Laystall Street, Ancoats, Manchester

Planning Reference: 128911/FO/2020

Written Scheme of Investigation for an Archaeological Evaluation

Project Name:	Laystall Street, Ancoats, Manchester
Project Code:	Not Yet Assigned
Site Location:	The site lies at the south side of Laystall Street, bounded by Pigeon Street and Brock Street
NGR:	Centred on NGR 384979 398260
Document Title:	Written Scheme of Investigation for an Archaeological Evaluation
Document Type:	Written Scheme of Investigation
Version:	Version 1
Prepared for:	McCaul Group Limited

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Date:	20th December 2021	

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1. Introduction

1.1 Circumstances of the Project

1.1.1 McCaul Group Limited are progressing pre-commencement works for a development at Laystall Street, Ancoats, Manchester (centred on NGR 384979 398260; Planning Reference 128911/FO/2020; Figure 1). The development will entail erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking. Construction works will necessitate considerable earth-moving works, with a potential to remove any buried archaeological remains that may exist within the development site. In December 2021, Salford Archaeology was commissioned by McCaul Group Limited to produce a Written Scheme of Investigation for an archaeological evaluation.

1.1.2 A desk-based assessment carried out by Salford Archaeology in October 2020 (*Armitage and Son's Works, 32-34 Laystall Street, Manchester* Brogan 2020) concluded that there was potential for the remains of late 18th-century and early 19th-century workers housing to survive below ground. Any ground-breaking works associated with the development would affect any such remains and therefore a programme of archaeological mitigation would be appropriate in advance of the development.

1.1.3 In light of the archaeological interest in the site, the Greater Manchester Archaeological Advisory Service (GMAAS), in their role as advisors to the Local Planning Authority, has recommended that an appropriate scheme of archaeological investigation should be undertaken in advance of development.

1.1.4 This Written Scheme of Investigation (WSI), produced in consultation with GMAAS, proposes an initial programme of archaeological evaluation by trial trenching, followed by the production of an evaluation report and archive. The results of the evaluation will be used to inform any potential requirement for further investigation. Any further work resulting from the evaluation will be subject to an enhanced WSI and further costings. This Written Scheme of Investigation for the recommended programme of archaeological evaluation has been prepared by Graham Mottershead of Salford Archaeology on behalf of the McCaul Group Limited. Any change to the proposed WSI will be agreed between the Client, GMAAS and Salford Archaeology.

1.2 Purpose of the Document

1.2.1 An Archaeological Written Scheme of Investigation (WSI) is a comprehensive document detailing the requirements and methodological approaches of a programme of archaeological works. It is defined by Historic England as:

'Where development will lead to the loss of a material part of the significance of a heritage asset, policy HE12.3, requires local planning authorities to ensure that developers take advantage of the opportunity to advance our understanding of the past before the asset

or the relevant part is irretrievably lost. As this is the only opportunity to do this it is important that:

1: Any investigation is carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise;

2. The resultant records, artefacts and samples are analysed and, where necessary, conserved;

3: The understanding gained is made publicly available;

4: An archive is created, and deposited for future research.'

1.3 National and Local Planning Policies

1.3.1 The revised *National Planning Policy Framework* 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 (Ministry of Housing, Communities and Local Government, July 2021). 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 specifically deals with this historic environment (paragraphs 189-208). In accordance with Paragraph 190, local planning authorities should consider in their strategy for conservation and the enjoyment of the historic environment:

- 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.

1.3.2 Paragraph 194 states that local planning authorities when determining applications, should require an applicant to describe the significance of any heritage assets affected, 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'.

1.3.3 Paragraph 195 states that the local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

1.3.4 Paragraph 205 states that the local planning authorities should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.

1.3.5 The NPPF outlines the need for local planning policies to create plans and frameworks to implement the NPPF at a local level. Manchester 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.

1.3.6 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.’

1.3.7 Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeological Advisory Service (GMAAS).

