices, formerly bank. Dated 1890. By Alfred Waterhouse for the National Provincial Bank. Ashlar with slate roof and moulded ridge stacks. Corner site with façade curving round to return in York Street. French Renaissance style. 3 storeys and attic; 11-window range of mostly sashes with margin glazing in moulded architraves with curved pediments to 1st floor. C20 windows to ground floor. Doric pilasters define bays on ground floor and support a frieze from which rise Ionic pilasters with carved pedestals. These in turn support an entablature with cushion frieze and a row of paired sash dormers with elaborate gables and linked by arches. 2-storey gable to far right is dated 1890 and defines the main entrance which has paired doorways on ground floor with ornamental corbels, columns and balconies above. There is a similar single-bay entrance in York Street. Forms a group with Nos.43 and 45, and also No.47 (qv) to right. Sources Bibliographic reference: DoE. 1974. List of Buildings of Arch/Hist Interest Grade: II List Entry Number: 1270679
61	SJ 8408 9829	8684.1.0	Former National Westminster Bank On corner at junction with Spring Gardens, 1 And 3, York Street	Office Bank	1902 AD to 2050 AD 1902 AD to 2050 AD	Circa 1902. Architect: Charles Heathcote. Good example of Edwardian Baroque. Sandstone. 3 storeys, attic. Three 3-light mullioned windows in moulded architraves with stepped keyblocks. Three large round-headed windows to ground floor with moulded reveals and scrolled keyblocks. Four rusticated pilasters supporting coupled Doric columns with moulded entablatures and massive scrolled volutes. Two windows to 2nd storey in rusticated architrave with stepped keyblocks. Three windows to 3rd storey in similar treatment with wrought-

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						iron balcony, whole surmounted by cupola with lantern, drum supported by coupled Ionic columns with pediments and arched window featured at centre with rusticated pilasters and broken pediment. Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 159 Grade: II* List Entry Number:1255042
62	SJ 8423 9813	8685.1.0	Telephone Buildings 5, New York Street	Office Telephone Exchange	1909 AD to 2050 AD 1909 AD to 2050 AD	Former telephone exchange. 1909, by L Stokes and Beaumont. Red brick; cream faience dressings and banding; blue brick bands to quoins; granite basement; leaded roof. Rectangular plan. Three storeys with basement and attic, five bays to New York Street; central segmental-headed entrance with paired wooden doors; square-headed windows, paired in the outer bays and triple in the other bays, and a canted oriel in the centre bay rising through 1st and 2nd floors, all these windows with flush faience mullions; diamond-pattern panels below 1st-floor windows. Faience console cornice above 2nd floor; square-headed windows to attic, with moulded surrounds, and Diocletian window in centre. Six chimneys rising between the bays and linked in pairs at roof level. Eaves gutter and subsidiary cornice. Left and right-hand return sides similar. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1255051
63	SJ 8394 9836	11668.1.0	Princes Chambers (Cavendish House) 9, Chapel Walks 30, Pall Mall	Warehouse Office	1850 AD to 1999 AD 1850 AD to 2050 AD	Includes: No.30 PALL MALL. Warehouse and offices, now offices. Mid- to later C19, altered. Red brick in Flemish bond, with sandstone dressings (roof concealed). Trapezoidal plan on corner site, with rounded corners. Italian palazzo style. Four storeys over basement, a 5-bay façade plus 1-bay rounded corners, symmetrical; with stone plinth, cornice over ground floor, sill-bands to 2nd and 3rd floors, and prominent bracketed eaves cornice; arcaded ground floor of round-headed arches with broad stone pilasters, linked moulded imposts and moulded heads with keystones, including central doorway with internal steps, and recessed round-headed sashes without glazing bars; similarly arcaded fenestration to the upper floors, with linking stone imposts and stilted keyed hoodmoulds, segmental-headed at 1st and 2nd floors and round-headed at 3rd floor, the windows recessed, those at 1st floor sashed without glazing bars and those above altered as casements. Eight-bay façade to Pall Mall in matching style. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1283063
64	SJ 8391 9817	11669.1.0	10 Kennedy Street	Office	1905 AD to 2050 AD	Insurance office (1905: West of Scotland Fire insurance). Late C19, altered. Red sandstone to ground floor, red brick with red sandstone dressings above. Eclectic Scottish Jacobean style. Three-storey 3-bay façade with narrow centre and wide outer gables; moulded segmental-headed doorway with gabled canopy on brackets, large rectangular windows either side (except left end which has short window over basement door), all with raked sills and ornamented margins, ornamented band over 1st floor, 3-sided shafts to upper floors finished with domed finials; mullion-and-transom windows at 1st floor (8, 4 and 8 lights, the centre bowed slightly), blind arcaded band over; five 2-light mullioned windows at 2nd floor, all sashed; small-panel

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						decoration to gables Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1200823
65	SJ 8396 9810	11684.1.0	42 & 44 Kennedy Street (part of Vine Inn)	Public House Textile Warehouse	1901 AD to 2050 AD 1860 AD to 2050 AD	Textile warehouse, now part of public house, c.1860–70, altered. Red brick in Flemish bond, ground floor stuccoed and painted white, with sandstone dressings and slate roof. Rectangular plan. Basement and 4 storeys, a 6-window symmetrical façade, with moulded sill-bands to all upper floors and brick brackets to eaves cornice. The ground floor has a segmental headed doorway at each end, with hollowed spandrels and segmental pediment, basement and ground-floor windows of equal height, the former now part filled by tiling above bowed railings, the latter sashed without glazing bars; the windows of the 1st floor have segmental stone heads, those of the 2nd floor have flat-arched heads with keystones, and those at 3rd floor are round-headed with imposts and keystones, all these windows sashed without glazing bars. History: was used as grey warehouse c.1900 Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade II
66	SJ 8410 9798	11746.1.0	39 & 41 George Street	Textile Warehouse	1845 AD to 2050 AD	Cotton manufacturers' warehouse, now restaurants, etc. c.1845, by Edward Walters; altered. Sandstone ashlar ground floor, coursed rubble above, with rear of red brick in English bond (roof not visible). U-plan: main range parallel to street, with 2 rear wings. Basement and 4 floors, a 5-window range, the ground floor of rusticated punch-dressed ashlar with plain frieze and modillioned cornice, quoins to the upper floors, modillioned cornice to 2nd floor, string-course and parapet to top floor. The basement and ground floor are treated as a rustic with a 9-bay arcade of segmental-headed arches, those at the ends containing doorways with pilaster-and-cornice architraves and the others equally divided into basement and ground-floor windows (most of these openings altered, and various signboards and canopies attached); the upper floors have diminishing segmental-headed sashed windows with quoined surrounds and keystones, those at 2nd floor with raised sills. Rear: 2 large wings, 4 windows long and 2 windows wide, each with a full-height loading slot in the gable wall, that to No.39 with recessed stages and loading doors but the other now blocked; large segmental-headed windows, many with original 16-pane sashes but others variously altered or damaged. Interior not inspected. An early example of this type of building in Manchester. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1218183
67	SJ 8412 9799	11747.1.0	35, 37 & 39A George Street	Textile Warehouse	1840 AD to 2050 AD	Cotton manufacturers' warehouse, now restaurants, etc. Probably 1840s; altered. Sandstone ashlar, with rear of red brick in Flemish bond (roof not visible). Rectangular plan parallel to street, with loading at rear. Basement and 3 storeys, a 9-window range, the basement and ground floor rusticated (with alternate blocks punch-dressed), a deep modillioned cornice, and parapet. The basement and ground floor together form a 9-

