

39 Deansgate, Manchester
Archaeological Desk-Based Assessment
July 2021

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Report

Archaeological Desk-Based Assessment

Site

39 Deansgate, Manchester

Date

July 2021

Planning Authority

Manchester City Council

Site Centred At

SJ 83765 98518

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Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers 39 Deansgate, Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

The assessment has established that there are no recorded archaeological remains from the prehistoric, Roman, Saxon, Early Medieval and Medieval periods within the site, and limited evidence in its surroundings.

Therefore, based on the available evidence, the study site has a moderate/low potential for remains of all archaeological periods which pre-date the Post-Medieval period.

It is possible that there may be below-ground archaeological remains associated with late 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.

The archaeological potential across the site will be reduced due to previous development associated with the construction of modern buildings in the 1960s, and by bomb damage which affected the whole site. This will have had significant below-ground impacts, and it is unlikely that any evidence that pre-dates this will be present within the site. A low/nil potential for Post-Medieval remains is therefore identified.

Considering the above information, it is suggested that no further archaeological investigations are warranted on this site.

1.0 Introduction

- 1.1 Orion Heritage Limited has been commissioned by Aegon Property Income Fund to produce this archaeological desk-based assessment to support a planning application for development of 39 Deansgate, Manchester. The site (hereafter referred to as the 'study site') is located at grid reference SJ 83765 98518 (Figure 1).
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), this report draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3 The current archaeological desk-based assessment deals with archaeological assets only. A report considering all designated heritage assets is under separate cover.
- 1.4 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.5 The study area used in this assessment is a 250 m radius from the red line boundary of the site (Figures 2 and 3).

Location, Topography and Geology

- 1.6 The study site is irregular in shape and comprises an area of around 0.12 ha. It is bound by Deansgate to the west, St Mary's Gate to the north, the Grade II* listed Barton Arcade to the south and by 12-14 St Mary's Gate to the east. It situated within the St Ann's Conservation Area.
- 1.7 39 Deansgate is currently occupied by an 9-storey mixed use building known as 'Speakers' House', built in 1963 and designed by the architectural practice of Douglas Stephen & Partners. It has been refurbished numerous times over the years, most recently in 2013 when new cladding was added to the main shop front façades. The existing building has a Net area of 3,754 sq. m (40,408 sq. ft) with accommodation arranged over ground, mezzanine, and eight upper floors. Car parking provision with 13 spaces is provided to the rear. The ground floor, circa 1116 sq.m (12,013 sq. ft) is occupied by retail tenants including the Flight Centre, Spar and Gregg's. The upper floors are currently used as offices, with an area in excess of 2,638 sq. m (28,395 sq. ft). The offices are partially occupied and generally characterised by short term leases.
- 1.8 The site is currently serviced by an alley leading to a yard accessed via the pedestrianised Exchange Street/St. Ann's Square to the east.
- 1.9 The site primarily comprises buildings which stand at a level of c. 40 m Above Ordnance Datum (AOD).
- 1.10 The geological map of the area shows the site to be underlain by Sand and Gravel Glaciofluvial Deposits, resting on the solid geology of Sandstone of Chester Formation.

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1** The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.2** Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF 2019), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.4** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.5** Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) is directly or indirectly affected, a balanced judgement is required that has regard the scale of any harm or loss and the significance of the asset(s).
- 2.6** *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7** *Archaeological Interest* is defined as: a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements

of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.11** The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, the PPG states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'. (reference ID: 18a-001-20140306)

- 2.12** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.13** The Manchester City Council Core Strategy (adopted July 2012) has the following policy relating to the historic environment:

Policy EN3: 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

- 2.14** The 'Unitary Development Plan (1995) has the following 'saved' policy relating to archaeology:

Policy DC20.1: Archaeology

The Council will give particular careful consideration to development proposals which affect Scheduled Ancient Monuments and sites of archaeological interest, 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.*

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.15 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a seven-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits; brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3.0 Archaeological and Historical Background

- 3.1** The locations of sites mentioned in the text in this section are shown on Figures 2 and 3.
- 3.2** The Greater Manchester HER shows no recorded assets within the site; however, the site lies within the Area of Medieval Manchester (16050.1.0) and St Anns Square Conservation Area (DGM1471), which contains multiple Listed Buildings, including the adjacent building to the south of the site. To the immediate north of the site is the Cathedral Conservation Area and c. 350 m to the south lies the Deansgate Conservation Area.
- 3.3** In the 250m search radius are a further 117 heritage assets. The site does not contain any Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields.
- 3.4** There are 8 findspots within the search area, 7 of these lie to the north of the site around Bridge Street, with one located to the south off Deansgate; these primarily comprise Post-Medieval ceramics and clay tobacco pipe (273.1.0).
- 3.5** There are 19 events within the search area of the site; these include: desk-based assessments, building recordings, environmental analyses, evaluations and other intrusive archaeological works. No investigations have taken place within the site.

Non-Designated Heritage Assets

Prehistoric

- 3.6** There are no prehistoric remains recorded within the study site.
- 3.7** The only prehistoric archaeological asset recorded in the study area is that of a Neolithic flint flake (407.1.0) which was found in the 19th century near the cathedral and a Bronze Age dagger and axe fragments (394.1.0) that were discovered in 1880 on the corner of Hanging Bridge.
- 3.8** Mesolithic evidence is sparse, with none from the centre of Manchester (Redhead 2012, p12). At Nook Farm in Salford, c. 3.3 km to the west, hundreds of flints were recovered during excavations suggesting a seasonal hunting ground (GMAU 2010, p12).
- 3.9** Neolithic and Bronze Age structures and ceramics have been recorded outside of the centre at Oversely Farm (GMAU 2010, p12-13). Concentrations of prehistoric finds have also been recorded within Manchester; these are thought to represent areas of high levels of building activity (Redhead 2012, p12). Late Bronze Age metalwork has been found at the crossing point of the River Irwell (Barrowclough 2008, p153).
- 3.10** Iron Age Manchester is likely to have been a cultivated landscape with farmsteads along the rivers and defended hilltops (Redhead 2012, p13). Settlement evidence has been recorded at Mellor c. 22 km to the south-east, at Rainsough c. 5 km to the north-west and Great Woolden Hall in Salford c. 3 km west.
- 3.11** Considering the lacuna of archaeological evidence of prehistoric date both within the site and its surroundings, the potential of the site is low.

Roman

- 3.12** There are no Roman remains recorded within the study site.
- 3.13** There was a Roman fort in Manchester by AD 79, which is thought to have housed around 480 legionaries. Over time, the fort was abandoned and rebuilt, finally being

built in stone. This last fort was occupied until the Romans left Britain. The fort's location was near the meeting point of the rivers Irwell and Medlock (now Castlefields), c. 1 km south of the site (Hylton 2010, p1-3). A Roman settlement was built at Deansgate with an associated cemetery, which dates between the 1st and 3rd centuries AD (GMAU 2009, p14).

- 3.14** The Roman fort brought with it a series of road networks, extending from Manchester to the wider countryside. One road to the immediate east of the site, lies under Deansgate; the Manchester to Ribchester Roman Road (HER 14.1.0), which heads north from the Roman fort past the site towards Radcliffe (Redhead 2012, p14), most of which has been subsequently built over. Excavations in 1951 show how the fort was first built of clay rampart and brushwood (Petch, 1954, p27-37); covering around 3 acres of land. Destroyed in the 2nd century and rebuilt in stone by AD 160. This new fort was on a different alignment, expanding to 5 acres (Redhead 2012, p15-17).
- 3.15** Parts of the wall have survived at Beaufort Street, c. 1.2 km to the south-west (Petch 1954, p27-27), with evidence of a palisade enclosure at Liverpool Road c. 1.1 km to the south-west and under City Exhibition Hall (Jones & Wild 1972). Approximately 1 km to the south of the site, evidence has been identified of a vicus with temple and associated buildings at Barton Street (Nevell 2008, p24-28), with evidence of a fortified civilian enclave underneath the old City Exhibition Hall to the south (Jones & Reynolds 1978, p.1-19).
- 3.16** Approximately 1 km to the north lies Hunts Bridge (16023.1.0), crossing the River Irk its origins are thought to date to the Roman period, and associated with the Roman road from the fort. The current Hunt's Bank Bridge (272.1.0) dates to the 15th century; noted to exist in 147.
- 3.17** Archaeological evidence of Roman date within the study area (notably the Manchester to Ribchester Roman road) indicates that the potential of the site is moderate/low.

Saxon/Medieval

- 3.18** There are no Saxon/Medieval remains recorded within the study site.
- 3.19** Evidence During the 10th century Manchester became the northern border of the Kingdom of Mercia, it became fortified as a royal burh by Edward the Elder during AD 919-20 (Redhead 2012, p15), with the focus of settlement located at the confluence of the Rivers Irwell and Irk (Kidd 2006).

'In this year after autumn King Edward went with the army to Thelwall and ordered the borough to be built, occupied and manned; and while he stayed there he ordered another army, also from the people of Mercia, to occupy Manchester in Northumbria, and repair and man it.' (Whitelock, D 1995, p198)
- 3.20** The exact location remains unknown however, several locations have been suggested; near Manchester Cathedral (Redhead 2012, p11-12), the former Roman fort and the northern end of Deansgate overlooking the Rivers Irk and Irwell (Redhead, 2012, p17). The Cathedral Church of St Mary, St George and St Denys (1370.1.0) is thought to date to the Saxon period, with later phases spanning the 15th, 19th and 20th centuries.
- 3.21** An 8th or 9th century sculpted stone angel (1370.2.1) was found in 1871 during the demolition of the cathedral porch; this is thought to be St Michael whom the early church was dedicated to. Skeletons and coins (1370.2.0) were uncovered in a tunnel in 1901 during building work near the cathedral and are thought to date to the Medieval period.
- 3.22** The Domesday Book records Manchester as part of the Royal Manor of Salford, held by Roger de Poitou (Hylton 2010, p11-12). Manchester was granted charter in 1301 and its Cathedral built in 1421 (Historic England 2017, p5). Deansgate and Castlefield formed

part of Aldport Park, which covered over 90 acres of predominately woodland (Wilan 1980, p3-4).

