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Salford
MANCHESTER

Archaeological Desk-Based Assessment

Eliza Yard,
Ancoats,
Manchester

Client:

Manchester Life
Development Company
2 Ltd.

Technical Report:

Ashley Brogan

Report No:

2021/2



Site Location: The development area is located within the Ancoats area of Manchester and is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east

NGR: Centred at NGR SJ 85224 98793

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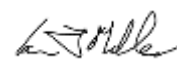
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Summary

Manchester Life Development Company 2 Ltd. is devising proposals for the redevelopment of Eliza Yard within the Ancoats area of Manchester (centred on NGR SJ 85224 98793). In order to facilitate the planning process, MLDC 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 scheme and the future treatment of any surviving remains.

Late 18th-century mapping shows scattered development within Ancoats, with possible houses located at the junction of Poland Street and Jersey Street. During the early 19th century, the Bengal Arm of the Rochdale Canal was constructed, which bounded the proposed development site to the north and east. By the mid-19th century, workers' housing had replaced the 18th-century housing and a coal wharf had been established within the proposed development site. The houses along Poland Street were occupied by working-class households, with each address occupied by multiple families. Many of these families, particularly those living in cellar dwellings, were Irish immigrants.

Archaeological remains of workers' housing and the Bengal Arm of the Rochdale Canal may survive *in-situ* within the footprint of the proposed development site. Archaeological research pertaining to the cellar dwellings and workers' housing during the industrial period has been identified as a legitimate avenue of research within the North West region's archaeological research framework. Therefore, remains indicative of 19th-century workers' housing and the canal would be of local significance and would merit archaeological recording in advance of any damage or loss arising from the delivery of the development proposals.

The scope and extent of any such further archaeological investigation within the proposed development site will be determined by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that further archaeological investigation in the form of a strip, map and record evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. Any such further investigation should be focused on the area that is most likely to contain the remains of the workers' houses shown on Green's map of 1787-1794, the houses at 55 to 63 Poland Street, 67 to 69 Poland Street and Saxon's Court. Should significant archaeological remains be encountered during the 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.

An archaeological watching brief may also be required during the ground-breaking works phase of development in the area of the former canal branch, to record the surface plan of the canal and to record any archaeological remains buried within the canal, such as abandoned canal barges. The recording of the canal branch should also include provision for a recording of the surviving above-ground elements of the two bridges that are located within the site prior to development work commencing.

1. Introduction

1.1 Planning Background

In December 2020, Manchester Life Development Company 2 Ltd. commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support a planning application for the redevelopment of Eliza Yard within the Ancoats 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 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 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. Methodology

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study. 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;
- 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-18th century.

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 2-12), 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 85224 98793) is situated in the Ancoats area of Manchester (Fig 1). The Site is currently used as a car park accessed from Jersey Street and is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and another car park to the east (Plate 1). The Site is enclosed by various means, including security fencing and a wall along Poland Street. The eastern boundary of the Site is unsecured. The existing surfacing consists of areas of hardstanding with limited areas of self-seeded vegetation. The Site lies at a height of approximately 50m above Ordnance Datum (aOD).

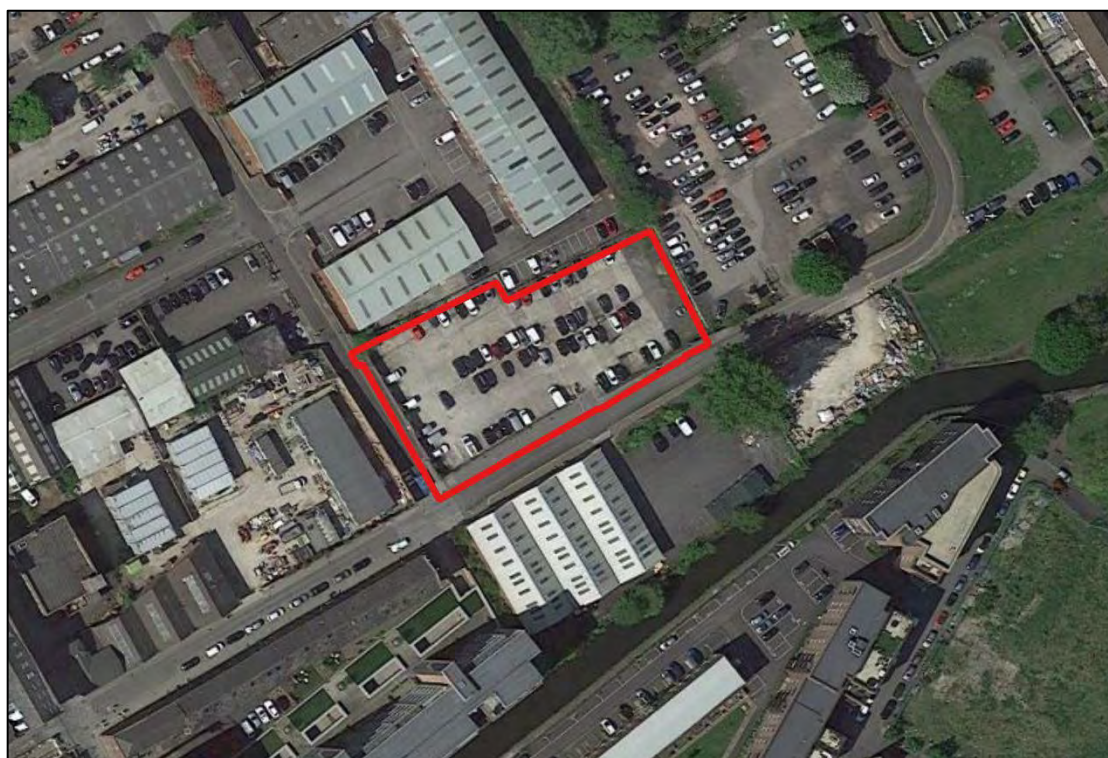


Plate 1: Recent aerial view looking north across the Site

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 Site is located on a band of solid geology comprising the Manchester Marls Formation, consisting of mudstone, which is overlain by superficial deposits of till (British Geology Society). Directly to the north of the Site, the solid geology comprises the Collyhurst Sandstone Formation, whilst to the south of the Site the solid geology consists of sandstone of the Chester Formation.

3.3 Designations

The Site does not contain any statutory designated sites such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens, however, the Site is located within the Ancoats Conservation Area (Fig. 15) which is a local designation.

Ancoats Conservation Area Description:

“The streets of Ancoats were laid out during the latter part of the 18th century, with little development taking place other than small houses and shops along Great Ancoats Street and Oldham Road. Survey work for the Rochdale Canal was carried out by James Brindley in 1765. The knowledge that its construction would make the transport of raw materials and finished goods more convenient gave industrialists the confidence to build their cotton mills. The first mills were built in Ancoats as early as 1790. From the opening of the Rochdale Canal in 1804 through to 1912, the development of mills continued on a much larger scale, and enough of these buildings remain to enable the progress of mill design to be appreciated today.

The first single-class housing area in the country was built in 1889 to provide homes for mill workers in Ancoats. This block, called Victoria Square, was the first example of municipal housing in Manchester, which was followed shortly by the development of model housing in adjacent Anita Street (originally known as Sanitary Street).

The substantial economic activity generated by such a concentration of mills was halted by the slump in the cotton industry in the 1930s. Thereafter, the prosperity of the mills declined steadily, and the only new industry to establish itself in Ancoats was newspaper printing. In 1939, the Daily Express newspaper company opened new premises, which were built in the “functional” style, using new curtainwall technology identical to that of the company’s buildings in London and Glasgow.”

Ancoats and its buildings today

“Ancoats, with its concentration of mill buildings, is an important landmark in the history of the Industrial Revolution. Old Mill, which is probably the oldest surviving in Manchester, was built in two phases in 1798 and 1801. It is one of the group of Murray’s Mills and was constructed around a courtyard, with a canal basin and tunnel under one of the mills and Redhill Street, connecting it with the Rochdale Canal.

The firm of McConnel and Kennedy, whose group of mills was the largest cotton employer with 1500 workers, claimed to be the first to run spinning mules by steam power. Sedgwick Mill, dating from 1818-1820, is the oldest of the group still standing, and it is believed to be the oldest surviving iron-framed, fireproof factory in Greater Manchester.

Beehive Mill, completed in 1824, has internal timber construction with rare cast-iron roof trusses, whilst the warehouse part has stone flag floors supported on cast-iron T-beams. The roof is a very early castiron spaceframe structure, unique in the area. These three groups of buildings, together with Brownsfield Mill on the other side of Great Ancoats Street, represent the chronological development of cotton mill architecture from 1800 to the 1920’s. Together they constitute the first industrial estate in the world.

Although the area is dominated by the massive mill buildings, it also contains other listed buildings of differing character. The Victoria Square housing, noted earlier, is a five-storey block of flats dating from 1889. Built in red brick with a pitched slate roof and in the form of an enclosed courtyard, it may fairly claim to be one of the most successful local authority housing schemes in Manchester, due in part to its enclosure of shared inner space.

Modern printing technology has meant that the original Daily Express building is not now used for that purpose, although it is still in commercial use. Printing now takes place in new premises to the rear of the original building. The church of St. Peter in Blossom Street, built of brick in the Romanesque style, dates from 1860. It is hoped that the building will be converted to a new use, as the religious use has now ceased following the steady decline in the population of the Ancoats area.

The Crown and Kettle public house on the corner of Oldham Road and Great Ancoats Street, is a late 19th Century buff brick, Gothic-style building with stone traceried windows.

These latter buildings, together with the older non-listed buildings in the area, provide a contrast of architectural styles with the with the surviving massive mill buildings. The character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials. The maintenance of road surfaces, kerbstones and street lighting, together with vacant site enclosures and "hard and soft" landscaped areas will also be essential."

There are also 11 statutory listed buildings within a 300m radius of the Site (Table 1). The impact of the development upon the conservation area will be assessed in a separate heritage statement, and therefore these heritage assets are not considered further in this report.

List Entry No.	Description	Grade	NGR
1270855	Waulk Mill (formerly Doubling and Fireproof Mills)	II*	SJ 8510 9862
1270860	Retaining wall on S. side of Redhill Street, W. of Union Street Bridge	II	SJ 8504 9854
1247473	Old Mill and Decker Mill	II*	SJ 8507 9858
1246277	Victoria Square	II	SJ 8491 9881
1200821	New Mill (Murray's Mills)	II*	SJ 8503 9864
1291735	Beehive Mill	II*	SJ 8509 9871
1270856	Sedgwick Mill and Sedgwick New Mill	II	SJ 8501 9854
1220282	Murray's Mills: Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill	II	SJ 8503 9860
1282961	Little Mill	II	SJ 8509 9866
1197806	Church of St. Peter (former)	II	SJ 8495 9867
1247550	Union Street Bridge (Rochdale Canal)	II	SJ 8516 9863

Table 1: Summary of listed buildings within a 300m 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 – 2300 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 Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (*ie* rivers) (Gregory 2007). The Site is located near to the River Medlock, 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 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, for instance, 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

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.

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. 2km south-west 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 Roman Road from Manchester to Castleshaw likely followed the course of the present Old Mill Street, which is located approximately 390m to the south of the Site. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD.

4.2.2 *Archaeological Potential*

The potential for any remains of Romano-British activity to exist within the Site is considered to be very 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-11th 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 of 1066, 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 13th 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*).

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 18th 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 first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764, the terminus of which was at Castlefield (Hadfield and Biddle 1970). The success of this canal saw numerous other inland waterways being opening during the late 18th century.

The Development of Ancoats: the Site lies in the Ancoats area of Manchester. By the beginning of the 13th century, the area was known as *Elnecot*, derived from the Old English *ana cots* which means 'lonely cottage' (Cooper 2002, 13). A 14th-century document refers to Ancoats as one of eight hamlets within the township of Manchester, itself forming part of the Hundred of Salford (Tait 1904). Ancoats retained a semi-rural aspect until the late 18th century, but by 1800 the area had been transformed into an industrial suburb (Miller and Wild 2007). This transformation began in the 1770s, when land owned by the Leigh family was sold to Thomas Bound, a builder, who then sold it on to others for development (Little 2002, 31).

William Green's *Map of Manchester and Salford*, surveyed between 1787 and 1794, shows the focus for initial development to have been at the corner of Great Ancoats Street and Oldham Road, and depicts the main elements of the existing street plan laid out on former fields of the area. Building speculation then drove further expansion, with plots of land within a grid-iron pattern of streets being sold for development. The principle driving force of development was the national demand for textiles, particularly cotton, and the introduction of steam-powered spinning mills (Williams and Farnie 1992, 3).

The earliest textile factories in the area included several water-powered mills erected along Shooter's Brook, to the south of Union (now Redhill) Street. There is some evidence to suggest, for instance, that New Islington Mill and Salvin's Factory originated in the late 1780s as water-powered textile mills situated on the bank of Shooter's Brook (Miller and Wild 2007). However, this was a small watercourse, and in seeking a solution to the inadequate power supplied to their waterwheels from the brook, some manufacturers experimented with steam power. Notably, John Kennedy is reputed to have first applied steam power to one of his spinning mules whilst renting space at Salvin's Factory in 1793 (Lee 1972, 9).

It was on the basis of a breakthrough in the application of steam power, and the national demand for textiles, particularly cotton, that created the explosion of factory building in Ancoats (Little 2002, 31). This was fuelled by the potential of cheap and reliable transport for goods and materials offered by the construction of the Rochdale and Ashton-under-Lyne canals, and led to the creation of a new breed of mill building in Ancoats (Miller and Wild 2007). These were built on an unprecedented scale, many depending upon the developing network of short branch canals for transport and a source of water for their steam-power plants.

Numerous trades ancillary to textile manufacturing were also established in Ancoats during the 19th century, and large areas were developed for workers' housing. In an age when walking was the only viable means of travelling to work, these were built with little regulation around the industrial units. The net result was the creation of the world's first true industrial suburb: an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses.

A key component of this new industrial townscape was the canal network, and particularly for the Ashton Canal and the Rochdale Canal, which formed a transport artery through Ancoats and also provided a source of water for the steam engines in the new textile factories. The Ashton Canal was proposed in 1791, and was intended to provide link between Manchester and the collieries in the Ashton and Oldham area. The canal was authorised by an Act of Parliament in 1792, and construction commenced immediately under the direction of Edward Banks (Hadfield and Biddle 1970).

The canal had been completed between Manchester and Ashton by early 1797, although the terminus basin at Piccadilly had yet to be constructed. It seems that James Meadows, the canal company agent, had been overseeing the construction of the canal up to that point but, in June 1798, Benjamin Outram was appointed by the canal company as engineer (Hadfield and Biddle 1970).

In August 1798, the company appointed F Bellhouse to erect a warehouse at Ducie Street, and Outram was instructed to arrange for one or more cranes to be erected on the public wharves at the canal terminal. In the same year, Samuel Oldknow, chairman of the Peak Forest Canal Company, entered negotiations with the Ashton Canal Company with a view to purchasing land at the canal terminus. This was coupled with the intention of linking the Peak Forest Canal with the Ashton Canal in Ashton, thereby providing a direct link to Manchester from the limestone quarries in Derbyshire. The Ashton Canal was finally completed in 1799, and several warehouses were established at the terminus in Piccadilly Basin (Hadfield and Biddle 1970). Ashton Canal acted as catalyst for development in Ancoats, and the canal corridor heading north-eastwards out of Ancoats towards Bradford became lined with textile mills.

4.4.2 Overview of Manchester's Textile Industry

By the 1780s, the national demand for textiles, particularly cotton, had begun to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). The ebb and flow of business confidence powerfully influenced development, which was concentrated into short and intense bursts of investment (Williams with Farnie 1992, 19). The high price of land influenced the location of fresh industrial ventures, and thus the new steam-powered mills were built on the outskirts of the established nucleus of Manchester. The first of these was established in Ancoats during the 1780s. A commercial boom in 1800-02 saw the number of cotton-spinning firms in the township of Manchester double from 51 in 1799 to 111 in 1802, setting Manchester on its path to becoming the most highly concentrated centre of cotton spinning in the world (Williams with Farnie 1992, 19).

In broad terms, fluctuations in the cotton market during the 1820s brought 'boom and bust' conditions for Manchester's manufacturers, although a report in the *Manchester Mercury* in 1827 claimed that 'the market for manufactured goods was the briskest which there has been for a very long time'. This favourable economic situation persisted until 1836, and led to numerous new textile mills being established around the fringes of the Manchester. However, a serious depression of trade in 1837 resulted in 'the vigorous weeding out of inefficient firms' (Howe 1984, 12). Boom conditions reigned between 1848 and 1853, and the number of cotton mills in Manchester reached a peak of 108 at the close of 1853 (Williams with Farnie 1992, 21). It was at this time that Manchester gained its popular designation as 'Cottonopolis'.

The number of mills in Manchester declined gradually during the second half of the 19th century, and was surpassed by Bolton as the leading centre for cotton spinning in the 1850s. This reflected the continuing inflation of land values in Manchester in the face of increased competition for development plots, which presented significant issues to individual mill owners that needed to expand their factory premises. Some old, established firms in the city centre relocated their business to the suburbs for the same reason, a notable example being Henry Houldsworth, who moved from his large mill complex on Newton Street in Manchester to Reddish, where he established a 'state of the art' spinning mill in 1865.

By the early 1880s, the number of cotton spindles operating in the city was in the process of absolute decline, exacerbated by the 'Great Depression' of 1873–96. This had a significant impact on many cotton-spinning firms. Some of Manchester's largest firms, such as McConnel & Kennedy and A & G Murray in Ancoats, specialised in the spinning of ultra-fine yarn, a branch of the industry that sustained less impact from the trade depression, whilst other firms were afforded some protection through diversification into the weaving and finishing branches.

4.4.3 *The Rochdale Canal*

The Rochdale Canal was authorised by an Act of Parliament in 1794, with the intention of providing a trans-Pennine route that would essentially link Manchester with the ports of the East Coast via the rivers Aire and Trent. The Rochdale Canal was linked to the Ashton Canal at Piccadilly in 1800. This enabled a link from Ashton to the Bridgewater Canal at Castlefield, and thus provided a direct route to the burgeoning port of Liverpool. These essential links made Piccadilly Basin a key location in the local canal network, and a focus for the trans-shipment of goods.

The first design for the Rochdale Canal Basin was proposed in 1796, and revised in 1804, although neither of these proposed schemes were carried out. The Rochdale Canal Company's first warehouse was eventually constructed in 1806, at the end of one of the canal arms to the east of Dale Street and survives today as Dale Warehouse. Dale Street effectively divided the basin into two with a smaller, western section bounded by Lees Street, London Road (later Piccadilly) and Ducie Street. The eastern section was bounded by Back China Lane, Upper Stanley Street, Leech Street and Ducie Street. A plan drawn up in 1810 closely resembles the final layout, and proposed 23 wharf plots, with two general wharves and the four buildings that had been completed by that stage (Maw *et al* 2009, 22; Plates 2 and 3).

New warehousing was built in 1822, replacing the western warehouse of 1810, and was one of the first to employ iron in its structure. Over the next few years, the Rochdale Canal Company made several minor improvements, including renovating warehouse space as well as constructing the Lees Street Branch of the basin on the western edge. As part of traffic regulation, the Rochdale Canal Company ordered the construction of a stone gateway between the offices and the 'new' warehouse, which still stands today (*op cit*, 23).

Expansion into the north-eastern part of the basin was carried out in 1825, with the cutting of the Upper Stanley Street canal arm, as well as one further west, near Dale Warehouse, towards Back China Street. Growth stagnated in 1826 and, in 1829, the Merchant's Warehouse was destroyed by fire, leading the Rochdale Canal Company to implement new safety regulations. Trade picked up again during the 1830s, and warehousing was added at the south-west corner of Ducie and Dale Street, as well as around Upper Stanley Street. Jackson's Warehouse was completed in 1836, named after a carrier company that operated between Liverpool and Hull (*op cit*, 23-5).

