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MANCHESTER

Archaeological Desk-Based Assessment

Ancoats
Dispensary,
Manchester

Client:
Great Places Housing
Group

Technical Report:
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Report No:
2021/1



Site Location: The development area is located within the Ancoats area of Manchester and is bounded by Old Mill Street to the northwest, Lampwick Lane to the northeast, Upper Kirby Street to the south east and the Ashton Canal to the southwest.

NGR: Centred at NGR SJ 85450 98425

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Summary

Great Places Housing Group are devising proposals for the redevelopment of Ancoats Dispensary within the Ancoats area of Manchester (centred on NGR SJ 85450 98425). In order to facilitate the planning process, Salford Archaeology were commissioned 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.

The development area is located in the Ancoats area of Manchester, which remained undeveloped until the 19th century. During the mid-19th century, the land to the north and south of Old Mill Street was used as brickfields, where clay was extracted for the manufacture of bricks. Bricks were likely fired in clamp kilns on the site of each brickfield.

During the 1870s, the Ancoats Dispensary was constructed within the development area, with the main entrance located on Old Mill Street. The dispensary was later extended and became the Ancoats Hospital. The hospital closed in 1989, and following an archaeological building survey conducted in 2002, the majority of the hospital buildings were demolished. The Ancoats Dispensary, however, remains upstanding within the development area and is a grade II listed building.

Archaeological remains associated with the brickfields may survive *in-situ* within the footprint of the development area, which may include remains of clamp kilns associated with brick manufacture. Archaeological research pertaining to the manufacture of bricks during the industrial period has been identified as a legitimate avenue of research within the Northwest region's archaeological framework. Therefore, remains indicative of 19th-century brick manufacture would be of local (low) significance. The proposed development has the potential to remove archaeological remains associated with brick manufacture during the ground-breaking phase of development, however the potential for archaeological remains to survive is limited to areas of the site without basements.

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 an archaeological watching brief may be required during the ground-breaking works phase of development to record any archaeological remains surviving within the development area. Any such watching brief will only be required outside the footprint of any existing basements.

The Ancoats Dispensary may require further archaeological building recording via an archaeological survey, potentially prior to, and during the proposed redevelopment works, the scope of which will also be determined by GMAAS.



1. Introduction

1.1 Planning Background

In December 2020, Great Places Housing Group commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support the redevelopment of Ancoats Dispensary, Old Mill Street, 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 outline in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encourage where they are considered consistent with the significance of the heritage asset.’

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

2. Method Statement

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

2.1 Research Sources

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

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

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late-eighteenth century.

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 2-11), 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 85450 98425) is situated on Old Mill Street, Ancoats (Fig 1). The Ancoats Dispensary building (Plate 1) is bounded by Old Mill Street to the northwest, Lampwick Lane to the northeast, Upper Kirby Street to the south east and the Ashton Canal to the southwest. The Site lies at a height of approximately 49m 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 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 contains the grade II listed building Ancoats Hospital, also known as Ancoats Dispensary (Table 1). The Site does not contain any Scheduled Monuments, or any Registered Parks and Gardens. There are also 5 statutory listed buildings within a 250m radius of the Site (Table 2). The Ancoats Conservation Area is located approximately 350m to the northwest of the Site. The impact of the development upon the designated heritage assets will be assessed in a separate heritage statement, and are thus not considered further in this report.

List Entry No.	Description	Grade	NGR
1283019	Ancoats Hospital	II	SJ 85451 98426

Table 1: Summary of listed buildings within the Site

List Entry No.	Description	Grade	NGR
1279636	Lock-keeper's Cottage, beside Lock No 2	II	SJ 8536 9822
1197830	Towpath Bridge over junction with Islington Branch Junction	II	SJ 8534 9822
1207654	Ashton Canal Lock No 2	II	SJ 8539 9823
1283048	Ashton Canal Lock No 3	II	SJ 8548 9832
1197777	Bridge Number 4, Ashton Canal	II	SJ 8564 9848

Table 2: Summary of listed buildings within a 250m 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 3). 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 3: 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 (i.e. rivers) (Gregory 2007). The Site is located nearby 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, particularly due to the intensive development of the Site during the industrial period.

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 southwest 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 bounds the Site to the northwest. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD.

4.2.2 *Archaeological Potential*

The Roman Road from Manchester to Castleshaw likely followed the course of the present Old Mill Street, which bounds the Site to the northwest. Despite this, the potential for any remains of Romano-British activity to survive is considered to be low due to the site's intensive development throughout the post-medieval and industrial periods.

4.3 *Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late-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, 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 unlikely. The potential for buried archaeological remains is also considered to be low due to the extensive development throughout the industrial period.

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: By the beginning of the 13th century, the area was known as *Elnecot*, which derived from the Old English *ana cots*, meaning '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). 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). 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 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-powered 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 transport arteries 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



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 1787-1794 (Plate 2; Fig. 3). Green's map shows that the Site comprised undeveloped land owned by the Manchester Grammar School in the late-18th century. The intended street plan is shown on the map, along with the intended course of the Ashton Canal.



Plate 2: Site boundary superimposed onto Green's map of 1787-1794

Swire's '*Map of Manchester and its Environs*', published in 1824, shows the newly constructed Ashton Canal to the south of the Site and Mill Street/Hallsworth Street (now Old Mill Street) bounding the Site to the north (Plate 3; Fig. 4). The Site remained undeveloped during the first half of the 19th century, as shown on Swire's map of 1824, Bancks & Co.'s map of 1831 (Plate 4; Fig. 5) and the Ordnance Survey Town Plan of 1851 (Plate 5; Fig. 6).



Plate 3: Site boundary superimposed onto Swire's map of 1824



Plate 4: Site boundary superimposed onto Banks & Co.'s map of 1831



Plate 5: Site boundary superimposed onto the Ordnance Survey Town Plan of 1851

Adshead's map of 1851 labelled the land to the south of Old Mill Street as a brickfield (Plate 6). Brickfields were areas where the topsoil of the field was removed to allow access to the clay beneath, which was then used to create bricks. Brickfields were often located near to large towns in this period to cater for the demand for building materials during the Industrial Revolution. Some mills required hundreds of thousands, if not millions, of bricks to construct. The field to the north of the Site was also used as a brickfield and was labelled as such on both Adshead's map of 1851 and the 1851 OS map.



Plate 6: Site boundary superimposed onto Adshead's map of 1851

Clay extracted from brickfields was placed into moulds, dried and stacked for firing. Approximately 4 acres of land was required for brickmaking to accommodate a clay pit, piles of top earth, drying hacks and clamps for firing bricks. Clay deposits across England varied, however, it has been estimated that in 1798, one million bricks per acre could be made for every foot in depth of the clay. Labourers often worked in groups of six to 8 individuals, who, throughout late Spring and Summer, could produce around one million bricks (Cox 1997, 62).

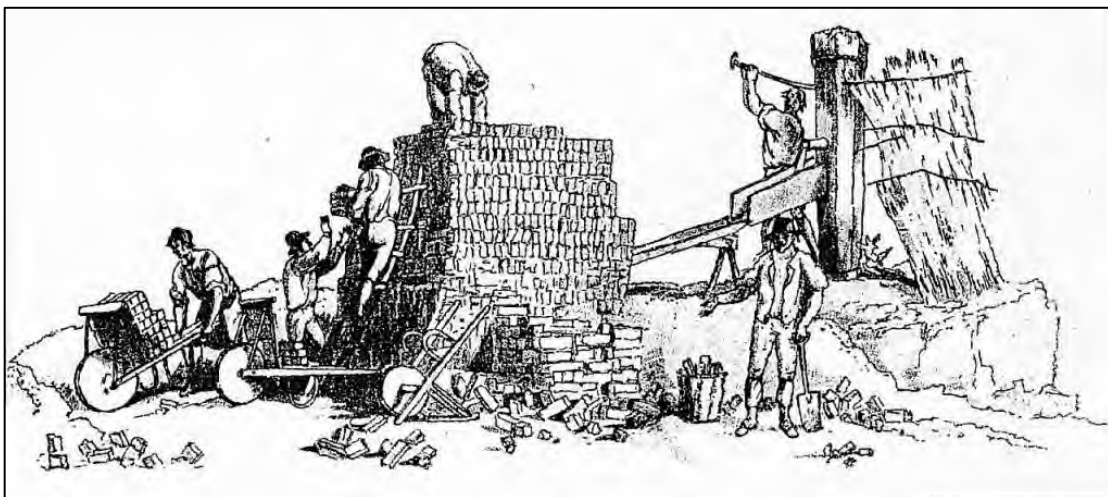
William Pyre's illustrations show brickmakers in the early 1800s. One illustration shows a young woman taking clay to a vat (Plate 7). The horse in the background is powering a stirring mechanism to mix the clay before it is shaped into bricks (Pyne 1808, 218). A second illustration shows a clamp kiln being unloaded (Plate 8). Anywhere up to 250,000 bricks could be fired in a single clamp. In the London area, for example, most clamp kilns comprised between 60,000 and 120,000 bricks (Beswick 1993, 49). The clamp kilns would then take three to six weeks to fire and cool enough for unloading. Approximately 10 per cent of the bricks fired in the clamp kilns would be unusable due to being under or overburnt (Dobson 1850, 37).

It is unclear how long the brickfields at Old Mill Street were in use, however, following the extraction of clay and manufacture of bricks, the land on either side of Old Mill

Street became developed. Numerous buildings were constructed along Old Mill Street in the second half of the 19th century, including the Ancoats Dispensary.



