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SUMMARY

In response to a request from Harrison Ince Architects, Oxford Archaeology North (OA North) undertook a desk-based assessment of a proposed development site on Commercial Street, Castlefield, Manchester (centred at NGR SJ 83432 97431). The assessment was undertaken during April and May 2008, and was required to assess the archaeological significance and potential of the site to support a planning application for proposed development.

The site lies within an area of Manchester that is of considerable archaeological and historical significance. Indeed, many of the structures in the vicinity of the study area form one of the foci for the current proposal for Manchester's nomination as a World Heritage Site. In particular, the terminus of the Duke of Bridgewater's Canal, Britain's first true artificial waterway, lies approximately 80m to the north-west and elements of the water-management control mechanism associated with this canal are situated across the River Medlock a short distance to the west of the proposed development area.

The first structures known to have been erected within the proposed development site were a commercial building fronting Constance Street, and a row of blind-back houses, both of which are shown on mapping from 1831. The remainder of the site has been subject to small piecemeal development, although elements appear to have only been developed as yards. The blind-back houses had been demolished by the late nineteenth century, although the long commercial building fronting Constance Street survives extant.

The study area is of archaeological interest, and it is likely that a programme of archaeological investigation will be required in advance of the proposed development. In the first instance, whilst the extant early nineteenth-century building fronting Constance Street is not a designated site, and does not have legal protection against development, it will require an archaeological record to mitigate its ultimate loss as part of the proposed development.

The site also has some potential to retain buried remains of archaeological interest. It lies some 200m to the south-east of the Roman fort, in an area that may have formed part of the Roman cemetery; artefacts of a Roman date discovered in the vicinity of the study area include two inscribed altars, a coin hoard, and fragments of pottery. Whilst the site was developed intensively during the nineteenth century, elements of the central part of the site do not appear to have been subject to deep earth-moving works, offering some potential for buried remains to survive *in-situ*. In addition, the foundations of early nineteenth-century workers' houses are considered to be of local archaeological interest. The presence or absence of these remains should be confirmed by intrusive investigation prior to development.

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ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Lekia Lebari of Harrison Ince Architects for commissioning the project. Thanks are also due to Norman Redhead of the Greater Manchester Archaeological Unit for considerable support and advice. Further thanks are expressed to the staff of the Local Studies Unit at Manchester Central Library.

The desk-based assessment was undertaken by Kathryn Blythe, and the drawings were produced by Marie Rowland. Kathryn Blythe and Ian Miller compiled the report, and Ian Miller was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

1.1.1 In response to a request from Harrison Ince Architects, Oxford Archaeology North (OA North) undertook a desk-based assessment of a proposed development area on Commercial Street, situated within the Castlefield area of Manchester (centred at NGR SJ 83432 97431). The assessment was coupled with a site visit, and was undertaken during April and May 2008.

1.1.2 The study area lies within a part of Manchester that is of considerable archaeological significance. In particular, the site of the Roman fort, a Scheduled Ancient Monument (GM6), lies just over 200m to the north-west, whilst approximately 80m to the north-west is the Manchester terminus of the Bridgewater Canal and associated buildings and structures.

1.1.3 In order to secure archaeological interests, Manchester City Planning Department has requested that an archaeological desk-based assessment of the proposed development area is undertaken and submitted to support an application for a proposed redevelopment of the site for office use. The principal aim of the assessment was to identify, as far as possible, the nature of the study area's archaeological resource in order to facilitate informed recommendations in advance of planning consent.

1.1.4 The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Sites and Monuments Record (SMR) and the Lancashire County Record Office in Preston, the local studies section of Manchester Reference Library, and the archives and library held at OA North. In addition, a rapid site inspection was carried out on the site of the proposed development in order to relate the landscape and surroundings to the results of the desk-based assessment.

1.1.5 This report sets out the results of the desk-based assessment, along with a gazetteer of major sites. The report also includes a statement of the archaeological potential and significance (defined by the criteria detailed in PPG 16 (DoE 1990)), in which an assessment of the impact of the proposed development on the historic environment is taken into account. This has been carried out in accordance with government advice in the form of Planning Policy Guidance notes 15 Planning and the Historic Environment (DoE 1994) and 16 Archaeology and Planning (DoE 1990).

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1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

1.2.1 The proposed development area is situated in the Castlefield area, centred at NGR SJ 83432 97431, which forms part of the township of Manchester (Fig 1). It comprises a triangular-shaped plot, bounded to the south-west by Commercial Street, to the east by Constance Street, and to the north by a row of buildings which front the south side of Little Peter Street.

Plate 1: Recent aerial view of the proposed development area

1.2.2 The proposed development area lies approximately 100m to the south-east of the current World Heritage Boundary Proposal, which follows the Bridgewater Viaduct in this area. This area forms one of the foci of Manchester's current proposal for World Heritage Site status, which is based on the crucial role the city played in accelerating the process known commonly as the Industrial Revolution. In particular, Castlefield incorporates the terminus of Britain's first industrial canal and the first inter-city passenger railway, represented by the oldest mainline station in the world that survives on Liverpool Road (Falconer 2002, 12). The site also lies approximately 100m to the south-east of the Castlefield Conservation Area boundary, which follows that of the city along the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, and along Chester Road.

1.2.3 The study area lies at a height of *c* 28m above Ordnance Datum, on the eastern bank of the River Medlock (Fig 2), although the natural topography of the area has been masked largely by urban development. Borehole data obtained for an area a short distance to the north-west of the proposed development area, for instance, concluded that ground levels had been altered significantly to create the modern surface, which previously fell from west to east towards the Medlock (UMAU 2002). Archaeological monitoring of a recent development on the western side of Commercial Street concluded that the solid geology lay at a depth of some 2.4m below the modern ground level (OA North 2007).

1.2.4 The solid geology of the area consists of Bunter Sandstone of the Permo-Triassic. This sandstone is exposed to a depth in excess of 2m in the bank of the Rochdale Canal approximately 110m to the north of the proposed development area. The overlying drift comprises glacial sands and gravels and late glacial flood gravels (Countryside Commission 1998).

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2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the the relevant IFA and English Heritage guidelines (Institute of Field Archaeologists, 1999 *Standard and Guidance for Archaeological Desk-based Assessments*; English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester Sites and Monuments Record (SMR):*** the Greater Manchester Sites and Monuments Record (SMR), held in Manchester was consulted to establish the sites of archaeological interest already known within the study area, and information from up to 0.25km around was obtained as a background. The SMR is a Geographic Information System (GIS) linked to a database of all known archaeological sites in Greater Manchester, and is maintained by the Greater Manchester Archaeological Unit (GMAU). For each SMR site within the study areas, an entry was added to the site gazetteer (*Section 4*) and each was marked on a location plan (Fig 9).

