

Land bound by John Dalton Street, Ridgefield, Bow Street and South King Street,
Manchester
Archaeological Desk-Based Assessment
April 2021

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Report

Archaeological Desk-Based Assessment

Site

Land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester

Client

The Island Site (General Partner) Limited

Date

April 2021

Planning Authority

Manchester City Council

Grid Reference

SJ 83714 9826

Prepared By

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Approved By

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Timescales Used in This Report

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 - 1760AD
Industrial/Modern	1760 - Present Day

Executive Summary

This archaeological desk-based assessment considers land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester (hereinafter referred to as the “Study Site”). 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 study site. Built heritage is dealt with in a separate Heritage Statement (Stephen Levrant Heritage Architecture Ltd 2021).

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 17th and 18th century buildings on the site which relate to the age of Manchester’s early industrial expansion.

The construction of buildings in the 18th and 19th centuries followed by bomb damage during World War II which affected at least part of the site in the south, and then subsequent modern development in the 1950s will have had below-ground impacts. As such, any evidence that pre-dates this time may have been subject to either truncation or been destroyed. A moderate/low potential for Post-Medieval remains within parts of the site which have not been subject to previous ground disturbance is therefore identified.

No evidence has been encountered which suggests that remains of national importance are likely to be present on the site and thus that its development would be unacceptable or severely constrained.

In light of the limited archaeological potential of much of the site, it is considered that any additional archaeological work could be undertaken as post permission works by the imposition of an appropriate planning condition. This is likely to comprise a Written Scheme of Investigation of building recording for Colony House (to Historic England level 1), including an interior building inspection to assess the extent of basements prior to demolition. A watching brief could then be conducted during the removal of any ground slabs in areas without basements; if remains of previous structures are identified then this will inform a subsequent phase of targeted evaluation trenching.

On this basis, together with the assessment of the built heritage and conclusions within the Heritage Statement, it is clear that the impact of the proposed development on non-designated and designated heritage assets could be adequately mitigated. It therefore accords with the requirements in paragraphs 193-197 of the NPPF (2019), Policy EN3: Heritage of the Manchester City Council Core Strategy (adopted July 2012) and ‘saved’ Policy DC20.1: Archaeology of the Unitary Development Plan (1995).

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester (Figure 1). It has been researched and prepared by Orion Heritage on behalf of The Island Site (General Partner) Limited. The site (hereinafter referred to as the “Study Site”) is located at grid reference SJ 83714 98262. It has been prepared in support of a planning application for demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as 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. Assessment of the setting of heritage assets and of how their settings contribute to their significance is provided in a separate Heritage Statement (Stephen Levrant Heritage Architecture Ltd 2021)
- 1.3** The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the study site and considers 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. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 250 m radius from the boundary of the study site (Figure 1).

Location, Topography and Geology

- 1.5** The study site is located to the east of Deansgate, which runs in a north-south direction. The site is bounded by John Dalton Street to the south, Bow Street to the east, South King Street to the north and Ridgefield to the west (Figure 1).
- 1.6** The existing buildings on the site range from between three and seven storeys and comprise: Old Colony House, Grange House and 5 Ridgefield.
- 1.7** The site stands at a level of c. 37 m Above Ordnance Datum (AOD).

- 1.8** The geological map of the area shows the site to be underlain by Sand and Gravel Glaciofluvial Sheet Deposits resting on the solid geology of Sandstone of Chester Formation.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the site;
- Identify any archaeological constraints to the development of the site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of

the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at the Local Studies Library;
- Examination of material currently held in the Greater Manchester Historic Environment Record (HER), including Historic Landscape Characterisation;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 Unfortunately, due to Covid-19 restrictions, Manchester Library, Manchester Record Office and Local Studies were not able to be accessed as part of this archaeological desk-based assessment.

2.8 A digital copy of the report will be provided to the Greater Manchester HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & 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) & National Planning Practice Guidance (NPPG)

- 3.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), 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.
- 3.3** 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.
- 3.4** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the 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.
- 3.5** Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.6** *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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are

the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *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.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 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'."

Local Planning Policy

- 3.12** 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.

- 3.13** 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.*

Guidance

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

3.14 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 six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- 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.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater Manchester Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3** Spinningfields, Hardman Street, Desk-Based Assessment of land at Hardman Street (12354.1.0). The report suggests that the line of the Roman road may be in this location to the north gate of the fort at Castlefield. There is also the potential, although perhaps slight, for evidence of prehistoric activity. In the 18th century, the study area included part of the Bower's House, one of the largest mansions in Manchester at this period, set in its own grounds. On the southern side of the study area, on Atkinson Street, were a group of three building complexes also of 18th century date, which in the 19th century are firmly documented as having industrial uses. One, a hat works, may have been associated with the owners of the Bower's House. Remains of another of these three buildings are still evident in the fabric of the present Nos. 2 and 4 Atkinson Street, Invicta House. The study area also includes the site of 18th century and 19th century workers' housing and, at its eastern end, the late 19th century county court building.
- 4.4** Housing on Hardman Street & Tivoli Street (16080.1.0). Hardman Street (originally known as Parliament Street) had been constructed by 1824. More detailed mapping of the mid-19th century shows terraced housing on the south side of Hardman Street and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). A covered passageway between houses of the terrace on Hardman Street gave access to Back Hardman Street, itself a narrow passage running along the back of those houses. In the late 19th century the back-to-back houses were converted into through houses, which was in line with late 19th century improvements in housing. Cartographic evidence indicates that all of the housing that once fronted Hardman Street and Tivoli Street had been demolished by 1932. An evaluation of the area in 2004 revealed a stretch of handmade brick wall which probably formed the front wall of one of the back-to-back houses (Trench 1), and a further series of handmade brick walls that

were interpreted as likely to represent privies, house and yard walls associated with the early 19th century housing (Trench 3).

- 4.5** Bower's House (site of 16079.1.0). Site of a large house in the 18th and early 19th centuries. This house was one of the largest mansions in Manchester during the 18th century. It is depicted in an engraving by Robert Whitworth dated 1734. On a map published in the 1740s by Casson and Berry, a vignette also depicts the building's façade, and denotes it as 'Messrs Miles Bower and Son. Houses.' It is known to have functioned as a hat factory by the late 18th century. Miles Bower senior and Miles Bower junior were prominent figures in 18th century Manchester who derived their wealth from, and were closely associated with, the town's role as a centre of hat manufacture. Moreover, the Bower family appears to have been connected to hat manufacturing from a relatively early date and it seems quite possible that they might have established a hat manufactory close to their house.
- 4.6** Northcliffe House (11240.1.0). On a map of c. 1740, the site comprises a narrow strip of gardens surrounded by a wall with the remainder occupied by Mr Bower's House. This was one of the largest private mansions in 18th century Manchester. Tinker's Map of 1772 shows that the south side of Spinningfield was now built upon and that buildings fronted Deansgate between Spinningfield and Bower's House. By 1932, the chapel and its neighbours had been demolished and a substantial area of the site formed Northcliffe House Printing Works. The printing works comprised the c.1930 building which still stands at present and a substantial shed straddling the former Royton Street. By 1956, the buildings to the north of Northcliffe House had been demolished and replaced by a modern shop. By 1971, premises to the west and north-west had been demolished, as well as the c. 1930 shed to the rear of Northcliffe House. Further structures had been built, including the present Manchester Evening News (MEN) offices. Northcliffe House and the MEN offices are no longer extant; the site was cleared and redeveloped in 2006.
- 4.7** During an excavation undertaken in advance of redevelopment at 106 Spinningfields (16257.1.0,) features were exposed below 18th century archaeological remains. This feature was an oval-shaped pit, cut into the natural glacial sands and gravels, which appears to have originally secured a timber post. A number of water-worn cobbles were present, which may have acted as post-packing stones. The feature was sealed by a late Medieval agricultural soil that contained Medieval pottery. The soil was sealed by a further layer of soil that contained 17th - to 18th century pottery, 3 slightly earlier sherds, and fragments of clay tobacco pipe, suggesting that it represented the remains of a Post-Medieval garden soil.
- 4.8** To the south-west of the site, The Duke of Cumberland was established in 1819 in a building which between 1764 & 1792 had been the Manchester Poor House (15267.1.0). Remains of this building were identified during an excavation in 2007. Remains of a contemporary property adjoining to the east were also recorded, as were the severely truncated remains of two slightly later (late 18th century) properties in the central and eastern portion of the excavated area.