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						bay "arcade" of square-headed openings between narrow rusticated piers with a continuous lintel dressed as voussoirs over the openings, the 3rd and 6th bays containing doorways and the others divided almost equally by linked sills (altered glazing to the windows); the 1st floor has segmental-headed sashed windows with keystones and small ornamental iron balconies, and the 2nd floor round-headed sashes with linked imposts, raised sills, and moulded heads with keystones. Rear: small gables over the outer bays linked by a parapet over the centre, sashed windows with flat-arched heads; and various very large inserted metal extractor ducts. Interior not inspected. An early example of this type of building in Manchester. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1200836
68	SJ 8386 9826	12060.1.0	74 King Street (formerly Northern Rock Building Society)	Office	1900 AD to 2050 AD	Offices. c.1900. Terracotta and stone (roof not visible). Flemish Renaissance style. Corner site. 4 storeys and attic; 4-window range including corner bay. Sashes and casements linked between storeys and with dividing columns at first floor and columns and blind arcading above. Large Flemish gables to attic. 2-storey oriel bay to corner supported on decorative panels and corbels. Ground floor has corner entrance, windows separated by small attached columns and a further doorway to left with elaborate doorcase, overlight and curved pediment. Included for group value. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1197939
69	SJ 8391 9814	12110.1.0	31 Princess Street	OFFICE SHOP SHOWROOM	1880 AD to 2050 AD 1901 AD to 2050 AD 1880 AD to 2050 AD	Probably offices and showrooms of furnishing manufacturer, now shops and offices. Probably c.1880–90; altered. Sandstone ashlar (roof concealed). Narrow rectangular plan at right-angles to street. Venetian Gothic style. Four storeys, 4:2:4 windows, symmetrical; plinth, string course over 1st floor, sill-bands to 2nd and 3rd floors, bracketed cornice, and arcaded parapet with central pierced gablet flanked by pinnacles. The ground floor has a moulded segmental-arched doorway with double doors and stained glass overlight lettered "31", flanked by large rectangular shop fronts with altered glazing and doorways; the upper floors have arcaded sashed windows, those at 1st floor with raked sills and shaped heads, and bands of squared tracery over (and those in the centre with a cornice on carved brackets); those at 2nd floor with arched heads from which rise mullions to delicately patterned panels, over which in turn are chunky corbel-tables; and those at 3rd floor with recessed trefoil lights in 2-centred arches. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1247382
70	SJ 8404 9818	12135.1.0	60 & 62 Spring Gardens (Minster Insurance)	Office Warehouse	1901 AD to 2050 AD 1882 AD to 2050 AD	Manufacturers' warehouse, subsequently insurance office. 1882, by Alfred Waterhouse, for Gartside & Co; altered. Sandstone ashlar, slate roof. Rectangular plan on corner site, with narrow chamfered corners. Renaissance style. Four storeys and attic, 7 bays plus the corners; rusticated ground floor with cornice, string-courses and

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						sill-bands to the upper floors, modillioned main cornice, panelled parapet interrupted by pedimented attic dormers, and octagonal corner turret with domed caps and slender apex lanterns. The ground floor is an arcade of round-headed arches with stepped voussoirs, with doorways in the 3 central arches and C20 plate-glass glazing in the others, and a similar doorway in the chamfered corner; the upper floors have 2-light mullioned windows, with carved panels between those at 1st and 2nd floors and raised bracketed sills to those at 3rd floor, and single-light windows to the corners (including the 1st stage of the turrets). The attic dormers have single-light windows in moulded architraves which have scrolled consoles at the sides and pedimented tops on consoles, and the turrets have very small 2-light mullioned windows to the upper stage. Left return (to Fountain Street) in matching style, plus a loading bay doorway at the further end. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1270662
71	SJ 8386 9821	12140.1.0	10 Tib Lane	Shop Town House	1900 AD to 2050 AD 1775 AD to 2050 AD	Small town house, now shop. Late C18 or early C19; altered. Red brick in Flemish bond, with sandstone dressings (roof not visible). Narrow rectangular single-fronted plan at right-angles to street. Three storeys and 2 windows, with stone sill-bands on saw-toothed brick courses to both upper floors, modillioned moulded wooden eaves cornice. Ground floor has doorway to right, with moulded stone architrave and square plate-glass shop window to left with similar architrave, both under a plain fascia board with cornice; 1st floor has sashed windows without glazing bars and 2nd floor has 4-pane sashes, all these with moulded architraves. Tall chimney to left. Small early building of domestic scale forming interesting contrast with later and much larger commercial buildings in this street. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. Grade: II List Entry Number: 1254715
72	SJ 8387 9821	12141.1.0	12 Tib Lane	Warehouse?	1870 AD to 2050 AD	Commercial building, perhaps warehouse. c.1870, slightly altered. Sandstone ashlar (roof not visible). Narrow rectangular single-fronted plan at right-angles to street. Lombard Gothic style. Four storeys and basement, a narrow 3-window façade with much elaborate ornament, including vermiculated piers to a tall basement storey, channelled rustication to raised ground floor, prominent moulded sill-bands to all upper floors, Lombard frieze and very emphatic moulded cornice on brackets. The ground floor has a square-headed doorway with divided panelled doors, enriched lintel and tall overlight of 2 small round-headed lights and a roundel all set in a pilastered architrave with elaborately carved ornament and a pitched semi-circular arched canopy on very short columns with carved capitals, with moulded coping and acroterion; and 2 segmental-headed recessed sashed windows to the left, with stepped voussoirs and keystones. The upper floors have arcaded windows with engaged colonnettes which have water-leaf capitals, those at 1st floor with matching imposts to left and right and round-headed arches with carved ornament including figured keystones, those at 2nd floor with stilted heads and foliated ornament above including a mask in a roundel, a drip-band to the whole arched over this, those at 3rd floor similar but simpler. Forms group with No.10. Sources