Plate 7: Brickmaking illustration, by William Pyne, showing a young woman taking clay to a vat and a horse in the background powering a stirring mechanism to mix the clay before it is shaped into bricks



*Plate 8: Brickmaking c.1800 A clamp is being unloaded and characteristic single-wheeled barrows are being used to move bricks around the yard. Top right a man is pumping water out of a clay pit (W.H. Pyne, *Microcosm*, 1808, p.218)*

The 1891 OS map is the first to show the Ancoats Dispensary, which was part of the Ancoats Hospital (Plate 9; Fig. 7). The dispensary was established on 11th August 1828 as the Ardwick and Ancoats Dispensary and was located on Great Ancoats Street. Due to the growth in population in the industrial suburbs, the dispensary was needed to undertake home visits to deal with the number of patients in Ancoats. The dispensary was funded by local subscriptions, which mostly came from local

manufacturers. The dispensary dealt with many injuries and illnesses associated with the industrial nature of the area, such as accident cases and infectious diseases (Archives Hub, Ancoats Hospital).

The dispensary relocated to a site at Ancoats Crescent in 1850, however, this site was purchased by the Midland Railway Company in 1869, which forced the dispensary to relocate for a second time. The new dispensary building was constructed on 94 Mill Street (now Old Mill Street) with financial support provided from a gift and bequest by a Miss Brackenbury. The dispensary expanded and became a hospital, with space for up to 50 beds for in-patients. The hospital building was built by the architects Lewis & Crawcroft and was one of over a dozen hospitals built in the Greater Manchester area during the second half of the 19th century. These fall into two main plan forms: firstly, pavilion style hospitals which were characterised by isolated blocks or pavilions, such as Astley Hospital near Wigan; secondly, corridor hospitals which had a distinctive H-shaped plan, where the main corridor linked a number of blocks containing wards, as at Withington Hospital. Ancoats Hospital falls into the latter category of plan form (UMA 2003, 2; Hartwell 2001, 276).

Following the expansion, the dispensary was renamed the Ancoats Hospital and Ardwick and Ancoats Dispensary, which was often shortened to 'Ancoats Hospital'. Due to insufficient funds, the beds in the hospital could not be used and so it was not until 1879 that in-patients were admitted, however, only 6 beds could be afforded at this time. In 1888, a new wing was added to the hospital, which brought the number of beds available for in-patients up to 100 and the hospital became an up-to-date, properly equipped hospital (*ibid.*).

The 1891 OS map shows the rapid development of the surrounding area throughout the 19th century. The dispensary building can be seen located within the Site boundary, however, the remaining hospital complex was located beyond the present-day Site boundary. By 1908, the hospital had been extended along Old Mill Street (Plate 10; Fig. 8), with a girl's institute added, which can also be seen on the 1922 OS map (Plate 11; Fig. 9).

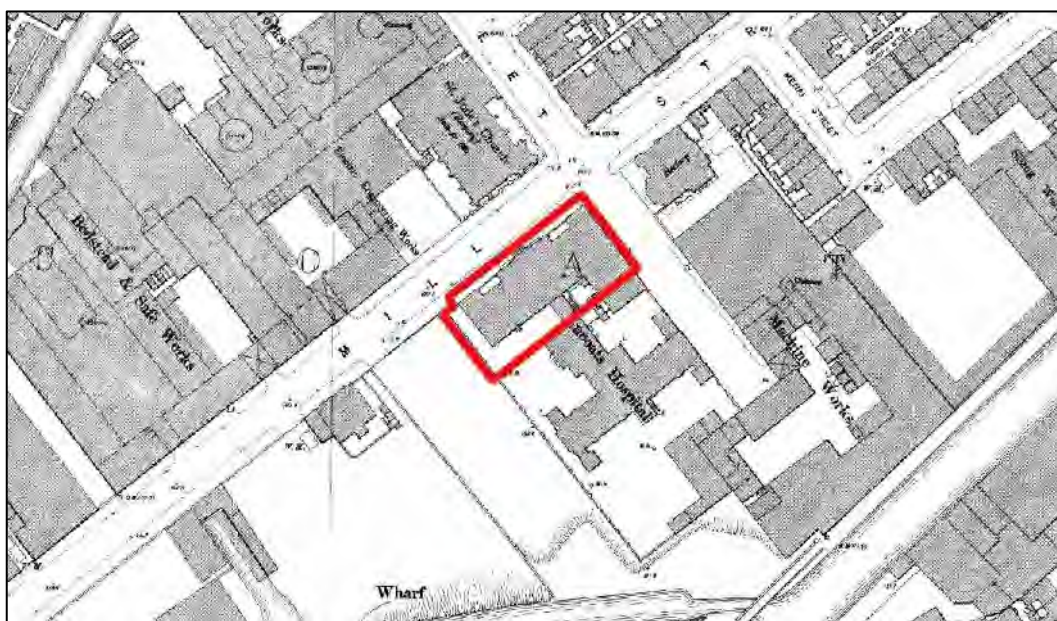


Plate 9: Site boundary superimposed onto the Ordnance Survey Town Plan of 1891

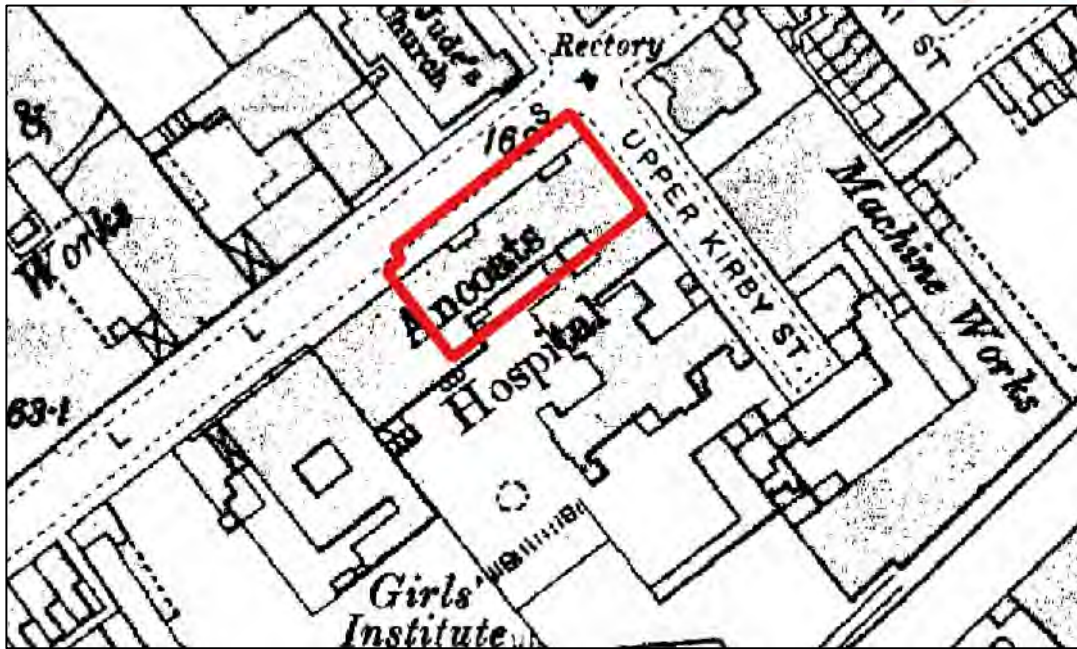


Plate 10: Site boundary superimposed onto the Ordnance Survey map of 1908



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

Goad's Insurance Plan of 1928 (Plate 12) gives a view of the interior layout of the Ancoats Dispensary. No cellars are labelled on the plan, indicating that the dispensary building may not be cellared.

Photographs taken in the 1960s show the Ancoats Dispensary prior to its dereliction. A photograph taken in 1962, looking southwest along Old Mill Street shows the late neo-Gothic design of the main entrance (Plate 13). A second photograph, taken in 1967, shows the late neo-Gothic arch above the entrance to the lobby, which read "Ardwick and Ancoats Dispensary – Ancoats Hospital" (Plate 14).

