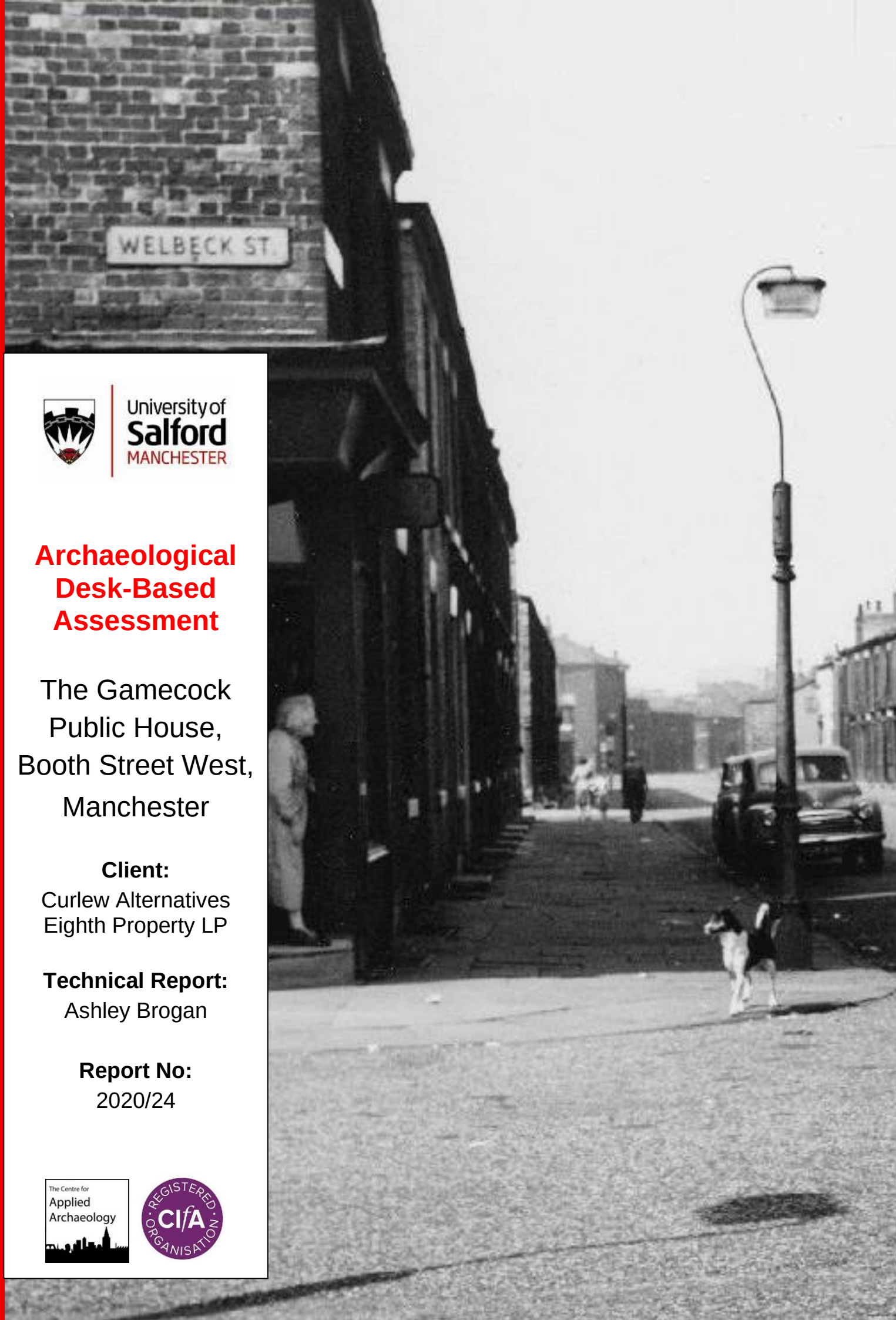

University of Salford MANCHESTER

Archaeological Desk-Based Assessment

The Gamecock Public House, Booth Street West, Manchester

Client:
Curlew Alternatives Eighth Property LP

Technical Report:
Ashley Brogan

Report No:
2020/24

The Centre for Applied Archaeology

REGISTERED CIfA ORGANISATION

Site Location:	The site comprises the former 'The Gamecock' Public House, which is bounded by Boundary Lane to the west, Booth Street West to the north, the health centre at Higher Cambridge Street to the east and Cooper House to the south.
NGR:	Centred at NGR SJ 84141 96692
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Summary

Curlew Alternatives Eighth Property LP is devising proposals for the redevelopment of the site of the former The Gamecock Public House, located at Booth Street West in the Chorlton-on-Medlock area of Manchester (centred on NGR SJ 84141 96692). In order to facilitate the planning process, Rhomco Consulting Ltd commissioned Salford Archaeology on behalf of Curlew Alternatives Eighth Property LP 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 future treatment of any surviving remains.

The development area is located within the Chorlton-on-Medlock area of Manchester. The character of this area was transformed from an agricultural landscape after the late-eighteenth century by the rapid expansion of Manchester. At that time, much of the land in Chorlton was under the ownership of Sir Gore Booth, baronet. The Gore Booth family were heirs to the estate of Humphrey Booth, the seventeenth-century Salford merchant and benefactor who is recorded as holding land in Chorlton in the 1630s. This family connection is presumed to have given rise to the name of Booth Street.

During the nineteenth century, rows of workers' houses were constructed within the development area, along Booth Street West and Edensor Place. These houses comprised of cellared terraced houses, with yards to the rear. The houses remained in use throughout the nineteenth century and the first half of the twentieth century. During the 1960s/1970s, the houses were demolished and replaced by The Gamecock Public House.

Archaeological remains of the workers' housing at Booth Street West and Edensor Place may survive within the development area and, if present, will be of local (low) significance. Any ground-breaking works associated with the proposed development have the potential to remove any buried archaeological remains. Therefore, it may be anticipated that archaeological investigation via a programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

1. Introduction

1.1 Planning Background

In September 2020, Rhomco Consulting Ltd, on behalf of Curlew Alternatives Eighth Property LP, commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support the proposed redevelopment of the site of the former The Gamecock Public House, located at Booth Street West in the Chorlton-on-Medlock area of Manchester (referred to herein as 'the Site'). 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.

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 outline 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 encourage 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 late 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 2-7), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site (centred on NGR SJ 84141 96692) is situated within the Chorlton-on-Medlock area of Manchester, which lies on the south fringe of the city centre (Fig 1; Plate 1). The main area of the Site comprises the former The Gamecock Public House, which is bounded by Boundary Lane to the west, Booth Street West to the north, the health centre at Higher Cambridge Street to the east and Cooper House to the south. The Site lies at a height of approximately 36m above Ordnance Datum (aOD).

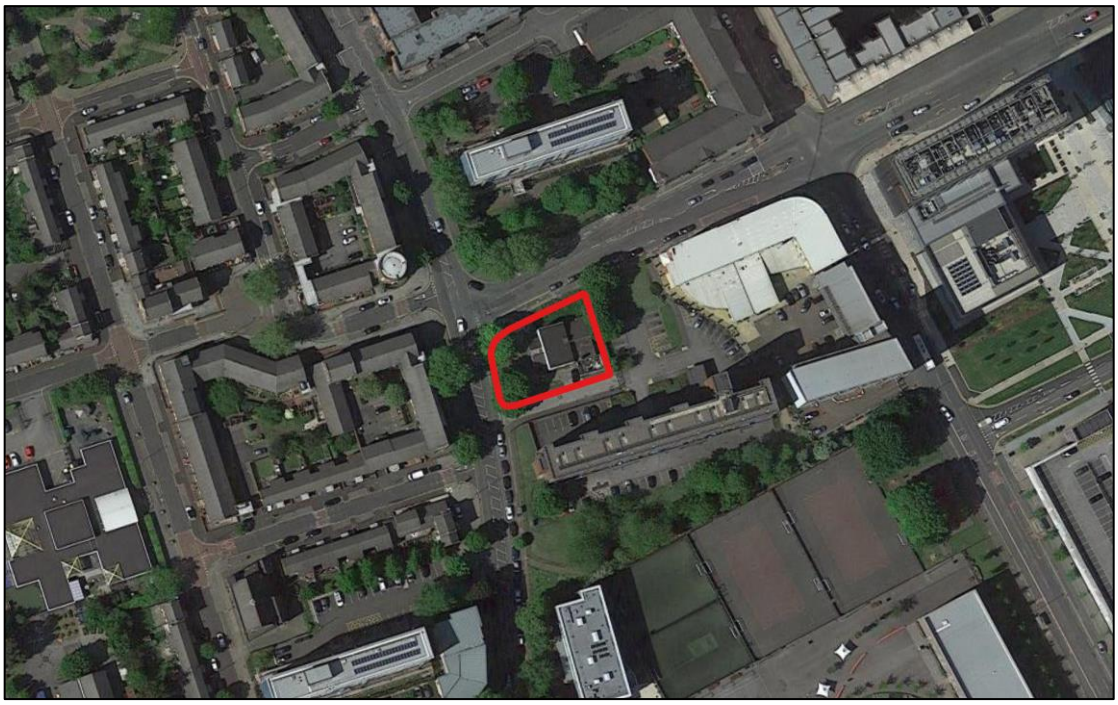

Plate 1: Recent aerial view looking north across the Site

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).

Geotechnical investigations were undertaken at a former carpark located to 100m to the east of the Site. The investigations revealed that much of the area to the east of the Site comprises made ground. This made ground varied in depths from 1.6m to 3m. Beneath the made ground were gravel, sand and glaciofluvial deposits, which were found to reach depths of 4,3m in some areas (Arrowsmith 2013, 18).