- ***Lancashire County Record Office, Preston (LRO(P)):*** before the county boundaries were changed during the mid-1970s, Manchester lay within the county of Lancashire, and therefore most of the available published maps of the area are held in Lancashire County Record Office in Preston. All available Ordnance Survey maps for the study area were examined, covering the period from 1850 to 1992.

- ***Greater Manchester County Record Office, Manchester (GMRO(M)):*** the catalogue of the Greater Manchester County Record Office was searched for information relating to the study area, and relevant data was incorporated into the report.

- ***Archives and Local Studies, Manchester Central Library (MCL):*** the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area, and relevant data was incorporated into the report.

- ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.2 SITE VISIT

2.2.1 The proposed development area was the subject of a site visit to assess the information pertaining to the baseline conditions, and to relate the past landscape and surroundings to that of the present. Additional information on the sites of significance and an understanding of the potential environmental effects has been added to the Site Gazetteer (*Section 4 below*), where appropriate.

2.3 ARCHIVE

2.3.1 Copies of this desk-based assessment will be deposited with the Greater Manchester SMR on completion of the project.

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3. BACKGROUND

3.1 INTRODUCTION

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2,200 – 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 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 HISTORICAL BACKGROUND TO CASTLEFIELD AND KNOTT MILL

3.2.1 ***Prehistoric Period:*** the current understanding of any activity in Manchester during the prehistoric period is very poor, although it is reasonable to suggest that the Castlefield area may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. However, physical indications for any such settlement are, at best, fragmentary and arguably the best evidence was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road. During the course of this work, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered, although none was found in securely stratified deposits (UMAU 2002). In addition to these artefacts, the Greater Manchester SMR includes four sites of prehistoric date in the area between Castle Street and Tomlin Street, situated to the north-west of the present study area.

3.2.2 ***Roman Period:*** in contrast to the earlier period, there is considerable evidence for activity in the area during the Roman period. This was focused on the Roman fort that was established in Castlefield during the late first century. The original fort comprised a turf rampart and timber gates, and, covering an area of *c*1.2ha, was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone *c*AD 200 (Bryant *et al* 1986).

3.2.3 The fort was developed in association with a substantial extramural settlement, or *vicus*, that developed in both a northerly direction and along the line of Chester Road (Site **26**) to the south (Grealey 1974, 11). It seems that this settlement originated largely during the early second century, and incorporated

numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman *vicus* in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort: excavations on the southern side of Liverpool Road, centred on the former White Lion Street in 1972 (Grealey 1974), excavations on Tonman Street (Jones and Reynolds 1978), and an excavation between Liverpool Road and Rice Street (UMAU 2002). The excavations undertaken in 1972 and 1978 revealed extensive evidence for Roman buildings, representing several successive phases of occupation commencing during the late first century and continuing into the third century. In total, the remains of 13 buildings were identified during the excavations in 1972, whilst the investigations at Tonman Street revealed another 15 (GMAU and UMAU 2003). These results were enhanced considerably by the conclusions drawn from excavations between Liverpool Road and Rice Street, which provided evidence for building plot divisions, small-scale agriculture, and possible leather preparation (UMAU 2002). It was concluded that this site lay close to the periphery of the *vicus* on the north side of the fort.

3.2.4 In addition, recent excavations at Beetham Tower, approximately 200m to the north of the proposed development area, concluded that Deansgate is the route of a Roman road (Site **27**), lined with Roman buildings (PCA 2005). The earliest activity on site was a group of quarry pits, probably excavated for the construction of the nearby roads. The site appears to have been incorporated into the *vicus* in the second century, when boundary ditches are found to have divided the area into plots. The buildings found on site were within grid-like plots, which possibly fronted on to a road. The site appears to have been abandoned in the third century, a trait seen in other sites across Castlefield, possibly indicating economic decline at this time (*ibid*).

3.2.5 Physical evidence for the Roman settlement to the south of the fort is fragmentary, although it is believed to have incorporated a bath house on the north bank of the River Medlock, which was discovered during the 1770s (Watkin 1883), and a temple of Mithras. Evidence for the latter was provided by structural remains that were reportedly unearthed during construction work in 1821 on the south side of the River Medlock (Whatton 1821, 257). A recent excavation at Great Jackson Street (Site **25**) has recovered remains of an enclosure ditch, agricultural ditches, intercutting pits and possible structural features (PCA 2007). Pottery from the second and third centuries was found in association with these features, and an inscribed altar stone was found dumped in one of the pits (*ibid*).

3.2.6 The extent of the cemetery associated with the Roman settlement in Manchester is not well understood, although it is probable that burials will have flanked the roads on their approach to the fort. Funerary remains have been discovered near the eastern boundary of Castlefield (Grealey 1974, 17), and Whitaker reported two urns having been found on the south bank of the River Medlock (1773, 59-60). Whitaker also noted a log coffin and bones that had been discovered in the same area. Similarly, Corbett's map of 1850 notes that when Pioneer Quay was excavated in 1849, 'many graves and relics' were

uncovered, including 'a cylindrical rock-cut grave' (Site **12**) (GMAU and UMAU 2003). A wooden coffin set in a grave lined with tiles was also discovered in 1832 at a location which Charles Roeder later described as 'evidently near Great Jackson Street, close by the Roman road to Chester, where many other Roman sepulchral stones have been secured' (Roeder 1899, 109).

3.2.7 Roads from the fort and associated *vicus* linked Manchester with Ribchester to the north (Site **13**), Castleshaw, Slack and York to the north-east, Wigan to the north-west, and Northwich and Chester to the south (Site **26**); the latter road is believed to have forded the River Medlock a short distance to the north-west of the study area (UMAU 1998). Whilst the precise line of the Roman road across the river is uncertain, a map of Castlefield dated 1765 shows a routeway curving from the north side of the road to the bridge at Knott Mill and terminating at the river bank. The key to this map describes this route as a 'hollow way to the ford', implying this to have been a crossing point of some antiquity. The 'hollow way' is similarly indicated on a plan of 1771, and describes it as 'the old road to the river'. The road to the east, which linked Manchester to the forts at Buxton and Glossop (Site **14**), is also likely to have passed close to the proposed development area. This raises an unattested possibility of the study area occupying part of the Roman cemetery, or even a linear extension of the *vicus* that may have extended down to the riverside. Gregory, in his recent study of Roman Manchester (Gregory 2007), considered that the south boundary of the *vicus* crossed the north end of Commercial Street and the west end of Little Peter Street (Fig 2).