- 3.23** The site lies within the Area of Medieval Manchester (16050.1.0), which marks the extent of Medieval Manchester as defined by the burgage plots and excavation evidence.
- 3.24** St Anns Conservation Area (DGM1471) in 1222 was referred to as Acrefield, consisting of four 'Lancashire Acres'. Around this time, the Lord of the manor, Grelly, gained license for an annual fair. Acres Fair became the only chartered fair held in Manchester, selling cattle and livestock, which serviced Lancashire and Cheshire. The surrounding areas were noted as common land until the 17th century when they began to be developed.
- 3.25** The Cathedral Conservation Area (DGM1478) lies immediately to the north of the site; this area is thought to have first been settled by a small community during the Saxon period. Expanding after the Norman Conquest and becoming a centre for the trade in coarse woollen cloth, this area continued to develop into the Post-Medieval period, with rapid growth during the Industrial Revolution.
- 3.26** Medieval assets within the study area include: Hanging Bridge (130.1.0) to the north, which forms a Scheduled Monument (DGM36); a rare surviving Medieval structure and the site of Chantry Chapel (525.1.0), believed to be a 14th century structure on the piers of the Salford Bridge, likely built in the 1360s, and demolished in 1837; to the east of the site on the present-day Market Street was Market Sted Lane Cross (1381.1.0), which was believed to be Medieval in date and survived until the 17th century; adjacent to this was the site of the market cross, stocks, gibbert, cage (1388.1.0), dating to the 16th and 17th centuries, and removed by 1815; the site of the Medieval Market Place (9887.1.0) which held an annual and weekly fair from the 13th century; the site of Booth Hall (1902.1.0) dating to 1308 and demolished in 1821; Salford Hall (1921.1.0); the Corn Exchange and Cathedral Gate site (12396.1.0) which dates from the 11th to 20th centuries; and a Medieval ford (16966.1.0) from the junction of Greengate and Chapel Street.
- 3.27** A Medieval gold ring brooch (9914.1.0) found on Victoria street to the north in 1971, thought to be 13th century in date, is also recorded on the HER, along with a 15th century collection of artefacts (9915.1.0) which were found at the Hanging Bridge - they included a leaden seal of the Duchy of Lancaster type, leaden spoon, key, a specimen with 14th century 'battledore' and alphabet in raised characters.
- 3.28** Due to the lacuna of recorded archaeological assets of Medieval date within the site, but noting some assets in the study area, its potential is moderate/low.

Post-Medieval/Modern

- 3.29** There are no Post-Medieval/Modern archaeological assets recorded within the study site.
- 3.30** From the 18th century onwards St Ann Square Conservation Area (DGM1471) was granted the right to build a church, with space reserved for the annual market, known as St Ann's Square, to the south-east of the site. Acres Court or Acker Gate (seen on Tinkers Map of 1772 [Figure 5]), was a narrow passage which formed a toll gated entrance to the fair. The market remained in this location for 650 years and moved several times from 1820 until 1876 when it was abolished.
- 3.31** The area became the centre of the Manchester Cotton Exchange which opened in 1729; it was rebuilt several times, with the whole area heavily bombed during World War II. Much of the area dates to the reign of Queen Victoria, becoming noted for fashionable shopping, with buildings of special architectural or historical interest.

- 3.32** Post-Medieval Listed Buildings within the search area include: the Old Wellington Inn (65.1.0) and the monument of the former 16th century Old Wellington Inn (65.1.1); former National Westminster Bank (402.1.0), built in 1736; Church of St Ann (8594.1.0), built in 1709; and Sinclairs Oyster Bar (8613.1.0), dating to the late 17th century.
- 3.33** 19th to 20th century Listed Buildings include: 19th century 51-63 Deansgate, Barton Arcade (396.1.0); 25 St Ann Street (397.1.0), built in c.1848; the former Crown Hotel (864.1.0); the former Baerlin's Warehouse (1598.1.0), used for shipping; 14 and 16 Blackfriars Street (1567.1.0), built in 1866; Blackfriars Bridge (82881.0), built in 1820; Mynshull's house (83061.0), dating to 1890; Mitre Hotel (8307.1.0); Alliance House (8358.1.0); Chop House Public House (8359.1.0); Eagle House (8360.1.0); Haywards Building (8373.1.0); 98-116 Deansgate (8374.1.0); 95-103 Deansgate (8380.1.0); 105-113 Deansgate (8381.1.0); 1-13 former Royal Exchange (8395.1.0); 15 and 17, 19, 28, 30, 33, 48, 56, 62, 74 Kings Street (12057.1.0, 12058.1.0, 12059.1.0, 8437.1.0, 8444.1.0, 8438.1.0, 16599.1.0, 8439.1.0, 12060.1.0); former Lloyd's Bank (8446.1.0); Old Exchange (8443.1.0); Northern Stock Exchange (8502.1.0); Arkwright House (8530.1.0); Mansfield Chambers (8590.1.0); 16, 18 and 20, 22 St Ann's Square (12124.1.0, 8591.1.0, 12125.1.0); National House (8595.1.0); 41 South Kings Street (8618.1.0); Princes Chambers (11668.1.0); 14 St Mary's Parsonage (12130.1.0); Winters Buildings (12137.1.0); Former Warehouse, St Mary's Parsonage (15482.1.0); Pall Mall Court and raised Piazza and Podium to side (15551.1.0), dating to 1966.
- 3.34** Other listed structures include: Allen Monument (8594.2.0), dating to 1773 and Boardman Monument (8594.3.0) south of Apse at the east end of Church of St Ann Deacon Monument (8594.4.0), north of Apse; Boer War Memorial (8592.1.0), built in 1907; Cobden's Statue (8593.1.0), dating to 1867; and Victoria Bridge (8643.1.0), built in 1839.
- 3.35** Other assets identified are the site of the 16th century Moot Hall/Courthouse (274.1.0); the defensive Hanging Ditch (130.2.0) and its associated evaluation (130.3.0) which identified 15th and 16th century artefacts; the 16th century Patrick Stone (405.1.0); the site of Radcliffe Hall (3661.1.0), a 17th century hall; site of cockpit (9907.1.0), dating to 1650; site of St Mary's Church (404.1.0), built in 1753-56; Cross Street Chapel (9878.1.0), originally a meeting house which was opened in 1694; site of Rock House (9913.1.0); the site of buildings on Old bridge Street (16967.1.0, 16968.1.0), dating to 1650; and the site of buildings (16969.1.0) shown on the 1787-94 Green's Map (Figure 6).
- 3.36** 19th and 20th century monuments include: the former site of Eagle Roller Works (1740.1.0), built in 1841; the site of the Woollen Cloth Hall (1852.1.0); the site of town house (1925.1.0, 1930.1.0, 1941.1.0); Hattons Shop (1926.1.0); 9 Chapel Street (1934.1.0); warehouse on Booth Street (6666.1.0); Hunt & Co (6693.1.0), a former 1860 public house; site of Bank (8395.2.0); 39-43 Kings Street (8445.1.0); site of the Royal Insurance Building (9869.1.0); site of St Ann's Passage (9883.1.0); Market Street (9884.1.0); site of Half Street (9885.1.0); former gas works (12743); buildings on Clowes Street (12744.1.0); site of oil manufactory (16033.1.0); Guardian underground telephone exchange (16596.1.0) and dial house (16598.1.0).
- 3.37** Public houses in the study area include the 15th to 20th century Kings Head (1901.1.0), originally a hall, then coaching house, offices (it was demolished after World War II); the Saddle Inn (1789.1.0), built in c. 1760; the former Rainbow Hotel or the Rope Makers Arms, built in c. 1795 (1837.1.0); the Brickmakers Arms (1856.1.0); Horseshoe Alehouse (1908.1.0); Ship Inn (1922.1.0); Red Lion Tavern (1923.1.0); Bath Inn (1933.1.0) and the site of the Red Lion Inn (1923.1.0), recorded in 1616 and demolished in 1837.
- 3.38** Find spots include: a posset cup and tobacco pipes (273.1.0) to the south of the site and 180 artefacts recovered during an excavation at the former exchange bus station (16034.1.0), with 17th to 19th century ceramics, clay tobacco pipe, CBM, glass, shell, metalwork and animal bone.

- 3.39** Within the Manchester Archives was a set of plans and elevations for the London City and Midland Bank, dated 1902 and 1903 (GB127.M900/1/1/2/4/5291). This building occupied the corner plot of the site at the junction of St Mary's Gate and Deansgate. It shows the basement level extended 8'4" below street level, with thick walls containing cavities filled with concrete; coal chutes and lifts extended into the basement level.

