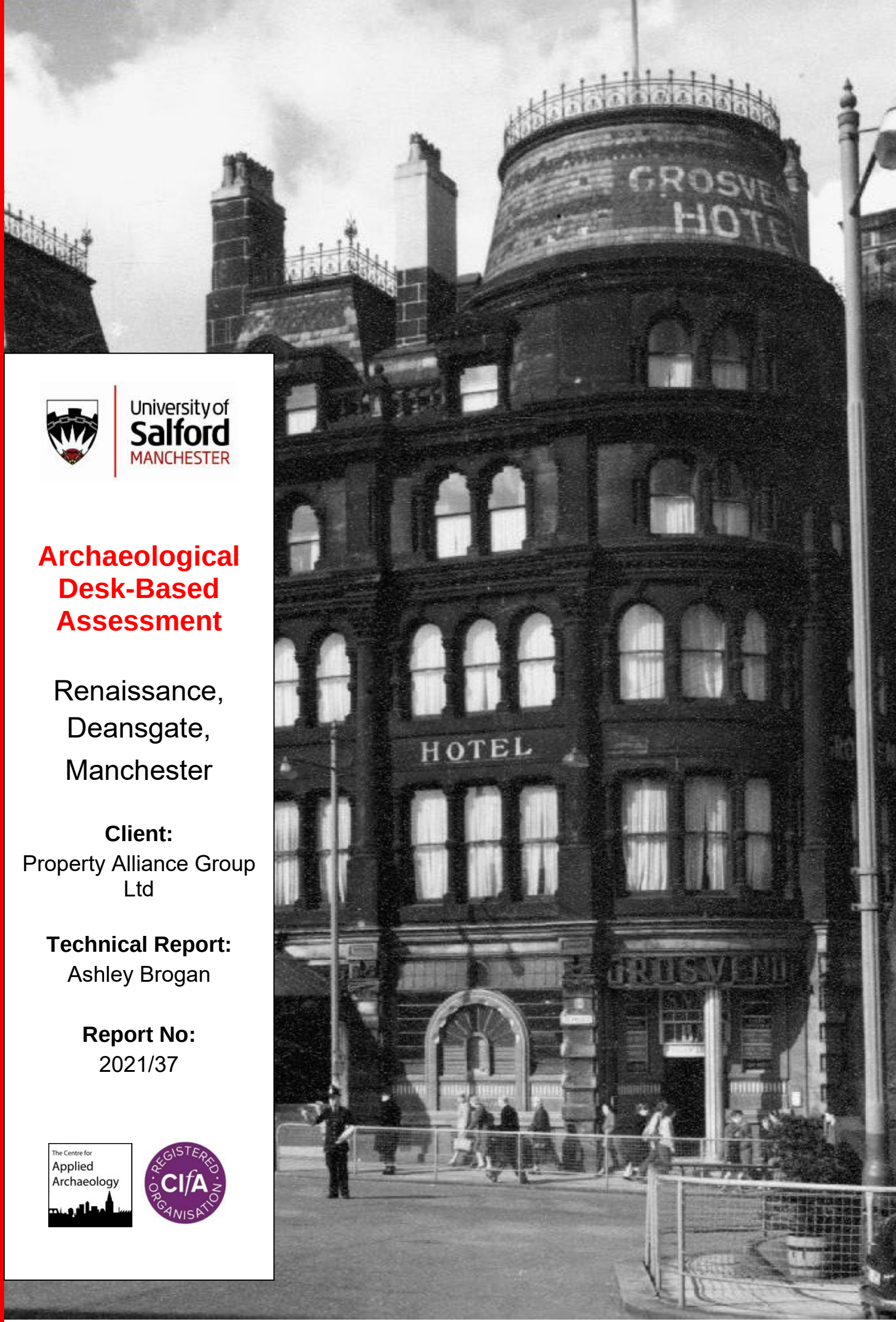


University of Salford MANCHESTER

Archaeological Desk-Based Assessment

Renaissance, Deansgate, Manchester

Client:
Property Alliance Group Ltd

Technical Report:
Ashley Brogan

Report No:
2021/37

The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Site Location:	The development area is located within Manchester City Centre and is bounded by Deansgate to the east, Victoria Bridge Street to the north, the River Irwell to the west, and Blackfriars Street to the south
NGR:	Centred at NGR SJ 83749 98622
Prepared for:	Property Alliance Group Ltd
Document Title:	Renaissance, Deansgate, Manchester
Document Type:	Archaeological Desk-based Assessment
Report No:	SA/2021/37
Version:	Version 1
Author: Position: Date:	Ashley Brogan Archaeologist May 2021
Checked By: Position: Date:	Anthony Lee Senior Project Manager May 2021
Copyright:	Copyright for this document remains with the Centre for Applied Archaeology, University of Salford.
Contact:	Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT Telephone: 0161 295 2144 Email: a.lee10@salford.ac.uk

Disclaimer:

This document has been prepared by Salford Archaeology within the Centre for Applied Archaeology, University of Salford, for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Centre for Applied Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

Contents

Summary	1
1. Introduction	2
2. Method Statement	4
3. The Setting	5
4. Historical Background	7
5. Gazetteer	24
6. Significance	35
7. Impact of Development	38
8. Recommendations	39
Sources	40
Acknowledgements	42
Appendix 1: Figures	43

Summary

Property Alliance Group is devising proposals for a new office and residential development known as Renaissance, on Deansgate within Manchester City Centre (centred on NGR SJ 83749 98622). In order to support the two separate planning applications for the scheme, Property Alliance Group Cumming commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The Roman Road from Manchester to Ribchester ran along Deansgate, adjacent to the location of the proposed development. The development area also falls within the defined Area of Medieval Manchester. During the eighteenth and nineteenth centuries, the area developed as the commercial district of Manchester, which comprised numerous shops, hotels, public houses and warehouses. Warehouses, offices and private houses were located to the rear of the shops and inns fronting Deansgate. A copper roller works, cotton mill and cotton finishing works were located along the River Irwell, which bounds the development area to the west. In the 1870s, the Grosvenor Hotel was constructed within the northern part of the proposed development area, which replaced many of the earlier buildings. This hotel was demolished a century later and replaced by the present hotel and car park.

Extensive development took place across the proposed development area from the medieval period through to the twentieth century. The construction of the various buildings in the nineteenth century likely removed archaeological remains dating to earlier periods, as many of these are shown on the historic maps to have had basements. Archaeological remains, if present, are likely to be limited to the area within the south-west corner of the proposed development site.

The construction and demolition of the Grosvenor Hotel would have removed archaeological remains within the northern area of the application site. The ground-breaking works required for the delivery of the proposals will be limited to this northern area of the application site and the hotel will be retained and redeveloped. No works are proposed in the area of archaeological potential and therefore the development will have no impact on archaeological remains.

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that no archaeological mitigation will be required, as the proposed development will not affect the area of the application site containing archaeological potential.

1. Introduction

1.1 Planning Background

In March 2021, Property Alliance Group commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support planning applications for a scheme known as 'Renaissance', which is located at Deansgate, Manchester city centre (referred to herein as 'the Site'). The scheme will be supported by two separate planning applications (one for office development and one for residential development) and the desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the Site so as to enable informed recommendations to be made for the designs of the proposed scheme and for the future treatment of any surviving remains. This desk-based assessment is applicable to both planning applications.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, revised February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application.

Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

'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.'

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

2.1 Research Sources

The desk-based assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- The North West England Regional Research Framework;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- The National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the mid-eighteenth century. The results of the historical and archaeological research will be analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-10), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7).

3. The Setting

3.1 Location

The Site (centred on NGR SJ 83749 98622) is situated on Deansgate, which lies within Manchester City Centre (Figs 1 and 2), and comprises a multi-purpose complex, which includes a multi-storey carpark and hotel (Plate 1). The renaissance complex currently comprises a vacant 15-storey, 203-bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House), which has been vacant for a number of years. The extent of the application site is shown on the Location Plan submitted with the planning application.

The Site is bounded by Deansgate to the east, Victoria Bridge Street to the north, the River Irwell to the west, and Blackfriars Street to the south. Deansgate lies at a height of approximately 35m above Ordnance Datum (aOD).

Plate 1: Recent aerial view looking north across the Site

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

3.2 Geology

The solid geology of the area comprises the Chester Sandstone Formation, which is overlain by glacial deposits. These superficial deposits consist of sand and gravel and till (predominantly clay) formed up to 2 million years ago during the Quaternary Period (British Geology Society).

3.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks and Gardens, and it does not fall within a conservation area.

There are, however, four conservation areas within a 150m radius of the Site. The Conservation Areas within close proximity to the Site include St Anne's Square, Flat Iron, Parsonage Gardens and the Cathedral. The Site is also located within 150m of 18 listed buildings and a scheduled monument (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

HER No.	Description	Grade	NGR
1370.1.0	Cathedral Church of St Mary	I	SJ 8388 9875
396.1.0	51–63, Deansgate, Barton's Building including Barton Arcade	II*	SJ 8375 9846
11954.1.0	Railway Viaduct and Retaining Walls at Junction with Greengate	II	SJ 8375 9880
8643.1.0	Victoria Bridge	II	SJ 8377 9870
864.1.0	The Crown Tavern	II	SJ 8359 9862
8307.1.0	Mitre Hotel	II	SJ 8388 9868
8613.1.0	Sinclair's Oyster Bar	II	SJ 8391 9868
8288.1.0	Blackfriars Bridge	II	SJ 8365 9859
8306.1.0	Mynshulls House	II	SJ 8384 9868
1598.1.0	10 & 12 Blackfriars Street	II	SJ 8355 9867
8373.1.0	Haywards Building	II	SJ 8371 9850
8591.1.0	18 & 20, St Ann's Square (formerly Kardomah Restaurant)	II	SJ 8377 9841
8592.1.0	Boer War Memorial	II	SJ 8380 9845
12124.1.0	16, St Ann's Square (formerly High and Mighty shop)	II	SJ 8377 9841
65.1.0	The Old Wellington Inn	II	SJ 8390 9868
8395.1.0	Royal Exchange	II	SJ 8386 9846
1567.1.0	14 and 16 Blackfriars Street	II	SJ 8356 9866
12130.1.0	14 St Mary's Parsonage (National Buildings)	II	SJ 8356 9847
130.1.0	The Hanging Bridge immediately south of Manchester Cathedral	Scheduled Monument	SJ 8385 9868

Table 1: Summary of listed buildings within a 150m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (*Section 5*, below).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – *c* 1750
Industrial Period		*c* AD1750 – 1914
Modern		Post-1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory 2007). The Site is located close to the River Irwell, on a band of sand and gravel, which makes the area favourable for early activity (Arrowsmith 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic flint flake, for instance, was found at Spinning Field, near Deansgate, and reported in the *Transactions of the Lancashire and Cheshire Antiquarian Society* in 1892 (HER 414.1.0; Sutton 1892). A Neolithic stone hammer and arrow head were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery. In 1880, during excavations at the north-east corner of Hanging Bridge, a bronze dagger and fragment of a flat bronze axe were found (HER 394.1.0). The dagger is now held within the Manchester Museum. These finds complement a growing regional body of evidence representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

4.1.2 Archaeological Potential

There is no known evidence for prehistoric activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low, particularly due to the extensive development since the late eighteenth century.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909), situated *c* 1km south of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the ongoing military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Beetham Tower. The Roman Road heading north from the fort at Castlefield ran adjacent to the Site and is labelled on the 1848 OS map. Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD.

4.2.2 Archaeological Potential

The Roman road linking Castlefield Roman Fort to Ribchester runs adjacent to the Site, however, the potential for any *in-situ* remains of Romano-British activity to survive is considered to be low due to the intensive development of the Site throughout later periods.

4.3 Medieval Period

4.3.1 Historical and Archaeological Evidence

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill

1908).

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late-eleventh century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116).

By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The Site is located within the Area of Medieval Manchester (HER 16050.1.0), which is defined from burgage plots mapped in Michael Morris' book, '*The Archaeology of Greater Manchester: Medieval Manchester*' and evidence from excavation adjacent to the John Rylands Library on Deansgate (Morris 1983). Within the area, medieval finds have been recovered, including a gold brooch which was found at Victoria Street. The alternation of the coloured stones on the brooch suggest a thirteenth-century date of origin (HER 9914.1.0).

4.3.2 Archaeological Potential

The Site is located within an area of known medieval settlement activity, and therefore the Site was likely occupied during the medieval period. The potential for buried archaeological remains, however, is considered to be very low due to the extensive development throughout the post-medieval and industrial periods.

4.4 Post-medieval and Industrial Period

4.4.1 Historical Setting

Deansgate remained an occupied area of Manchester throughout the post-medieval period. Records from the sixteenth century indicate that a possible cross may have been located in the area to the north of the Site during this period. The cross, known as the Patrick Stone, was mentioned in documents dating to 1592, which stated "the pavement betwixt Patricke Stone and Salford Bridge is in decay". In 1618, the Manchester Court Leet Records stated that "Rooms anenste ye Patrick Stone being an ordinary way both to ye church and market place" (HER 405.1.0).

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams with Farnie 1992, 3). By the 1780s, the

national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

The Site is located within the commercial district of Manchester, which comprised numerous shops, hotels, public houses and warehouses. Warehouses, particularly textile warehouses, add to the distinctive streetscape of the city centre. The warehouses were built in large quantities following 1825, as the cotton industry led to the requirement for more storage. Therefore, the warehouses are intimately connected with Manchester's past as 'Cottonopolis': the centre of the manufacturing and selling of cotton goods. The commercial district of Manchester has a large concentration of warehouses dating to the Industrial Period, and it is claimed that "the streets of the commercial quarter of Manchester are as distinctive as are those of governmental London" (English Heritage 2002, 1).

Warehouses were used for storing food, which was needed to feed the growing population of Manchester, along with raw materials, such as cotton, and finished products awaiting exportation. Many warehouses stored clothes and accessories made in the town, such as boots and shoes, umbrellas, hats and other "Manchester smallwares", such as braids and ribbons. The warehouses were often of modest proportions and had initially been concentrated in the Smithfield and Shudehill areas of Manchester (*ibid.*).

Commercial warehouses were built by the manufacturers, wholesalers, independent merchants, traders and packing companies during the industrial period. The warehouses provided employment for those living within the town, with roles including porters, wagoners, lorry drivers, clerks, makers-up and packers. The main products found within the commercial warehouses included grey cotton cloth (awaiting finishing), dyed cotton cloth, printed calicos, woollens, silk and various other fancy goods (*ibid.*).

Traders could be divided into two broad categories: those who dealt with local trade, and those who dealt with exports. Home-trade merchants and manufacturers often built large and architecturally impressive warehouses for use as wholesale showrooms. The floors of a warehouse would be divided into departments, each specialising in certain types of goods. Lower floors were used for the heavier goods, whilst less heavy goods and goods requiring better light for inspection were kept on upper floors. Buyers could inspect the goods across the departments and place orders. Bought goods were then sent by a hoist to the packing room, checked and dispatched (*op. cit.* 20-21).

Deansgate, as a central street in Manchester, allowed goods to be transported through the town. The street also had good connections to the River Irwell and to the railway lines and canals to the south (*op. cit. 9)*. Many warehouses were built within the commercial district alongside shops and had their own showrooms. Warehouses along Deansgate, and along the adjacent streets, were often shared between several businesses.

4.5 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that shows the study area at a useful scale is Casson and Berry's map of 1746, which shows Parsonage Croft, later Parsonage Gardens, and Deansgate (Plate 2). The map shows that the area of the Site had been largely developed by the mid-eighteenth century, as the area of Deansgate was already a well-established by this period.

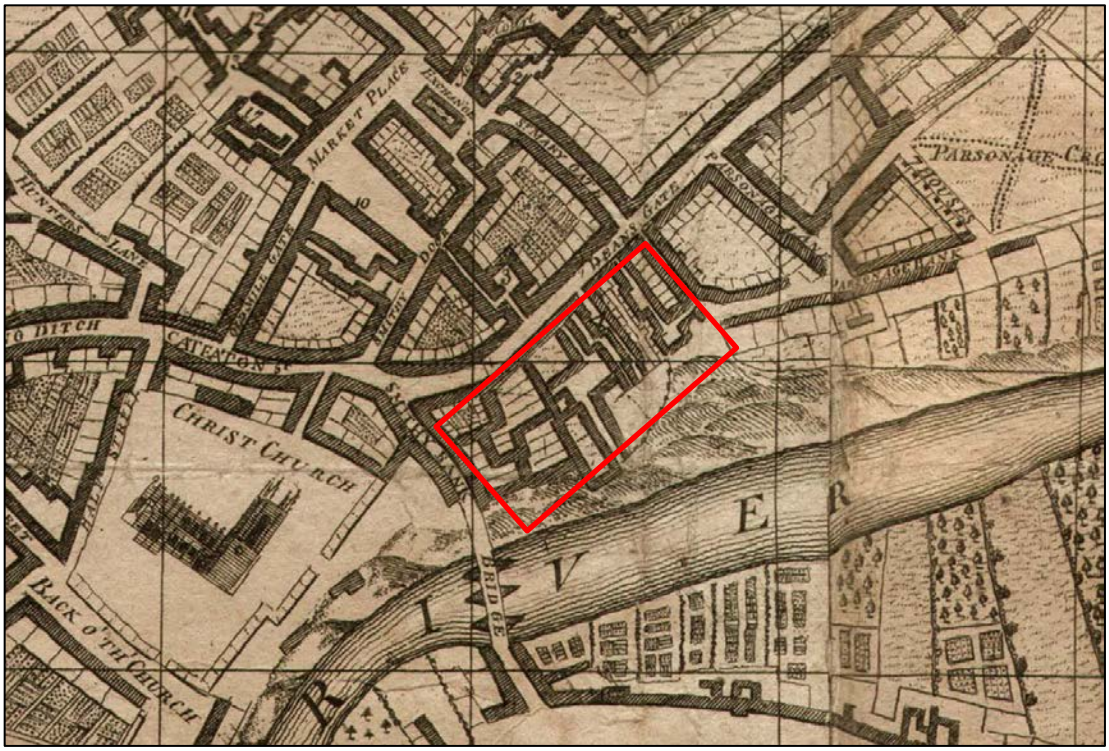


Plate 2: Extract from Casson and Berry's map of 1746 showing the approximate location of the Site

During the eighteenth century, several inns and public houses fronted Deansgate. The Rose and Crown and Ring of Bells public houses were located to the south of the Site. Indentures dating to the seventeenth century refer to the Rose and Crown, indicating the public house had been a long-established inn along Deansgate (*Manchester Courier and Lancashire General Advertiser* 13 March 1866). Both public houses had entries, with the Rose and Crown Entry located within the Site. Green's map of 1787-94 (Plate 3; Fig. 3) shows the labelled Rose and Crown Entry within the Site, along with the various other buildings located within the area during the late eighteenth century. Green's map also shows Shepherd's Court, which comprised private houses during the late eighteenth century. Occupants of the court during this period included cotton merchants, cotton manufacturers and cotton dealers (Scholes 1797).