3.2.8 Other known Roman sites in the vicinity of the proposed development area are Sites **5-8**, **11** and **15-16**. Site **5** is the findspot of a Roman inscribed altar, dedicated to the goddess Fortuna Conservatrix, was discovered in 1612. The inscription translates: 'to fortune the preserver, Lucius Senecianus Martius, a centurion of the sixth legion, surnamed the Victorious'. This altar, which was without a capital or a base, was probably not earlier than AD 120. Site **6** is the spot where fragments of Roman pottery and a small hand quern were discovered in *c* 1898. Site **7** is the spot where a hoard of Roman coins was discovered whilst digging the foundations of Knott Mill railway station in 1852. The hoard comprised over 1600 coins, ranging from Sabina (AD 128-36) to Valens (AD 364-78), although most were of a fourth-century date. Site **8** is the spot where fragments of Roman pottery, iron nails, lead, tiles and glass were discovered during the late nineteenth century. Site **11** is the location of an archaeological evaluation undertaken in 1998, which found fragmentary evidence of Roman remains including a possible ground surface, post-hole and associated pottery. Site **15** is the location of a Roman building stone found in 1760, 200m east of the fort on the south side of the River Medlock, although the whereabouts of the stone is no longer known. Site **16** is the location of a findspot of a lump of sal ammoniac and coin of Tetricus (AD 267-72).

3.2.9 ***Medieval Period:*** 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. It is therefore unsurprising that the archaeological evidence for any activity in the vicinity of Castlefield for the early medieval period is scant; the putative remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not corroborated, and several stray finds of tenth- and eleventh-century dates have been found in the area (Morris 1983; UMAU 2004).

3.2.10 Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 1km to the north-east of the proposed development area. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). A deer park, named Aldport Park (SMR 112.1.0) was located towards the south end of Deansgate, bordered to the north by modern day Peter Street and Quay Street, and to the south by the River Medlock. The park is documented from the late thirteenth century, and is thought to have still been existence in the sixteenth century (UMAU 2005). The vicinity of Castlefield remained almost wholly undeveloped until the eighteenth century; the only known activity in the area during the late medieval period was focused upon a mill at Knott Mill to the north-west of the proposed development area (GMAU 1993). The earliest reference to this mill dates from 1509, when a licence was given for the mill dam. It has been suggested that the mill, and subsequently this part of Manchester, derived its name from the miller (Farrer and Brownbill 1911, 178). The site of the mill is thought to have been incorporated into, or built upon, by the Duke's Warehouse (Site **9**) (UMAU 1998).

3.2.11 ***Post-medieval and Industrial Period:*** during the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre (Williams and Farnie 1992, 3). By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180).

3.2.12 By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. 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 (Hadfield and Biddle 1970). The Manchester terminus of the canal was at Castlefield, approximately 80m to the north-west of the proposed development area, whilst the bend of the River Medlock to the south of the study area was adapted as the final length of the canal (Sillitoe 1988). An important feature of the canal terminus was the distinctive canal warehouse, where perishable goods were stored between being delivered to the town and distributed locally. The first

major warehouse to be erected in association with the canal was the Duke's Warehouse (Site **9**), which was built soon after 1765 (Taylor *et al* 2002, 10). This was soon complemented by Hensall, Gilbert and Company's Warehouse (known latterly as the Grocers' Warehouse (Site **20**)) in *c* 1776, the Merchants' Warehouse in 1825, and Middle Warehouse in 1828-31 (Greene 2002). The surviving warehouses are a distinct element of the streetscape in Castlefield, and add an important characteristic to the area.

3.2.13 During the construction of the canal, a channel was cut from the River Medlock to allow water to flow through the industrial complex at Knott Mill via a mill leat. A secondary channel, directed through a brick-built culvert system, was cut to supply water to the power features and unloading dock at the Grocers' Warehouse (Site **20**). As the Medlock is fed by the Pennines, and was subject to rapid and heavy flooding, this channel was fitted subsequently with an overflow tunnel that was constructed adjacent to the site of Brazil Mill at the north end of Commercial Street (Sillitoe 1988). This tunnel is believed to have been built in 1838 (Tomlinson 1961, 139).

3.2.14 Castlefield's importance as a hub of the region's transport network resulted in the urban development of Knott Mill by the end of the eighteenth century. An early stage in this process is depicted on William Green's *Map of Manchester and Salford*, surveyed between 1787 and 1794, which shows numerous buildings at Knott Mill, and the main elements of the existing street plan laid out on former fields of the area south of the River Medlock. The regular layout of streets provides a false impression of considered town planning, whereas development was probably controlled by speculators rather than a regulatory body. This resulted ultimately in a mixed industrial and residential development, with rows of workers' housing occupying spaces between closely packed steam-powered mills, warehouses, and other commercial premises.

3.2.15 A catalyst to further development was the completion of the Rochdale Canal, which was opened for its full length in 1804 (Hadfield and Biddle 1970, 85-6). This canal formed a direct route across the Pennines, and provided Manchester with a link to the east coast port of Hull via the Rivers Calder, Hebble and Aire. The arrival of the railway, and the opening of the world's first passenger railway with a terminus on Liverpool Road in September 1830, increased the significance of the area as a transport hub (Greene 2002).

3.3 DEVELOPMENT OF THE STUDY AREA

3.3.1 The development of the buildings occupying the proposed development area from the early nineteenth century may be traced reasonably well from the available cartographic sources. This allows the pertinent details of the site's evolution to be discerned, which may be enhanced from other sources of primary documentation, notably entries within commercial trades' directories.

3.3.2 Several detailed maps of the area were compiled during the second half of the eighteenth century, including those by Arthur Young (1771), and Ludwig von Hogrewe (1778). However, these maps focus upon the canal basin at Castlefield and its junction with the River Medlock, and none provide any detail for the proposed development area. Similarly, a map surveyed by H Clarke in August 1765 (reproduced in GMAU 1993) shows the mill to the north of Knott Mill Bridge, and a kiln on the western bank of the River Medlock, but the proposed development area is depicted as having been vacant, suggesting that it was undeveloped at this date.