Map Regression

- 3.40** The earliest map which shows the site in any detail is the 1741-51 Caffon and Berry's Map (Figure 4) which shows the site to be occupied by buildings fronting St Mary's Gate and Deansgate; the area in the centre, west and south of the site does not contain built development. To the north is the marketplace, to the east lies the Exchange; Queen Street and further buildings are located to the south. The buildings have no further detail to them, and individual buildings can not be discerned.
- 3.41** 1772 Tinker's Map (Figure 5) shows no change to the site. It is a basic map with little information; however, the shape and footprint of the buildings on site remain the same.
- 3.42** 1787-1794 Green's Map (Figure 6) shows the site in greater detail with individual buildings now recognisable, but not labelled. The central area is now occupied by buildings, with Ridings Court located in the south of the site, with entrances from St Mary's Gate and Deansgate.
- 3.43** The 1851 Adshead's Map (Figure 7) shows little change to the site, being occupied by multiple buildings. It also identifies a vaulted entrance from Deansgate into a small open area within the buildings.
- 3.44** 1850-1 Ordnance Survey Map (Figure 8) depicts slightly more detail than Adshead's Map of 1851 (Figure 7), with several passageways noted from St Mary's Gate and Deansgate. One of those from St Mary's Gate is narrow and leads south; it appears to have replaced the vaulted entrance identified on Adshead's Map. A chamber is noted in the west of the site; however, the wording is unclear.
- 3.45** 1889-1901 Goad's Map (Figure 9) shows that the site has been re-modelled. The shop frontage along Deansgate seems to have been reduced to allow for widening and the laying of the tramways which extend across both St Mary's Gate and Deansgate. The footprint conforms more with the present-day mapping. The site forms part of Exchange Arcade, with multiple commercial plots and offices above. The north-west corner is noted as Exchange Buildings, with parts of the passageway across the south. The map notes the buildings have turrets and a clad slate roof. To the immediate east of the site, within the same building was 'ye old exchange tavern', lies Lamps, Thos Agnew & Sons and Lancashire Insurance Co.
- 3.46** There is no change between the 1889-91 Goad's Map (Figure 9), and the 1891 (Figure 10), 1908 (Figure 11) and 1932-3 (Figure 12) Ordnance Survey Maps.
- 3.47** The Manchester Bomb damage Map of 1940-41 (Figure 13) (GB127.Misc_1192_1_014) show the site and adjacent buildings were heavily damaged by bombing during World War II.
- 3.48** 1955-8 Ordnance Survey Map (Figure 14) does not show any buildings on the site. Buildings that were in many of the surrounding streets are no longer extant. To the east of the site, the former Royal Exchange Building is no longer evident.
- 3.49** 1969-1971 Ordnance Survey Map (Figure 15) shows the site comprising several buildings fronting St Mary's Gate and Deansgate. This footprint of buildings is the same as currently shown on the more recent Ordnance Survey Maps (1992 [Figure 16] and 2019 [Figure 18]).

3.50 Historic mapping shows that the site was developed in the late 17th century. The construction of buildings in the 18th and 19th centuries were followed by bomb damage during World War II which affected the whole site, and then subsequent modern development in the 1960s will have had significant below-ground impacts. As such, it is unlikely that any evidence that pre-dates this time will be present within the site. A low/nil potential for Post-Medieval remains is therefore identified.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site is irregular in shape and comprises an area of around 0.12 ha. It is bound by Deansgate to the west, St Mary's Gate to the north, the Grade II* listed Barton Arcade to the south and by 12-14 St Mary's Gate to the east. It is situated within the St Ann's Conservation Area.
- 4.2 39 Deansgate is currently occupied by an 9-storey mixed use building known as 'Speakers' House', built in 1963 and designed by the architectural practice of Douglas Stephen & Partners. It has been refurbished numerous times over the years, most recently in 2013 when new cladding was added to the main shop front façades. The existing building has a Net area of 3,754 sq. m (40,408 sq. ft) with accommodation arranged over ground, mezzanine, and eight upper floors. Car parking provision with 13 spaces is provided to the rear. The ground floor, circa 1116 sq.m (12,013 sq. ft) is occupied by retail tenants including the Flight Centre, Spar and Gregg's. The upper floors are currently used as offices, with an area in excess of 2,638 sq. m (28,395 sq. ft). The offices are partially occupied and generally characterised by short term leases.
- 4.3 The site is currently serviced by an alley leading to a yard accessed via the pedestrianised Exchange Street/St. Ann's Square to the east.
- 4.4 The site primarily comprises buildings which stand at a level of c. 40 m AOD.

The Proposed Development

- 4.5 The proposed development comprises the erection of a 17 storey building comprising office use (Use Class B1) and flexible ground floor commercial units (Use Class A1, A2, A3 and A4), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.

Potential Archaeological Impacts

- 4.6 The assessment has established that there are no recorded archaeological remains from the prehistoric, Roman, Saxon, Early Medieval and Medieval periods within the site, and limited evidence in its surroundings.
- 4.7 Therefore, based on the available evidence, the study site has a moderate/low potential for remains of all archaeological periods which pre-date the Post-Medieval period.
- 4.8 It is possible that there may be below-ground archaeological remains associated with late 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.
- 4.9 The archaeological potential across the site will be reduced due to previous development associated with the construction of modern buildings in the 1960s, and by bomb damage which affected the whole site. This will have had significant below-ground impacts, and it is unlikely that any evidence that pre-dates this will be present within the site. A low/nil potential for Post-Medieval remains is therefore identified.
- 4.10 Considering the above information, it is suggested that no further archaeological investigations are warranted on this site.

5.0 Summary and Conclusions

- 5.1 This archaeological desk-based assessment considers 39 Deansgate, Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 5.2 The assessment has established that there are no recorded archaeological remains from the prehistoric, Roman, Saxon, Early Medieval and Medieval periods within the site, and limited evidence in its surroundings.
- 5.3 Therefore, based on the available evidence, the study site has a moderate/low potential for remains of all archaeological periods which pre-date the Post-Medieval period.
- 5.4 It is possible that there may be below-ground archaeological remains associated with late 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.
- 5.5 The archaeological potential across the site will be reduced due to previous development associated with the construction of modern buildings in the 1960s, and by bomb damage which affected the whole site. This will have had significant below-ground impacts, and it is unlikely that any evidence that pre-dates this will be present within the site. A low/nil potential for Post-Medieval remains is therefore identified.
- 5.6 Considering the above information, it is suggested that no further archaeological investigations are warranted on this site.

Sources

General

Lesley Dunkley: Historic Environment Record Officer, Greater Manchester Archaeological Advisory Service

Greater Manchester County Record Office
Greater Manchester Historic Environment Record
Greater Manchester Local Studies Library
Manchester Central Library

Cartographic

1741	Caffron and Berry's Map
1772	Tinker's Map
1787-94	Green's Map
1851	Adshead's Map
1850-1	Ordnance Survey 1:500 Map
1889-1901	Goad's Map
1891	Ordnance Survey 1:500 Map
1908	Ordnance Survey 1:2,500 Map
1932-3	Ordnance Survey 1:2,500 Map
1940-1	Bomb Damage Map
1955-8	Ordnance Survey 1:2,500 Map
1969-71	Ordnance Survey 1:2,500 Map
1992	Ordnance Survey 1:2,500 Map
1992	Ordnance Survey 1:2,500 Map
2019	Ordnance Survey 1:2,500 Map