The Rose and Crown and Ring of Bells were demolished in the early nineteenth century to make way for Blackfriars Street, which link Blackfriars Bridge (constructed in 1820) to St Mary's Gate. Swire's map of 1824 shows the newly constructed Blackfriars Street to the south of the Site (Plate 4; Fig. 4).

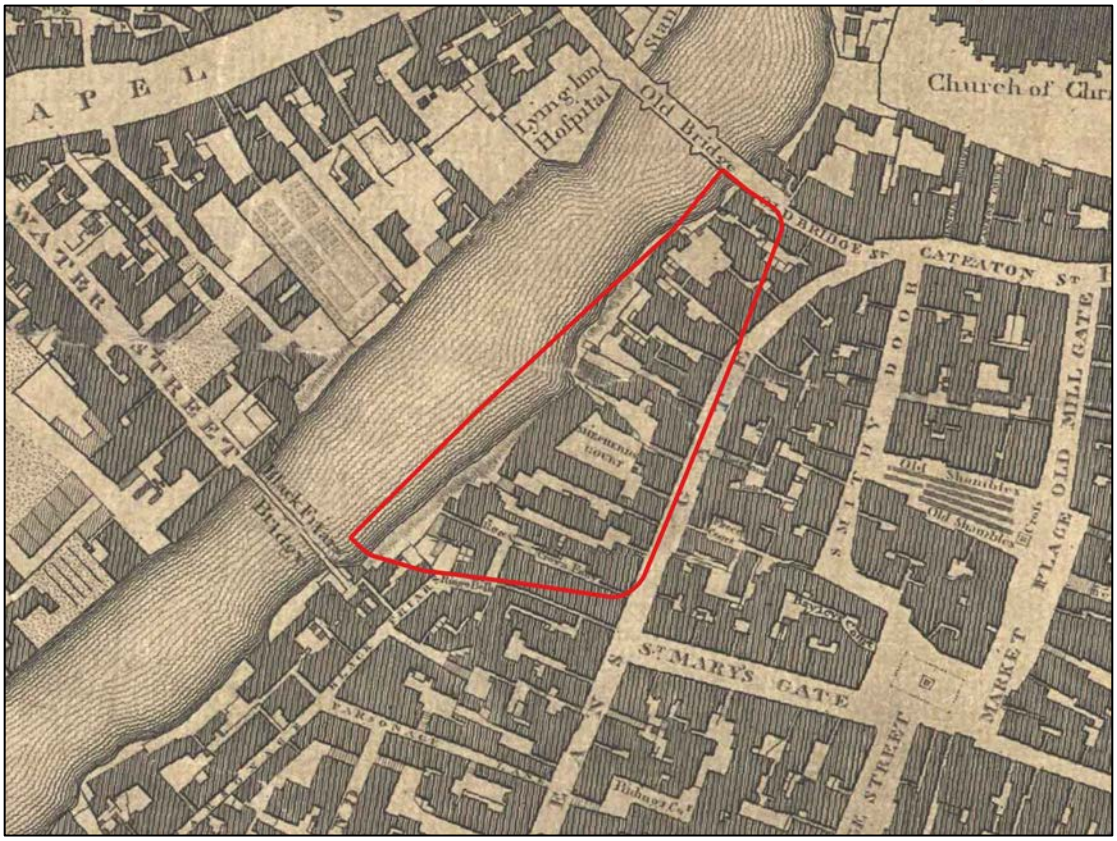


Plate 3: Extract from Green's Map of Manchester & Salford 1787-94

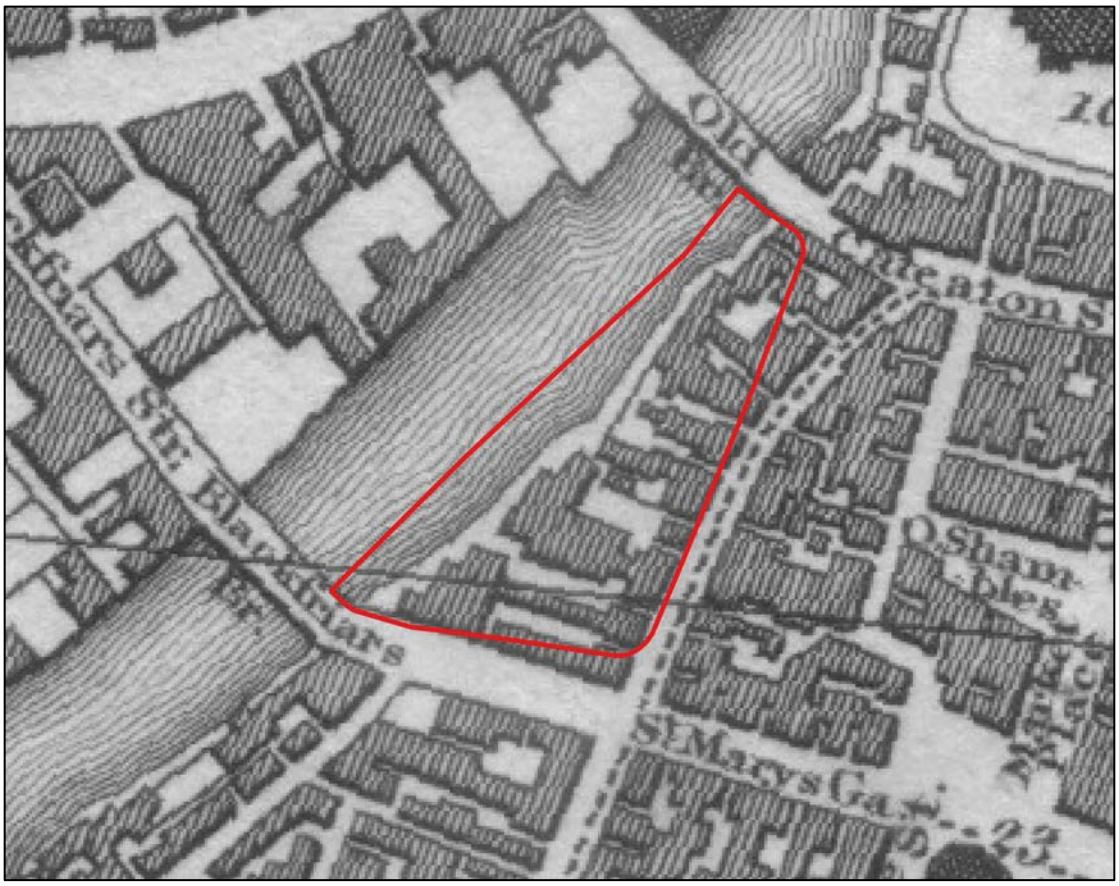


Plate 4: Extract from Swire's Map of Manchester & the Environs 1824

Artists' depictions of Blackfriars Bridge show the newly constructed bridge alongside the adjacent riverside buildings. The bridge was often painted looking south, which allowed the spire of St Mary's Church to be captured in the background. The paintings below show the buildings within the Site along the western side of the River Irwell (on the left) (Plates 5 and 6). The buildings shown in the painting are shown to be level with the riverbank.

Plate 5: Blackfriars Bridge, Manchester, by Westall, 1829

Plate 6: Blackfriars Bridge, Irwell, Manchester, 1830

Bancks & Co.'s map of 1831 (Plate 7; Fig. 5) resembles the building plans shown in Swire's map of 1824. Many of the works and buildings labelled on the Ordnance Survey map of 1851 (Plate 8; Fig. 6) can also be seen on Bancks & Co.'s map, such as the Victoria Buildings, the finishing works and copper roller works, and Bateman's Buildings. The banks of the River Irwell appear more regularly shaped by 1831, indicating the canalisation of the river during this period.

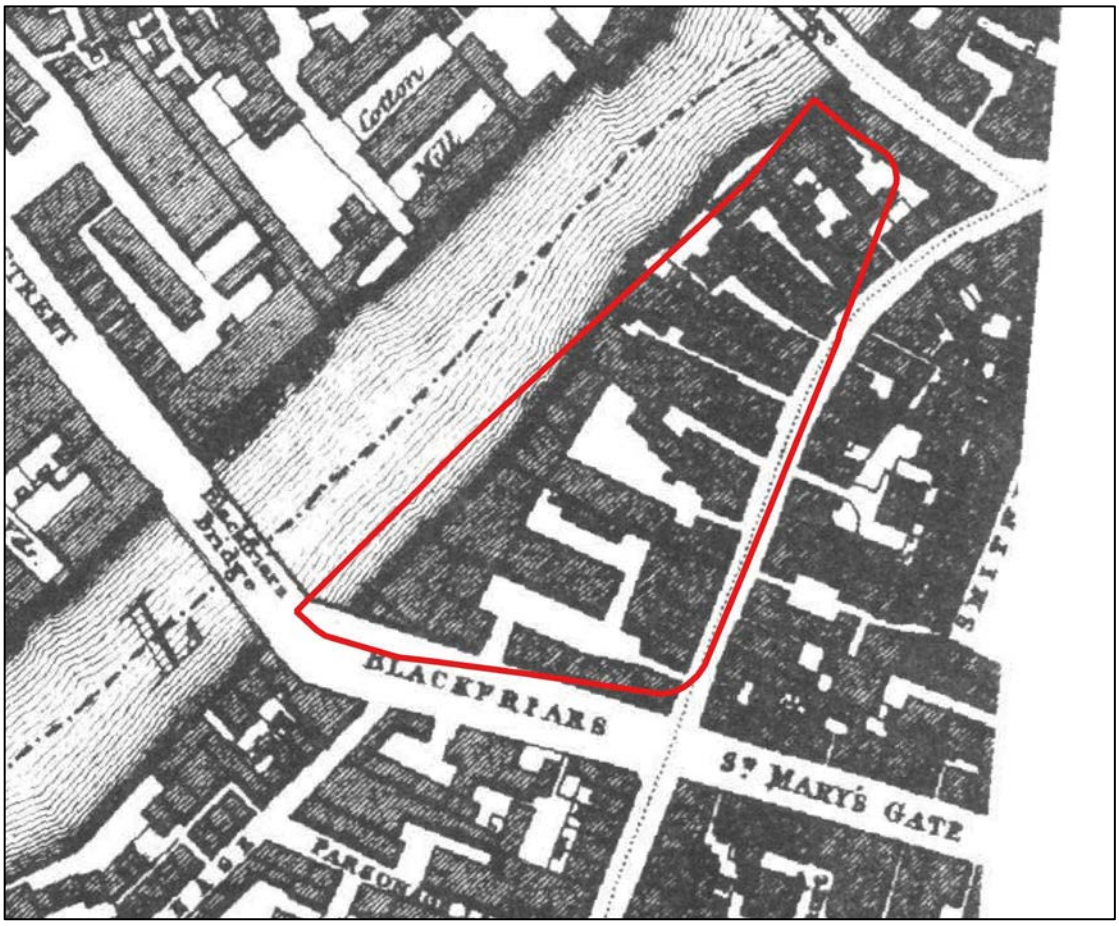


Plate 7: Extract from Bancks & Co's Map of Manchester & Salford 1831

The Ordnance Survey map of 1851 (Plate 8; Fig. 6) shows the construction of the Water Side Mill took place between 1831 and 1851. Adshead's map of 1851 also shows the mill and labels the site as "Wood and Penny's Cotton Mill" (Plate 9). Whellan's directory of 1853 lists Penny & Wood, manufacturers of calicoes, twills, drills and mole twills, at the premises. The Llangollen public house is also shown on the Ordnance Survey map of 1851 map and Adshead's map of 1851. The public house, located at 18 Deansgate, was the only inn located within the Site boundary during this period and was occupied by Thomas Lodge in 1853 (Whellan 1853).

Adshead's map of 1851 also shows the various purposes of the properties within the Site. Properties fronting Deansgate and Blackfriars Street were warehouses and places of business, whilst mills and works were located along the River Irwell. A cluster of workers' houses was located to the rear of Deansgate, at Sedgwick's Court, Davenport's Court and Barrett's Court.

Plate 8: Site boundary superimposed onto an extract from the Ordnance Survey map of 1851

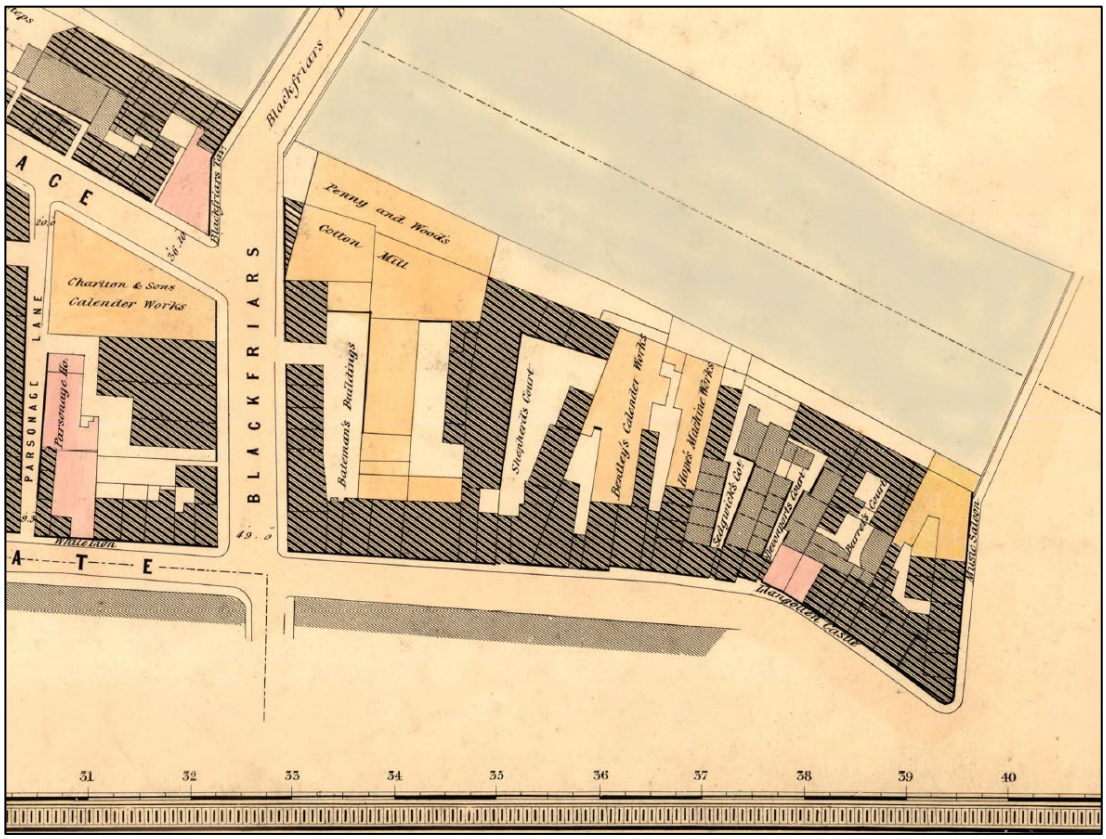


Plate 9: Extract from Adshead's map of 1851, with orange showing mills and works, light grey showing private houses, pink showing hotels, inn and public houses and diagonal stripes showing warehouses and places of business

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

The occupants of Sedgwick's Court, Davenport's Court and Barrett's Court were recorded on the census return of 1851. The Travis household were the only occupants listed as Barrett's Court. John Travis, the head of the household, worked as a tin plate worker and lived with his daughter and a household servant. Several households were listed at Davenport's Court, with occupants including a car driver, fruitman, housekeeper, carder in a cotton mill, and a general labourer. Sedgwick's Court was home to a family of bricklayers, a coachman, and a fisherman. Thomas Elory, a packer who lived at Sedgwick's Court, and William Colman, a car driver who lived at Davenport's Court, were originally from Ireland.

Bateman's building, shown on both Adshead's map of 1851 and the Ordnance Survey map of 1851, housed companies associated with the textile industry of Manchester. Slater's directory of 1863 listed Thomas Robinson, a cotton and cotton waste dealer, at 5 Bateman's Buildings. John Milner & Co., yarn agents, were based at 4 Bateman's Buildings and a leather merchant named Holmes Milner occupied 2 Bateman's Buildings (Slater 1863).

Plans to redevelop the northern area of the Site began in 1871. In 1875, the land was sold to the Grand Hotel and Safe Deposit Company, who made plans for the construction of a new hotel. Over the following five years, the Grosvenor Hotel and Grosvenor Buildings were constructed by architects Edward Salomans and John Whichcord. The Prospectus of the hotel read:

"PROSPECTUS. - This company has been formed for the purpose of meeting the constantly increasing demand for hotel accommodation and for constructing a safe deposit in Manchester. With these objects in view a plot or freehold land has been secured in Deansgate, by Victoria Bridge, covering an area of about 3,580 square yards. or 32,229 feet, on which it is intended to erect an hotel, containing about 400 rooms. To erect about 60 suites of commodious offices, shops, sale and show rooms, etc. To construct a fire and burglar-proof safe deposit, for the custody of securities and other valuable property on a plan similar to that of the National Deposit Company (Limited) in London; and to provide Turkish, swimming, and private baths. The designs for the intended buildings have been prepared by Mr John Whichcord, the architect to the National Safe Company (Limited), and who has also been entrusted with the erection of some of the largest club houses and hotels in England; and of these designs the following is a brief explanation, vlz.