3.3.3 ***William Green's Map of Manchester and Salford, 1794 (Fig 3):*** although no buildings are depicted within the proposed development area on this map, the street plan of the wider area had been set out by the time of Green's survey in 1787-94. Both Commercial Street and Little Peter Street are depicted on this map, but there is no indication of any use of the proposed development area. Greaves Street (later Constance) Street is not marked, suggesting that it had not been laid out formally, although a block of buildings (shown on subsequent maps as workers' houses) is shown at its southern end.

3.3.4 ***Bancks and Thornton's Plan of Manchester and Salford, 1800 (Fig 4):*** this map again shows the proposed development area as vacant land, confirming the detail of Green's map, but providing little additional information.

3.3.5 ***Johnson's Map, 1819 (Fig 5):*** whilst produced at a large scale, Johnson's map shows clearly that the proposed development area remained undeveloped in 1819. The south side of Little Peter Street is marked with a solid line on this map, denoting a solid boundary that defines the proposed development as a plot on the south side of Little Peter Street. Another block of buildings is shown to have been built on the east side of Greaves Street, although it is still not depicted as a formal street.

3.3.6 ***Bancks and Co's Map of Manchester and Salford, 1831 (Fig 6):*** Greaves Street is named on this map and shown as a thoroughfare between Little Peter Street and Commercial Street. A long, probably commercial, building is shown to have been erected along the western side of the street, representing the initial development of the proposal site (Site **28**). A second building range, aligned east/west, has also been erected along the northern boundary of the proposed development site (Site **28**). These are almost certainly domestic properties, and are shown as such on subsequent mapping.

3.3.7 Nothing is listed for Greaves Street in contemporary trade directories (*eg* Pigot 1830; Pigot 1838), although several businesses listed for Commercial Street testify to the industrial development of the area (*Appendix 1*). The exact

addresses of these businesses are not given, although it seems likely that some rented 'room and power' space in Lloyd's cotton mill complex on the western side of Commercial Street.

3.3.8 ***Ordnance Survey 1st Edition 60": 1 mile map, surveyed 1850 (Fig 7):*** the long building along the western side of Greaves Street (Site **28**) is shown as a single property, almost certainly of industrial use. A 'pump' is marked towards the north end of this building on its west side. Four buildings are now depicted along the north edge of the proposed development area, marked No 1 Court (Site **29**). Three are almost certainly workers' housing, although the larger size of the property at the western end of the row suggests that it may have had a commercial function. None of these buildings are shown to have cellar lights, suggesting that they did not have basements, whilst access to the ground floor appears to have been via steps. The area to the south remains undeveloped.

3.3.9 ***Adshead's Plan of the Township of Manchester, 1851:*** this map confirms the layout of buildings depicted by the Ordnance Survey, and marks the long building along Greaves Street as 'a place of business'. The map only shows three properties along No 1 Court, and marks them all as 'private residences' (Plate 2). This is confirmed by entries in a trade directory for 1850, which list two boatmen and a porter residing at No 1 Court, Commercial Street (Slater 1850). A directory for 1853 lists an iron foundry on Greaves Street (Whellan 1853), which could conceivably be the building within the study area (Site **28**).

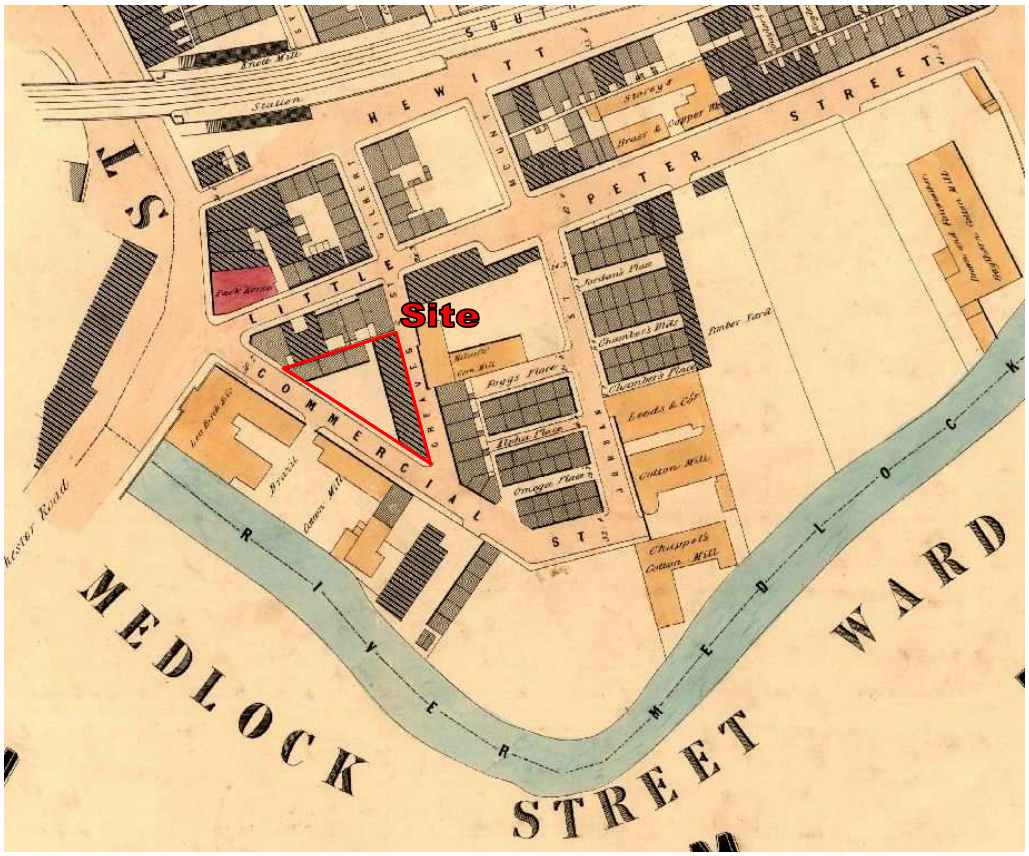

Plate 2: Extract from Adshead's map of 1851

3.3.10 ***Ordnance Survey 1: 500 map of 1891 and 1: 2500 map of 1896 (Fig 8):*** the building on Greaves Street (Site **28**) on both of these maps is shown to be divided into two, with a new structure extending westwards from its northern half across the entire plot to Commercial Street. This building is shown on the detailed map of 1891 to have contained an industrial-type chimney. Another new rectangular building, aligned east/west, is shown to have been erected immediately to the south, across the former yard associated with No 1 Court. The area to the south of this building is shown to have contained a glass-roofed building. The workers' houses along the northern edge of No 1 Court appear to have been replaced by a single building, again seemingly intended for commercial use.