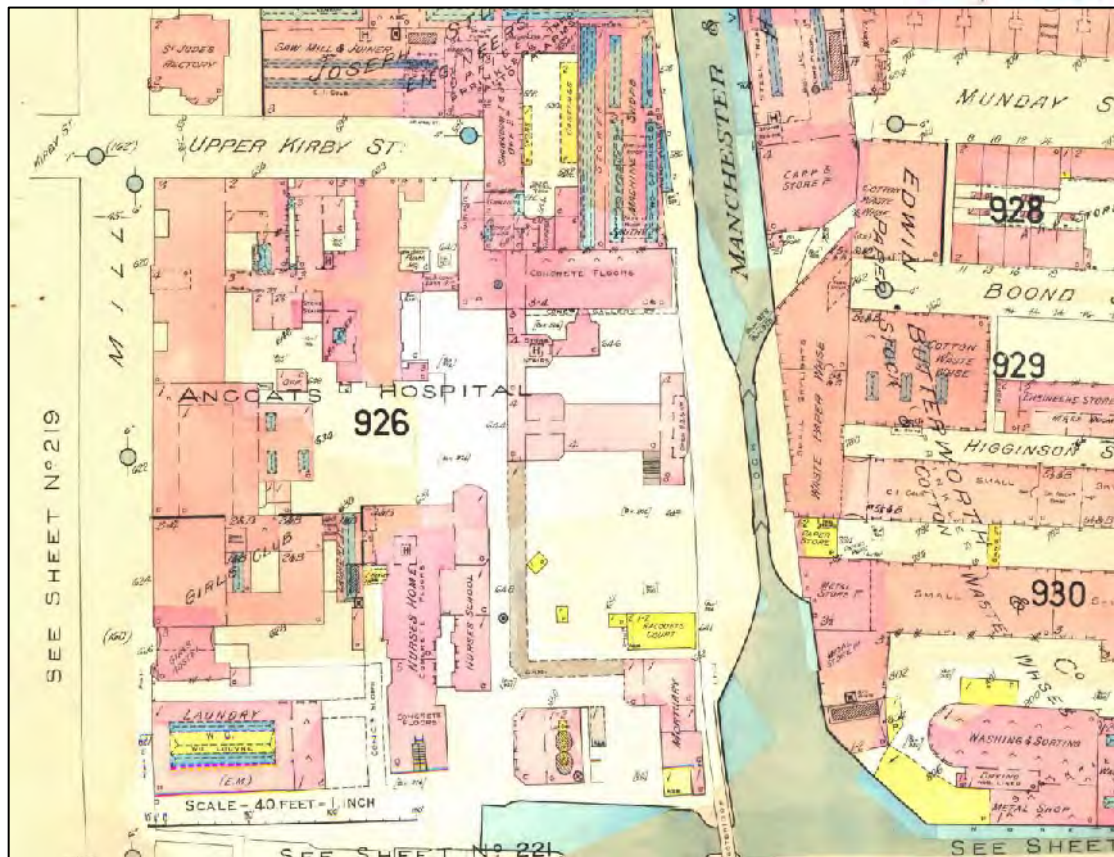


Plate 12: Goad's Insurance Plan of 1928



Plate 13: Ancoats Hospital, Mill Street, Ancoats, 1962



Plate 14: Neo-Gothic arch above lobby entrance, Ancoats Hospital, Old Mill Street, 1967

The late 20th-century maps show the continued expansion of the hospital during this period, however, the dispensary building appears to have remained largely unchanged (Plates 15 and 16; Figs 10 and 11). The Ancoats Hospital closed in 1989 and the majority of the building was demolished in the following decades. The dispensary, however, remains upstanding and in 1974 was designated as a grade II listed building.

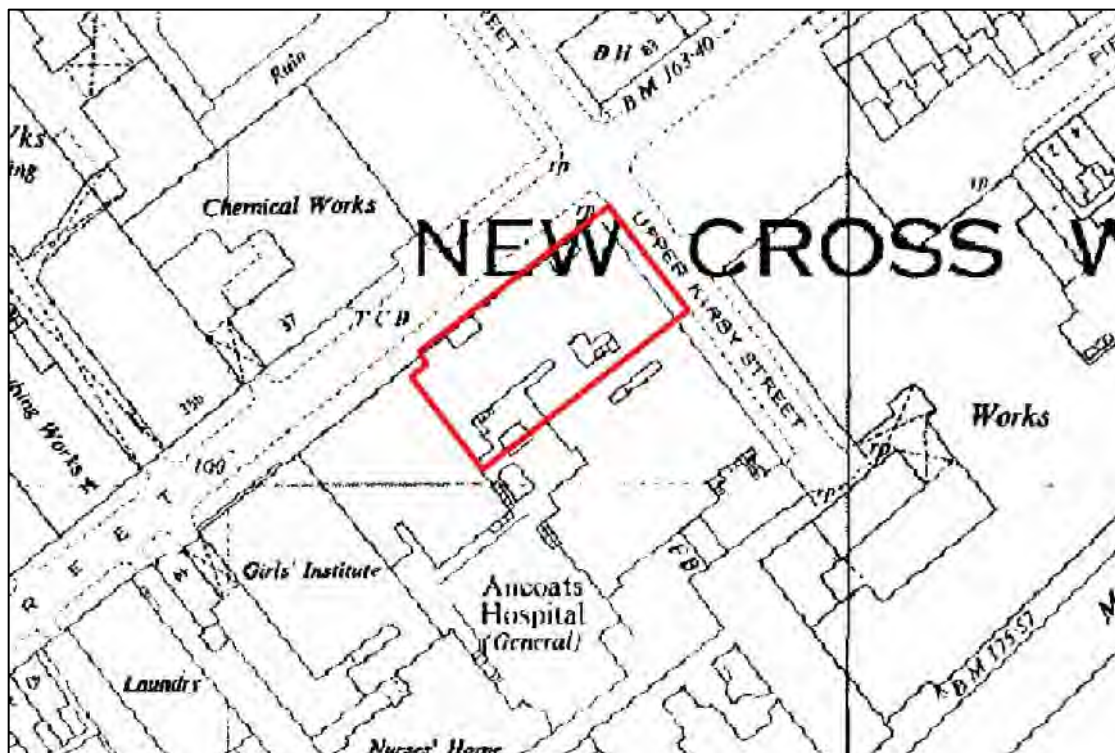


Plate 15: Site boundary superimposed onto the Ordnance Survey map of 1969

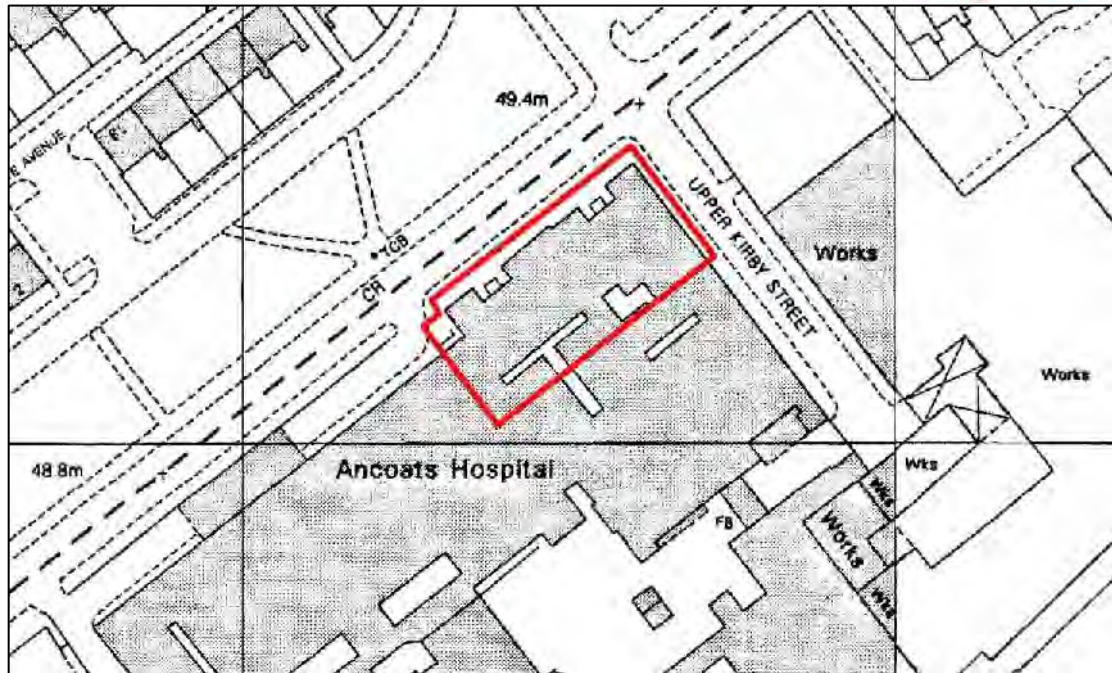


Plate 16: Site boundary superimposed onto the Ordnance Survey map of 1989

4.6 Previous Archaeological Work

In 2002, a photographic survey of the Ancoats Hospital was undertaken and the results were presented in a report titled “Ancoats Hospital: An Archaeological Photographic Survey of a Late 19th Century Corridor Hospital” (UMAU 2003). The survey was carried out to fulfil the archaeological planning condition placed on the development. Whilst the condition of the building is likely to have changed since this time, the photographic evidence remains valid.

The survey comprised:

- general views of the exterior of the hospital block: the Nurses' Home and a 1930s Ward Block and their setting;
- the overall appearance of the principal rooms and circulation of the hospital block, the Nurses' Home and a 1930s Ward Block;
- detailed coverage of the buildings' external and internal appearance;
- a record of architectural and structural features relevant to the building's design not otherwise covered;
- Medium format photographs in black and white, 35mm colour slide, as well as digital photographs;
- where existing architect's plans were available these were used for annotation and marking the position of the photographs.

The report published a phase plan of the hospital with the dispensary shown as the earliest phase of the Ancoats Hospital (hatched in red; Plate 17).