2. Aims and Objectives

2.1 Academic Aims

2.1.1 The main aims of the investigation, given the commercial nature of the project, will be to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

2.1.2 The location of the investigation area has been determined in consultation with GMAAS, in their role as advisors to the Local Planning Authority. Following consultation with the GMAAS it has been recommended that the site will be subject to evaluation through trial trenching. The evaluation will comprise six trial trenches targeted upon areas of potential identified on the historic mapping (Figures 2 to 5). This approach to devising proposals to mitigate the impact of development on the archaeological resource of the development area is in accordance with national guidelines set out in the National Planning Policy Framework: Section 16.

2.2 Objectives

2.2.1 The principal objectives of the archaeological investigation are:

- to record, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation; and
- to make available the results of the work.

2.2.2 It is anticipated that the archaeological investigation will address several of the agenda for archaeological research of the industrial and modern periods stated in the current *North West Regional Research Framework* (NWRRF 2021). In particular, the work has the potential to contribute to the understanding of the evolving urban landscape in the Eccles area of Salford through answering the following research questions relating to housing and living conditions:

- *Ind22:* How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
- *Ind23:* What evidence do we have for the improvement of urban public health during this period?
- *Ind33:* How well studied and understood are the back yards of workers housing and what is their significance?
- *Ind39:* What do we know about pre-By Law workers housing and where are significant examples?

3. Method Statement

3.1 Archaeological Evaluation

3.1.1 The principal aim of the archaeological evaluation will be to establish the presence or absence of any buried remains of archaeological interest within the proposed development area and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential. This will be achieved by the excavation of six archaeological evaluation trenches. two trenches will measure 20m x 1.7m and four trenches 15m x 1.7m. These will be targeted on historic buildings, yards and associated features, as they are depicted on 18th- and 19th-century mapping (Figures 2 to 5).

3.1.2 ***General Methodology:*** all archaeological work shall be conducted following the CIfA Standards and Guidance for archaeological field evaluation (CIfA 2020). Prior to the commencement of any excavation works, the location of the area targeted for archaeological investigation will be laid out accurately with respect to the Ordnance Survey national grid. The position of the areas will then be scanned for any live services using a cable avoidance tool. The excavations will be regularly scanned as work progresses.

3.1.3 ***Archaeological Excavation:*** machine excavation will be used to define carefully the extent of any surviving structures, features, and other remains. This will be carried out using a mechanical excavator of appropriate size and power under the supervision of an experienced archaeologist. Thereafter, remains will be cleaned manually to define their extent, nature, form and, where possible, date. Once the extent of buried archaeological remains has been established they will then be subject to detailed archaeological excavation and recording. Hand excavation will be undertaken by trained professional archaeologists. All information identified in the course of the site works will be recorded stratigraphically, utilising *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and photographs) to identify and illustrate individual features.

3.1.4 Machines will be operated and provided by a suitably experienced subcontract plant hire firm and all relevant Licences and Permits checked prior to commencement of working. The plant hire firm will have experience of undertaking archaeological works previously. All plant will be fully cleaned prior to exiting the site and no archaeological staff will operate machinery. This will be undertaken by the appointed plant hire employees only.

3.1.5 All information identified in the course of the site works will be recorded stratigraphically. Results of the evaluation will be recorded on *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and high-resolution digital photographs) to identify and illustrate individual features. Primary records will be available for inspection at all times.

3.1.6 ***Context Recording:*** all contexts will be recorded using *pro-forma* sheets, and details will be incorporated into a Harris matrix. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from record sheets using sequential numbering.

3.1.7 ***Photography:*** a full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the excavation will be generated. Photography will be undertaken in accordance with HE guidance, *Digital Image Capture and File Storage Guidelines for Best Practice* (July 2015). All frames will include a visible, graduated metric scale. Photographs records will be maintained on photographic *pro-forma* sheets.

3.1.8 ***Planning****:* the precise location of all archaeological remains encountered will be surveyed using a combination of total station/GPS survey, 3D laser scanning, and aerial drone/Hi-view photogrammetry. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. All information will be georectified to the Ordnance Survey National Grid and all levels will be tied into Ordnance Datum.