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 six statutory listed buildings within a 350m radius of the (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.

List Entry No	Description	Grade	NGR
1271457	Waterloo Place	II	SJ 84510 96716
1392331	Roman Catholic Church of St Augustine	II	SJ 84188 97049
1219718	Ormond Building, Manchester Metropolitan University (formerly municipal offices)	II	SJ 84222 97028
1197781	Righton Building	II	SJ 84251 96984
1293192	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design	II	SJ 84280 97017
1209002	Pharmacy Department, University of Manchester	II	SJ 84431 96525

Table 1: Summary of listed buildings within a 350m 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 any 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 Chorlton-on -Medlock, 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 nearby the River Medlock and Corn Brook (now culverted), and the area of the Site does contain 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 hatchet-shaped stone implement, for instance, was found in the gravels between Sidney Street and Grosvenor Street in 1887 (HER 1373.1.0). The implement was made of black ironstone and was dated to the Neolithic periods. Finds within the wider area include a Neolithic stone hammer and arrow head, which 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. These finds complement a growing regional body of finds 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

The potential for prehistoric remains to survive within the Site boundary is considered to be low due to the intensive development since the mid nineteenth 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* 1.4km northwest 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 on-going 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. 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.

In 1903, three Alexandrian coins were found in the channel of the River Medlock at Cambridge Street, Manchester (*c* 490m to the north of the Site). The coins depicted Gallienus, Claudius Gothicus and Aurelianus and were reported in the *Transactions of the Lancashire and Cheshire Antiquarian Society* in 1903 (TLCAS 1903).

4.2.2 Archaeological Potential

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be low.

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, which thus it became a free borough (*ibid*). The distance of the Site from the medieval centre, however, means that is likely to have remained entirely undeveloped until at least the eighteenth century.

Chorlton-on-Medlock's name derives from the manor of Chorlton. The manor was held of the king in thegnage by a local family at the beginning of the thirteenth century. The land consisted of two plough-lands and at a rent of 20s. Gosapatrick of Chorlton was tenant in 1202, when the widow of his son, Richard, claimed dower (https://www.british-history.ac.uk/vch/lancs/vol4/pp251-254). The township of Chorlton-on-Medlock is largely the agricultural estate associated with Chorlton Hall, which was the residence of the Minshull family until 1793 (Lewis 1848).

4.3.2 Archaeological Potential

Given the location of the Site away from known medieval settlement activity, the potential for buried archaeological remains is considered to be low.

4.4 Post-medieval and Industrial Period

4.4.1 Historical Setting

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.

Chorlton-on-Medlock was originally known as Chorlton, and later, Chorlton Row (Farrer and Brownbill 1911, 251). The place-name derives from Old English, meaning "the peasant's tun" (tun meaning settlement or farm). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith 2010, 3).

The distribution of settlement across Chorlton-on-Medlock during the late medieval and early post-medieval periods is unknown, however, Yates' map, surveyed in the 1770s, indicates that settlement was concentrated along the line of the Manchester to Stockport Road, what is now the A6 (Plate 2). In 1774, only 46 houses and 226 inhabitants were recorded within Chorlton Row (Brumhead and Wyke nd, ii; Arrowsmith 2010, 3).

Plate 2: Extract from Yate's map showing Chorlton row, surveyed 1770s

The character of the area was transformed from an agricultural landscape after the late-eighteenth century by the rapid expansion of Manchester. At that time, much of the land in Chorlton was under the ownership of Sir Gore Booth, baronet. The Gore Booth family were heirs to the estate of Humphrey Booth, the seventeenth-century Salford merchant and benefactor who is recorded as holding land in Chorlton in the 1630s (Farrer and Brownbill 1911, 208-9). This family connection is presumed to have given rise to the name of Booth Street.

Shortly after the opening of Oxford Road in the early 1790s, the Chorlton Hall estate was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, known as Grosvenor Square.

The initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith 2010). By 1821, population had risen to 8209 (Brumhead and Wyke nd, ii-iii; Arrowsmith 2010). During the 1830s, Chorlton-on-Medlock gained its own Town

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Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the boundary of the new municipal borough of Manchester (Farrer and Brownbill 1911, 252; Arrowsmith 2010).

Boundary Lane, which divided Chorlton-on-Medlock from Hulme, can be seen on historic mapping of Hulme (Plates 3 and 4). Boundary Lane is first labelled on the map of Hulme dated to 1730. A second map, dated to 1835, also shows Boundary Lane and the development of Hulme. The watercourse known as Corn Brook is also shown on the eighteenth and early-nineteenth-century maps.

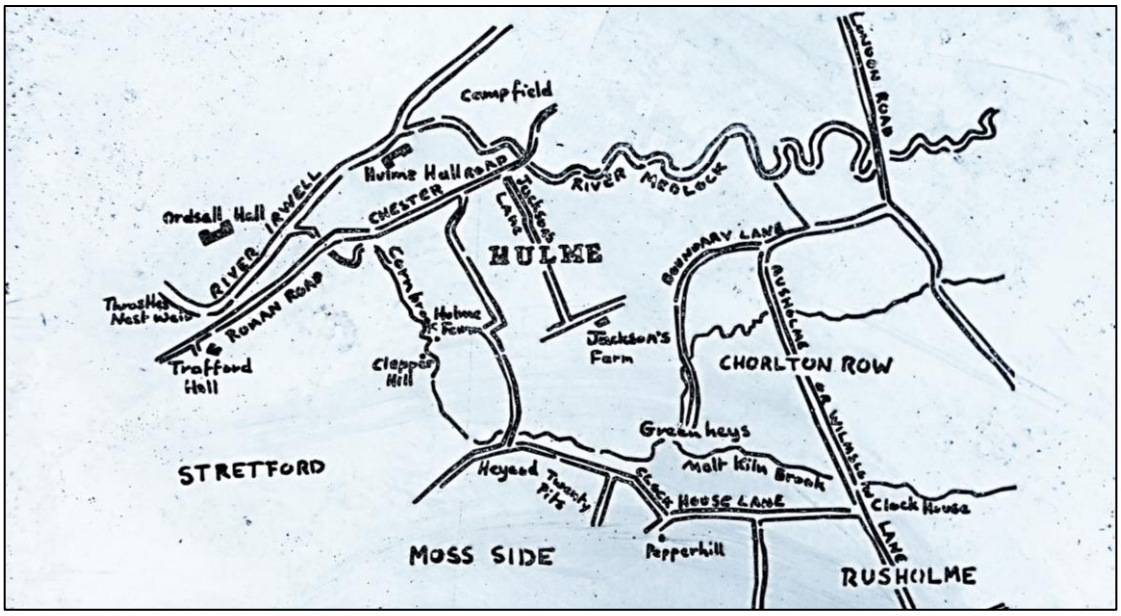

Plate 3: Map depciting Hulme in 1730

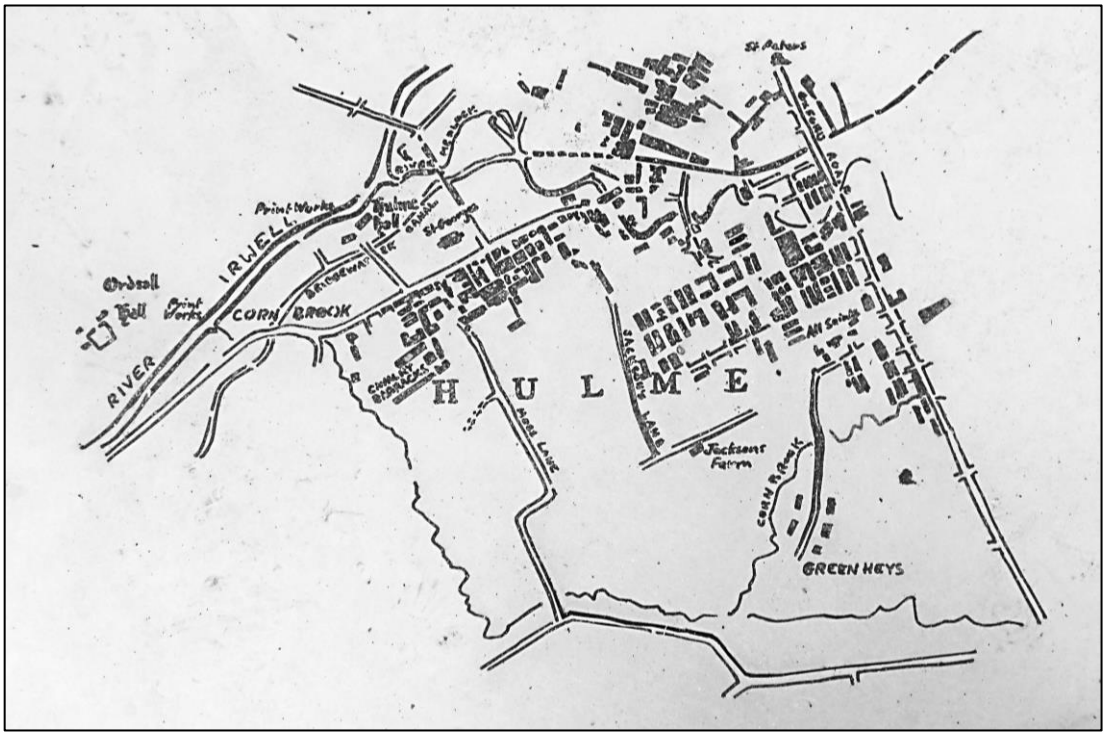

Plate 4: Map depciting Hulme in 1835

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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 Charles Laurent's *A Topographical Plan of Manchester and Salford*, published of 1793 (Plate 5). The Site was located on the land of Sir Gore Booth. The Gore Booth family were heirs to the estate of Humphrey Booth, a seventeenth century Salford merchant and benefactor who is recorded as holding land in Chorlton in the 1630s (Farrer and Brownbill 1911). The map shows a field boundary likely crossed the Site during the eighteenth century and a pond or possible extraction pit appears to have been located partially within the Site.

