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43-47 Piccadilly
Manchester

Archaeological Desk-Based Assessment

Report No. Y324/18

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1. INTRODUCTION

1.1 Project Background

A desk-based assessment was undertaken by CFA Archaeology on behalf of Trafalgar Leisure Ltd in support of a planning application for the erection of a 10-storey mixed use scheme that incorporates a retained 3 storey listed building, 47 Piccadilly Gardens. The assessment was undertaken during January 2018.

The CFA code and number for the project are PICC/2389.

1.2 Site Description

The site occupies 43-47 Piccadilly on the corner with Lever Street, Manchester. The site comprises a parcel of land occupied by the listed building 47 Piccadilly 465m² in size (Fig.1, NGR SJ 84478 98300).

1.3 Soils and Geology

The underlying bedrock consists of Chester Formation – progressive change northwards from coarse-grained, well-cemented proximal facies to fine-grained, less well-cemented distal facies; with superficial deposits of Devensian Till (BGS 2018). The soils of the area are described as ‘slowly permeable seasonally wet acid loamy and clayey soils’ (LandIS 2018).

1.4 Previous Archaeological work

A Heritage Statement was produced by Allen Creedy in 2013, which concluded that the principal features of 47 Piccadilly were its association with the 18th century expansion of the residential district and the merchant class, and its mixed use.

To date no intrusive archaeological fieldwork is known to have taken place within the proposed development area.

2. OBJECTIVES

2.1 General Objectives

The general objective of the desk-based assessment was to produce a report to enable judgements to be made on the condition and significance of remains and any mitigation that may be necessary on the site in relation to the proposed development.

2.2 Research Objectives

Specific aims for the desk-based assessment were to:

- Identify the cultural heritage baseline within the proposed development area and assess its importance;

- Assess the proposed development site in terms of its archaeological and historic environment potential, within the context of relevant legislation and planning policy guidelines, and;
- Assess the potential for the development to affect heritage sites within the proposed development area.

The regional research framework is the North West Archaeological Research Framework (Brennand 2007) and the broad research strategy outlined in English Heritage's Thematic Research Strategy for the Urban and Historic Industrial Environments (EH 2010), may also be considered to be relevant.

3. METHODS AND STANDARDS

CFA Archaeology is a registered organisation (RO) with the Chartered Institute for Archaeologists (CIfA). All work was conducted in accordance with relevant CIfA Standards and Guidance documents (CIfA 2014a-b), Historic England guidance (EH 2008), and CFA's standard methodology.

3.1 Desk-based Research

Greater Manchester Historic Environment Record (HER) was visited on 9 January 2018, for information on sites, find spots and monuments within the proposed development area or within a 250m study area. Other sources included historic mapping, aerial photographs and relevant secondary documentary sources.

In addition to the above, internet sources were consulted for information relating to general background, listed buildings and other heritage resources within the study area, and CFA's library was consulted where relevant.

3.2 Walkover Survey

CFA was provided the Heritage Statement for the development area on 12 December 2012, which provides good characterisation of the site and its current situation and therefore no walkover survey was undertaken.

3.3 Archiving

The project archive, comprising all CFA record sheets, finds, plans, reports, and photographs will be ordered to nationally recognised standards (CIFA 2014c).

The archive currently consists of:

Digital Photographs	1 x CD
Notes and Research materials	1 x A4 folder
Survey data and photographs	
All non-confidential correspondence	
This Report	

Should further work be undertaken on the site then the archive resulting from such work would be incorporated into the current archive to be deposited together.

4. ARCHAEOLOGICAL BASELINE

The list of listed buildings and HER records of monuments and archaeological events recorded within a 250m study area of the site appear as Appendix 1-3 and are plotted on Figure 1.

4.1 Desk-Based Research

The current evidence of Manchester's prehistoric past is very poor though this city's origins are associated with the Roman fort and settlement (*Mamucium*). The only indication for Roman activity near the development area is a coin of Claudius Gothicus that is reported to have been found in the basement of a warehouse in Piccadilly in 1882, although the precise location of this discovery is uncertain (Miller 2014).

Since the 16th century, Manchester was a provincial trade centre in the textile industry (Wild 2005). Prior to 1775 the Piccadilly area was used for the extraction of clay/marl, creating a landscape scattered with what was known as 'Daub Holes', beyond which lay open fields (Creedy 2013). By the 1780s, the national demand for textiles, particularly cotton, began to rise, transforming Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Miller 2014). Whilst the growth and development of the study area quickly followed the construction of the Manchester Infirmary (Creedy 2013), the trades occupying the buildings were very closely related to Manchester's new cotton manufacturing industry.

From the late 18th century the development area itself consisted in part of two dwellings fronting Piccadilly (Creedy 2013). It was part of a block of buildings that mostly consisted of terraces that incorporated workshops and warehouses, fronting Piccadilly.

By the turn of the 20th century the only surviving building within the development area was the front wing of 47 Piccadilly, which had been dwarfed in scale by the later surrounding late Victorian and Edwardian buildings (Creedy 2013).

4.2 Listed Buildings

The Listed Buildings information was extracted from Historic England's List (HE 2016) all of which are listed in Appendix 1 and plotted on Figure 1a.

One Listed Building (1271231) existed within the development and consists of 47 Piccadilly: a Grade II Listed Building of late 18th century considered to be a town house, which is currently a vacant shop. It is dwarfed in stature by the later surrounding late Victorian and Edwardian buildings (including 1246944, 1246265, 1246670, 1246671, 1246874, 1246920, 1271112, 1271113, 1271118 and 1271232, which comprise of shops, offices, showrooms and warehouses, restaurants, cafes and a pub) and the Rylands Building, now Debenhams (1219831) to the north-west. It is one of the few Georgian buildings to exist within the Stevenson Square Conservation Area and represents the first phase of development within this area (Creedy 2013). Numbers 8 to 14 Lever Street (1200802, 1219353 and 1219363) make up the other

surviving Georgian buildings, existing as shops to the north-east of the development area.

Further to those mentioned above, the Listed Buildings within the buffer zone consist of one Grade II* (Dale Warehouse: 1200845; has been subject to a building recording EGM3844) and a further 44 Grade II buildings. All those located in Piccadilly Gardens are statues (1271114, 1271115, 1246945 and 1246946). The four listed buildings to the south-west of Piccadilly comprise of mid 19th to early 20th century hotels, a warehouse and bank (1197797, 1246668, 1246951 and 1271127). The rest of the listed buildings are concentrated to the east of the study area and consist of fashion, mail-order and garment warehouses, furriers, hat and clothing manufacturers, workshops, offices, vacant plots, fashion, textile and garment wholesalers, clothing and tailor shops, a public house, cafés, a building society office, a police museum, a garment showroom and a yarn merchant.

4.3 Historic Environment Record

There are 44 entries in the HER, of which none lie within the proposed development area.