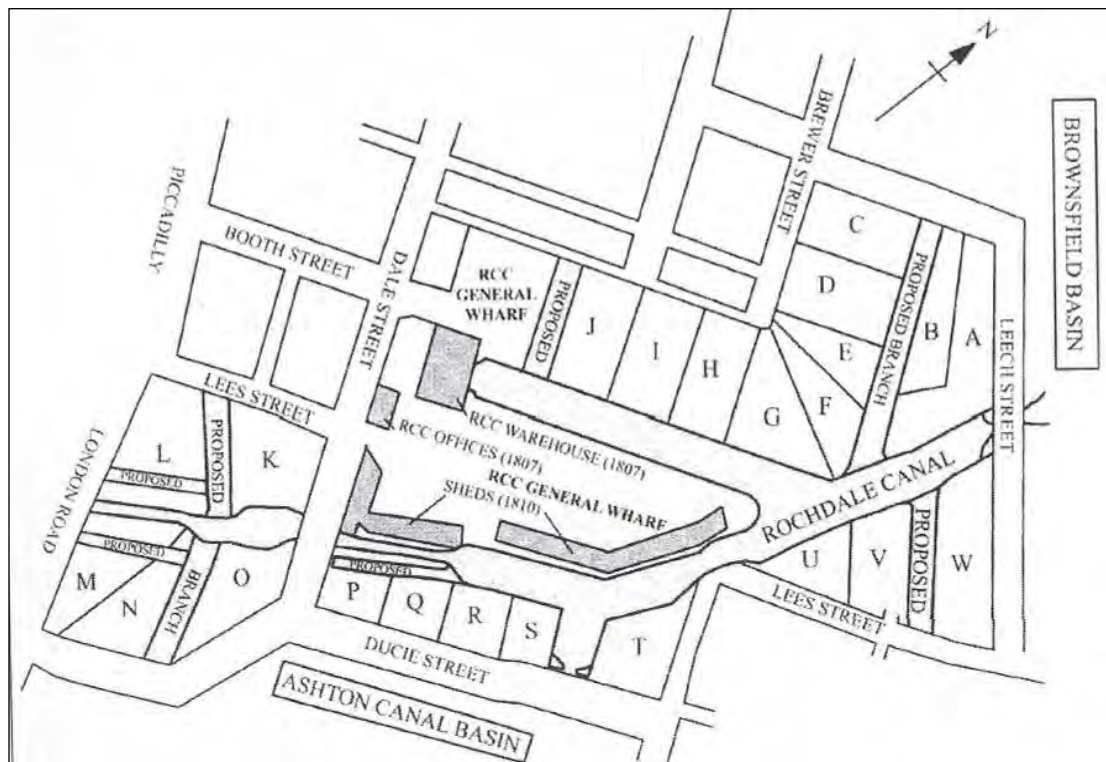


Plate 2: Plan of the Rochdale Canal Basin drawn in 1810

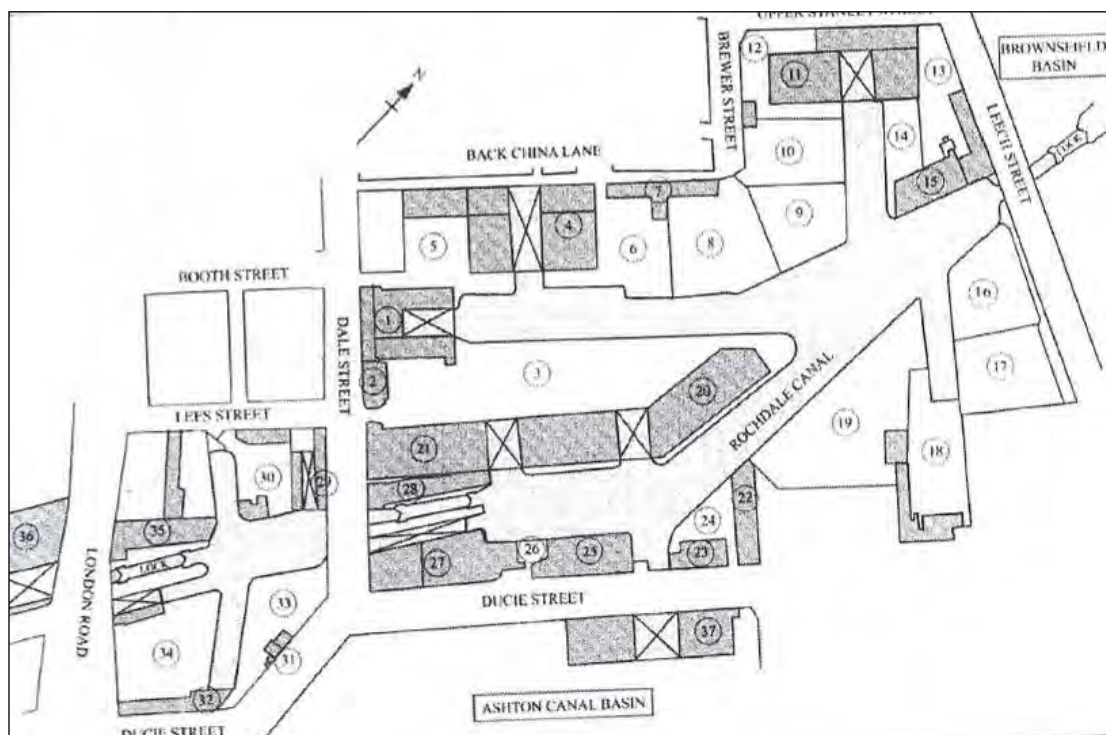


Plate 3: Plan of the Rochdale Canal Basin drawn in 1855. Select Key: 1 – Dale Warehouse (1807); 4 – Merchant's Warehouse (1825); 11 – Jackson's Warehouse; 18 – Stone Wharf; 19 – Stone Wharf & Sand Shed; 22 – Stables; 23 – Stables; 24 – Stable Yard

Railway Competition: the introduction of a viable railway in the 1820s brought an alternative, and faster, means of transporting bulk goods. The advantages of this new form of transportation were recognised instantly, leading to the rapid expansion of the railway network. The Ashton Canal was purchased by the Manchester, Sheffield & Lincolnshire Railway in 1842, and was operated as a single concern together with the Peak Forest and Macclesfield canals. The Rochdale Canal Company resisted take-over bids from various railway companies initially but, in 1855, it leased the canal to a consortium of railway companies. The canal remained profitable into the 20th century, but was in sharp decline by the end of the First World War. The final boat journey across the Pennines on the Rochdale Canal was made in 1937 and, in 1952, the canal was closed to navigation, apart from the short section between Castlefield and the Ashton Canal junction at Piccadilly (Hadfield and Biddle 1970).

4.4.4. Housing in Manchester

Attempts were made by the Manchester Police Commissioners to apply a rudimentary form of building regulations as early as 1792. However, with no way to enforce these regulations, they were largely ignored (Hylton 2003, 152). By the 1820s and 1830s, housing conditions deteriorated further, with poor sanitation, no form of water supply and poor-quality bricks and mortar (Nevell 2008, 136; Pearlman 1956, 3). At best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey 2000, 35). 18th-century houses were compromised during this period by the infilling of areas between these dwellings with back-to-back and blind-back housing, and by the increasing use of these buildings, originally designed for occupation by one family, as tenements, that were occupied by two or more families. As a result, houses became increasingly overcrowded and cellars were used as separate dwellings (Nevell 2008, 152; Marr 1904, 34 and 60).

A description of the housing conditions during the early 19th century was given by Dr J Ferriar in the proceedings of the Board of Health in 1805:

“The number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil. It may be necessary to explain to gentlemen who have not visited such places, that they each consist of two rooms underground, the front apartment of which is used as a kitchen, and though frequently noxious by its dampness, and closeness, is greatly preferable to the back-room: the latter has only one small window, which, though on a level with the outer ground, is near the roof of the cellar, it is often patched with boards or paper, and in its best state, is so much covered with mud, as to admit very little either of air or light. In this cell, the beds of the whole family, sometimes consisting of seven or eight, are placed. The floor of this room is often unpaved: the beds are fixed on the damp earth. But the floor, even when paved, is always damp. In such places, where a candle is required, even at noon-day, to examine a patient, I have seen the sick without bedsteads, lying on rags; they can seldom afford straw. This deplorable state of misery becomes frequently the origin, and certainly supports in a great degree the progress, of infectious fevers.” (Board of Health 1805, 12-13).

Further acts were introduced during the 19th century in an attempt to improve living conditions in Manchester. The Manchester Police Act of 1844 stated that any new house should be provided with a toilet, with a door and covering, and all existing houses were to have one installed; significantly, this act also banned the building of new back-to-backs (Muthesius 1982, 126; Lloyd-Jones and Lewis 1993). The Public Health Act of 1848 further sought to improve conditions by giving 'local authorities powers to supply water, to pave and clean streets, to arrange the collection of refuse and the whitewashing and purifying of houses' (Parkinson-Bailey 2000, 40). Cellar dwellings also became illegal in 1853 through the Manchester New Streets Act, however, this took approximately three decades to take full effect, as many cellar dwellings remained occupied until 1872 (Hylton 2003, 154).

Two significant advances in housing legislation were introduced in the late 1860s. The first was the Manchester Waterworks and Improvement Act of 1867, which led to the appointment of a Medical Officer of Health for the town, the first of which was Dr John Leigh (Parkinson-Bailey 2000, 41). Nationally, this act was the first of its kind that enabled houses unfit for habitation to be closed and demolished. Significantly, the 1867 act also specified the minimum requirements for room sizes and window areas in new dwellings, and also required that every new house had a yard at the rear. This act also required a minimum street width of 30ft (*ibid.*). This local act was then supplemented in 1868 by the passing of a national act. This was the Artisans' and Labourers' Dwelling Act, also known as the Torren's Act after its author, which focused on the improvement, maintenance, or demolition of pre-existing houses and also new-build houses (*ibid.*). To bring houses up to the required standard, landlords might create a through-dwelling by knocking doors through the party wall between a pair of back-to-backs. Pairs of back-to-backs or individual one-up one-downs might be removed altogether to create the space for yards for the remaining property (Roberts 1993, 22-3). In 1875, the Artisans' and Labourers' Dwellings Improvement Act was introduced to provide the mechanism of slum clearance, the first act of its kind (Pearlman 1956, 28). However, the Manchester authorities were initially resistant to this act, and it was not until 1890, with the amendment of this Act, that slum clearance and regeneration began in earnest (*op. cit.* 34).

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 Green's map of 1787-94 (Plate 4; Fig. 3). This map shows the streets in Ancoats laid out in a grid pattern, creating series of regular plots, with development apparently focused on the Great Ancoats Street and Newton Lane (Oldham Road) area. Some of the larger streets were named after the original landowning families (George and Henry Cornwall Legh) (Rose *et al* 2011, 8). Poland Street was also established, along with Jersey Street, which at the time was named Elliot Street.

Green's survey indicates the Site was occupied by what appear to be a small row of houses fronting Heath Street (later Hood Street) and houses or businesses at the junction between Poland Street and Elliot Street (now Jersey Street). The 1795 Manchester Rate Book lists 16 occupants of Poland Street (Manchester Rate Books 1706-1900 M 9/40/2/52), which may include some of the occupants of the houses depicted on Green's map. By 1806, the number of occupants had risen to 21 (Manchester Rate Books 1706-1900 M 9/40/2/68).

By 1824, the Bengal Arm of the Rochdale Canal had been constructed along the northern and eastern boundaries of the Site. Bridges over the arms of the canal were constructed on Poland Street and Jersey Street. The houses shown on Green's map remained extant during the 1820s and 1830s, as evidenced by their appearance on Swire's map of 1824 (Plate 5; Fig. 4) and Bancks & Co.'s map of 1831 (Plate 6; Fig. 5).

The documentary evidence provides an astonishing insight into the changing demographic composition of the district's inhabitants, during the process of industrialisation. In the late 18th century, the area remained semi-rural and sparsely populated with its residents being a mixture of businessmen, trades people and even gentlemen. By the 1820s there had been a huge demographic shift. This can even be traced in the rate books for the area, such as Bengal Street and Gerrard's Court, which show a rise in the number of Irish surnames by the 1820s.

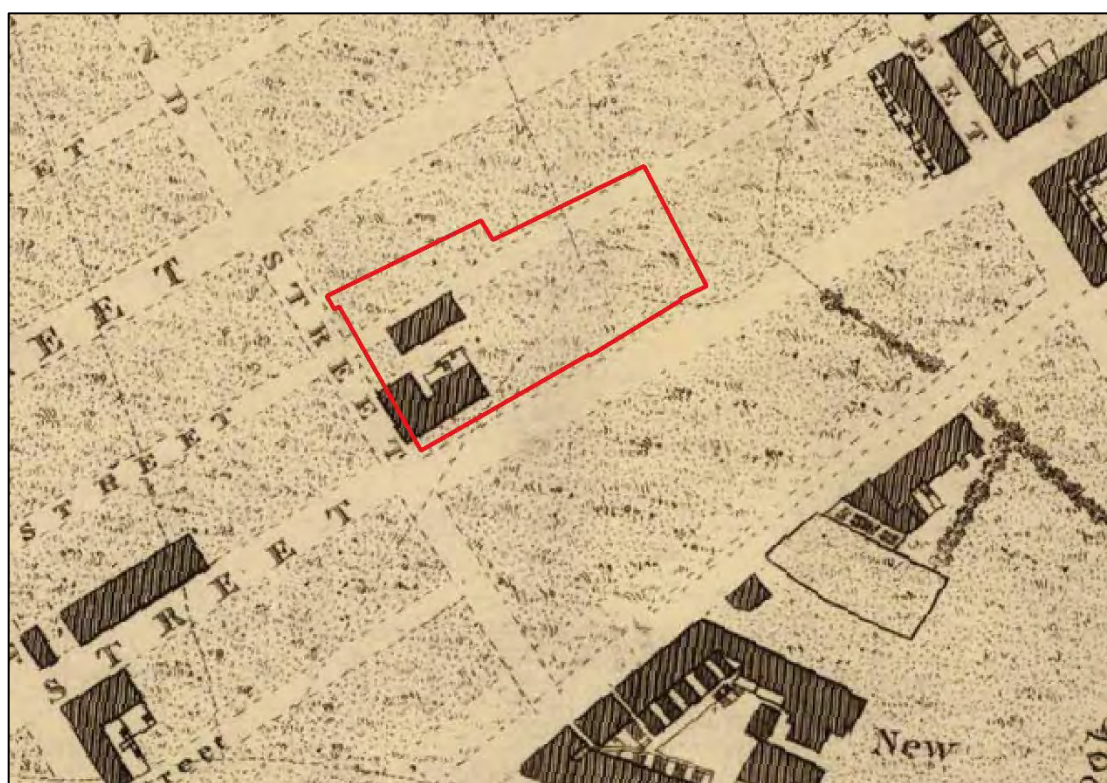


Plate 4: Site boundary superimposed onto Green's map of 1787-94

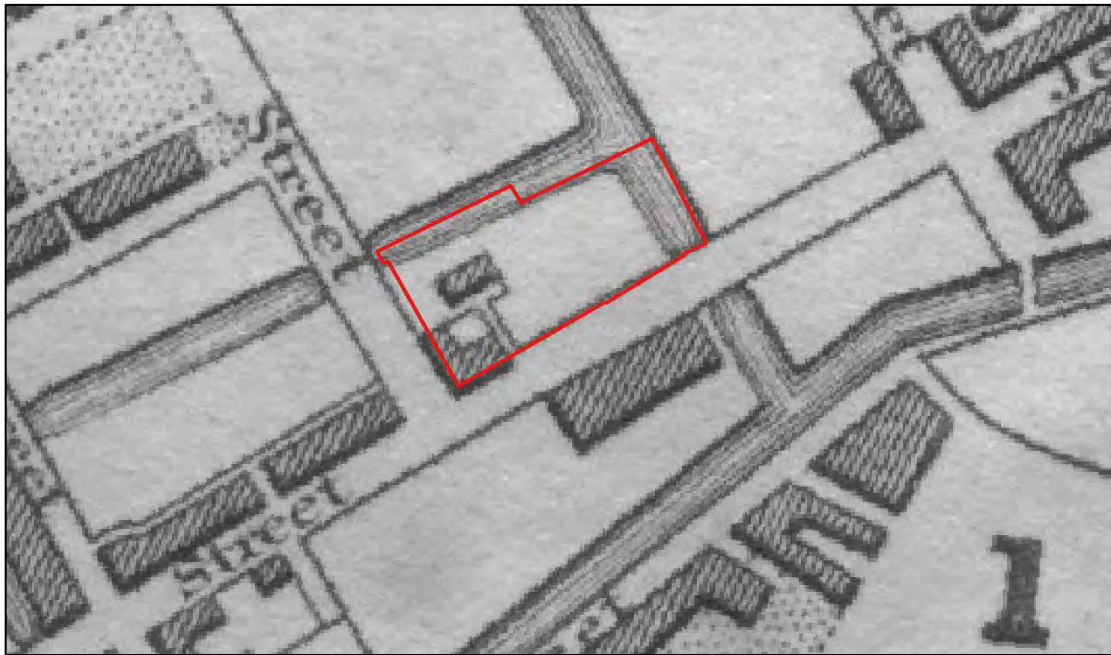


Plate 5: Site boundary superimposed onto Swire's map of 1824

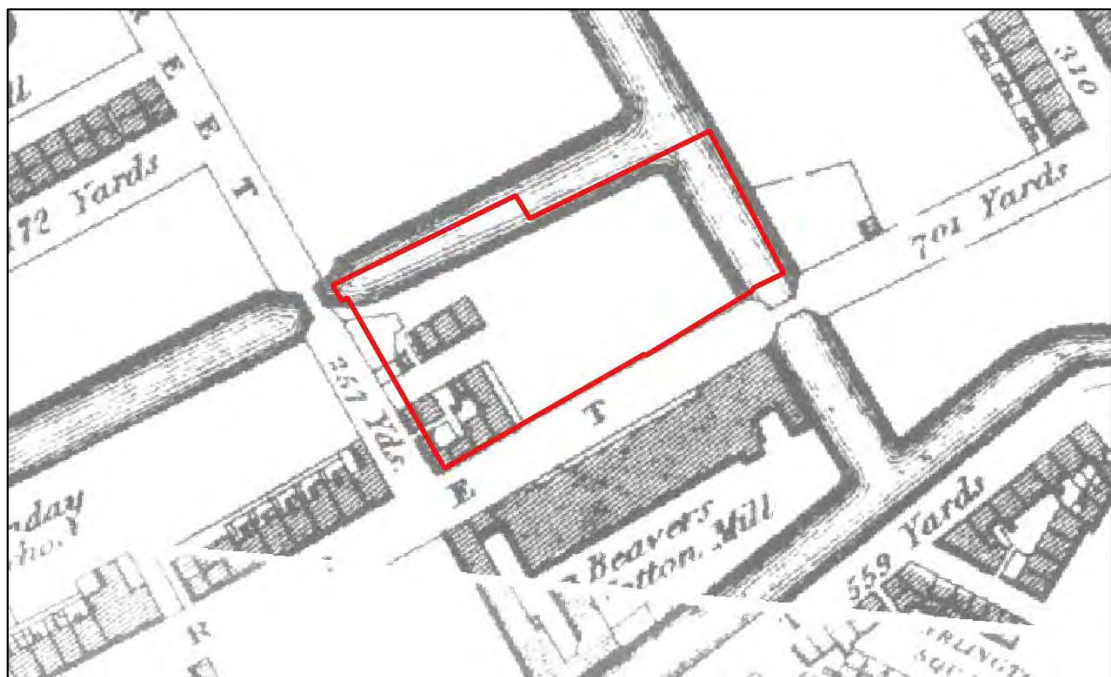


Plate 6: Site boundary superimposed onto Banks & Co.'s map of 1831

This trend is corroborated by contemporary articles. The reporter of an article published in *The Times* in 1819, stated that Ancoats had been 'created by the success of the cotton trade, and swarms with inhabitants, who all share its vicissitudes. It is occupied chiefly by spinners, weavers, and Irish of the lowest description, and may be called the St Giles' of Manchester' (*The Times* 24 August 1819).