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1254690
73	SJ 8398 9830	15551.1.0	Pall Mall Court and Raised Piazza & Podium to Side	Office Square	1966 AD to 2050 AD 1966 AD to 2050 AD	Commercial offices. 1966–68 by Brett and Pollen, partner in charge Harry Teggin, in association with A H Brotherton and Partners, engineers Cyril Blumfield and Partners. Reinforced concrete frame with bronze ceramic mosaic to staircase and lift towers, blue brickwork and bronze painted aluminium curtain walling with bronze glass. 'Z'-shaped plan, with five-storey block to King Street and twelve-storey range to rear, wrapped round the adjoining Norwich Union building of no merit, and with raised paved public piazza, Pall Mall Court, set with brick planter podium, over basement garage. The façade of the building was deliberately broken up with glazed bays separated by narrow recesses containing opening windows and allowing natural ventilation in sheltered conditions. The bays are of a repetitive pattern on a 6ft–2ft–6ft–4ft grid so that they are paired. Tall projecting lift tower to right of entrance, with later revolving doors, on King Street. Interiors were open plan from the first, and have not been inspected. Pall Mall Court was commissioned as a prestige headquarters office building for the London Assurance Group, which was taken over by the Sun Alliance Group as work began. Brett and Pollen had already designed the listed Seker's building in Sloane Street for the Cadogan Estate, and this secured their commission here. It is one of only three buildings by Teggin, the third being council offices built for Portsmouth City Council in a similar style in the early 1970s. The change of client meant that the building has been occupied by a variety of tenants in addition to Sun Alliance. Teggin conceived the building 'to have the impact of a jet stone by the use of bronze glass, sharp angles and opaque facets', although the cleaning of the surrounding stone buildings has subsequently tempered its effect. Nevertheless we can still enjoy the exemplary detailing which won the building the RIBA Regional Award for 1970. 'The building exudes quality and a sensitive mind', wrote the Architects' Journal in 1970, while the RIBA committee admired the way it knits into the existing urban environment and its creation of a new public open space. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1246934
74	SJ 8405 9824	15553.1.0	43 & 45 Spring Gardens	Commercial Office Office	1881 AD to 2050 AD 1881 AD to 2050 AD	Former bank. 1890, by Heathcote and Rawle, for the Lancashire and Yorkshire Bank. Sandstone ashlar and Portland stone, slate roof. Trapeziform plan. Baroque style. Three storeys with basement and attic, 1:5:1 bays. Balustraded balconies to the 2nd floor mark a strong horizontal division of the façade. The lower part, of channelled rusticated masonry, has a 5-bay centre with square giant piers linked at mid level by balustraded balconies, cross-windows to both floors, a large carved cartouche on each pier, and end bays which are 2-storey porches, each with a tall round-headed arch, that to the left containing a round-headed doorway and sculptural tympanum (lions flanking a pedimented plaque) and that to the right a square-headed doorway under a pedimented panel and a keyed oculus, and each with 2 small windows at 1st-floor level; all under a deep frieze and prominent mutuled cornice (surmounted by the balconies). In the upper part, the 2nd floor has projected pairs of Ionic columns to the centre, pairs of Ionic pilasters to the end bays, and windows with pedimented architraves; the left bay is surmounted by a 3-stage Baroque turret, the right by a segmental-

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						pedimented parapet, and the centre by a low attic with 2-, 3- and 2-light windows under a very tall pedimented gable with Corinthian columns and very large ramped supporters. Good interior. Forms group with No.47 to right (q.v.) Sources Website: English Heritage. 2015. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 09/01/2015 Grade: II List Entry Number: 1254639
75	SJ 8404 9822	15567.1.0	47 Spring Gardens	Commercial Office	1881 AD to 2050 AD	Insurance company offices, now commercial premises. 1881, by Charles Heathcote and Sons, for Commercial Union Assurance Company. Sandstone ashlar, slate roof. Triangular plan on acutely angled end-of-block site, with curved south end. Baroque style. Three storeys and attics, plus a roof turret; a 3-bay main range, with a segmentally bowed bay to the right, and to the south of this a tapering curved wing (like the prow of a ship, giving the impression that the building is sailing down the street). Grey granite plinth, pilastered ground floor with entablature and cornice, slender Corinthian semi-columns to 1st floor with entablature and cornice, slender panelled pilasters to 2nd floor with plain frieze, bracketed cornice and panelled parapet; all these carried round. The main range has a square-headed doorway to the 3rd bay, with granite surround, a carved cartouche on the bow to the right, and mullion-and-transom windows with moulded surrounds; the upper floors of the bowed bay to the right have single-light windows with transoms; and the acutely curved south corner of the wing has three single-light windows on each floor. The attic has elaborately decorated pedimented gables, and over the curved 4th bay a Baroque turret with slender tiered and domed cupola. Interior not inspected. Elegant architectural use of awkward site, forming a focus to the junction of several streets. Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number: 1254676
76	SJ 8398 9824	15568.1.0	Atlas Chambers 98, King Street	Bank Commercial Office	1929 AD to 2050 AD 1929 AD to 2050 AD	Insurance company office, now banking hall and offices. 1929, by Michael Waterhouse (grandson of Alfred Waterhouse), for the Atlas Assurance Company. Steel-framed with cladding of Portland stone (roof not visible). Narrow rectangular plan on corner site, with chamfered corner. C20 classical style. A 6-storey 4-window façade plus 3-window attic, consisting of a 2- storey banking hall with a cornice, then 3 regular storeys (the upper 2 with shallow giant pilasters) with another cornice, and the top floor and attic treated as a 2-storey 3-window pedimented penthouse with flanking 1-storey wings. The banking hall has a plate-glass screen with a bronze doorway set in the centre and surmounted by a bronze Atlas with golden globe, a bronze plaque on the corner and a cartouche above this, and its left return side (to Brown Street) has a similar plate-glass screen with fluted Doric columns distyle in antis. The upper floors have very regular fenestration (matching that of Ship Canal House to the right) consisting of tilting casement windows with margin panes and plain surrounds, the one-window corner and 6-window return side matching the front (but the attic storey set back at this side). Forms group with Ship Canal House (with which it is easily confused at first sight; q.v.).

Map Ref.	Grid Ref.	Her No.	Name	Monument Types	Date Range	Description
						Sources Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State Grade: II List Entry Number:1197941
77	SJ 8402 9837	8503.1.0	Former Palatine Bank (later Barclays) 10, Norfolk Street 22, Brown Street	Commercial Tower Bank	1909 AD to 2050 AD 1909 AD to 2050 AD 1909 AD to 2050 AD	Includes 22 Brown Street. 1910, former Palatine Bank; Norman style. Ashlar and granite; 4 storeys, basement and attic. Massive circular towers at each side with open arcades at ground storey. Centre has pilasters rising from 1st floor to eaves and four 2-light mullion windows in arched reveals with zig-zag mouldings. Semi-circular arched doorway at centre with bracketed cornice. Eaves cornice with sham water spouts and castellated parapet. Side towers have corbel table eaves and conical slate roofs with ball-head finials. Stepped gable ends; box dormers; slates. Group Value./ Former Palatine Bank, now cafe bar. 1909, by Briggs, Wolstenholme and Thornley; altered. Portland stone, slate roof. Rectangular plan incorporating circular towers at the east and west corners. Norman style. Four storeys with basement and attic, 5 bays plus circular corners. Sources Bibliographic reference: DoE. 1974. List of Buildings of Arch/Hist. Interest. 93 Grade: II List Entry Number: 1246270

13 APPENDIX 2: CONSULTATION WITH GMAAS

13.1 The following email comprises a response from the Greater Manchester Archaeological Advisory Service, further to a review of a draft of this DBA.

From: Ian Miller
Sent: 13 August 2021 12:59
To: Chris Mayo <CMayo@pre-construct.com>
Subject: RE: 50 Fountain Street, Manchester - Archaeology

Good afternoon Chris

Many thanks for sharing a draft copy of your archaeological assessment of 50 Fountain Street with GMAAS. This is a comprehensive study that has consulted all the key sources of information (including the Greater Manchester HER) and sets out the significance of any heritage assets affected, in accordance with NPPF para 194. The report clearly demonstrates that the proposed development site has no potential to retain below-ground remains of archaeological interest, given the scale of the construction work for the extant building. GMAAS is happy to accept the conclusions drawn in the assessment report, and will not be seeking any further investigation of below-ground archaeological remains.