Outside the proposed development area to the immediate south-east, there are five entries listed as being within Piccadilly Gardens (MGM10268/MGM13425). This was the location of the Manchester Royal Infirmary from 1755 to 1908 (MGM10270). In the mid 1760s, next to the Royal Infirmary, directly opposite the frontage of the development area was built a Lunatic Asylum (MGM12235) and in 1781 on the north-west side of Piccadilly Gardens was built the Infirmary Baths (MGM12237). Both were demolished in the 1850s and incorporated in the gardens. A later addition to the grounds was the Infirmary Lodge (MGM12237), built at the turn of the 1900s. A watching brief by University of Manchester Archaeology Unit (UMAU) in 2002 exposed some of building in preparation for the gardens redevelopment (MGM13636, EGM3376 and EGM3379). Along the north-east edge of the gardens was a narrow oval pond (MGM10269), which is typical of the clay extraction pits throughout Manchester in the 16th century. It was converted into an ornamental pond and incorporated within the gardens when the Royal Infirmary was erected but was filled in by the end of the 1880s. The earliest entry in the HER is found here and it is a Bronze Coin of Claudius Gothicus (MGM1925); dating to AD 3rd century. It is unlikely that the original findspot was in Piccadilly Gardens itself as it is purported to have been in a hole in the basement of a warehouse in 1882.

To the south-east of Piccadilly Gardens, which would have been opposite the Fever Hospital (MGM9494) at the time existed a steam-powered factory built by Peter Drinkwater in 1789 (MGM9792).

At the northern corner of Piccadilly Gardens on the opposite side of the road is the site of Lever's House (MGM12208) which was in existence by the mid 17th century. It was later converted into the White Bear Inn, then again in 1906 into an oriental looking Ceylon Tea House.

To the east of the study area investigations by UMAU revealed the remains of a possible canal basin (MGM18543 and EGM4110) and the short lived Worker's

Housing (MGM18544) built in the late 18th century. The area was then redeveloped sometime in the early 19th century and included the construction of a pair of dwellings (MGM17540), a warehouse and two machine manufactories (MGM17541/MGM17543), an engine and boiler house (MGM17542), and Brown's Field Tavern (MGM18545).

To the north-west of the study area was located a large 18th century townhouse (MGM17331), a small range of properties (MGM16774/MGM17396), irregular building complexes that operated as industrial premises (MGM 17400/MGM17402), Bourne's buildings (MGM17401) and St. Paul's Church (MGM11074). Most of the buildings existed much into the 20th century, with the townhouse being the first to be demolished c.1800, or were subject to significant modifications into the 20th century.

To the north-east of the study area were buildings representing the initial and subsequent developments of what is now Stevenson Street Conservation Area (MGM11092, MGM17286, MGM17289, MGM17290, MGM17291, MGM17404, MGM17405 and MGM17438), including that of two public houses (the earlier The Crown and Mitre: MGM17285; and the later Coach and Horses: MGM17403). At the turn of the 20th century there was established in this area a Printing Works (MGM17293) and a warehouse (MGM17295), both of which were demolished in the 1960s.

Further non-designated buildings are listed in the HER to the south-east of the study area and include dwellings (MGM2774 and MGM15670), a hotel (MGM9783), a public house (MGM19134) and a cotton warehouse (MGM12293).

4.4 Events

Seventeen HER Events have been noted within the 250m buffer zone of the development site. Four of the entries have already been noted above (EGM3376, EGM3379, EGM3844 and EGM4110) in relation to the data associated with Piccadilly Gardens, the Grade II* listed building Dale Warehouse and the Canal Basin.

With the exception of two other event entries, the rest of the events were desk-based assessments (EGM3350, EGM3553, EGM3651, EGM3807, EGM3826, EGM3827, EGM3852, EGM3856, EGM3882, EGM4216, EGM4228), details can be found at the Greater Manchester HER. An archaeological survey was conducted at 35 Back Piccadilly (EGM3195) and a building recording was conducted on a warehouse (EGM3884).

4.5 Conservation Areas

The development area falls within the boundary of Stevenson Square Conservation Area. This land was originally covered in mud extraction holes ('daub holes') for the construction of wattle and daub buildings. It was this land that was bought by William Stevenson in the mid-18th century. Intended as a residential area to rival St. Ann's Square it instead became a commercially orientated interspersed with private houses and small businesses along a gridded network of public infrastructure which hosted

speakers, meetings and processions. The area declined with the construction of the Arndale Centre in 1975, though still holds historic and architectural value.

The study area also covers Smithfields and Upper King Street Conservation Areas. Smithfields is considered the centre for Manchester's food markets and Upper King Street was an area of open fields and springs before development in the late 17th century

4.6 Historic Maps

The following presents a selection of Ordnance Survey and other maps from the 19th century to the recent past. Most pre 19th century maps are small scale and schematic, only 19th century maps are considered here in detail, with the exception of *Green's Plan of Manchester and Salford* as this is as detailed as the OS Map.

1794 Green's Plan of Manchester and Salford (Fig. 2.1)

The early map presented by Green shows the site as being occupied by a series of linear buildings, orientating south-west to north-east, that continue south-east, fronting Piccadilly. The building at the north-west end of this block occupies what is now the vacant space on the development area, whilst the shorter building next to it is the still standing 47 Piccadilly (LB: 1271231).

Immediately to the south-west of the development area is Piccadilly Gardens. The clay extraction pit, or 'daub' hole mentioned above (MGM10269), is marked on this map as 'Canal' and visible along Piccadilly as part of the formal gardens of the Manchester Infirmary. The footprint of the Infirmary is visible in detail including the presence of a Dispensary on its west-side. The building that fronts George Street is likely to be that of the Infirmary Baths.

On the whole, the street pattern resembles that which is in existence today – a grid square pattern with blocks properties.

1848 1st Edition Ordnance Survey 6" Map (Fig. 2.1)

The earliest Ordnance Survey map covering the study area shows the buildings in less detail though the footprint of each building is still discernible. Even so it is hard to establish whether the buildings occupying the development area have undergone slight expansion or if this is a stylised mapping of what was present at the time.

Since Green's map the Infirmary appears to have undergone some remodelling and is visible on this map in an L-shaped plan.

To the south of Piccadilly Gardens the vacant areas have been filled in with more buildings.

Within the block of buildings to the south-east of the development area, can be seen the Fever Hospital with its yard for airing laundry.

To the east of the study area the buildings that make up of the blocks appear denser with several smaller properties occupying similar sized spaces to elsewhere as they get nearer to the canals.

1886 Goad's Insurance Map of the City of Manchester Vol I: Sheet 6 (Fig. 2.3)

Goad's Insurance Map shows the current existing building as being 3 storeys tall with a rear warehouse occupied by Midland Railway Good Depot. The other buildings occupying the development area are 5 storeys tall. These are used as warehouses, specifically on the first story at the corner of the development are, straw and feature warehouse. On the first storey of the building fronting Lever Street, these are offices belonging to Victoria Blog Society.

The form of the surrounding buildings still matches that of the previous OS Map, with the exception of the building block between Back Piccadilly and Nightingale Street that has been unified into three large warehouses. Warehouses and manufactories appear to have been the primary use of the majority of the buildings within the vicinity of the development area.

1888-1896 6'' Ordnance Survey Map

The proposed development area exists at the central corner point of the 1888-1909 and 1931-1938 editions of OS maps and the blocks within the gridded street pattern are hatched in their entirety to denote buildings, as opposed to highlighting individual building shapes, this making is more difficult to comment on the development area specifically. However, comments on the changes of the wider study are can be made.

Most notably, the clay extraction pit has been filled in to make way for an esplanade and the Infirmary remodelled to an almost U-shaped plan, with a filled in courtyard to the rear (south-west) and an additional nurse's home to the south-east. The Infirmary Baths have been demolished and incorporated into the ornamental grounds.