THE HOTEL - Ground Floor - Entrance hall, 40 by 40 feet; coffee room, 92 feet by 59 feet; commercial room, 40 feet by 40 feet; billiard room, 57 feet by 42 feet: smoking room. 40 feet by 29 feet; also restaurant, 66 feet by 47 feet; refreshment bar, 70 feet by 29 feet; a bodega, 50 feet by 34 feet; with nine shops opening into them, fronting Deansgate. First Floor - Ladies coffee room 40 by 34: drawing room. 40 feet by 40 feet; and 33 bed, sitting, and bath rooms; also two auction and sale rooms, 41 feet by 29 feet and 38 feet by 27 feet respectively; all lighted from above. On the ground, first and second floors there will be 54 suites of offices, all easy of separate access. Second Floor - 42 bed, sitting, and bath rooms. Third Floor - 56 bed, sitting, and bath rooms Fourth Floor - 56 bed, sitting, and bath rooms Fifth Floor - 56 bed, sitting, and bath rooms Sixth Floor - 56 bed, sitting, and bath rooms

Basement - About 6500 feet superficial will be devoted to the construction of the Safe Depository, and the remainder will be appropriated for a Turkish bath, 80 feet by 40 feet; a swimming bath, 105 feet by 80 feet; hot and cold showers, and vapour baths; cellarage, etc. These designs are subject to such alterations and modifications as the directors deem expedient.

The situation is one of the finest in Manchester. and has three frontages; is little more than 100 yards from the Exchange, within a minutes' walk of Victoria Railway Station, and in the immediate neighbourhood of important buildings used as offices by merchants, manufacturers, and others. The profits or the company will be derived from the following sources: The hotel, restaurant, bodega and bar; the rents of the offices, shops, auction and sale rooms, the safe deposit, Turkish and swimming baths etc. Judging from the returns of the Charing Cross, the Langham, the Queen's (Hastings) the Grosvenor, the Victoria (Southport), and other large hotels. and in view the present insufficient hotel accommodation in Manchester, as compared with its wealth and importance, the directors consider themselves justified in anticipating from the hotel receipts alone a very large revenue." (Observer 8 August 1875)

The Grosvenor Hotel was completed by 1880 and in March 1880 the hotel building was advertised to let. By August 1880, the Grosvenor Hotel opened to guests (Manchester Victorian Architects).

By 1879, the Parsonage Building had been constructed within the south-west area of the Site, on the site of the former Water Side Cotton Mill. It is unclear whether the structure of the cotton mill was incorporated into the Parsonage Building, or whether the mill was demolished and the Parsonage Building was a new construction. The Parsonage Building contained offices of various companies (see Table 3). The commercial properties fronting Blackfriars Street housed various companies, dining rooms and shops (Table 3).

The Ordnance Survey map of 1891 (Plate 10; Fig. 7) is the first to show the Grosvenor Hotel. The Grosvenor Hotel is shown as a hotel at the junction between Deansgate and Victoria Bridge Street, with the associated Grosvenor Buildings located to the rear, fronting either side of Grosvenor Avenue. Cellar lights are shown along the properties of Deansgate, indicating that the buildings comprised cellars. To the south of the Grosvenor Buildings was a vacant plot of land formerly occupied by the cotton finishing works. The land was labelled "old quarry" on the map, indicating some extraction work had taken place at the plot.

The 1891 OS map is also the first map to show Carr Street, which replaced the earlier Bateman's Buildings. The commercial properties fronting Blackfriars Street appear to remain unchanged. These properties are shown as shops and offices, addressed 33 to 51 Blackfriars Street, on Goad's Fire Insurance Plan of 1893 (Plate 11). To the north of these houses were warehouses at Carr Street, which included a tube factory and offices. The building fronting the western side of Carr Street is labelled "Grosvenor Chambers" on Goad's plan and was occupied W. H. Smith, the stationers, and Orme & Sons' billiard table factory. A saw mill was located within the sub-basement of the building. It is possible that the structure of this building comprised elements of the Water Side Cotton Mill, seen on mid-nineteenth century mapping. The Parsonage Building was located along the southern boundary of the Grosvenor Chambers.

Address	Occupants
Parsonage Buildings (29 Blackfriars Street)	J. C. Harter & Co., drysalters; Sidebotham & Co., church and school furnishers; E. J. Du Val & Co., drysalters; E. J. Du Val, artist; Ernest Grether, manufacturer of india rubber goods; Henry Hyde, metal agent; William Routledge, consulting engineer; Joshua Routledge, engineer; William Wright, machinist
31 Blackfriars Street	John Whitty, shopkeeper
33 Blackfriars Street	Permanent Exhibition of Useful Inventions
35 Blackfriars Street	Isaac Fineberg & Son, Manchester & Liverpool Advance & Deposit Co.
37 Blackfriars Street	Benjamin Howarth, plumber; Exchange Building Co. Ltd; Makinson & Sons, solicitors; Leeming Brothers, oil merchants; F. D. Rose, agent
39 Blackfriars Street	Bernard Hartley Green, solicitor; Robert Marshall, engraver; Leicester Collier, lithographic printer; W. Jones; Joseph Kershaw, bookbinder
41 Blackfriars Street	Thomas Barton, dining rooms
43 Blackfriars Street	T. Conway (executors of), gun maker
45 Blackfriars Street	Robert C. Stone, estate agent, John B. Newton, auctioneer; J. Naylor & Co., metal agents
47 Blackfriars Street	New York City Meat Co., butchers
49 Blackfriars Street	John Scowcroft & Co. coal proprietors; Astley & Tyldesley Coal & Salt; Luke Jackson, coal agent; Samuel Wild, cotton spinner; Annie Williams, servants' registry; Peter Cameron, stamp maker; Joe Bairstow, architect
51 Blackfriars Street	J. Turner & Son, pianoforte warehouse

Table 3: Slater's Directory of 1879 for Blackfriars Street

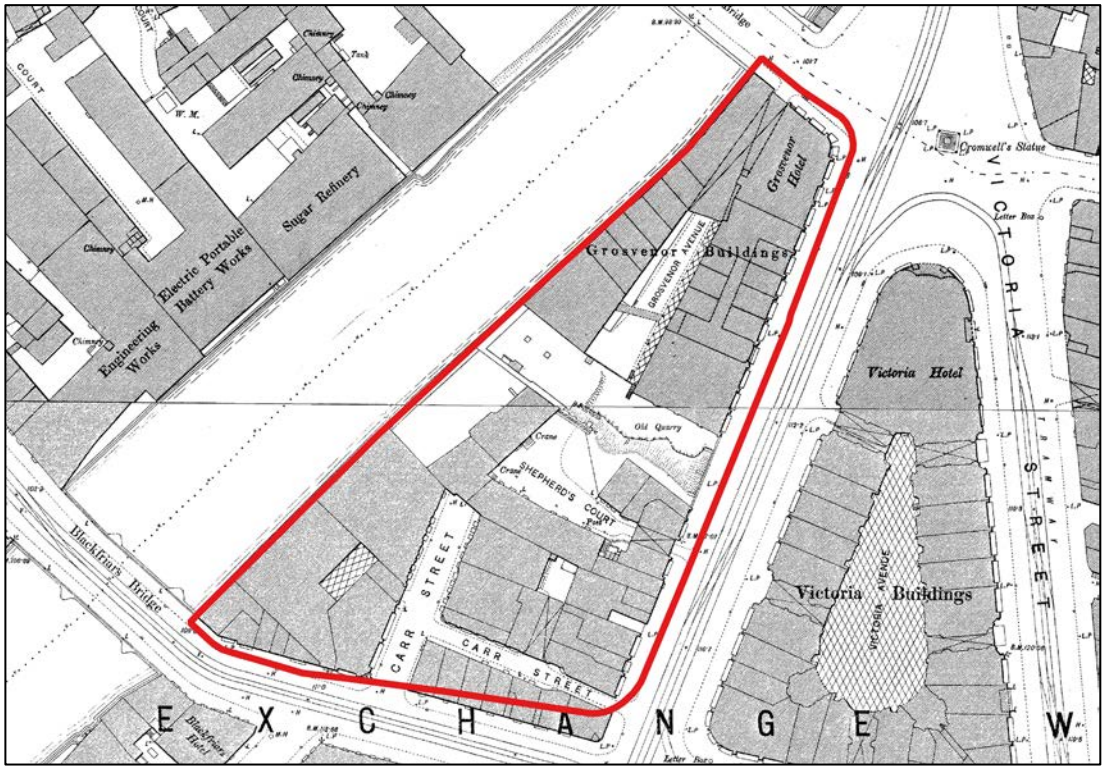


Plate 10: Site boundary superimposed onto an extract from the Ordnance Survey map of 1891

Goad's Fire Insurance Plan also shows the Deansgate Hotel, also known as the Temperance Hotel, for the first time (Plate 11). Slater's directory of 1863 lists Thomas D. Johnson as the occupant of the hotel, indicating the hotel was not new to the area, but may have been rebuilt between the surveying of the 1891 OS map and 1893. Shepherd's Court was occupied by a leather warehouse and yarn warehouses. The various rooms and stores of the Grosvenor Hotel are also shown on Goad's plan, including the kitchen, wine and spirit stores, laundry and stock rooms. The map also confirms that the hotel comprised 6 storeys and 2 basements.

Plate 11: Extract from Goad's Insurance Plan of 1893

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

The buildings within the Site remained mostly unchanged during the first half of the twentieth century. The Ordnance Survey maps of 1908 (Fig. 8) and 1933 (Fig. 9) resemble Goad's Fire Insurance Plan of 1893. Photographs show the various buildings located within the Site. One photograph taken in 1933 shows the buildings fronting Blackfriars Street (Plate 12). The buildings comprised four storeys and basements according to Goad's map of 1893.

Plate 12: Blackfriars Street, looking north-west from Deansgate,1933

A second photograph was taken of Carr Street in 1933, looking north from Blackfriars Street. The photograph shows the W. H. Smith store and the rear of the buildings at Shepherd's Court, which appear to have been used as part of the Deansgate Hotel, stock rooms and a garage (Plate 13). 37 Blackfriars (shown as 35 Blackfriars on Goad's plan) is shown on the east side of Carr Street.

By 1938, the row of buildings comprising shops and businesses fronting Blackfriars Street had been demolished, as seen in the aerial photograph taken of the Site in 1938 (Plate 14). The curved white building seen at the junction between Blackfriars Street and Deansgate in the 1938 aerial photograph can be seen in the 1933 during its construction.

The Ordnance Survey map of 1955 (Plate 15; Fig. 10) shows various changes took place within the Site between 1933 and 1955. The Deansgate Hotel was no longer present on the mapping and the buildings fronting Blackfriars Street had been demolished. Shepherd's Court, which had been located within the Site since the eighteenth century, had been replaced by the Victoria Arcade.

Plate 13: Photographs of Carr Street, looking north from Blackfriars Street, 1933

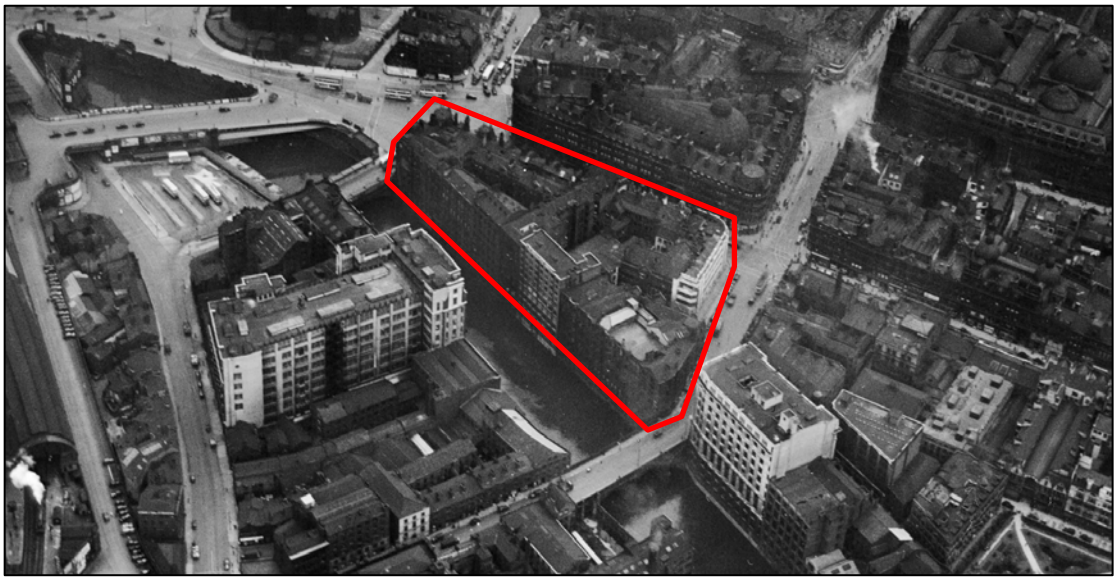


Plate 14: Blackfriars Street and Deansgate, Manchester, 1938

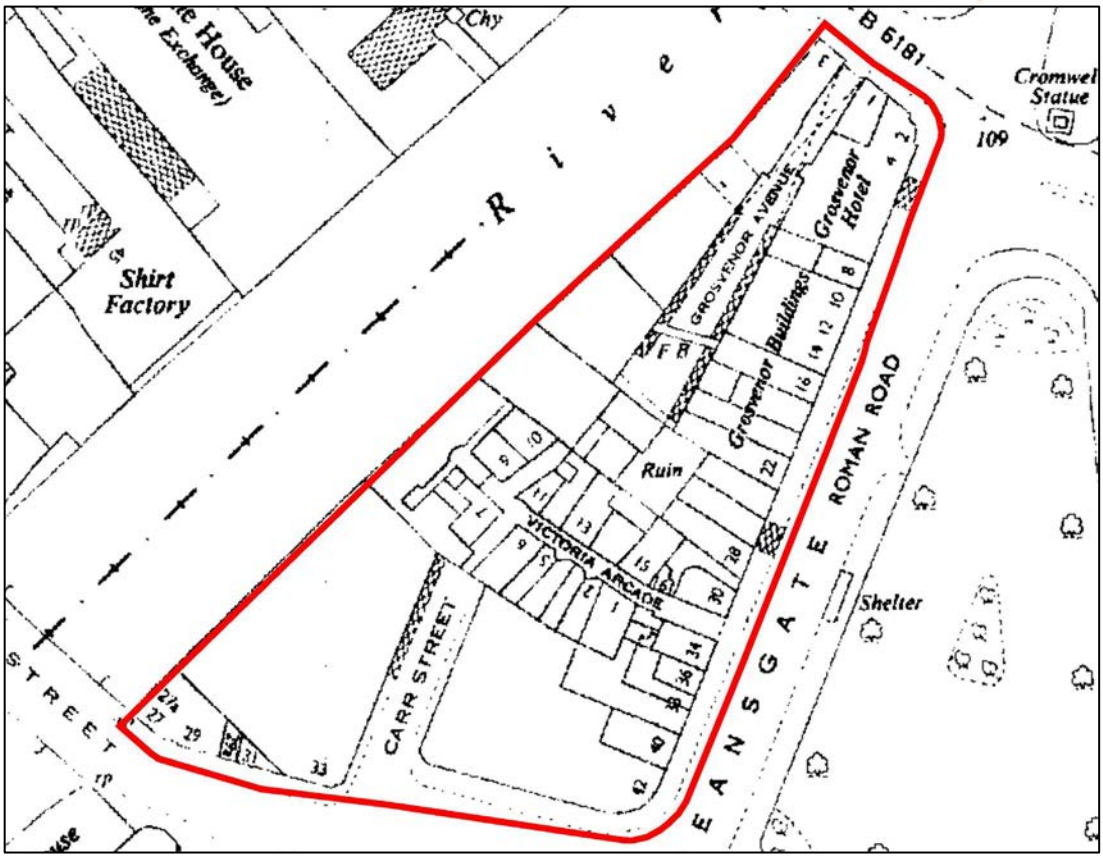


Plate 15: Extract from the Ordnance Survey map of 1955

The Grosvenor Hotel continued to operate until 1970. In March 1971, the demolition of the hotel began. Photographs taken in 1972 show the site of the hotel, with workers within the exposed basements of the hotel (Plate 16). A photograph taken in 1973 shows the extensive development on the site of the Deansgate Hotel during 1973 (Plate 17).

Plate 16: Former site of Grosvenor Hotel, 1972

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Plate 17: Development on site of Deansgate Hotel, the Arndale centre can be seen in background 1973

By 1989, the Site had been cleared and the Premier Hotel had been constructed. The hotel occupied a large portion of the Site and had a car park on the lower floors. In 1996, the hotel was damaged by the IRA bomb and underwent repairs (Plate 18). The hotel remains extant within the Site.

Plate 18: Damage from 1996 IRA bomb, Premier House, Deansgate (West side), corner with Blackfriars Street, Manchester

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site (Figs 11, 12 and 13). The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis.

Gazetteer Entry 01

Site Name	Grosvenor Hotel (site of)
Designation	No designation
HER number	-
Site Type	Hotel
Period	Nineteenth century
NGR	SJ 83784 98671
Source	OS mapping; Manchester Victorian Architects
Description	The Grosvenor Hotel and Grosvenor Buildings (Plate 19) were built on the site of the Victoria Buildings during the 1870s. The architects of the building were Edward Salomons and John Whichcord. The hotel continued to operate until 1970 and in March 1971 the building was demolished. The hotel and associated buildings had substantial basements.
Assessment	Photographs show the demolition of the Grosvenor Hotel, which show the substantial basement of the hotel. It is unclear whether the basement was removed or built upon, however, there is some potential for remains of the basements to be located within the Site.