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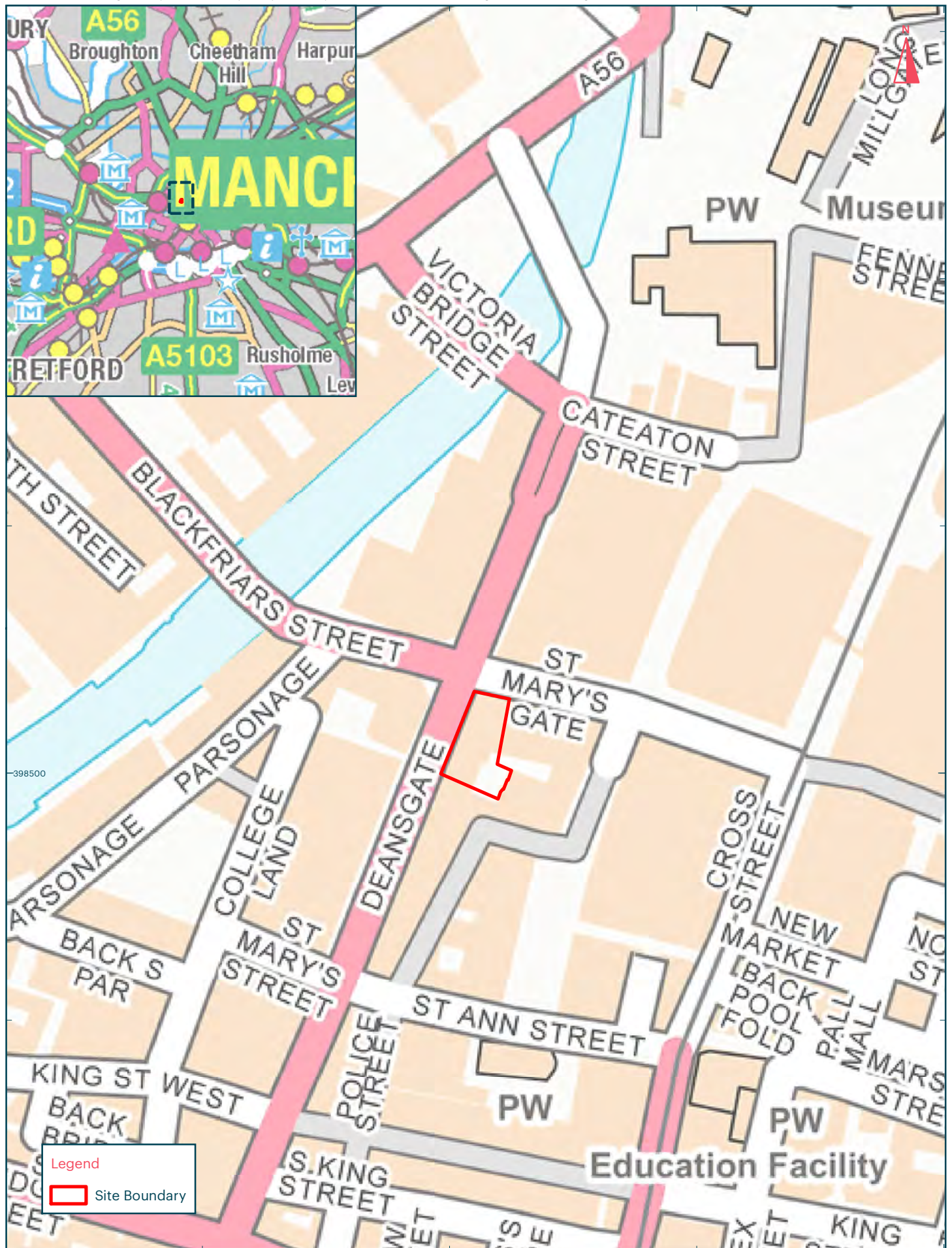
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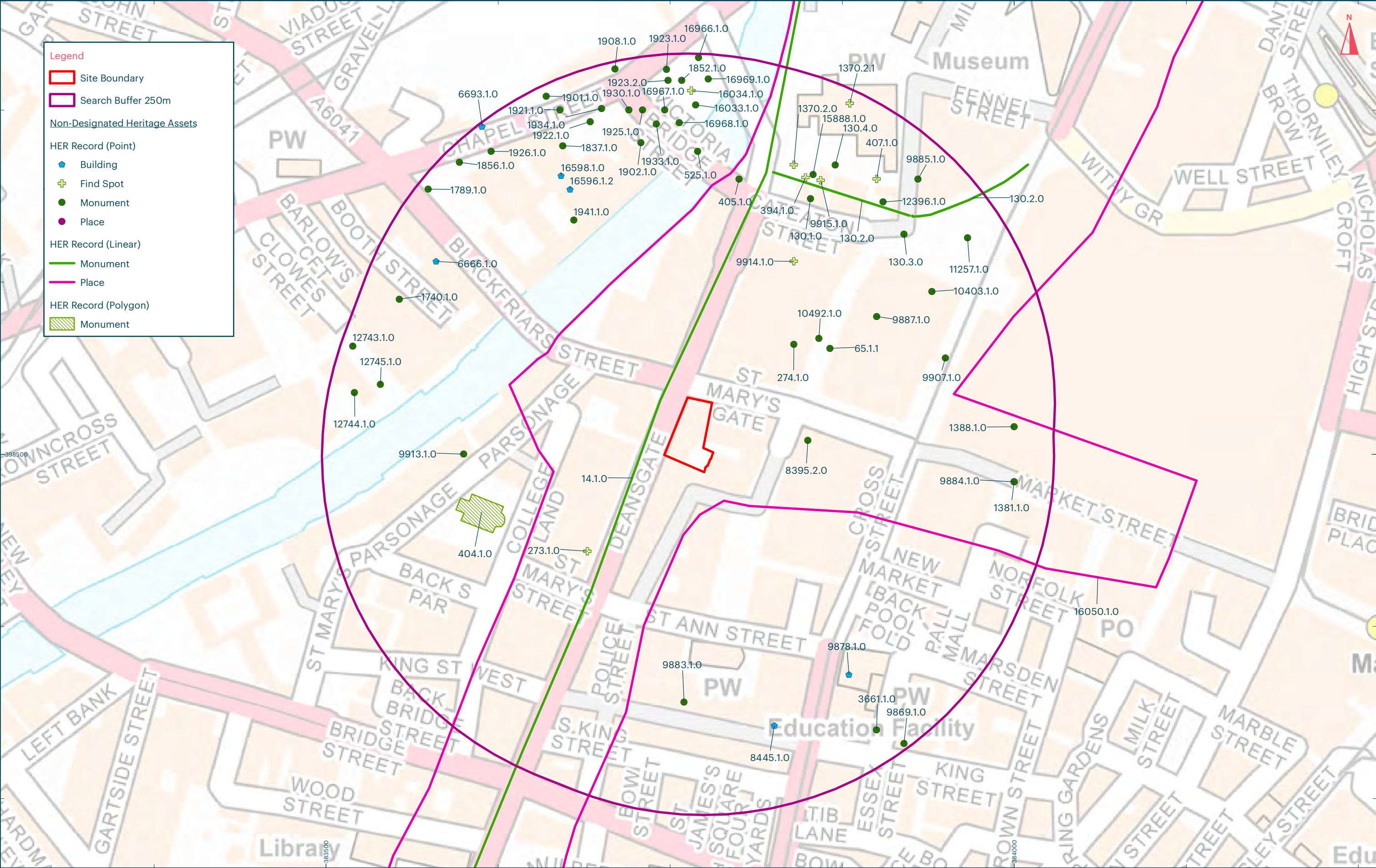


Title:
Figure 1: Site Location
Address:
39 Deansgate, Manchester

Scale at A4: 1:2,500



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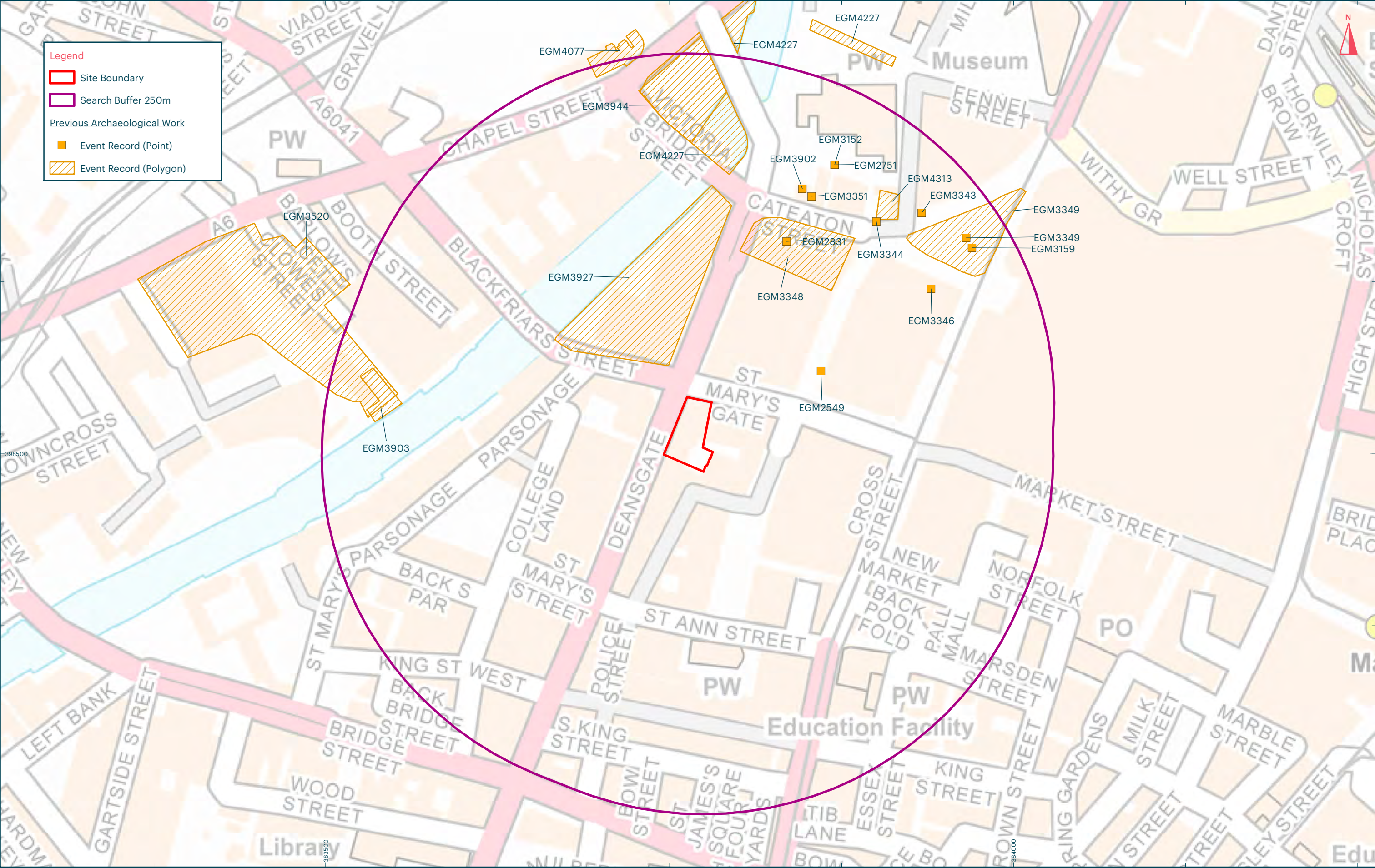
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Figure 2: Non-designated Heritage Assets within 250m of the Site Boundary