- 4.9** A desk-based assessment was conducted at the site of the New Magistrates' Courthouse site (formerly Cumberland House 11264.1.0). The discovery of a possible Neolithic flint (414.1.0) in or close to the study area in the late 19th century suggests that the study area may have contained other evidence for prehistoric activity, but given successive groundworks in recent times it is unlikely that such evidence now survives even within its western fringe. That side may possibly contain remains relating to the 18th century and later buildings which are known to have stood on the site.
- 4.10** A desk-based assessment in 2007 (13869.1.0) identified that between 1831 and 1845 a tannery, and later stables and range of buildings, had been constructed within an 18th century walled compound at the north-east edge of the area covered by the survey. The large-scale Ordnance Survey maps of the late 1840s and an 1850 trade directory (Slater) indicate that the buildings formed part of a Hide and Skin Yard. Later in the 19th century, the range of buildings associated with the hide and skin yard was either extended or replaced by a new range. A Goad's Insurance Plan of 1913 indicates that this functioned as a stable which was of two storeys, with a hay loft on the upper storey. The stables originally formed part of Kendal Milne Stables & Timber Shed, but by the 1920s or 1930s had become part of Burgess Dairies Ltd. The stables were still extant in 1963, by which time the wider study area had been laid out as part of Crown Square, fronting the Crown Court which was built in 1957–61.

Prehistoric

- 4.11** There are no prehistoric remains recorded within the study site.
- 4.12** The Mesolithic evidence is sparse from within Greater Manchester, with none from the city centre (Redhead 2012, p12); however, a seasonal hunting site at Nook Farm in Salford produced hundreds of flints during excavations (GMAU 2010, p12).
- 4.13** Neolithic and Bronze Age structures and ceramic have been recorded outside of the city centre at Oversley Farm (GMAU 2010, p12-13); with concentrations of prehistoric finds from within the city, thought to represent areas of high levels of building activity (Redhead 2012, p12). A Neolithic flint flake (414.1.0) was found to the west of the site.
- 4.14** Late Bronze Age metalwork has been found at the crossing point of the River Irwell (Barrowclough 2008, p153) and a Bronze Age dagger and axe fragments (394.1.0) was found in 1880 on the corner of Hanging Bridge.
- 4.15** 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 22 km to the south-east, at Rainsough 5 km to the north-west and Great Woollen Hall in Salford 3 km west.
- 4.16** Considering the lack of archaeological evidence of prehistoric date within the site and limited archaeological assets in its surroundings, the potential of the site is low.

Roman

- 4.17** There are no Roman remains recorded within the study site.
- 4.18** 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).
- 4.19** The Roman fort brought with it a series of road networks, extending from Manchester to the wider countryside. One road to the immediate west of the site, lies under Deansgate; the Manchester to Ribchester Roman road (HER 14.1.0). This heads north from the Roman fort past the site towards Radcliffe (Redhead 2012, p14), most of which has been subsequently built over. Given that the line of the road on the Historic Environment Record is a projected line there is some possibility, that it crosses the application area, although the likelihood is considered tentative. 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. It was 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).
- 4.20** 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), and a fortified civilian enclave underneath the old City Exhibition Hall to the south (Jones & Reynolds 1978, p1-19).
- 4.21** 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.
- 4.22** The lacuna of archaeological evidence of Roman date within the study site, but noting the Roman road which lies to the west of the site, along with some other archaeological assets in the vicinity, the potential of the site is moderate/low.

Saxon and Medieval

- 4.23** There are no Saxon/Medieval remains recorded within the study site.
- 4.24** 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)

- 4.25** 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).
- 4.26** The site lies within the St Ann's Square Conservation Area. St. Ann's Square was the first Conservation Area to be designated by Manchester City Council, on 29th July 1970. It comprises an important part of the city centre around St. Ann's Square, extending as far south as John Dalton Street. The boundaries are Deansgate, St. Mary's Gate, Market Street, Cross Street and John Dalton Street, some of which are common boundaries with Conservation Areas designated subsequently.
- 4.27** In 1222, St Ann's Square Conservation Area (DGM1471) was referred to as Acrefield, consisting of four large 'Lancashire Acres'. Around this time, Grelly was Lord of the Manor and 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.
- 4.28** The site also overlooks the Albert Square Conservation Area to the south. The Cathedral Conservation Area (DGM1478) lies north of the site; first settled by a small Saxon community and expanding after the Norman Conquest, becoming a centre for the trade in coarse woollen cloth. It contains the Cathedral Church of St Mary, St George and St Denys (1370.1.0), dating to the Saxon period. An 8th or 9th century sculpted stone angel (1370.2.1) was found in 1871 during the demolition works, as well as skeletons and coins (1370.2.0) dating to the Medieval period.
- 4.29** 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 a 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).
- 4.30** The site lies immediately to the east of the Area of Medieval Manchester (16050.1.0), which marks the extent of Medieval Manchester as defined by the burgage plots and excavation evidence.
- 4.31** Due to the lacuna of recorded archaeological assets of Medieval date within the site but noting some assets in the study area and the proximity of the Area of Medieval Manchester, its potential is moderate/low.

- 4.32** There are no Post-Medieval/Modern archaeological assets recorded within the study site.
- 4.33** In the 16th century, several burgages in Deansgate and surrounding areas were owned by the Queen and were leased out; the land usually being used for orchards, barns, etc. In 1595, John Strangeways sold land and 4 cottages in Deansgate to Adam Chedock (Wilan 1980, p23-31).
- 4.34** During the Civil War, Manchester was placed under siege, and they set buildings on Deansgate on fire (Bruton & Litt 1970, p113).
- 4.35** 1741 Casson and Berry Map (Figure 3) is the first to show the site in any detail. The site is square in shape with buildings shown along the northern and western perimeter, with allotments or divided outside areas in the remainder. Back King Street bounds the north of the site; running north to south, to the west of the site, is Ridge Street; an area noted as Sots Hole with Synagogue Alley lies to the south; Bow Street bounds the east of the site.
- 4.36** No change is seen on the 1745, 1746 or 1751 Casson and Berry Maps (not shown as part of the map regression exercise), with the exception of a new street (name unknown, but likely to be John Dalton Street) to the south of the site.
- 4.37** 1772 Tinker Map (Figure 4) shows the site has buildings around the northern, eastern, and western perimeters. The centre of the site is vacant.
- 4.38** 1787-94 Green's Map (Figure 5) shows the site covered by multiple adjoining buildings with yard areas.
- 4.39** No change is seen in the 1798 Laurent Map (Figure 6) and the 1819 Johnson Map (Figure 7) as they are both too low resolution to gain any further information.
- 4.40** 1850-51 Ordnance Survey Map (Figure 8) indicates that the buildings in the south of the site are no longer extant.
- 4.41** There is no change between the 1850-51 Ordnance Survey Map (Figure 8) and the 1851 Adshead's Map (Figure 9).
- 4.42** 1888 Goad Insurance Map (sheet 16) (Figure 10) shows the internal layout of the site, which is named Plot 226. It comprises many individual businesses, including: a restaurant, offices, W & T. Rymer ship warehouse, decorator, painter, plumber and printers. This map perhaps indicates that part of the buildings depicted in the area of later Grange House and Ridgefield House had basements if not necessarily beneath the entire building footprints.
- 4.43** Due to the scale of the Ordnance Survey Maps, no clear changes are evident between the 1888 Goad Insurance Map (sheet 16) (Figure 10), and the Ordnance Survey Maps of 1901 (Figure 11), 1908 (Figure 12) and 1932-33 (Figure 13).
- 4.44** Old Colony House was built in the north of the study site c.1924 – 1925 to the design of prolific inter-war architect – Charles Swain. The seven-storey structure included basements and was built of Portland Stone with solid

bronze shop fronts to the ground floor. Grange House was constructed sometime between 1959 – 1961 and Ridgefield House in the 1970's (Stephen Levrant Heritage Architecture Ltd 2021).

- 4.45** 1940-41 Bomb Damage Map (Figure 14) shows that this part of Manchester was heavily hit during the Blitz of the Second World War, with the south of the site hit by fire-bombs in the December of 1940. The footprints of the buildings are still evident.
- 4.46** There is no change between the 1940-41 Bomb Damage Map (Figure 14), and the Ordnance Survey Maps of 1950-51 (Figure 15), 1955-58 (Figure 16), 1968-71 (Figure 17) and 1979-85 (Figure 18).
- 4.47** 1995 Ordnance Survey Map (Figure 19) shows the amalgamation of several buildings in the centre and south of the site.
- 4.48** Due to the scale of the Ordnance Survey Maps, no clear changes are evident between the 1995 Ordnance Survey Map (Figure 19), and the Ordnance Survey Maps of 2006 (Figure 20) and 2020 (Figure 21).
- 4.49** The earliest historic mapping of any detail show that the site was probably developed in the 17th century or earlier. The construction of buildings in the 18th and 19th centuries were followed by bomb damage during World War II which affected at least part of the site, and then subsequent modern development in the 1950s will have had below-ground impacts. As such, any evidence that pre-dates this time may have been subject to either truncation or been destroyed. A moderate potential for Post-Medieval remains within parts of the site which have not been subject to previous ground disturbance is therefore identified.