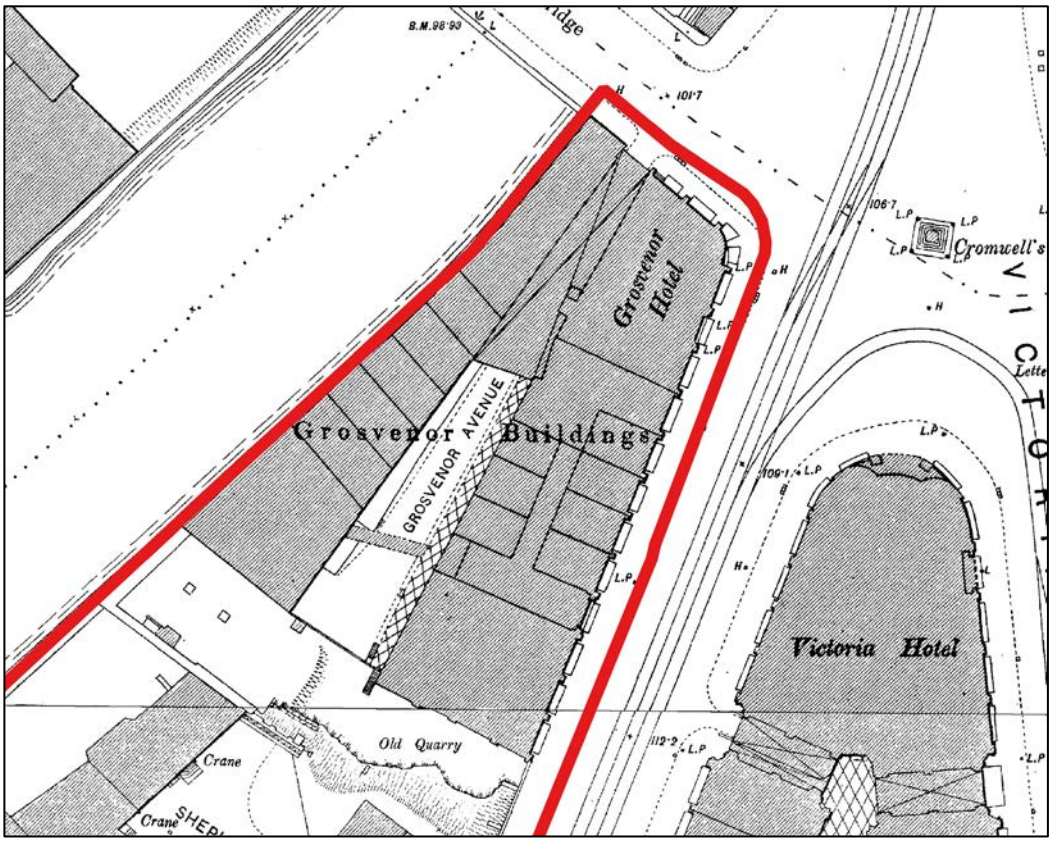


Plate 19: Extract from the Ordnance Survey Town Plan of 1891 showing the Grosvenor Hotel

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 02

Site Name	Shepherd's Court (site of)
Designation	No designation
HER number	-
Site Type	Dwellings and commercial properties
Period	Eighteenth and nineteenth century
NGR	SJ 83741 98611
Source	OS mapping; Green 1787-94; Swire 1824; Bancks & Co. 1831; Goad 1893
Description	Shepherd's Court is shown on Green's map of 1787-94 and remained present on the Ordnance Survey map of 1933. Green's map also shows Shepherd's Court, which comprised private houses during the late eighteenth century. Occupants of the court during this period included cotton merchants, cotton manufacturers and cotton dealers (Scholes 1797). Adshead's map of 1851 shows the court comprised commercial properties and places of business. In 1893, the court comprised yarn warehouses and a leather warehouse occupied by T. Mellor. The court had been replaced by the Victoria Arcade by 1955. It is unclear whether the buildings at Shepherd's Court underwent redevelopment during the nineteenth century, however, the floorplan on the historical mapping appears similar from the eighteenth century to 1933. Goad's plan of 1893 states that the buildings comprised three storeys and basements.
Assessment	The presence and condition of remains of Shepherd's Court are currently unknown. It is likely that remains of the buildings of the court were removed or damaged by later development.

Plate 20: Extract from the Ordnance Survey Town Plan of 1891 showing Shepherd's Court

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 03

Site Name	Bateman's Buildings (site of)
Designation	No designation
HER number	-
Site Type	Commercial properties
Period	Nineteenth century
NGR	SJ 83721 98580
Source	OS mapping; Swire 1824; Bancks & Co. 1831; Slater 1863
Description	Bateman's Buildings appear to have replaced the earlier eighteenth-century Rose and Crown Entry (GE13). Bateman's Buildings are first labelled on mid-nineteenth century mapping (Plate 21), however, buildings of a similar plan are shown on Swire's map of 1824 and Bancks & Co.'s map of 1831. Slater's directory of 1863 lists various occupants of the buildings, such as leather merchants, cotton dealers, and yarn agents. The buildings were used as commercial properties and works.
Assessment	The presence and condition of remains of Bateman's Buildings are currently unknown. It is likely that remains of the buildings were removed or damaged by later development.

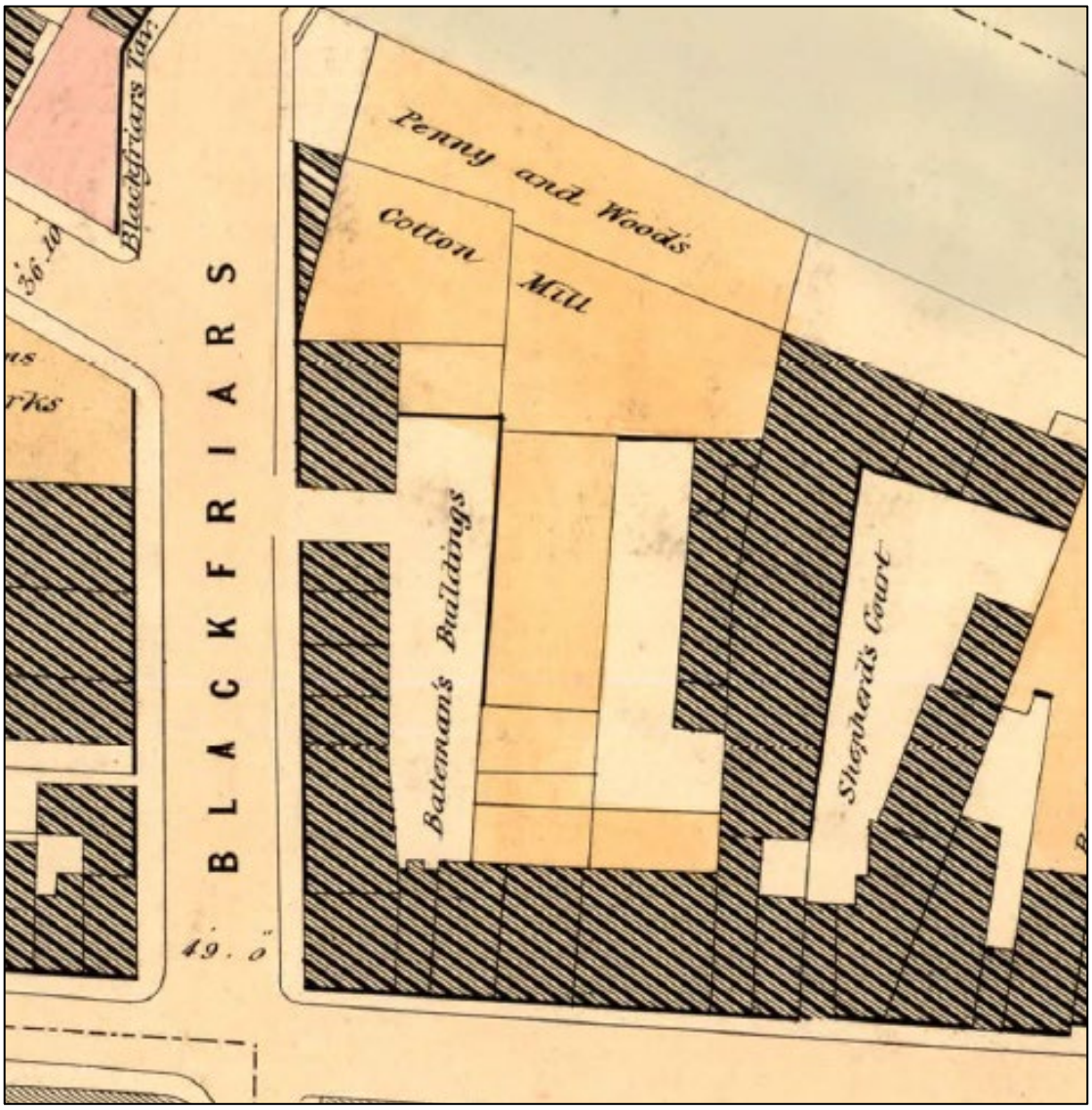


Plate 21: Adshead's map showing Bateman's Building (GE03) and Water Side Mill (GE04)

Gazetteer Entry 04

Site Name	Water Side Mill (site of)
Designation	No designation
HER number	-
Site Type	Cotton mill
Period	Nineteenth century
NGR	SJ 83693 98598
Source	OS mapping; Adshead 1851; Whellan 1853
Description	Water Side Mill (cotton) is labelled on the Ordnance Survey map of 1851. Whellan's directory of 1853 lists Penny & Wood, manufacturers of calicoes, twills, drills and mole twills, at the premises. Adshead's map of 1851 also shows the mill, which is labelled "Penny and Wood's Cotton Mill". The mill was likely constructed after 1831 and was fell out of use by 1863. The mill was not listed on Slater's directories of 1863 or 1879. It is unclear whether the mill became part of the Parsonage Building or whether the building was demolished to make way for the Parsonage Building.
Assessment	The presence and condition of remains associated with the mill are currently unknown. It is possible that elements of the mill were incorporated into the later warehouses and therefore there is some potential for remains associated with the mill may survive within the Site boundary.

Gazetteer Entry 05

Site Name	Cotton Finishing Works/ Bentley's Calendar Works (site of)
Designation	No designation
HER number	-
Site Type	Finishing works
Period	Nineteenth century
NGR	SJ 83755 98618
Source	OS mapping; Slater 1850; Slater 1863
Description	The Ordnance Survey map of 1851 lists a cotton finishing works at 28 Deansgate (Plate 22), whilst Adshead's map lists the finishing works more specifically as Bentley's calendar works. Slater's directory of 1850 also lists William Bentley, calenderer, at 28 Deansgate. In 1863, James Bentley, calenderer, was listed at 28 and 30 Deansgate. The works were demolished in the second half of the nineteenth century and the Deansgate Hotel was constructed on the site of the works.
Assessment	The presence and condition of remains associated with the cotton finishing works are currently unknown. It is likely that remains of the works may have been removed or damaged by later development.

Gazetteer Entry 06

Site Name	Copper Roller Works (site of)
Designation	No designation
HER number	-
Site Type	Copper roller works
Period	Nineteenth century
NGR	SJ 83762 98630
Source	OS mapping; Slater 1850; Adshead 1851; Slater 1863
Description	The copper roller works fronting Deansgate and is shown on the Ordnance Survey map of 1851 (Plate 22). Slater's directory of 1850 lists Newton, Keates & Co. as the copper roller manufacturers at 24 Deansgate. Adshead's map of 1851 lists the premises as "Hope's Machine works". By 1863, the copper roller manufacturers had been replaced by Isaac Storey & Sons, coppersmiths and brass founders.
Assessment	The presence and condition of remains associated with the copper roller works are currently unknown. It is likely that remains of the works may have been removed or damaged by later development, including the Grosvenor Hotel and the present building located within the Site.

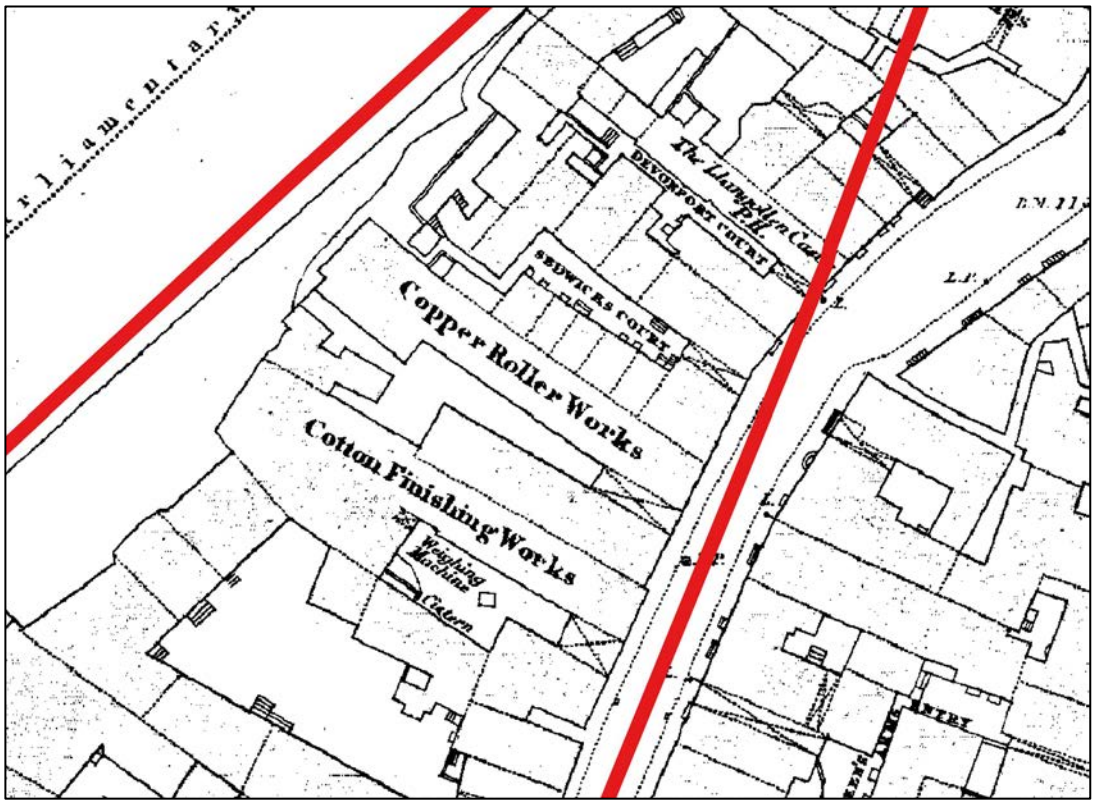


Plate 22: Extract from the Ordnance Survey Town Plan of 1851, showing the Cotton Finishing Works (GE05) and the Copper Roller Works (GE06)

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 07

Site Name	Deansgate Hotel (site of)
Designation	No designation
HER number	-
Site Type	Hotel
Period	Nineteenth century
NGR	SJ 83758 98623
Source	OS mapping; Slater 1863
Description	The Deansgate Hotel, also known as the Temperance Hotel, was located at 26 Deansgate in the second half of the nineteenth century. Slater's directory of 1863 lists Thomas D. Johnson as the occupant of the hotel. The 1891 OS map, however, shows an empty plot of land comprising an 'old quarry' at the site of the hotel. Goad's plan of 1893 shows the Deansgate Hotel at 24 and 26 Deansgate (Plate 23). It is possible that the hotel was rebuilt *c* 1891, hence the vacant land shown on the 1891 OS map. The hotel is labelled "Temperance Hotel" on the 1908 and 1933 OS maps. It is unclear whether the Deansgate Hotel was cellared.
Assessment	The presence and condition of remains associated with the Deansgate Hotel are currently unknown. It is likely that remains of the hotel may have been removed or damaged by later development.

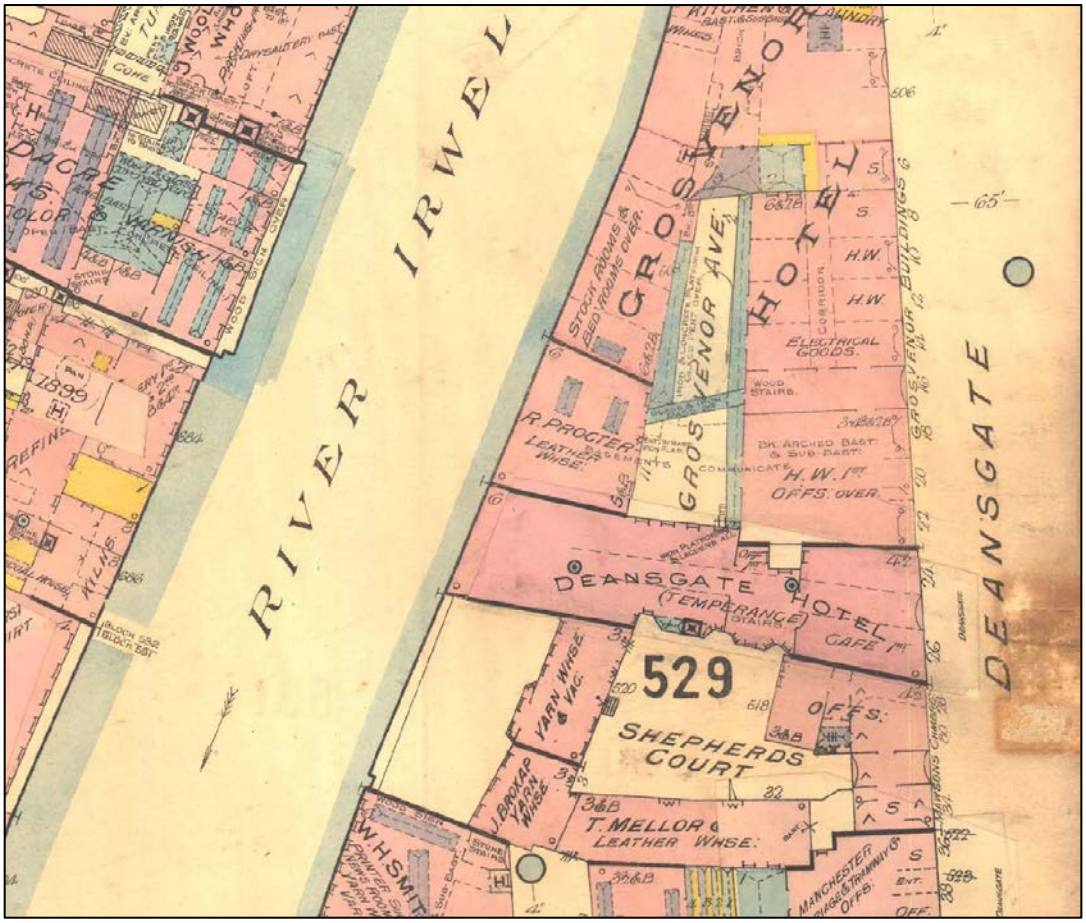


Plate 23: Extract from Goad's Fire Insurance Plan of 1893 showing the Deansgate Hotel (GE07)

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 08

Site Name	The Llangollen Castle Public House (site of)
Designation	No designation
HER number	-
Site Type	Public house
Period	Nineteenth century
NGR	SJ 83785 98645
Source	Slater 1850; OS mapping; Adshead 1851; Whellan 1853
Description	Slater's directory of 1850 and Whellan's directory of 1853 listed Thomas Lodge as the occupant of Llangollen Castle, addressed 18 Deansgate. The public house is also shown on the 1851 OS map and Adshead's map of 1851 (Plate 24).
Assessment	Remains of the public house were likely removed during later works within the Site, such as the construction of Grosvenor Hotel and the present building.