3.1.9 ***Human remains:*** human remains are not expected to be present, but if they are found they will, if possible, be left *in-situ* covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately.

3.1.10 ***Finds policy:*** finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC).

3.1.11 Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

3.1.12 ***Environmental Sampling:*** environmental samples will be collected from any suitable deposits encountered during the excavation with the aim of identifying any residual palynological evidence or potential dating evidence. The samples should be collected in line with the Historic England guidelines (*Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation, Second Edition* EH 2011), appropriating 30 – 40 litres per sample, and sampled in as close to sterile conditions as feasible in external areas.

4 Health and Safety

4.1 4.1 Health and Safety

4.1.1 Full regard will be given to all constraints during the course of the project, and all relevant Health and Safety legislation, CDM, COSHH regulations, and codes of practice will be respected. A number of additional procedures will be followed by all staff at all times; these are outlined in the RAMS and relate to the COVID-19 outbreak. The University of Salford provides a Health and Safety Statement for all projects and maintains a Safety Policy. Salford Archaeology is advised on its Health and Safety matters by the University of Salford, who provide ongoing advice on health and safety matters to all departments in the organisation. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Federation of Archaeological Employers and Managers (FAME), and in accordance with current legislation, including:

- The Health and Safety at Work Act (1974);
- Management of Health and Safety at Work Regulations (1999);
- The Construction (Design and Management) Regulations (2015);
- The Control of Asbestos Regulations (2006);
- Construction (Health, Safety and Welfare) Regulations (1996);
- The Health and Safety (Miscellaneous Amendments) Regulations (2002);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Health and Safety (First-Aid) Regulations (1981);
- The Regulatory Reform (Fire Safety) Order (2005);
- The Provision and Use of Work Equipment Regulations (1998);
- Lifting Operations and Lifting Equipment Regulations (1998).

4.1.1 A risk and method statement (RAMS) will be produced by the archaeological contractor and submitted to the Client prior to the commencement of any onsite archaeological works. All Salford Archaeology staff associated with the excavation will be given a copy of the method statement and the risk assessment prior to the beginning of the works and will be required to read both documents.

4.1.2 Salford Archaeology undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. This applies in particular to providing and maintaining suitable premises, and providing all reasonable safeguards and precautions against accidents. The University of Salford will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, and members of the public.

4.1.3 The profession of Archaeologist is largely covered by the CSCS, Project Support Function Related Degree; other cards are available for site visitors etc. For this all Salford Archaeology staff likely to undertake fieldwork must pass a CITB Health and Safety Test at least to operative level, as a minimum. Where a member of staff has not yet received their card, they will produce a certificate to prove that they have passed the test.

4.1.4 ***COVID-19:*** All procedures set out in the Risk Assessment (to be produced by the archaeological contractor) relating to the COVID-19 outbreak will be adhered to by all staff

at all times. Any staff that repeatedly fail to adhere to these procedures will be required to leave site.

4.1.5 ***Personal Protective Equipment (PPE):*** all staff will wear PPE at appropriate times dictated as by the Senior Archaeologist on site. All Salford Archaeology staff are supplied with the following PPE:

- Safety Helmets (EN397);
- Ear Defenders (EN 352-3);
- Safety spectacles (EN166);
- Goggles (Chemical BSEN 166 Type 3);
- Dust masks plain and valved (EN149 2001);
- Disposable overalls (Type 5/6 disposable EN340);
- Hi-visibility vests (EN471);
- Gloves Nitrile and latex disposable, PVC, EN374;
- Heavy-duty nitron rubber gloves (EN420, 388);
- Safety footwear - steel toecap and mid-sole boots and Wellingtons EN345-47.

4.1.6 Any other PPE required by the client and/or Principal Contractor must be provided or funded by them.

4.1.7 ***Services (Gas, Electricity, Water, Sewers, Telecoms):*** it is the duty of the Client to provide all information reasonably obtainable relating to any contamination or live services present on site prior to the commencement of the programme of archaeological works.