Summary of Archaeological Potential and Assessment of Significance

- 4.50** 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.
- 4.51** 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.
- 4.52** It is possible that there may be below-ground archaeological remains associated with 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1 The study site is located to the east of Deansgate, which runs in a north-south direction. The site is bounded by John Dalton Street to the south, Bow Street to the east, South King Street to the north and Ridgefield to the west (Figure 1).
- 5.2 The existing buildings on the site range from between three and seven storeys and comprise: Old Colony House, Grange House and 5 Ridgefield.
- 5.3 The site stands at a level of c. 37 m AOD.

The Proposed Development

- 5.4 The proposal comprises demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works.

Potential Archaeological Impacts and Mitigation Measures

- 5.5 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.
- 5.6 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.
- 5.7 It is possible that there may be below-ground archaeological remains associated with 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.
- 5.8 The construction of buildings in the 18th and 19th centuries followed by bomb damage during World War II which affected at least part of the site in the south, and then subsequent modern development in the 1950s will have had below-ground impacts. As such, any evidence that pre-dates this time may have been subject to either truncation or been destroyed. A moderate/low potential for Post-Medieval remains within parts of the site which have not been subject to previous ground disturbance is therefore identified.
- 5.9 No evidence has been encountered which suggests that remains of national importance are likely to be present on the site and thus that its development would be unacceptable or severely constrained.
- 5.10 In light of the limited archaeological potential of much of the site, it is considered that any additional archaeological work could be undertaken as post permission works by the imposition of an appropriate planning condition. This is likely to comprise a Written Scheme of Investigation of building recording for Colony House (to Historic England level 1), including an interior

building inspection to assess the extent of basements prior to demolition. A watching brief could then be conducted during the removal of any ground slabs in areas without basements; if remains of previous structures are identified then this will inform a subsequent phase of targeted evaluation trenching.

6.0 Summary and Conclusions

- 6.1 This archaeological desk-based assessment considers The Island Site, Manchester, which is proposed for office development (Figure 1). Built heritage is dealt with in a separate Heritage Statement (Stephen Levrant Heritage Architecture Ltd 2021)
- 6.2 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.
- 6.3 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.
- 6.4 It is possible that there may be below-ground archaeological remains associated with 17th and 18th century buildings on the site which relate to the age of Manchester's early industrial expansion.
- 6.5 The construction of buildings in the 18th and 19th centuries followed by bomb damage during World War II which affected at least part of the site in the south, and then subsequent modern development in the 1950s will have had below-ground impacts. As such, any evidence that pre-dates this time may have been subject to either truncation or been destroyed. A moderate/low potential for Post-Medieval remains within parts of the site which have not been subject to previous ground disturbance is therefore identified.
- 6.6 No evidence has been encountered which suggests that remains of national importance are likely to be present on the site and thus that its development would be unacceptable or severely constrained.
- 6.7 In light of the limited archaeological potential of much of the site, it is considered that any additional archaeological work could be undertaken as post permission works by the imposition of an appropriate planning condition. This is likely to comprise a Written Scheme of Investigation of building recording for Colony House (to Historic England level 1), including an interior building inspection to assess the extent of basements prior to demolition. A watching brief could then be conducted during the removal of any ground slabs in areas without basements; if remains of previous structures are identified then this will inform a subsequent phase of targeted evaluation trenching.
- 6.8 On this basis, together with the assessment of the built heritage and conclusions within the Heritage Statement, it is clear that the impact of the proposed development on non-designated and designated heritage assets could be adequately mitigated. It therefore accords with the requirements in paragraphs 193-197 of the NPPF (2019), Policy EN3: Heritage of the Manchester City Council Core Strategy (adopted July 2012) and 'saved' Policy DC20.1: Archaeology of the Unitary Development Plan (1995).

Sources

General

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

British Library

The National Archives

Greater Manchester Historic Environment Record

Cartographic

1741	Casson and Berry's Map
1772	Tinker's Map
1787-94	Green's Map
1793	Laurent's Map
1819	Johnson's Map
1850-51	Ordnance Survey 1:500 Map
1851	Adshead's Map
1888	Goad's Map
1891	Ordnance Survey 1:500 Map
1908	Ordnance Survey 1:2,500 Map
1932-33	Ordnance Survey 1:2,500 Map
1940-41	Bomb Damage Map
1950-51	Ordnance Survey 1:2,500 Map
1955-58	Ordnance Survey 1:2,500 Map
1969-71	Ordnance Survey 1:2,500 Map
1979-85	Ordnance Survey 1:2,500 Map
1995	Ordnance Survey 1:2,500 Map
2006	Ordnance Survey 1:10,000 Map
2020	Ordnance Survey 1:10,000 Map