It is possible that the Urban Design & Conservation Team at Manchester City Council may request some monitoring during works to the Grade II listed façade (I can't speak on their behalf, I'm afraid), although I note in your report that the structure has been subject to a measured survey. Needless to say, there is no historic interest in the modern office building.

A minor comment (which has no bearing whatsoever on the conclusions drawn in the report) is that the NPPF was updated again in July 2021, which led to a change of the paragraph numbering in Section 16 - hence me referencing para 194 rather than 189 above¹¹.

Kind regards

Ian

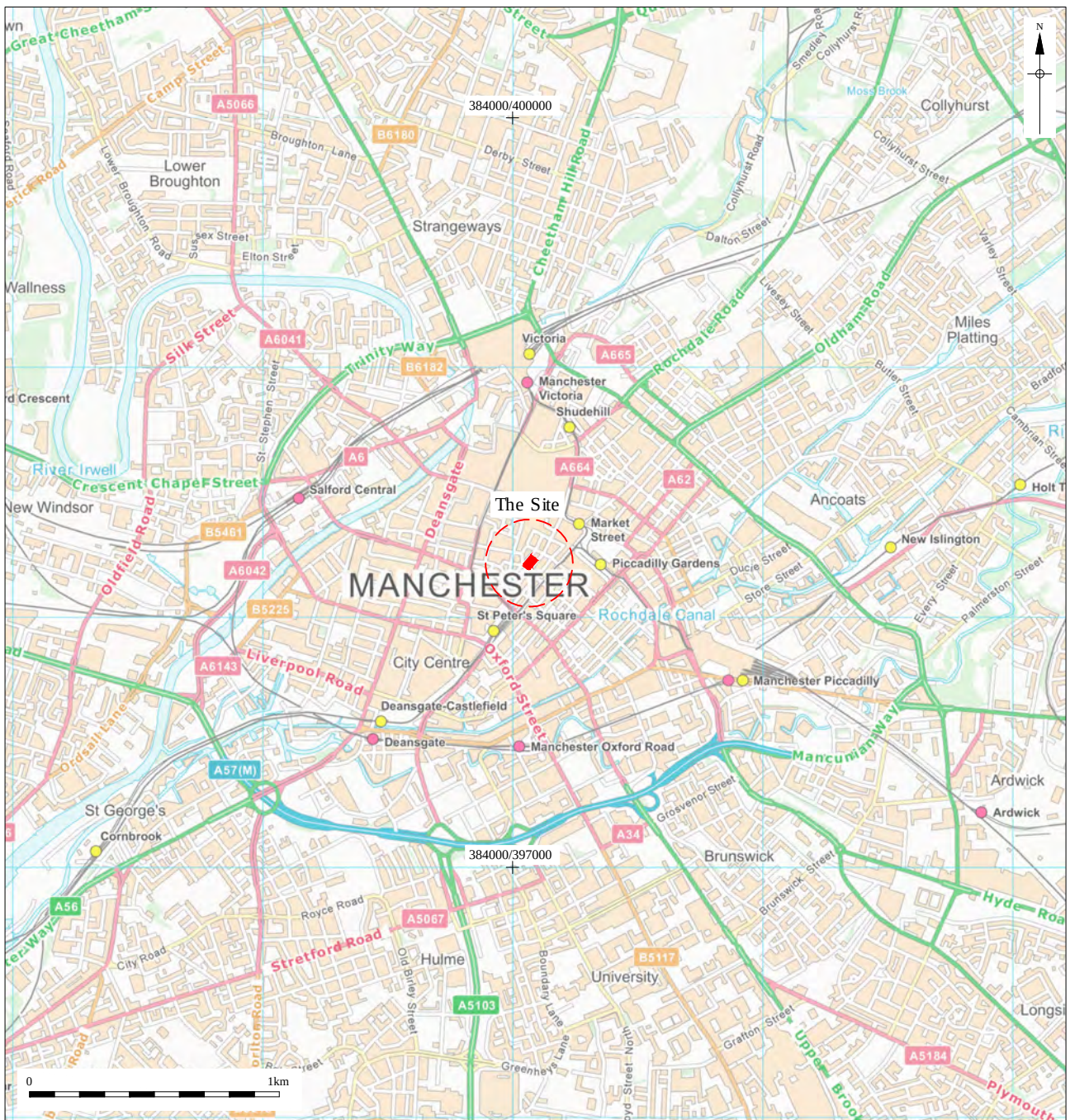


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Environment



¹¹ This comment has been reflected within this document at section 4.1.