Plate 5: Approximate location of Site boundary shown on an extract from Laurent's map of 1793

Bancks & Co.'s map of 1831 also shows what appears to have been an extraction pit or pond located within the Site boundary (Plate 6). The field boundary shown on Laurent's map of 1793 is also visible on Bancks & Co.'s map of 1831. By 1831, the land to the north and east of the Site had become developed, however, the land within the Site remained rural during the early decades of the nineteenth century.

The Ordnance Survey map of 1851 shows the streets surrounding the Site had been constructed (Plate 7). Booth Street West was located to the north of the Site and gained its named from the former landowner, Sir Gore Booth. Welbeck Street was also constructed by 1851 to the east of the Site. Boundary Lane is also labelled on the 1851 OS map and appears to follow the same course as it did on the eighteenth-century maps showing Hulme and Chorlton-on-Medlock.

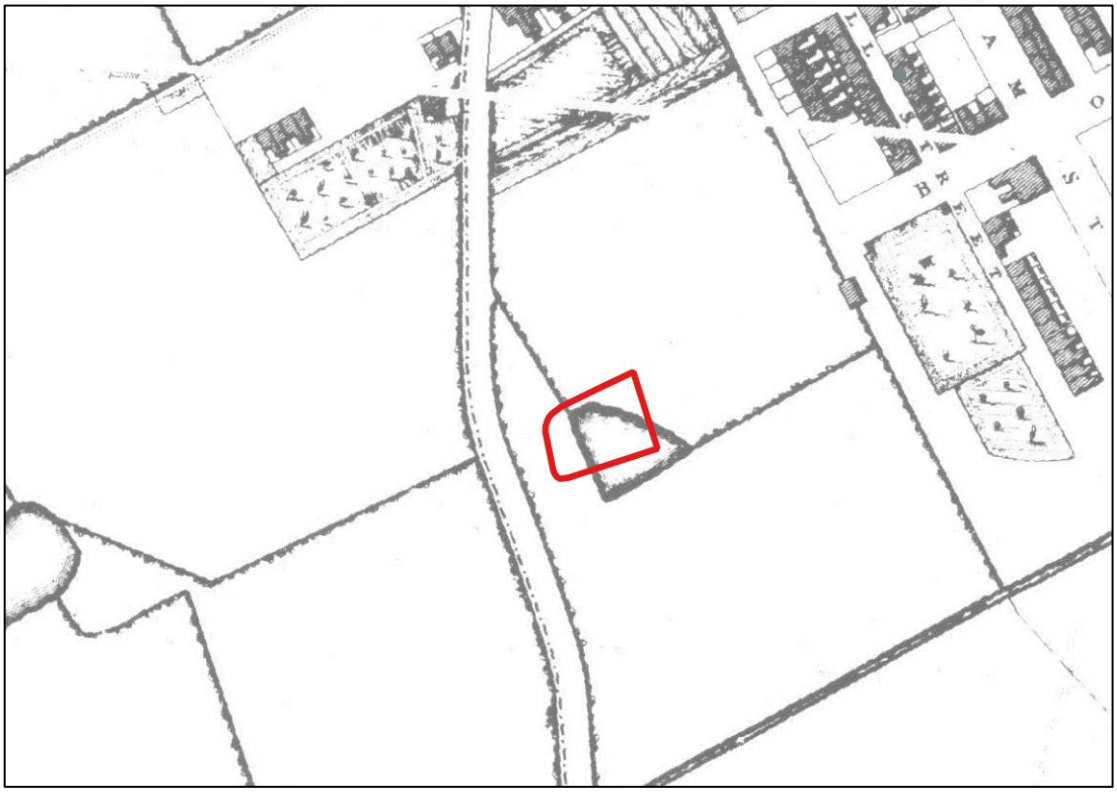

Plate 6: Site boundary superimposed onto an extract from Bancks & Co.'s map of 1831

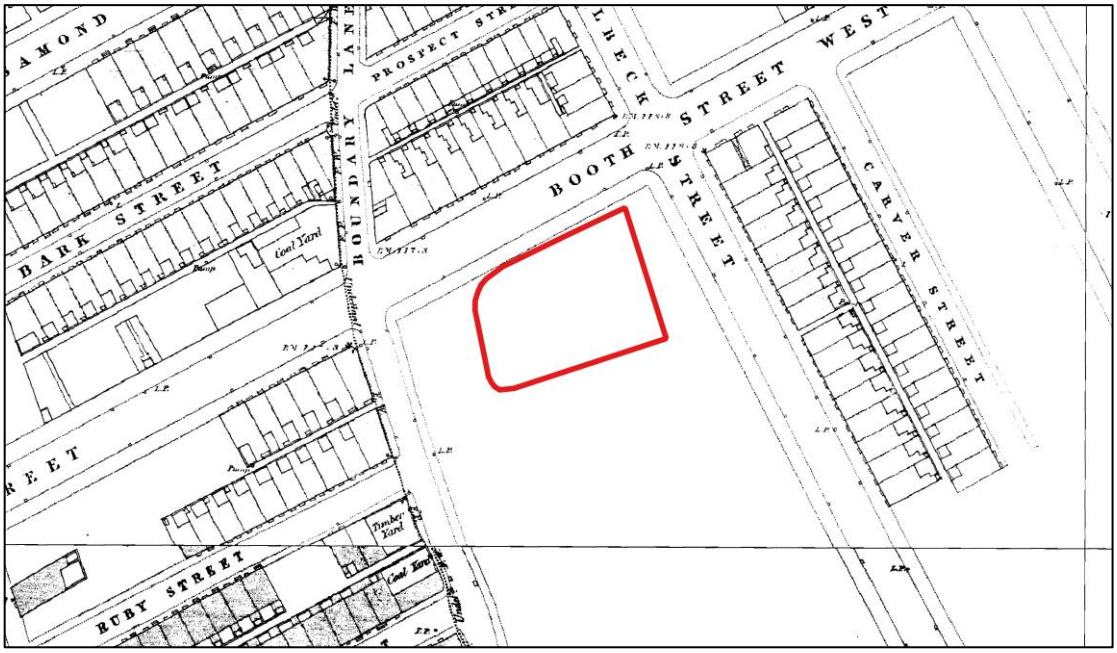

Plate 7: Site boundary superimposed onto an extract from the Ordnance Survey map of 1851

Eighteenth-century census returns list the occupants of 4-20 Edensor Place and 71-83 West Booth Street, indicating the workers' houses along these streets were constructed between 1851 and 1861. The census return of 1861 lists the many labourers and tradespeople at the houses, including joiners, plumbers, weavers; boiler makers, drapers, boot makers. Other occupations included police officers, clerks, grocers and housekeepers (see *Appendix 1*).

The census return of 1871 shows some consistency in residents of Edensor Place. The Cubbin, Conduit and Hargreaves families were recorded as living at 4, 18 and 20 Edensor Place, respectively (see *Appendix 1*).

The 1891 Ordnance Survey map shows the houses of Edensor Place and Booth Street West that were formerly located within the Site boundary (Plate 8; Fig. 3). The houses of Booth Street West appear to have had a larger floorplan than those at Edensor Street. The backs of the terraced houses could be reached via a passage with entrances at Boundary Lane and Welbeck Street. The yards of Edensor Place were much smaller than the yards of the houses fronting Booth Street West. The houses within the Site are shown to have cellars on the 1891 OS map.

Plate 8: Site boundary superimposed onto an extract from the Ordnance Survey map of 1891

The census returns of 1891 list the residents of the houses located within the Site boundary at the time of that the 1891 Os map was published. These residents included corset makers, shoemakers, tinplate workers, plasterers, butchers, drapers, machinists and dress makers. A school teacher was listed as the occupant of 75 Booth Street West on the census returns of 1891 and 1901 and the Barlow family (dressmakers and machinists) were listed as the residents at 81 Booth Street West on both the 1891 and 1901 census returns (see *Appendix 1*).

The houses remained within the Site throughout the first half of the twentieth century and can be seen on the Ordnance Survey maps of 1908, 1922, 1949 and 1952 (Plates 9 to 10; Figs 4 to 7). The 1949 OS map records the house numbers of Booth Street West and Edensor Place (Plate 10).