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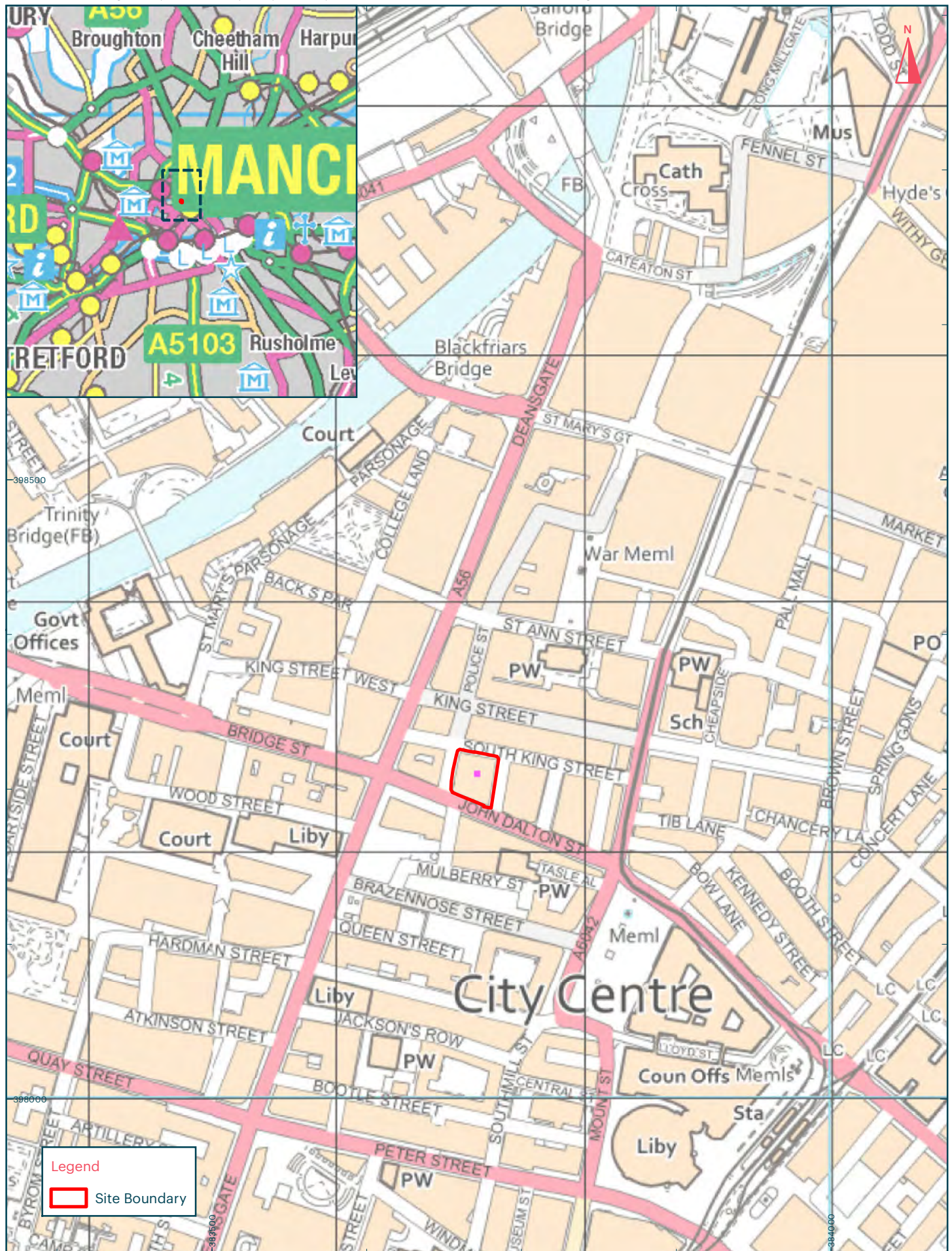
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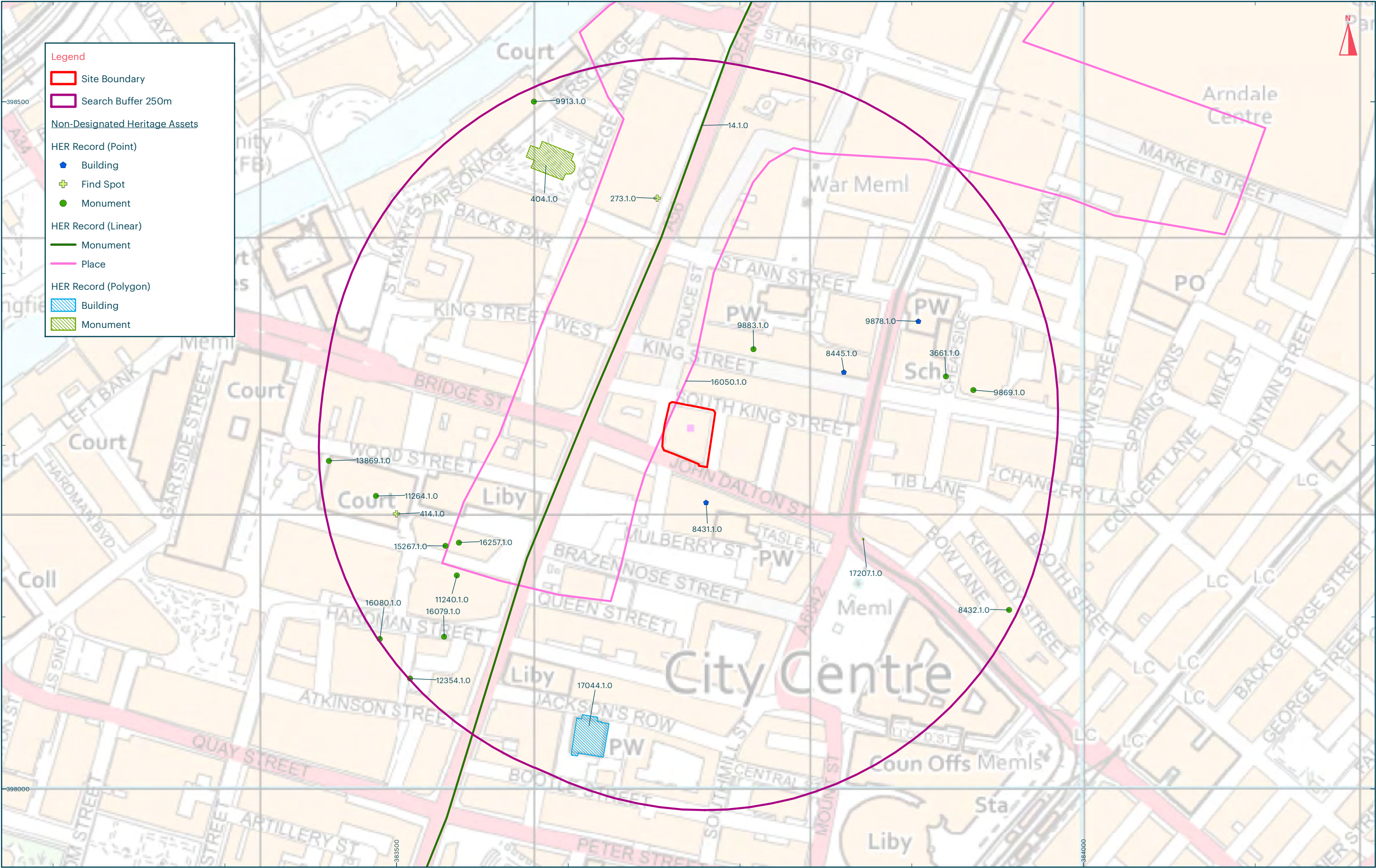


Title:
Figure 1: Site Location
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The Island Site, Manchester

Scale at A4: 1:4,000

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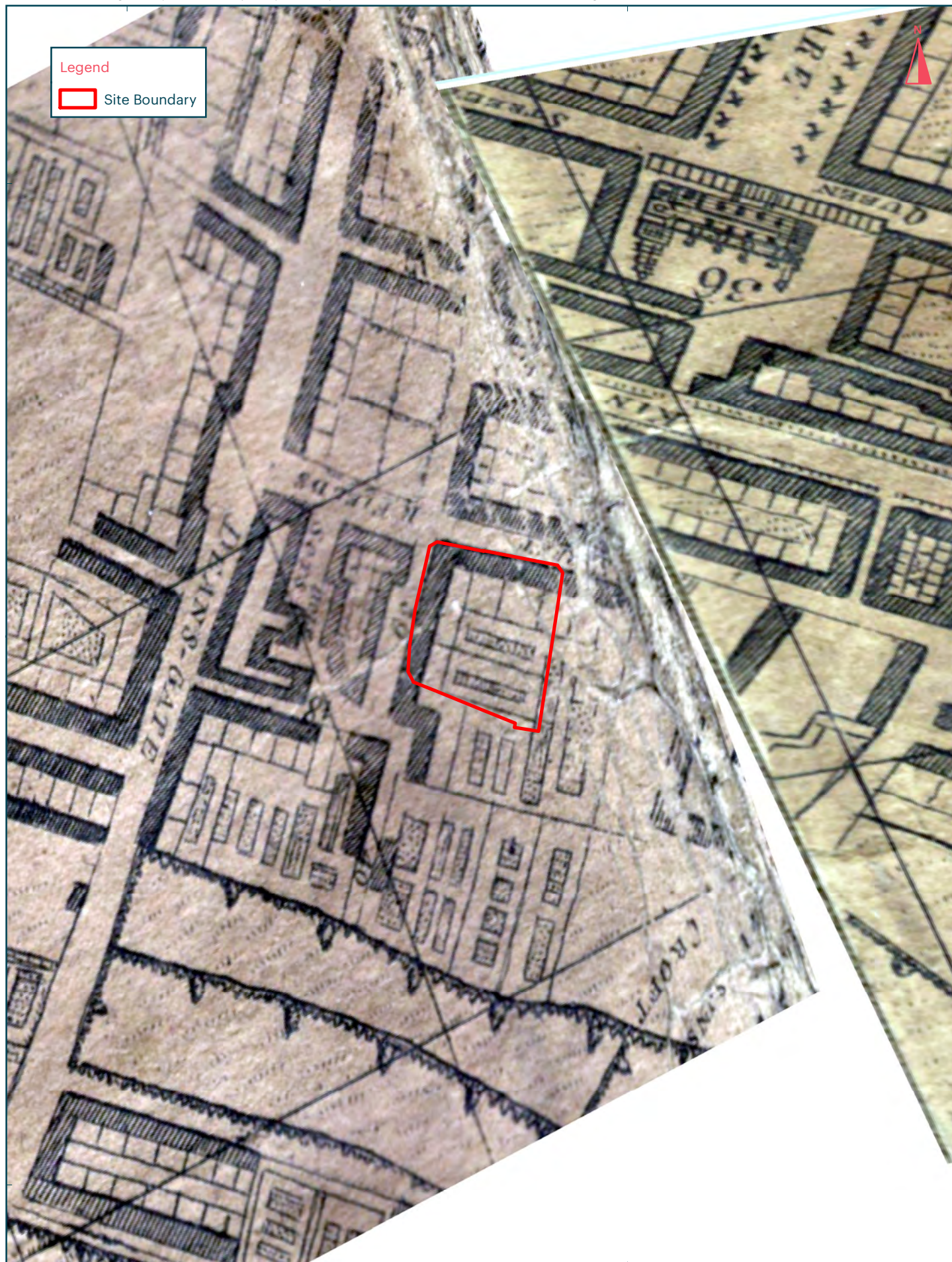
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Figure 2: HER Data Plot