3.3.11 Greaves and Faulkner, veterinary surgeons, are listed as occupying the building on the corner of Little Peter Street and Commercial Street in trade directories for the late nineteenth and early twentieth centuries (*eg* Slater 1886; Slater 1895; Slater 1903; Slater 1909; Slater 1911). The same directories also list TC Crompton & Son, corn millers, on the eastern side of Greaves Street. However, there are no entries in any of these directories that can be associated firmly with any of the buildings within the boundary of the proposed development area.

3.3.12 ***Ordnance Survey 1: 500 map of 1909 and the 1: 2500 map of 1934:*** these maps provide exactly the same detail of the study area as shown on the 1891 and 1896 maps, implying that the layout of the buildings occupying the site remained unaltered.

3.3.13 ***Ordnance Survey 1:1250 map of 1948 (Fig 9):*** this map replicates the detail of the 1891 and 1896 maps, with one or two minor differences. A small rectangular building has been erected in the north-western part of the site, and the yard immediately to the south has also been developed by another small building, which may have formed an extension to the commercial premises immediately to the east.

3.3.14 ***Ordnance Survey 1:2500 map, 1965 (Fig 10):*** this maps shows the site to have sustained considerable remodelling. The buildings in the north-western and central parts of the site have seemingly been demolished, and replaced by a single structure along the northern boundary. The glass-roofed building in the southern part of the site has also been demolished, and replaced by a small detached structure. The building along the eastern boundary of the site (Site **28**) has resumed its original early nineteenth-century layout. The whole site is marked as a 'works', and Greaves Street has been re-named Constance Street. The firm of Fensom-MacGregor & Co Ltd, children's outwear manufacturers, is listed at No 3 Commercial Street for this period (Kelly 1965), and it seems likely that this refers to the buildings within the study area.

3.4 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

3.4.1 The proposed development area is not recorded to have been subject to any form of previous archaeological investigation. The extent of buried remains on the site is therefore untested, although an indication of the area's archaeological resource is provided by several investigations in the vicinity of the proposed development area.

3.4.2 Whilst antiquarian interest in the Roman fort of Manchester can be traced to the mid-sixteenth century, when it was mentioned in Leland's account of the town, the first major archaeological excavation in Roman Castlefield was undertaken by Bruton in 1906-07. This work was focused on the north-western corner of the fort, on a site bounded by Duke Street and Duke Place, and revealed the line of the western stone wall of the fort in addition to some internal features (Bruton 1909).

3.4.3 Since then, numerous controlled archaeological investigations have been undertaken in the area of the Roman fort and its associated *vicus*, the details of which are beyond the scope of the present report; a concise summary of these investigations is presented in *Castlefield, Manchester: An Archaeological Desk-Based Assessment* (UMAU 2004). However, an archaeological evaluation (Site **11**) undertaken on the site of the Duke's Warehouse (Site **9**), situated approximately 50m to the north-west of the proposed development area, is of relevance. This programme of trial trenching, undertaken by the University of Manchester Archaeological Unit in 1998, revealed evidence for Roman activity. Whilst surviving evidence of structural remains was scant, fragments of Roman pottery were recovered and a possible Roman ground surface was identified (UMAU 1998). The evaluation also exposed the remains of a wall that may have represented part of an early fulling mill. This incorporated curvilinear stone blocks, possible originating from an arched window or door surround (*ibid*).

3.4.4 In 2007, an evaluation was carried out on a proposed development site to the east of Great Jackson Street, approximately 130m to the south-west of the proposed development area (Site **25**) (PCA 2007). Nine trenches were excavated, four of which contained Roman remains including pits, ditches and possible structural features. The associated fragments of second- and third-century pottery recovered from the site are of a size and condition to suggest that this area was directly occupied in the Roman period (*ibid*). In 2008, an open-area excavation took place on the site and further Roman remains were found including a sequence of intercutting pits, agricultural ditches and an enclosure ditch. An extremely rare find of an inscribed altar stone, was found dumped in a pit on the site and a high status Samian ware bowl was found beneath it. The altar inscription reads: '*DEABUS MATRIBUS HENANEFTIS ET OLLOTOTIS VICTOR AELIUS VSLLM*', which translates: 'to the mother goddesses Hananeftis and Ollototis Victor Aelius willingly and deservedly fulfilled a vow'. The goddesses Hananeftis and Ollototis are thought to derive from Celtic tribes in the Rhineland in Germany and, therefore, it is possible that Victor Aelius was also from this area, making a dedication to these goddesses which were important to him (Norman Redhead *pers comm*). At the time of writing this report the Great Jackson Street excavations were only

recently completed and, therefore, a full post-excavation report on the findings and interpretation of the site was not available.

3.4.5 An archaeological watching brief at Brazil Mill on Commercial Street was maintained during development work in (OA North 2007). Earth-moving works were restricted largely to the removal of the existing concrete floor slab, although the excavation of a deep pit for the installation of a lift shaft exposed a thick deposit of demolition material dating from the mid-twentieth century, with solid geology lying some 2.4m below the modern ground surface. No archaeological features or artefacts were revealed (*ibid*).

3.5 SITE VISIT

3.5.1 The site visit confirmed that the study area supports a nineteenth-century building (Site **28**), which occupies the eastern boundary of the site (Plate 3), and a modern single-storey shed in the north-eastern part of the site. The remainder of the site comprises hard-standing. The following description comes from a rapid site inspection made of the exterior of the proposed development area; an internal inspection of the building was not carried out as part of the assessment.

3.5.2 The rectangular building occupying the west side of Constance Street (Site **28**) is a two-storey, brick-built structure of early nineteenth-century date (Plate 3). The corrugated roof is clearly a modern replacement, raising the possibility that the original height of the building has been reduced. The intended function of the building is uncertain, although it is clearly of a commercial nature.

*Plate 3: View north along Constance Street, showing Building **28***

*Plate 4: The southern corner of the site, showing the end elevation of Building **28***

*Plate 5: The Constance Street frontage of Building **28***

3.5.3 The fabric of Building **28** comprises hand-made bricks, witch are laid in a decorative Flemish Bond on the Commercial Street elevation, together with three decorative string courses (Plate 4). The ground floor of this short end elevation originally incorporated three windows with brick cambered arches, although the westernmost was evidently remodelled as a doorway for a short period, but has since been converted back to a window. The first floor does not appear to have ever incorporated windows in the south elevation, whilst the acute angle formed by the junction of Constance Street with Commercial Street is occupied by a flue for a domestic-type fireplace. This suggests that the first floor may have been used as office space.