Another article titled 'Accident and Offences', published in the *Manchester Mercury* in 1830, reported the violent behaviour of the Irish. The story of an English cart driver who was attacked by a group of Irishmen on Poland Street following a dispute about the donkey. The report stated that the attack 'serves to show the almost murderous spirit of violence that exists in the breast of some of the lower order of Irish'. The Irishman with whom the driver had had the dispute had summoned a 'posse of Irishmen, some of them armed with sticks' from the Death of Nelson public house, who then struck the driver several times (*Manchester Mercury*, 5 January 1830).

The Irish migration to Britain increased yet further during the 1830s and '40s, accelerated by those fleeing the potato famine between 1845-9. This trend was particularly evident in the census returns for 1851, which lists Irish families living in the cellars of the houses at 57 to 63 Poland Street. The census return listed nine members of the Magarry family as the occupants of the cellar at 63 Poland Street, the majority of whom were working as labourers or within the textile industry (Table 3).

First name(s)	Last name	Relationship	Marital status	Age	Birth year	Occupation	Birthplace
Hugh	Magarry	Head	Married	52	1799	Labourer	Ireland
Bridget	Magarry	Wife	Married	48	1803	Seamstress	Ireland
Patrick	Magarry	Son	Unmarried	20	1831	Weaver	Ireland
Catherine	Magarry	Daughter	Unmarried	18	1833	Factory Worker	Ireland
Fergus	Magarry	Son	Unmarried	15	1836	Rope Maker	Ireland
Bridget	Magarry	Daughter	-	13	1838	Factory Worker	Ireland
Catherine	Mulligan	Sister	Widow	38	1813	Seamstress	Ireland
Mary	Mulligan	Daughter	-	7	1844	-	Ireland
Michael	Mulligan	Son	-	5	1846	-	Ireland

Table 3: The Magarry household recorded as living in the cellar of 63 Poland Street on the 1851 census return

Other first- and second-generation Irish families were living in the cellars of 57, 59 and 61 Poland Street. At 57 Poland Street was the O'Brien household, comprising Irish-born Timothy O'Brien and his Manchester-born son, Michael (see Table 7, *Appendix 1*). The Irish-born Luke and Mary Hevey lived in the cellar of 59 Poland Street in 1851, along with their four children (see Table 9, *Appendix 1*). The Cane family were listed as the occupants of the cellar at 61 Poland Street in 1851. The Cane household comprised five individuals, all of whom had been born in Ireland (see Table 11, *Appendix 1*). Nearly all the Irish families in Ancoats engaged in work within the textile industry, a large number listing their occupation as labourers, weavers or tailors; younger members of the households frequently worked as piecers.

The Ordnance Survey Town Plan of 1851 shows for the first time the houses at 55 to 63 Poland Street, where many Irish immigrants were living (Plate 7; Fig. 6). Behind the houses was a coal wharf, where the coal brought to Manchester via the canals was unloaded. A weighing machine is also shown within the Site boundary. The town plan shows the canal in more detail than previous mapping, with the draw bridge over Jersey Street labelled and the narrowing of the canal as it passed beneath the bridges of Poland Street and Jersey Street shown.



Plate 7: Site boundary superimposed onto the Ordnance Survey Town Plan of 1851

Later census returns reveal that the properties continued to be occupied by first or second-generation Irish families. The 1861 census return lists multiple households at each residence, however, whether some of these families were living in the cellars is not recorded. Four households were living at 61 Poland Street in 1861. These include the Carney household, the Danna/Dunn/Fanny household, the Rothwell household and the Thomas household, which adds up to a total of twenty individuals living at this address (see Tables 20 to 23, *Appendix 1*). Of the 20 individuals living at 61 Poland Street, three were listed as boarders. The 1861 also records 65 and 67 Poland Street, which were each home to one household with no cellar dwellings listed (see Tables 27 to 28, *Appendix 1*). As may be expected, the majority were employed in low-paid positions as labourers or unskilled workers in the textile industry. However, over time, a wider range of job opportunities was made available, fewer and fewer pertaining to cotton manufacturing.

The leasing of cellar dwellings was banned in 1853, however, it was not until 1868 that most cellar dwellings were closed (Rose *et al*, 2011, 43). The census return for Poland Street indicates that, despite the closure of most cellar dwellings, families were still living in the cellars of the houses at 55 to 63 Poland Street in 1871. Many of those living within the cellars had been born in Ireland, however, only two to three individuals were living in each cellar unlike the households of up to nine individuals recorded on the 1851 census return. The 1871 census return was the first to record the residents of Thompson's Yard and Saxon's Court, which was located at the junction between Poland Street and Jersey Street. Only two households were recorded at Saxon's Court, the Dean household, comprising five individuals, and the Logan household, comprising three individuals (see Tables 43 to 44, *Appendix 1*). The location of Thompson's Yard is unclear, however, based on the name of the address, the household likely lived nearby the wharf/corporation yard.

The 1881 census return records no cellar dwellings and lists fewer individuals at each address than seen on previous documents. Some households listed on the 1871 census return were also listed on the 1881 document, including Charles Thompson and his family at 55 Poland Street. Interesting, Abraham Howarth, who had in 1871 occupied the cellar of 55 Poland Street, was in 1881 living at 2 Saxon's Court with his family, showing that the household had moved from a cellar to a house only a short distance away.

Overall, the collated data for Poland Street shows it remained strongly embedded in the Anglo-Irish community. Such enclaves of low-quality housing, with long-established Irish residents, were probably the first port of call for migrants arriving with little-to-no money. This contributed to what can only be described as 'ghettoisation'. This phenomenon has been explored in some depth in a study by Lee Gregory, who analysed 'the heads of households, the occupational structure and occupancy rates' within across a central swathe of Ancoats (Rose *et al*, 2011, 33). Its findings revealed that initially, high numbers of Irish-born inhabitants were living within closed, 'ghetto-like' communities, chiefly in back-to-back houses and cellar dwellings (*ibid*).

The Ordnance Survey Town Plan of 1891 shows, for the first time, the unusual layout of the houses located at 55 to 63 Poland Street (Plate 8; Fig. 7). The houses had been built after the construction of the Bengal Arm of the Rochdale Canal, and so, to make the most of the available land, the houses followed the shape of the canal arm, causing them to have an off-centre floor plan. The wharf is also shown on the 1891 OS map, along with a yard to the rear of the houses fronting Poland Street, which may be the Thompson's Yard, mentioned on the 1871 census return.

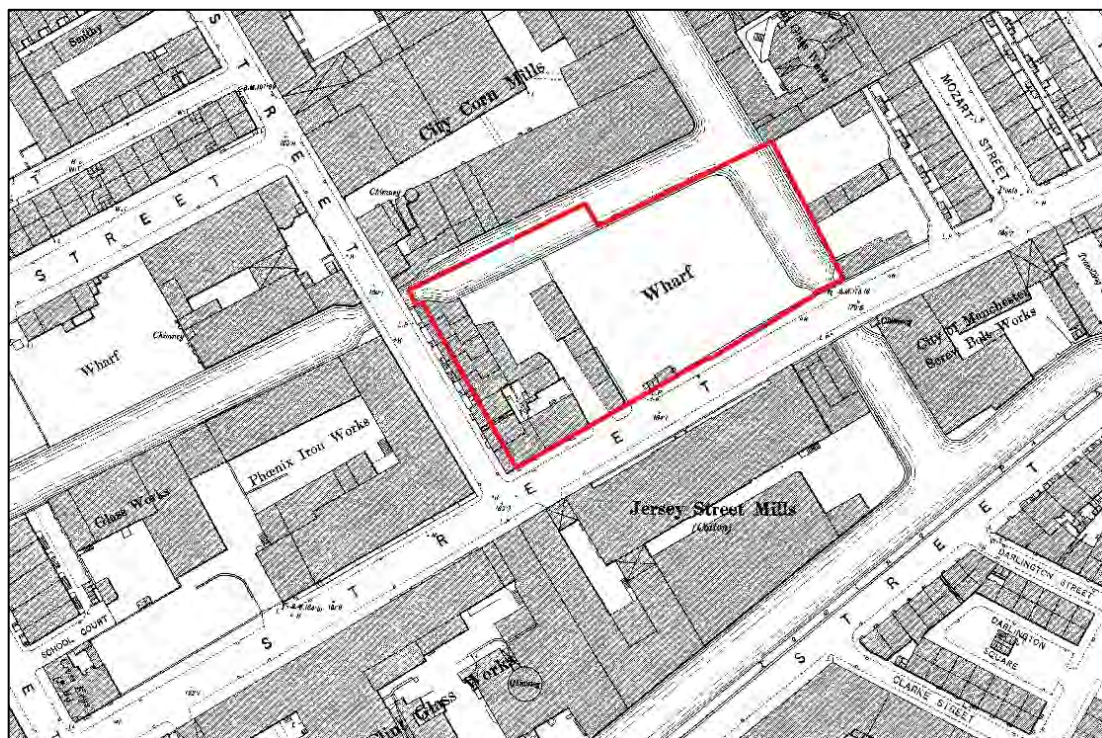


Plate 8: Site boundary superimposed onto the Ordnance Survey Town Plan of 1891

The Ordnance Survey map of 1908 (Plate 9; Fig. 8) shows the wharf shown on the 1891 OS map as a corporation yard and labels a wharf to the rear of the houses at 55 to 63 Poland Street. The 1908 OS map is the last map to show the cellared houses at 55 to 63 Poland, which were demolished in December 1908 after being declared a danger. A photograph of the houses was taken prior to their demolition, which shows the crumbling condition of the brickwork at 63 and 65 Poland Street (Plate 10). The houses addressed 65 to 69 Poland Street were demolished prior to the surveying of the 1908 OS map.

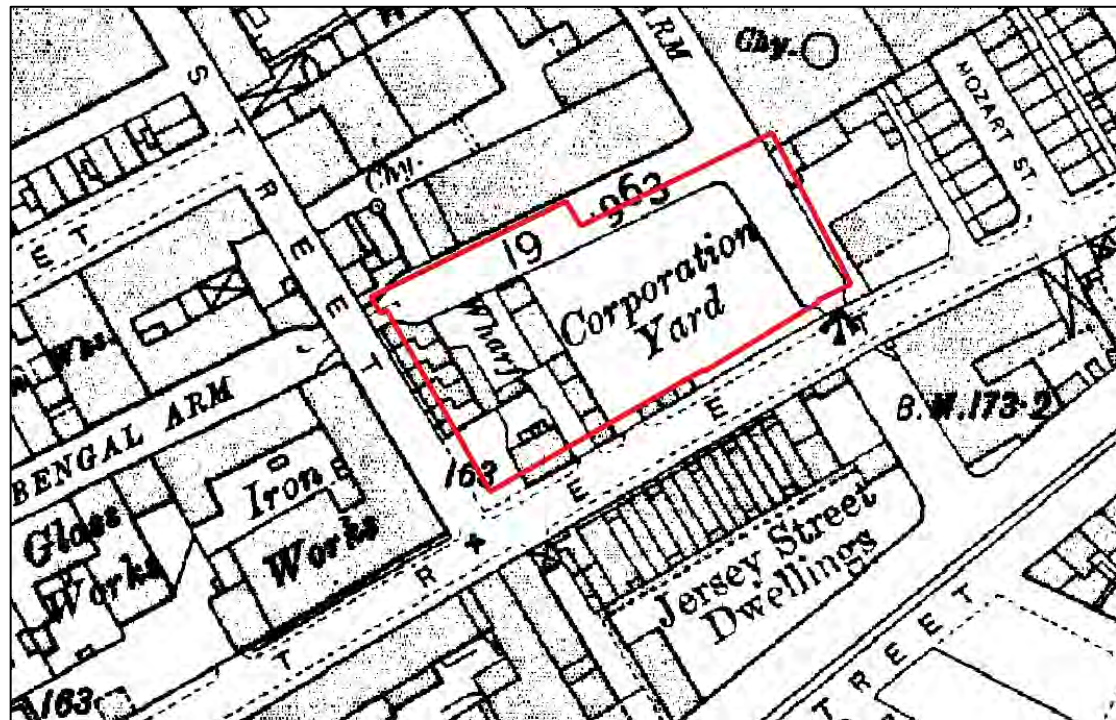


Plate 9: Site boundary superimposed onto the Ordnance Survey map of 1908

The demolition of the houses fronting Poland Street is shown on the 1922 OS map (Plate 11; Fig. 9). By 1948, the remaining buildings within the Site were demolished, however, the corporation yard was still in use, alongside the Bengal Arm of the Rochdale Canal (Plate 12; Fig. 10).



Plate 10: 55-63 Poland Street, Ancoats, 1908

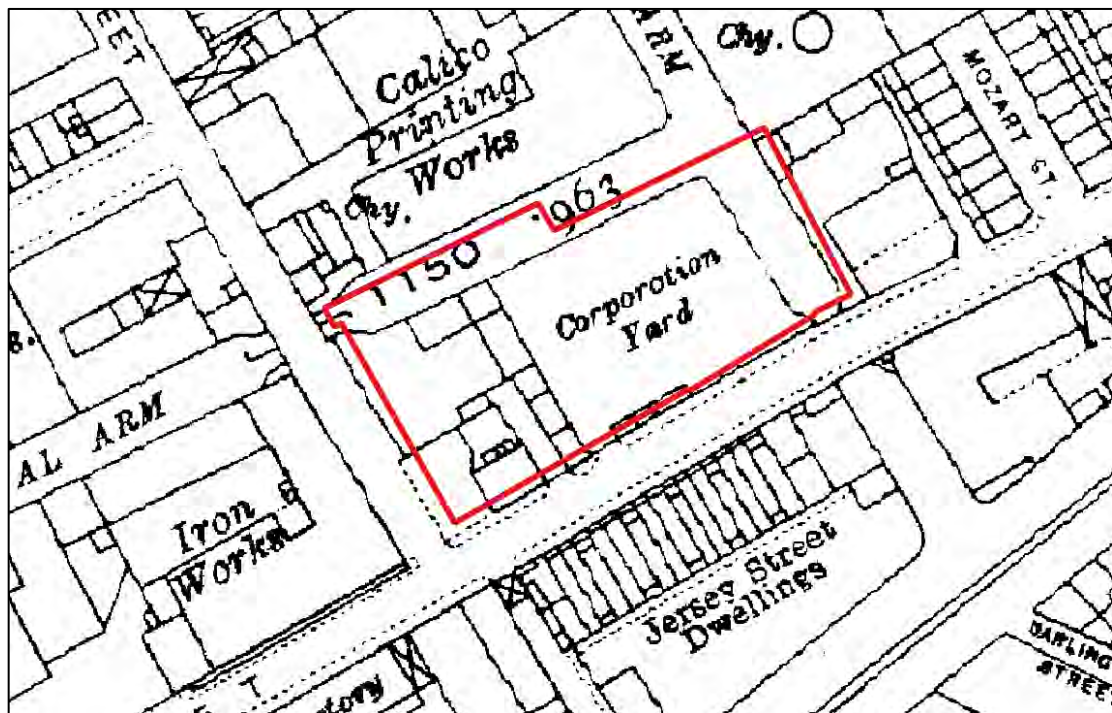


Plate 11: Site boundary superimposed onto the Ordnance Survey map of 1922

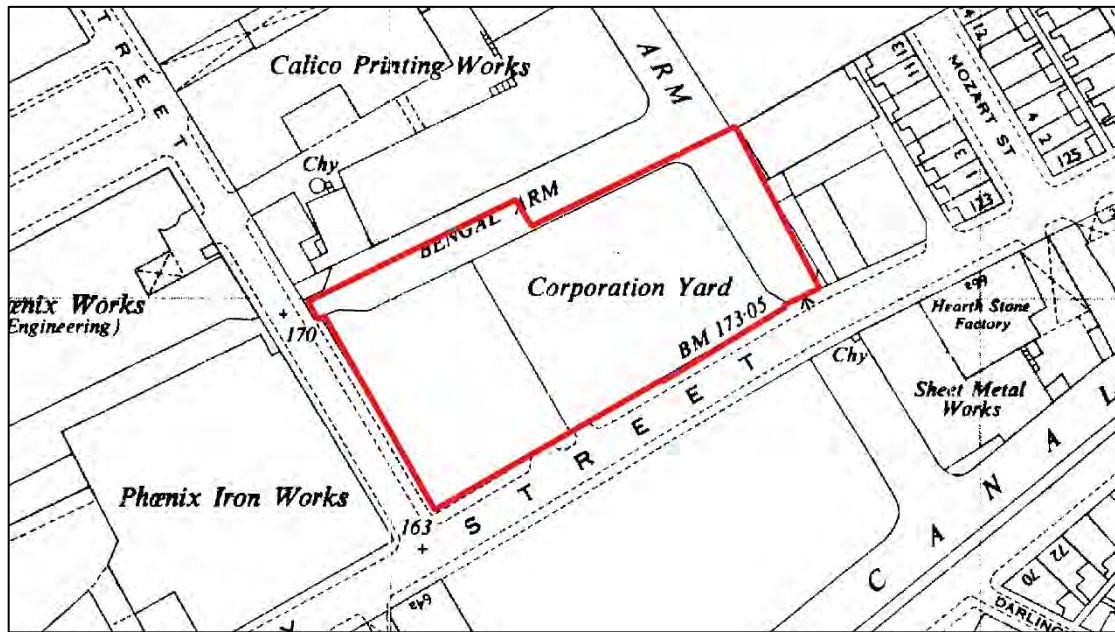


Plate 12: Site boundary superimposed onto the Ordnance Survey map of 1948

In the second half of the 20th century, a clothing factory was constructed within the Site and the Bengal Arm of the Rochdale Canal was closed and infilled. A photograph taken in 1962 shows the clothing factory fronting Poland Street and the remains of the bridge over the former canal (Plate 13). The Ordnance Survey maps of 1969 (Plate 14; Fig. 11) and 1989 (Plate 15; Fig. 12) show the clothing factory at the junction of Poland Street and Jersey Street. The clothing factory appears to have comprised a single-storey building to the north, and a two-storey building to the south.



Plate 13: The clothing factory and bridge over the Bengal Arm of the Rochdale Canal on Poland Street, Ancoats, 1962

The clothing factory has since been demolished, however, a wall along Poland Street remains standing. The bridges of the Bengal Arm of the Rochdale Canal also remain extant on Poland Street and Jersey Street and both partially fall within the Site boundary (Plates 16 and 17).