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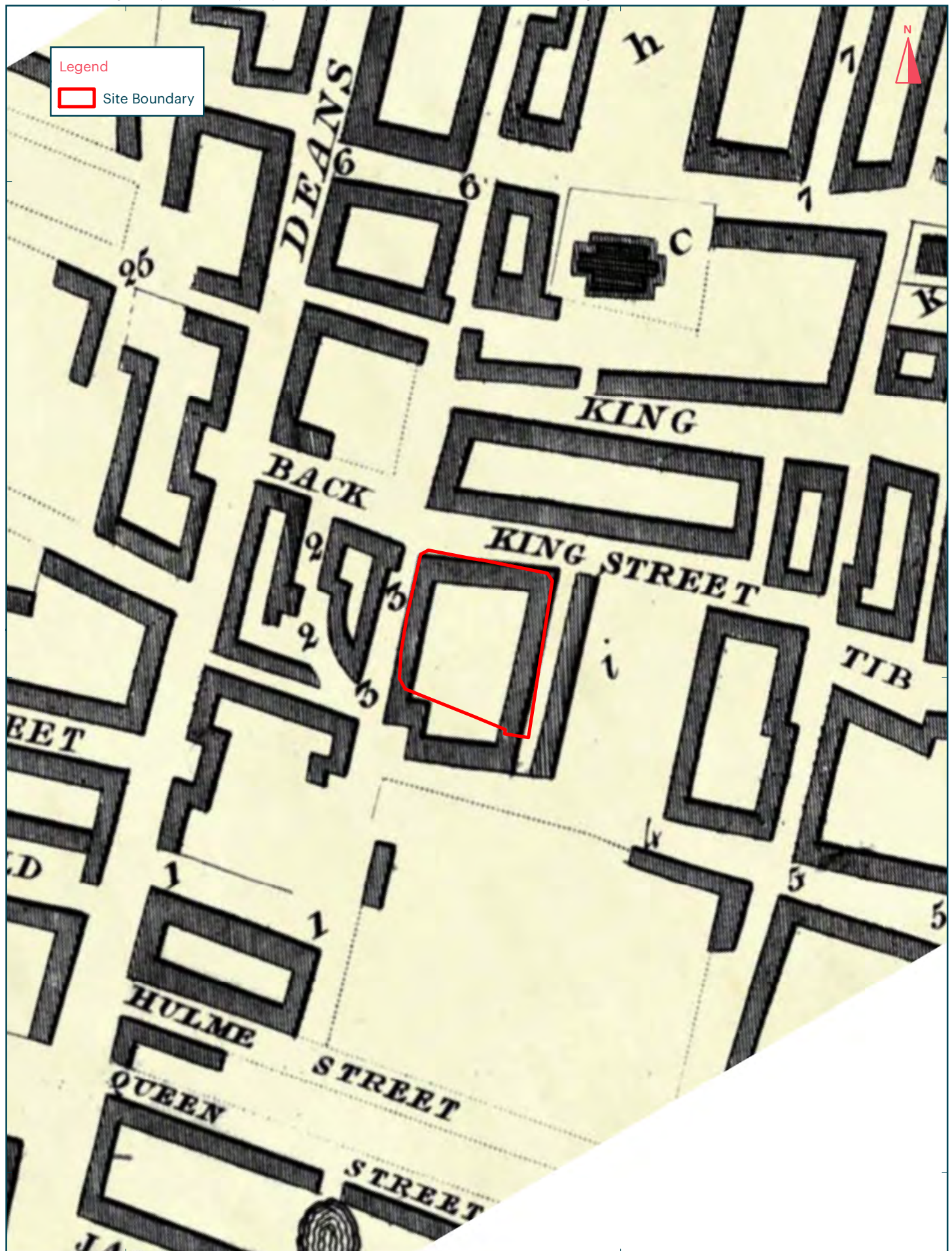
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Figure 3: 1741 Caffon and Berry's Map
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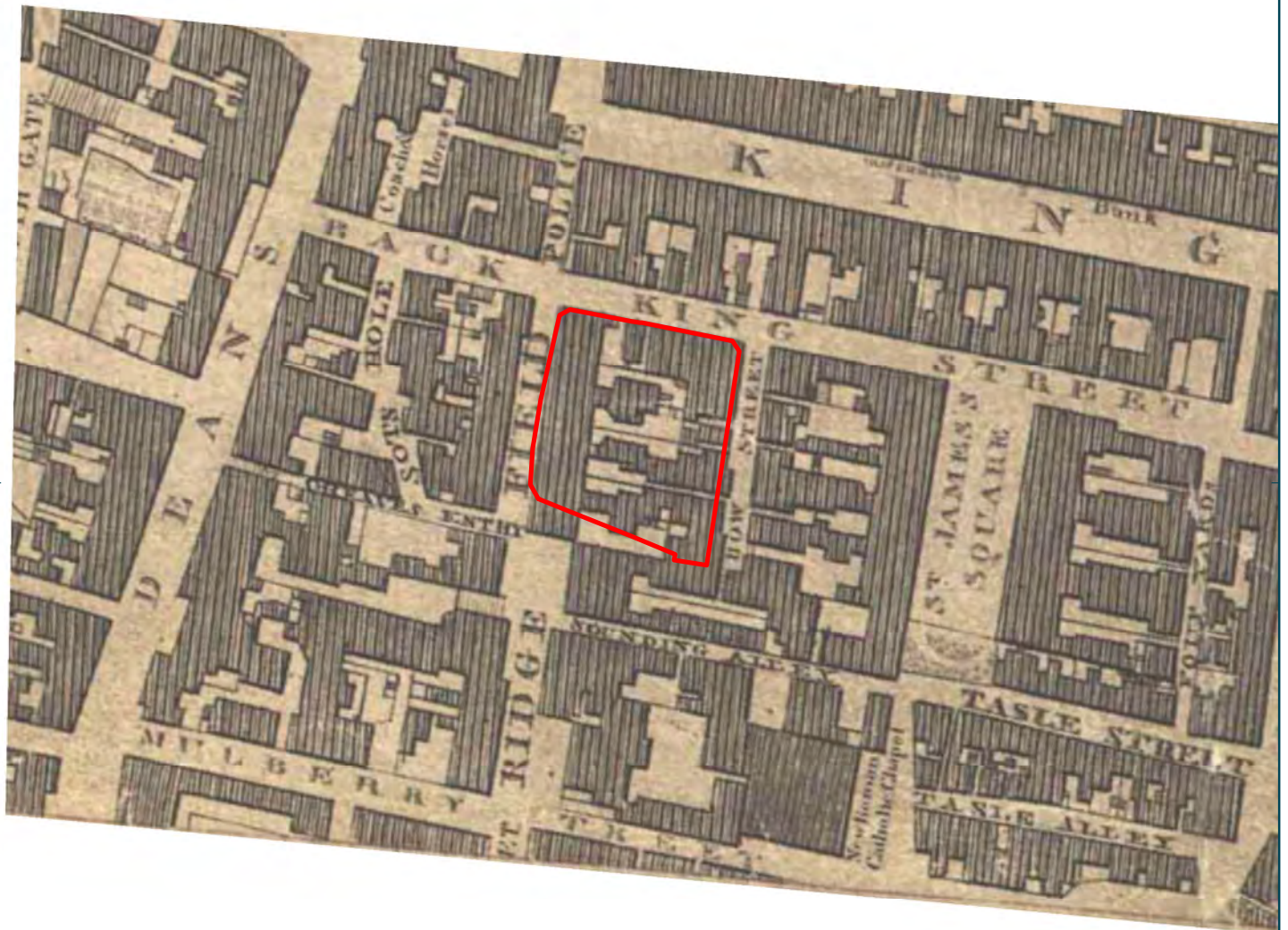