Address:
39 Deansgate, Manchester

Scale at A3: 1:2,500

0 80m





Title:
Figure 3: Archaeological Events within 250m of the Site Boundary

Address:
39 Deansgate, Manchester

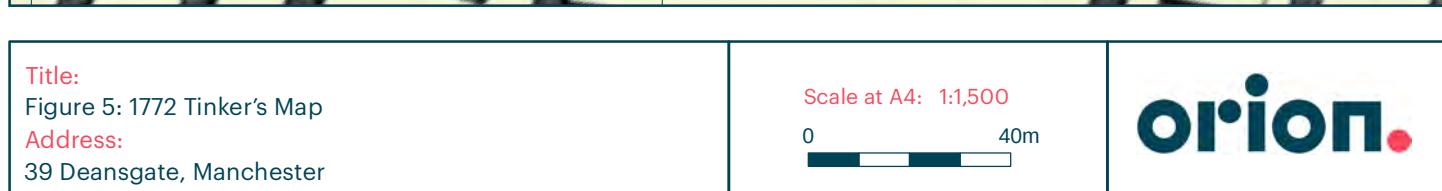
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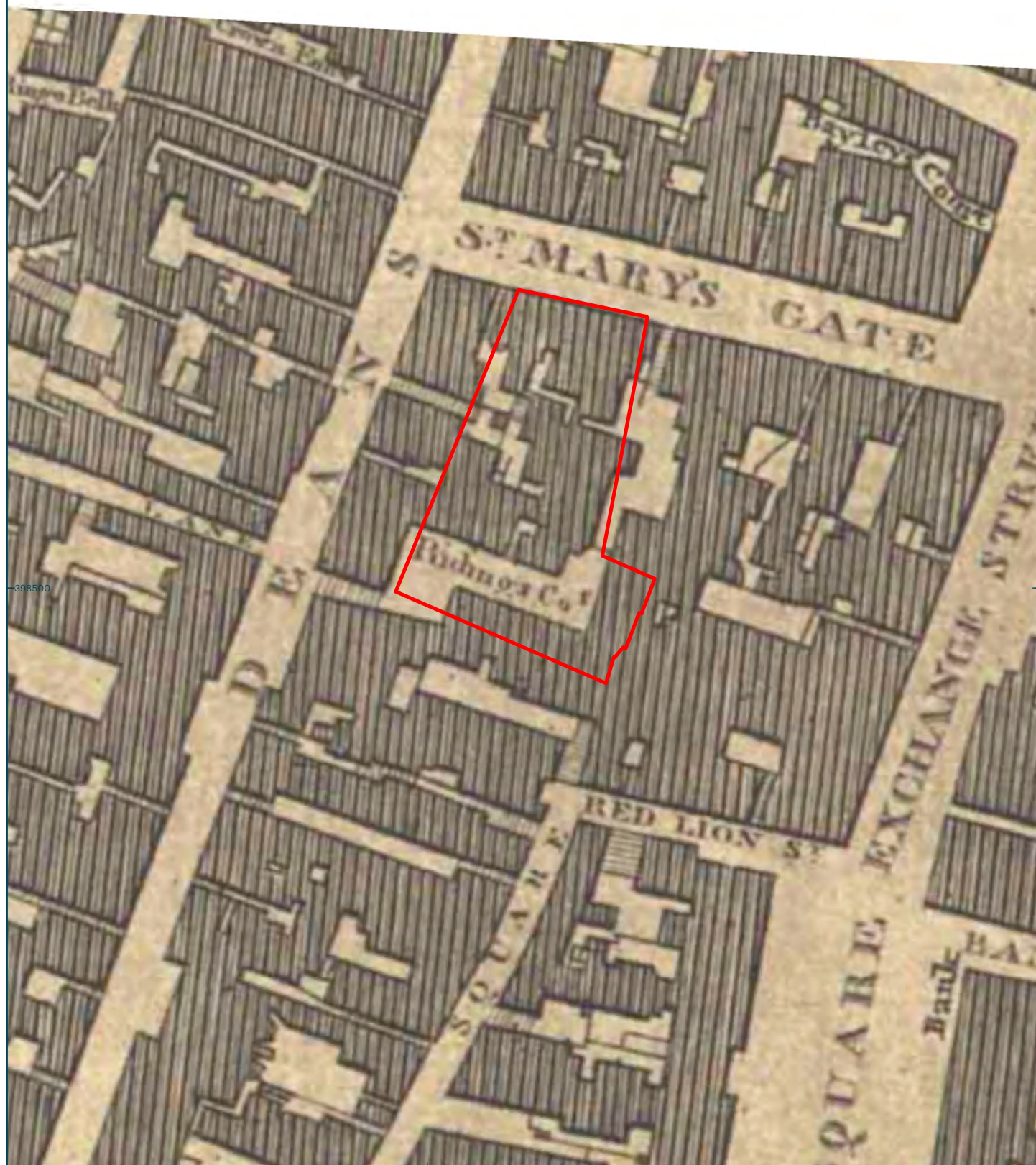
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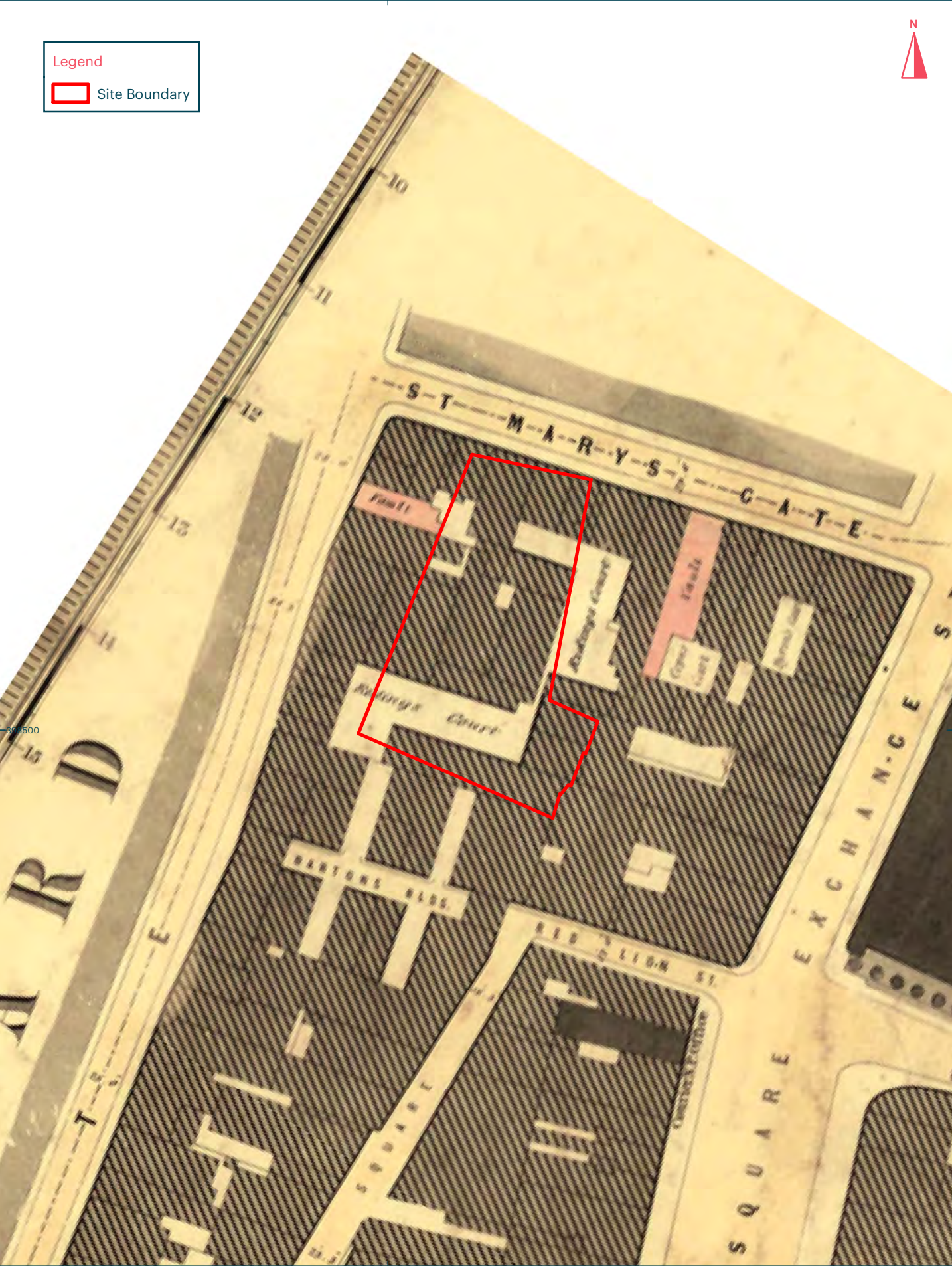
Title: Figure 4: 1741-51 Caffon and Berry's Map Address: 39 Deansgate, Manchester	Scale at A4: 1:750 0 20m	
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 Site Boundary

0 20m





Title:

Figure 7: 1851 Adsead's Map

Address:

39 Deansgate, Manchester

Scale at A4: 1:750

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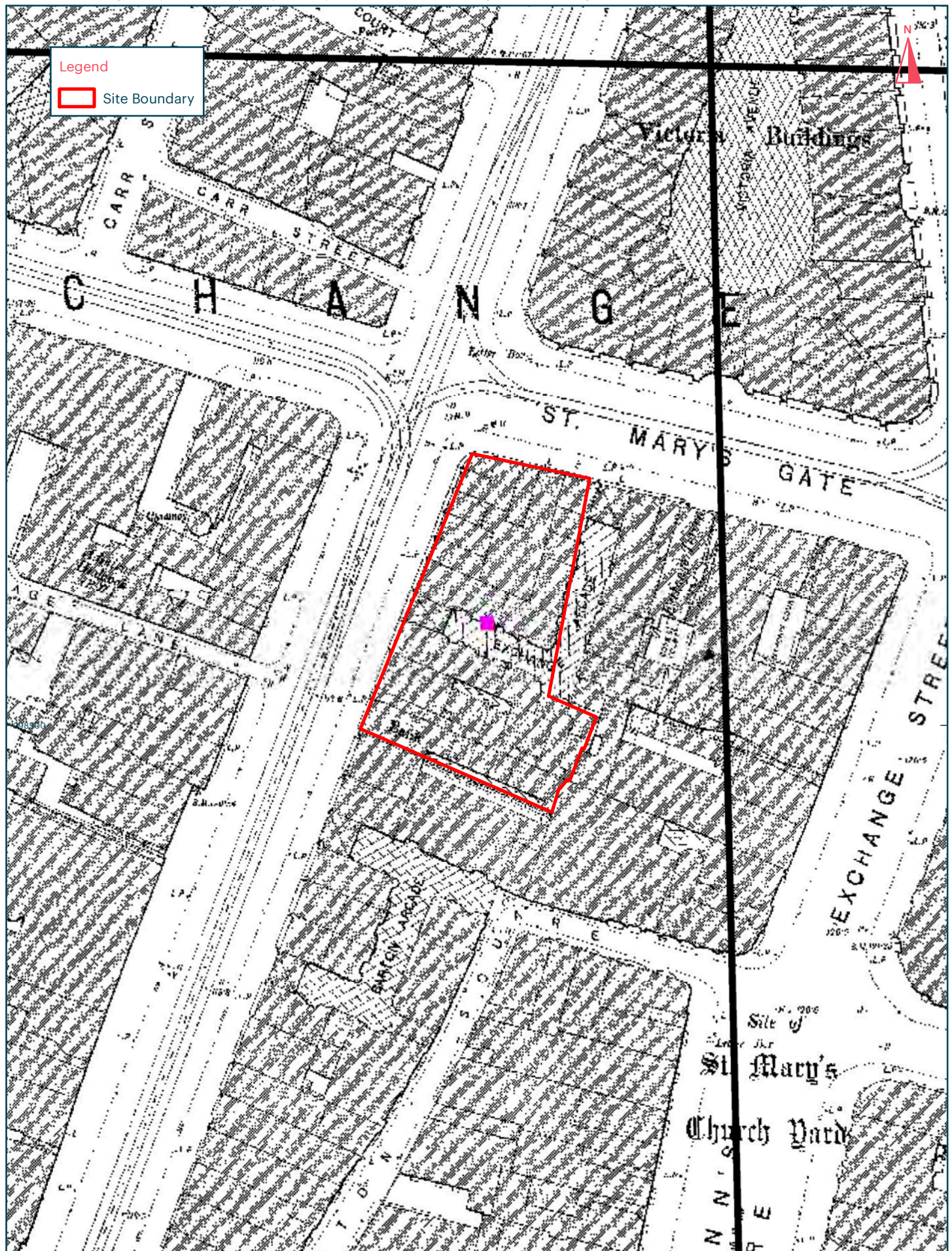