3.5.4 The long eastern elevation of Building **28**, along Constance Street (Plate 5), similarly comprises hand-made bricks, but laid in the less decorative, and more common English Garden Wall bond. The elevation also lacks the decorative string course detail present in the east end. There are eight bricked-up windows on the ground floor, and a blocked doorway in the centre of the elevation. The height of the window apertures suggest that the northern part of the building incorporates a half basement. The first floor also contains eight windows, and a loading door close to the northern end.

3.5.5 The west face of this building was only partially visible due to hoarding along Commercial Street, but appeared to comprise a further seven upstairs windows and at the south end of this side at least, corresponding downstairs windows (Plate 6). The northern end of the elevation is abutted by a modern single-storey shed, which has been partially demolished.

*Plate 6: Southern elevation of Site **28**, looking across Commercial Street*

 © OA North: May 2008

4. GAZETTEER OF SITES

Site Name	**Corn Mill, Brazil Mill**
Site number	**01**
NGR	SJ 8339 9744
SMR no	9865.1.0
Site Type	Corn Mill (Site of)
Period	18th Century
Statutory Designation	-
Source	SMR
Description	The site of a probable water-powered corn mill dating to the late eighteenth century and later replaced by a textile mill in the nineteenth century
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Floodgate on the east side of Knott Mill Bridge**
Site number	**02**
NGR	SJ 8337 9743
SMR no	11638.1.0
Site Type	Floodgate
Period	18th Century
Statutory Designation	Grade II Listed
Source	SMR
Description	A floodgate probably from 1765, by James Brindley, for the Duke of Bridgewater. This was part of a hydraulic system by which the Bridgewater canal terminus basin exploited the course of the River Medlock, which was diverted through a culvert running from this position to Potato Wharf, and the canal overflow was returned to the river via a weir known as the Giants Basin.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Boundary Stone on Knott Mill Bridge**
Site number	**03**
NGR	SJ 8336 9744
SMR no	11671.1.0
Site Type	Township boundary stone
Period	18th Century
Statutory Designation	Grade II Listed
Source	SMR
Description	Township boundary stone. Probably eighteenth century. A low round-headed sandstone slab with a slightly cantered face and inscribed lettering 'Township'. There is also eroded lettering on each side of the centre line, which probably reads 'Manchester' and 'Hulme'.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Bridgewater Canal Basin**
Site number	**04**
NGR	SJ 8333 9747
SMR no	11190.1.0

Site Type	Canal basin
Period	18th Century
Statutory Designation	-
Source	SMR
Description	A self-acting sluice built next to the original line of Deansgate, which diverts surplus water from the River Medlock away from the basin and discharges into the River Medlock at the Giant's Basin.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman inscribed altar**
Site number	**05**
NGR	SJ 8340 9740
SMR no	415.4.24
Site Type	Altar
Period	Roman
Statutory Designation	-
Source	SMR
Description	An altar found in 1612, without a capital or base, was found on the bank of the River Medlock. The inscription translates: '*to fortune the preserver, Lucius Senecianus Martius, a centurion of the sixth legion, surnamed the victorious*'. There is a Patera carved on the right side and on the left a jug with a handle for pouring liquid for the sacrifice. It probably dates to after 120AD.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman pottery and quern**
Site number	**06**
NGR	SJ 8340 9750
SMR no	415.4.25
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	The findspot of Roman pottery and a small hand quern, found at Knott Mill around 1898.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman coin hoard**
Site number	**07**
NGR	SJ 8345 9750
SMR no	415.4.1
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	A coin hoard found whilst digging the foundations of Knott Mill railway station, Castlefield in 1852. Over 1600 coins were found in total ranging from Sabina (wife of Hadrian; AD 128-36) to Valens (AD 364-78). However the majority of the coins are fourth century. Pottery was also found at the site.

Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman finds along railway arches**
Site number	**08**
NGR	SJ 8350 9750
SMR no	415.4.15
Site Type	Findspot
Period	Roman
Statutory Designation	**-**
Source	SMR
Description	Pottery, iron nails, charcoal, lead, broken tiles and fragments of glass found along the railway arches of Manchester South Junction and Altrincham Railway, between Gilbert Street and Mount Street.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Duke's Warehouse**
Site number	**09**
NGR	SJ 8336 9746
SMR no	9849.1.0
Site Type	Warehouse (site of)
Period	18th Century
Statutory Designation	**-**
Source	SMR
Description	A warehouse at the Castlefield terminus of the Bridgewater Canal, built by 1789. Only the basement of the warehouse now survives.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Bridgewater/Chester Road Viaduct**
Site number	**10**
NGR	SJ 8333 9750
SMR no	11191.1.0
Site Type	Viaduct
Period	19th century
Statutory Designation	**-**
Source	SMR
Description	The Bridgewater Viaduct, which was built over Castlefield Basin in 1843 to bypass the original Chester Road/Deansgate river crossing at Knott Mill.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Knott Mill Bridge evaluation**
Site number	**11**
NGR	SJ 8337 9748
SMR no	10503.1.0
Site Type	Roman remains and the remains of a post-medieval fulling mill
Period	Roman; Post-medieval
Statutory Designation	**-**
Source	SMR

Description	An evaluation, which found fragmentary evidence of Roman remains and foundation walls for the west end of the Duke of Bridgewater's warehouse. Also, possible wall remains of an early fulling mill which may have had a wheel pit, as a curvilinear blocks had been re-used. It is possible that these blocks came from an arched window or door surround. A possible Roman post-hole, pottery and ground surface were found as was a post-medieval well.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Rock-cut grave**
Site number	**12**
NGR	SJ 83361 97581
SMR no	**-**
Site Type	Grave
Period	Roman
Statutory Designation	**-**
Source	NMR 76803 SJ 89 NW 96 and 649533
Description	The location of a rock-cut grave and numerous urns discovered in 1849 in a field to the east of the Roman fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Manchester to Ribchester Roman Road**
Site number	**13**
NGR	SJ 8378 9862
SMR no	14.1.0
Site Type	Roman road
Period	Roman
Statutory Designation	**-**
Source	SMR
Description	Part of the Roman road from Manchester to Ribchester, heading north from the fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Manchester to Buxton Roman Road**
Site number	**14**
NGR	SJ 8569 9667
SMR no	28.1.3
Site Type	Roman road
Period	Roman
Statutory Designation	**-**
Source	SMR
Description	Part of the Roman road from Manchester to Buxton, heading south-east from the fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman building stone**
Site number	**15**
NGR	SJ 8340 9750
SMR no	415.4.2
Site Type	Findspot
Period	Roman