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Figure 4: 1772 Tinker's Map
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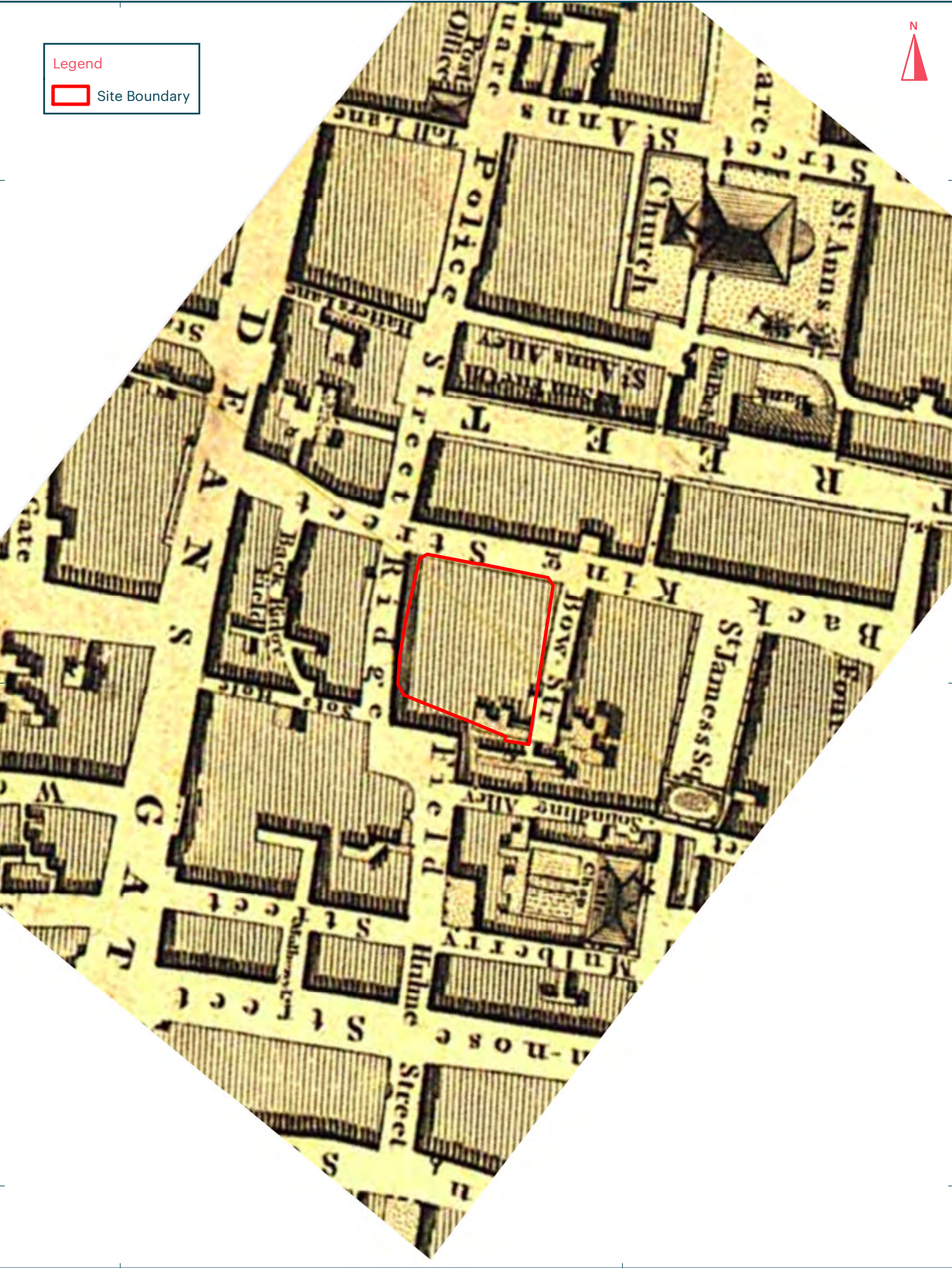
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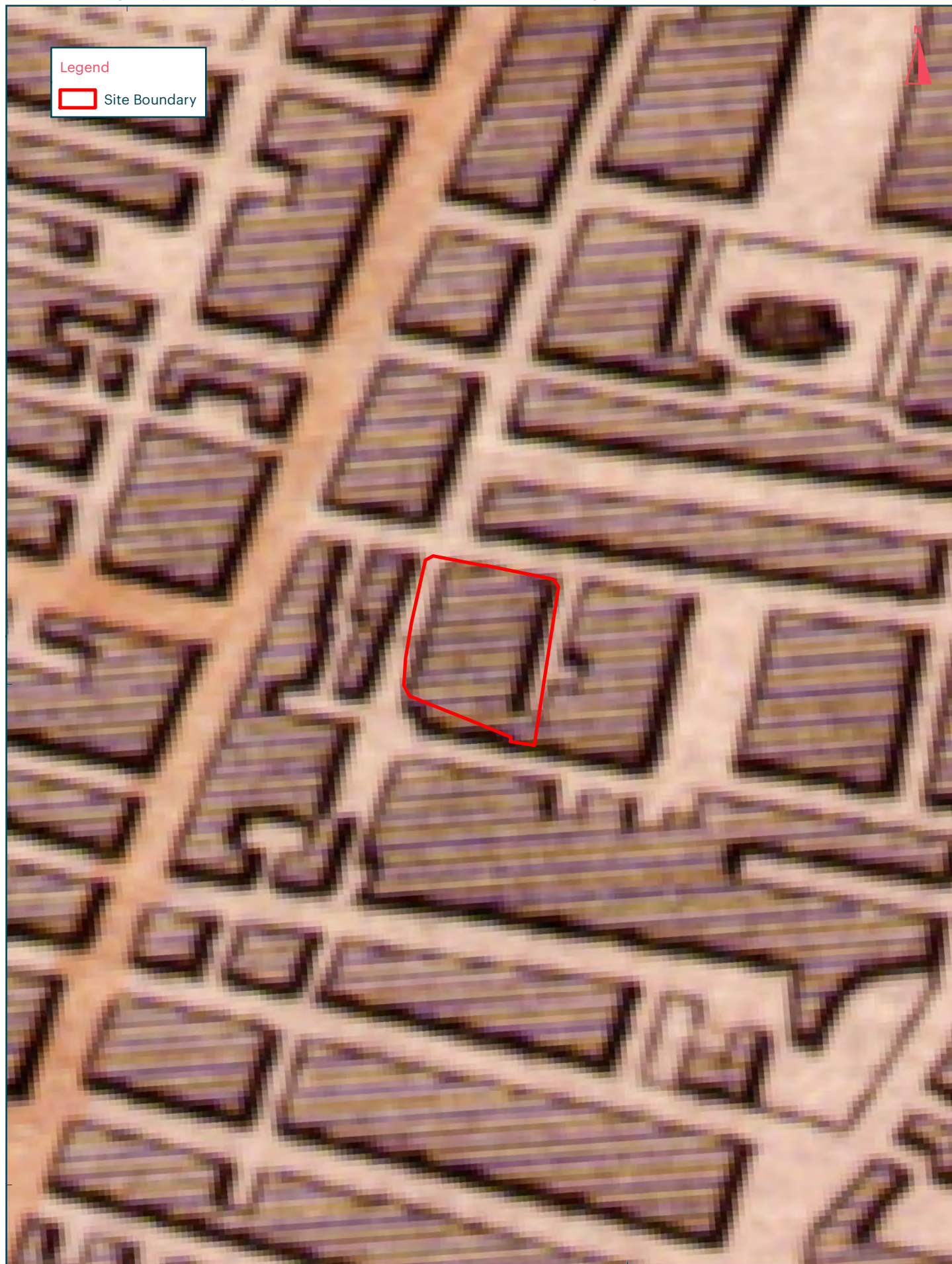
**Legend** Site Boundary

Title:
Figure 5: 1787-94 Green's Map
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Scale at A4: 1:1,250

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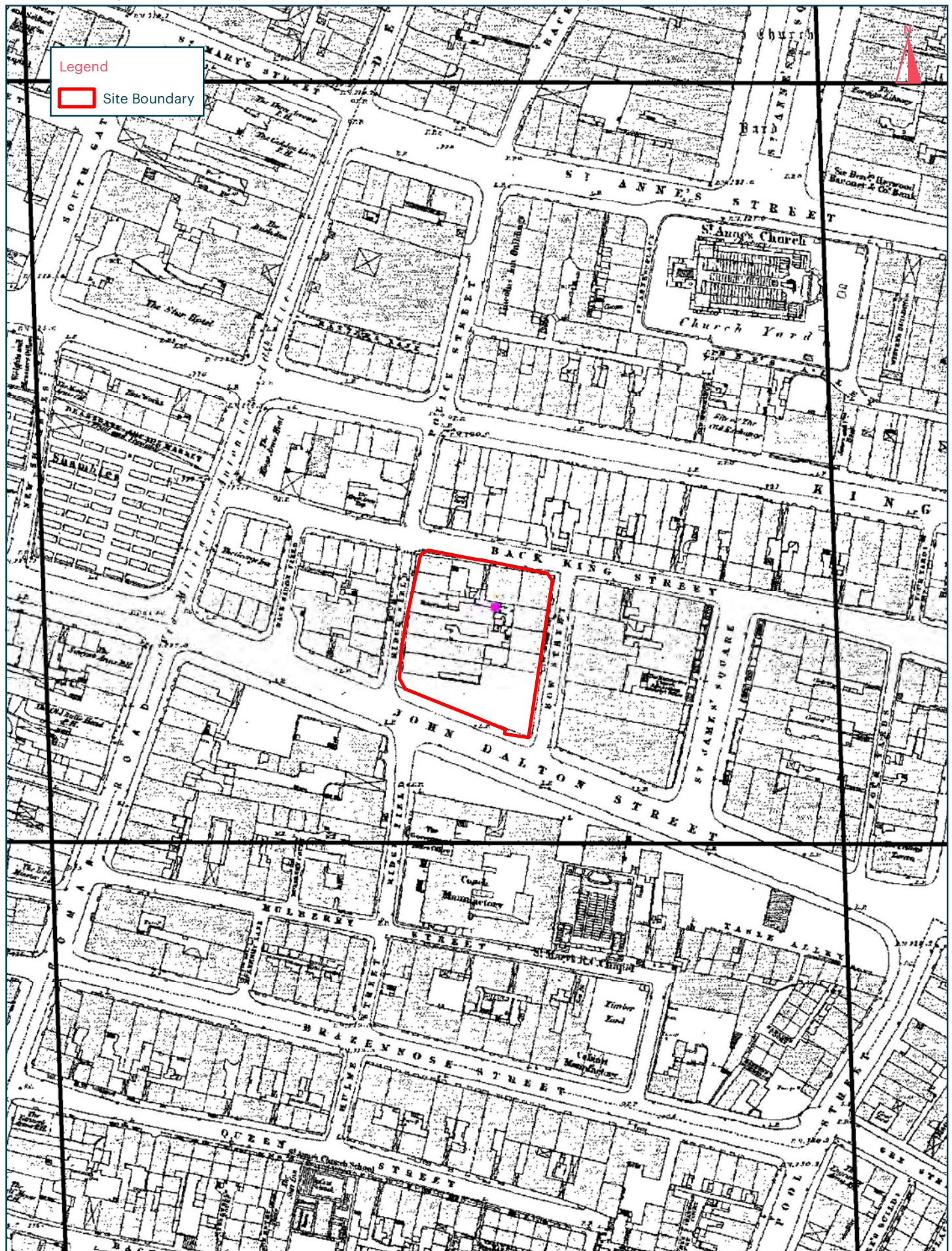