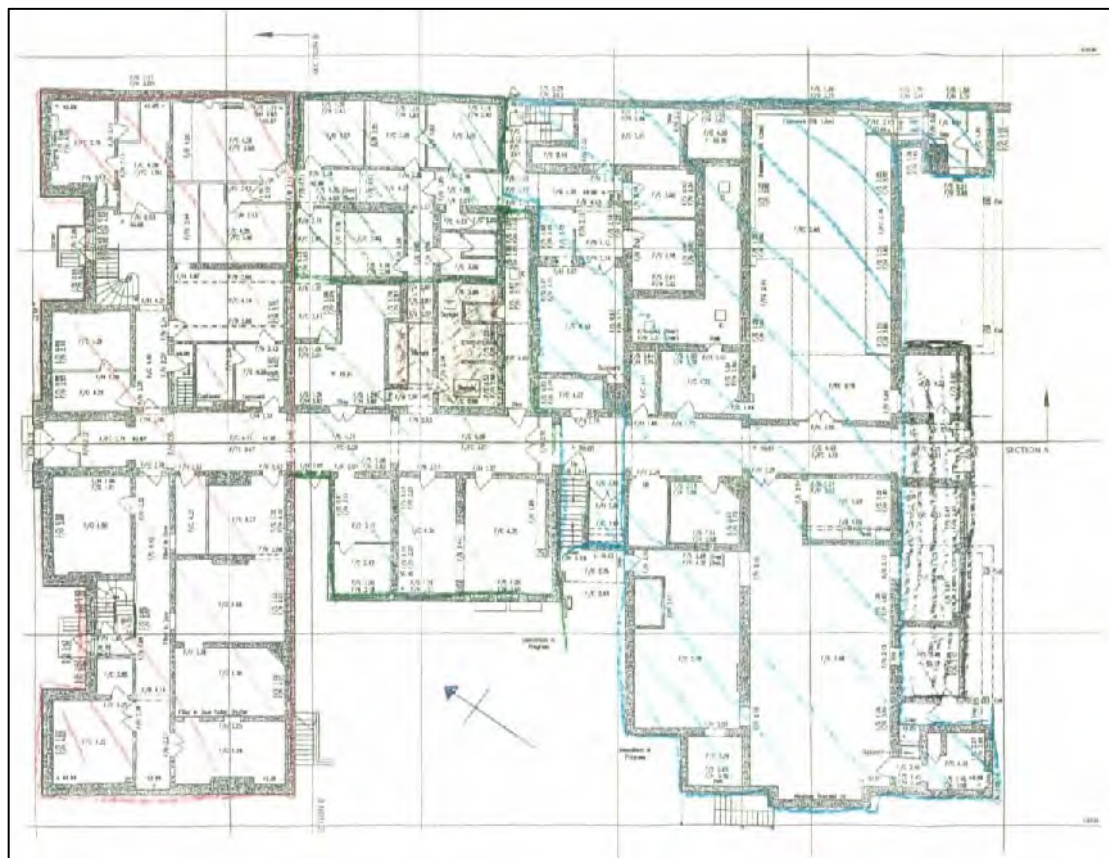


Plate 17: Phase Plan of the Old Hospital at Ancoats. Key: Red = Phase 1, 1872-1874; Green = Phase 2 c 1888; Blue = Phase 3, early 20th century; Brown = Phase 4, mid-late 20th century (UMAU 2003)

The photographic survey included a number of external and internal shots of the complex, with views of the rear of the buildings captured (Plates 18 and 19), along with details of pillars, archways, windows, corridors and stairways within the dispensary building (Plates 20 to 23).



Plate 18: General view between the Old and New hospitals at their eastern and western elevations



Plate 19: General view of the Old Hospital (dispensary building) southern elevation looking to Old Mill Street



Plate 20: Triple neo-gothic windows in an office at western elevation second storey



Plate 21: Fireplace in the 'panelled' office



Plate 22: Detail of the capitols at the principal arch-way entrance to Old Mill Street



Plate 23: Decorative archway to the principal Old Mill Street entrance

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these heritage assets is drawn primarily from the historic map regression analysis.

Gazetteer Entry 01

Site Name	Ancoats Dispensary
Designation	Grade II listed building
HER number	8477.1.0
Period	19 th century
NGR	SJ 8545 9842
Source	OS mapping; HER
Description	Surviving dispensary building of the former Ancoats Hospital. The dispensary was built c 1873 in a late neo-Gothic style.
Assessment	The Ancoats Dispensary is located within the Site boundary and may require further archaeological recording prior to redevelopment.

Gazetteer Entry 02

Site Name	Manchester to Castleshaw Roman Road (site of)
Designation	No designation
HER number	24.1.0
Period	Roman
NGR	SJ 8654 9918



Source	HER; Margary 1957
Description	Part of the Roman road from Manchester to Castleshaw was likely located to the north of the Site. Just beyond the Central Station the alignment is taken up by Mill Street and then by Cemetery Road and Briscoe Lane to Newton Heath (Margary 1957). The road was constructed c.AD79–84, and possibly constructed by the 20 th Legion. The road was excavated on Gaskell Street, Newton Heath in 1856, where it was found to be 24 feet in width with a gravel surface on a log base designed to carry the road over boggy areas (Miller 1998; Newton Heath Historical Society). The road is shown on Johnson's map as 'Backlane' (Crofton 1904; Farrer and Brownbill 1911; UMAU 2002).
Assessment	The remains of the Roman road were likely removed by later development, however, there is some limited potential for Roman remains associated with the road to survive within the Site.

Gazetteer Entry 03

Site Name	Brickfield (site of)
Designation	No designation
Period	19 th century
NGR	SJ 85441 98394
Source	Adshead 1851
Description	Adshead's map of 1851 shows a brickfield to the south of Old Mill Street, where clay was extracted for the production of bricks.
Assessment	Remains of kilns associated with the brickfield 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

6.3 Historic and Archaeological Significance

6.3.1 Archaeological Interest

Any archaeological remains of brick manufacture within the Site would hold archaeological interest as remains of this industry seldom survive *in-situ*. Although brickfields are often labelled on maps, details of the processes taking places and the locations of brick kilns are rarely recorded.

6.3.2 Historic Interest

The Ancoats Dispensary holds historic interest as the earliest and only remaining part of the Ancoats Hospital.

6.4 Baseline Significance Conditions

6.4.1 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 low. The most likely remains to be encountered within the Site date to the industrial period, which would include the remains associated with the Ancoats Dispensary, which presently occupies the Site, and remains associated with the mid-19th century brickfields. Remains of the Ancoats Dispensary may not be considered significant due to period, as many buildings of a similar date remains extant. Remains of brickfields dating to the mid-19th century, however, rarely survive and so the brickfields may be considered significant due to period.

6.4.2 Rarity

Archaeological remains associated with the manufacture of bricks, such as clamp kilns, would be considered significant due to rarity, as remains of this industry seldom survive.

6.4.3 Documentation

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

6.4.4 Group Value

The potential archaeological remains within the Site do not share a group association and therefore do not hold group value.

6.4.5 Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. It is believed that basements exist beneath two thirds of the Ancoats Dispensary however, the construction of which will have removed any pre-existing archaeological remains within its footprint.

6.4.6 Fragility/Vulnerability

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

6.4.7 Diversity

The heritage assets within the Site are associated with the development of Ancoats during the industrial period and therefore may not be considered diverse.

6.4.8 Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric or Romano-British remains is considered to be very low. The Roman road linking Manchester to Castleshaw is thought to have followed the course of Old Mill Street, however, the potential for remains associated with the Roman road to be found within the Site is considered to be low.

There is some potential for remains associated with the brickfield to survive within the Site, although this potential is restricted to areas of the Site without a basement. These may include remains of discarded bricks and clamp kilns. The study of brickfields and brick manufacture 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 7.38*:

There is a need to source the products of brick and tile kilns and the establish typologies. Early brickfields seldom survive but the below-ground investigation of such sites, as well as surveys of later extant brickworks, should be a priority to understand the technological development of the industry in the region”.

6.5 Significance of Below-Ground Archaeological Remains

It can be concluded that the Site is of limited archaeological potential, restricted to areas of the Site where basements are not in existence. Unbasemented areas of the Site may contain buried remains of the brick manufacturing process (GE03).

Using the above criteria, and dependant on the extent of basements within the Site, which is yet to be definitively established, the Site may contain non-statutory remains of local significance (Table 4). Remains associated with the brickfields would hold archaeological significance and would be of high local/borough significance. The Ancoats Dispensary is a listed building and is therefore of historical significance. Remains of the Roman road (GE02) would be considered of borough significance, however, remains of the road are unlikely to be recovered within the Site.

GE No	Heritage Asset Name	Significance
01	Ancoats Dispensary	Borough
03	Brickfield	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 allow for the retention of parts of the Ancoats Dispensary, namely the Old Mill Street and Lampwick Lane elevations and the tower, and the demolition of the remaining walls of the dispensary in advance of redevelopment. The delivery of the proposals will likely involve ground-breaking and landscaping 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 and landscaping works associated with the proposed development have the potential to have an adverse impact on buried archaeological remains and the upstanding remains of the Ancoats Dispensary.

This assessment has demonstrated that the Site has some limited potential to retain buried remains associated with the former brickfield which existed on the Site (GE03), although any areas of the building furnished with a basement have no archaeological potential.

Any such remains of the brickfields that do exist within areas the Site without a basement are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

The impact of the development on the Ancoats Dispensary building itself has been assessed in a separate heritage statement.

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 some limited potential for 19th-century 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 GMAAS, in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that an archaeological watching brief may be required during the ground-breaking works phase of development to record any archaeological remains surviving within the Site. Any such watching brief will only be required outside the footprint of any existing basements.

The Ancoats Dispensary may require further archaeological building recording via an archaeological survey, potentially prior to, and during the proposed redevelopment works, the scope of which will also be determined by GMAAS.