The block of buildings to the south-east of the development area has undergone changes; as the Fever Hospital got reabsorbed into the Infirmary in the mid 1800s the pre-existing building has been demolished and the block divided into three sets of buildings.

1906-1909 6'' Ordnance Survey Map

Very little changes across the turn of the century with the exception of erection of the Infirmary Lodge, a cruciform building on the site of the Infirmary Baths as well another small building to the south-east and the location of the listed statues on the esplanade are recorded. A hotel is noted to the north-east of Piccadilly Gardens.

1923 6'' Ordnance Survey Map (Fig. 2.4)

Again, very little changes within the building blocks of the study area. The biggest change visible is the demolition of the Infirmary, with the exception of the mid 1800's extension to the rear, visible from the 1896 OS Map and in its place a library has been erected on the north-east corner.

Two hotels are present to the east of Piccadilly Gardens, one on the site of the former Fever Hospital and a small infirmary is present further south-east.

1936-1938 6'' Ordnance Survey Map

By 1936 an additional building has been added along the south-eastern side of Piccadilly Gardens and it appears that the gardens themselves have undergone some remodelling with a couple of additional buildings to the south-west.

To the north-west of the development area to the south of Bridgewater Place, the buildings have been redeveloped to form a single amalgamated block removing the smaller streets, including Bread Street.

1946-1947 6'' Ordnance Survey Map

By the post-war era the larger buildings have been removed from Piccadilly Gardens.

The set of buildings to the south-east of the study area have been absorbed into a single building.

Post 1950s

Very little has changed in terms of the street pattern. Piccadilly Gardens has since been remodelled with a larger building occupying the south-eastern side and redevelopment of the area to the south-west. To the north-east of the study area, to the west of High Street has been redeveloped into a shopping complex: Arndale Centre. Across the study area the infrastructure has adapted to include the much more recent tramlines.

5. CONCLUSION

The Heritage Statement (Creedy 2013) concludes that the current listed building on the site (LB: 1271231) is of historic significance as evidence of the first phase of development during the Georgian period within this area of Manchester. The development area at 43-47 Piccadilly has potential for surviving archaeological remains. Buildings are clearly present in the now vacant space around 47 Piccadilly and as such the remains of foundations associated with the location these former buildings are likely to be present and any development likely in this area is likely to impact archaeological remains. Below ground remains may indicate the specific uses of the individual buildings and warehouses that used to occupy the space.

The land was utilised prior to these buildings for marl/clay extraction and there may be archaeological evidence for this activity within the development area. Whilst this activity may have removed any previous archaeological evidence there is the potential, albeit minimal, for hitherto unknown archaeological remains surviving in this area.

6. BIBLIOGRAPHY

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Cartography

1794 Green's Plan of Manchester and Salford

1848 Ordnance Survey 1st-Edition Lancashire CIV

1889 Ordnance Survey 6'' Map Lancashire XCIV.NW

1890 Ordnance Survey 6'' Map Lancashire XCIV.SE

1891 Ordnance Survey 6'' Map Lancashire XCIV.NE

1894 Ordnance Survey 6'' Map Lancashire XCIV.SW

1906 Ordnance Survey 6'' Map Lancashire XCIV.NW

1909 Ordnance Survey 6'' Map Lancashire XCIV.NE

1909 Ordnance Survey 6'' Map Lancashire XCIV.SE

1909 Ordnance Survey 6'' Map Lancashire XCIV.SW

1923 Ordnance Survey 6'' Map Lancashire XCIV

1931 Ordnance Survey 6'' Map Lancashire XCIV.NW

1936 Ordnance Survey 6'' Map Lancashire XCIV.NE

1936 Ordnance Survey 6'' Map Lancashire XCIV.SW

1938 Ordnance Survey 6'' Map Lancashire XCIV.NW

1938 Ordnance Survey 6'' Map Lancashire XCIV.SE

1946 Ordnance Survey 6'' Map Lancashire XCIV.SE

1946 Ordnance Survey 6'' Map Lancashire XCIV.SW

1947 Ordnance Survey 6'' Map Lancashire XCIV.NE

On-line Resources

British Geological Survey, 2018 <http://www.bgs.ac.uk> (Accessed 19/01/18)

LandIS, 2018, <http://www.landis.org.uk/soilscapes> (Accessed 19/01/18)

APPENDIX 1-3

Appendix 1: Gazetteer of Listed Buildings within 250m of the proposed development area

List Entry	Name	Grade	NGR
1200845	Dale Warehouse	II*	SJ 84692 98190
1197771	25 and 27, Dale Street	II	SJ 84559 98385
1197772	Bradley House	II	SJ 84633 98343
1197773	Langley Buildings	II	SJ8469198254
1197797	Grand Hotel	II	SJ 84501 98137
1197798	69-75, Back Piccadilly	II	SJ 84625 98206
1200801	Former Horrocks, Crewdson And Company Warehouse	II	SJ 84664 98168
1200802	10, Lever Street	II	SJ8450498339
1200803	Watts Brothers	II	SJ 84574 98405
1200842	Eleska House	II	SJ 84631 98241
1200843	64 And 66, Dale Street	II	SJ 84643 98219
1200844	Rochdale Canal Company Office	II	SJ 84698 98170
1200847	Sevendale House	II	SJ 84535 98430
1209576	3, Dale Street	II	SJ 84493 98439
1209604	Nicklebys Public House	II	SJ 84568 98335
1209666	29 And 31, Dale Street	II	SJ 84593 98363
1209673	35, Dale Street	II	SJ 84644 98311
1209675	47, Dale Street	II	SJ 84651 98272
1209799	56, Dale Street	II	SJ 84616 98259
1218704	45, 47 And 47a, Hilton Street	II	SJ 84702 98354
1219353	8, Lever Street	II	SJ 84497 98332
1219363	12 And 14, Lever Street	II	SJ 84514 98346
1219831	Rylands Building (Debenhams)	II	SJ 84256 98414
1220063	Bradford And Bingley Building Society	II	SJ 84220 98290
1246265	St Margaret's Chambers	II	SJ 84543 98278
1246266	14 and 16, Newton Street	II	SJ 84604 98291
1246267	17-25, Newton Street	II	SJ 84578 98328
1246268	45 And 47, Newton Street	II	SJ 84618 98376
1246269	Former Newton Street Police Station	II	SJ 84663 98444
1246279	Dale Street Chambers	II	SJ 84476 98442
1246388	Newton Buildings	II	SJ 84661 98366
1246661	Numbers 13 And 15 And Attached Railings	II	SJ 84635 98195
1246668	Barclays Bank	II	SJ 84576 98148
1246670	49, Piccadilly	II	SJ 84492 98293
1246671	Clayton House	II	SJ 84523 98277
1246874	1, Piccadilly	II	SJ 84299 98380
1246920	Gardens Hotel And Shops	II	SJ8451198295
1246944	107, Piccadilly	II	SJ 84633 98145
1246945	Queen Victoria Monument	II	SJ 84393 98290
1246946	Watt Statue	II	SJ 84388 98309
1246951	The Portland Thistle Hotel	II	SJ 84485 98178