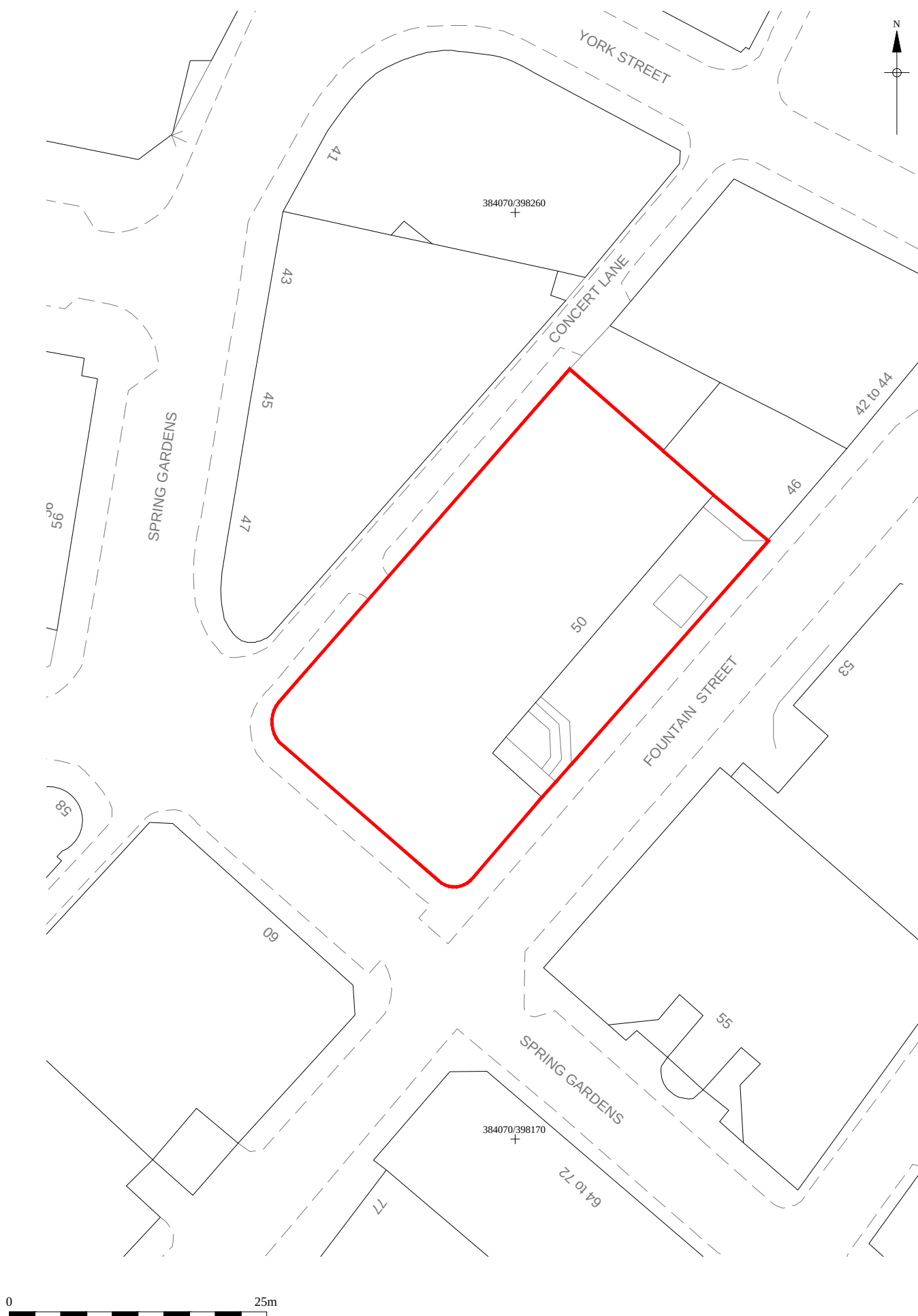
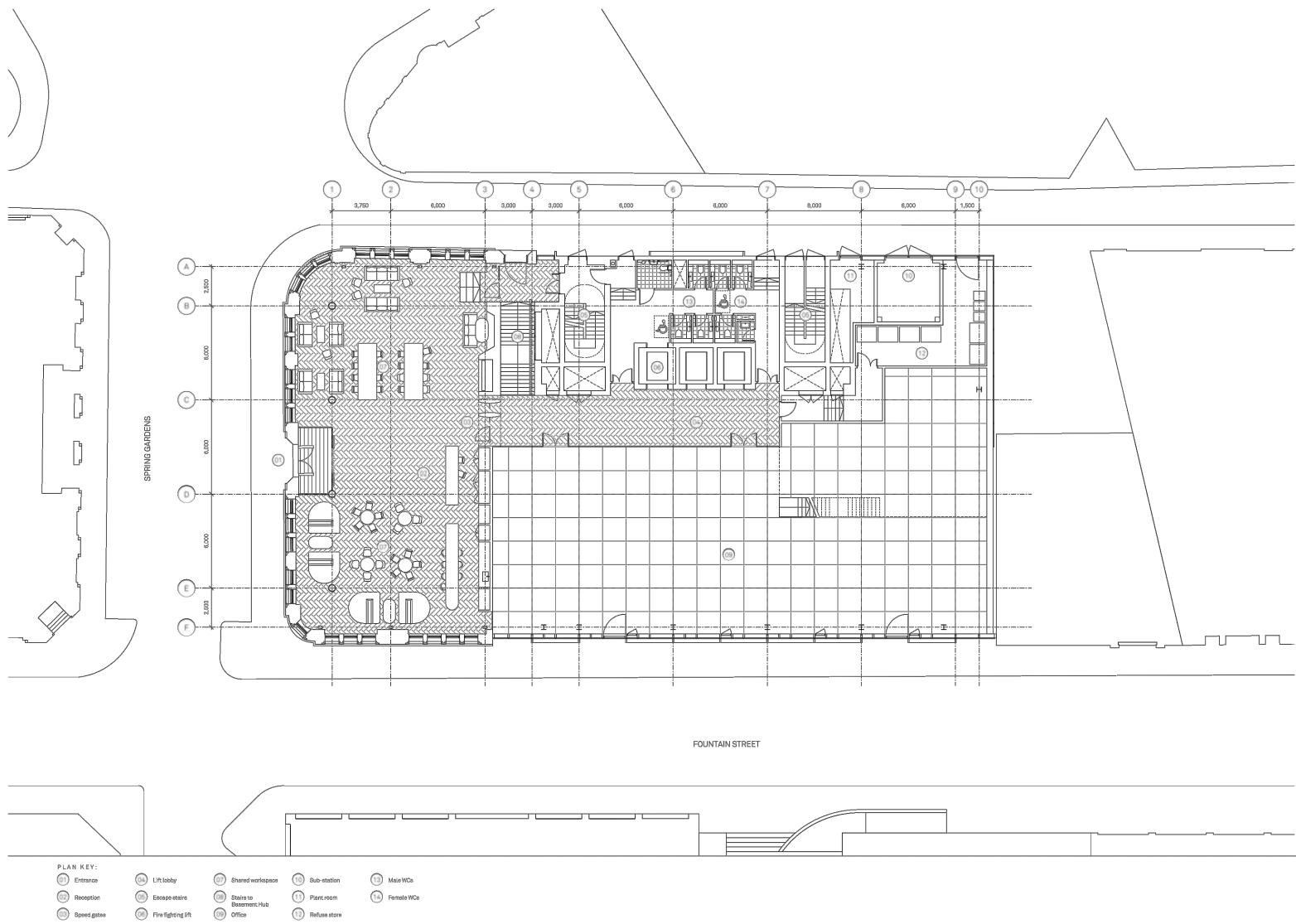