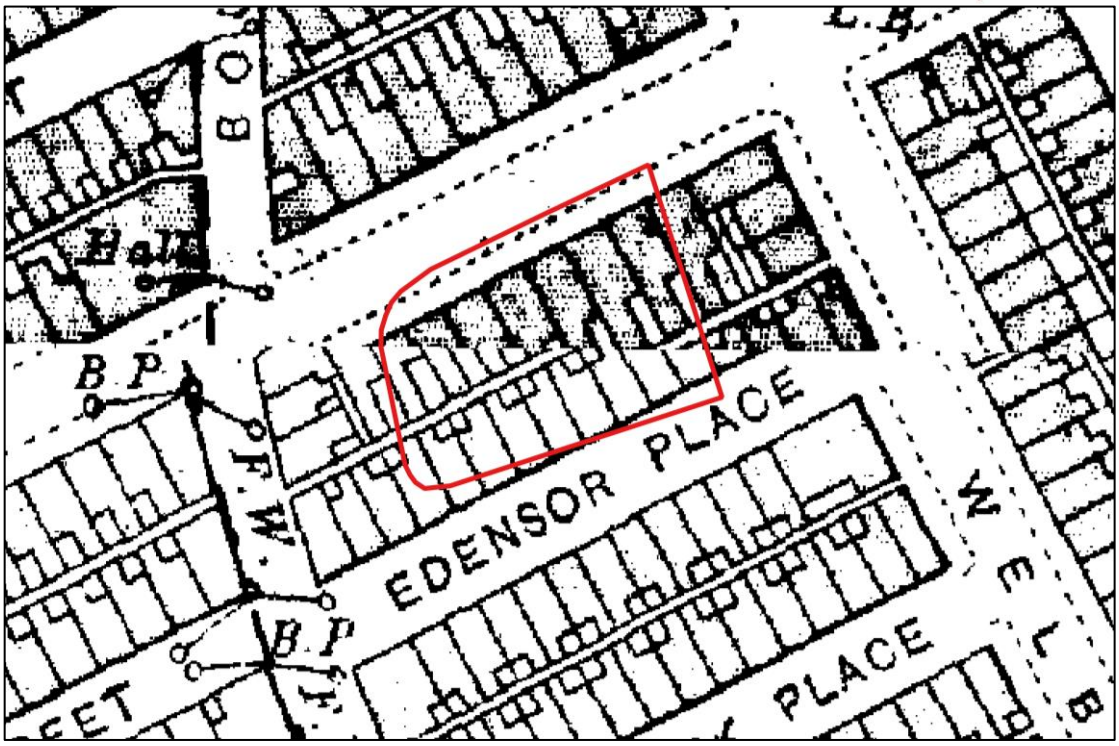

Plate 9: Site boundary superimposed onto an extract from the Ordnance Survey map of 1908

Plate 10: Site boundary superimposed onto an extract from the Ordnance Survey map of 1949

Prior to the demolition of the houses at Edensor Place and Booth Street West, photographs were taken of the streets and the surrouding area. One photograph shows Booth Street West looking west towards Boundary Lane from Welbeck Street (Plate 11). A second photograph shows Boundary Lane in 1963 looking north towards Edensor Place. The street name for Edensor Place can be seen in the background (Plate 12). A third photograph shows the street sign of Edensor Place alongside an older sign above, which read “Edensor Place, New Buxton” (Plate 13).

Plate 11: Booth Street West, 1964, looking west towards Boundary Lane from Welbeck Street

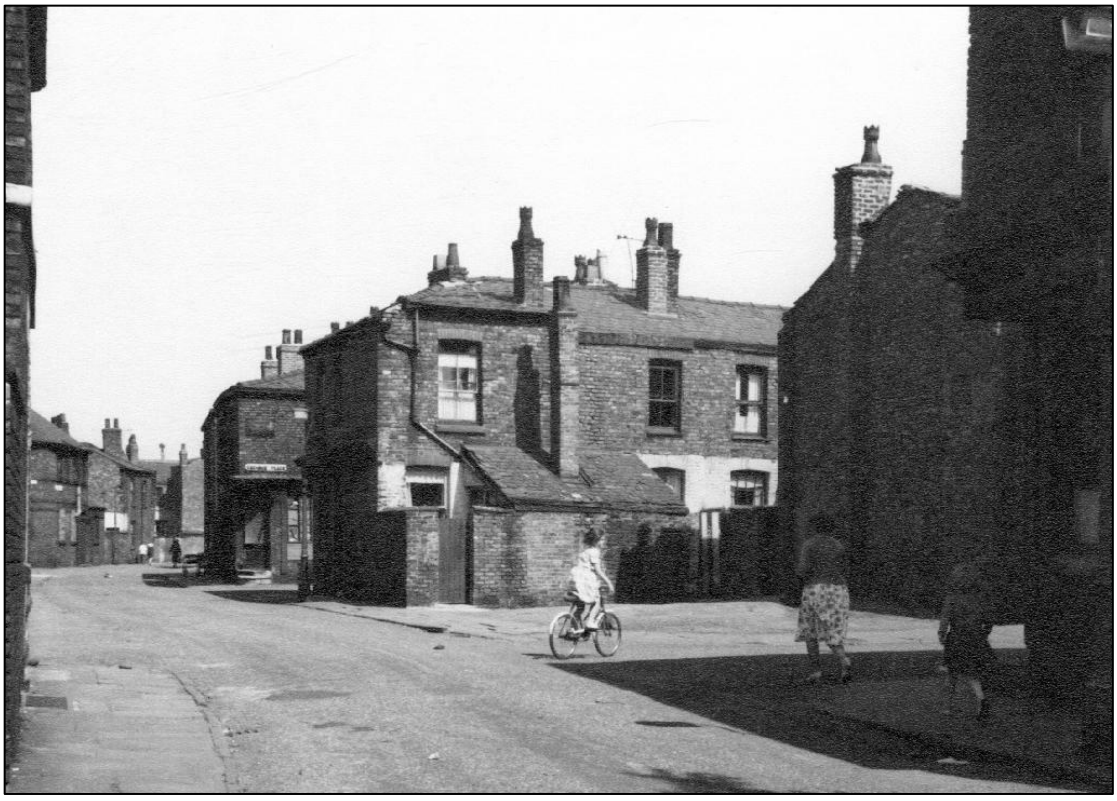

Plate 12: Boundary Lane, 1964, looking north towards Edensor Place

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Place 13: Street sign at Edensor Place, New Buxton, 1964, with Boundary Lane to the left

The Ordnance survey map of 1972 shows that the houses at 4-20 Edensor Place and 71-83 Booth Street West had been demolished (Plate 14). The Gamecock Public House was built on the site of the houses during the 1970s. A photograph taken in 1975 shows the unusual shape of the public house (Plate 15). The floorplan of The Gamecock is shown on the Ordnance Survey map of 1976 (Plate 16), which shows that some of the land surrounding the public house was undeveloped.

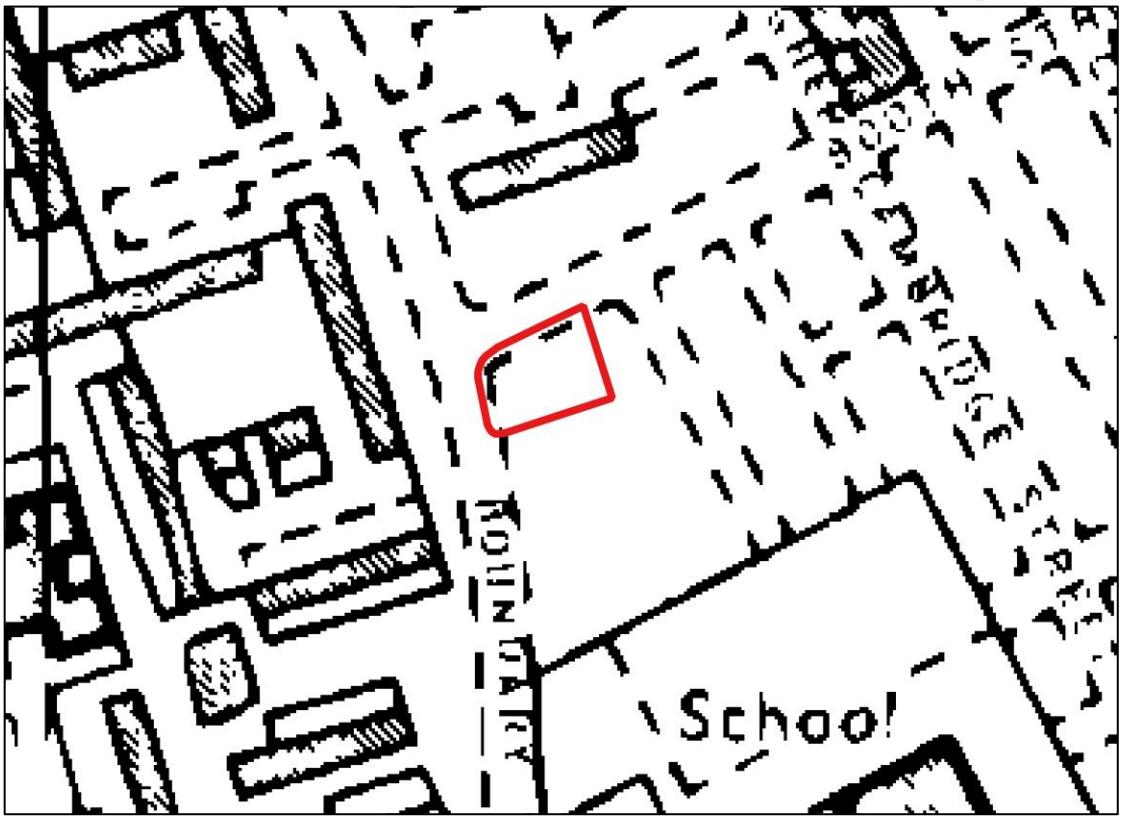

Plate 14: Site boundary superimposed onto an extract from the Ordnance Survey map of 1972

Plate 15: The Gamecock Public House, 1975

© SA: The Gamecock Public House, Booth Street West, Manchester: Archaeological Desk-based Assessment