List Entry	Name	Grade	NGR
1271062	50-62, Port Street	II	SJ 84707 98373
1271112	Halls Buildings	II	SJ 84568 98244
1271113	The Brunswick Hotel	II	SJ 84622 98165
1271114	Peel Statue	II	SJ 84337 98322
1271115	Wellington Statue	II	SJ 84456 98266
1271118	15 and 17, Piccadilly	II	SJ8437098358
1271127	Joshua Hoyle Building, Including Roby House	II	SJ 84600 98079
1271230	19, Paton Street	II	SJ 84646 98201
1271231	47, Piccadilly	II	SJ 84482 98298
1271232	77-83, Piccadilly	II	SJ 84579 98225
1271450	8-12, Newton Street	II	SJ 84587 98280
1271451	Kingsley House	II	SJ 84562 98307
1271452	49, Newton Street	II	SJ 84620 98405
1282971	Industry House	II	SJ 84689 98225
1282972	68, Dale Street	II	SJ 84657 98205
1283060	22, Dale Street	II	SJ 84532 98355
1283061	45, Dale Street	II	SJ 84645 98280
1292485	49 and 51, Dale Street	II	SJ 84700 98279
1380335	Fourways House	II	SJ 84737 98317

Appendix 2: Gazetteer of Heritage Assets within 250m of the proposed development area

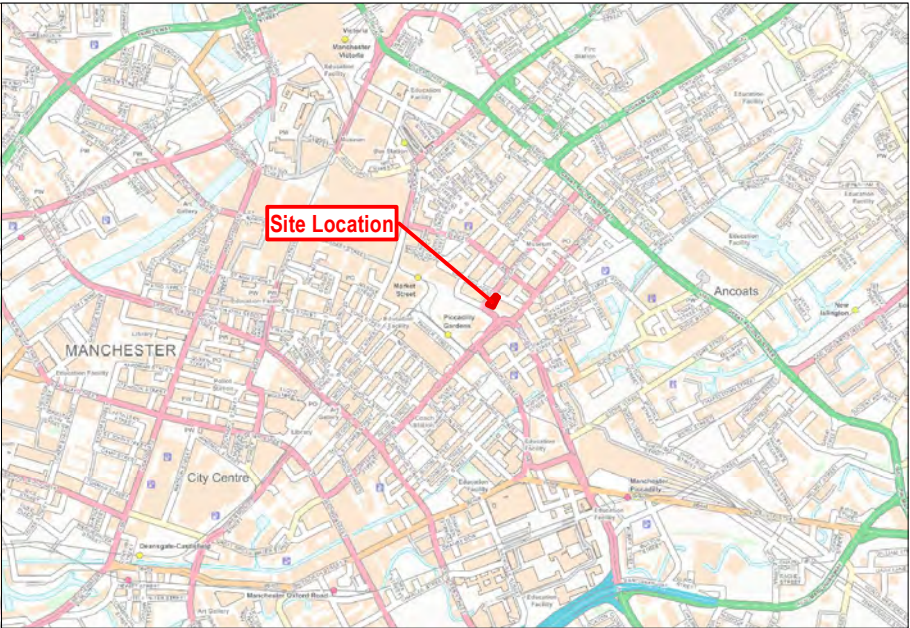
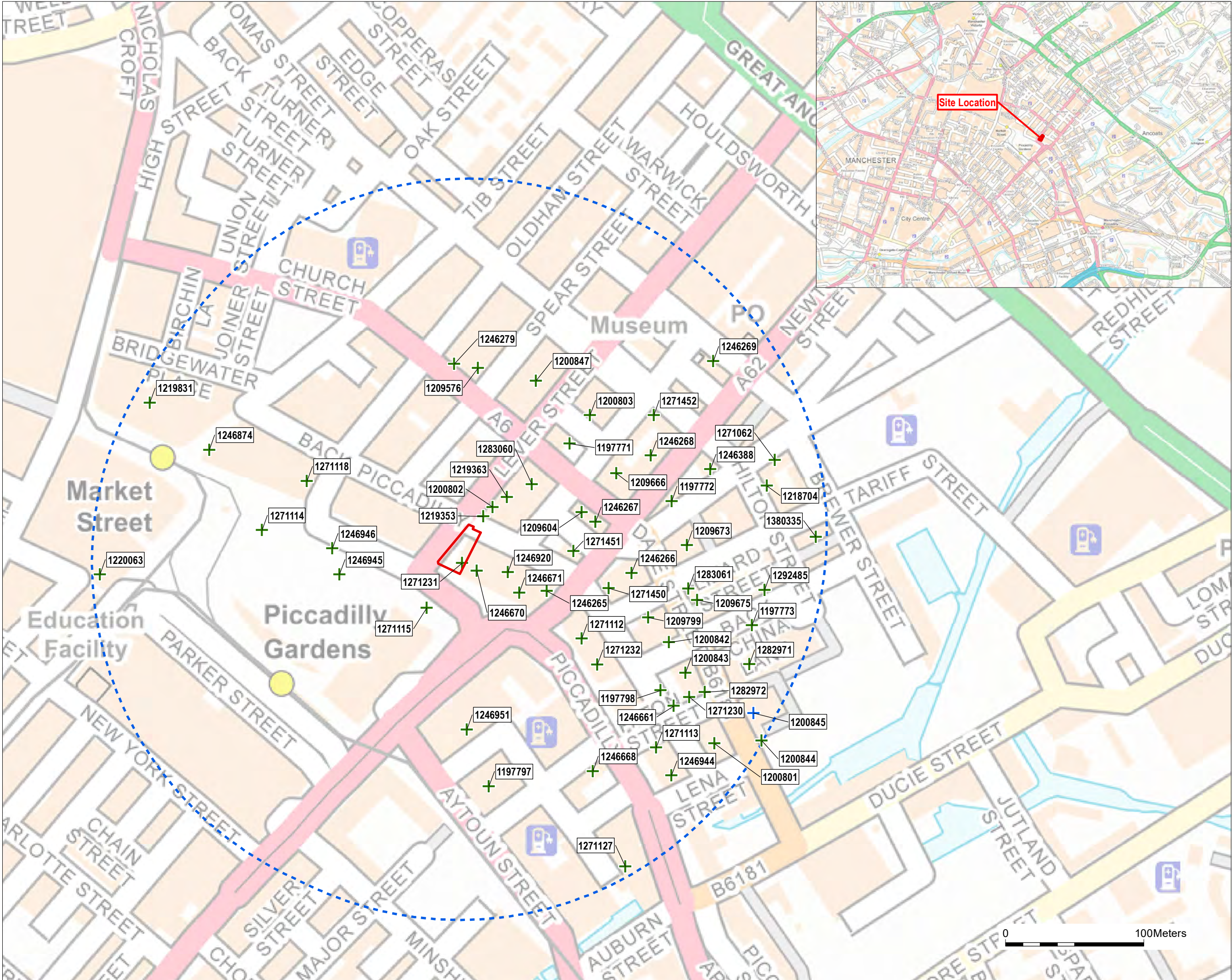
Monument ID	Name	Period	Monument Type	Grid Reference	HER No.
MGM1925	Bronze Coin of Claudius Gothicus (findspot)	3rd century	Findspot	SJ 8440 9820	1390.1.0
MGM2774	69–71, Dale Street (former)	19th century	House	SJ 8468 9818	2112.1.0
MGM9494	Fever Hospital (site of)	19th century	Hospital	SJ 8450 9814	8282.1.1
MGM9783	Imperial Hotel (site of) (30, Piccadilly)	19th century to 20th century	Hotel	SJ 8461 9809	8549.1.0
MGM9792	Factory (site of)	18th century to 19th century	Industrial Site, Factory	SJ 8448 9818	8557.2.0
MGM10268	Piccadilly Gardens	18th century to modern	Garden, Public Park	SJ 8436 9825	9133.1.0
MGM10269	Daub Hole/ Infirmary Pond (site of)	16th century to 19th century	Ornamental Pond, Pit	SJ 8437 9830	9133.2.0
MGM10270	Manchester Royal Infirmary (site of)	18th century to 19th century	Hospital	SJ 8438 9827	9133.2.1
MGM11074	St Paul's Church (site of)	18th century to 19th century	Church	SJ 8442 9851	9872.1.0
MGM11092	Stevenson Square Residential District	18th century to modern	Square, House	SJ 8457 9845	9888.1.0
MGM12208	Lever's House/ White Bear Inn (site of)	17th century to 20th century	Timber Framed Building, Inn, Tea House	SJ 8433 9837	11261.1.0
MGM12235	Lunatic Asylum (site of)	18th century to 19th century	Infirmary, Psychiatric Hospital	SJ 8443 9825	9133.2.4
MGM12236	Infirmary Baths (site of)	18th century to 19th century	Baths	SJ 8429 9827	9133.2.2
MGM12237	Infirmary Lodge (site of)	20th century to modern	Lodge	SJ 8431 9828	9133.2.3
MGM12293	35, Back Piccadilly (site of)	19th century to 20th century	Textile Warehouse, Workshop	SJ 8455 9832	11308.1.0
MGM13425	Piccadilly Gardens (2001 watching brief)	16th century to 18th century	Clay Pit, Baths	SJ 8438 9824	12207.1.0
MGM13636	Former Manchester lunatic asylum site (watching brief)	18th century to 20th century	Psychiatric Hospital, Infirmary, Garden	SJ 8442 9821	9133.2.5
MGM15670	House (site of), Aytoun Street	19th century to 20th century	House	SJ 84564 98085	14733.1.0
MGM16774	Church Street (site of former buildings)	18th century to 20th century	Warehouse, Textile Warehouse, House	SJ 84331 98517	13688.1.0
MGM17285	The Crown & Mitre, Spear Street (site of)	18th century to 20th century	Public House, Cellar	SJ 84590 98525	15819.1.0
MGM17286	Commercial property on Bradley Street (site of)	18th century to 20th century	Shop	SJ 84597 98518	15820.1.0
MGM17289	Commercial concerns on Lever/Bradley Street (site of)	19th century to 20th century	Shop	SJ 84623 98522	15823.1.0
MGM17290	Commercial concerns on Lever Street (site of)	19th century to 20th century	Shop	SJ 84613 98506	15824.1.0