4.1.8 Service plans will be inspected closely prior to the commencement of any works.

4.1.9 No member of Salford Archaeology staff will touch or otherwise interfere with a live service even if declared ‘safe’. In the event of the accidental disruption of a live service by archaeologists, the Salford Archaeology Senior Archaeologist will inform both their project manager and the Principal Contractor and, when appropriate, call the relevant emergency number. Any underground service not previously identified which is encountered during excavation will be assumed to be live and will need to be made safe by the Client before further excavation. Any visible overhead cables, pipes, ducts, etc will be assumed to be live if there is no written substantiation that they are dead, and will immediately need to be made safe and/or isolated from further excavation. Where for whatever reason making safe of under- or over-ground services does not happen, Salford Archaeology may need to remove its staff from the site or an area.

4.1.10 ***Access:*** reasonable access to the site will be granted to representatives of the relevant archaeological curatorial body (GMAAS), who may wish to be satisfied, through regular site inspections, that the scope and practice of the archaeological works are being conducted according to professional standards and in accordance with any agreements made.

5 Other Matters

5.1.1 ***Project Monitoring:*** the aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of GMAAS.

5.1.2 As a minimum requirement, GMAAS will be given a minimum of one week's notice of work commencing on site, and will be afforded the opportunity to visit the site during and prior to completion of the on-site works so that the general phasing of the site and results of the fieldwork can be assessed and to discuss the requirement of reporting or any further phases of archaeological work.

5.1.3 Salford Archaeology will notify GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with the Client and GMAAS.

5.1.4 ***Working Hours:*** normal working hours are variable between 7.30 am and 6.00 pm, Monday to Friday. It is not normal practice for the University of Salford staff to be asked to work weekends or bank holidays, and should the Client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.

5.1.5 ***Insurance:*** the University of Salford has professional indemnity to a value of £50,000,000, employer's liability cover to a value of £50,000,000 and public liability to a value of £50,000,000. Written details of insurance cover can be provided if required.

6 Report and Archive

6.1 ***Report:*** a draft copy of an evaluation report will be submitted for comment to the client and GMAAS within six weeks of the completion of the final phase of evaluation fieldwork. This will present the results obtained from the archaeological investigation, and will include:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- a description of the archaeological background;
- an account of the historical development of the site;
- a description of the methodologies used during the fieldwork;
- a description of the findings of the fieldwork;
- detailed plans of the excavated trenches, showing the archaeological features exposed;
- appropriate photographs of specific archaeological features;
- a summary, assessment, and interpretation of the results of the archaeological evaluation;
- a consideration of the importance of the archaeological remains present on the site in local, regional and national terms;
- recommendations for further archaeological investigation.

6.2 In the event that further investigation, most likely in the form of archaeological excavation, is required, Salford Archaeology suggest an on-site meeting with the client and GMAAS to inform an updated WSI and costs in order to rapidly commence the required works, thus minimising any potential delay to the development programme.

6.3 ***Archive:*** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current CIfA guidance (*Standards and Guidelines for the Creation, Compilation, Transportation and Deposition of Archaeological Archives* CIfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the evaluation.

6.4 The site archive will be so organised as to be compatible with the other archaeological archives produced in the Northwest of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with the appropriate repository body (Manchester Museum of Science and Industry, subject to their approval).

The archaeological archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive.

It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

6.5 ***Dissemination:*** as a minimum, the information will be finally disseminated through the deposition of the archive at the appropriate repository body (Manchester Museum of Science and Industry, subject to their approval), and a final report deposited with GMAAS. A short summary of the results obtained from the fieldwork will also be sent for inclusion in the annual roundup of archaeological fieldwork published in *Post Medieval Archaeology.* Should significant archaeological remains be uncovered it may be that a higher level of dissemination is required in order to fulfil this element of the planning condition. This may include publication and/or the erection of an information panel as part of the development design.

7 Timetable

7.1 It is anticipated that the excavation of the six evaluation trenches will take a five-day period on site to open, record and backfill.

7.2 A draft report will be submitted to GMAAS and the Client for comment within six weeks of completion of the final phase of fieldwork. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

7.3 It should be noted that a further stage of more detailed archaeological investigation may be required in the event of significant remains being uncovered in the initial trenches.