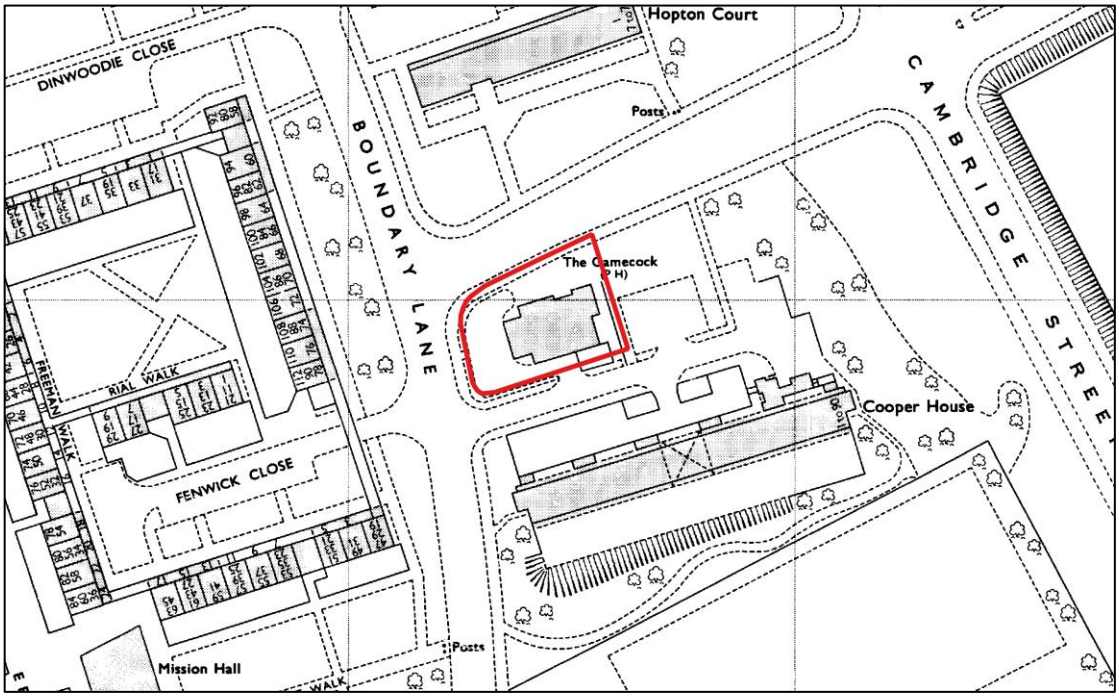

Plate 16: Site boundary superimposed onto an extract from the Ordnance Survey map of 1976

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site (Fig. 8). The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis.

Gazetteer Entry 01

Site Name	Houses of Booth Street West (site of)
Site Type	Housing
Period	Nineteenth century
NGR	SJ 84133 96699
Source	OS mapping
Description	The houses of Booth Street West were constructed during the mid-nineteenth century (between *c* 1851 and 1861). Families occupied the houses throughout the second half of the nineteenth century and the first half of the twentieth century. The 1891 OS map shows that the houses were cellared. The 1911 census return listed seven rooms at each house. The entry for 79 Booth Street West added that the house contained seven rooms and two cellars. The houses were demolished in the 1960s/ 1970s.
Assessment	Buried remains of the cellars of the houses of Booth Street West may survive within the Site and may be affected by the proposed development.

Gazetteer Entry 02

Site Name	Edensor Place (site of)
Site Type	Housing
Period	Nineteenth century
NGR	SJ 84142 96683
Source	OS mapping
Description	The houses of Edensor Place were constructed during the mid-nineteenth century (between *c* 1851 and 1861). Families occupied the houses throughout the second half of the nineteenth century and the first half of the twentieth century. The 1891 OS map shows that the houses were cellared. The 1911 census return listed four rooms at each house. The houses were demolished in the 1960s/1970s.
Assessment	Buried remains of the cellars of the houses of Edensor Place may survive within the Site and may be affected by the proposed development.

Gazetteer Entry 03

Site Name	Pit/pond on land of Sir Gore Booth (site of)
Site Type	Possible pond/extraction pit
Period	Eighteenth century
NGR	SJ 84139 96690
Source	Laurent 1793; Bancks & Co. 1831
Description	A possible pond/extraction pit is shown on Laurent's map of 1793 and Bancks & Co.'s map of 1831. The feature was filled in by 1851.
Assessment	The pit/pond was filled in and built over during the nineteenth century. The potential for archaeological remains to survive within the Site is considered to be low.

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 Baseline Significance Conditions

6.3.1 Period

There are no known prehistoric, Roman, medieval or post-medieval sites within the Site or its immediate vicinity and the potential for remains deriving from this period is considered to be very low.

There is some potential for the presence of archaeological remains dating to the mid-late nineteenth century within the Site. These remains would be associated with the houses at Booth Street West and Edensor Place.

6.3.2 Rarity

Remains dating to the industrial period would not be considered rare, as many terraced houses were constructed within Manchester during this period.

6.3.3 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.

6.3.4 Group Value

The potential archaeological remains within the Site are contemporary and may therefore have some group value.

6.3.5 Survival / Condition

The survival/condition of any archaeological remains that may survive within the Site is presently unknown. However, remains of cellars outside of the footprint of the Gamecock Public House likely survive *in situ*.

6.3.6 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.

6.3.7 Diversity

The heritage assets within the Site comprise of nineteenth-century terraced houses. Therefore, the assets may not be considered significant due to diversity.

6.3.8 Potential

There are no known prehistoric sites within the Site or its vicinity and the potential for remains deriving from this period is considered to be very low. Similarly, there are no known Roman or medieval sites within the Site or its immediate environs, and the potential of remains from these periods is considered to be low.

The study area contains some potential to yield *in-situ* archaeological remains relating to the industrial period, which would include the houses of Booth Street West and Edensor Place.

The investigation of the physical remains of the workers' houses has been recognised as a legitimate avenue of research. This is articulated in the *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007; https://researchframeworks.org/nwrf/), which identified several initiatives that should be prioritised for archaeological research of the industrial period, including *Initiative 7.24*:

> *"Need to excavate urban cellars to examine life 'below stairs' in the middle class house and cellar dwellings and workshops in working class houses"* (McNeil and Newman 2007, 139)

There is also the potential for the Site to contribute to wider research questions posed in the framework, including *Research Question Ind33:*

> *"How well studied and understood are the back yards of workers housing and what is their significance?"* (https://researchframeworks.org/nwrf/industrial/#section-24)

6.4 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has the potential to contain remains of nineteenth-century workers' housing (GE01 and GE02) (See Fig 9). Using the above criteria, the Site most likely contains non-statutory remains of local significance.

7. Impact of Development

7.1 Development Proposals

The design proposals for the Site allow for the demolition of The Gamecock Public House and the development of purpose-built student accommodations units. The proposed building comprises 13 storeys. The development proposals will incorporate the existing basement of The Gamecock Public House into the scheme.

7.2 Impact of Development on Below-Ground Remains

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with the potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of workers' housing (GE01 and GE02) (See Fig. 9). Any such remains that do exist within the Site are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

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 potential for remains of workers' housing to survive within the Site. Any such remains, pending the extent of their survival and condition, would merit preservation 'by record'.

8.2 Further Investigation

The requirement for any further archaeological investigation in advance of, or during, development works will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, it may be anticipated that further archaeological investigation via a programme of evaluation trenching will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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

Appendix 1: Census Return Data

The tables below give details of household names, number of residents per house and the occupations of the residents living at the houses within the Site. The census returns of 1861, 1871, 1891 and 1901 have been included.

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
4 Edensor Place	Cubbin; Black; Kinvig	3	Joiners; Plumbers; Pointer
6 Edensor Place	Bennett	4	Iron turner; Scholars
8 Edensor Place	Boardman	7	Coil makers; Home assistant; Scholars
10 Edensor Place	Boardman	3	Coil maker; Cotton weaver
12 Edensor Place	Holt; Revit	6	Retired farmer; Tin plate workers; housekeeper; Scholar
14 Edensor Place	Wild	7	Police officers
16 Edensor Place	Heywood; Horsfall	5	Denby Dale engine fitter
18 Edensor Place	Conduit	8	Boiler maker; Warehouseman; Cotton weaver; Scholar
20 Edensor Place	Hargreaves	5	Policeman; Scholar

Table 3: Residents of Edensor Place according to the census return of 1861

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
71 Booth Street West	Granvill	6	Clerks at printers; Scholar
73 Booth Street West	Shaw; Hayes	6	Bookkeeper; Engraver; Servant
75 Booth Street West	Ash; Adams; Scott; Rascliffe; Mead; Roberts; Haxley; Croft; Evans	12	Lodging housekeeper; Office clerk; Scholar; Servant; Grocers
77 Booth Street West	Barbour; Martin; Potter	3	-
79 Booth Street West	Summer	4	Boot maker
81 Booth Street West	Gandsier; Buint	5	Tactor; Tactor's assistant
83 Booth Street West	Fullalove; Maymon	4	Draper; Housekeeper; Draper's assistant

Table 4: Residents of Booth Street West according to the census return of 1861

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Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
4 Edensor Place	Cubbin; McLeany	2	Lodging house keeper; Cook
6 Edensor Place	Warburton	6	Patterncard maker; Cotton weaver; Scholar
8 Edensor Place	Johnson	4	Milliner and dress maker; Porter
10 Edensor Place	Worsencroft; Gatenby; Ravensdale	4	Packer (drapery); Laundress; Doubler (cotton mill); Scholar
12 Edensor Place	Mould; Riley	5	Solicitor's clerk; Barrister's clerk;
14 Edensor Place	Swift; Jones	4	Office cleaner; Scholars
16 Edensor Place	Morton	5	Salesman; Housekeeper; Dyer
18 Edensor Place	Conduit; Morris	10	Labourers; Errand boy; Scholars
20 Edensor Place	Hargreaves	6	Police officer; Scholars