Gazetteer Entry 09

Site Name	Victoria Buildings and Music Saloon (site of)
Designation	No designation
HER number	-
Site Type	Commercial building
Period	Nineteenth century
NGR	SJ 83781 98679
Source	Adshead 1851; OS mapping
Description	The Victoria Buildings are shown on the Ordnance survey map of 1851 and appear to be present on Swire's map of 1824 and Bancks & Co.'s map of 1831. Adshead's map of 1851 shows the music showroom associated with the Victoria Buildings (Plate 24). The buildings were demolished in *c* 1871 to make way for the Grosvenor Hotel.
Assessment	Remains of the Victoria Buildings and associated music saloon were likely removed during later works within the Site, such as the construction of the Grosvenor Hotel and the present building.

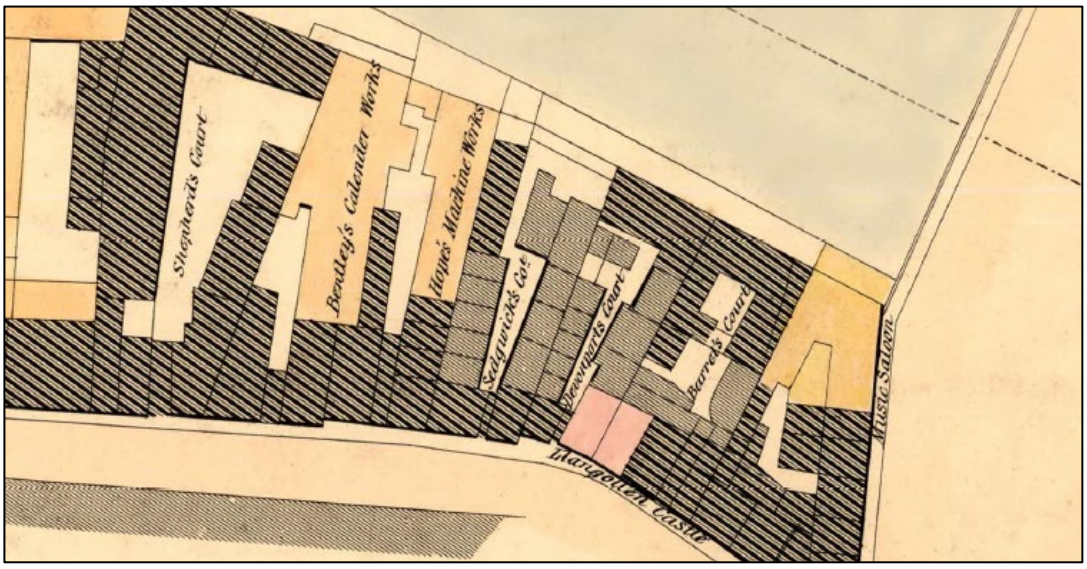


Plate 24: Extract from Adshead's map of 1851 showing the Llangollen Castle Public House (GE08), the Victoria Buildings and Music Saloon (GE09) and private houses (GE10)

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 10

Site Name	Workers' Houses to rear of Deansgate (site of)
Designation	No designation
HER number	-
Site Type	Dwellings
Period	Nineteenth century
NGR	SJ 83770 98643
Source	Adshead 1851
Description	Adshead's map shows private residences at Sedgwick's Court, Davenport's Court and Barrett's Court (Plate 24). These residences were located behind the commercial properties fronting Deansgate. The floor plans of the houses varied in size and shape. The 1851 OS map shows the houses were likely cellared.
Assessment	Remains of the workers' housing were likely removed during later works within the Site, such as the construction of the Grosvenor Hotel and the present building.

Gazetteer Entry 11

Site Name	Parsonage Building and Buildings of Carr Street (site of)
Designation	No designation
HER number	-
Site Type	Commercial properties
Period	Nineteenth century
NGR	SJ 83697 98594
Source	OS mapping; Goad 1893
Description	The Parsonage Building and buildings of Carr Street replaced the earlier cotton mill (GE04) and Bateman's Buildings (GE03). The buildings were used for commercial purposes. The buildings on the western side of Carr Street were occupied by W. H Smith in the late nineteenth century (Plate 25).
Assessment	The presence and condition of remains of the buildings are currently unknown. It is likely that remains of the buildings may have been removed or damaged by later development.

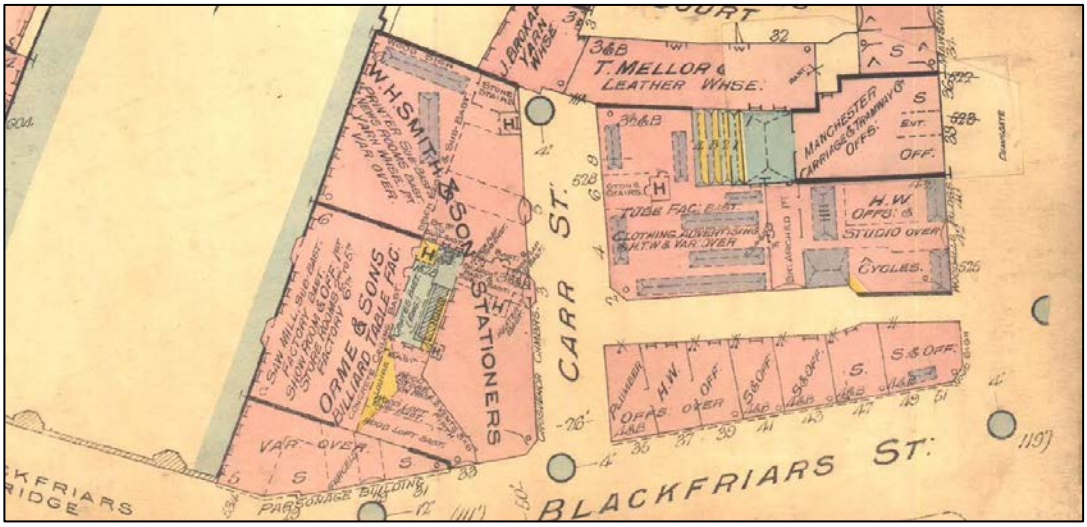


Plate 25: Extract from Goad's Fire Insurance Plan of 1893 showing the Parsonage Building and Buildings of Carr Street (GE11)

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 12

Site Name	35 to 51 Blackfriars Street (site of)
Designation	No designation
HER number	-
Site Type	Commercial properties
Period	Nineteenth century
NGR	SJ 83730 98567
Source	OS mapping; Goad 1893
Description	The properties located at 35-51 Blackfriars Street may have been constructed in the eighteenth century, as the footprint of the houses along the southern boundary of the Site can be seen on Green's map of 1787-94. The buildings are also shown on Swire's map of 1824 and Bancks & Co.'s map of 1831 (Plate 26). The buildings comprised four storeys and basements and were used as commercial offices and warehouses (Plate 27). The buildings were demolished between 1933 and 1955 and were replaced by 42 Deansgate.
Assessment	The presence and condition of the remains of the buildings are currently unknown. It is likely that remains of the buildings may have been removed or damaged by later development.

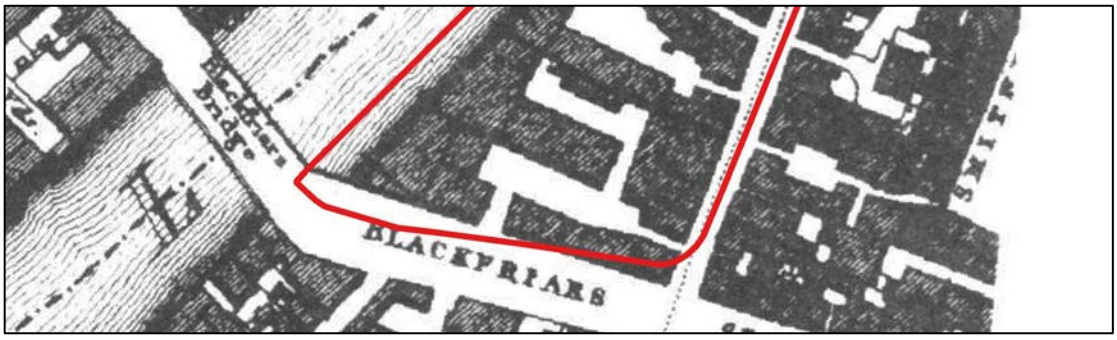


Plate 26: Extract from Bancks & Co.'s map of 1831 showing the buildings at 35 to 51 Blackfriars Street (GE12)

Plate 27: Photograph of the buildings at 35 to 51 Blackfriars Street (GE12)

Gazetteer Entry 13

Site Name	Rose and Crown and Ring of Bells Entries (site of)
Designation	No designation
HER number	-
Site Type	Public houses and associated entries
Period	Eighteenth century
NGR	SJ 83723 98576
Source	Laurent 1793; Green 1787-94
Description	The Rose and Crown and Ring of Bells were two public houses located along the southern boundary of the Site in the eighteenth century (Plate 28). Each public house had an associated entry, known as Rose and Crown Entry and Ring of Bells Entry. The Rose of Crown entry was located within the Site. Indentures dating to the seventeenth century refer to the Rose and Crown, indicating the public house had been a long-established inn along Deansgate. The Rose and Crown and Ring of Bells were demolished to make way for Blackfriars Street.
Assessment	The presence and condition of remains of the entries and public houses are currently unknown. It is likely that remains of the buildings may have been removed or damaged by later development.

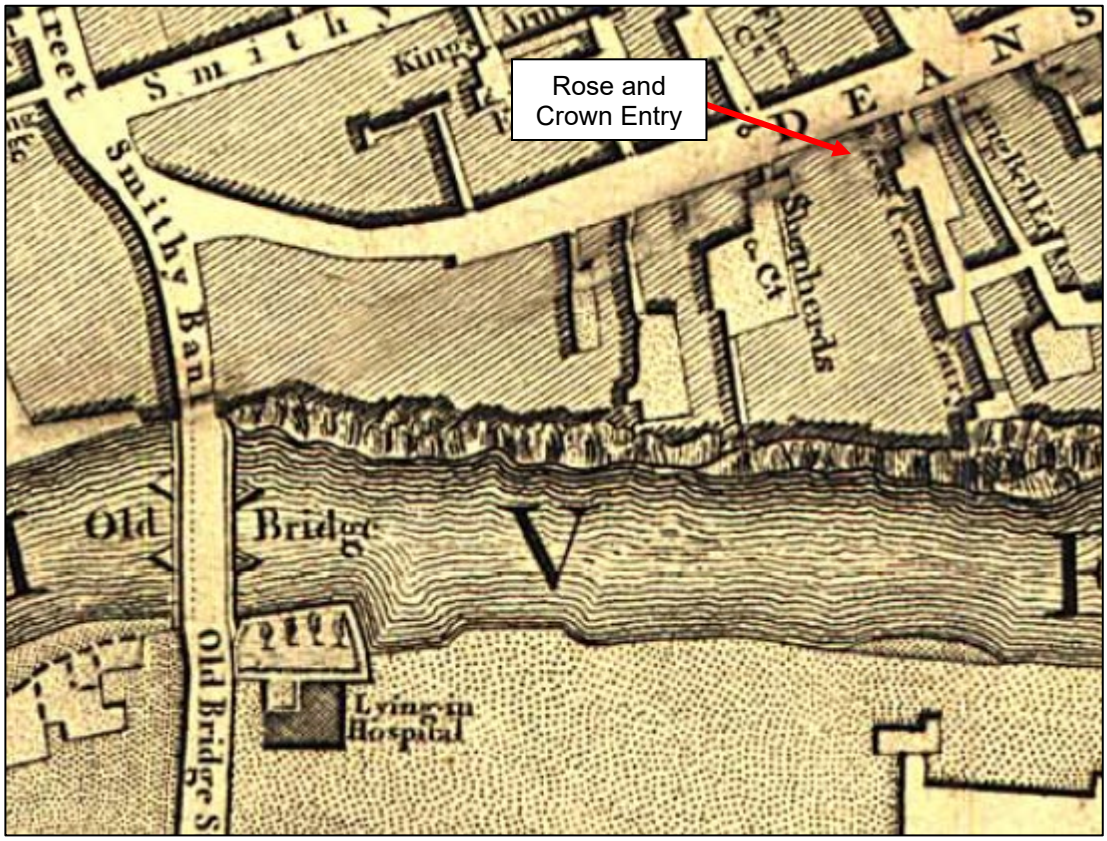


Plate 28: Extract from Laurent's map of 1793 showing the Rose and Crown Entry and Ring of Bells Entry (GE13) and the eighteenth-century houses of Deansgate (GE14)

© SA: Renaissance, Deansgate, Manchester, Archaeological Desk-based Assessment

Gazetteer Entry 14

Site Name	Eighteenth-century Buildings of Deansgate (site of)
Designation	No designation
HER number	-
Site Type	Dwellings and businesses
Period	Eighteenth century
NGR	SJ 83760 98590
Source	Laurent 1793; Green 1787-94
Description	An article published in the *Manchester Courier and Lancashire General Advertiser in 1866 stated that* "with the exception of the "Ring of Bells" and "Rose and Crown" entries, the houses on the west side of Deansgate were continuous opposite to St Mary's Gate, the present wide street leading from St Mary's Gate to Blackfriars Bridge [Blackfriars Street] not having been formed". The houses of the eighteenth century are shown on Green's map of 1787-94 and Laurent's map of 1793. Works and businesses may have been located to the rear of the houses and businesses fronting Deansgate.
Assessment	The presence and condition of remains of the houses are currently unknown. It is likely that remains of the buildings may have been removed or damaged by later development.

Gazetteer Entry 15

Site Name	Warehouses and Places of Business fronting Deansgate (site of)
Designation	No designation
HER number	-
Site Type	Commercial buildings
Period	Nineteenth century
NGR	SJ 83760 98590
Source	OS mapping; Goad 1893; Slater 1850; Slater 1863
Description	Slater's directories of 1850 and 1863 list the addresses fronting Deansgate within the Site as 16 to 42 Deansgate. Various commercial properties were listed at these addresses including beer retailers, yarn agents, merchants, grocer, copper roller manufactures and cork cutters.
Assessment	The presence and condition of remains of the former warehouses and places of business of Deansgate are currently unknown. It is likely that remains of the buildings may have been removed or damaged by later development, particularly those within the footprint of the former Grosvenor Hotel.

6. Significance

6.1 The Policy Context of Heritage Assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not, but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 Assessment Methodology and Significance Criteria

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 Historic and Archaeological Significance

6.3.1 Archaeological Interest

The Site falls within the medieval area of Manchester and the Roman road from Manchester to Ribchester bounded the Site to the east. Any archaeological remains pre-dating the industrial period would be of archaeological interest. Remains of nineteenth-century works, such as the Water Side Mill (GE04) would also be of archaeological interest.

6.3.2 Historical Interest

The various heritage assets formerly occupying the Site represent the development of Manchester throughout the eighteenth and nineteenth centuries, during the period of Manchester's rapid development as one of the world's leading manufacturing centres. Therefore, the Site holds historical interest.

6.4 Baseline Significance Conditions

6.4.1 Period

The Site is located within the medieval area of Manchester and the Roman road from Ribchester to Manchester ran along the eastern boundary of the Site. The occupation of the Site would have continued throughout the post-medieval period. In the industrial period, the houses of the Site were replaced by businesses, warehouses and works, as Deansgate became part of the commercial district of Manchester.

Remains of prehistoric, Roman or medieval activity may exist within the Site, however, it is likely that remains would have been removed by the extensive development throughout the eighteenth and nineteenth centuries. Eighteenth- and early-nineteenth-century remains were likely removed by the construction of later buildings, such as the Grosvenor Hotel, which had substantial basements, and the twentieth-century hotel and multi-storey car park within the Site. These later buildings are not significant due to period, however, any earlier remains would be considered significant due to period.

6.4.2 Rarity

Archaeological remains associated with late-nineteenth-century hotels or mid-nineteenth century warehouses and businesses would not be considered significant due to rarity. Remains pre-dating the nineteenth century, however, would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period.

6.4.3 Documentation

The historical development of the Site from the late eighteenth century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

6.4.4 Group Value

The Site lies within an area of Manchester that was developed as a direct result of the commercial and industrial expansion of the town during the late eighteenth century. Therefore, any remains within the Site may hold some group value.

6.4.5 Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, later developments, such as the Grosvenor Hotel, likely removed any earlier remains during the construction of substantial basements. Some areas of the Site may have seen less development, such as the south-western area of the Site.

6.4.6 Fragility/Vulnerability

Any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works associated with the proposed development.

6.4.7 Diversity

The heritage assets within the Site are mostly associated with the development of Manchester during the industrial period and therefore my not be considered significant due to diversity.

6.4.8 Potential

Despite the location of the Site within a historically significant area of Manchester, the potential for archaeological remains to survive within the Site is considered to be low. Eighteenth- and nineteenth-century development likely removed any remains associated with the prehistoric, Roman and medieval periods. Furthermore, the construction of the Grosvenor Hotel in the 1870s likely removed all archaeological remains associated with the post-medieval and industrial development of the town in the northern area of the Site. A pocket of land to the south-west of the Site may contain some remains associated with the mid-nineteenth century development of the area, including the Water Side Mill (GE04) and the Parsonage Building (GE11).

6.5. Significance of Below-Ground Archaeological Remains

Using the above criteria, the Site has some potential to contain non-designated below-ground heritage assets of local significance in the south-west area of the Site. Buried remains of the Water Side Mill (GE04) would be of local significance.

Buried remains pre-dating the industrial period would be high local or borough significance, however, the potential for these remains to survive within the Site is extremely low.

7. Impact of Development

7.1 Development Proposals

The design proposals for the Site allow for the retention and redevelopment of the existing hotel building and multi-storey car park. Premier House is an existing long-term vacant 4 storey office building adjoining the hotel, to the west. The northern half of this building will be demolished to make way for the proposed new residential building to the northern area of the site. The remaining, part-retained Premier House occupying the south-eastern area of the Site will be refurbished and extended to create a new Grade A office building. The delivery of the proposals will involve ground-breaking works within the northern area and redevelopment work within the eastern area of the Site.

7.2 Impact of Development on Below-Ground Remains

Archaeological remains, if present, are likely limited to the area within the south-west corner of the Site, and possibly the western section of the Site along the River Irwell, as these areas have not been affected by the present hotel and multi-storey car park within the Site (Plate 29).

Ground-breaking works required for the delivery of the proposals will be limited to the northern area of the Site. The construction and demolition of the Grosvenor Hotel would have removed any archaeological remains within this area. No works are proposed in the area of archaeological potential and therefore the development will not have an impact on archaeological remains.