8 Staffing Proposals

8.1 The fieldwork will be directed by **Graham Mottershead** (Excavations Manager, Salford Archaeology). Graham is an experienced field archaeologist with over 30 years' experience and has undertaken many excavations across the country.

8.2 His role will be to ensure that the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. Graham holds current valid SMSTS and PRINCE2 certificates.

8.3 **Julian Thorley** (Project Supervisor, Salford Archaeology) will carry out the role of Site Director. Julian has over 20 years' experience in running commercial archaeological projects across the country and has recently directed many similar evaluations and excavations. In this role he will oversee all archaeological site works and be responsible for Health and Safety on the site. He is a qualified first aider and holds current valid CSCS and Asbestos Awareness certification.

8.4 It is not possible to provide details of specific technicians that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience. It is anticipated that up to two technicians will be required for the initial stage of the fieldwork.

9. Bibliography

Sources

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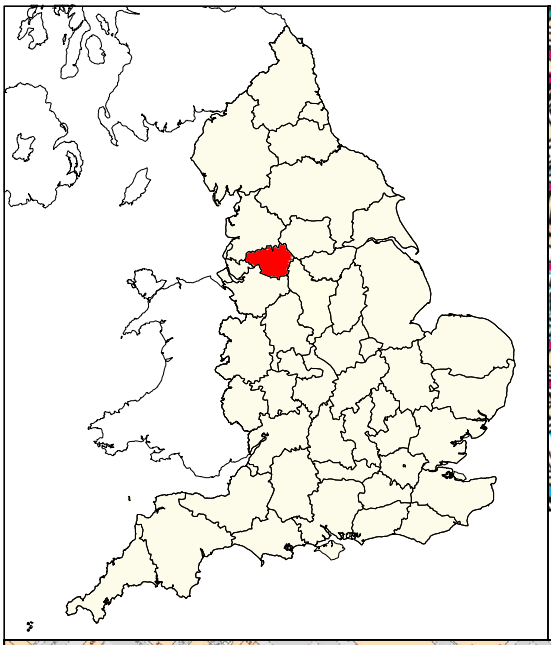

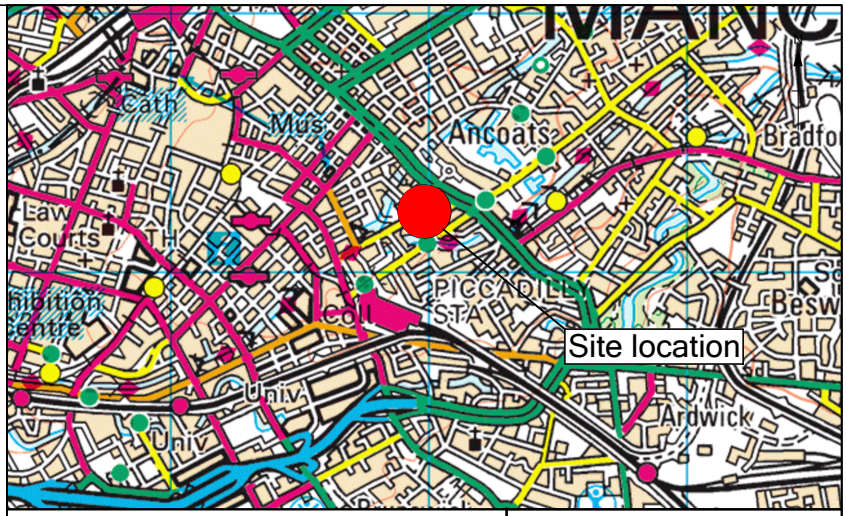

Figure 1:

Site Location

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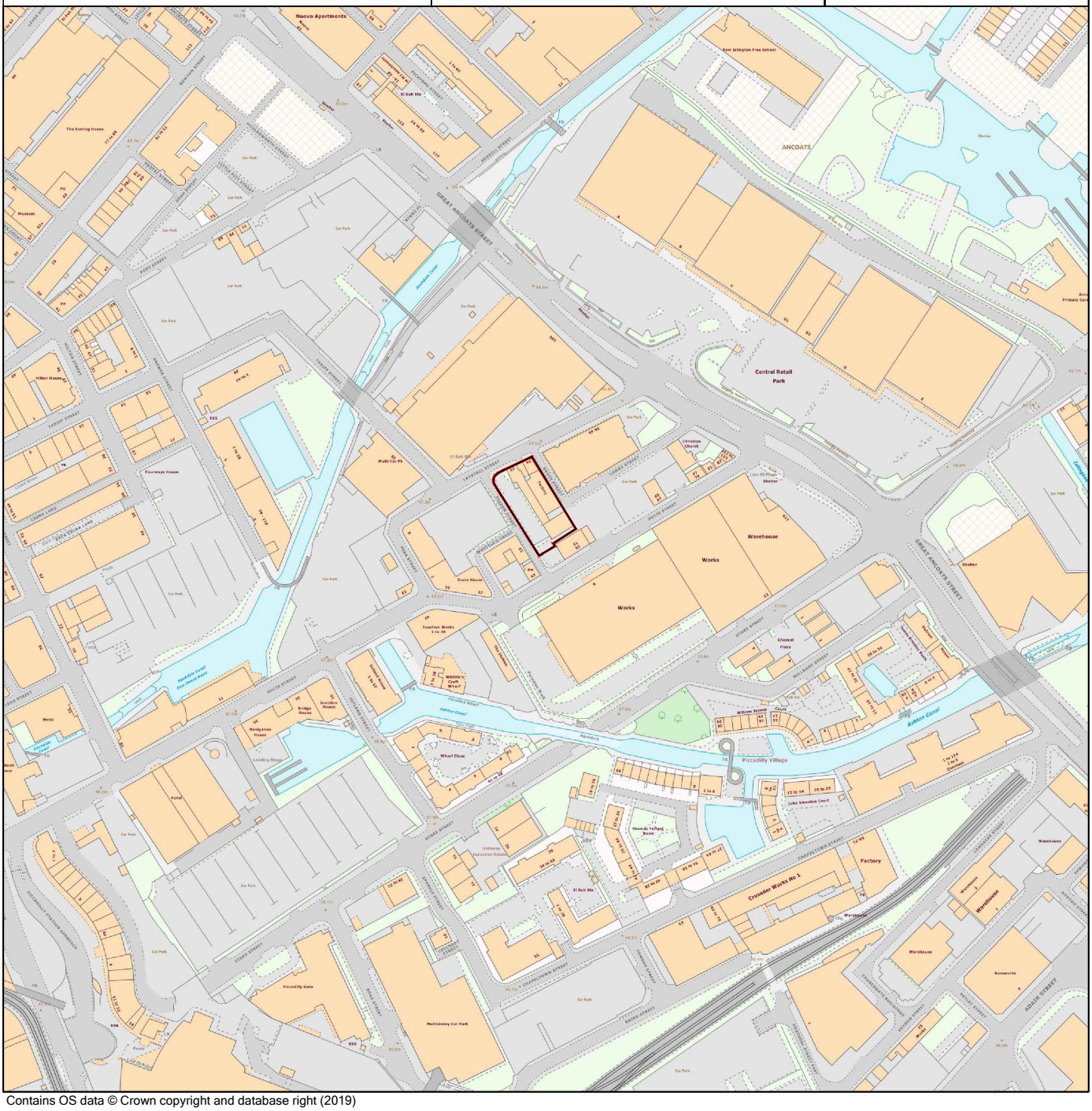
SALFORD ARCHAEOLOGY



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

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Figure 2:

Site Boundary and Proposed Trenches Superimposed onto Modern Mapping

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Key:

- Site Boundary
- Proposed Trenches

SALFORD ARCHAEOLOGY

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Scale at A4 1:400

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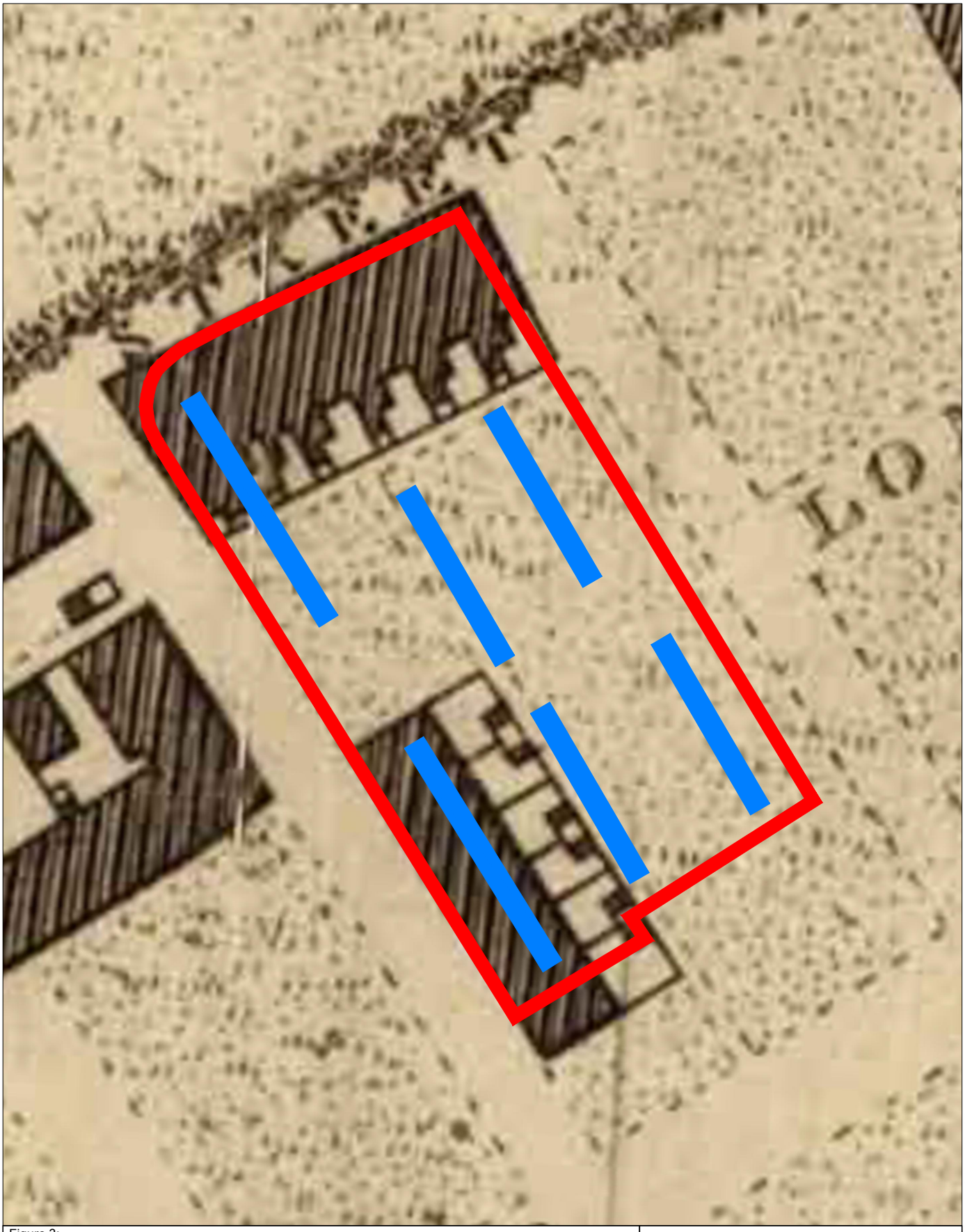

Figure 3:

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

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Key:

Site Boundary

Proposed Trenches

SALFORD ARCHAEOLOGY

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Scale at A4 1:400

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Figure 4:

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

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Key:

Site Boundary

Proposed Trenches

SALFORD ARCHAEOLOGY

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Scale at A4 1:400

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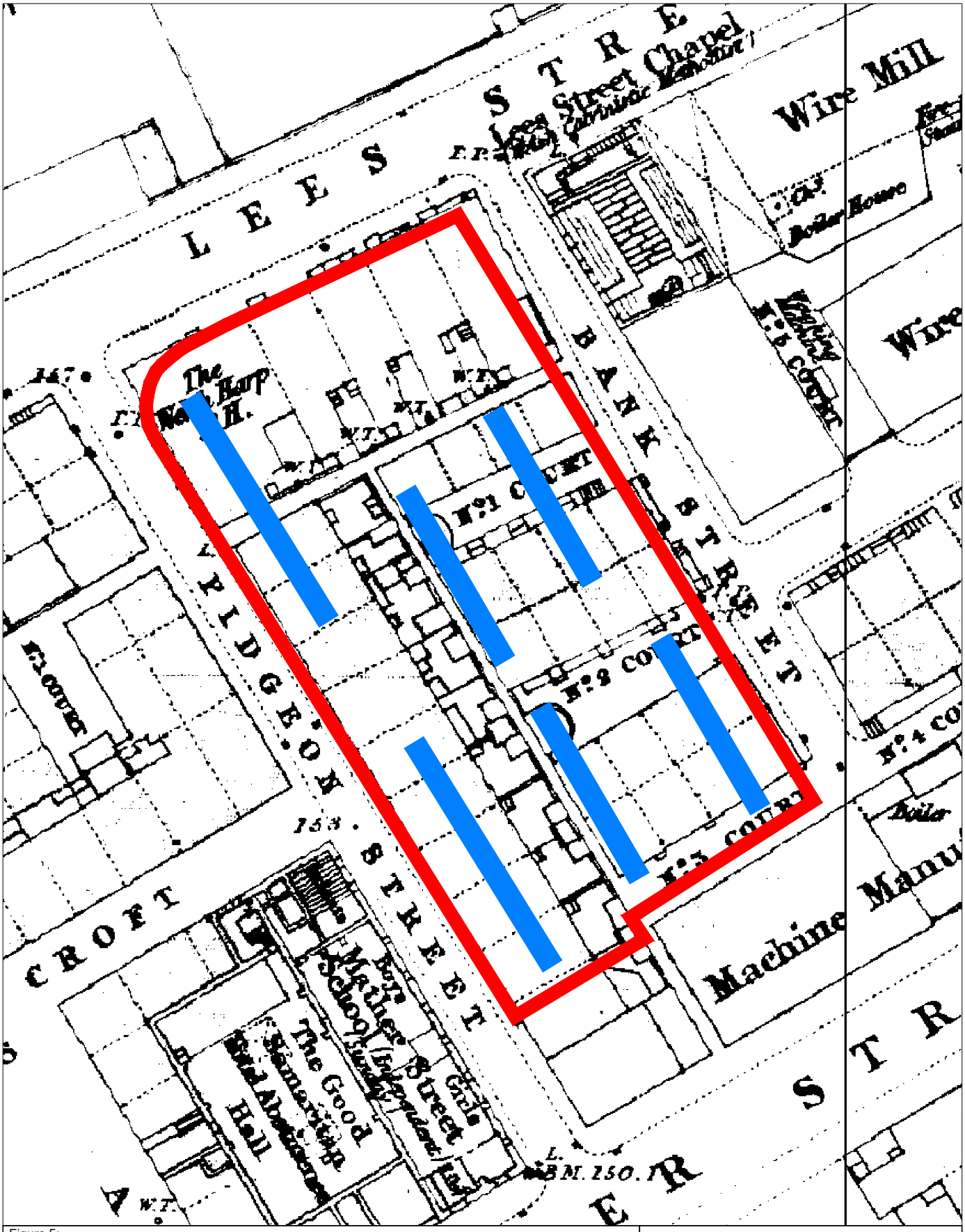

Figure 5:

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

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Key:

- Site Boundary
- Proposed Trenches

SALFORD ARCHAEOLOGY

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Scale at A4 1:400

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