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Figure 7: 1819 Johnson's Map
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Scale at A4: 1:1,250



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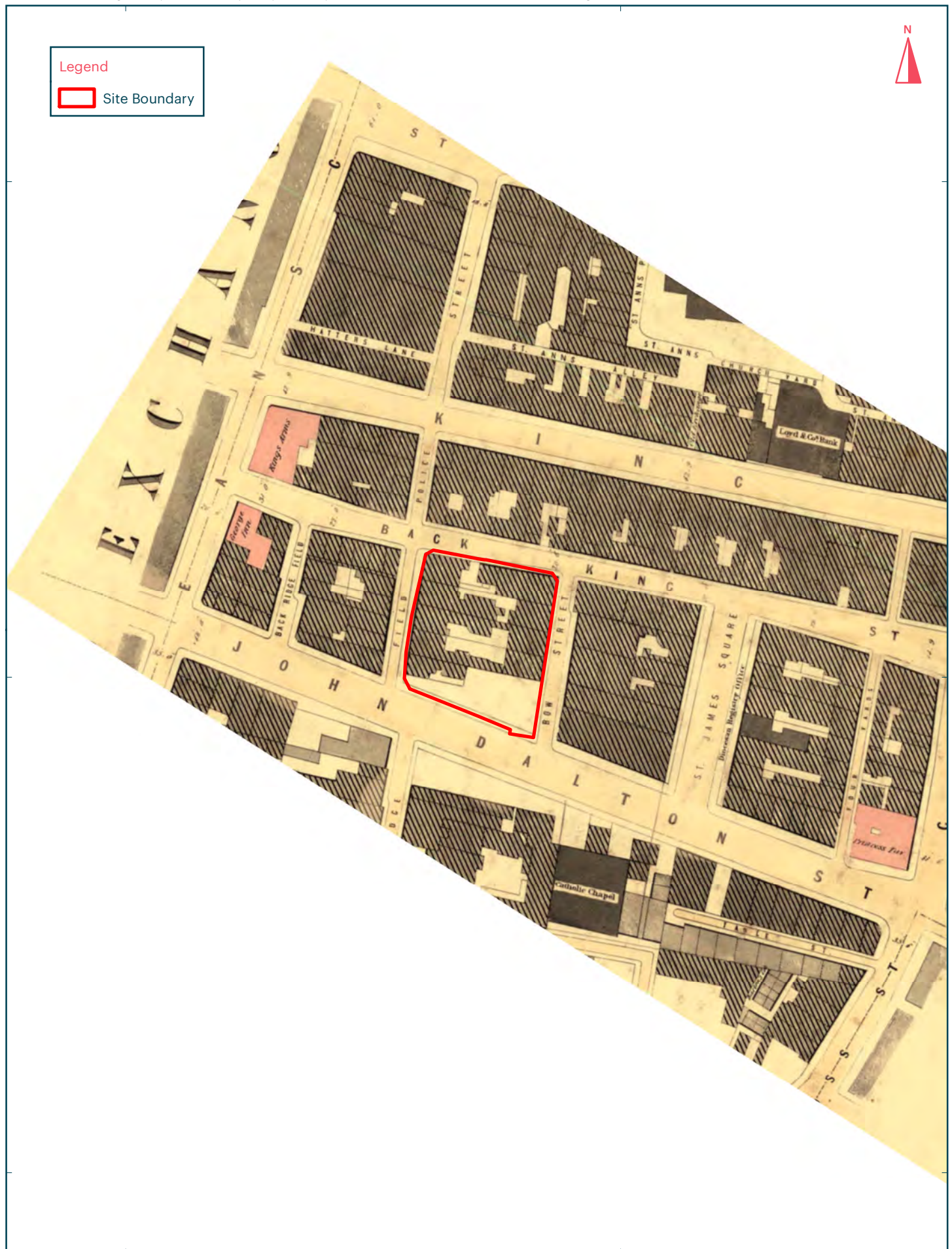


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Figure 8: 1850-51 Ordnance Survey 1:500 Map
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Scale at A4: 1:1,250



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Title:
Figure 9: 1851 Adshead's Map
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The Island Site, Manchester

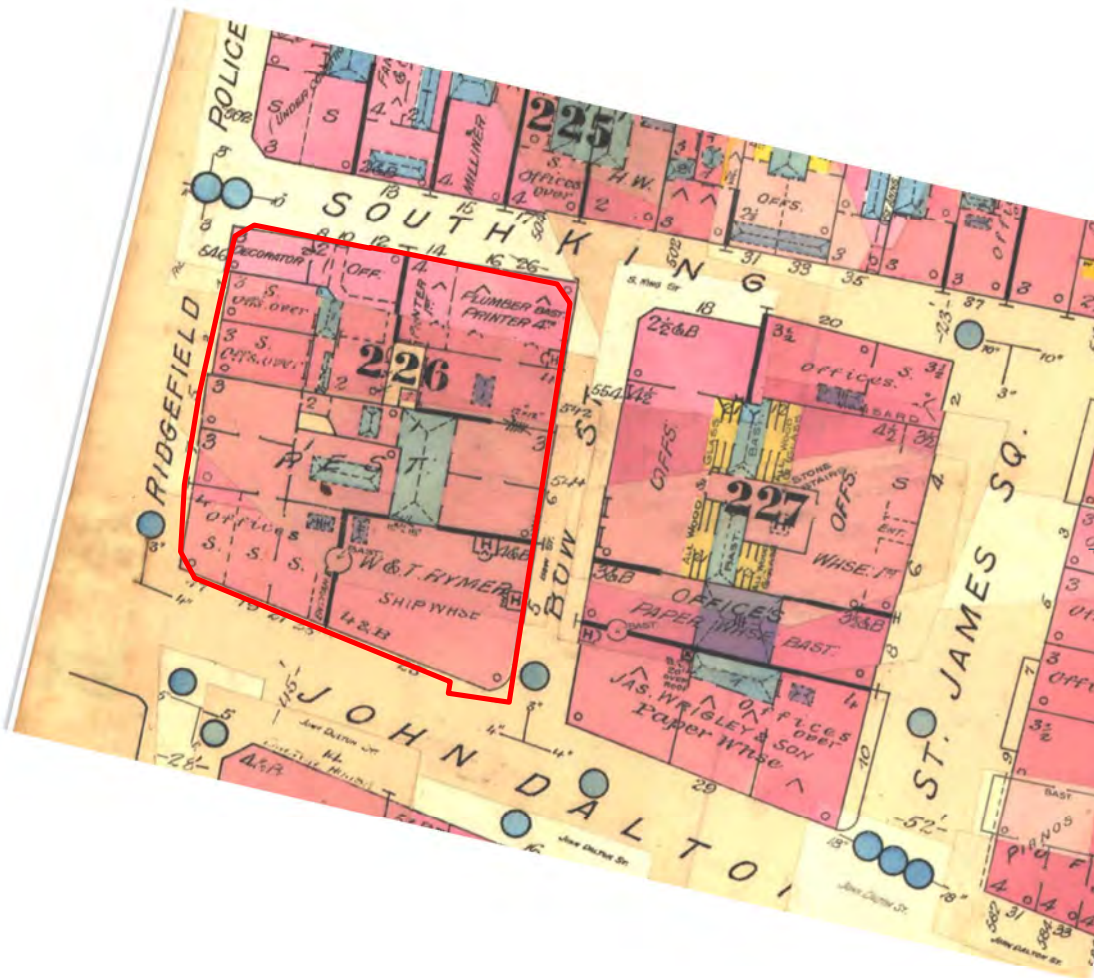
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Legend