Figure 2
 Detailed Site Location
 1:500 at A4

GROUND FLOOR



BASEMENT

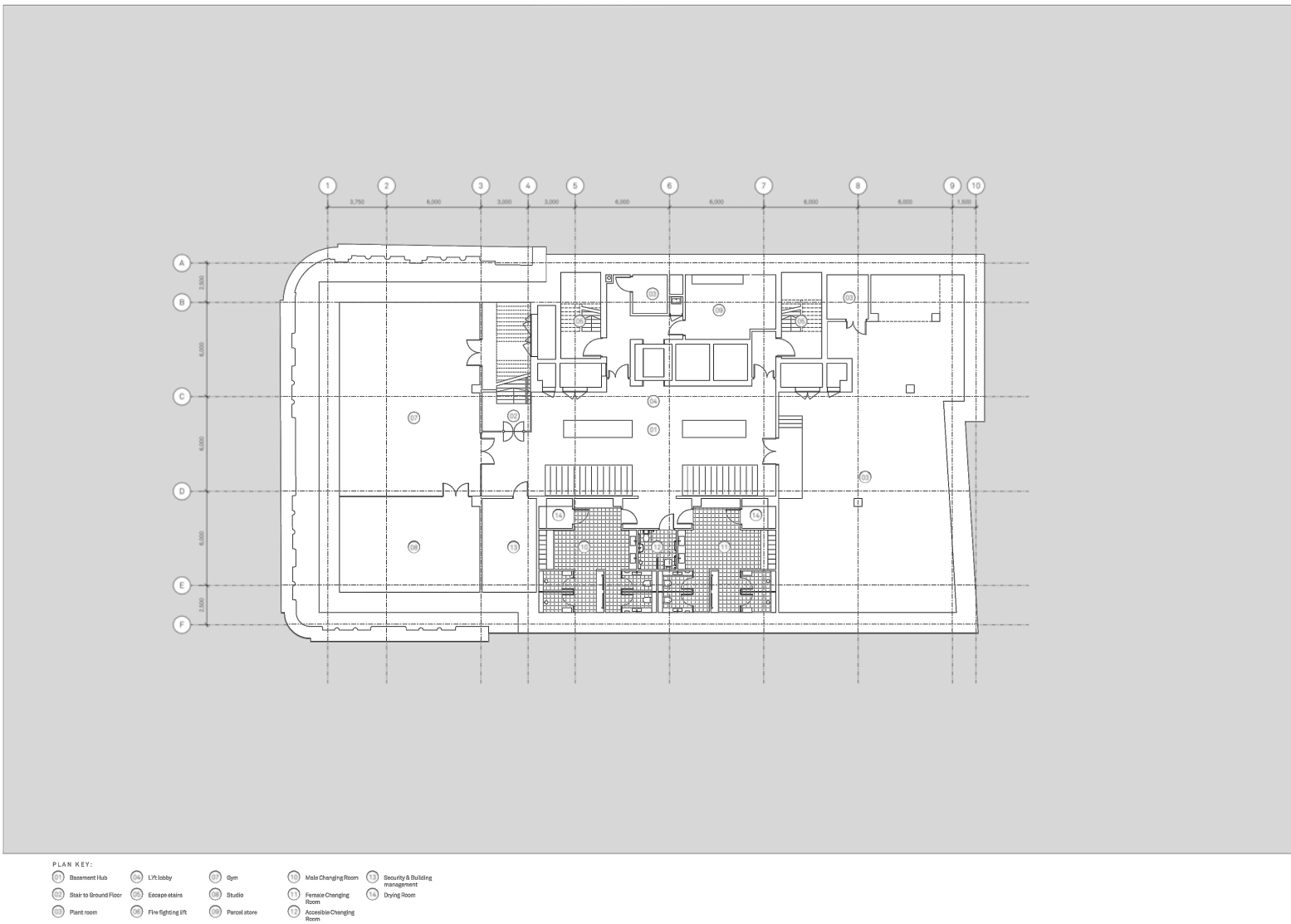
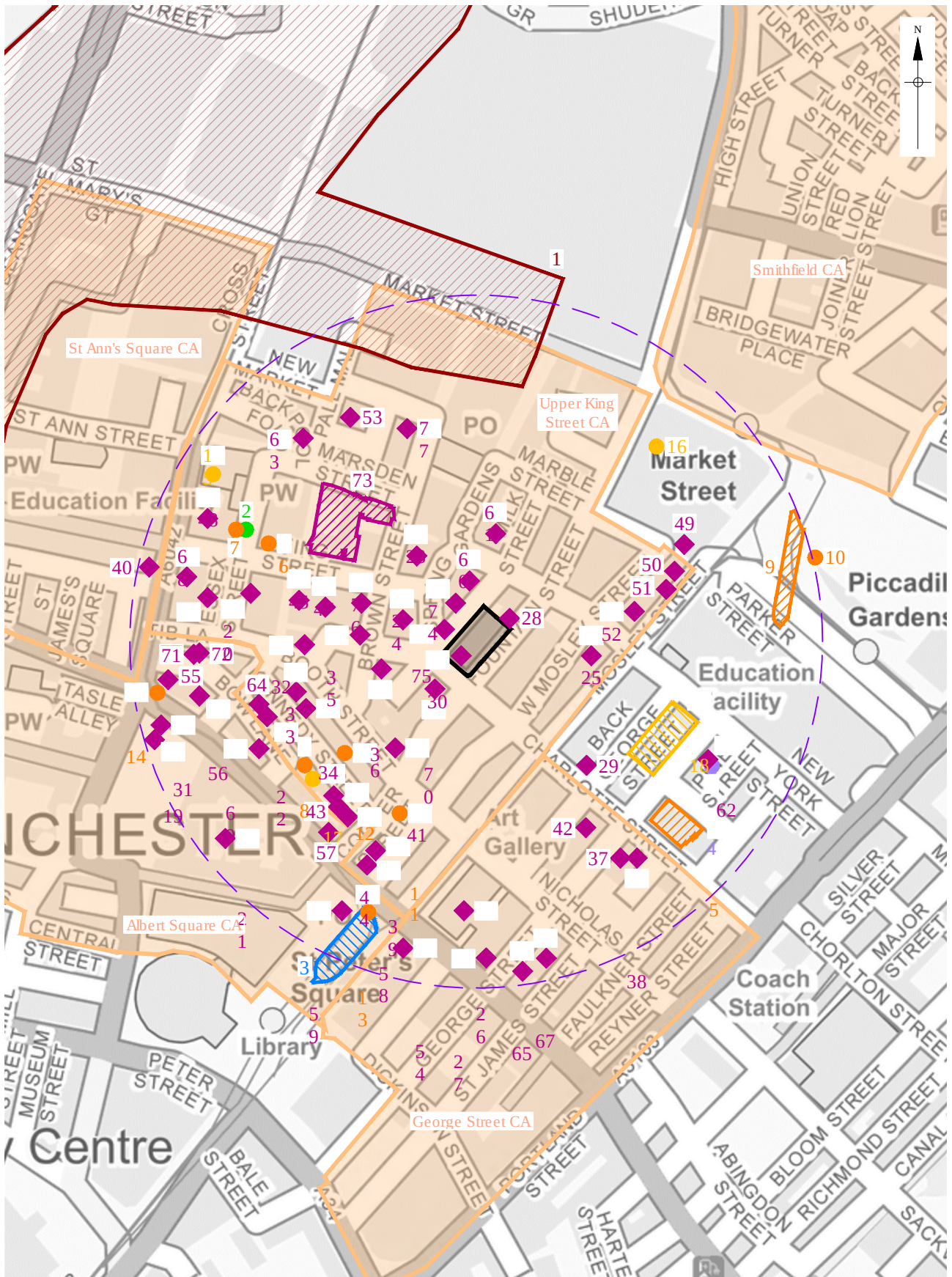


Figure 3

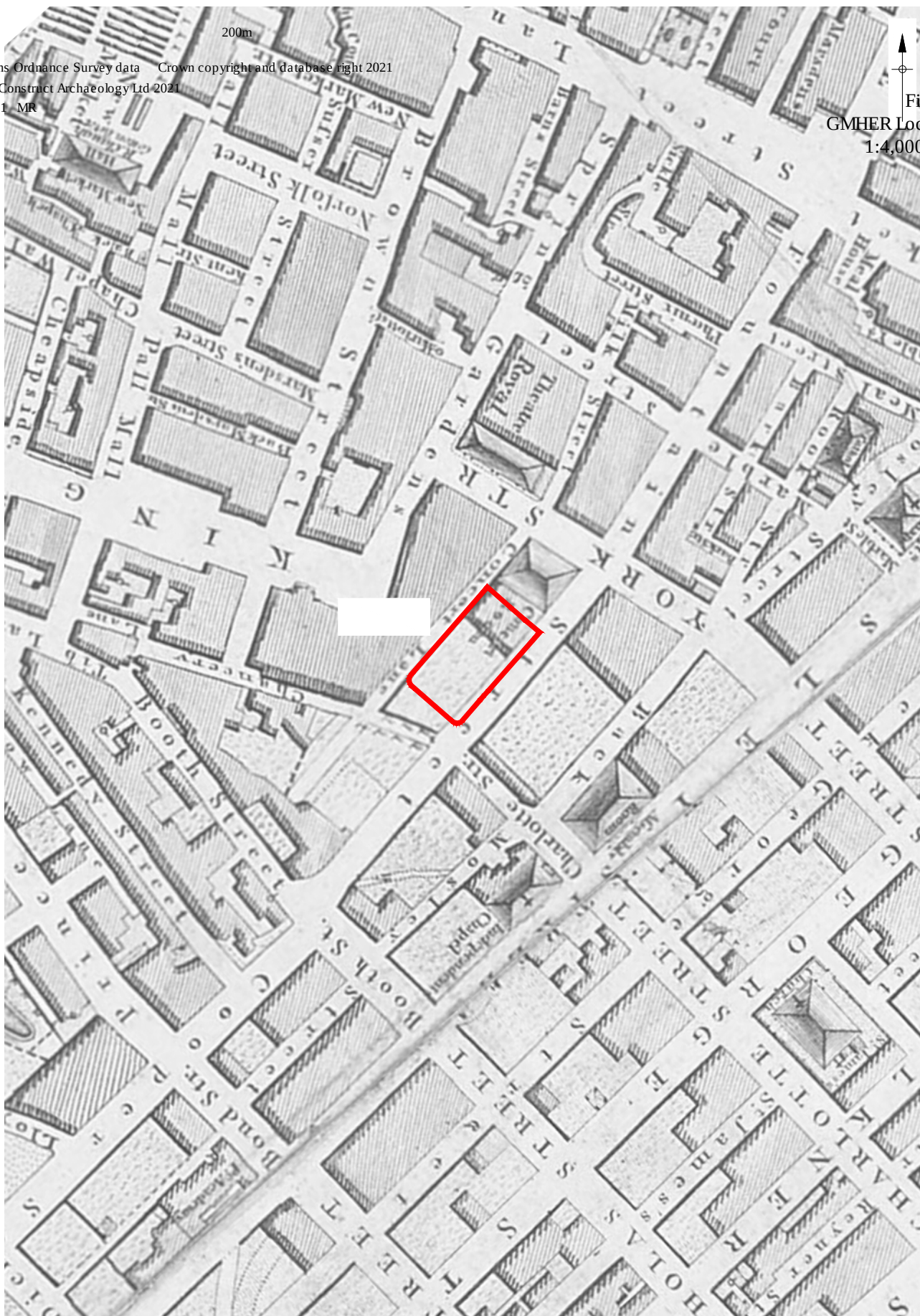
Basement and Ground Floor Plans of the Proposed Development