Monument ID	Name	Period	Monument Type	Grid Reference	HER No.
MGM17291	Buildings on Faraday Street (site of)	19th century to 20th century	Machine Shop	SJ 84606 98513	15825.1.0
MGM17293	Printing Works, Spear Street (site of)	20th century	Printing Works	SJ 84600 98531	15827.1.0
MGM17295	Warehouse, Lever Street (site of)	20th century	Warehouse	SJ 84619 98512	15829.1.0
MGM17331	Buildings between Church Street and former Andrews Lane (site of)	18th century to 19th century	Town House	SJ 84361 98477	13859.1.0
MGM17335	Buildings on Church Street (site of)	20th century	Industrial Building	SJ 84383 98472	13861.1.0
MGM17396	Buildings on Church Street (site of)	19th century to 20th century	Shop?	SJ 84371 98475	13860.1.0
MGM17400	Buildings on Tib Street (site of)	18th century to 19th century	Timber Yard, Saw Mill, Machine Shop, Cotton Mill	SJ 84340 98442	13862.1.0
MGM17401	Bourne's Buildings (site of)	19th century	Industrial Building, Blacksmiths Workshop	SJ 84352 98462	13863.1.0
MGM17402	Buildings on Tib Street (site of)	19th century to 20th century	Industrial Building	SJ 84340 98456	13864.1.0
MGM17403	Buildings at 1 and 1b Stevenson Square	19th century to modern	Public House, Floorcloth Factory, Building	SJ 84566 98493	13865.1.0
MGM17404	Buildings at 5–7, Stevenson Square	19th century to modern	Nonconformist Meeting House, Theatre, Bank (Financial)?, Warehouse	SJ 84592 98490	13867.1.0
MGM17405	Buildings at 3, Stevenson Square	19th century to 20th century	Carriage House, Post Office	SJ 84580 98501	13866.1.0
MGM17438	Marlsbro House	18th century to modern	Cotton Mill, Iron Works, Building	SJ 84685 98406	13901.1.0
MGM17540	Dwellings at 4–6, Brewer Street (site of)	19th century to 20th century	House	SJ 84728 98354	13997.1.0
MGM17541	Manufactory at 8–10, Brewer Street (site of)	19th century to 20th century	Building, Machine Shop	SJ 84724 98346	13998.1.0
MGM17542	Engine and boiler house (site of)	19th century to 20th century	Industrial Building, Boiler House, Engine House, Boiler Room	SJ 84718 98351	13999.1.0
MGM17543	Warehouse and manufactory (site of)	19th century	Factory, Hat Factory	SJ 84711 98340	15860.1.0
MGM18543	Canal basin – deposits relating to construction of (probable)	18th century to 19th century	Construction Trench, Canal Basin	SJ 8473 9834	16506.1.0
MGM18544	Workers' housing (site of)	18th century to 19th century	House	SJ 8472 9836	16507.1.0
MGM18545	Brown's Field Tavern (PH) (site of)	19th century to 20th century	Public House, Inn	SJ 8471 9836	16508.1.0
MGM19134	'The Waldorf' Public House	19th century to modern	House, Public House	SJ 8456 9812	16973.1.0

Appendix 3: Gazetteer of HER Events within 250m of the proposed development area

Event ID	Event Name	Event Type	Organisation	Grid Reference
EGM3195	35 Back Piccadilly	Survey	English Heritage	SJ 8454 9831
EGM3350	Piccadilly Gardens Regeneration Area	Desk-based Assessment	UMAU	SJ 8436 9825
EGM3376	Piccadilly Gardens watching brief	Watching Brief	UMAU	SJ 8438 9824
EGM3379	No 1 Piccadilly, Piccadilly Gardens	Watching Brief	UMAU	SJ 8442 9821
EGM3553	Land at Aytoun Street	Desk-based Assessment	UMAU	SJ 84564 98056
EGM3651	Red Lion Street, Manchester	Desk-based Assessment	UMAU	SJ 84331 98530
EGM3807	Lever Street, Manchester	Desk-based Assessment	UMAU	SJ 84616 98532
EGM3826	Tib Street	Desk-based Assessment	UMAU	SJ 84362 98461
EGM3827	1-7 Stevenson Square	Desk-based Assessment	UMAU	SJ 84583 98495
EGM3844	Carvers Warehouse, Rochdale Canal Basin, Manchester	Building Recording	UMAU	SJ 84701 98194
EGM3852	20 to 22 Dale Street, Manchester	Desk-based Assessment	DPP Heritage	SJ 84534 98353
EGM3856	Newton Street, Manchester	Desk-based Assessment	Oxford Archaeology North	SJ 84687 98405
EGM3882	51 Hilton Street desk-based assessment	Desk-based Assessment	UMAU	
EGM3884	51 Hilton Street building survey	Building Recording	UMAU	SJ 84712 98343
EGM4110	Tariff Street evaluation and excavation	Excavation	UMAU	SJ 8472 9835
EGM4216	Aytoun Street, Manchester. An Archaeological Desk-based Assessment.	Desk-based Assessment	Peter Arrowsmith	SJ 8456 9805
EGM4228	12-16 Piccadilly, Manchester	Desk-based Assessment	Matrix Archaeology Ltd	SJ 8457 9814