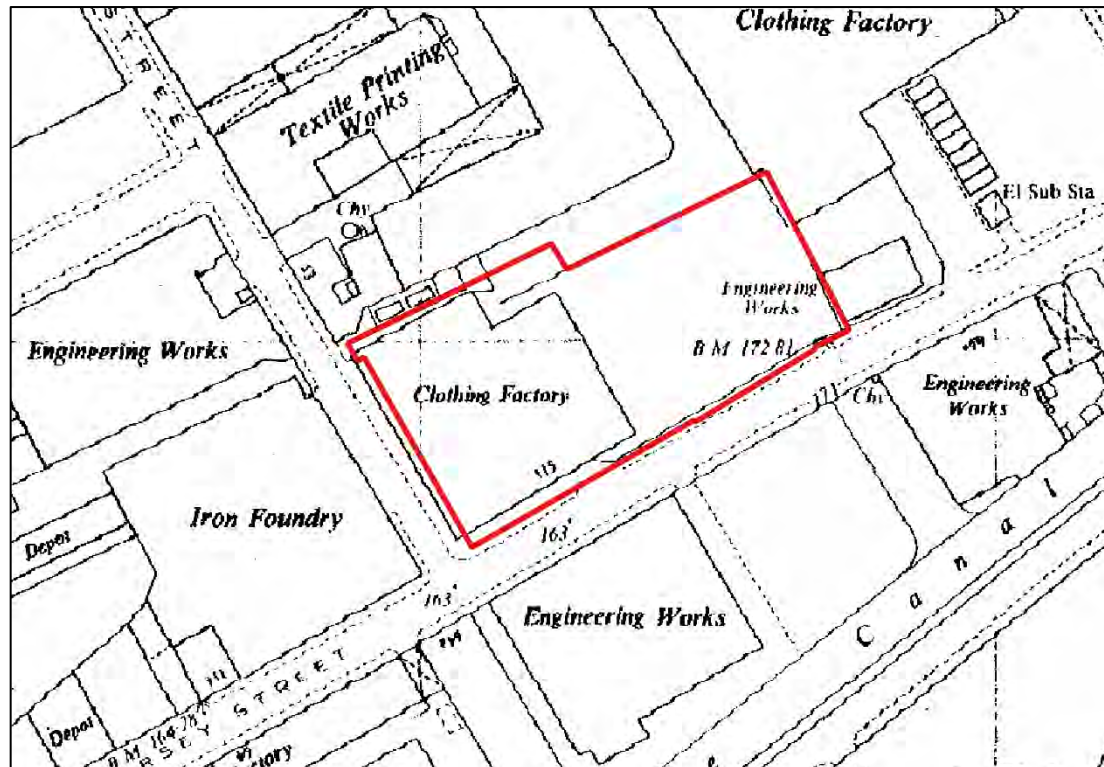


Plate 14: Site boundary superimposed onto the Ordnance Survey map of 1969

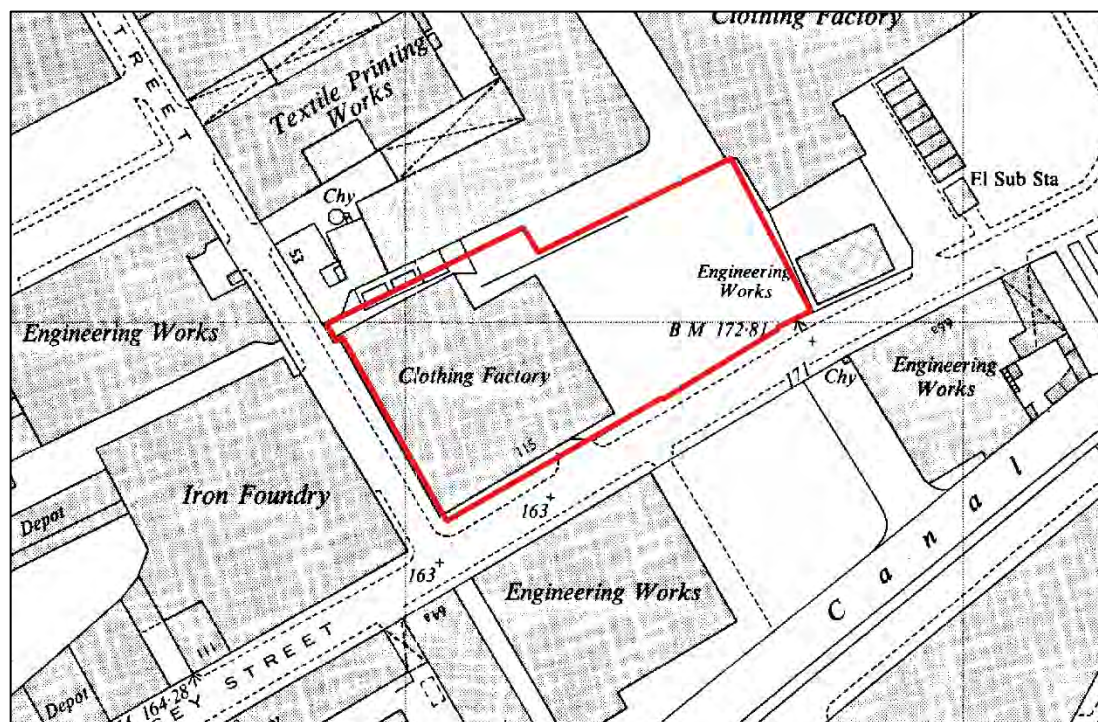


Plate 15: Site boundary superimposed onto the Ordnance Survey map of 1989



Plate 16: Canal bridge within the Site boundary at Poland Street

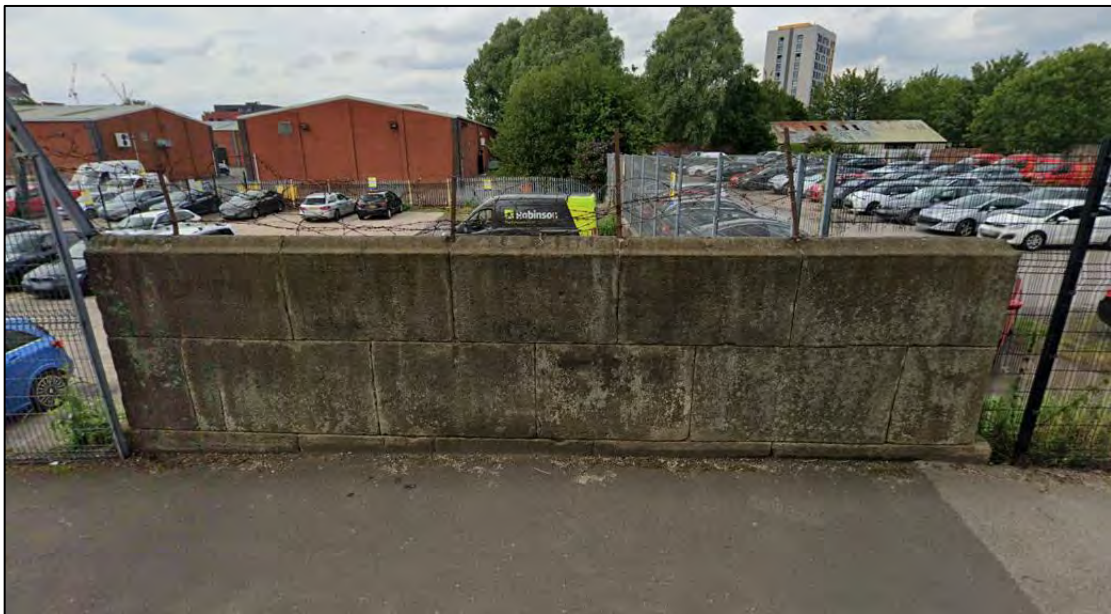


Plate 17: Canal bridge within the Site boundary at Jersey Street

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site (Figs 13-14). The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis.

Gazetteer Entry 01

Site Name	Houses shown on Green's map of 1787-1794 (site of)
Designation	No designation
HER number	-
Site Type	Dwellings
Period	18 th century
NGR	SJ 85206 98774
Source	Green 1787-1794
Description	Structures are shown on several maps dating to the late 18 th and early 19 th century. These structures are shown at the junction of the Poland Street and Jersey Street and along the former course of Heath Street.
Assessment	Remains of the 18 th century buildings were likely removed by later development, however, there is some potential for the remains of these structures to survive within the Site boundary.



Plate 18: Houses (GE01) shown on Green's map of 1787-94

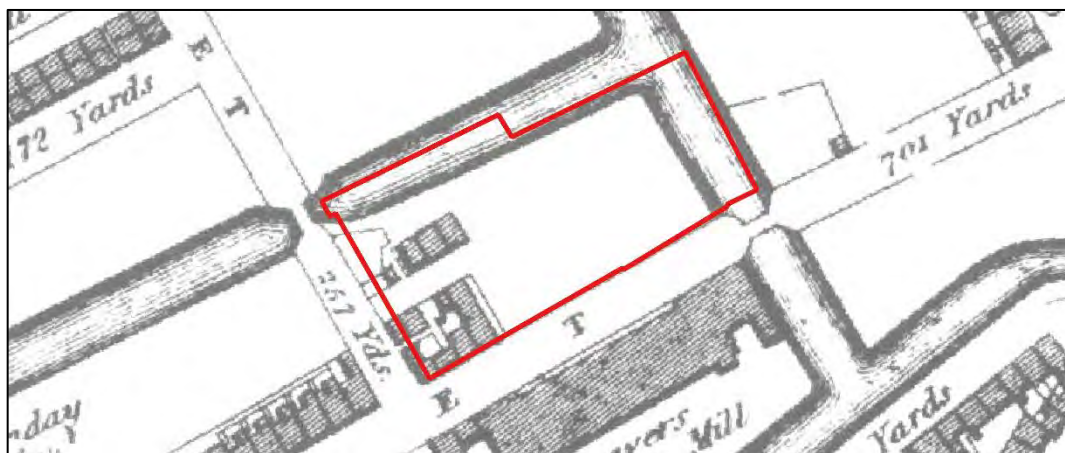


Plate 19: Houses (GE01) shown on Bancks & Co.'s map of 1831

Gazetteer Entry 02

Site Name	55 to 63 Poland Street (site of)
Designation	No designation
HER number	-
Site Type	Workers' housing
Period	19 th century
NGR	SJ 85197 98787
Source	OS mapping, 19 th census returns
Description	the houses at 55 to 63 Poland Street were constructed between 1831 and 1851. The houses comprised two storeys and cellars, which were used a cellar dwelling until the 1870s. The houses had an unusual floorplan to fit alongside the Bengal Arm of the Rochdale Canal. Due to safety concerns, the houses were demolished in 1908.
Assessment	Archaeological remains of the houses, particularly the cellars, may survive in-situ within the Site boundary.



Plate 20: 55-63 Poland Street, Ancoats danger removed 7.12.1908

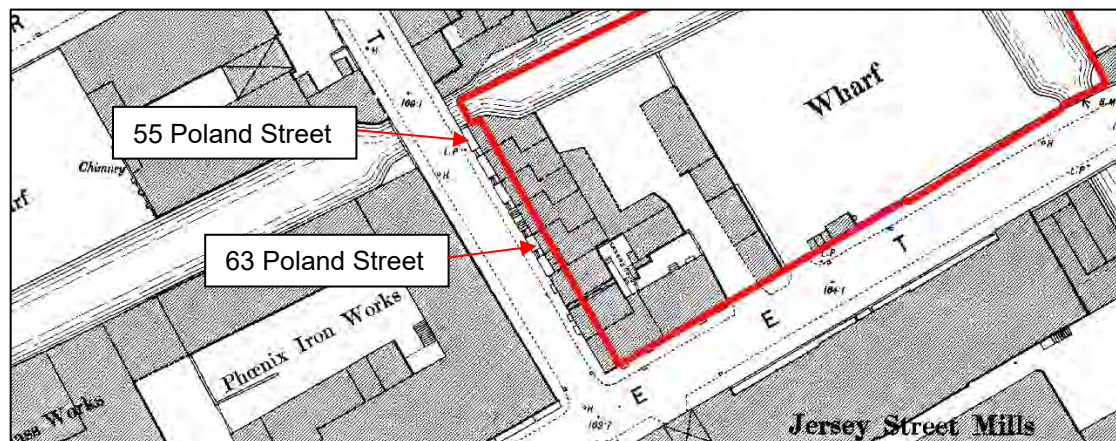


Plate 21: Unusual floor plan of the houses shown Ordnance Survey Town Plan of 1891

Gazetteer Entry 03

Site Name	Bengal Arm of the Rochdale Canal (site of)
HER number	16148.1.0
Site Type	Canal
Period	19 th century
NGR	SJ 85249 98824
Source	OS mapping; HER
Description	The Bengal Arm of the Rochdale Canal bounded the Site to the north and the east, with the arm to the east falling within the Site boundary. The canal was built in the early 19 th century and opened in 1808. The Bengal Arm was filled in during the second half of the 20 th century.
Assessment	Buried remains of the canal branch likely survives within the Site and could be affected by the proposed development.

Gazetteer Entry 04

Site Name	Former Canal Bridge
Designation	Non-designated heritage asset within a Conservation Area
HER number	6461.1.0
Site Type	Canal bridge
Period	19 th century
NGR	SJ 85185 98798; SJ 85269 98799
Source	HER; OS mapping
Description	Former canal bridges can be seen within the Site at Poland Street and Jersey Street.
Assessment	The canal bridges survive as upstanding remains within the Site and could be affected by the proposed development.

Gazetteer Entry 05

Site Name	65 to 69 Poland Street and Saxon's Court (site of)
HER number	-
Site Type	Workers' housing
Period	19 th century
NGR	SJ 85208 98773
Source	OS mapping; Census return data
Description	The houses at 65 to 69 Poland Street and Saxon's Court date to the mid-19 th century. 65 to 69 Poland Street were demolished prior to 1908.
Assessment	Remains of the workers' housing likely survive within the Site and could be affected by the proposed development.

Gazetteer Entry 05

Site Name	Coal Wharf and Corporation Yard
HER number	-
Site Type	Wharf/Yard
Period	19 th century
NGR	SJ 85239 98800
Source	OS mapping
Description	The wharf was used for unloading coal brought into Ancoats via the canal.
Assessment	Remains of the wharf/yard may survive within the Site boundary.

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 for Below-Ground Archaeological Remains

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:

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

6.4 Historic and Archaeological Significance

6.4.1 Archaeological Interest

The need for further archaeological investigation of 'life below ground' has been identified as a research initiative in the North West Regional Research Framework. The houses also had an unusual floor plan, making them of further interest. Therefore, any surviving remains of the houses at 55 to 63 Poland Street (GE02) will be of archaeological interest. Other areas of archaeological interest within the Site may include the remains of the Bengal Arm of the Rochdale canal (GE03), which may contain finds associated with the wharf and canal, the 18th-century housing shown on Green's map (GE01) and the houses at 65 to 59 Poland Street and Saxon's Court (GE05).

6.4.2 Historic Interest

The remaining bridges associated with the Bengal Arm of the Rochdale Canal have a visual link to history of Ancoats and its development during the 19th century. The bridges, therefore, are of historical interest. The 19th-century houses, which may survive as below-ground remains within the Site, are of historical interest due to their link to the poor living conditions endured by the working-class of Manchester, particularly the Irish immigrants that arrived in Manchester in the 19th century.

6.5 Baseline Significance Conditions

6.5.1 Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be extremely low due to the intensive development of the Site since the 18th century.

The most likely remains to be encountered within the Site would date to the industrial period, which would include the 19th-century remains of the houses fronting Poland Street and Saxon's Court and remains associated with the Rochdale Canal. Other remains may include the houses shown on Green's map, which would date to the late 18th century. Archaeological remains of 18th- and 19th-century housing would be considered significant due to period.

6.5.2 Rarity

Any surviving 18th-century remains would be considered significant due to rarity, as these were often disturbed by the later industrial development of the town during the nineteenth and twentieth centuries. The 19th-century housing at 55 to 63 Poland Street had an unusual floor plan and had cellar dwellings into the 1870s, which would make remains of these houses also significant due to rarity.

6.5.3 Documentation

The historical development of the Site from the late 18th 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.

6.5.4 Group Value

The potential archaeological remains within the Site are associated with the development of Ancoats during the 19th century and comprise workers' housing and the Rochdale Canal. Any 19th-century remains within the Site may therefore have some group value.

6.5.5 Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, it is possible that structural elements survive beneath the car park within the Site. The later clothing factory may have damaged some of the remains, however, it is likely that any cellars within the Site survive *in-situ*.

6.5.6 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.

6.5.7 Diversity

The heritage assets within the Site are mostly associated with the development of Ancoats during the industrial period, however, the possible remains of 18th century houses add some diversity.

6.5.8 Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low. There is some potential for remains of workers' houses to survive within the Site boundary, which would include the houses at Poland Street and Saxon's Court. Many of these houses had cellars, which were occupied as cellar dwelling during the 19th century.

The study of cellar dwellings has been recognised as a legitimate avenue of research. This is articulated in the current *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial period, including *Initiative 7.24 and 7.25*:

Initiative 7.6: 'A study of the development of workers' housing in Greater Manchester and east Lancashire should be undertaken to examine the development of different housing types to inform conservation agendas'

Initiative 7.7: 'Study and compare the material culture of industrial workers' households in rural and industrial communities with those of farm labourers, to identify and explain similarities and differences and possibly identify ethnic as well as cultural affinities'.

Initiative 7.24: 'Need to excavated urban cellars to examine life 'below stairs' in the middle-class house and cellar dwellings and workshops in working-class houses'.

Initiative 7.25: 'Where threatened with possible redevelopment excavations are required of now undeveloped and cleared former working-class areas regarded as slums'.

6.6 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 several sites: the houses shown on Green's map of 1787-94 (GE01); 55 to 63 Poland Street (GE02); the Bengal Arm of Rochdale Canal (GE03); and 65 to 60 Poland Street and Saxon's Court (GE05).

Using the above criteria, the Site most likely contains non-statutory remains of local significance (Table 4). The 55 to 63 Poland Street (GE02) hold both historic and archaeological significance and therefore may be of high local or borough significance. Other archaeological remains within the Site would be of local significance.

GE No	Heritage Asset Name	Significance
01	Houses shown on Green's map of 1787-1794	Local
02	55 to 63 Poland Street	High Local
03	Bengal Arm of Rochdale Canal	Local
04	Former Canal Bridges	Local
05	65 to 60 Poland Street and Saxon's Court	Local
06	Coal Wharf and Corporation Yard	Local

Table 4: Assessment of the significance of the heritage assets identified within the Site

7. Impact of Development

7.1 Development Proposals

The design proposals for the Site would deliver 118 residential units, ground-floor commercial floorspace, and ancillary amenity space within an eight-storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

7.2 Impact of Development on Below-Ground Remains

Any ground-breaking works association with the proposed development has the potential to have an adverse impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of the houses shown on Green's map of 1787-94 (GE01); 55 to 63 Poland Street (GE02); the Bengal Arm of Rochdale Canal (GE03); and 65 to 60 Poland Street and Saxon's Court (GE05). 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. Further Investigation

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 buried archaeological remains to exist on the Site, which, pending the extent of their survival and condition, would merit preservation 'by record'.

8.2 Further Investigation

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. It may be anticipated, however, that further archaeological investigation via an archaeological strip, map and record evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. This should be focused on the area that is most likely to contain the remains of the houses shown on Green's map of 1787-94 (GE01), the houses at 55 to 63 Poland Street (GE02), 67 to 69 Poland Street and Saxon's Court (Fig. 16).

Should significant archaeological remains be encountered during the 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.

An archaeological watching brief may also be required during the ground-breaking works phase of development in the area of the former canal branch, to record the surface plan of the canal and to record any archaeological remains buried within the canal, such as abandoned canal barges (Fig. 16). The recording of the canal branch should also include provision for a recording of the surviving above-ground elements of the two bridges that are located within the Site prior to development work commencing.