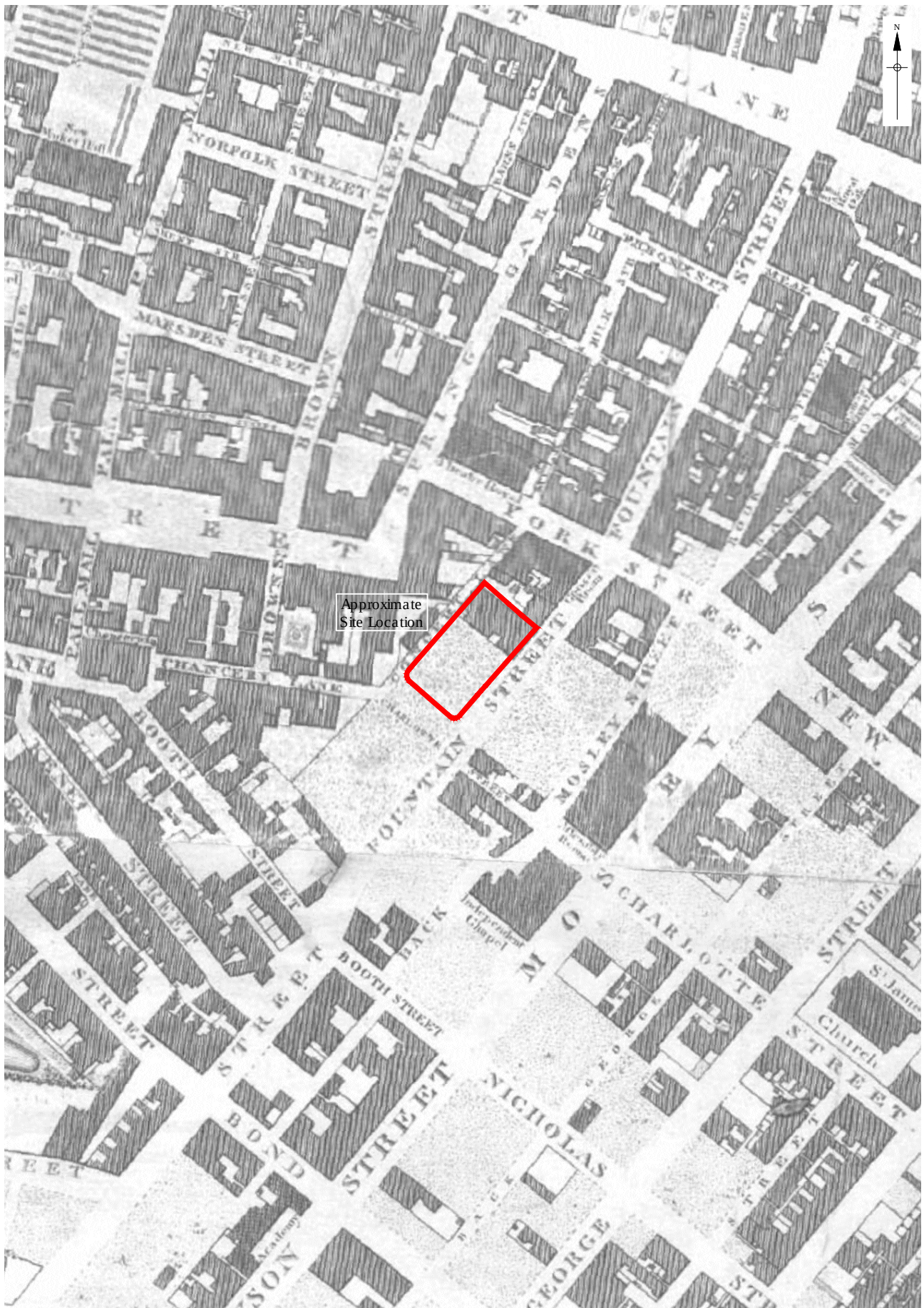
1:400 at A3



Medieval(1)	Post-Medieval(2)	Modern (3)	Undated (4)	Monument (5-14)
Building (15-18)	Listed Buildings (19-77)	Conservation Areas		250m Search Radius

Figure 4
GMHER Locations
1:4,000 at A4





0 100m

Figure 5
Extract from 'A Plan of Manchester and Salford', 1793
Approx. 1:2,000 at A4