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Accessed 08/01/2021

Ancoats Hospital List Entry

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Accessed 13/01/2021

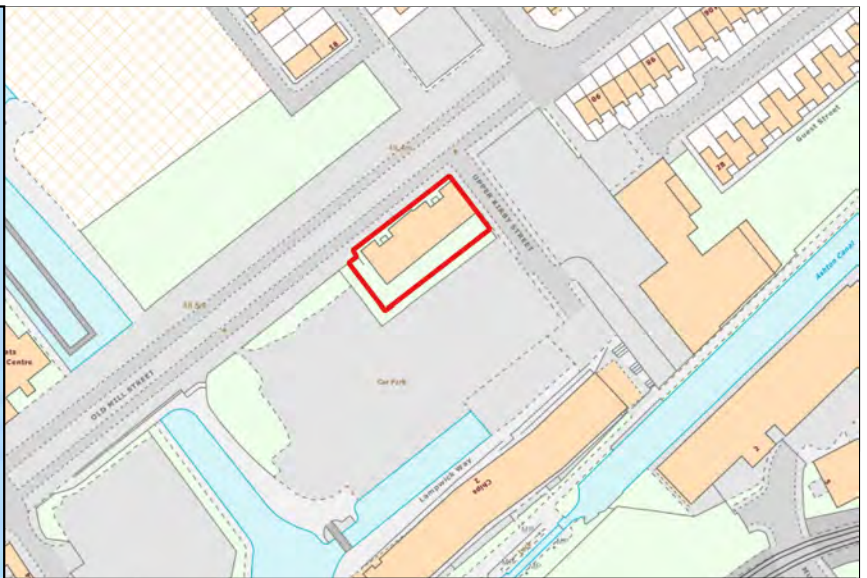
Acknowledgements

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The desk-based research, report and illustrations were compiled by Ashley Brogan. The report was edited by Anthony Lee, who was also responsible for project management.

Appendix 1: Figures

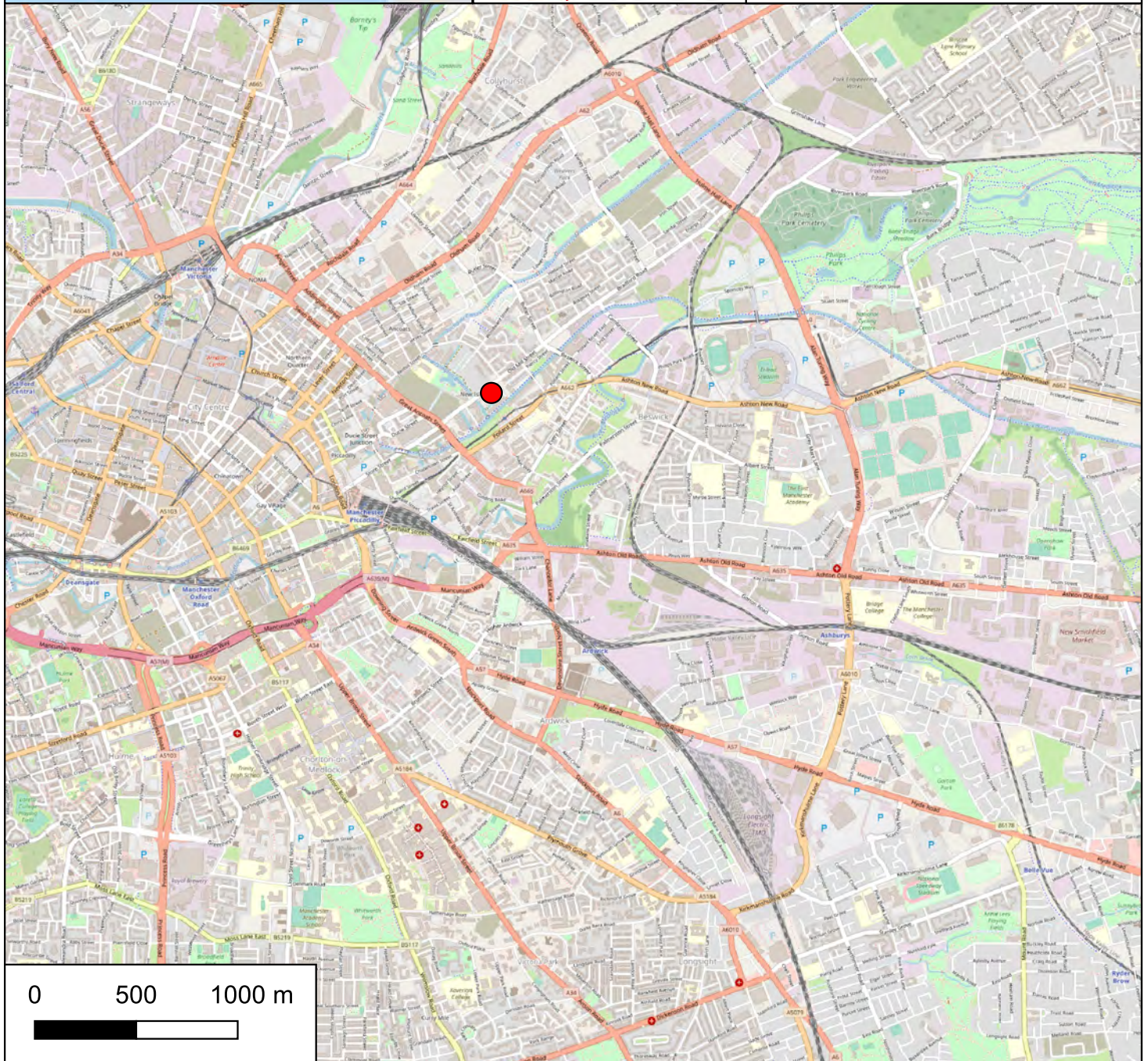
- Figure 1: Site location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto Green's map of 1793
- Figure 4: Site boundary superimposed onto Swire's map of 1824
- Figure 5: Site boundary superimposed onto Bancks & Co.'s map of 1831
- Figure 6: Site 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 1969
- Figure 11: Site boundary superimposed on the Ordnance Survey 1:1250 map of 1989

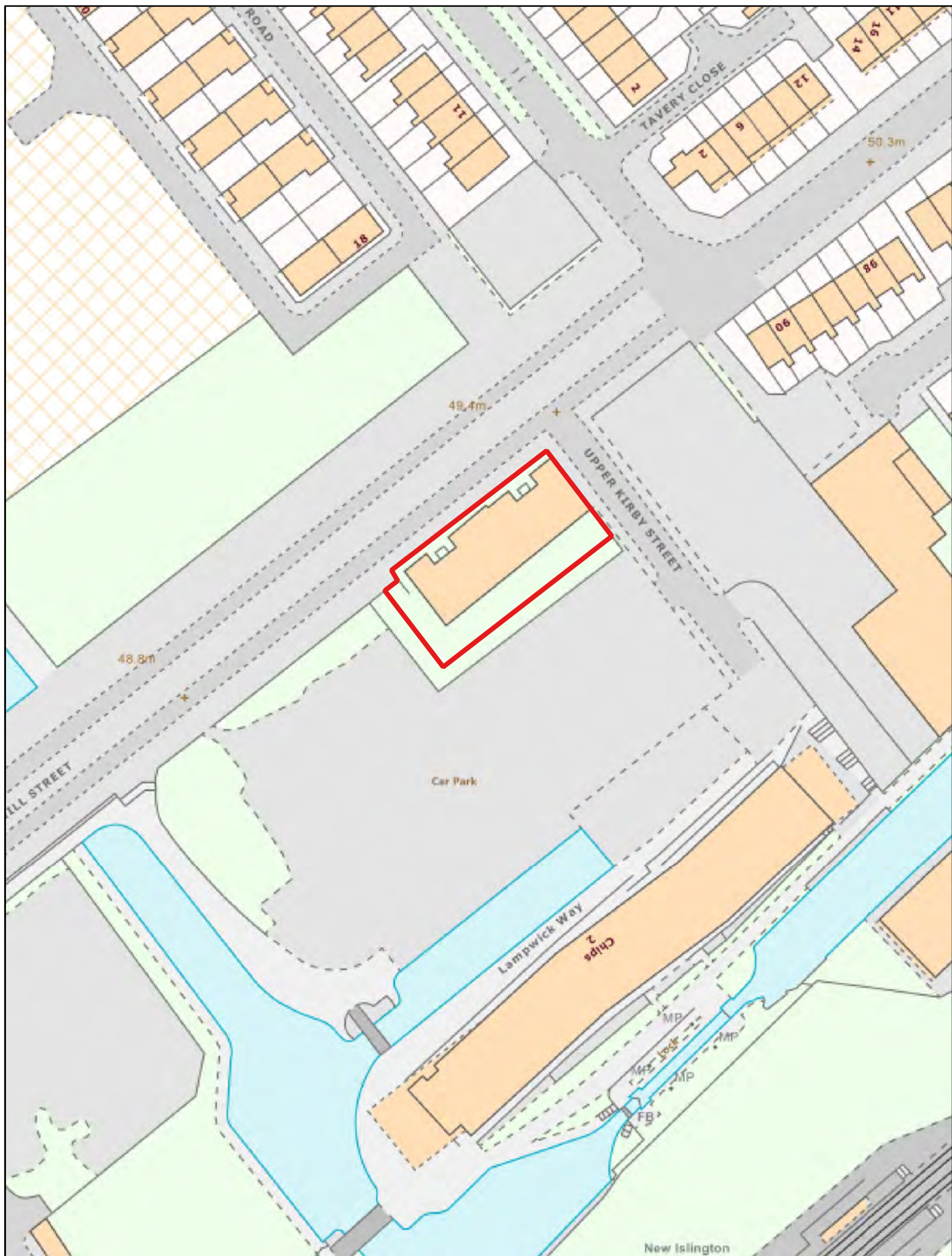


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Figure 1: Site location

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Figure 2: Site boundary superimposed onto modern mapping