FIGURES 1-2



Key:

- Proposed Development Area
- + Grade II* Listed Building
- + Grade II Listed Building



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Title:
**Site Location and Heritage Assets
Within a 250m Buffer: Listed
Buildings**

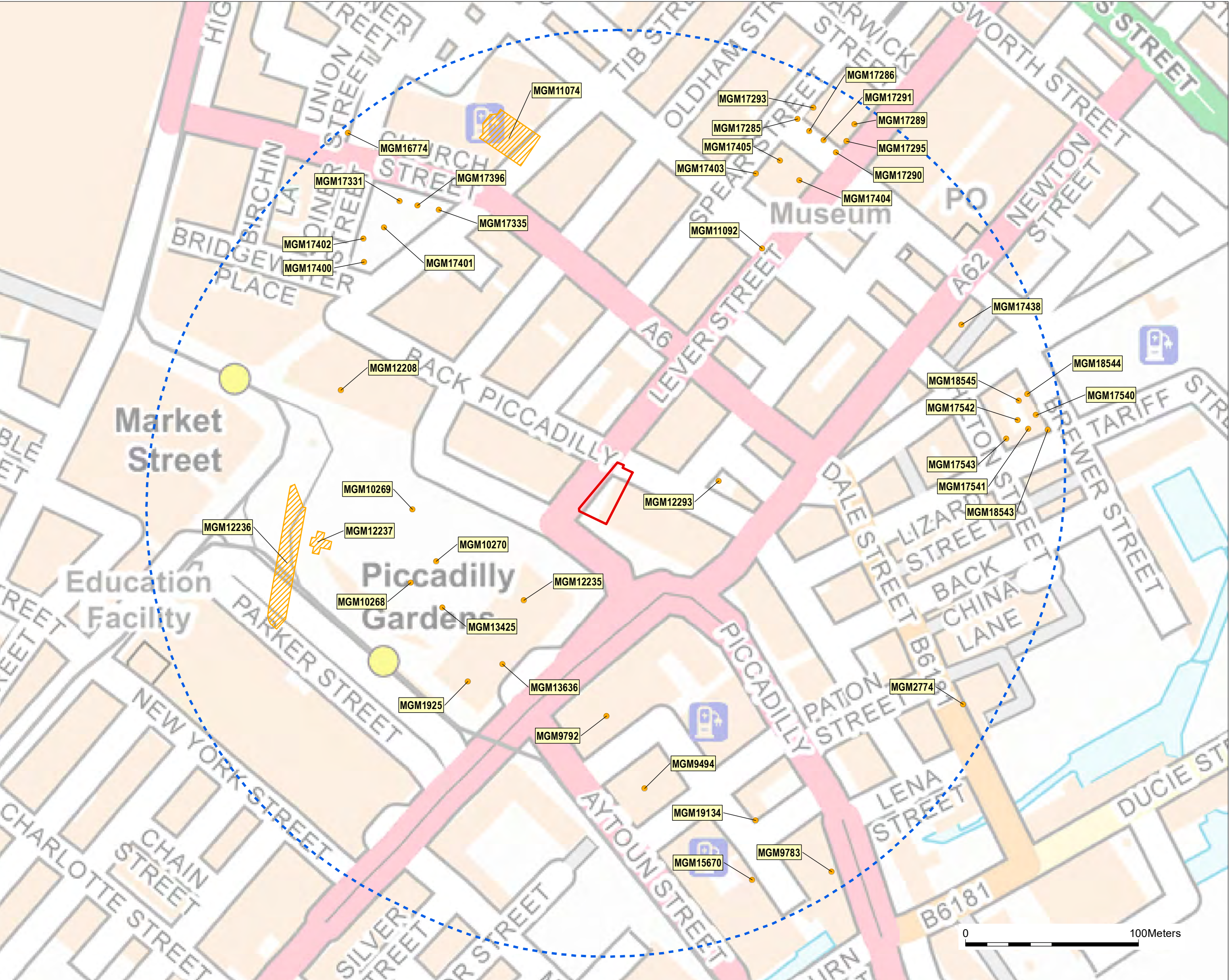
Project:
43-47 Piccadilly

Client:
Trafalgar Leisure Ltd.

Scale at A3:
1:2,500

Drawn by: MP	Checked: SW	Date: 18/01/2018
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Report No: Y324/18	Fig. No: 1a
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Key:

- Proposed Development Area
- HER Site (point)
- HER Site (area)

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Title:
**Site Location and Heritage Assets
Within a 250m Buffer: Monument/
Place/Findspot**