Site Boundary

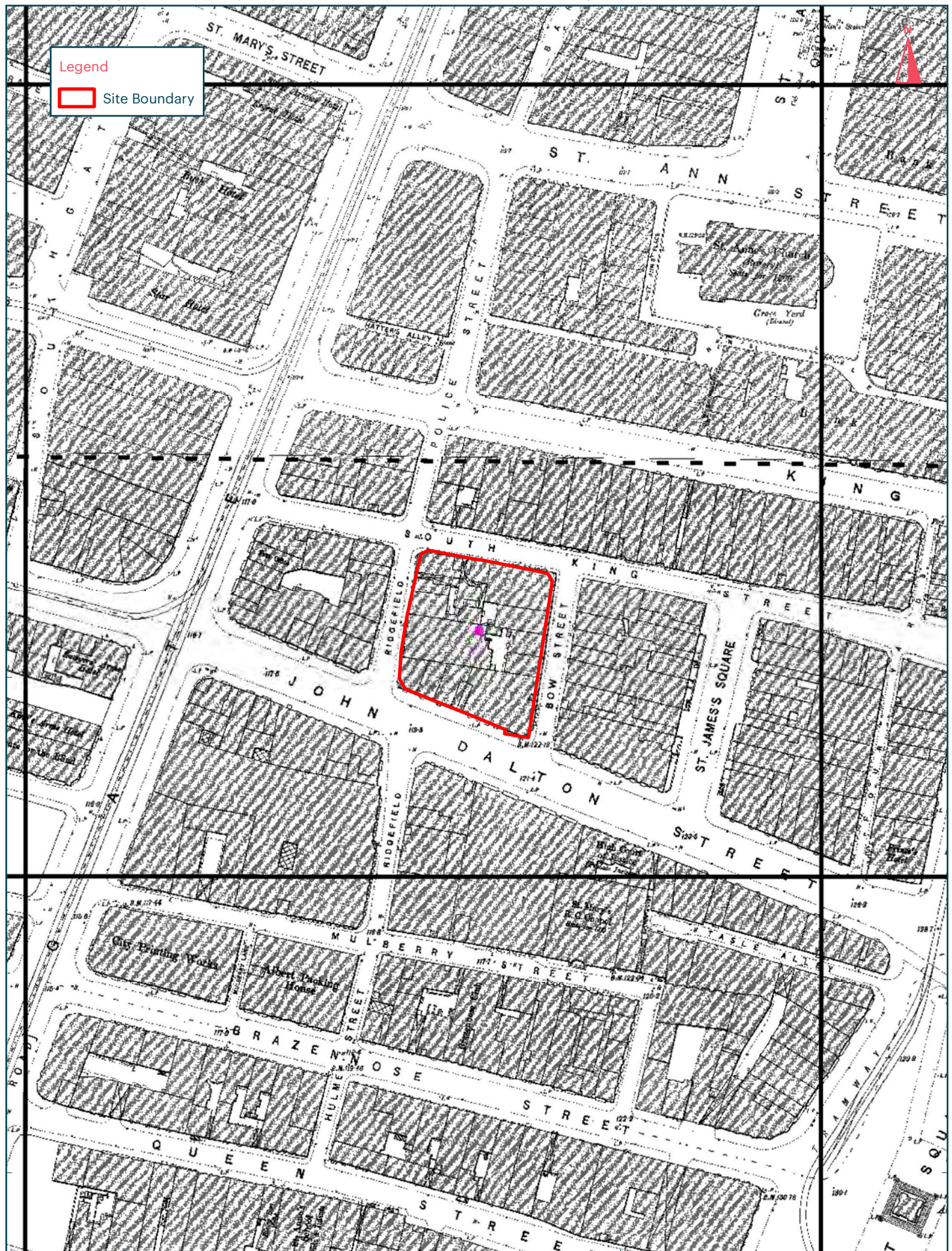


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Figure 10: 1888 Goad's Map

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Scale at A4: 1:750





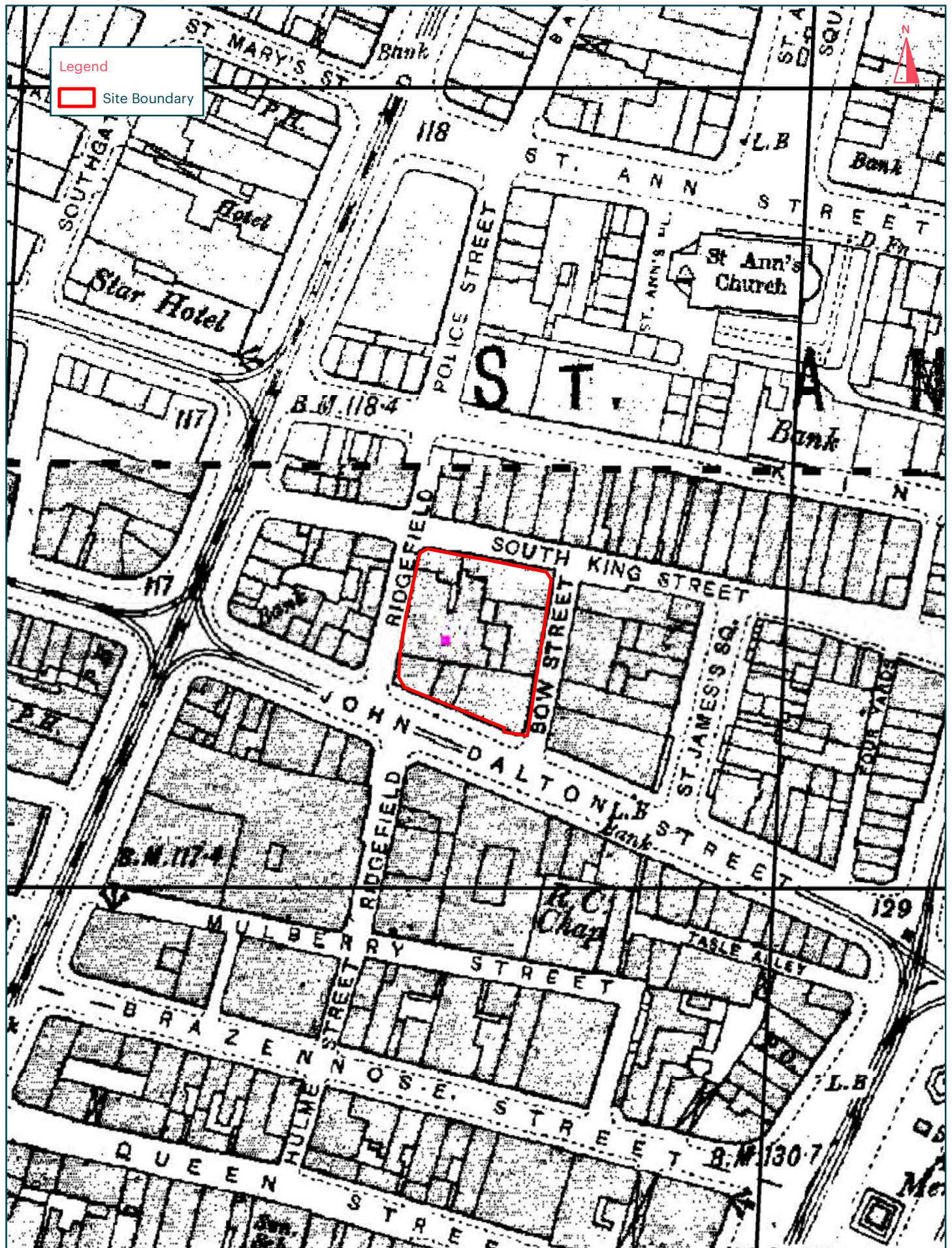
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Figure 11: 1891 Ordnance Survey 1:500 Map

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The Island Site, Manchester

Scale at A4: 1:1,250



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Title:
Figure 12: 1908 Ordnance Survey 1:2,500 Map
Address:
The Island Site, Manchester

Scale at A4: 1:1,250



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