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Figure 9: 1889-1901 Goad's Map
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Scale at A4: 1:400



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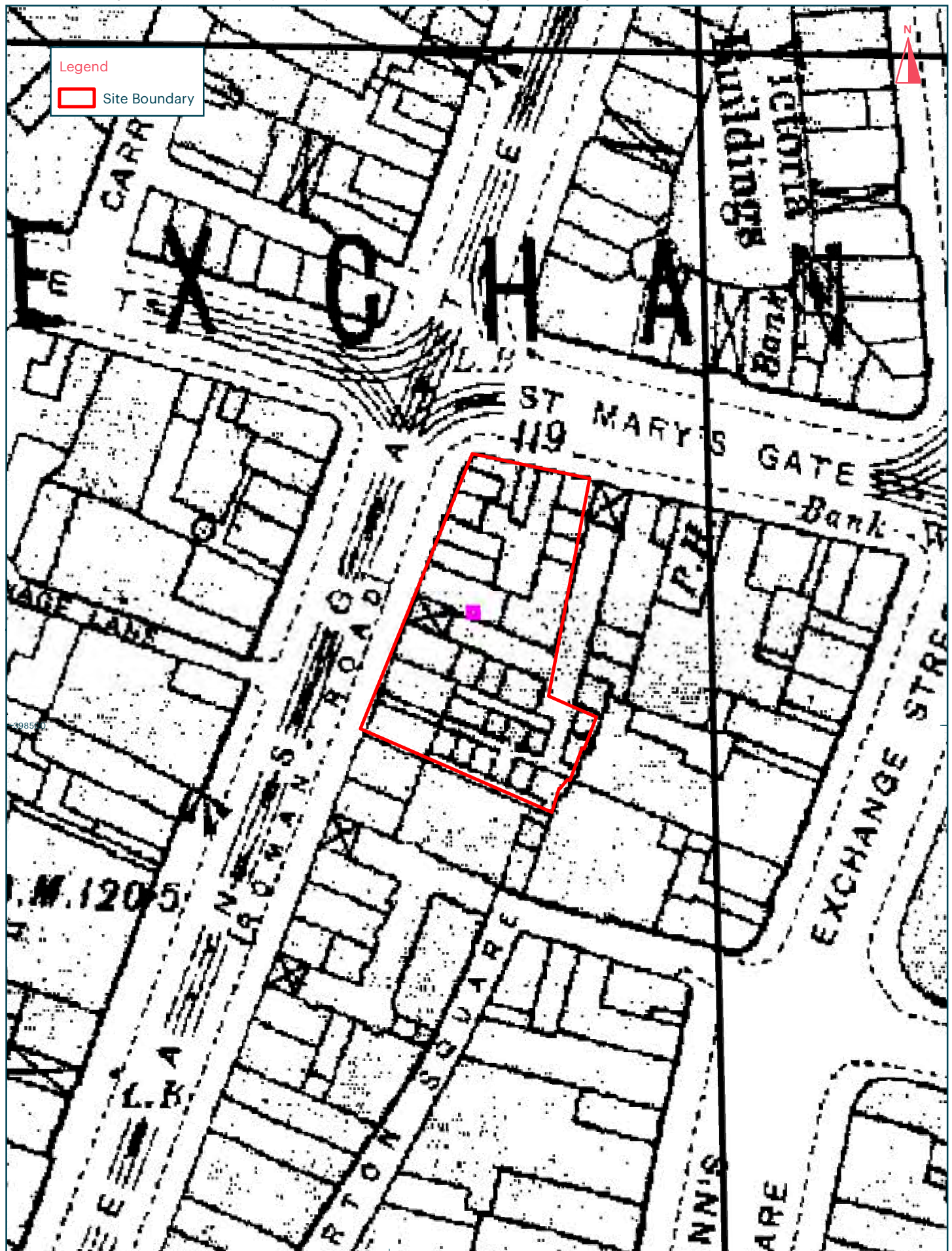


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Figure 10: 1891 Ordnance Survey 1:500 Map
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39 Deansgate, Manchester

Scale at A4: 1:750



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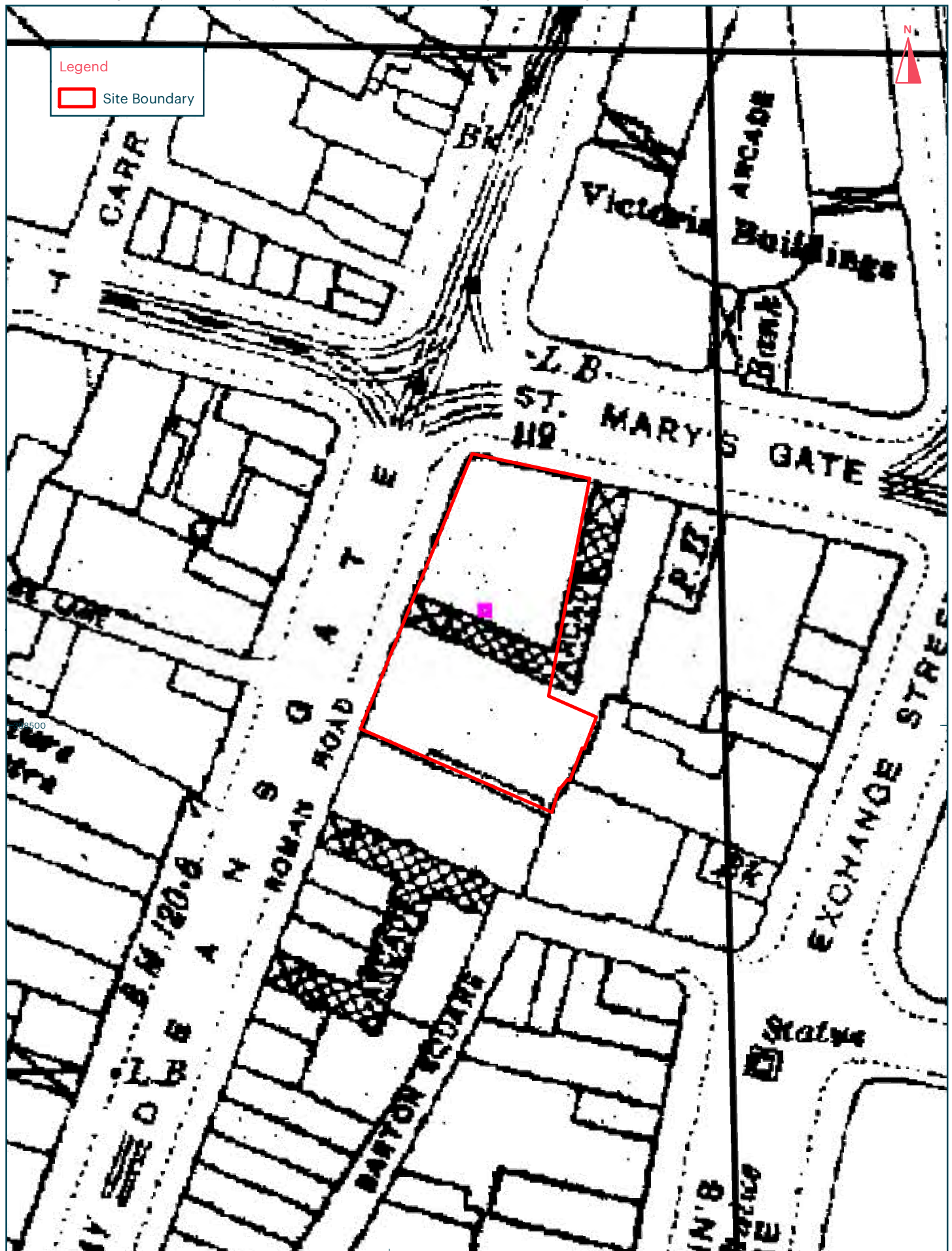


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Figure 11: 1908 Ordnance Survey 1:2,500 Map
Address:
39 Deansgate, Manchester

Scale at A4: 1:750



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Title:
Figure 12: 1932-3 Ordnance Survey 1:2,500 Map
Address:
39 Deansgate, Manchester