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Appendix 1: Census Return Data

1851 Census Return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Adam	Platt	Head	58	1793	Coal Dealer	Lancashire, England
Ann	Platt	Wife	56	1795	-	Oldham, Lancashire, England
Hannah	Platt	Daughter	21	1830	-	-
Emily	Platt	Daughter	13	1838	-	-
John	Crookall	Lodger	50	1801	Writing Clerk	Lancashire, England

Table 5: The Platt household recorded as living at 55 Poland Street on the 1851 census

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Francis	Royle	Wife	60	1791	Lodging House Keeper	-
Jane	Munro	Lodger	34	1817	Weaver	Ireland
Abigail	Rostron	Lodger	19	1832	Weaver	Stockport, Cheshire, England
Mary	Harrison	Lodger	19	1832	Weaver	-
Mary	Cappen	Lodger	17	1834	Weaver	Ireland
Francis	Marshall	Lodger	35	1816	Dress Maker	-

Table 6: The Royle household recorded as living at 57 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Timothy	O'Brien	Head	39	1812	-	Ireland
Michael	O'Brien	Son	18	1833	Piecer	-

Table 7: The O'Brien household recorded as living in the cellar of 57 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Thomas	Isherwood	Head	58	1793	Glass Maker	Warrington, Lancashire, England
Esther	Isherwood	Wife	57	1794	-	Bolton, England
Elizabeth	Isherwood	Daughter	25	1826	Silk Weaver	Warrington, Lancashire, England
Thomas	Isherwood	Son	23	1828	Shoemaker	Warrington, Lancashire, England
Richard F	Isherwood	Son	19	1832	Glass Maker	Warrington, Lancashire, England
Alice	Wittle	Lodger	25	1826	Silk Weaver	Lancashire, England

Table 8: The Isherwood household recorded as living at 59 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Luke	Hevey	Head	32	1819	Spinner	Ireland
Mary	Hevey	Wife	28	1823	-	Ireland
Joseph	Hevey	Son	8	1843	-	-
Edward	Hevey	Son	5	1846	-	-
Peter	Hevey	Son	2	1849	-	-
Mary Ann	Hevey	Daughter				

Table 9: The Hevey household recorded as living in the cellar of 59 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Marital status	Age	Birth year	Occupation	Birthplace
James	Fitssimons	Head	Married	34	1817	Scavenger	-
Sarah	Fitssimons	Wife	Married	34	1817	Peicer	-
John	Fitssimons	Son	-	5	1846	-	Manchester, Lancashire, England
Elizabeth	Fitssimons	Daughter	-	3	1848	-	-
Mary	Fitssimons	Daughter	-	-	-	-	-
Mary	McNoley	Lodger	Unmarried	20	1831	Weaver	-
Ann	Reynes	Lodger	Unmarried	30	1821	Peicer	-
John	Reynes	Son	Unmarried	-	-	-	-
Joseph	Fitspatrick	Lodger	Widower	30	1821	Peicer	-

Table 10: The Fitssimons household recorded as living at 61 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Peter	Cane	Head	50	1801	Labourer	Ireland
Mary	Cane	Wife	49	1802	-	Ireland
Ellen	Cane	Daughter	19	1832	Weaver	Ireland
Ann	Cane	Daughter	17	1834	Weaver	Ireland
Ann	Hartley	Lodger	19	1832	Weaver	Ireland

Table 11: The Cane household recorded as living in the cellar of 61 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Reed	Head	30	1821	Weaver	England
Ann	Reed	Wife	34	1817	Weaver	Ireland
William	Reed	Son	12	1839	Scholar	Manchester, Lancashire, England
Mary A	Reed	Daughter	10	1841	-	Manchester, Lancashire, England
James	Reed	Son	8	1843	-	-
Sarah	Reed	Daughter	2	1849	-	-

Table 12: The Reed household recorded as living at 63 Poland Street on the 1851 census return

First name(s)	Last name	Relationship	Marital status	Age	Birth year	Occupation	Birthplace
Hugh	Magarry	Head	Married	52	1799	Labourer	Ireland
Bridget	Magarry	Wife	Married	48	1803	Seamstress	Ireland
Patrick	Magarry	Son	Unmarried	20	1831	Weaver	Ireland
Catherine	Magarry	Daughter	Unmarried	18	1833	Factory Worker	Ireland
Fergus	Magarry	Son	Unmarried	15	1836	Rope Maker	Ireland
Bridget	Magarry	Daughter	-	13	1838	Factory Worker	Ireland
Catherine	Mulligan	Sister	Widow	38	1813	Seamstress	Ireland
Mary	Mulligan	Daughter	-	7	1844	-	Ireland
Michael	Mulligan	Son	-	5	1846	-	Ireland

Table 13: The Magarry household recorded as living in the cellar of 63 Poland Street on the 1851 census return

1861 Census Return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Patrick	Gainer	Head	68	1793	General Hawker	Ireland
Elizabeth	Gainer	Wife	56	1805	-	Ireland

Table 14: The Gainer household recorded as living at 55 Poland Street on the 1861 census

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Frances	Riley	Head	60	1801	House Keeper	Manchester, Lancashire, England
James	Cushley	Lodger	25	1836	Tin Plate Worker	Manchester, Lancashire, England
Thomas	Jackson	Lodger	32	1829	Labourer In Foundry	Manchester, Lancashire, England
Harriet	Welch	Lodger	30	1831	Cotton Doubler	Manchester, Lancashire, England
Rose A	Oneil	Lodger	25	1836	Power Cotton Weaver	Ireland

Table 15: The Riley household recorded as living at 55 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Marital status	Age	Birth year	Occupation	Birthplace
Martin	McDonald	Head	Married	35	1826	Bricklayers Labourer	Ireland
Ann	McDonald	Wife	Married	45	1816	House Keeper	Ireland
Bridget	Oneal	Head	Widow	50	1811	House Keeper	Ireland
Ellen	Deberry	Boarder	Married	22	1839	Power Loom Cotton Weaver	Ireland

Table 16: The McDonald household recorded as living at 57 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Leath	Head	61	1800	Land Grender Made 4 Men	Manchester, Lancashire, England
Ellen	Leath	Wife	42	1819	-	Manchester, Lancashire, England

Table 17: The Leath household recorded as living at 57 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Marital status	Age	Birth year	Occupation	Birthplace
Edward	Marks	Head	Married	29	1832	... Machine Works	Manchester, Lancashire, England
Margery	Marks	Wife	Married	30	1831	Doubler Cotton Mill	Manchester, Lancashire, England
John	Marks	Lodger	Married	30	1831	Doubler Cotton Mill	Manchester, Lancashire, England
Jane	Marks	Servant	Married	34	1827	House Keeper	Manchester, Lancashire, England

Table 18: The Marks household recorded as living at 59 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
William	Leech	Head	34	1827	Stone Mason	Manchester, Lancashire, England
Ann	Leech	Wife	30	1831	-	Manchester, Lancashire, England
Samuel	Leech	Son	6	1855	Scholar	Manchester, Lancashire, England
John	Leech	Son	7	1854	Scholar	Manchester, Lancashire, England
Charles	Leech	Son	0	1861	-	Manchester, Lancashire, England
Thomas	Leech	Son	4	1857	-	Manchester, Lancashire, England
Sarah	Leech	Daughter	3	1858	-	Manchester, Lancashire, England

Table 19: The Leech household recorded as living at 59 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Peter	Carney	Head	41	1820	Iron Moulder	Manchester, Lancashire, England
Bridget	Carney	Wife	39	1822	-	Manchester, Lancashire, England
Bridget	Carney	Daughter	11	1850	Scholar	Manchester, Lancashire, England
Wood	Lamey	Daughter	8	1853	Scholar	Manchester, Lancashire, England

Table 20: The Carney household recorded as living at 59 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Thomas	Danna	Head	30	1831	Farmer Man	Manchester, Lancashire, England
Rose A	Danna	Wife	28	1833	-	Manchester, Lancashire, England
Mary	Dunn	Daughter	6	1855	Scholar	Manchester, Lancashire, England
James	Dunn	Son	2	1859	-	Manchester, Lancashire, England
Julia	Dunn	Daughter	0	1861	-	Manchester, Lancashire, England
John	Dunn	Son	4	1857	Scholar	Manchester, Lancashire, England
James	Fanny	Boarder	28	1833	Carter	Manchester, Lancashire, England
Thomas	Fanny	Boarder	24	1837	Farmer Carter	Manchester, Lancashire, England
Mary A	Fanny	Boarder	14	1847	Carder Cotton Mill	Manchester, Lancashire, England

Table 21: The Danna/Dunn/Fanny household recorded as living at 61 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Henry	Rothwell	Head	33	1828	Cotton Mill	Manchester, Lancashire, England
Mary	Rothwell	Wife	29	1832	Cotton Mill	Manchester, Lancashire, England
Sarah	Rothwell	Daughter	7	1854	Scholar	Manchester, Lancashire, England

Table 22: The Rothwell household recorded as living at 61 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Thomas (or Stevens)	Head	30	1831	Brush Maker	Manchester, Lancashire, England
Ellen	Thomas	Wife	28	1833	-	Manchester, Lancashire, England

Table 23: The Thomas (possibly Stevens) household recorded as living at 61 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Patrick	Heaton	Head	41	1820	Labourer Bricklayer	Ireland
Bridget	Heaton	Wife	39	1822	-	Ireland
James	Heaton	Son	19	1842	Maker Up At Goods	Ireland
Thomas	Heaton	Son	13	1848	Scholar	Manchester, Lancashire, England
Mary	Heaton	Daughter	9	1852	Scholar	Manchester, Lancashire, England
Ann	Heaton	Daughter	5	1856	Scholar	Manchester, Lancashire, England
Robert	Heaton	Son	1	1860	-	Manchester, Lancashire, England

Table 24: The Heaton household recorded as living at 61 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
John	Hickey	Head	62	1799	Bricklayers Labourer	Ireland
Eliza	Hickey	Wife	45	1816	-	Brinkworth, Cumberland, England
Thomas	Hickey	Son	23	1838	Cotton Mill	Briningham, Warwickshire, England
John	Hickey	Son	20	1841	Cotton Mill	Briningham, Warwickshire, England
Ellen	Hickey	Daughter	17	1844	Cotton Mill	London, Middlesex, England
Sarah	Hickey	Daughter	6	1855	Scholar	Manchester, Lancashire, England
Thomas	Donoher	Lodger	17	1844	Cotton Mill	Manchester, Lancashire, England

Table 25: The Hickey household recorded as living at 63 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Margaret	Doyle	Head	30	1831	Power Loom Cotton Weaver	Manchester, Lancashire, England
Mary	Doyle	Daughter	9	1852	French Polisher	Manchester, Lancashire, England
Thomas	Doyle	Son	7	1854	Scholar	Manchester, Lancashire, England
Joseph	Doyle	Son	1	1860	-	Manchester, Lancashire, England

Table 26: The Doyle household recorded as living at 63 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Bernard	Mordagen	Head	64	1797	Power Loom Cotton Weaver	Ireland
Rose	Mordagen	Wife	64	1797	Power Loom Cotton Winder	Ireland
Rose A	Mordagen	Daughter	37	1824	Power Loom Cotton Winder	-

Table 27: The Mordagen household recorded as living at 65 Poland Street on the 1861 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James Fig	Kinnon	Head	45	1816	-	Manchester, Lancashire, England
Sarah T	Kinnon	Wife	44	1817	Scavenger	-
John	Kinnon	Son	21	1840	Lamp Sitter	Manchester, Lancashire, England
Thomas	Kinnon	Son	15	1846	Moulder Iron	Manchester, Lancashire, England
Elizabeth	Kinnon	Daughter	12	1849	Scholar	Manchester, Lancashire, England
Mary	Kinnon	Daughter	10	1851	Scholar	Manchester, Lancashire, England

Table 28: The Kinnon household recorded as living at 67 Poland Street on the 1861 census return

1871 Census Return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Charles	Thompson	Head	34	1837	Grinder	Wigan, Lancashire
Eliza	Thompson	Wife	34	1837	-	Wigan, Lancashire

Table 29: The Thompson household recorded as living at 55 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Robert	Jones	Head	60	1811	Copper Rivet Maker	Ireland
Mary	Jones	Wife	38	1833	-	Ireland
Thomas	Ellison	Boarder	38	1833	Cotton Spinner	Yorkshire, England
Jane	Ellison	Boarder	29	1842	Cloth Cap Maker	Ireland
John	Ellison	Boarder	7	1864	-	Lancashire, England
John	Ellison	Boarder	4	1867	-	Lancashire, England

Table 30: The Jones household recorded as living at 57 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Sex	Age	Birth year	Occupation	Birthplace
James	Dolan	Head	Male	51	1820	Gardener	Ireland
Mary	Dolan	Wife	Female	45	1826	Shirt Maker	Ireland
Peter	Dolan	Son	Male	22	1849	Bolt Maker	Ireland
Elizabeth	Dolan	Daughter	Female	18	1853	Doubler	Ireland
James	Dolan	Son	Male	16	1855	Bolt Maker	Ireland
Alice Ann	Dolan	Daughter	Female	3	1868	-	Lancashire, England

Table 31: The Dolan household recorded as living at 59 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
William	Whalley	Head	22	1849	Labourer in Iron Works	Lancashire, England
Margaret	Whalley	Wife	21	1850	Winder	Lancashire, England
Mary Ellen	Whalley	Daughter	3	1868	-	Lancashire, England

Table 32: The Whalley household recorded as living at 59 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
John	Kennedy	Head	46	1825	Cotton Carder	Ireland
Jane	McGarry	Daughter	26	1845	Doubler	Lancashire, England
Joseph	McGarry	Son-In-Law	25	1846	Plasterer	Lancashire, England
Mary Ann	Parr	Daughter	24	1847	Doubler	Lancashire, England
John Richard	Parr	Grandson	7	1864	Scholar	Lancashire, England
Alice Ann	Dolan	Granddaughter	5	1866	-	Lancashire, England
Frances	Ragg	Boarder	22	1849	Doubler	Lancashire, England

Table 33: The Kennedy household recorded as living at 61 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Robert James	McDermot	Head	22	1849	Joiner	Lancashire, England
Emma	McDermot	Wife	19	1852	Carder in Cotton mill	Lancashire, England
Mark	McDermot	Son	0	1871	-	Lancashire, England

Table 34: The McDermot household recorded as living at 61 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Catharine	Murphy	Head	65	1806	-	Ireland
Charles	Middlehurst	Son-In-Law	22	1849	Bolt Maker	Lancashire, England
Elizabeth	Middlehurst	Daughter	26	1845	Weaver	Lancashire, England
Bridget	Delaney	Lodger	22	1849	Winder	Lancashire, England
Jane	Glover	Lodger	22	1849	Weaver	Lancashire, England
Joseph	Glover	Lodger	16	1855	Factory Worker	Ireland

Table 35: The Murphy household recorded as living at 63 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Abraham	Haworth	Head	52	1819	Calico Printer	Lancashire, England
Catharine	Haworth	Wife	52	1819	-	Flintshire, Wales
Abraham	Haworth	Son	12	1859	Bolts	Lancashire, England

Table 36: The Haworth household recorded as living in the cellar of 55 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Margaret	Hickey	Head	66	1805	-	Ireland
Mary	Leahey	Daughter	27	1844	Cotton Weaver	Ireland
Mary Jane	Leahey	Granddaughter	1	1870	-	Lancashire, England

Table 37: The Hickey household recorded as living in the cellar of 57 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
John	Humphreys	Head	34	1837	Labourer	Lancashire, England
Margaret	Humphreys	Wife	30	1841	Cotton Weaver	Lancashire, England
Francis	Humphreys	Son	2	1869	-	Lancashire, England

Table 38: The Humphreys household recorded as living in the cellar of 59 Poland Street, on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Edward	Moore	Head	71	1800	Weaver	Ireland
Ellen	Moore	Daughter	29	1842	Tenter	Ireland
Edward	Moore	Son	27	1844	Mechanic	Ireland

Table 39: The Moore household recorded as living in the cellar of 61 Poland Street, on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Eliza	Harrison	Head	41	1830	(illegible)	Lancashire, England
Mary	Harrison	Daughter	9	1862	-	Lancashire, England

Table 40: The Harrison household recorded as living in the cellar of 63 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Elizabeth	Mead	Head	38	1833	Washerwoman	Ireland
James	Mead	Son	9	1862	-	Lancashire, England
Joseph	Mead	Son	5	1866	-	Lancashire, England
Mary	Mead	Daughter	2	1869	-	Lancashire, England

Table -: The Mead household recorded as living at 65 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Ann	Moores	Head	35	1836	-	Ireland
Mary	Lee	Lodger	30	1841	-	Lancashire, England

Table 41: The Moores household recorded as living at 67 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Charles	Humphreys	Head	57	1814	Beamer	Lancashire, England
Elizabeth	Humphreys	Wife	55	1816	-	Warwickshire, England
Charles	Humphreys	Son	19	1852	Foundry Worker	Lancashire, England
Elizabeth	Humphreys	Daughter	17	1854	Cardroom	Lancashire, England
Joseph	Humphreys	Son	13	1858	Glass House	Lancashire, England
Alice	Johnson	Niece	5	1866	-	Lancashire, England
John	Bishop	Uncle	69	1802	-	Ireland

Table 42: The Humphreys household recorded as living at 69 Poland Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Dean	Head	52	1819	Labourer	Lancashire, England
Elizabeth	Dean	Wife	40	1831	Doubler	Lancashire, England
Martha Ann	Dean	Daughter	14	1857	-	Derbyshire, England
Alice	Dean	Daughter	6	1865	-	Lancashire, England
Daniel	McGinty	Lodger	26	1845	Grinder	Lancashire, England

Table 43: The Dean household recorded as living at Saxons Court on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Ann	Logan	Head	54	1817	Weaver	Channel Islands, England
John	Logan	Son	26	1845	Cipher	Lancashire, England
Alfred	Logan	Son	22	1849	Cipher	Lancashire, England

Table 44: The Logan household recorded as living at Saxons Court on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Samuel	Robinson	Head	55	1816	Upholsterer	Cheshire, England
Ann	Robinson	Wife	55	1816	Upholsterer	Lancashire, England

Table 45: The Robinson household recorded as living at 117 Jersey Street on the 1871 census return

First name(s)	Last name	Relationship			Age	Birth year	Occupation	Birthplace
Ann	Eaton	Wife	-	Female	40	1831	-	Lancashire, England
Ann	Eaton	Daughter	-	Female	15	1856	-	Lancashire, England
Thomas	Eaton	Son	-	Male	10	1861	-	Lancashire, England

Table 46: The Eaton household recorded as living at 115 Jersey Street on the 1871 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Mariough	McDermot	Head	49	1822	Labourer in Yard	Ireland
Ann	McDermot	Wife	51	1820	-	Ireland
Patrick	Johnson	Lodger	51	1820	Labourer in Cotton Mill	Ireland
Michael	Johnson	Lodger	22	1849	Piecer	Lancashire, England
James	Johnson	Lodger	20	1851	Labourer in Yard	Lancashire, England
Elizabeth	Johnson	Lodger	15	1856	Piecer	Lancashire, England
John	Johnson	Lodger	12	1859	Weaver	Lancashire, England

Table 47: The McDermot/Johnson household recorded as living at Thompson's Yard, Jersey Street, on the 1871 census return

1881 Census Return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Anderson	Head	38	1843	Smallware Blocker (Silkmanuf)	Manchester, Lancashire, England
Mary	Anderson	Wife	36	1845	-	Manchester, Lancashire, England

Table 48: The Anderson household recorded as living at 1 Saxon's Court, Poland Street, on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Abraham	Howarth	Head	62	1819	Calico Printer	Bury, Lancashire, England
Cath	Howarth	Wife	63	1818	-	Holywell, Flintshire, Wales
Abraham	Howarth	Son	22	1859	Labourer Sand Mill (Lab)	Manchester, Lancashire, England

Table 49: The Howarth household recorded as living at 3 Saxon's Court, Poland Street, on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Charles	Thompson	Head	52	1829	Sand Grinder	Wigan, Lancashire, England
Eliza	Thompson	Wife	45	1836	-	Salford, Lancashire, England