Table 5: Residents of Edensor Place according to the census return of 1871

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
71 Booth Street West	Stansfield; Glasier	7	Commercial clerks; Scholar
73 Booth Street West	Williamson; Dixon	5	Dressmaker; Milliner; Servant
75 Booth Street West	Craig; Taylor; Machade	8	Manager in shipping house; Scholars; Servant; Clerk (shipping house)
77 Booth Street West	Phillips	4	Park keeper; Scholar
79 Booth Street West	Walker	4	Missionaries; Scholar
81 Booth Street West	Goulden; MacDonald	9	Housekeeper; Clerk (shipping house); Solicitor's general clerk; Scholar; Milliner; Saleswoman (drapery)
83 Booth Street West	Ogden; Powell	7	Warehouseman; Scholar; Assistant

Table 6: Residents of Booth Street West according to the census return of 1871

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
4 Edensor Place	Britton; Clifford; Jones	6	Corset makers
6 Edensor Place	Reed; Williams; Roberts	4	Corporation labourer; Engineers traveller; Shoemaker
8 Edensor Place	Croston	6	Tinplate worker; Scholar
10 Edensor Place	Hampton	8	Plasterer; Office boy
12 Edensor Place	Leasley; Lee	10	Bricklayer; Scholar; Costume finisher; nurse; Theatrical
14 Edensor Place	Carpenter	5	Ironmonger's assistant; shirt maker; Scholar
16 Edensor Place	-	-	-
18 Edensor Place	-	-	-
20 Edensor Place	Blount	5	Traveller in small works; Scholar

Table 7: Residents of Edensor Place according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
71 Booth Street West	Grosskopf	7	Tailor; Printers compositor; Solicitor's clerk; cigar maker; housekeeper; chemist apprenticeship
73 Booth Street West	Hewitt	5	Housework; Dressmaker; Joiner apprentice; Patterncard maker apprentice; Scholar
75 Booth Street West	Jones	6	Upholsterer; School teacher; Clerk
77 Booth Street West	Blackwell; Horton; Lowey	7	Draper; Butcher
79 Booth Street West	Bracegirdle	3	Gardener; Apprentice cabinet maker
81 Booth Street West	Barlow	7	Machinist; Telegraph clerk; Dressmaker; Drapers assistant; Milliners Apprentice
83 Booth Street West	Monkhouse	8	Joiner; Dressmaker; Carriers traveller; Clerk; Warehouseman

Table 8: Residents of Booth Street West according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
4 Edensor Place	Carline; Neville	5	Mantle maker; Packer (warehouse); Ironer (Linen)
6 Edensor Place	Poyser	8	Bricklayer; Baby's underclothing
8 Edensor Place	Wiseman	3	Bread van driver
10 Edensor Place	Patman; Laking	5	Labourer (cloth warehouse); Porter in warehouse (cloth)
12 Edensor Place	-	-	-
14 Edensor Place	Tatlock; Carpenter	2	Machinist (skirt); Packer (cloth)
16 Edensor Place	Farnsworth	5	-
18 Edensor Place	Abbott	4	Labourer (general); Machinist (skirt);
20 Edensor Place	Brady; Lewis	6	Embosser in printers; General servant

Table 9: Residents of Edensor Place according to the census return of 1901

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
73 Booth Street West	Jeffries	5	Tailor; Engineer Turner; Living on own means
75 Booth Street West	Jones	4	Upholsterer; Teacher (school)
77 Booth Street West	Balsiger; Casper	3	Chef
79 Booth Street West	Lingley	8	Glass merchant; Tailoress; Shirt Maker; Assistant (glass warehouse); Infants Milliner; Cigarette Maker
81 Booth Street West	Barlow; Crerie	5	Machinist (prints); Machinist shop assistant; Milliner
83 Booth Street West	Morley; Wood; Street; Aitkin; Owen; Murckie	9	Locksmith; Living on own means; Drapery assistant

Table 10: Residents of Booth Street West according to the census return of 1901

Appendix 2: Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891

Figure 4: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908

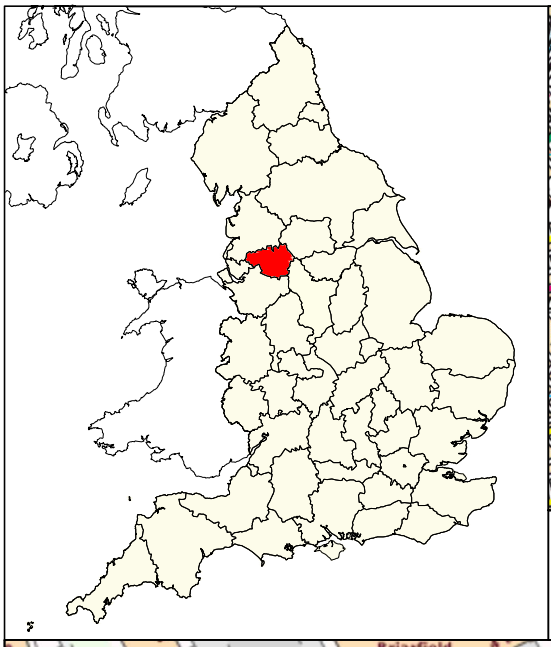
Figure 5: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922

Figure 6: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1949

Figure 7: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1955

Figure 8: Gazetteer Entries 01 and 02 shown on modern mapping

Figure 9: Site boundary shown alongside areas of archaeological interest



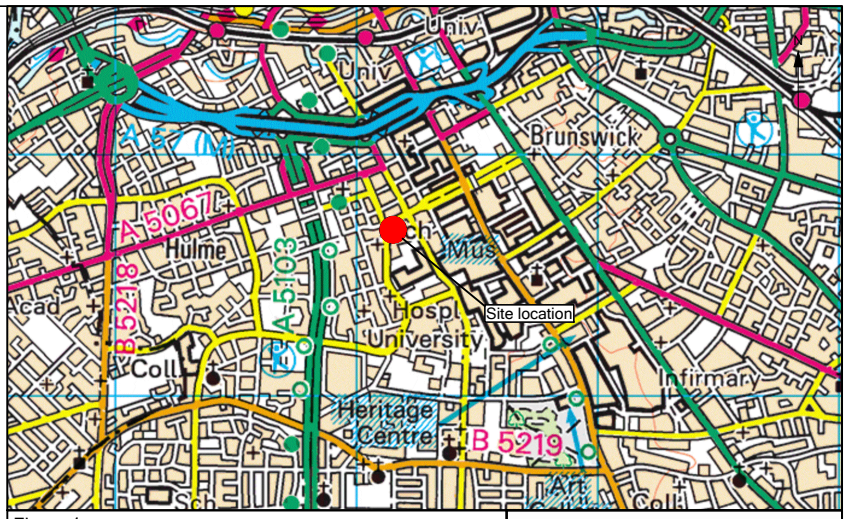


Figure 1:

Site Location

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

Figure 2:

Site Boundary Superimposed onto Modern Mapping

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 20 m

Scale at A4 1:500

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

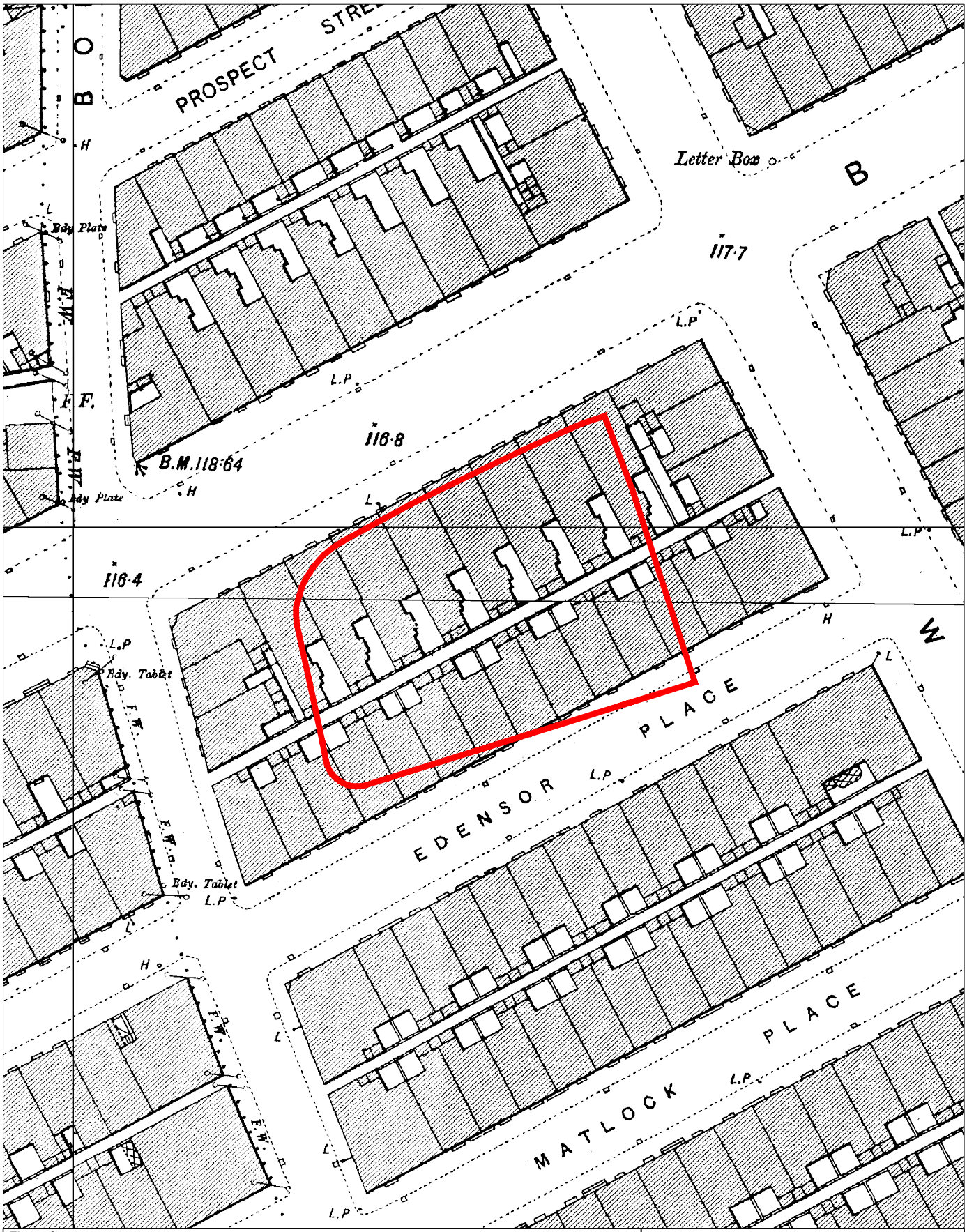

Figure 3:

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

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Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 20 m

Scale at A4 1:500

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Figure 4:

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

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Key:

Site Boundary

SALFORD ARCHAEOLOGY

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Scale at A4 1:500

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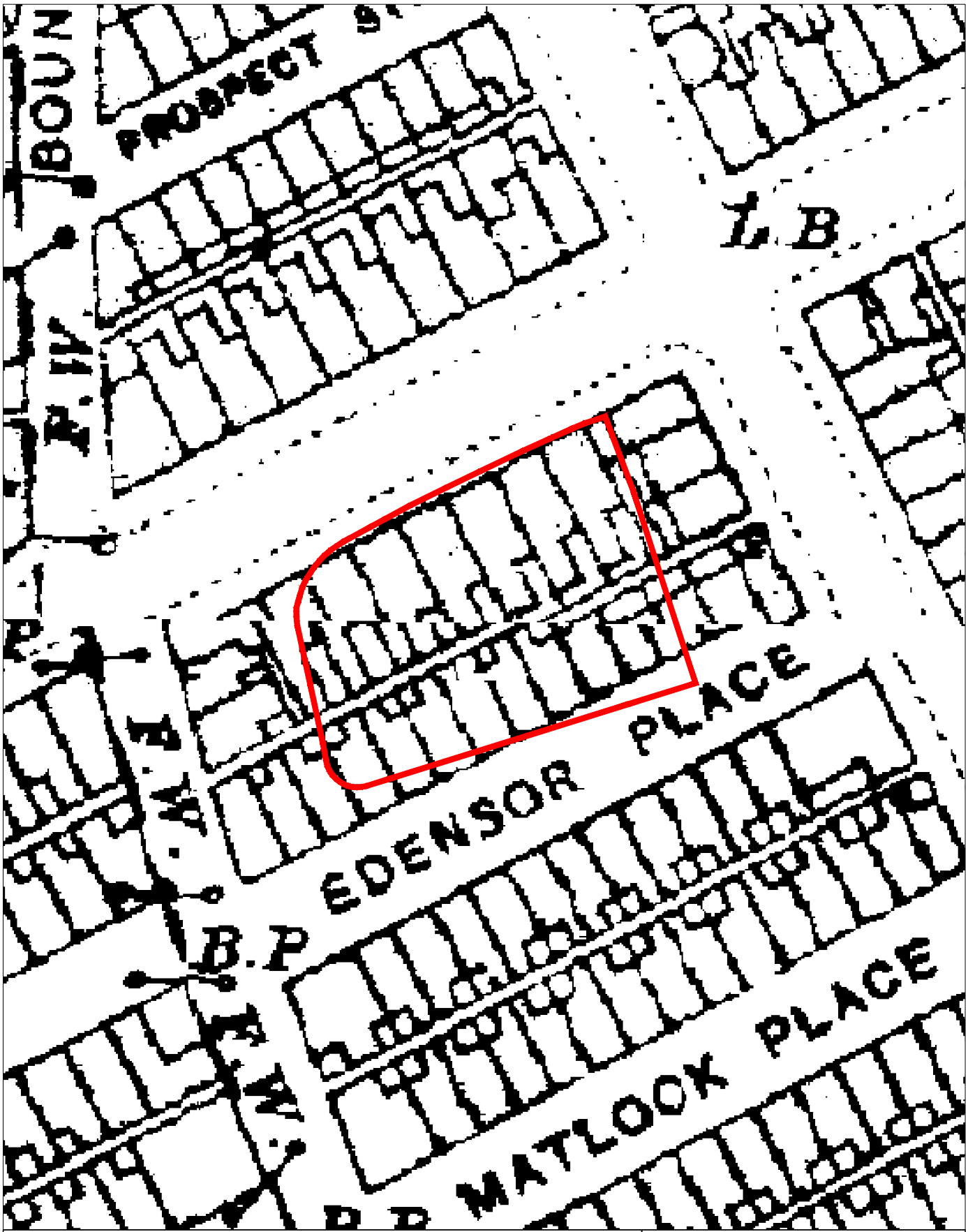

Figure 5:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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Key:

Site Boundary

SALFORD ARCHAEOLOGY

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Scale at A4 1:500

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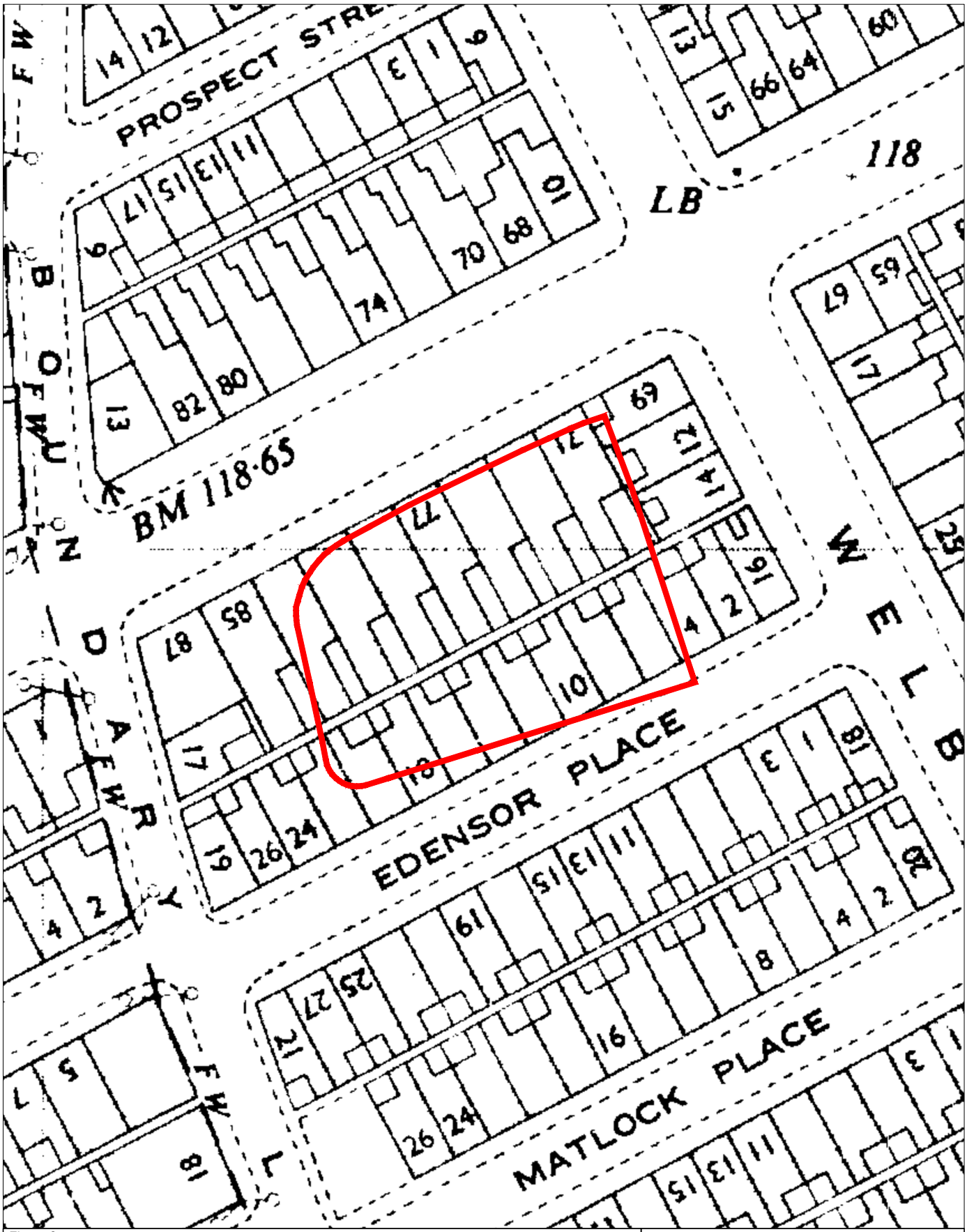

Figure 6:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1949

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 20 m

Scale at A4 1:500

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Figure 7:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1952

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Key:

Site Boundary

SALFORD ARCHAEOLOGY

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Scale at A4 1:500

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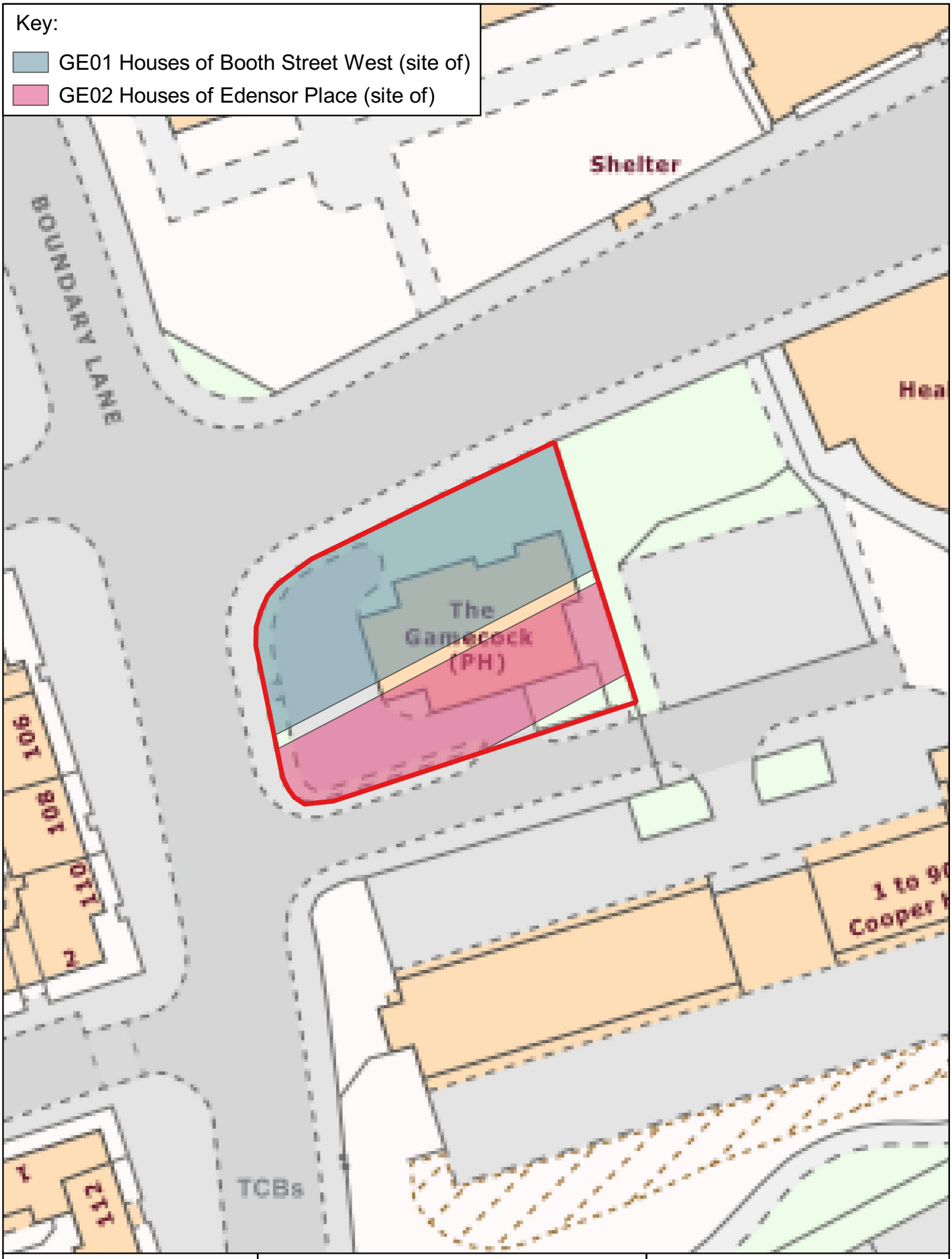

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Figure 8: Gazetteer Entries 01 and 02 shown on modern mapping

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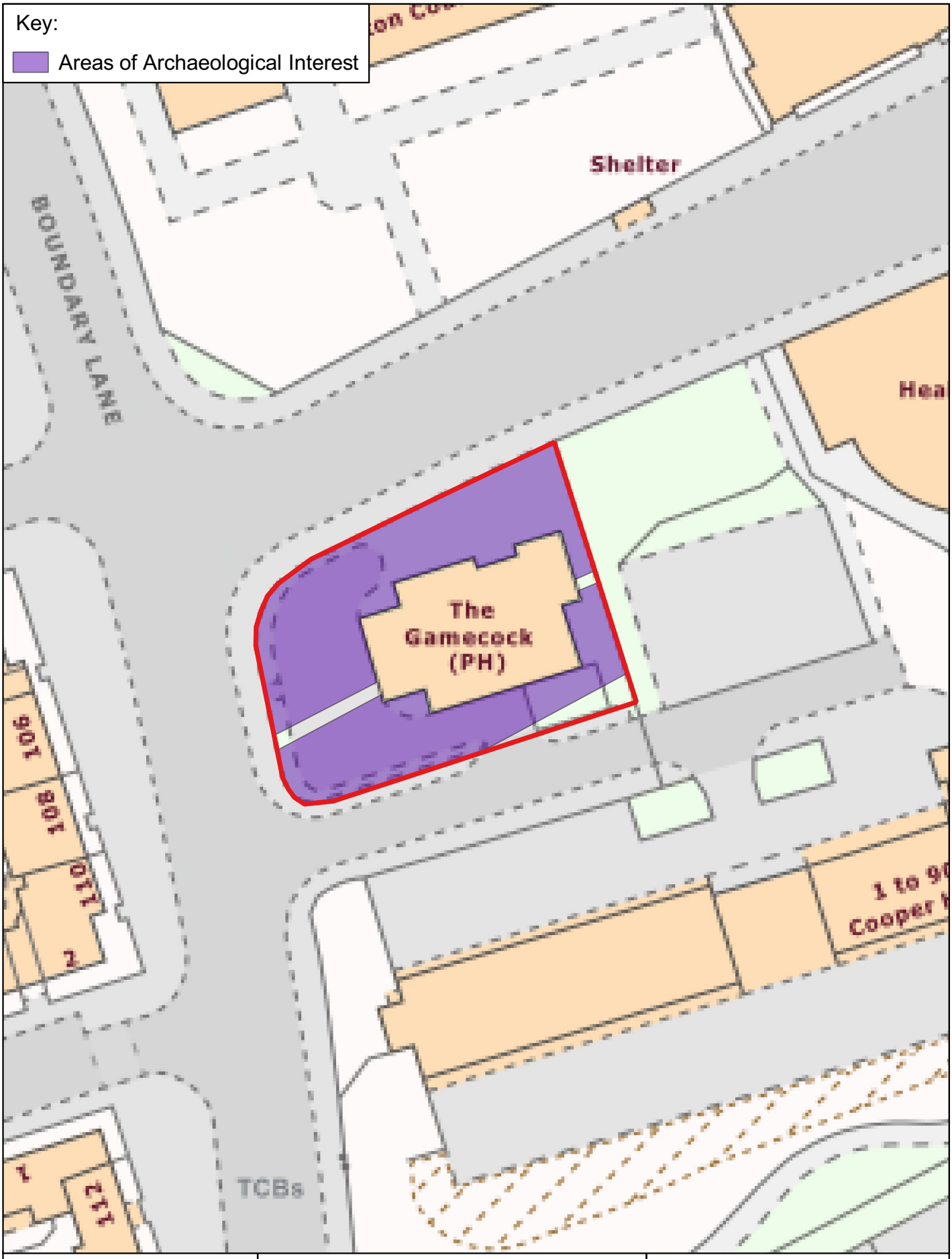

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Figure 9: Site boundary shown alongside areas of archaeological interest

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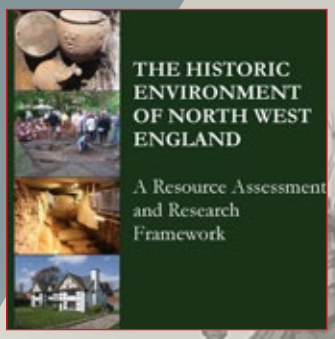
SALFORD ARCHAEOLOGY

CONSULTANCY



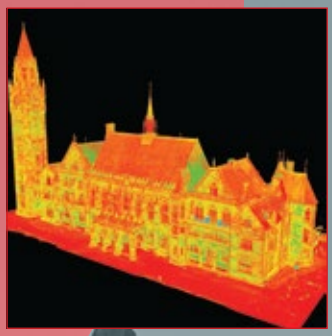
DESK-BASED ASSESSMENTS

WATCHING BRIEF & EVALUATION

EXCAVATION

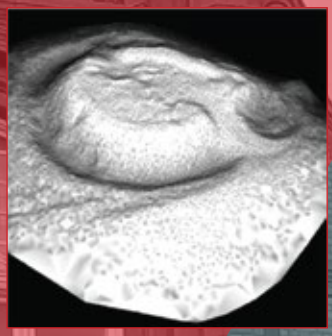
BUILDING SURVEY

3D LASER SCANNING

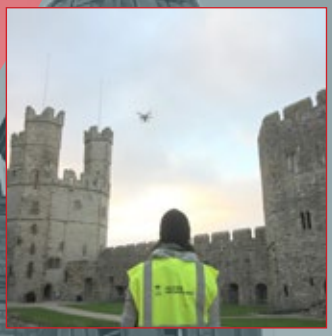


COMMUNITY INVOLVEMENT

LANDSCAPE SURVEYS

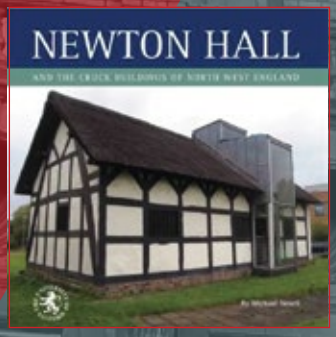


DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING

RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

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