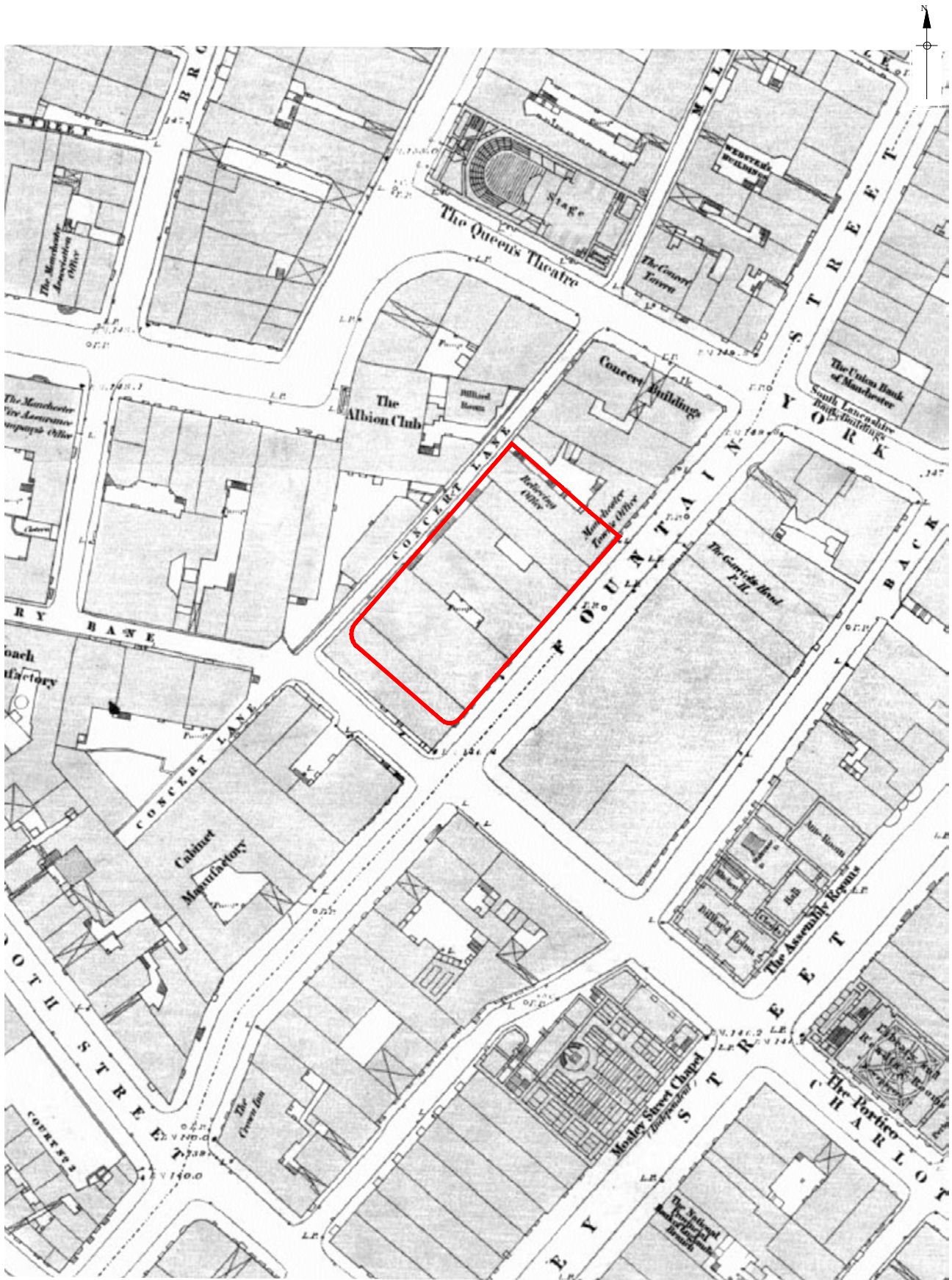


Figure 6
Green's map of Manchester and Salford, 1787-94
1:2,000 at A4



0 50m

Figure 8
Goad Fire Insurance plan, 1886
Approx. 1:1,250 at A4



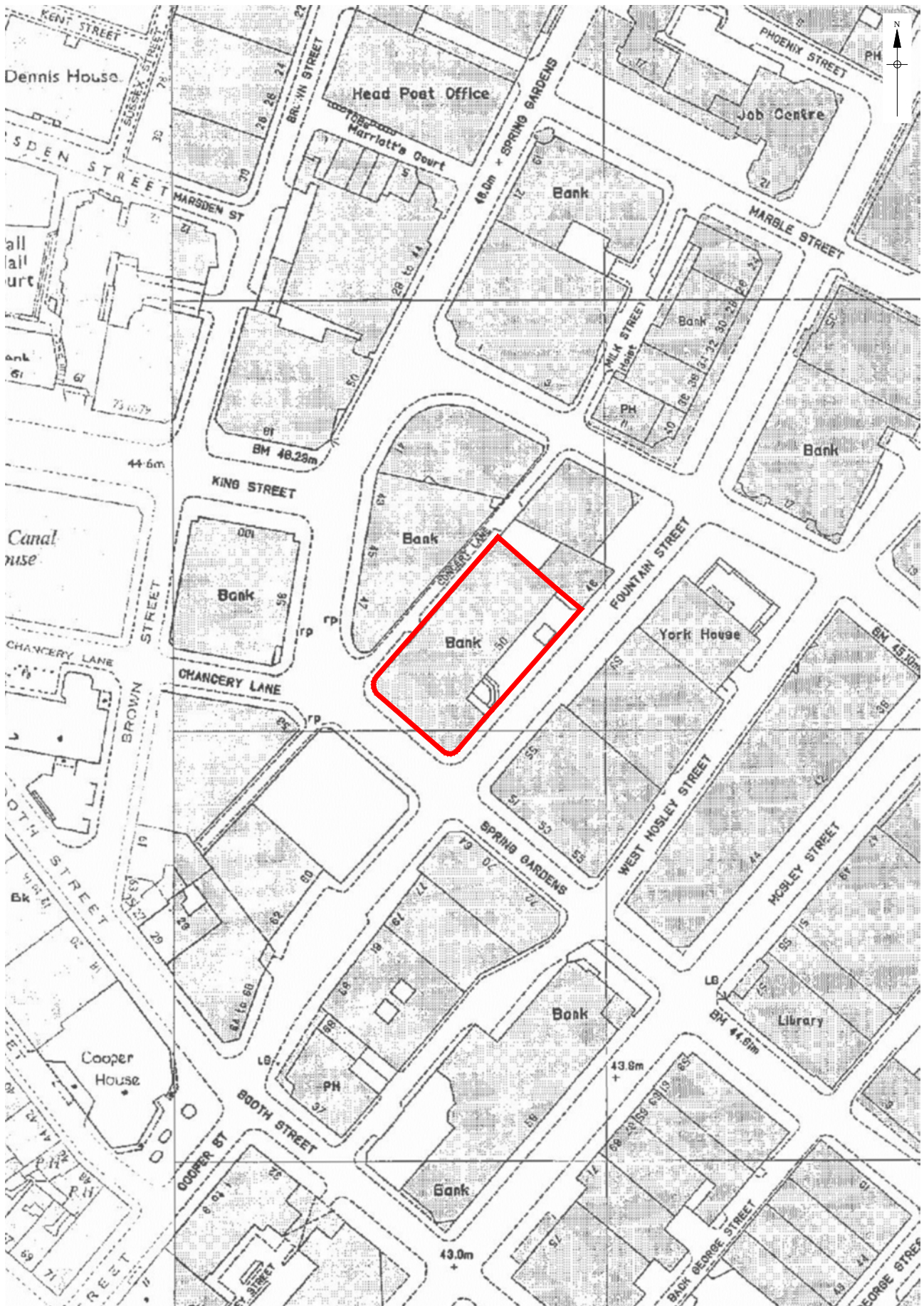
0 100m

Figure 9
Ordnance Survey map, 1889-94
1:2,500 at A4



A horizontal scale bar with alternating black and white segments. The number '0' is at the left end and '50m' is at the right end.

Figure 11
Ordnance Survey map, 1933-34
1:1,250 at A4



0 50m

Figure 12
Ordnance Survey map, 1955-58
1:1,250 at A4



0

50m

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13/04/21 MR

Figure 13
Ordnance Survey map, 1985-90
1:1,250 at A4

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