Table 50: The Thompson household recorded as living at 55 Poland Street on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Alfred R	Fosbrook	Head	26	1855	Engineer Driver Cornwall	Stockport, Lancashire, England
Eliza	Fosbrook	Wife	27	1854	-	Stockport, Lancashire, England
Mary J	Fosbrook	Daughter	5	1876	Scholar	Manchester, Lancashire, England
Martha A	Fosbrook	Daughter	2	1879	-	Manchester, Lancashire, England
Harry	Fosbrook	Son	0	1881	-	Manchester, Lancashire, England

Table 51: The Fosbrook household recorded as living at 57 Poland Street, on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Robert	Frierson	Head	19	1862	Bookkeeper (Clerk)	Scotland
Jane	Frierson	Mother	55	1826	Housekeeper	Scotland
Agnes	Frierson	Sister	21	1860	Cotton Winder	Scotland

Table 52: The Frierson household recorded as living at 59 Poland Street on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
John	Tabberner	Head	43	1838	Engine Driver (Stationery)	Manchester, Lancashire, England
Harriet	Tabberner	Wife	50	1831	-	Manchester, Lancashire, England

Table 53: The Tabberner household recorded as living at 61 Poland Street on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
James	Jackson	Head	28	1853	Bread Van Driver (Cart)	Lincolnshire, England
My	Jackson	Wife	21	1860	-	Butterwick, Lincolnshire, England
George Wm	Jackson	Son	1	1880	-	Manchester, Lancashire, England

Table 54: The Jackson household recorded as living at 63 Poland Street on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Terence Jos	Morris	Head	22	1859	Hardware Salesman (Deal)	Warrington, Lancashire, England
Marg A	Morris	Wife	20	1861	Tailoress	Manchester, Lancashire, England
Jane	Morris	Daughter	0	1881	-	Manchester, Lancashire, England

Table 55: The Morris household recorded as living at 65 Poland Street on the 1881 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
John	Holland	Head	50	1831	House Painter	Manchester, Lancashire, England
Theresa	Holland	Wife	49	1832	Throstle Spinner	Manchester, Lancashire, England

Table 56: The Holland household recorded as living at 67 Poland Street on the 1881 census return

1891 Census Return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Thomas	Norton	Head	26	1865	Stone & Sand Merchant	Manchester
Emma	Norton	Wife	27	1864	-	Weaverham, Cheshire, England
Mary	Kirkham	Mother In Law	64	1827	-	Cheshire, England

Table 57: The Norton household recorded as living at 55 Poland Street, on the 1891 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Alfred Robt	Fosbrook	Head	36	1855	Engine Stationary	Stockport, Cheshire, England
Eliza	Fosbrook	Wife	37	1854	-	Stockport
Henry	Fosbrook	Son	10	1881	-	Manchester
Alfred R	Fosbrook Junior	Son	8	1883	-	Manchester, Lancashire, England
James S	Fosbrook	Son	5	1886	-	Manchester

Table 58: The Fosbrook household recorded as living at 57 Poland Street, on the 1891 census return

First name(s)	Last name	Relationship to Head of Household	Age	Birth year	Occupation	Birthplace
Thomas	Conway	Head	44	1847	Bricklayers Labourer	Ireland
Mary	Conway	Wife	39	1852	-	Ireland
Thomas	Conway	Son	19	1872	Warehouse Porter	Ireland
John	Conway	Son	17	1874	Leather Cutter	Manchester
Ellen	Conway	Daughter	15	1876	Assistant Mantle Maker	Manchester
Michael	Conway	Son	14	1877	Errand Boy	Manchester
James	Conway	Son	11	1880	Scholar	Manchester
Mary	Conway	Daughter	9	1882	Scholar	Manchester
Patrick	Conway	Son	5	1886	Scholar	Manchester

Table 59: The Conway household recorded as living at 61 Poland Street, on the 1891 census return

First name(s)	Last name	Relationship	Age	Birth year	Occupation	Birthplace
Maria	Farmer	Head	32	1859	Fancy Box Maker	Manchester
Rebecca	Williams	Mother	56	1835	-	Weldon, Northamptonshire, England
George	Williams	Brother	18	1873	Wood Box Maker	Manchester
Elizabeth	Williams	Sister	18	1873	Paper Bag Maker	Manchester
William H	Williams	Brother	12	1879	Scholar	Manchester
Edith	Williams	Sister	7	1884	Scholar	-

Table 60: The Farmer/Williams household recorded as living at 63 Poland Street, on the 1891 census return

Appendix 2: Figures

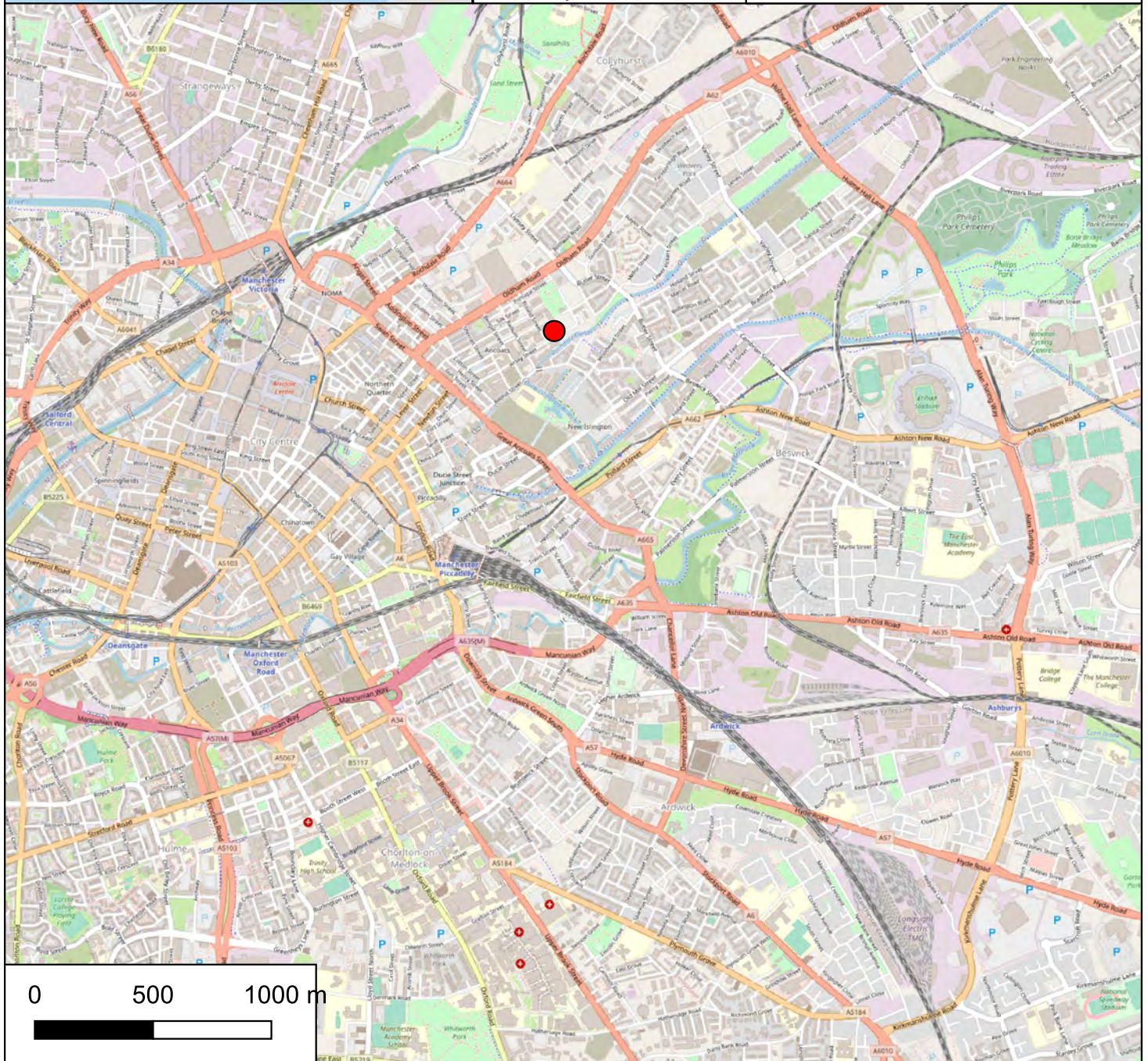
- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on Green's map of 1793
- Figure 4: Site boundary superimposed onto Swire's map of 1824
- Figure 5: Site boundary superimposed onto Bancks & Co.'s map of 1831
- Figure 6: Site boundary superimposed on the Ordnance Survey 1: 1056 Town Plan 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 1:2500 map of 1908
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1922
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1948
- Figure 11: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1969
- Figure 12: Site boundary superimposed on the Ordnance Survey 1:1250 map of 1989
- Figure 13: Locations of Gazetteer Entries 01-03 shown on modern mapping
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- Figure 15: Location of the Ancoats Conservation Area Region in relation to the Site Boundary
- Figure 16: Areas of archaeological interest

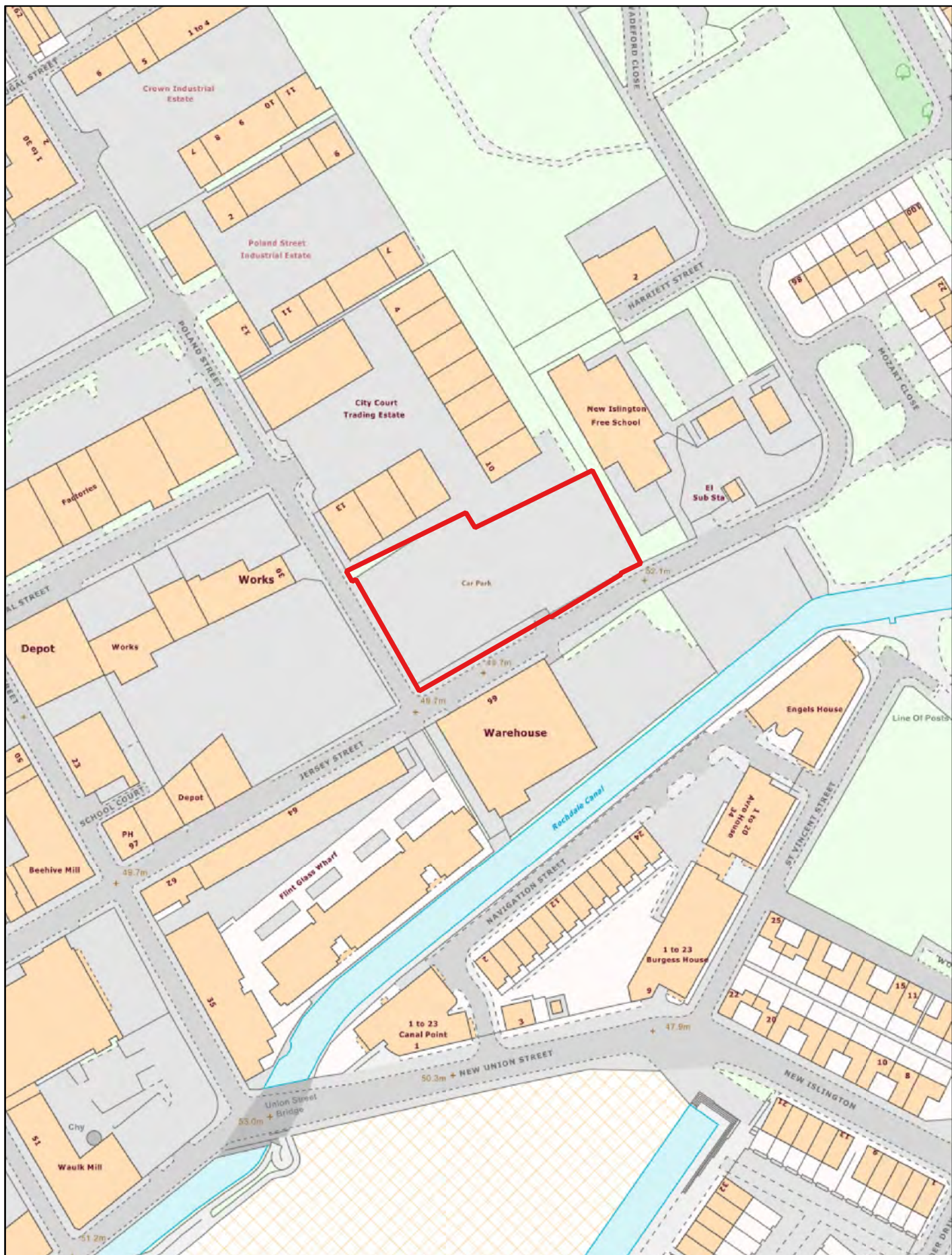


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Figure 1: Site location

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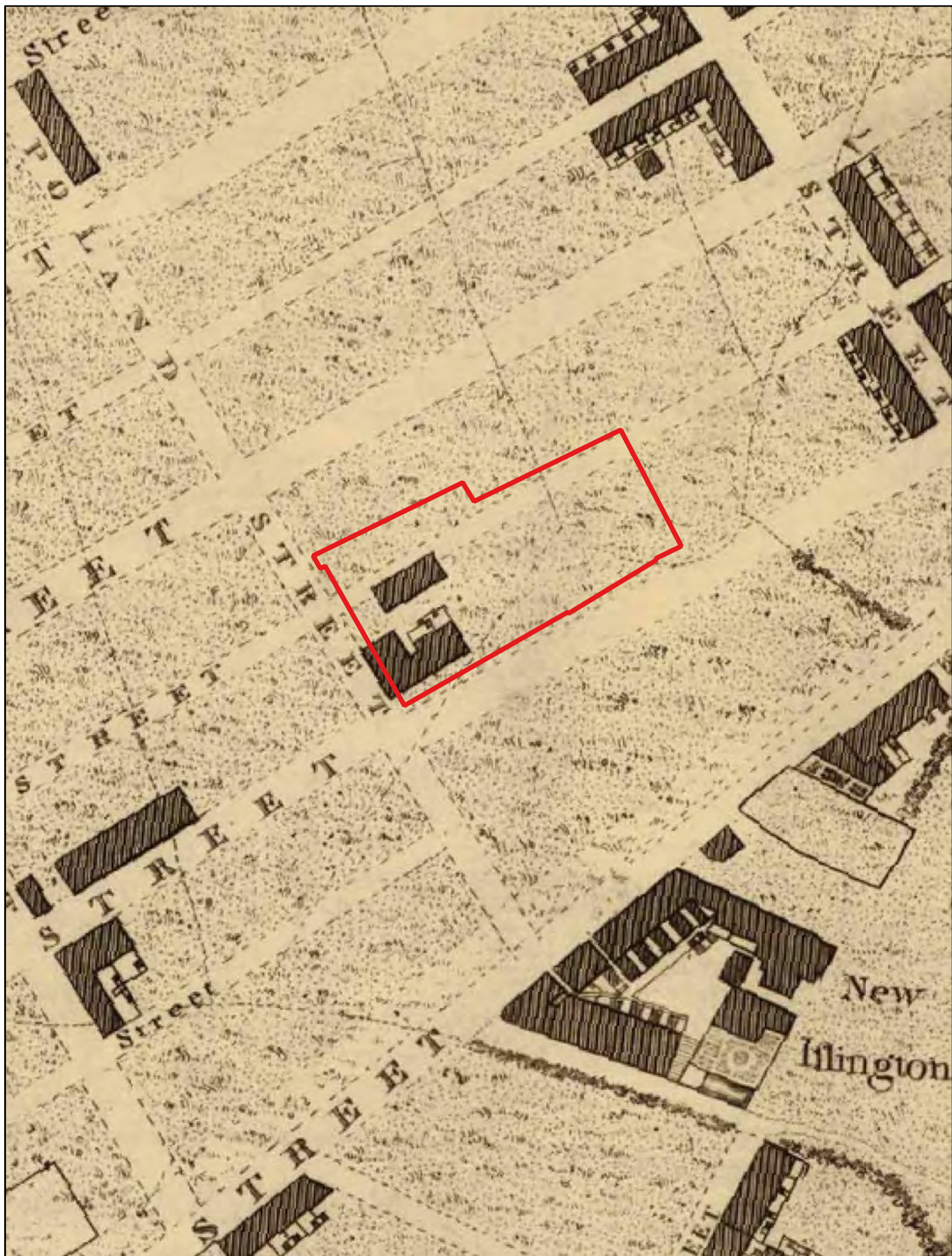
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Figure 2: Site boundary superimposed onto modern mapping

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0 25 50 m





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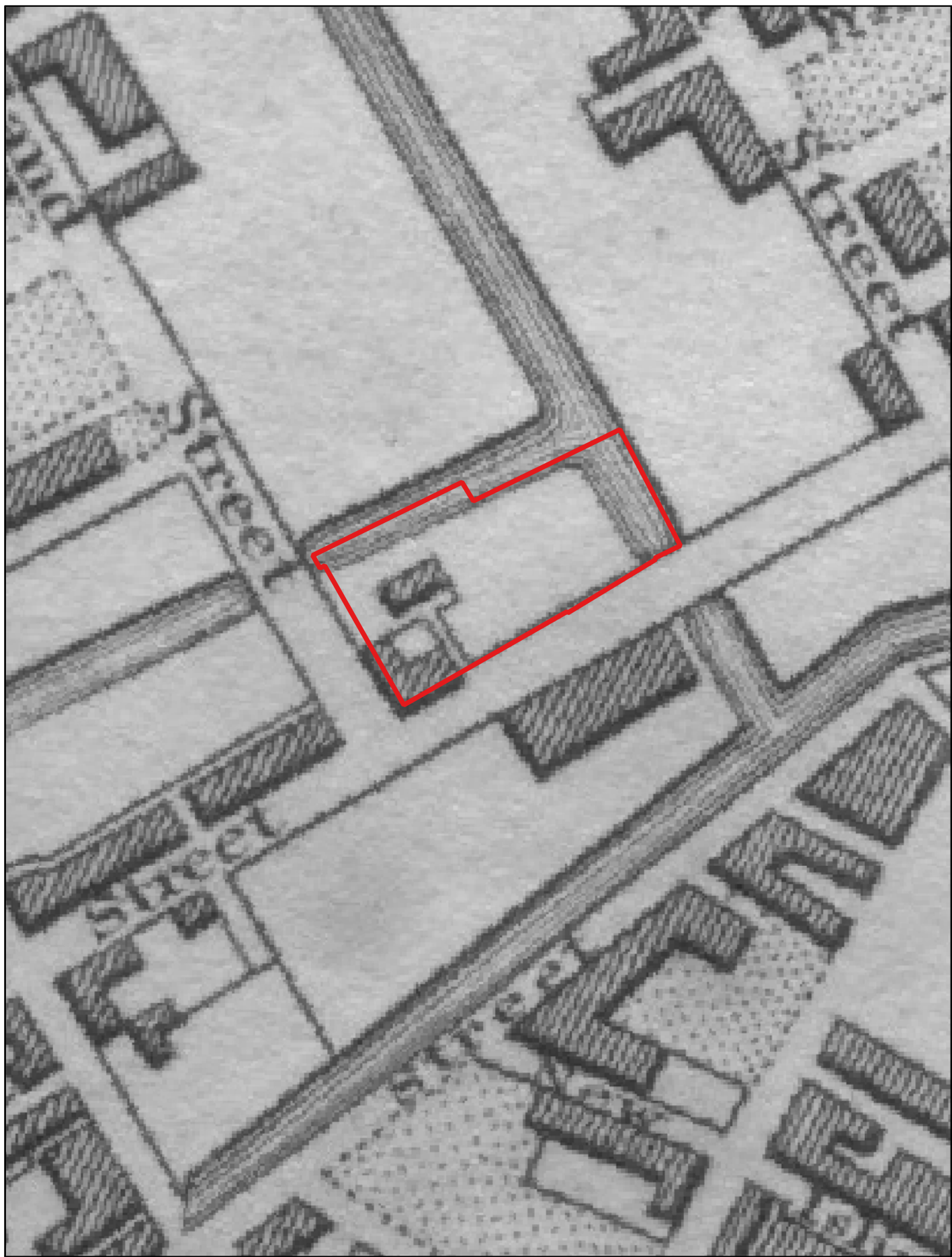
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Figure 3: Site boundary superimposed onto Green's map of 1787-1794