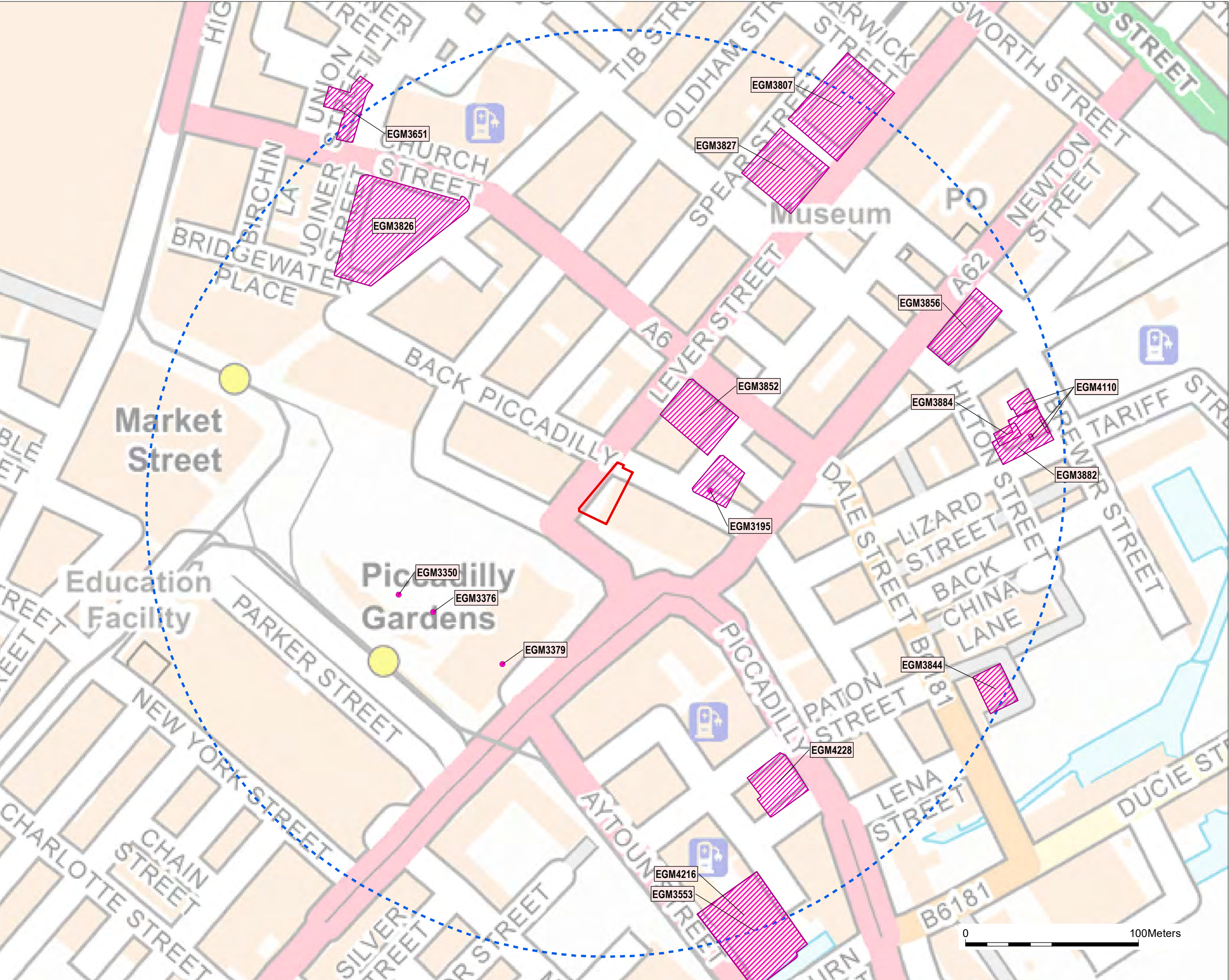
Project:
43-47 Piccadilly

Client:
Trafalgar Leisure Ltd.

Scale at A3:
1:2,000

Drawn by: MP	Checked: SW	Date: 19/01/2018
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Report No: Y324/18	Fig. No: 1b
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Key:

- Proposed Development Area
- HER Event (point)
- HER Event (area)

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Title:
**Site Location and Heritage Assets
Within a 250m Buffer: Events**

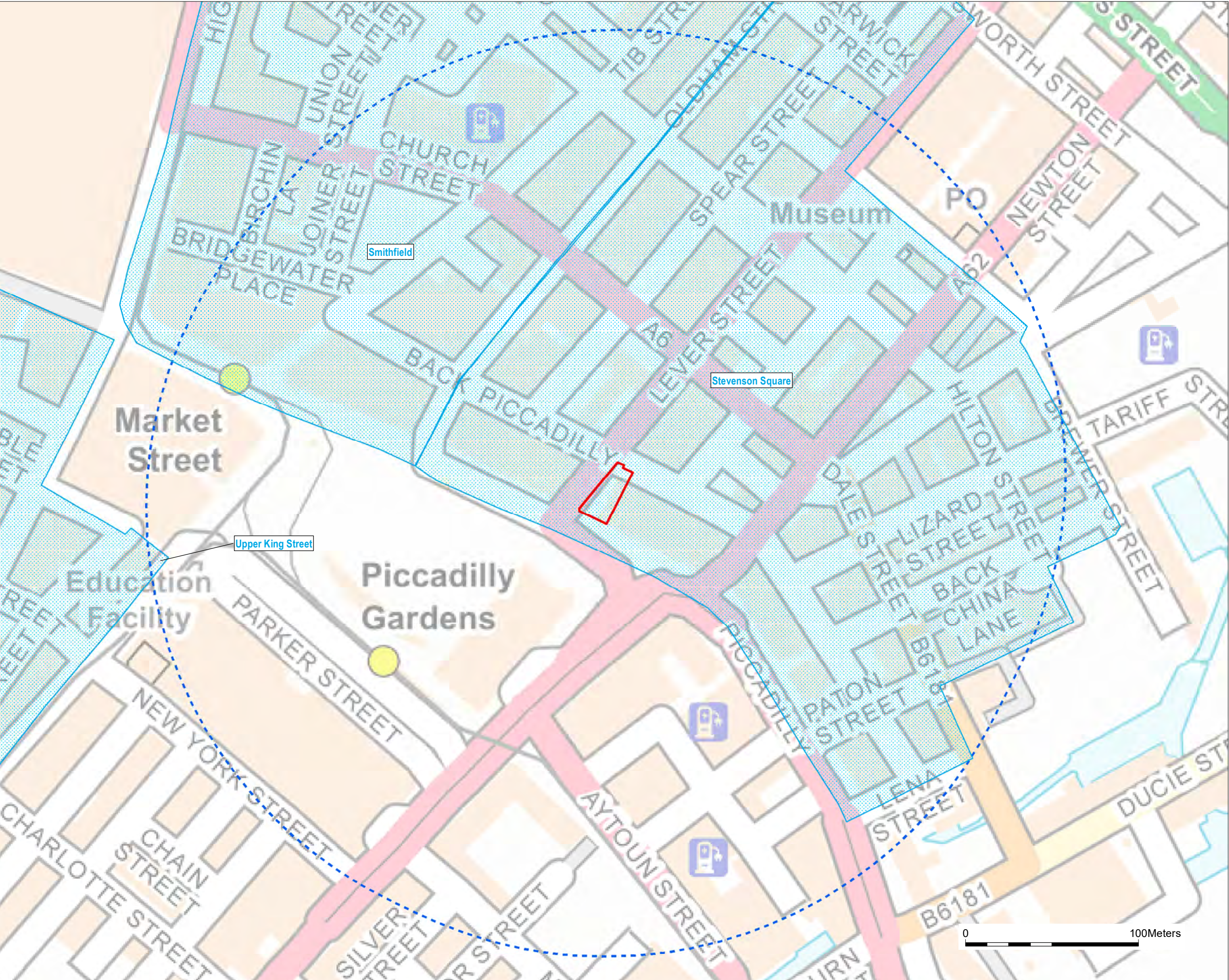
Project:
43-47 Piccadilly

Client:
Trafalgar Leisure Ltd.

Scale at A3:
1:2,000

Drawn by: MP	Checked: SW	Date: 18/01/2018
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Report No: Y324/18	Fig. No: 1c
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Key:

Proposed Development Area

Conservation Area

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Title:
Site Location and Heritage Assets
Within a 250m Buffer:
Conservation Area

Project:
43-47 Piccadilly

Client:
Trafalgar Leisure Ltd.