Scale at A4: 1:750



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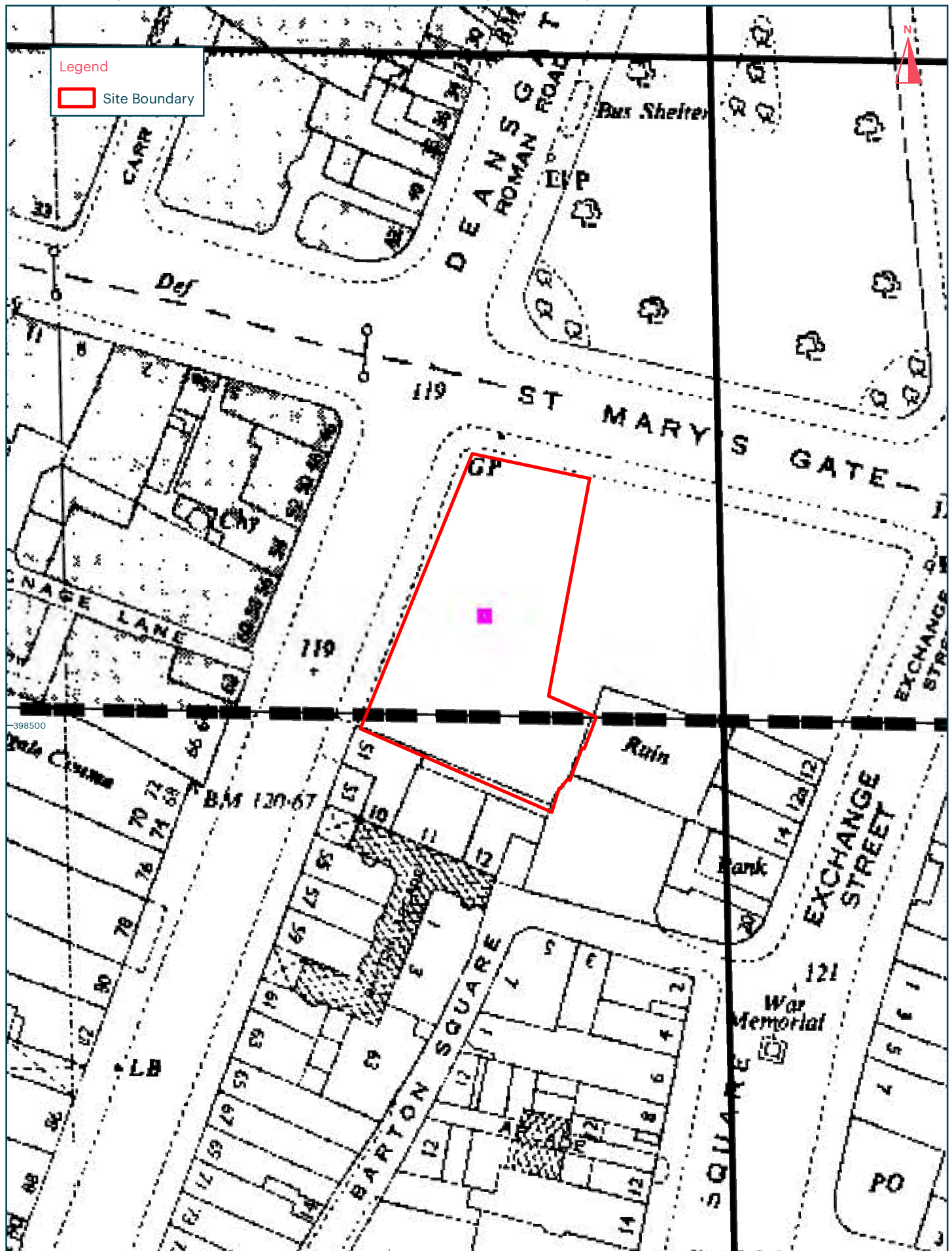
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Figure 13: 1940-1 Bomb Damage Map
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39 Deansgate, Manchester

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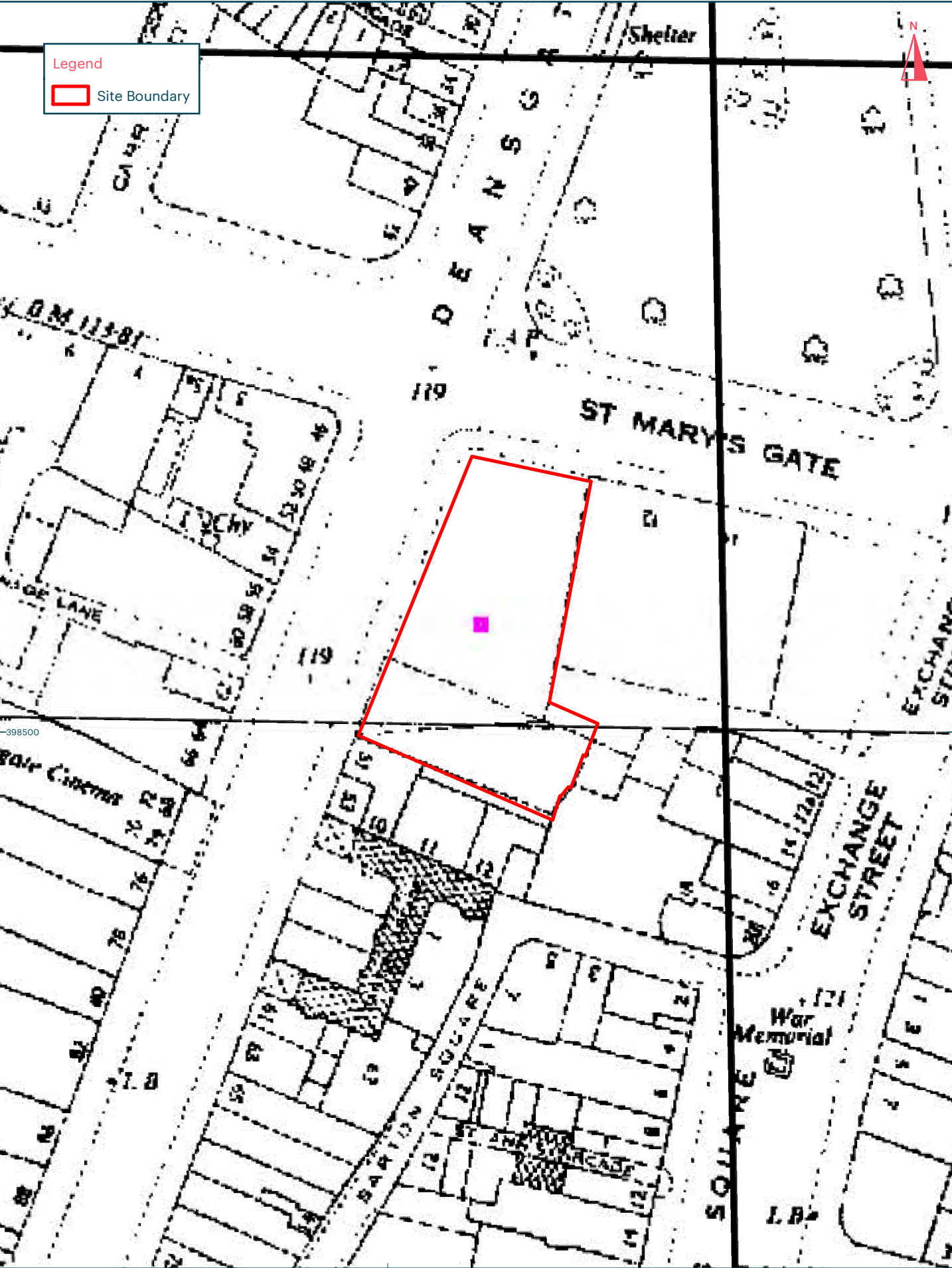


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Figure 14: 1948-49 Ordnance Survey 1:2,500 Map
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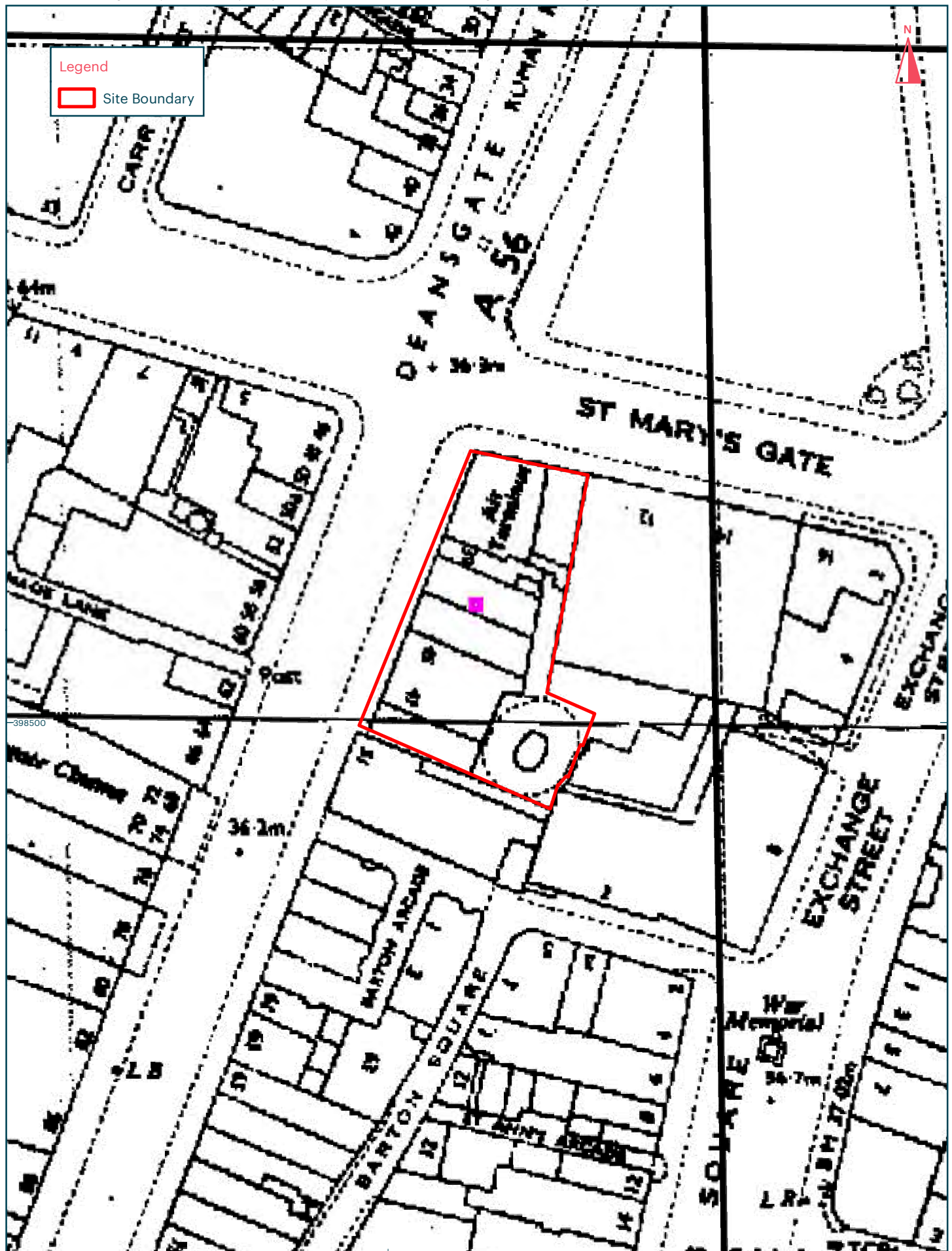
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0 20m