0 25 50 m

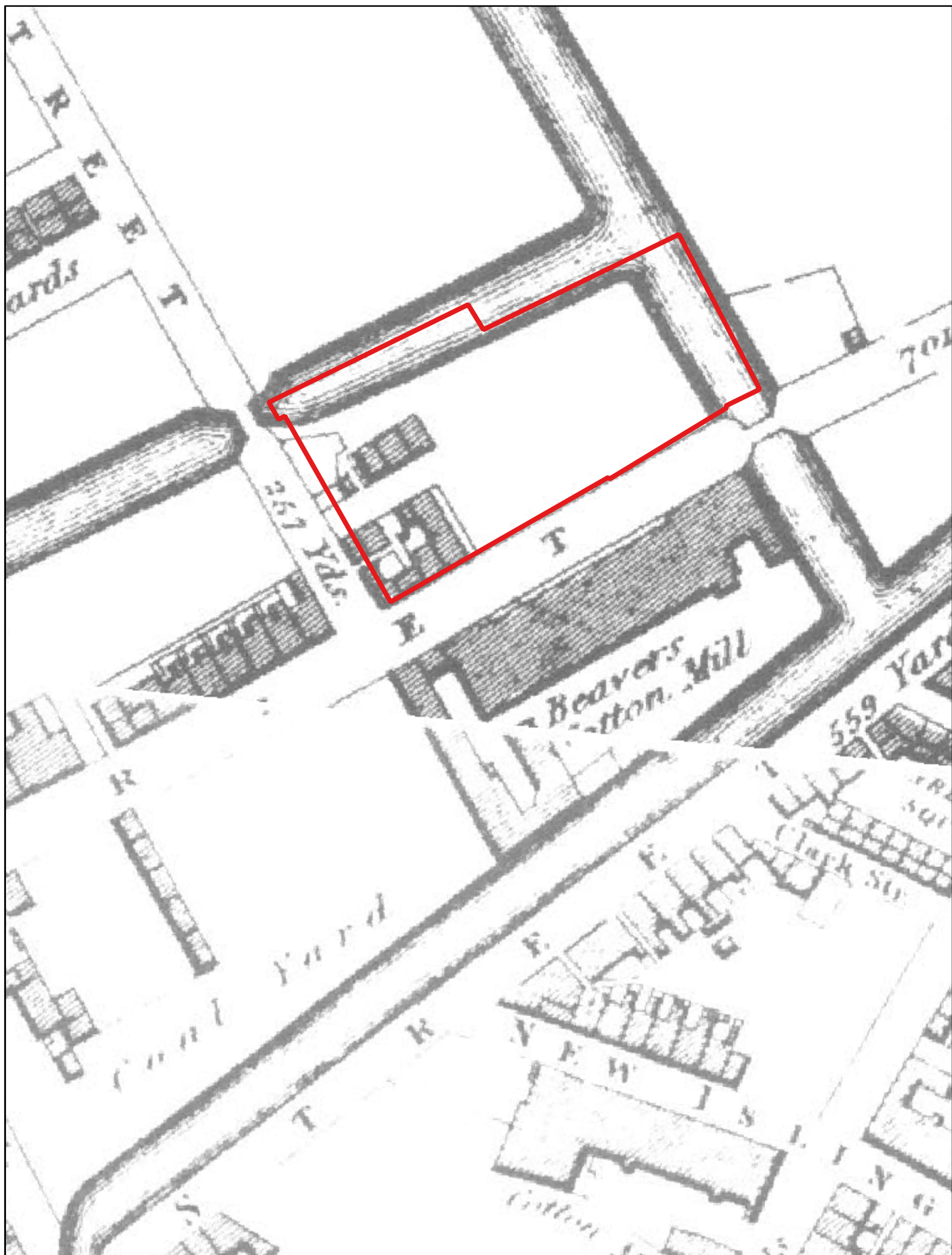




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Figure 4: Site boundary superimposed onto Swire's map of 1824

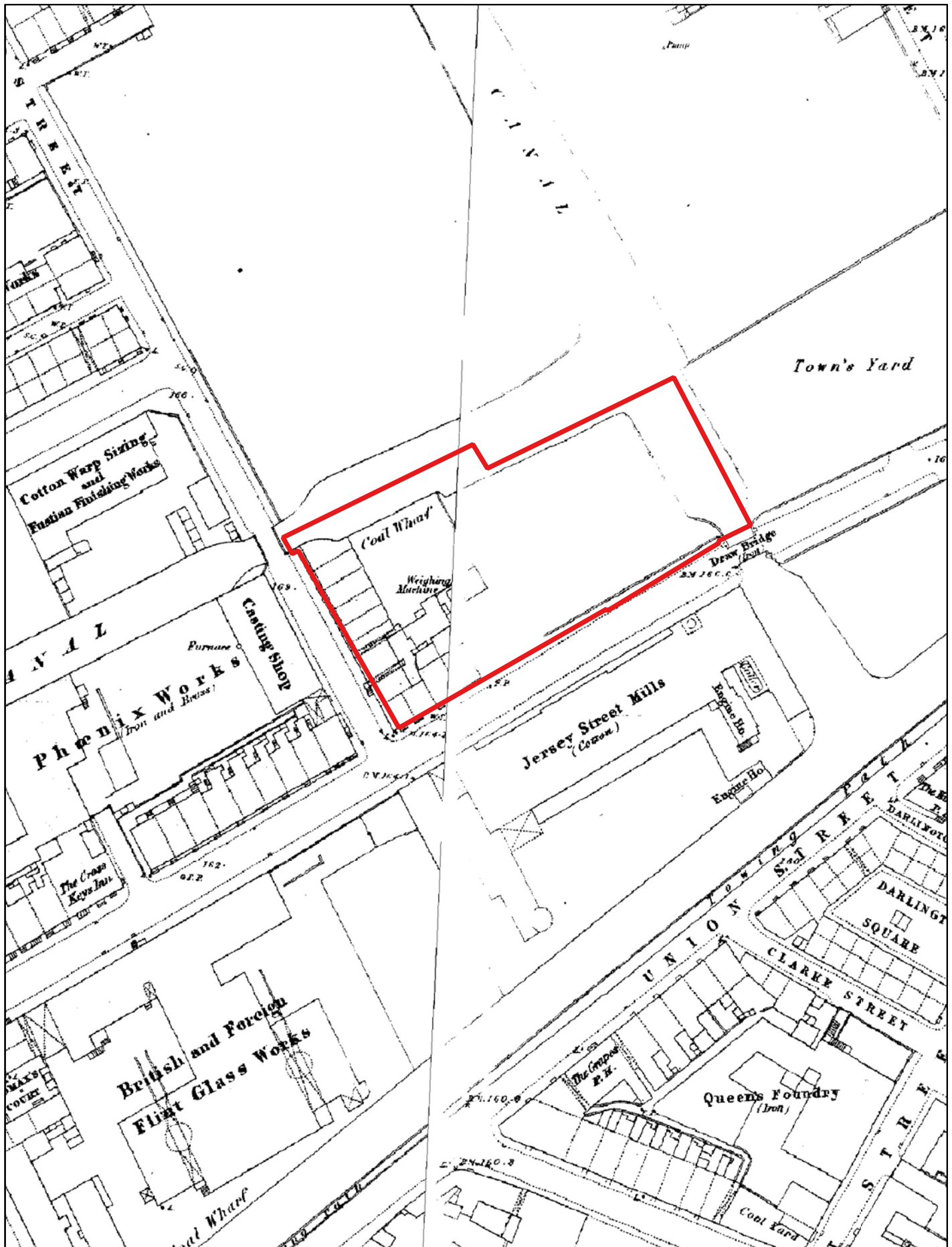
0 25 50 m



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Figure 5: Site boundary superimposed onto Banks & Co's Map of Manchester & Salford, 1831

0 20 40 m



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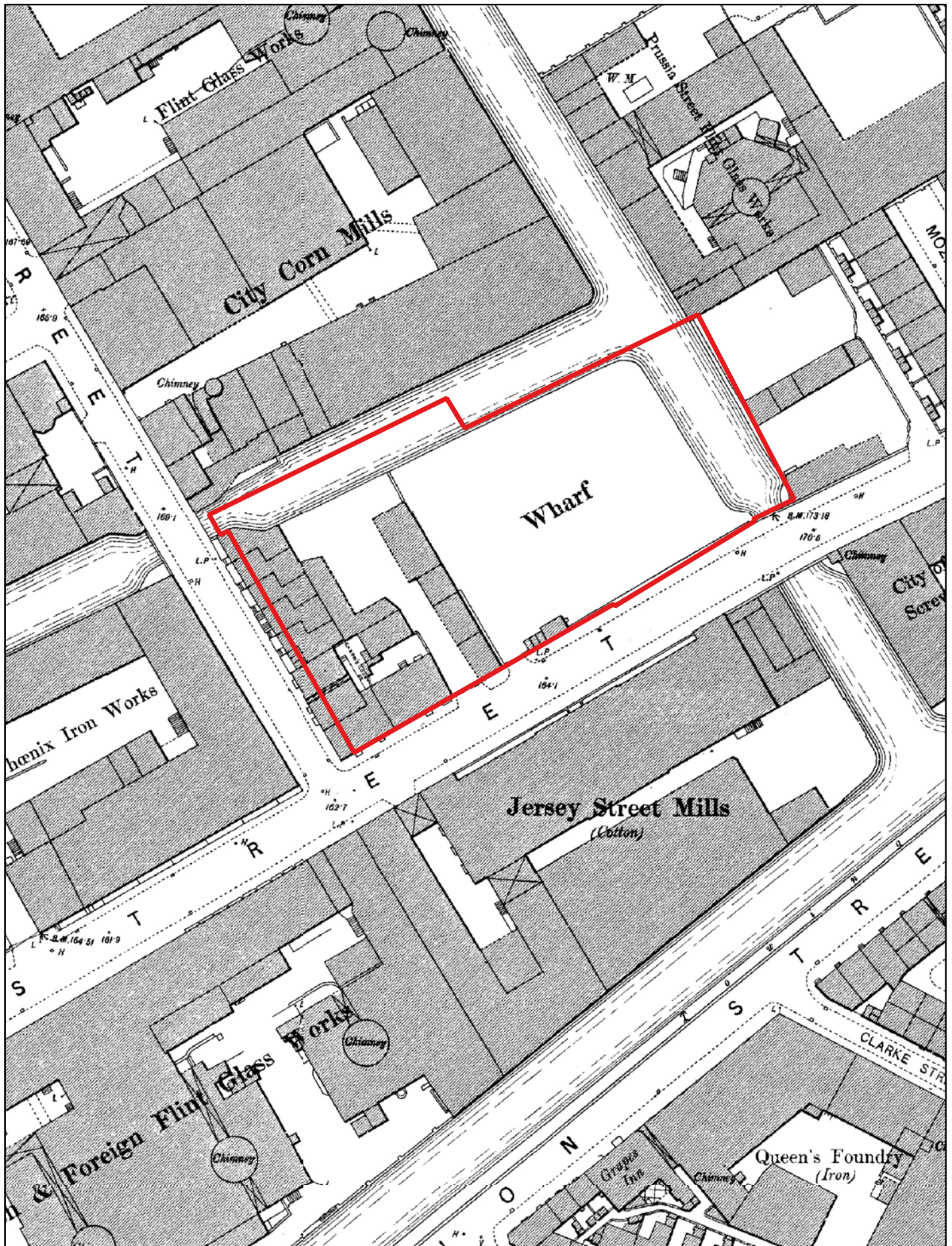
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Figure 6: Site boundary superimposed onto the 1:1056 Town Plan of 1851

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0 15 30 m





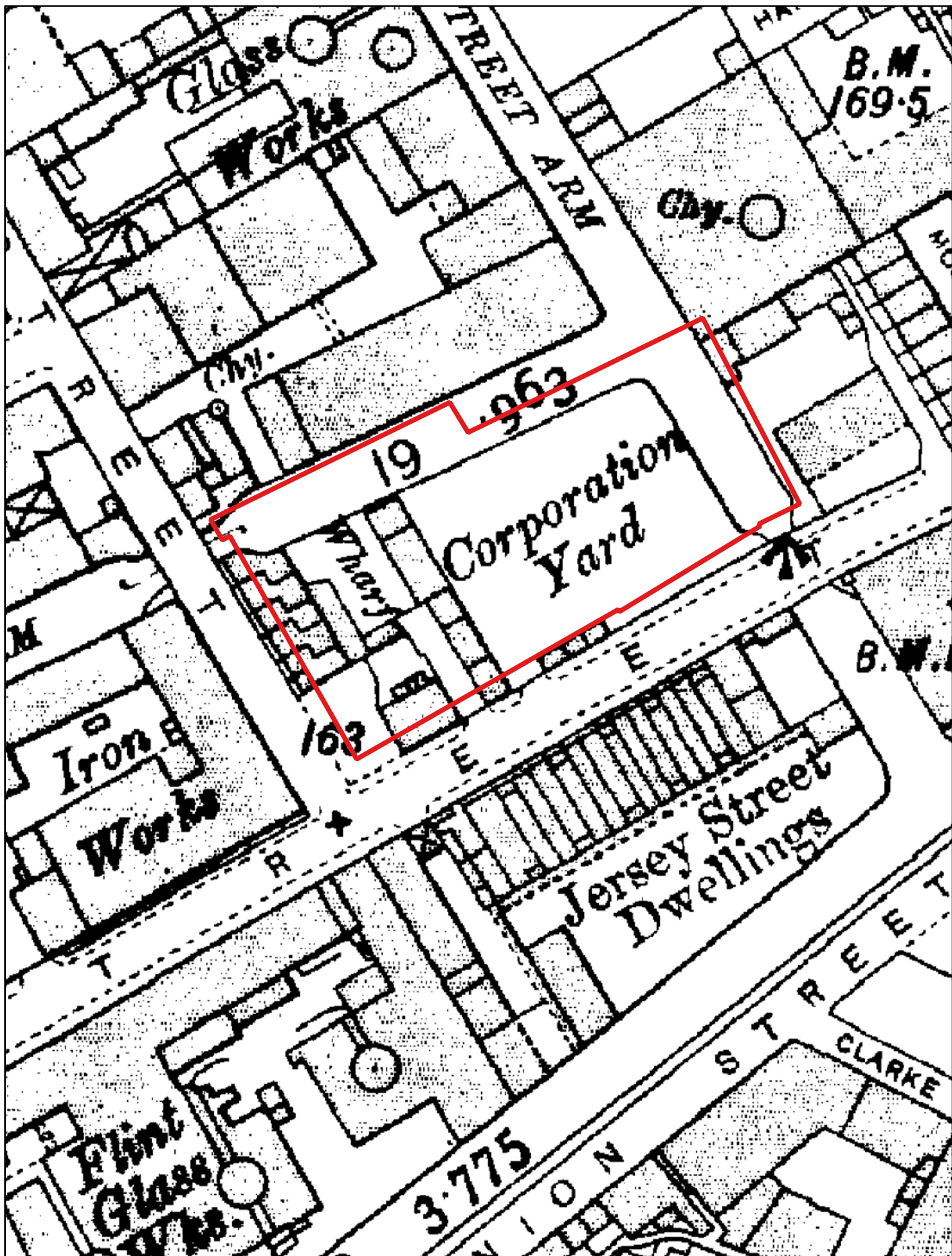
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Figure 7: Site boundary superimposed onto the 1:500 Town Plan of 1891

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0 15 30 m





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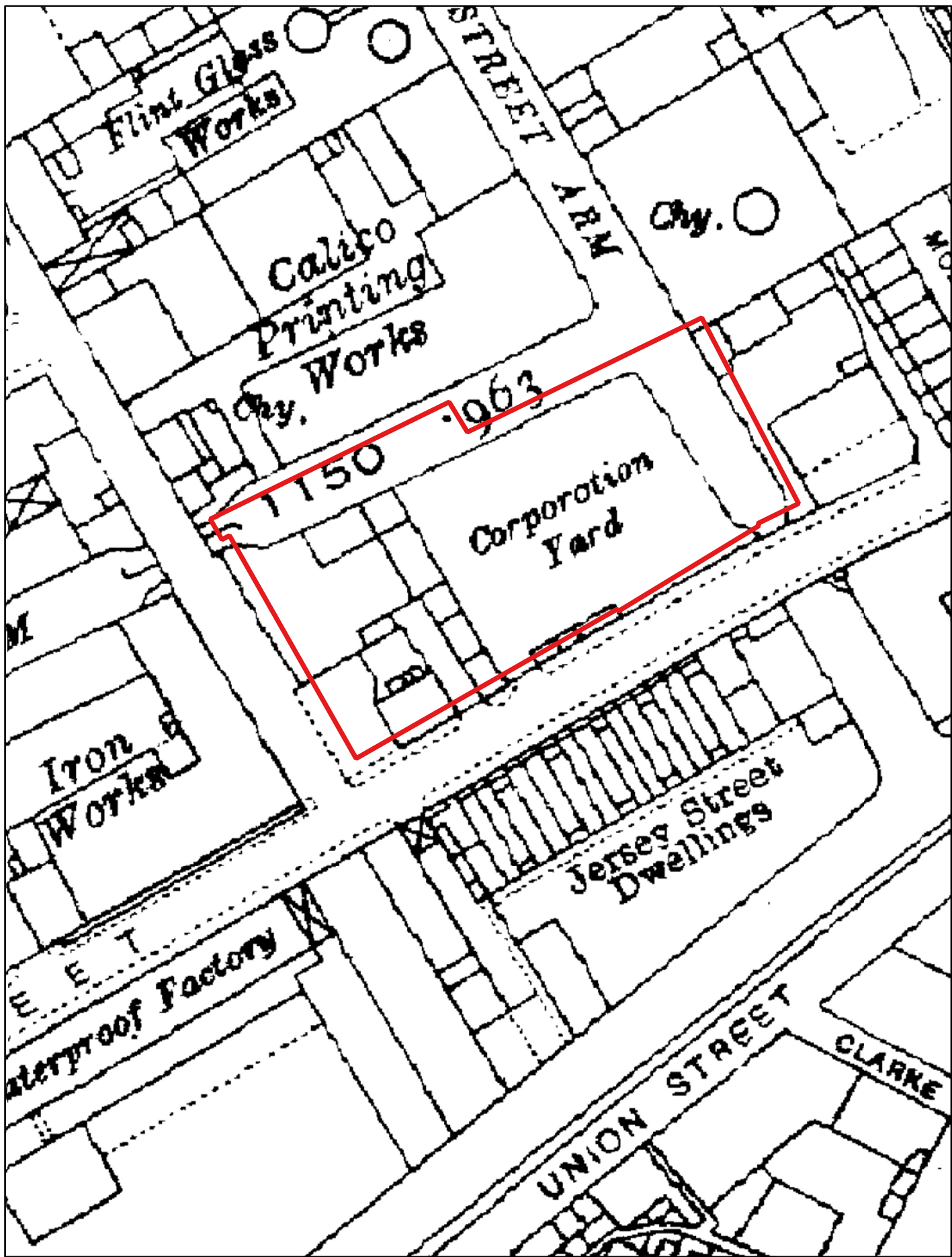
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Figure 8: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1908