Scale at A3:
1:2,000

Drawn by: MP	Checked: SW	Date: 18/01/2018
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Report No: Y324/18	Fig. No: 1d
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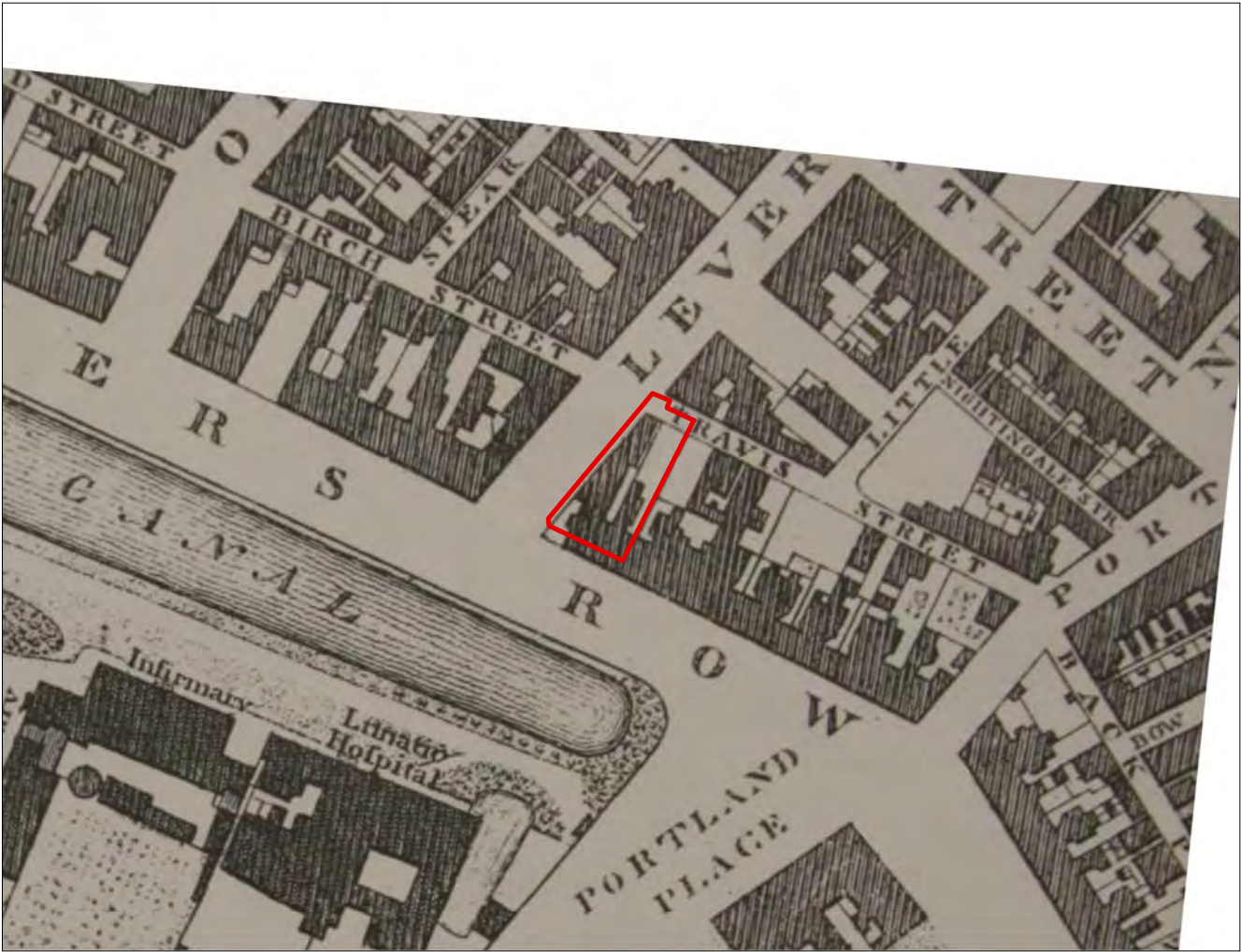


Fig. 2.1 - 1794 Green's Plan of Manchester and Salford



Fig. 2.2 - 1848 Ordnance Survey 1st Edition Lancashire CIV



Fig. 2.3 - 1886 Insurance Plan of the City of Manchester Vol. 1: Key Plan

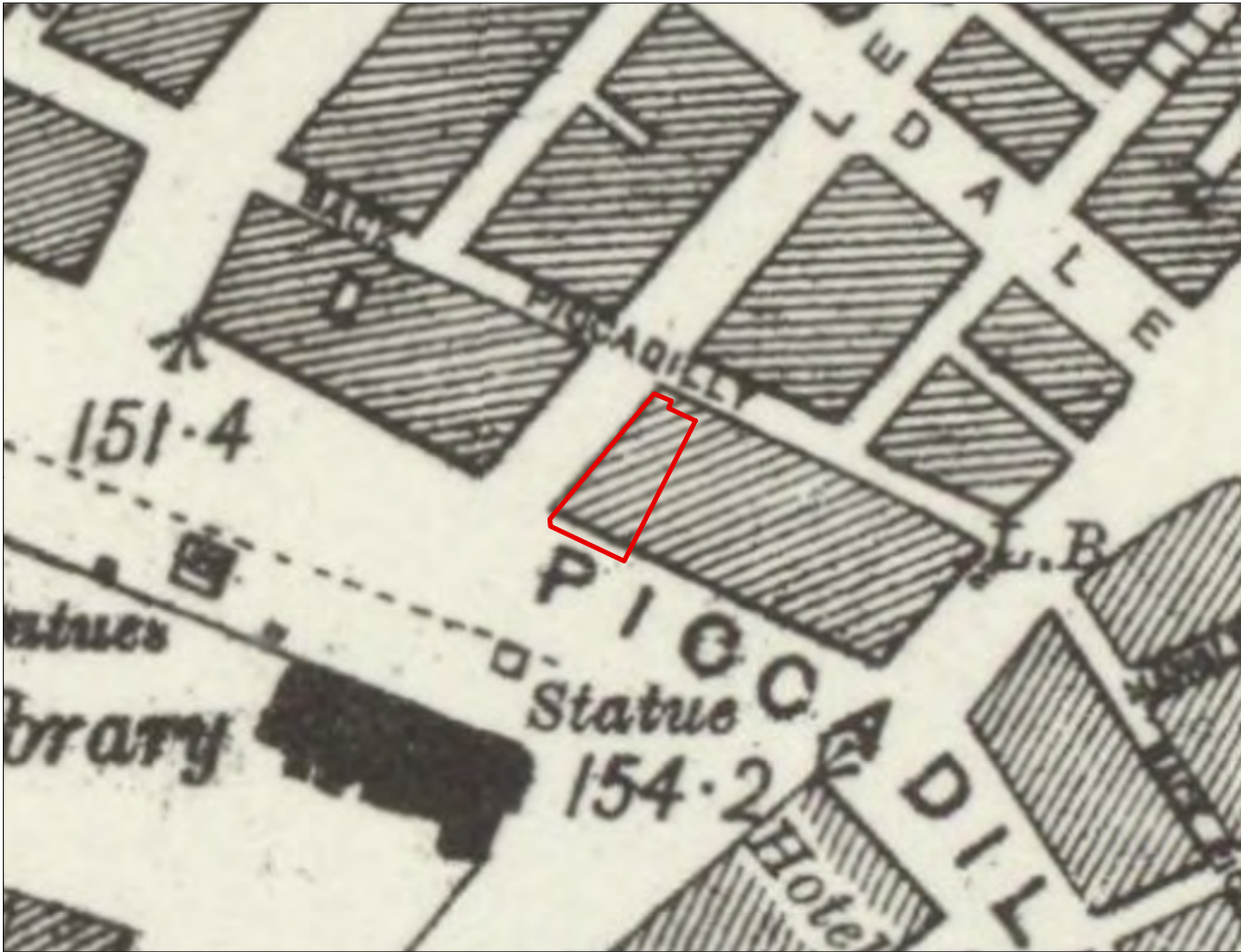


Fig. 2.4 - 1923 Ordnance Survey Lancashire CIV

Key:

 Proposed Development Area

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Title:
Historic Map Regression of
Proposed Development Area

Project:
43-47 Piccadilly

Client:
Trafalgar Leisure Ltd.

Scale at A3:
1:1,500

Drawn by: SW	Checked: RH	Date: 22/01/2018
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Report No: Y324/18	Fig. No: 2.1 - 2.4
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