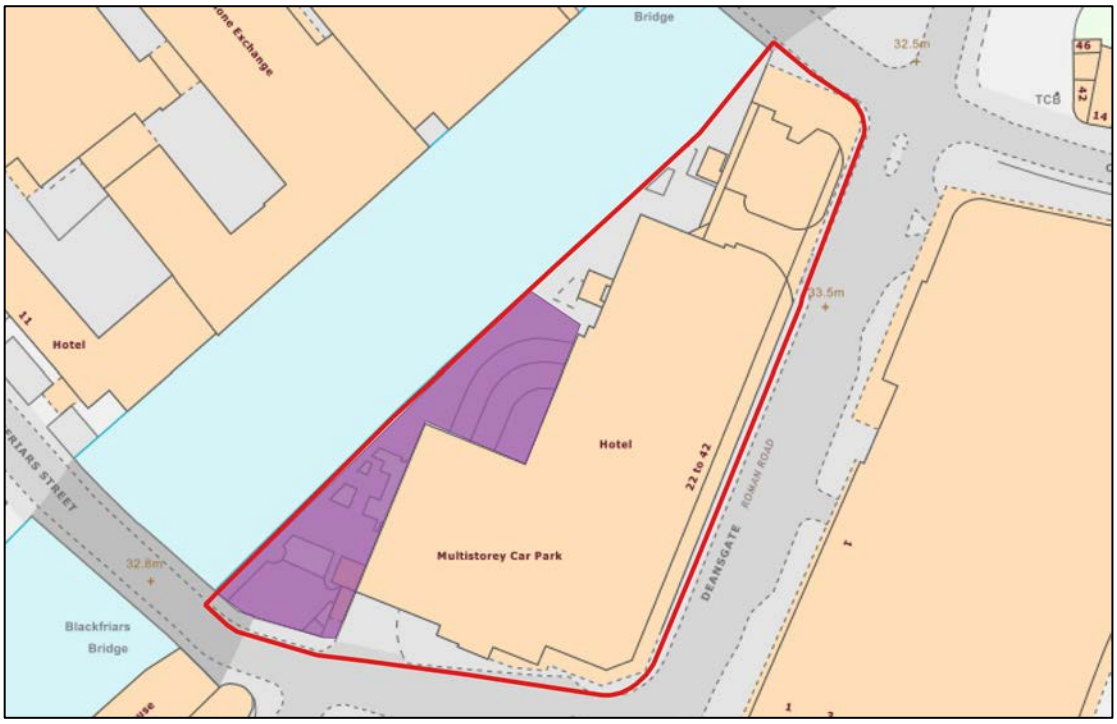


Plate 29: Area most likely to contain archaeological remains, which may be affected by the proposed development

8. Recommendations

8.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

The assessment has demonstrated that there is some potential for nineteenth-century remains of Water Side Mill (GE04) and the Parsonage Building (GE11). Other archaeological remains, possibly associated with the canalisation of the River Irwell or works located on the banks of the river, may survive within the south-western area of the Site. These remains would be of low significance, which would merit preservation 'by record' if affected by the proposed development, however, no works are proposed within this area of archaeological potential.

8.2 Recommendations and further investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that no archaeological mitigation will be required, as the proposed development will not affect the area of the Site containing archaeological potential (Plate 29).

Sources

Cartographic Sources

A Plan of the Towns of Manchester and Salford in the County Palatine of Lancaster, R. Casson and I. Berry, 1746

A Topographical Plan of Manchester and Salford, Charles Laurent, published of 1793

A Plan of Manchester and Salford, W. Green 1787-1794

Map of Manchester and its Environs, W Swire, 1824

A Map of Manchester and Salford, Bancks & Co, 1831

Ordnance Survey 60": 1 mile Town Plan, surveyed 1849, published 1851

Ordnance Survey 1:2500 map, 1888-9, published 1891

Ordnance Survey 1:2500 map, 1908 edition, surveyed 1908

Ordnance Survey 1:2500 map, 1933 edition

Ordnance Survey 1:2500 map, published 1955

Primary Sources

Directories

Scholes 1797. *Scholes' Manchester and Salford Directory: An alphabetical list of merchants, manufacturers and principal inhabitants*. Manchester: Sowler and Russell.

Slater, I. 1850. *Slater's General and Classified Directory and Street Register of Manchester and Salford, with their vicinities*. Manchester: Isaac Slater.

Slater, I. 1863. *Slater's General and Classified Directory and Street Register of Manchester and Salford, with their vicinities*. Manchester: Isaac Slater.

Slater, I. 1879. *Slater's Royal National Commercial Directory of Manchester and Salford, with their vicinities*. Manchester: Isaac Slater.

Newspapers

Manchester Courier and Lancashire General Advertiser 13 March 1866

Observer 8 August 1875

Secondary Sources

Arrowsmith, P. 2010. Art and Design Project, All Saints, Manchester: An Archaeological Desk-based Assessment. Unpublished report.

Arrowsmith, P., 2016. *Roman Gardens, Castlefield, Manchester, Archaeological Desk-Based Assessment*. Unpublished report.

Baines, E, 1835 *History of Cotton Manufacture in Great Britain*, London

Brennand, M (ed), 2006. *The Archaeology of North West England. An Archaeological Research Framework for North West England: Volume 1. Resource Assessment*, CBA North West, **8** (18), Manchester

Brennand, M (ed), 2007. *Research and Archaeology in North West England. An Archaeological Research Framework for North West England: Volume 2. Research Agenda and Strategy*, CBA North West, **9** (19), Manchester

Bruton, FA, 1909. *The Roman Fort at Manchester*, Manchester

Countryside Commission, 1998. *Countryside Character Volume 2: North West*, Cheltenham

English Heritage. 2002. *Manchester: The Warehouse Legacy: An introduction and guide*. English Heritage

Farrer, W. and Brownbill, J. (eds) 1908. *Victoria County History of Lancashire*, **4**. London (reprinted for University of London Institute of Historical Research 1990).

Gregory, R.A., 2007. *Roman Manchester: The University of Manchester's Excavations within the Vicus 2001-5*, Oxford

Hartwell, C., Hyde, M and Pevsner, N, 2004. *The Buildings of England. Lancashire: Manchester and the south-east,* London

Kidd, A., 1996. *Manchester*, 2nd edition. Keele.

McNeil, R, and Newman, R, 2007 The Industrial and Modern Period Research Agenda, in M Brennand (ed) *The Archaeology of North West England: An Archaeological Research Framework for North West England: Volume 2*, CBA North West, **9** (19), Manchester, 133-58

Morris, M. 1983. The Archaeology of Greater Manchester: Medieval Manchester.

Sutton, C. W. 1892. Archaeological Finds in Lancs. Trans. *Lancs. & Chesh. Antiq. Soc.*

Tupling, G.H., 1962. Medieval and Early Modern Manchester, in CF Carter (ed) *Manchester and its Region,* Manchester. pp. 115-130

Williams, M., with Farnie, D.A., 1992. *Cotton Mills of Greater Manchester*. Preston.

Websites

Manchester Victorian Architects – Grosvenor Hotel
https://manchestervictorianarchitects.org.uk/buildings/grosvenor-hotel-deansgate-and-victoria-bridge-street-manchester
Accessed 10/5/2021

Manchester Local Image Search
https://images.manchester.gov.uk/index.php?session=pass
Accessed 10/5/2021

Acknowledgements

Salford Archaeology would like to thank Property Alliance Group Ltd for the commissioning the assessment. Further thanks also given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance.

The desk-based research and report was compiled by Ashley Brogan, and the illustrations were produced by Sarah Mottershead and Ashley Brogan.

Appendix 1: Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on Green's map of 1793

Figure 4: Site boundary superimposed on Swire's map of 1824

Figure 5: Site boundary superimposed on Bancks & Co's map of 1831

Figure 6: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1851

Figure 7: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891

Figure 8: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908

Figure 9: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1933

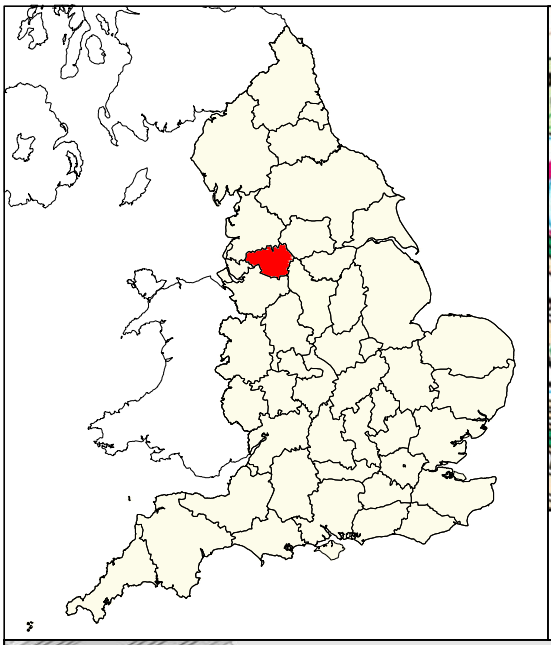
Figure 10: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1955

Figure 11: Locations of Gazetteer Entries 01-04, 07 and 12 superimposed on modern mapping

Figure 12: Locations of Gazetteer Entries 05, 06, 08-11 and 15 superimposed on modern mapping

Figure 13: Locations of Gazetteer Entries 13 and 14 superimposed on modern mapping

Figure 14: Areas of archaeological potential



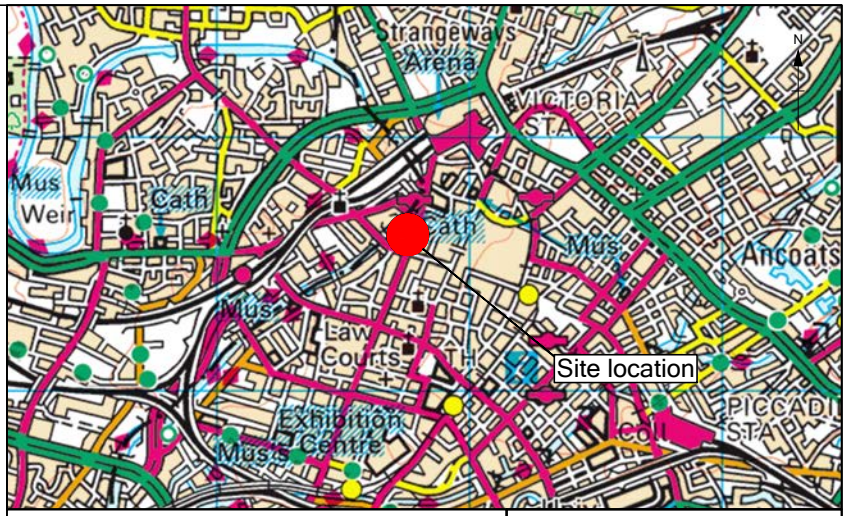
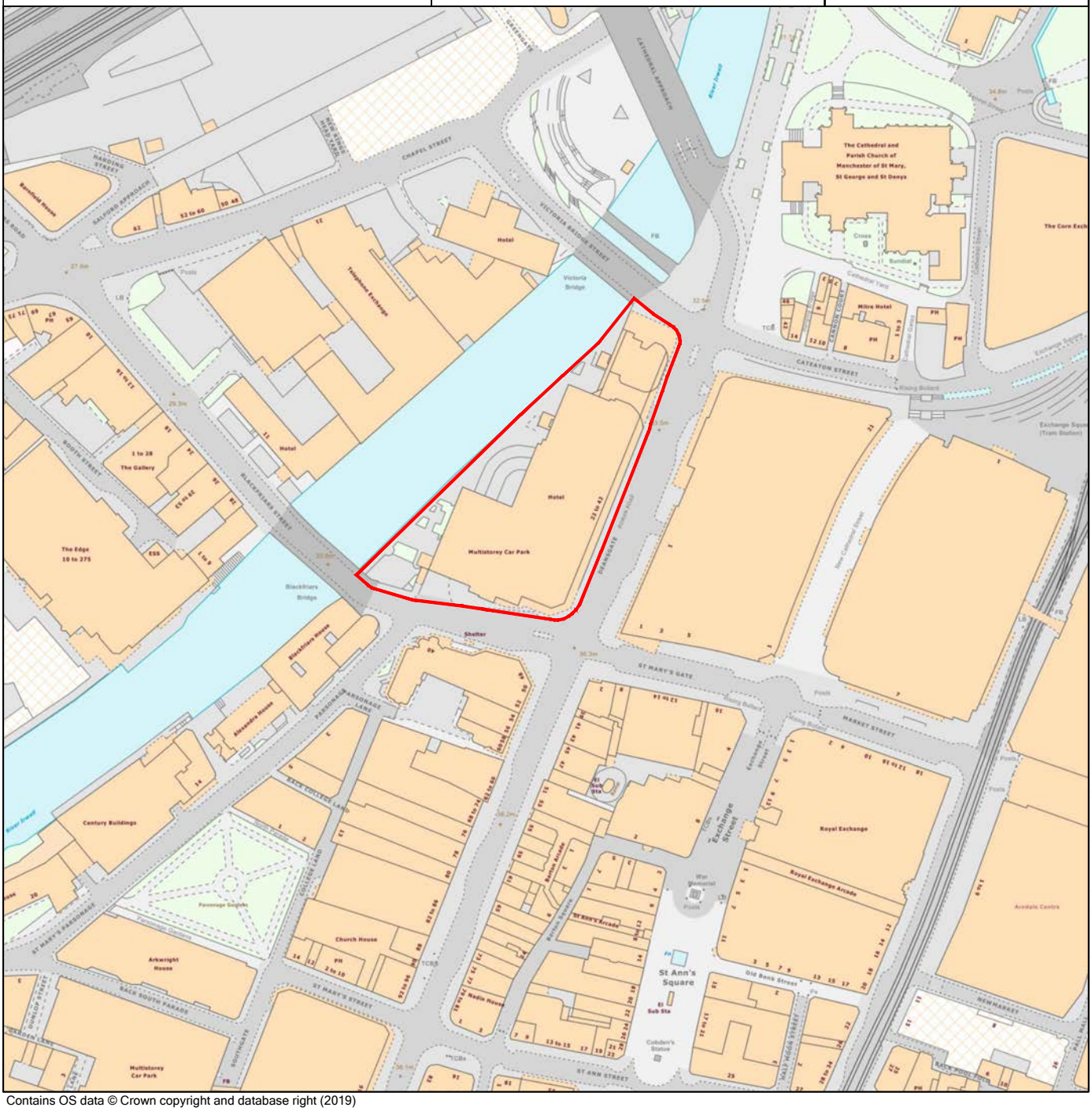


Figure 1:

Site Location

Contains Ordnance Survey data © Crown copyright and database right 2021

SALFORD ARCHAEOLOGY



Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

Contains OS data © Crown copyright and database right (2019)

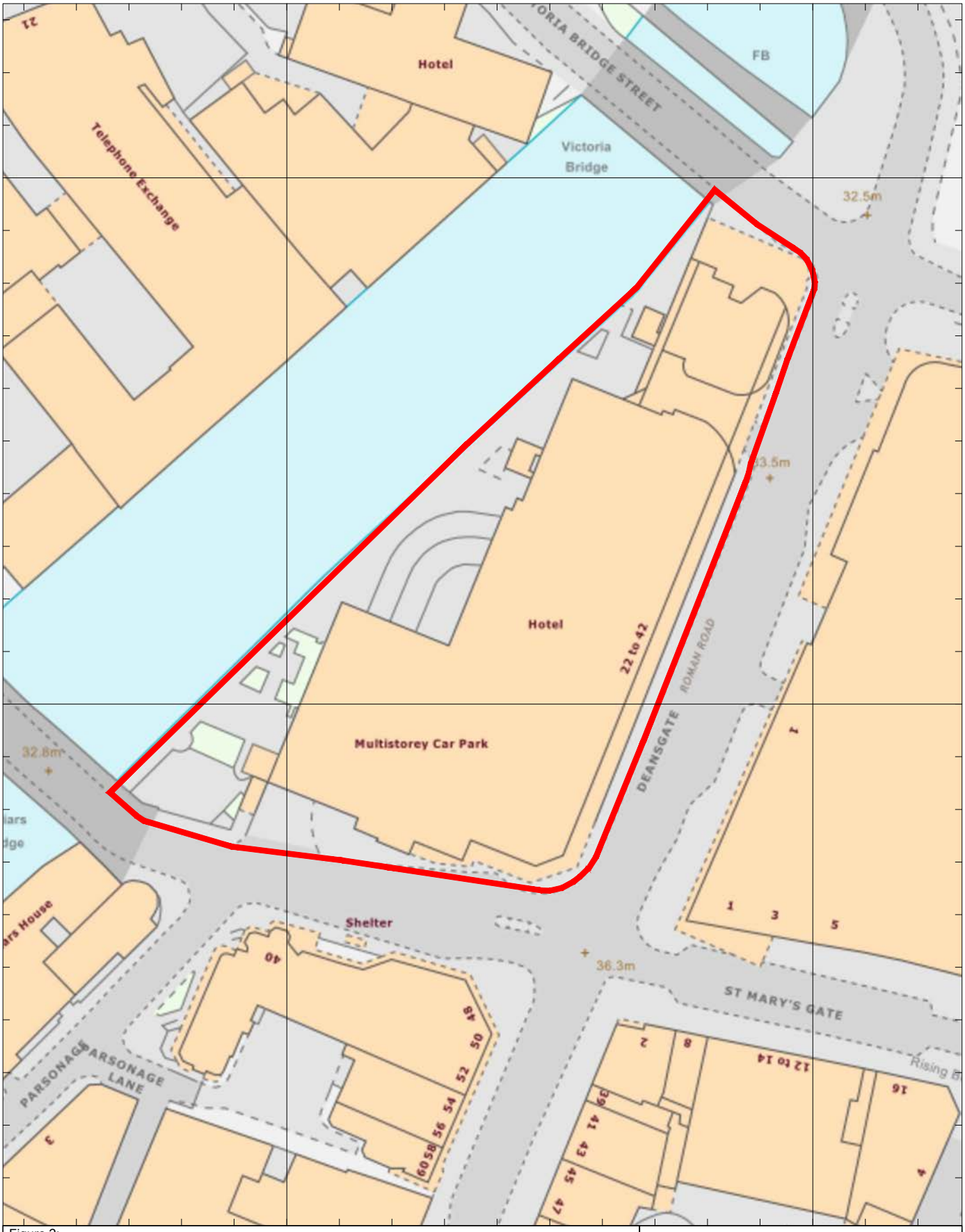


Figure 2:

Site Boundary Superimposed onto Modern Mapping

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

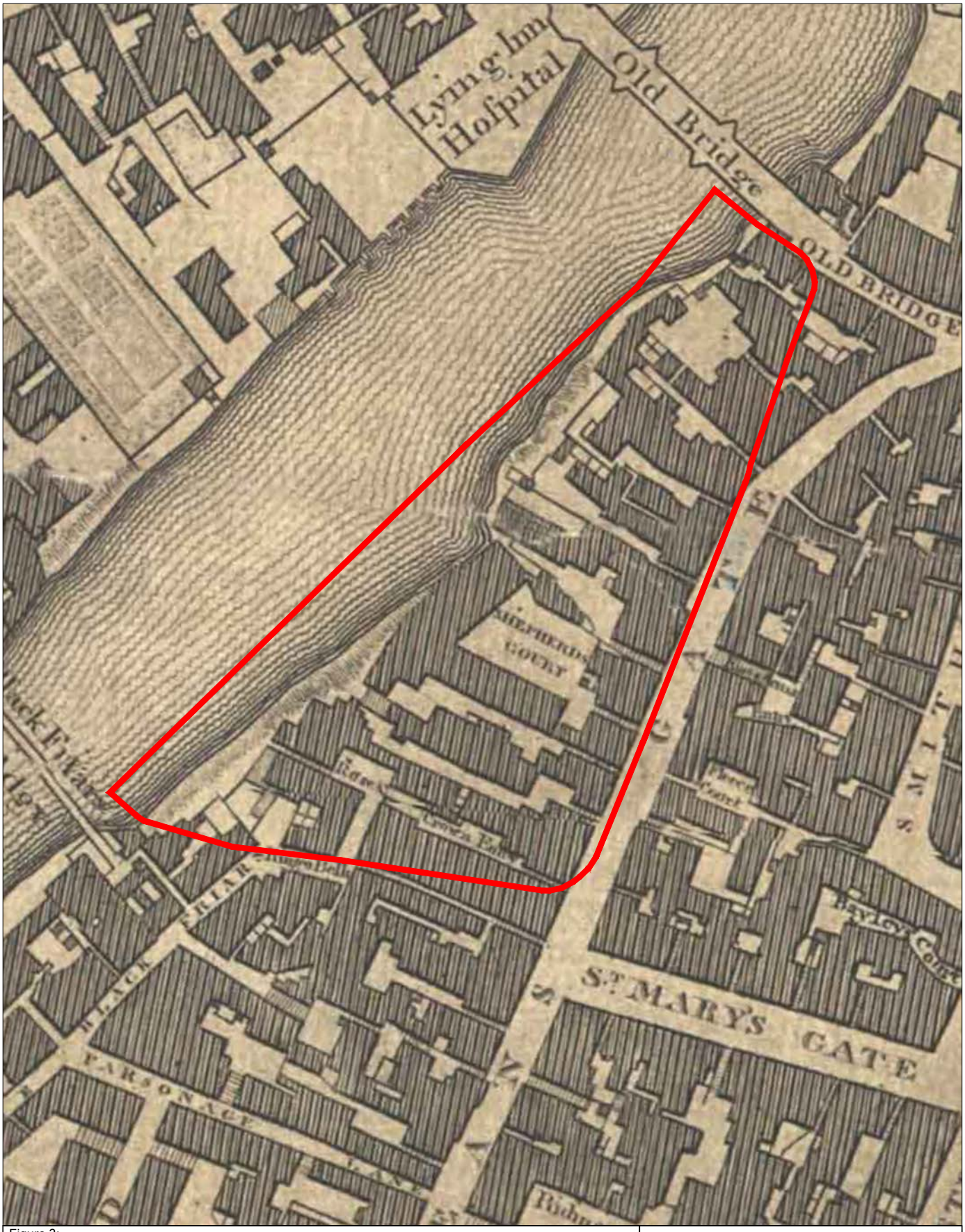


Figure 3:

Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

Figure 4:

Site Boundary Superimposed onto Swire's Map of Manchester & the Environs 1824

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building, The Crescent, Salford, M5 4WT

Figure 5:

Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

Figure 6:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building, The Crescent, Salford, M5 4WT

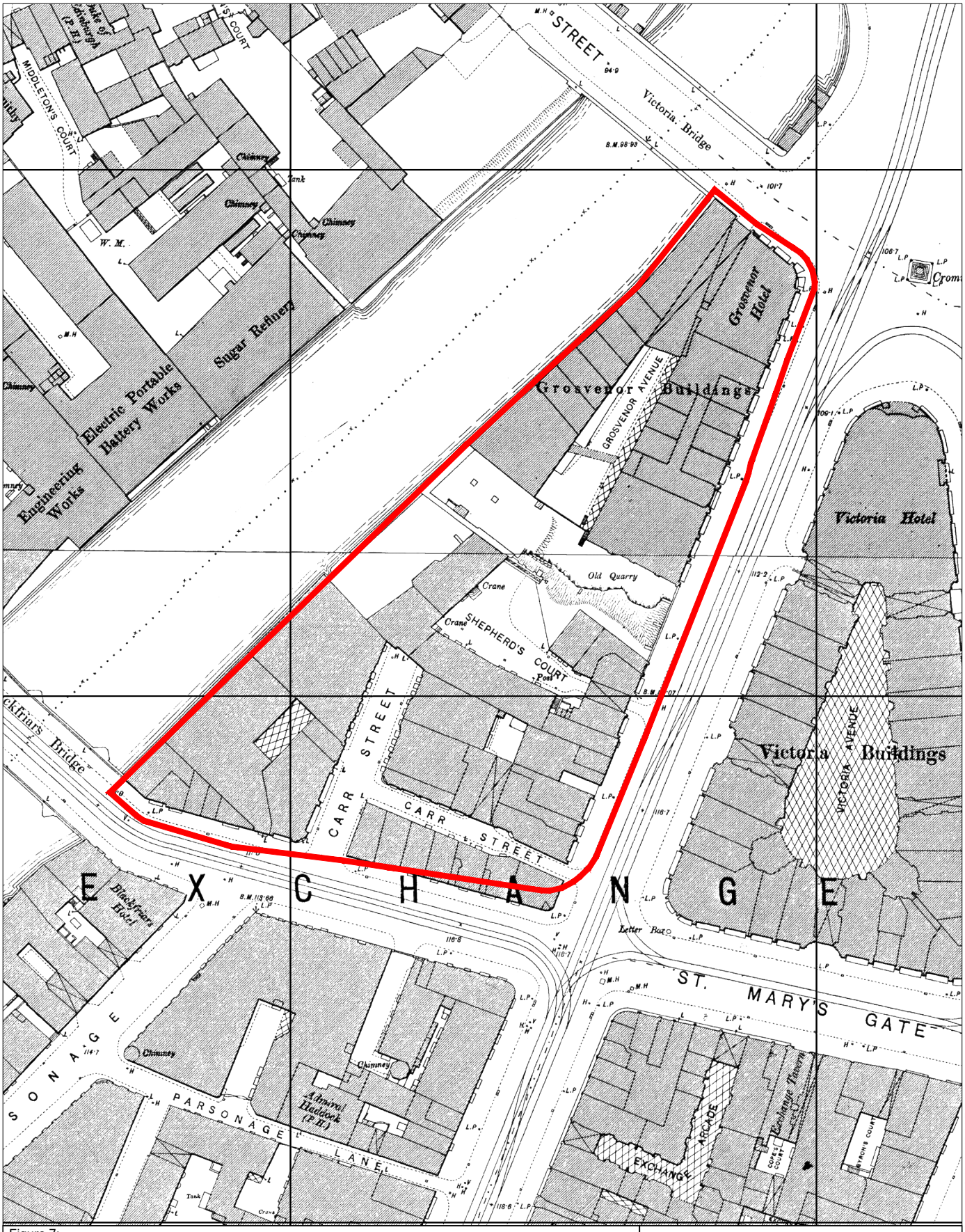


Figure 7:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building, The Crescent, Salford, M5 4WT

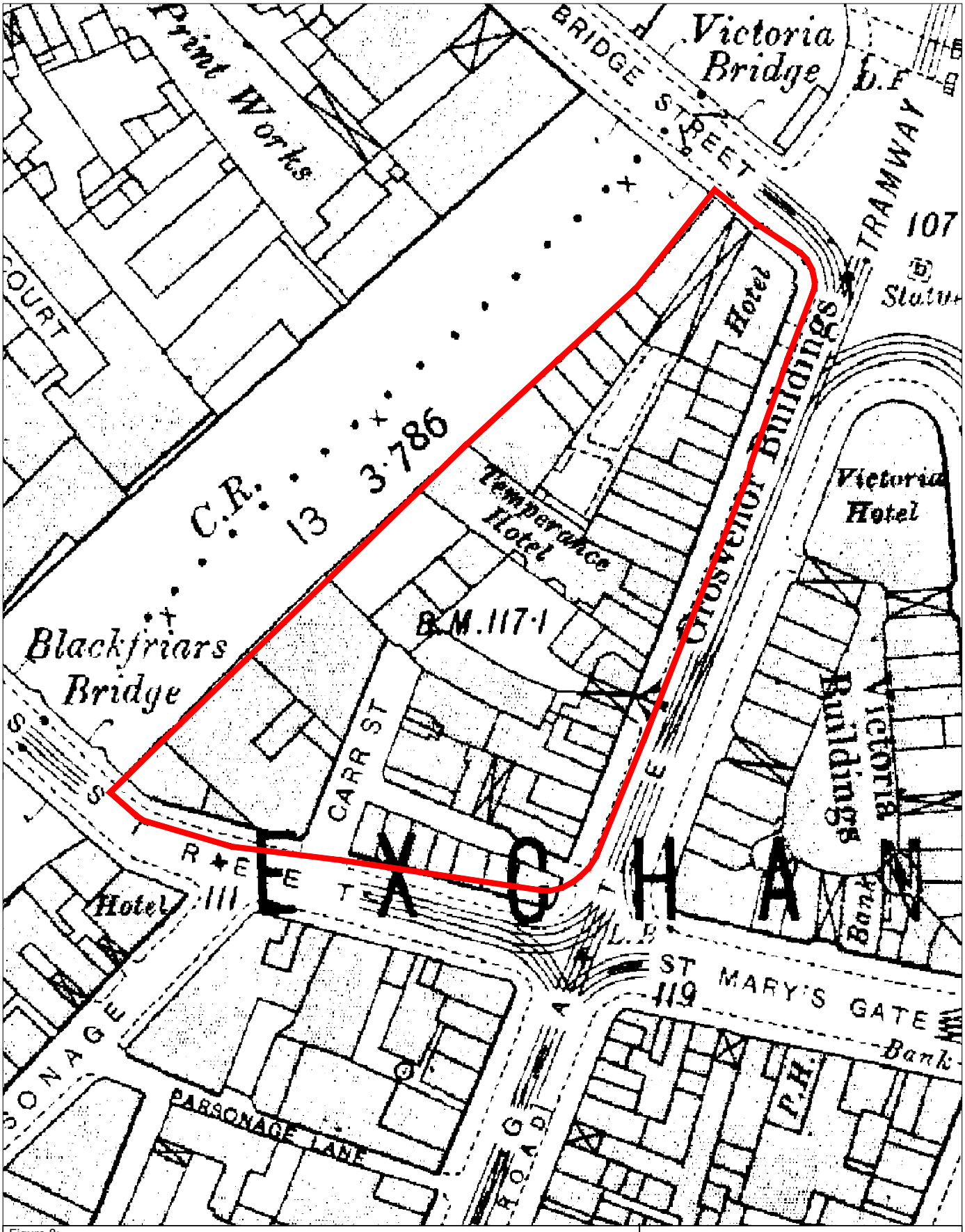


Figure 8:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

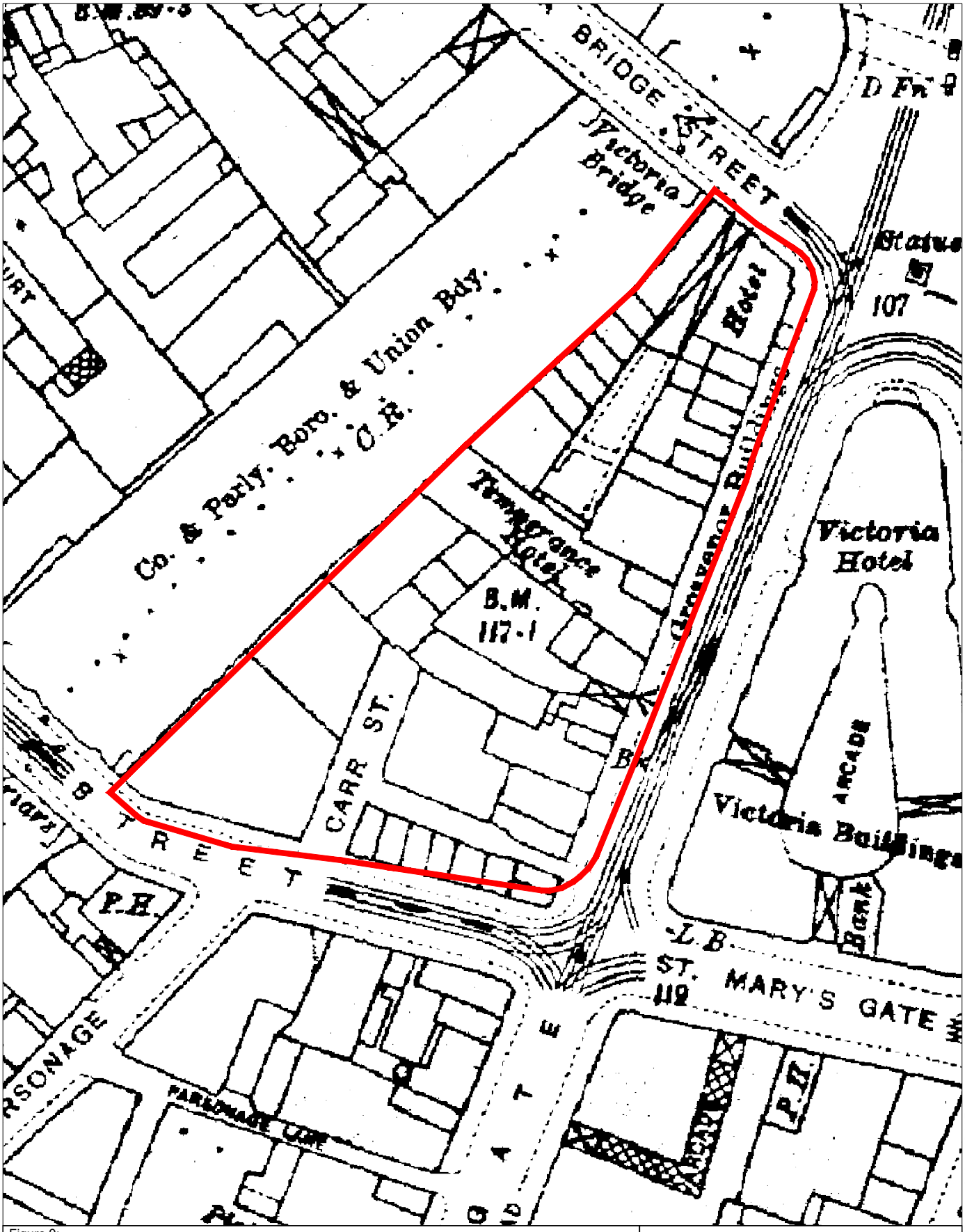


Figure 9:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1933

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

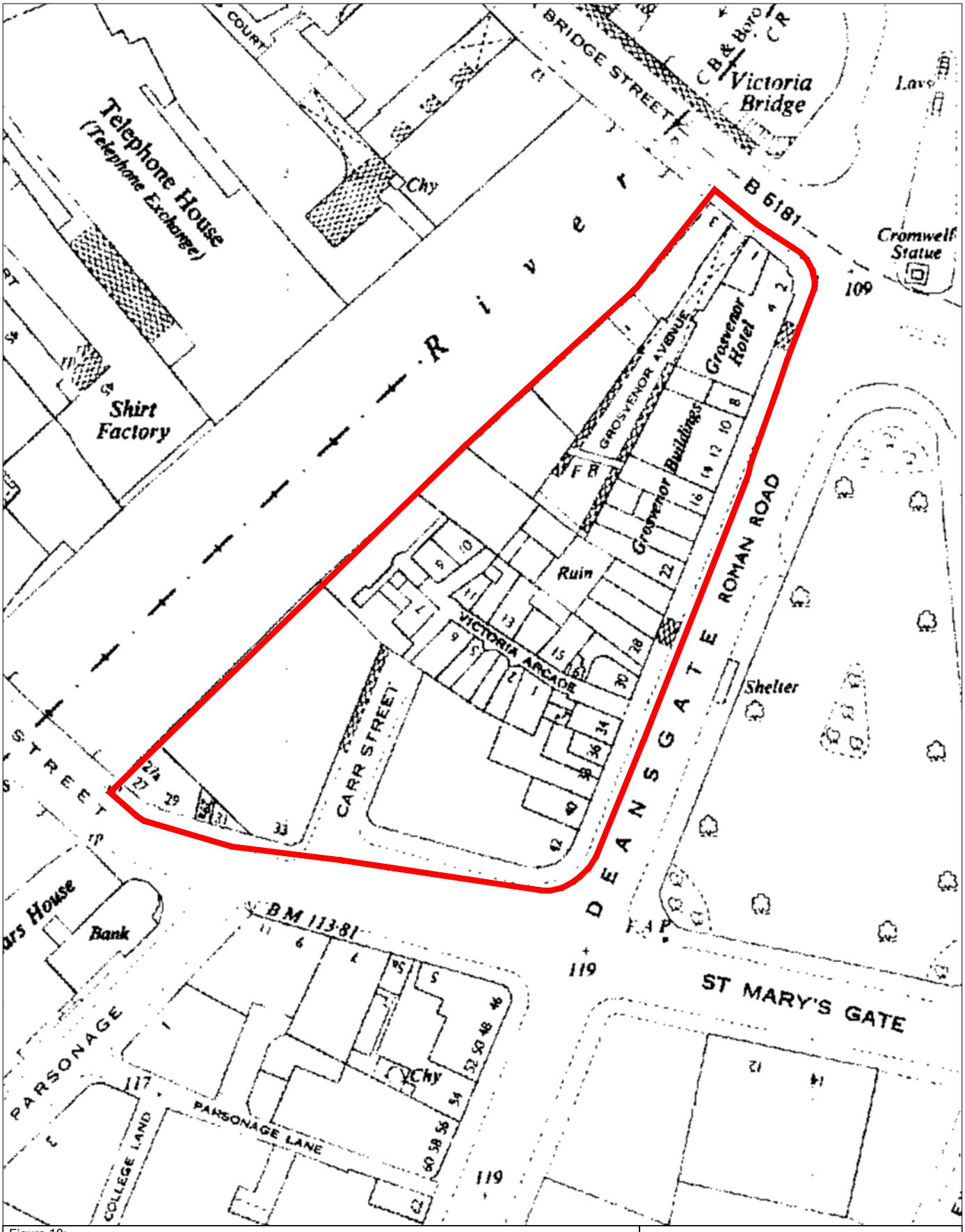


Figure 10:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1955

Contains Ordnance Survey data © Crown copyright and database right 2021

N

Key:

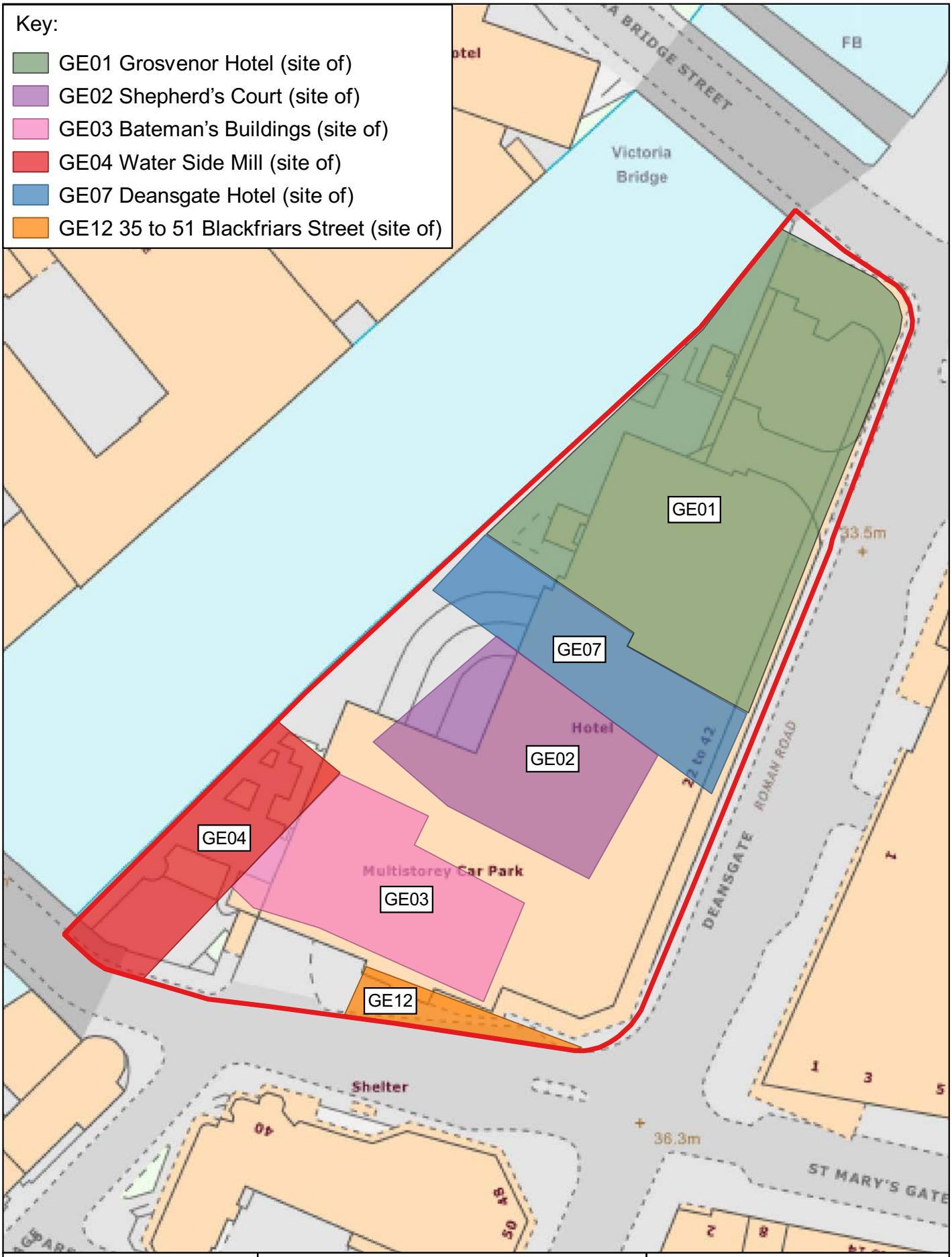
Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1000

Salford Archaeology, Peel Building,The Crescent, Salford, M5 4WT

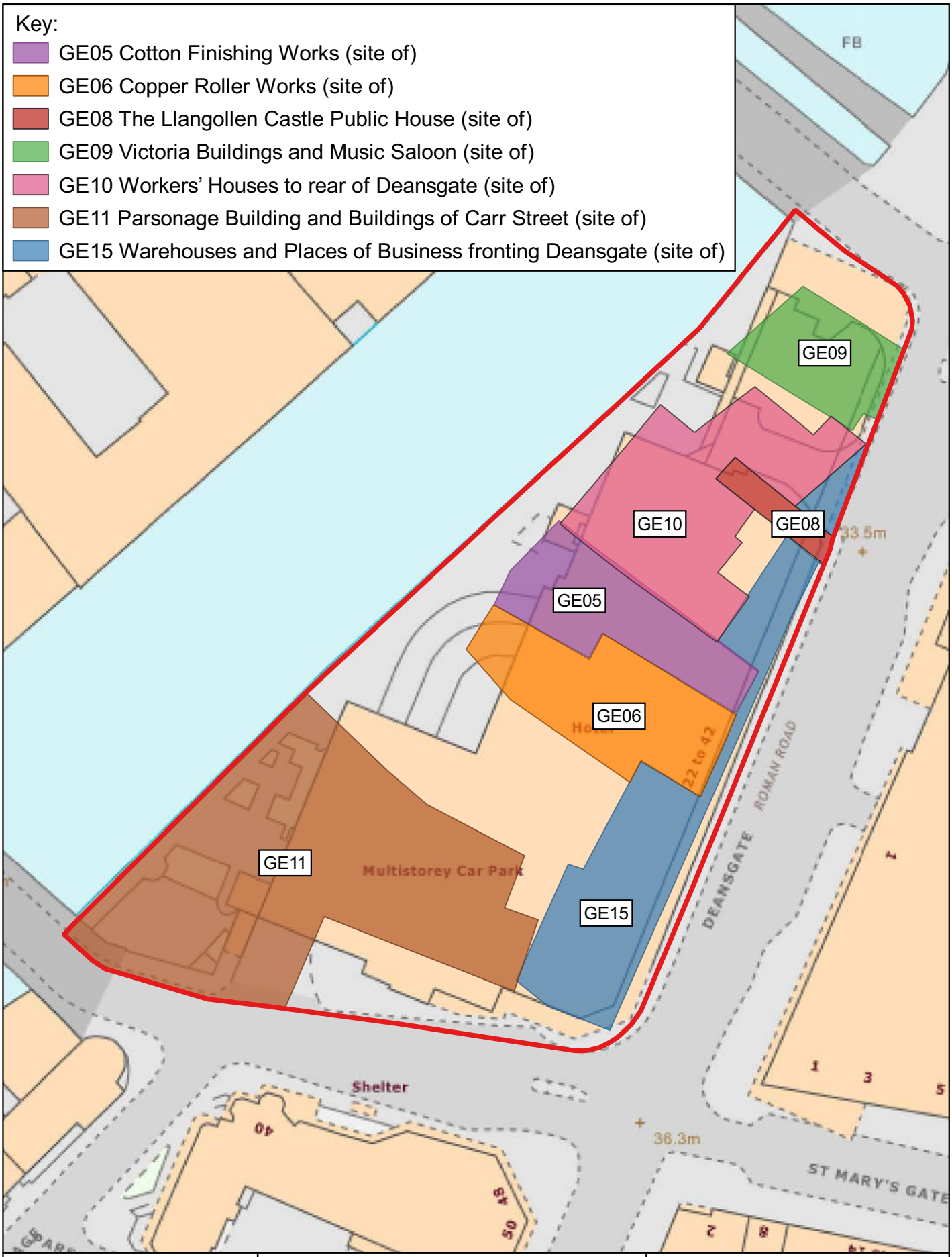


SALFORD ARCHAEOLOGY

Figure 11: Gazetteer Entries 01-04, 07 and 12 shown on modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2020

0 15 30 m

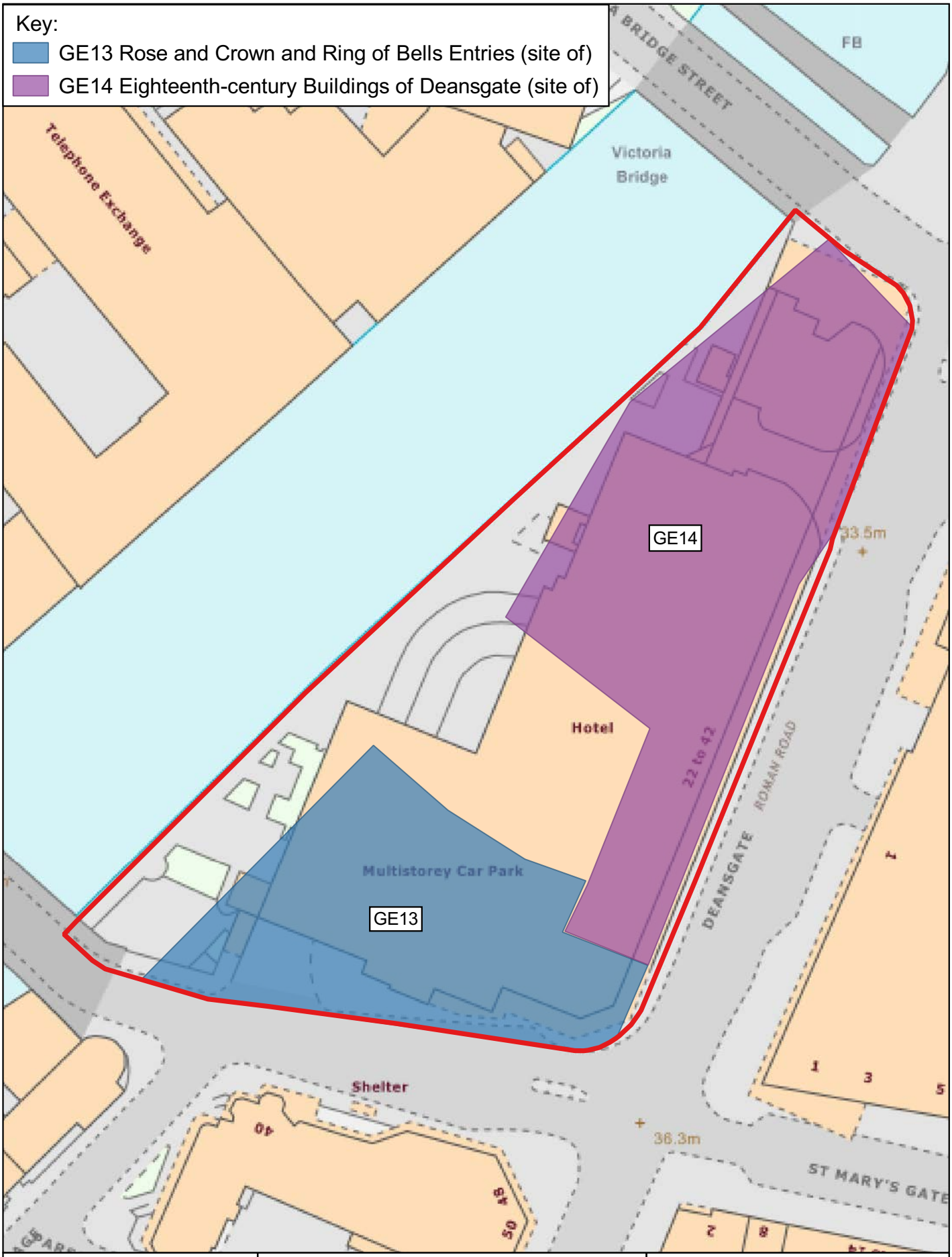


SALFORD ARCHAEOLOGY

Figure 12: Gazetteer Entries 05, 06, 08, 09, 10, 11 and 15 shown on modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2020

0 15 30 m

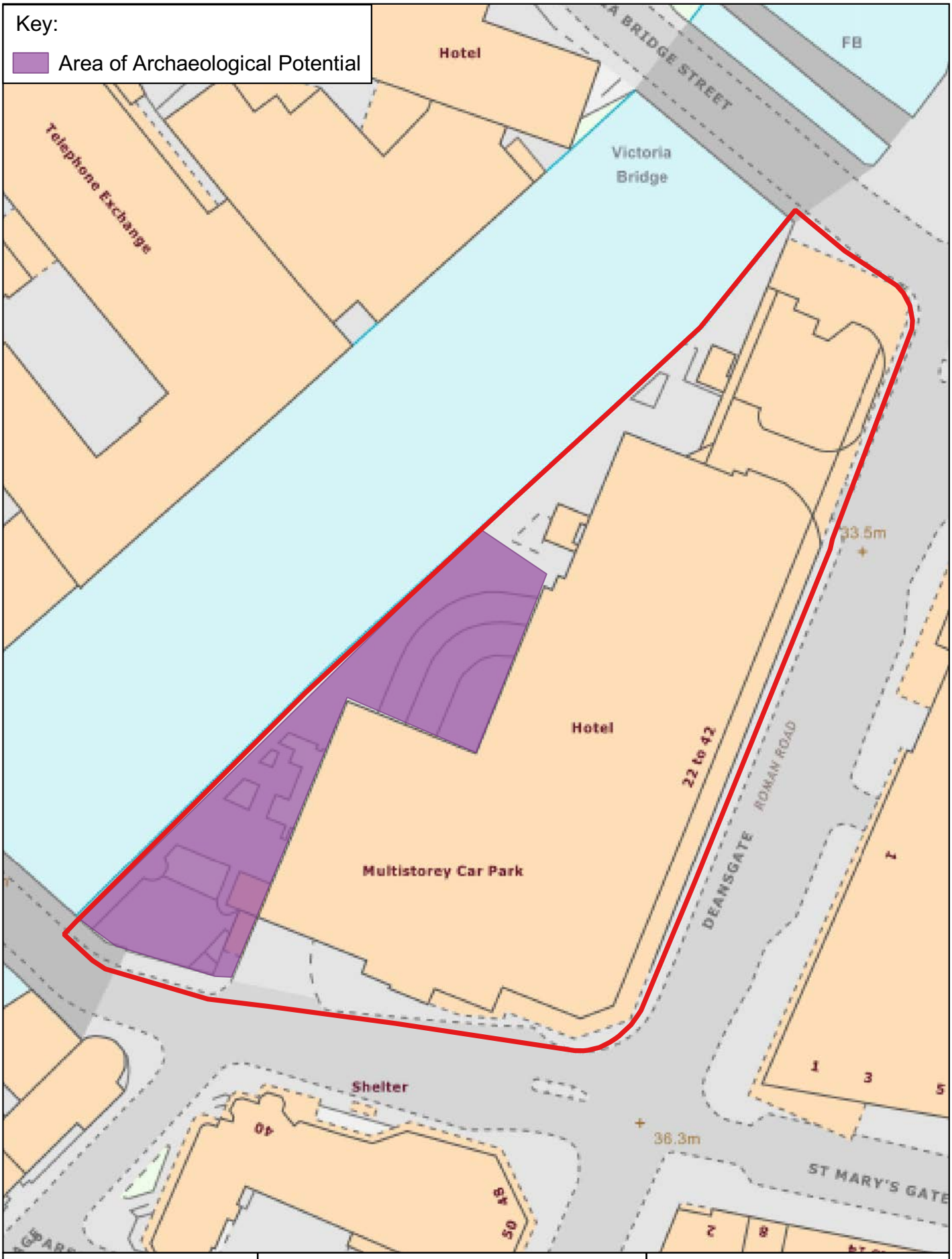


SALFORD ARCHAEOLOGY

Figure 13: Gazetteer Entries 13 and 14 shown on modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2020

0 15 30 m



SALFORD ARCHAEOLOGY

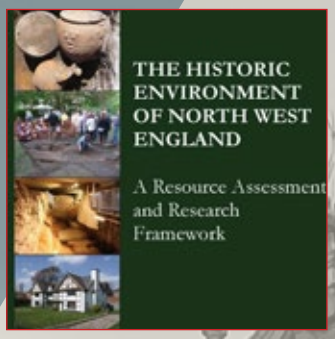
Figure 14: Area of Archaeological Potential superimposed onto modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2020

0 15 30 m

SALFORD ARCHAEOLOGY

CONSULTANCY



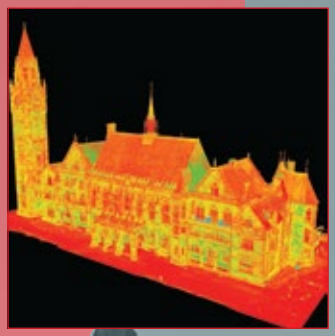
DESK-BASED ASSESSMENTS

WATCHING BRIEF & EVALUATION

EXCAVATION

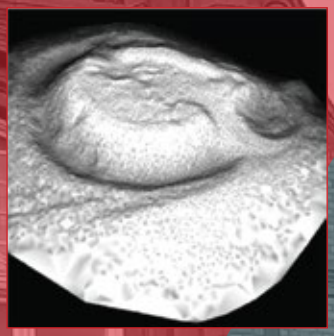
BUILDING SURVEY

3D LASER SCANNING



COMMUNITY INVOLVEMENT

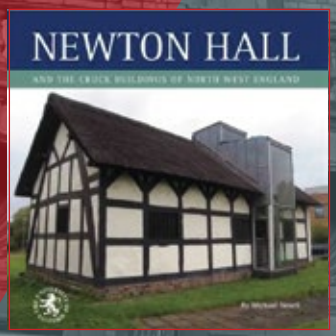
LANDSCAPE SURVEYS



DRONE SURVEYS

WORKSHOPS & VOCATIONAL TRAINING

RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

University of Salford MANCHESTER

The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Salford Archaeology, Peel Building, School of Science, Engineering & Environment,
University of Salford, Manchester, M5 4WT
Telephone: 01612953818 Email: a.thompson@salford.ac.uk