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0 20 40 m





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

0 25 50 m



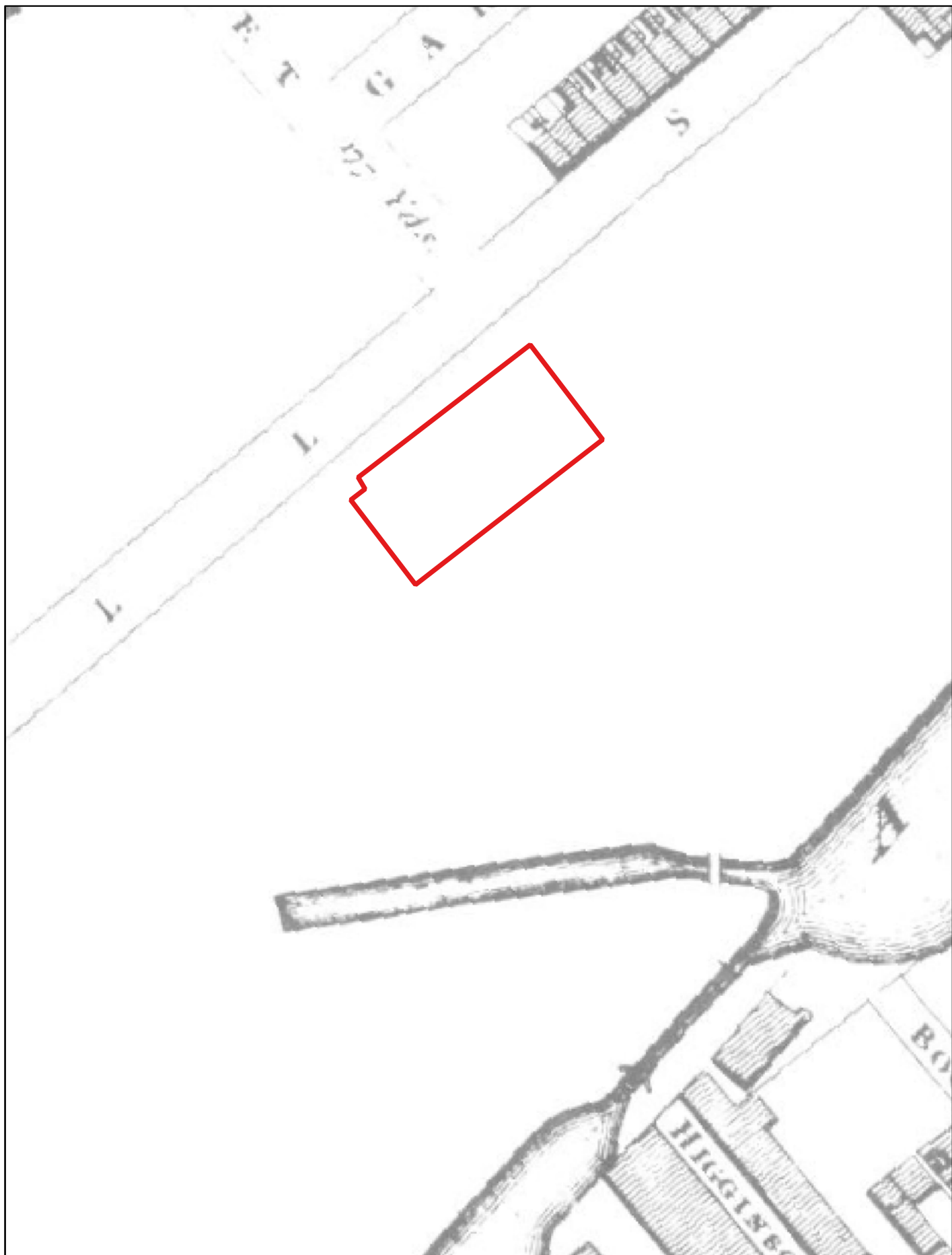


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Figure 4: Site boundary superimposed onto
Swire's map of 1824

0 20 40 m

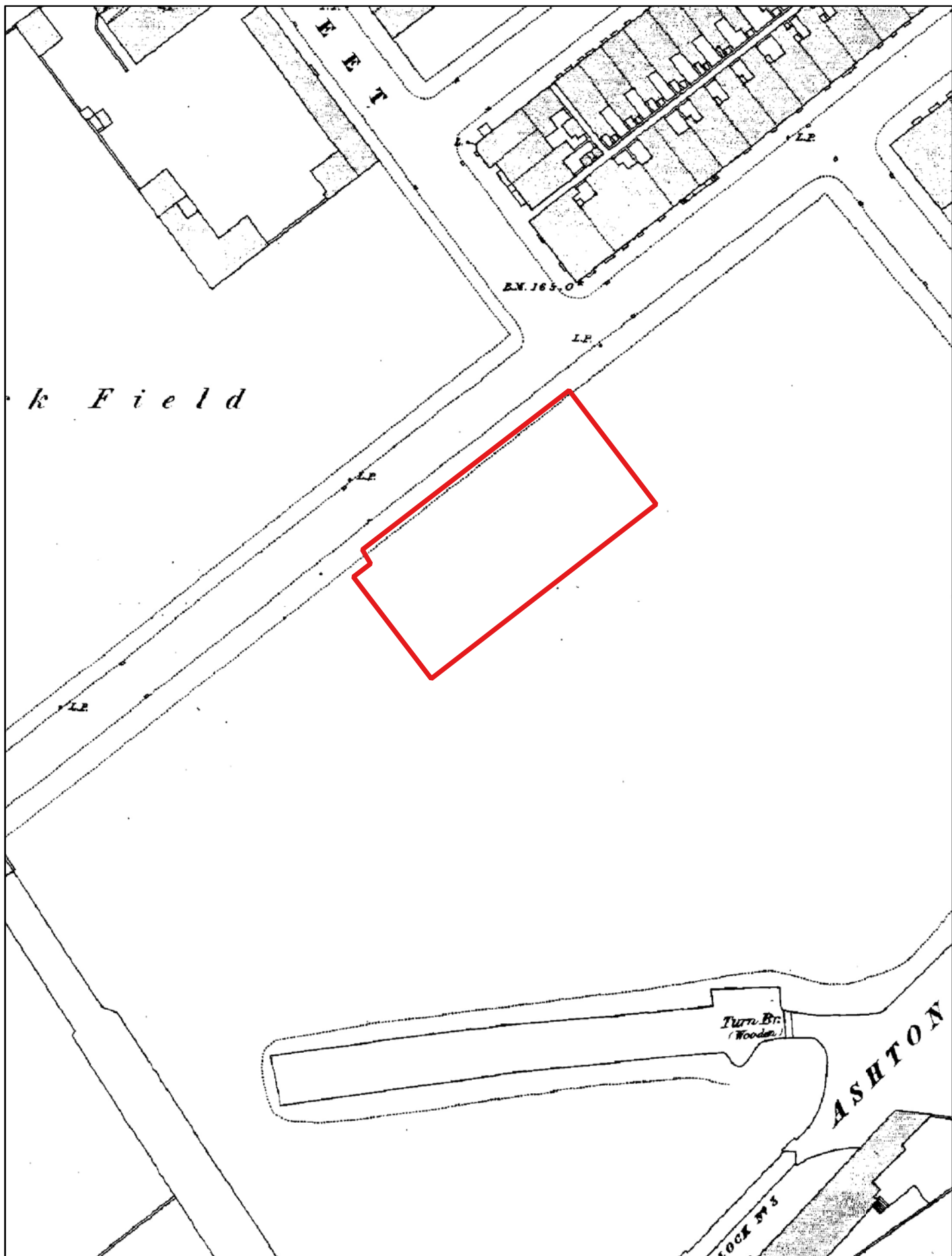


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Figure 5: Site boundary superimposed onto Banks & Co's map of 1831

0 20 40 m

 A scale bar with a black segment from 0 to 20 meters and a white segment from 20 to 40 meters.



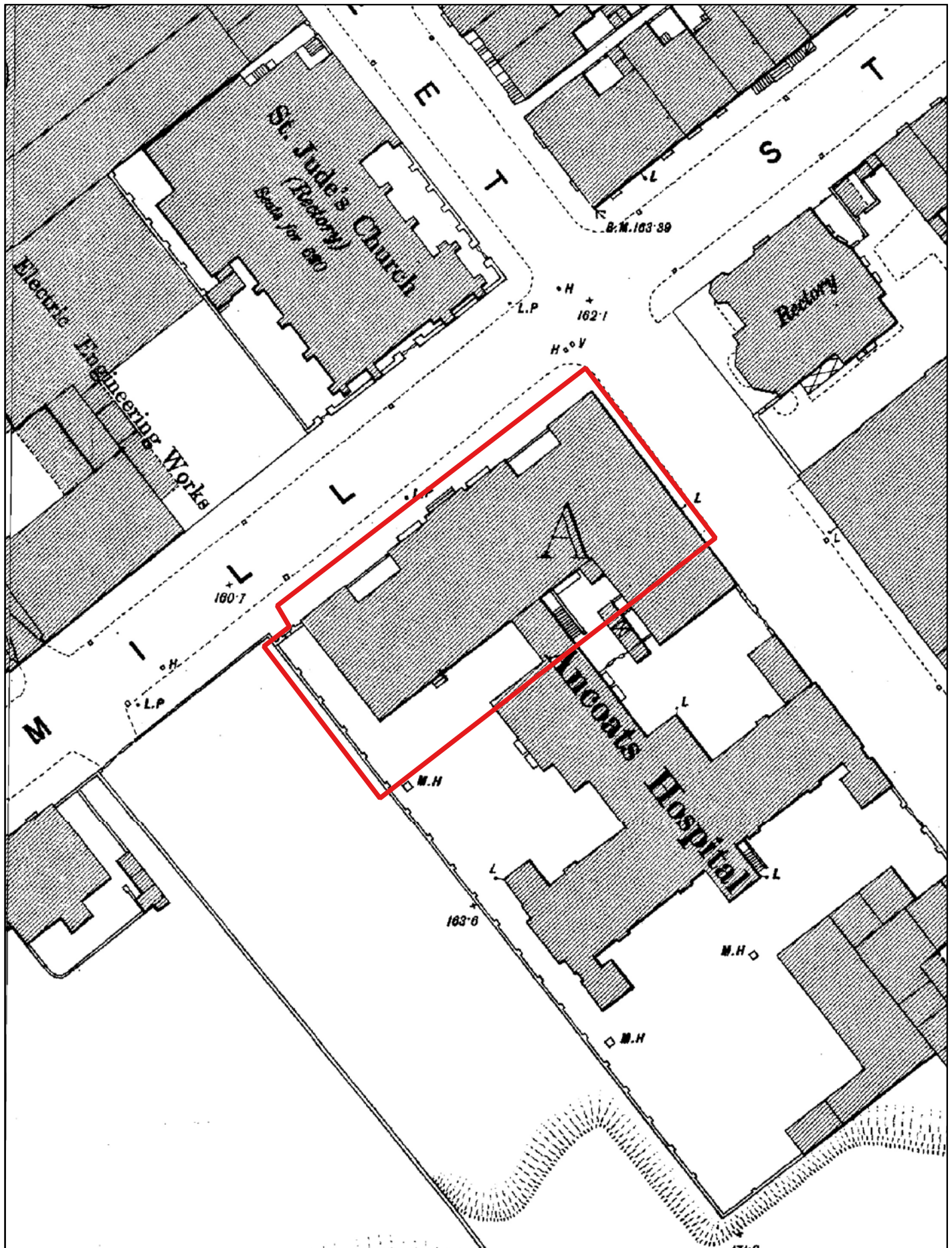
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Figure 6: Site boundary superimposed onto the 1:1056 Town Plan of 1851