Statutory Designation	**-**
Source	SMR
Description	Roman building stone found in 1760, 200m east of the fort on the south side of the River Medlock. The stone is now lost.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman coin and Sal Ammoniac**
Site number	**16**
NGR	SJ 8344 9753
SMR no	415.4.16
Site Type	Findspot
Period	Roman
Statutory Designation	**-**
Source	SMR
Description	A lump of sal ammoniac and coin of Tetricus (AD 267-72), now lost.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Viaduct, west from Knott Mill and Deansgate Station - Dawson Street**
Site number	**17**
NGR	SJ 8329 9756
SMR no	1716.1.0
Site Type	Railway viaduct
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	A red brick viaduct running west from Knott Mill and Deansgate station dividing into two at Castlefield.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**378 Deansgate, Artingstalls Auctioneers (former Ind. Chapel)**
Site number	**18**
NGR	SJ 8332 9752
SMR no	8379.1.0
Site Type	Chapel
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	A former Independant Chapel, dating to 1858, now an auctioneers.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Lock-Keeper's Cottage at Lock No. 91, next to Gaythorn Tunnel**
Site number	**19**
NGR	SJ 8345 9757
SMR no	8586.1.0
Site Type	Cottage
Period	19th century
Statutory	

Designation	Grade II Listed Building
Source	SMR
Description	Lock-Keeper's Cottage at Lock No. 91, dating to *c*1800
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Grocer's Warehouse (Henshall Gilbert and co.)**
Site number	**20**
NGR	SJ 8328 9753
SMR no	9848.1.0
Site Type	Warehouse (Site of)
Period	18th century
Statutory Designation	**-**
Source	SMR
Description	The oldest warehouse on the canal. Now demolished.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Lock No. 91, at east end of Gaythorn**
Site number	**21**
NGR	SJ 8345 9756
SMR no	12089.9.0
Site Type	Canal lock
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	Canal lock, dating to 1804-5, built by the Rochdale Canal Company and since restored.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Little Peter Street/Albion Street Redevelopment area**
Site number	**22**
NGR	SJ 8356 9747
SMR no	12406.1.0
Site Type	Remains of post-medieval housing and industrial buildings
Period	Post-medieval
Statutory Designation	**-**
Source	SMR
Description	A watching brief carried out in advance of the redevelopment of a site at Little Peter Street/Albion Street. Late eighteenth century/nineteenth century housing was cleared from the area. The remains of industrial buildings, including brick tunnels, which possibly linked to the canal, were also found.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Chemical Works, Little Peter Street**
Site number	**23**
NGR	SJ 83536 97416
SMR no	15520.1.0
Site Type	Chemical Works (Site of)
Period	19th century

Statutory Designation	-
Source	SMR
Description	An irregular group of buildings shown on mapping of the late nineteenth century and initially labelled as 'Gum and Starch Works', but which later became a colour and chemical warehouse.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Deansgate Station**
Site number	**24**
NGR	SJ 8341 9752
SMR no	15574.1.0
Site Type	Railway Station
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	Deansgate Station, dating to 1896 (originally opened as Knott Mill Station)
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Chester Road/Great Jackson Street Roman site**
Site number	**25**
NGR	SJ 8327 9736
SMR no	-
Site Type	Roman site
Period	Roman
Statutory Designation	-
Source	Norman Redhead *pers comm*; PCA 2007
Description	An evaluation was carried out on a proposed redevelopment site on Chester Road/Great Jackson Street in 2007 by Pre-Construct Archaeology (PCA), which was followed by an open-area excavation in 2008. Nine trenches were excavated in the evaluation, which uncovered possible Roman structural remains, ditches and associated finds. In 2008 an open-area excavation took place, which revealed a sequence of intercutting pits and further ditches. One of the pits contained an altar stone bearing an inscription dedicating the stone to the mother goddesses Hananeftis and Ollototis, who are thought to be goddesses from the Celtic tribes of the Rhineland area.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Chester to Manchester Roman road**
Site number	**26**
NGR	SJ 83332 97474
SMR no	-
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	Gregory, 2007; NMR 1165058 Linear 541
Description	Chester Road is on the line of the Roman road from Chester to Manchester. It extends for 34.75 miles and the agger is visible in places
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Deansgate Roman road**
Site number	**27**
NGR	SJ 83394 97553
SMR no	-
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	Gregory, 2007
Description	The line of a Roman road, which heads north from Chester Road, on the line of Deansgate
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Greaves Street**
Site number	**28**
NGR	SJ 83439 97429
SMR no	-
Site Type	Industrial building
Period	19th century
Statutory Designation	-
Source	Bancks and Co 1831; Ordnance Survey 1850; Whellan 1853
Description	A long, rectangular building situated on the western side of Greaves Street, shown on Bancks and Co's map of 1831, and survives extant. The intended function of the building is uncertain, although it is clearly of a commercial nature. The surviving fabric contains clear evidence for several phases of localised remodelling, although the building seems to largely retain its early nineteenth-century form.
Assessment	The site lies within the proposal area, and will be destroyed by the development. The building is not a designated site, and is not afforded any legal protection from development. It is, however, of local archaeological importance as a good example of a small, early nineteenth-century commercial building, which merits preservation by record in advance of its ultimate loss.

Site Name	**No 1 Court**
Site number	**29**
NGR	SJ 83427 97436
SMR no	-
Site Type	Workers' housing
Period	19th century
Statutory Designation	-
Source	Bancks and Co 1831; Ordnance Survey 1850, 1891, 1896; Whellan 1853
Description	Workers' housing shown along the northern boundary of the site on Bancks and Co's map of 1831. The Ordnance Survey map of 1859 shows four properties, including three probable houses, and a larger building at the western end. The houses appear to have been accessed from No 1 Court via sets of steps; no cellar lights are shown, suggesting that the properties did not have basements, although this in unconfirmed. Adshead's map of 1850 shows the buildings to have comprised only three properties, all used as private residences. Houses shown on the 1891 and 1896 Ordnance Survey maps to have been demolished and replaced by a large commercial building
Assessment	The site lies within the proposed development area, and has some potential for buried remains of low local significance. Development may have an archaeological impact, which is likely to require mitigation prior to development.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, 29 sites were identified within the study area during the desk-based assessment, including seven Listed Buildings (Sites **2-3**, **17-19**, **21** and **24**). Only two of the sites (**28** and **29**), however, lie within the boudary of the propsed development.