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0 15 30 m





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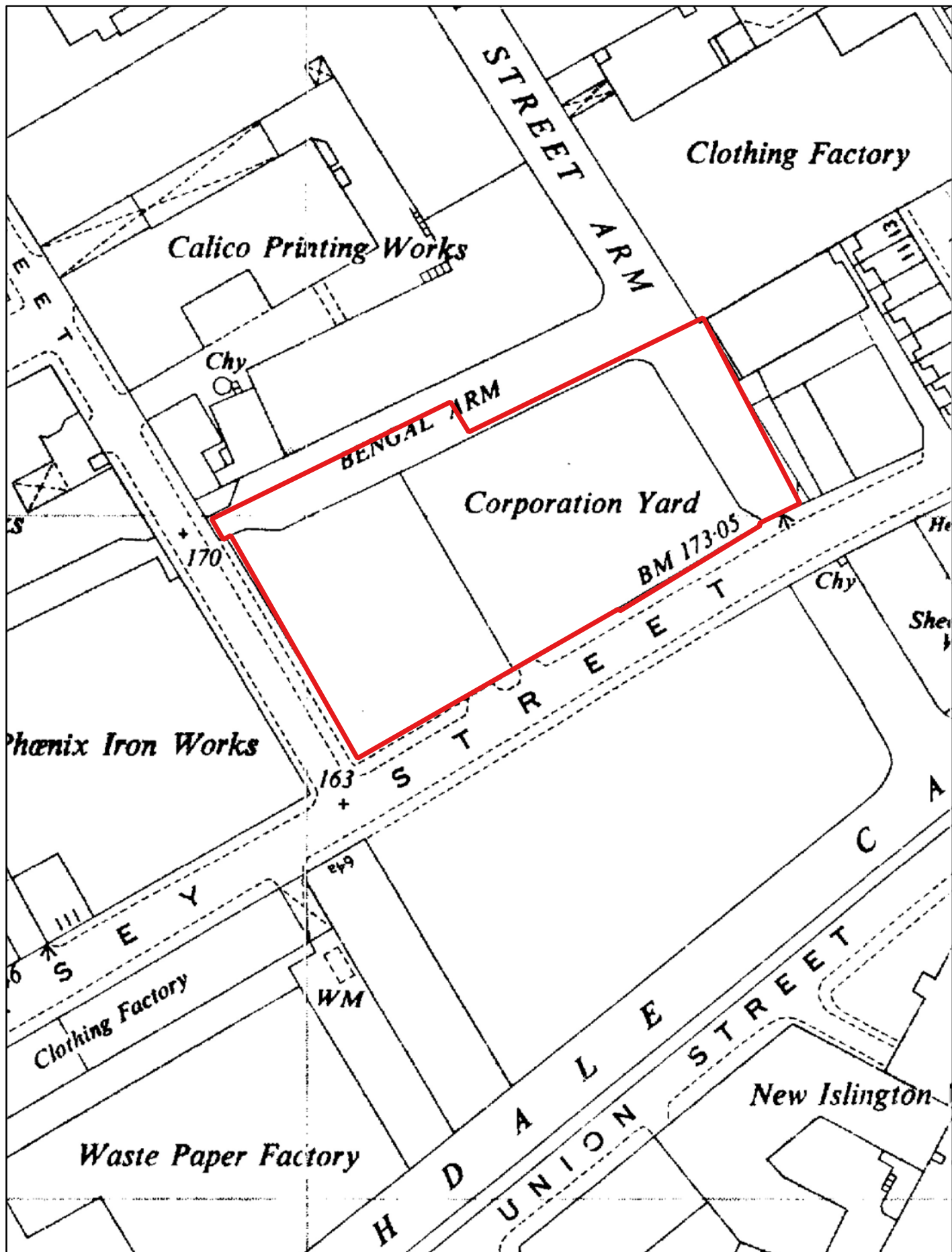
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Figure 9: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1922

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0 15 30 m





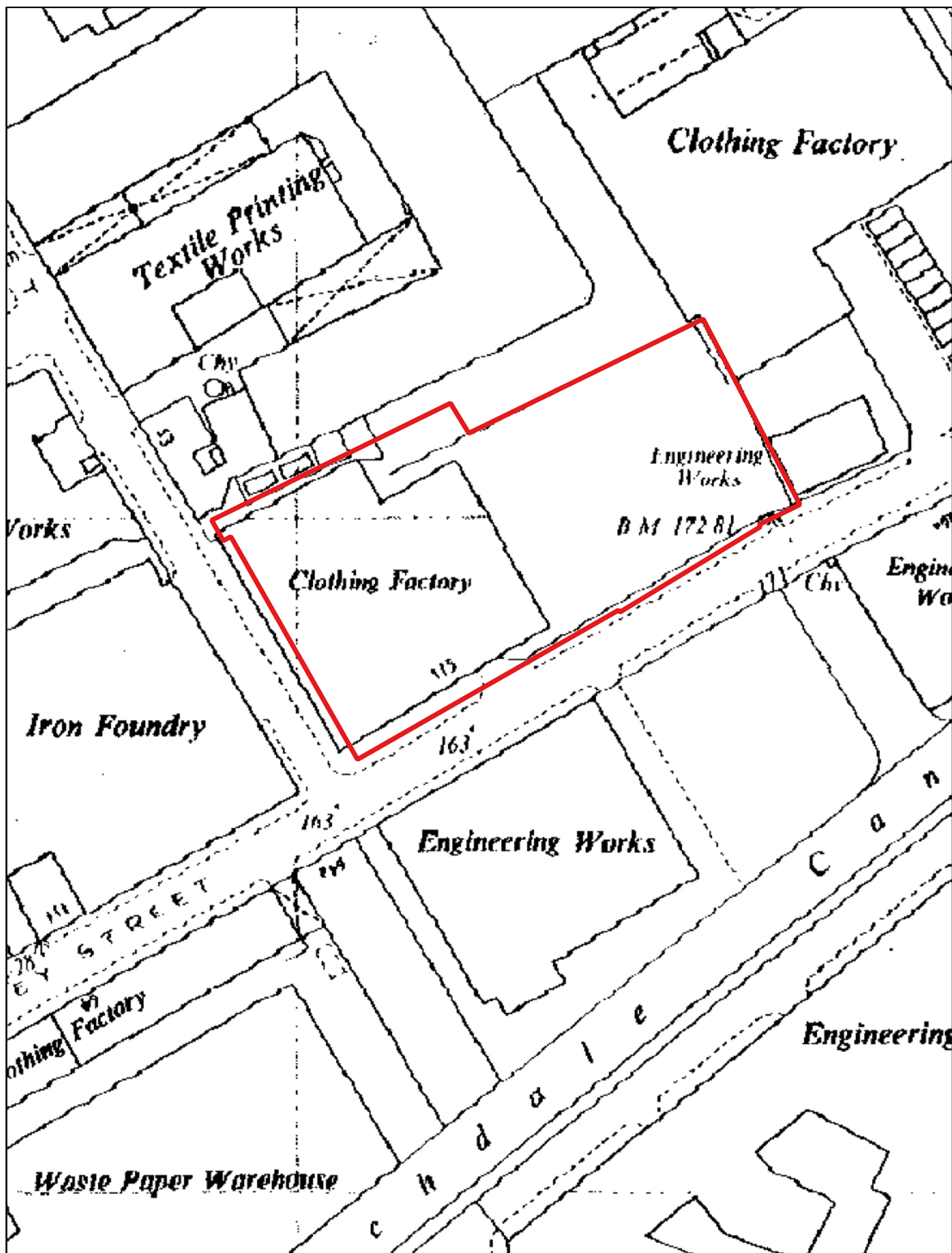
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Figure 10: Site boundary superimposed onto the 1:1250 Ordnance Survey map of 1948

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0 15 30 m





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Figure 11: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1969

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0 15 30 m



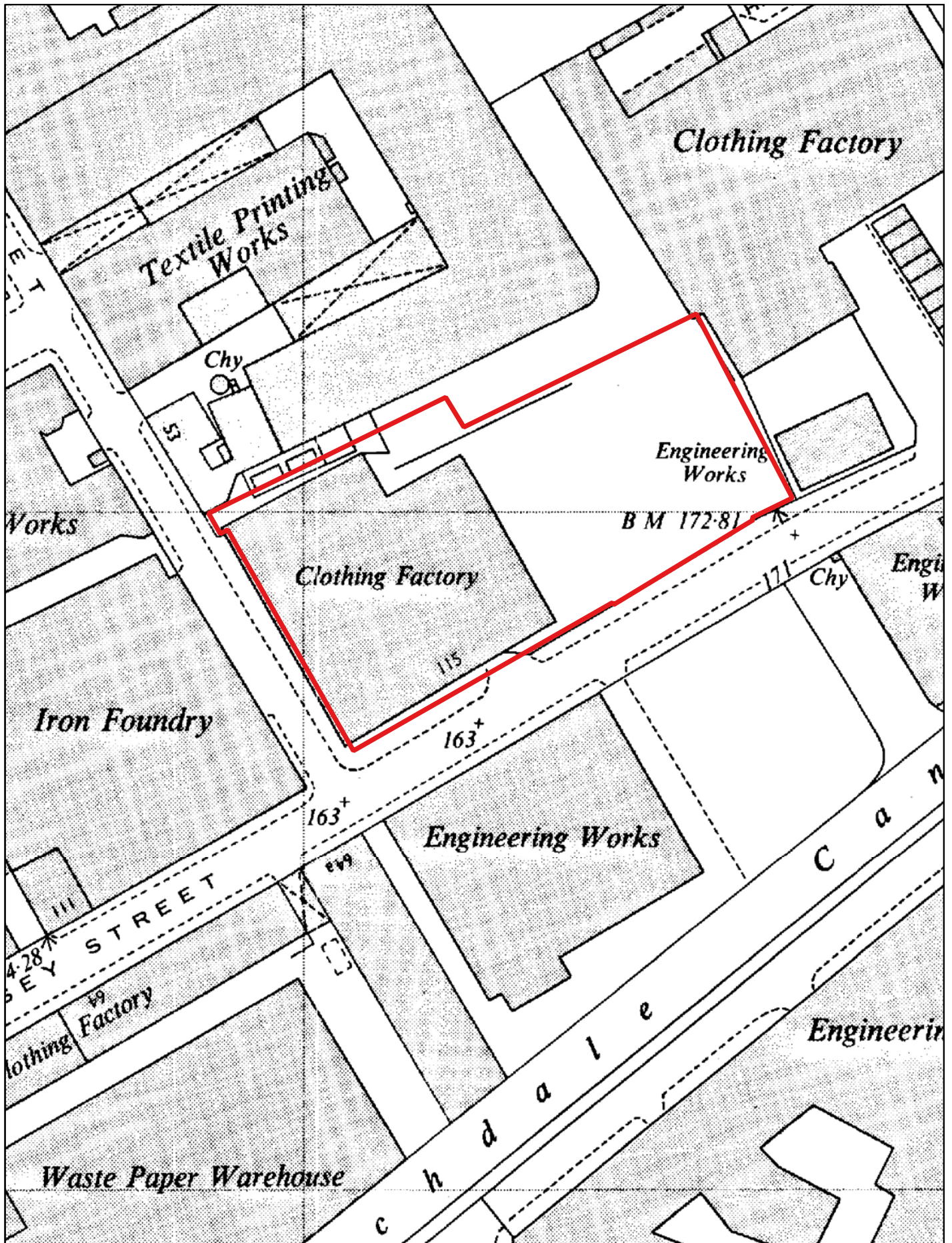


Figure 12: Site boundary superimposed onto the 1:1250 Ordnance Survey map of 1989

0 15 30 m



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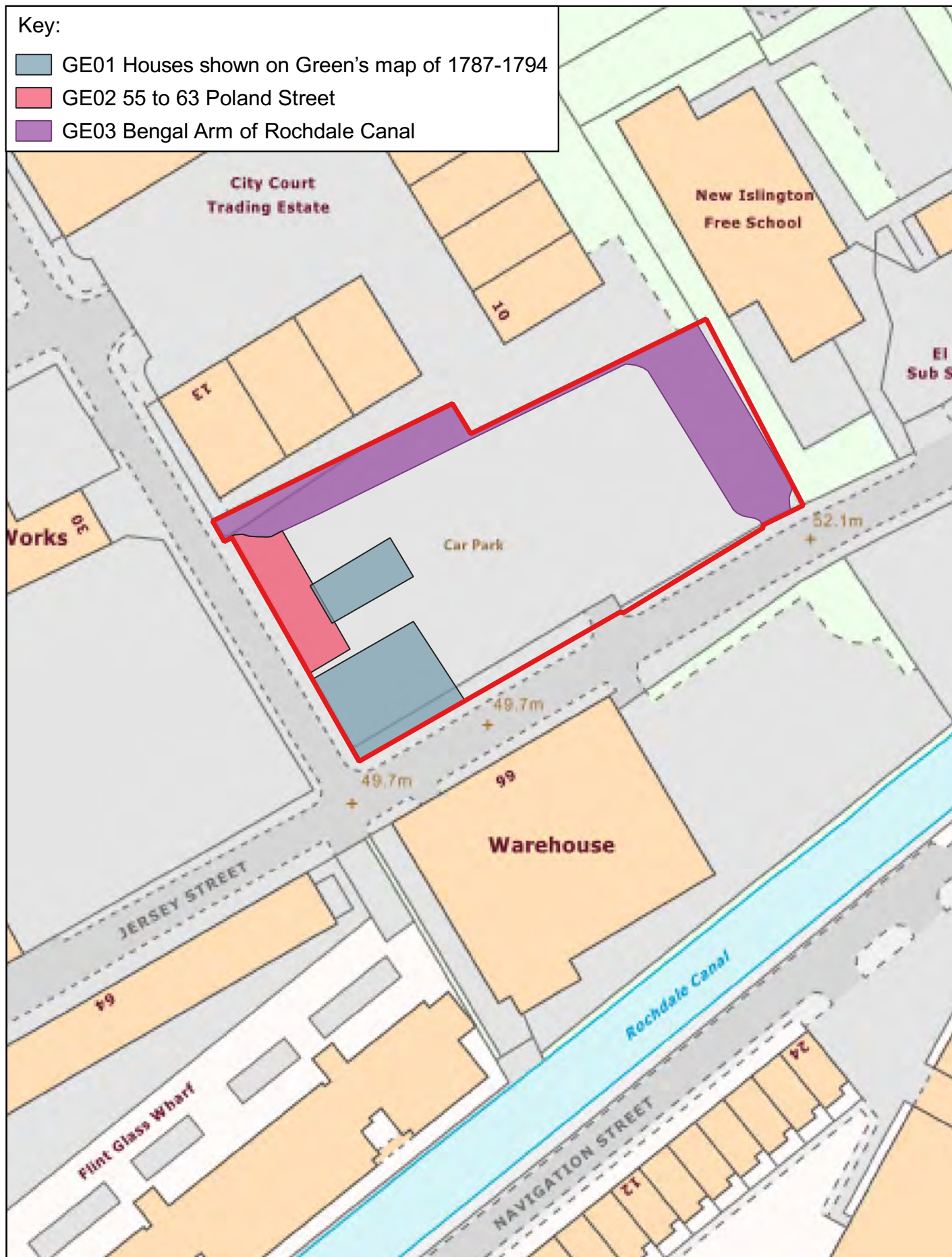
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2020

Key:

- GE01 Houses shown on Green's map of 1787-1794
- GE02 55 to 63 Poland Street
- GE03 Bengal Arm of Rochdale Canal



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Figure 13: Gazetteer Entries (GE) 01 to 03 shown on modern mapping

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0 15 30 m



Key:

- ◆ GE04 Former Canal Bridge
- GE05 65 to 69 Poland Street and Saxon's Court
- GE06 Coal Wharf and Corporation Yard



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Figure 14: Gazetteer Entries (GE) 04 to 06 shown on modern mapping

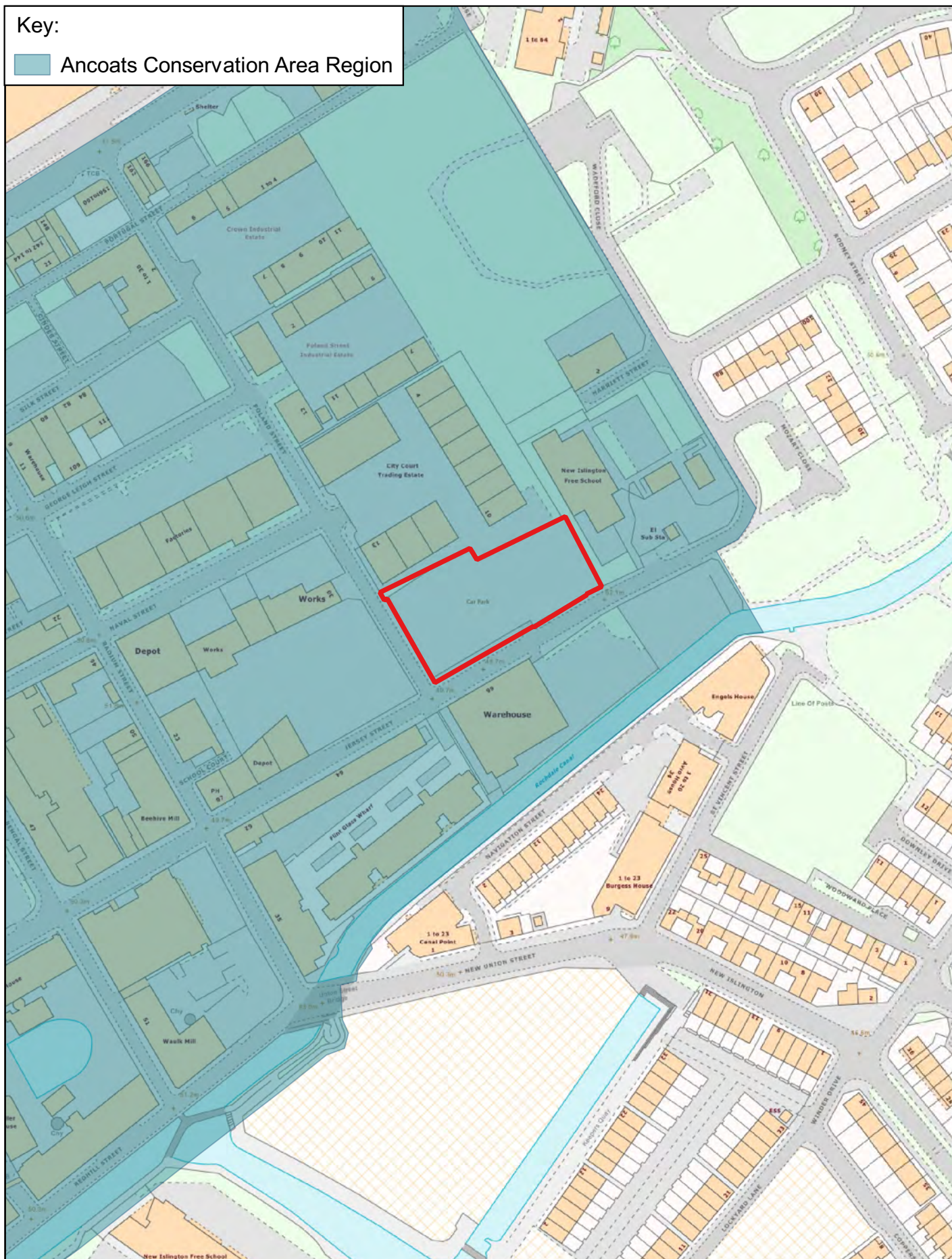
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0 15 30 m



Key:

 Ancoats Conservation Area Region



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Figure 15: Site boundary shown alongside Ancoats Conservation Area

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0 40 80 m



Key:

- Area of archaeological interest (strip, map and record)
- Area of archaeological interest (watching brief)



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Figure 16: Site boundary shown alongside areas of archaeological interest

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0 15 30 m