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0 15 30 m





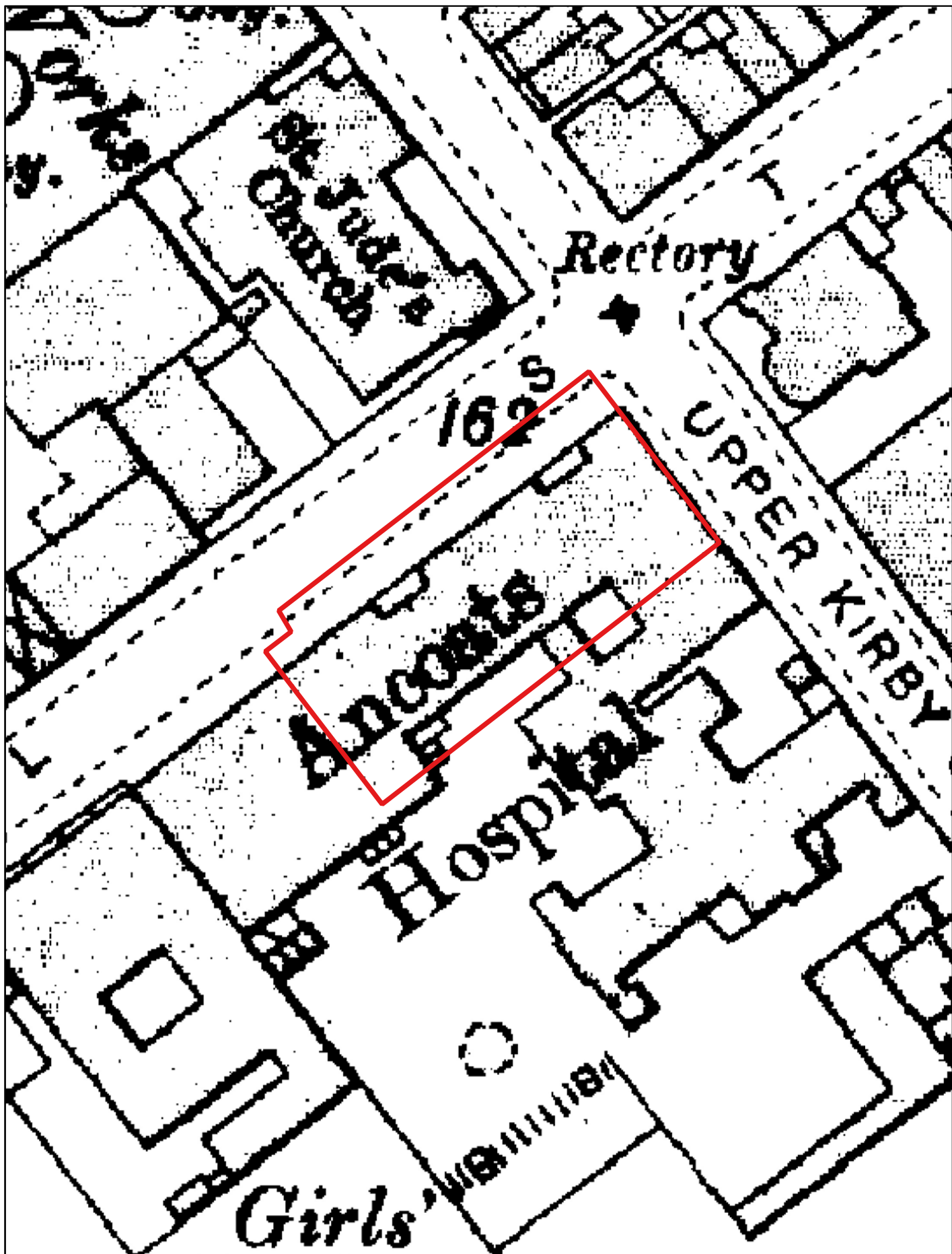
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Figure 7: Site boundary superimposed onto the 1:500 Town Plan of 1891

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0 10 20 m





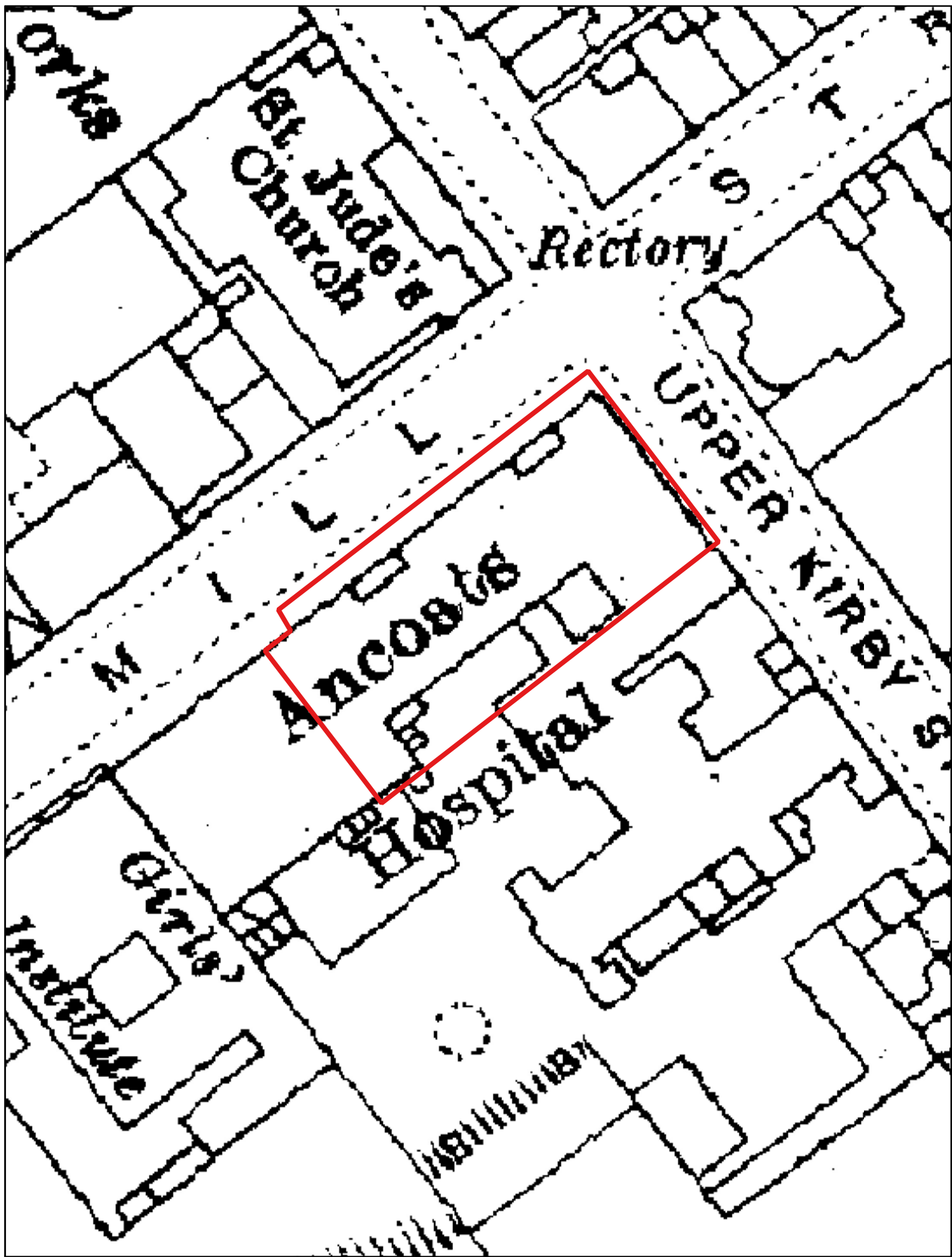
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Figure 8: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1908