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Title: Figure 15: 1955-8 Ordnance Survey 1:2,500 Map Address: 39 Deansgate, Manchester	Scale at A4: 1:750 0 20m	
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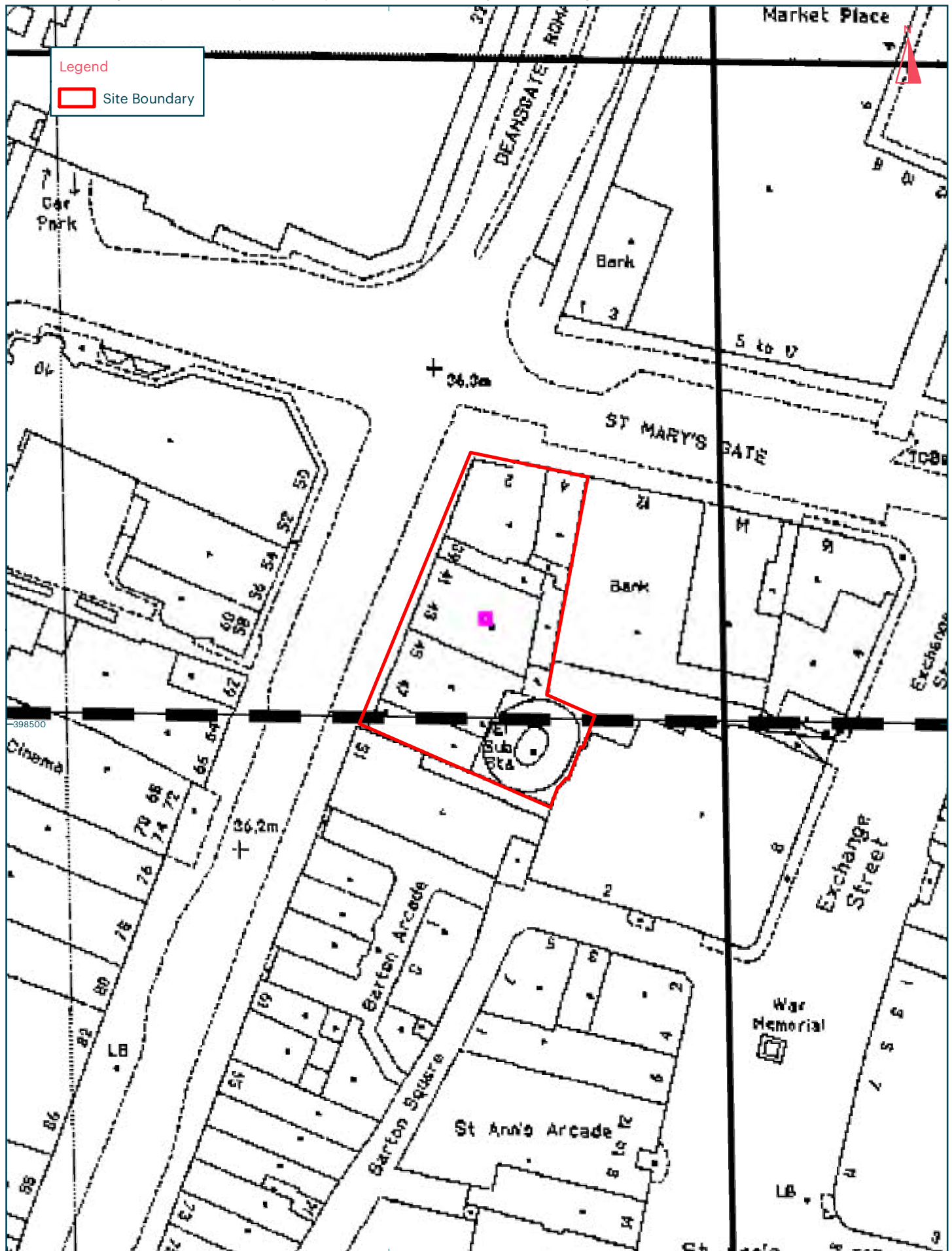


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Figure 16: 1969-71 Ordnance Survey 1:2,500 Map
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Scale at A4: 1:750



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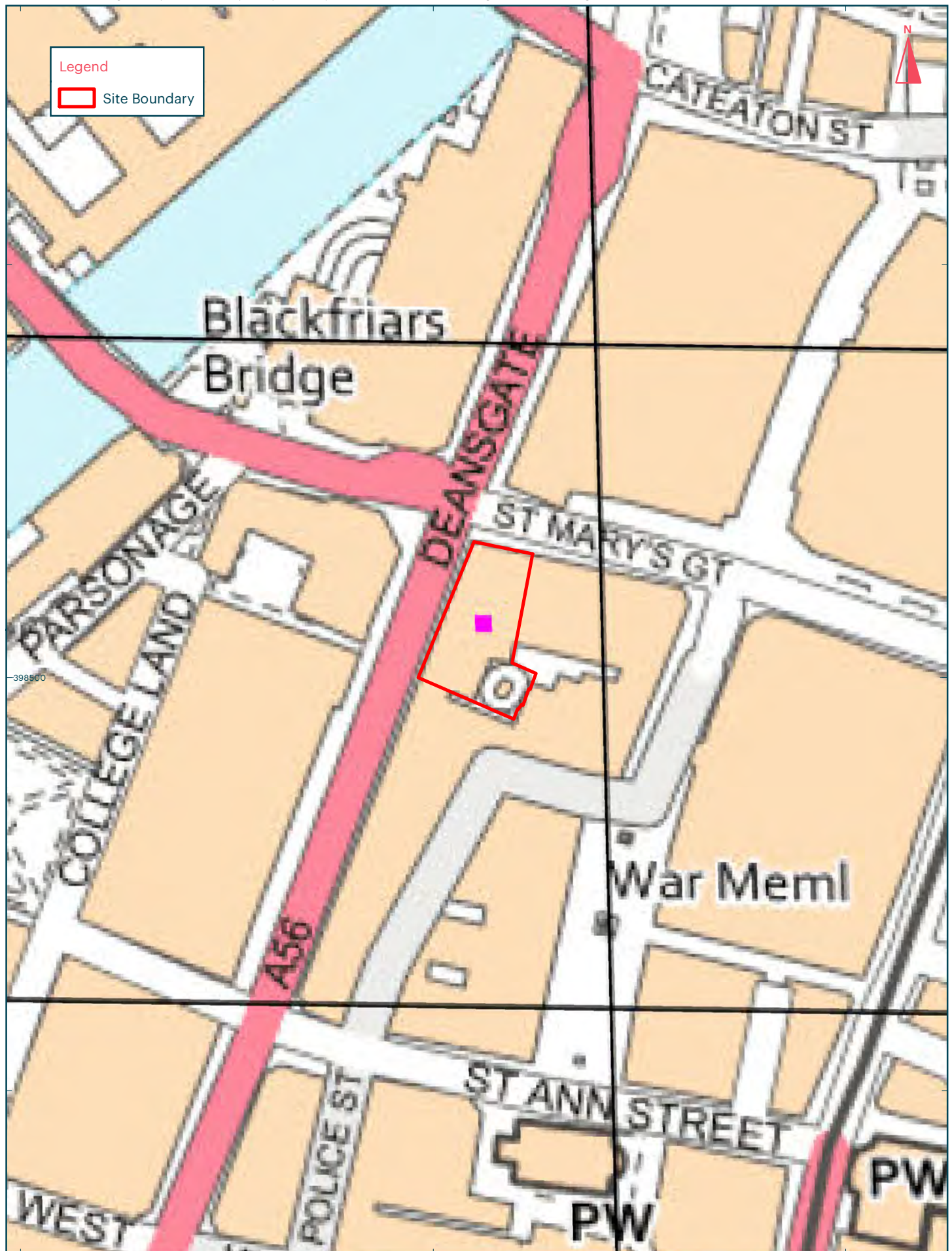


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Figure 17: 1992 Ordnance Survey 1:2,500 Map
Address:
39 Deansgate, Manchester

Scale at A4: 1:750



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Title:
Figure 18: 2019 Ordnance Survey 1:10,000 Map
Address:
39 Deansgate, Manchester

Scale at A4: 1:1,500

0 40m

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