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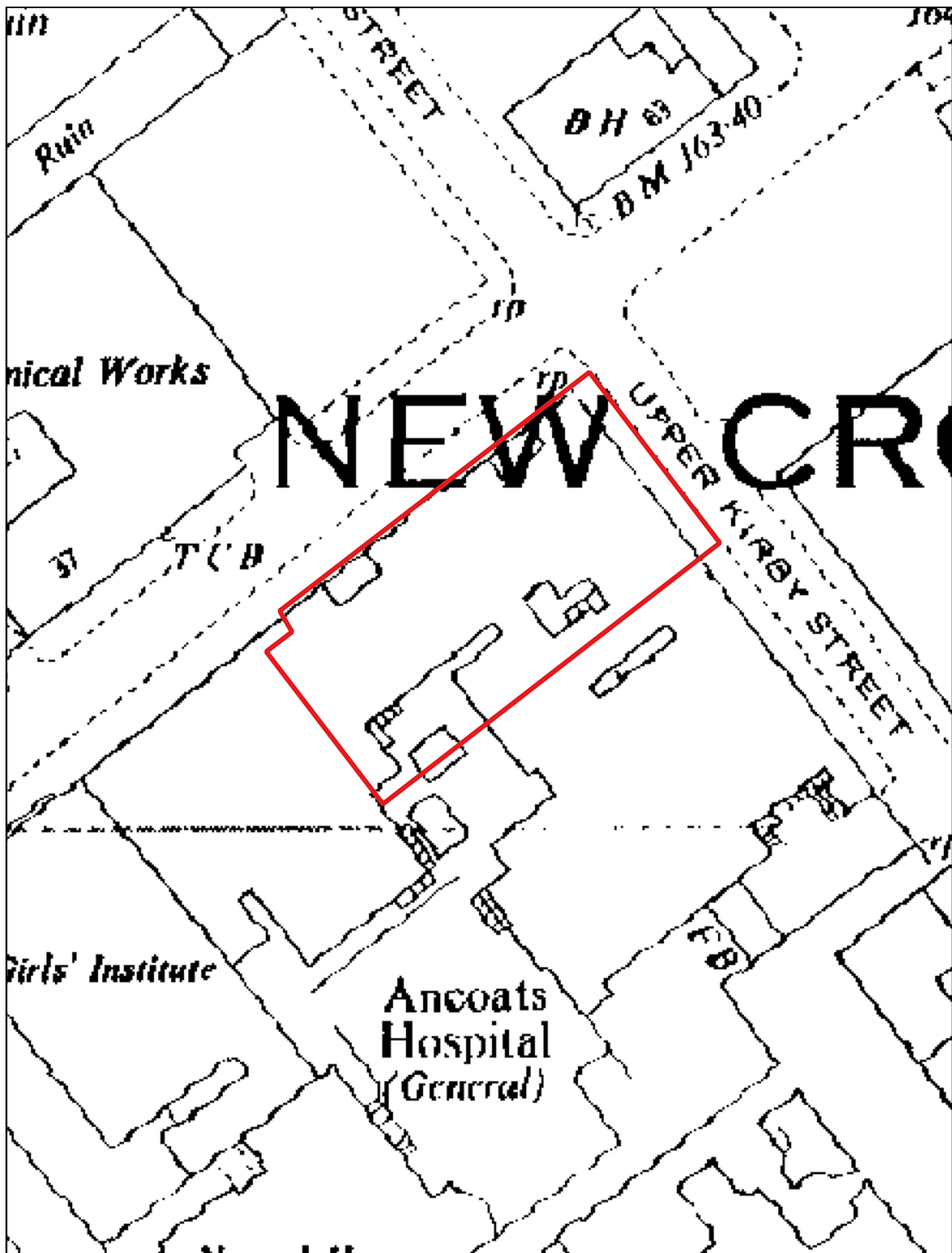
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Figure 9: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1922

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0 10 20 m





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Figure 10: Site boundary superimposed onto the 1:2500 Ordnance Survey map of 1969

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0 10 20 m



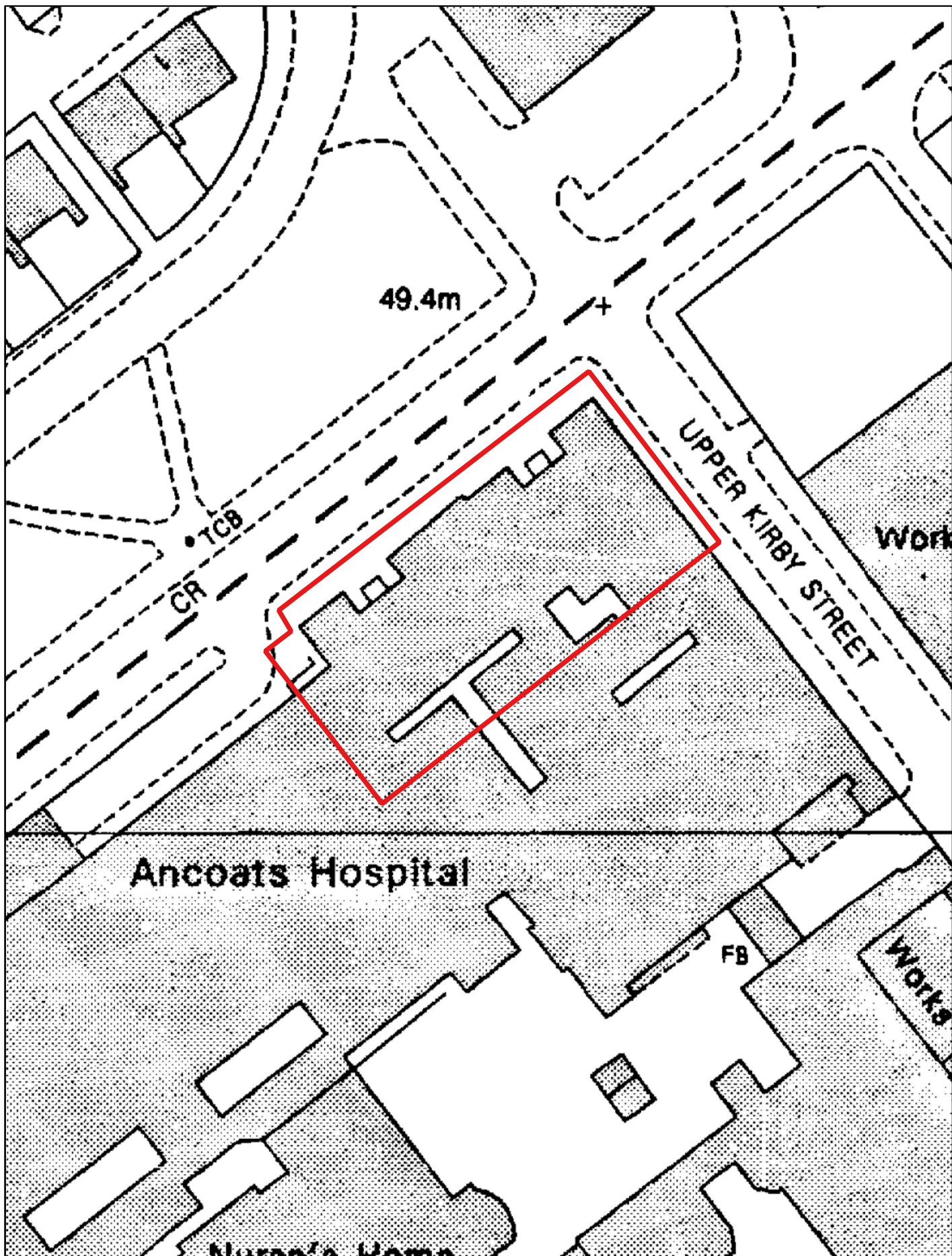


Figure 11: Site boundary superimposed onto the 1:1250 Ordnance Survey map of 1989

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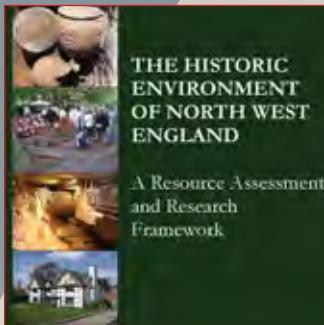
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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



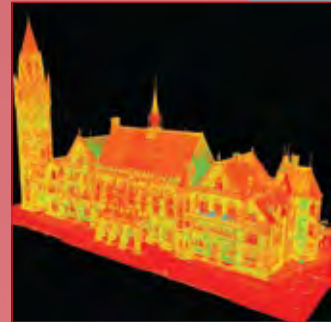
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BUILDING SURVEY



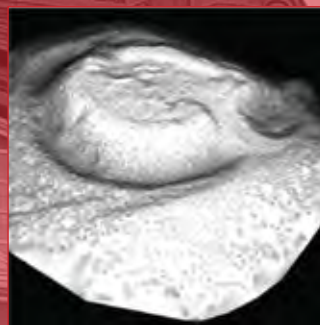
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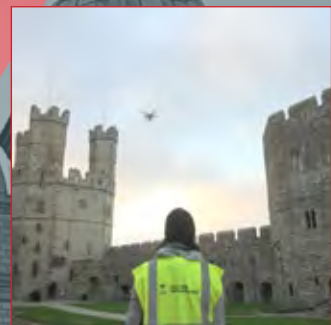
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



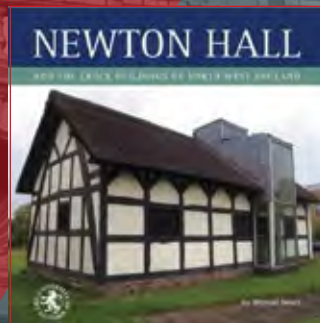
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