Period	No of Sites	Site Type
Roman	13	(**05**) an inscribed altar from the bank of the River Medlock, (**06**) a findspot of pottery and a quern stone, (**07**) a coin hoard, (**08**) a findspot of pottery and various other artefacts, (**11**) remains identified during an evaluation at Knott Mill Bridge, (**12**) a rock-cut grave, (**13**, **14**, **26** and **27**) Roman roads, (**15**) building stone, (**16**) the findspot of a lump of sal ammoniac and a coin, and (**25**) a site excavated at Great Jackson Street including the find of an inscribed altar.
Industrial Period	15	(**01**) a corn mill at Brazil Mill, (**02**) a floodgate on the east side of Knott Mill Bridge, (**03**) a township boundary stone, (**04**) Bridgewater Canal Basin, (**09**) Duke's Warehouse, (**10**) Bridgewater/Chester Road Viaduct, (**11**) the remains of a fulling mill identified during an evaluation at Knott Mill Bridge, (**17**) Dawson Street railway viaduct, (**18**) a former independent chapel, (**19**) a lock-keeper's Cottage, (**20**) Grocer's Warehouse, (**21**) a lock, (**22**) the remains of post-medieval housing and industrial buildings at Little Peter Street/Albion Street, (**23**) a chemical works at Little Peter Street, (**24**) Deansgate Station, (**28**) industrial building on Greaves Street, and (**29**) workers' housing on No 1 Court.

Table 2: Number of sites for each period

5.2 CRITERIA

5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments', which is included as Annex 4 of PPG 16 (DoE 1990). In the following section, the known or possible remains within the proposed development area are considered using these criteria.

5.2.2 ***Period:*** the location of the study area is of particular significance to the two periods of history that characterise Castlefield, namely the Roman and Industrial periods. In terms of the Roman period, the proposed development area may lie within part of the former *vicus* associated with the fort, or within the cemetery area. There is therefore a possibility that buried remains could be recovered from the site.

5.2.3 Following the end of the Roman occupation, the proposed development area was not developed until the early to mid-nineteenth century, after which map regression has shown that the site was occupied both by blind-back housing and by one or more commercial buildings and associated yards.

5.2.4 ***Rarity:*** in broad terms, the fort represents the dominant type of site associated with the Roman occupation of the North West. Some of the associated settlements and cemeteries have also been excavated. In the context of Manchester, however, the part of the Roman settlement to the east and south-east of the fort is perhaps the least understood.

5.2.5 Although there was a high proportion of blind-back and back to back housing constructed in Manchester in the eighteenth and nineteenth centuries, it was a relatively short-lived type of housing. Slum clearance from the end of the nineteenth century onwards meant that many of these types of properties were demolished. Therefore any buried remains of the foundations of these buildings are of potential interest to the archaeological record.

5.2.6 ***Documentation:*** the historical development of the study area buildings can be traced reasonably well from cartographic sources. Trade directories were consulted to try and ascertain the occupants and uses of the various buildings on the site. However, whilst a list of the various businesses that were taking place in the area has been compiled (*Appendix 1*), it has not been possible to place these businesses against particular buildings and so the use of particular buildings within the proposed development area has not been established.

5.2.7 ***Group Value:*** the 29 sites within the wider study area fall into two periods, Roman and Industrial. This directly reflects the known use of this area of Manchester. The proximity of the study area to the fort and the various roads which led to it means that it is inevitable that numerous Roman sites would be present in the archaeological record. Similarly, the location of the study area within the Castlefield area, which played a key role in the industrial development of Manchester from the seventeenth century onwards, means that there are a number of important sites from this period within the study area. In particular, several sites relate to the Bridgewater and Rochdale Canals, located to the north of the proposed development area.

5.2.8 ***Survival/Condition:*** the building along the eastern boundary of the site (Site **28**) is extant and in good condition. The contemporary workers' housing forming No 1 Court (Site **29**) had been demolished by the late nineteenth century, and the extent to which their foundations survive is unknown.

5.2.9 The extent to which any buried Roman remains survive within the proposed development area is similarly unknown. The survival of any remains will be somewhat dependant on the depths and locations of foundation trenches for the Industrial Period buildings located across the site and also any associated basements, which may have truncated or obliterated underlying archaeological deposits. The south-west side of the proposed development area has considerable potential for the survival of any underlying deposits, as parts of this area appear to have only ever been occupied by a lean-to, which is unlikely to have had an impact beneath the ground surface.

5.2.10 ***Fragility/Vulnerability:*** there is potential for Roman and Industrial period remains to survive beneath the existing ground surface. These remains, if present, will be fragile and vulnerable to development.

5.2.11 ***Diversity:*** the potential Roman remains within the site will be associated with the *vicus*, or its associated cemetery. Later remains represent the Industrial Period, and comprise both commercial and domestic buildings.

5.2.12 ***Potential:*** any Roman remains would have the potential to contribute significantly to the current understanding of the development of Roman Manchester. In particular, and in light of the recent discoveries at Great Jackson Street, further work in this area may establish more clearly the extent of the *vicus* and/or cemetery across this area. Any remains of the blind-back house are also of potential interest as many of these types of structures were cleared in the nineteenth and twentieth centuries.

5.3 SIGNIFICANCE

5.3.1 Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Negative Impact
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites) Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant value or interest	Avoidance unnecessary

Table 3: Criteria used to determine Importance of Sites

5.3.2 Using the above criteria, and particularly rarity, survival/condition and potential, the proposed development area possibly contains non-statutory remains of a high local, or even regional, significance. The presence of any surviving Roman remains would certainly be Local/Borough importance, whilst the extant commercial building and any buried remains of the blind-back houses are likely to be of Low Local significance.

5.3.3 This assessment is based on the current state of knowledge and the subsequent discovery of additional features could alter the assessed levels of significance of the proposed development area.

6. ASSESSMENT OF IMPACT

6.1 INTRODUCTION

6.1.1 In its Planning Policy Guidance *Note 16,* the Department of the Environment (DoE 1990) advises that archaeological remains are a continually diminishing resource and 'should be seen as finite, and non-renewable resource, in many cases, highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed'. It has been the intention of this study to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DoE to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from redevelopment;
- reviewing the evidence for past impacts that may have affected the archaeological sites; and
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

6.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the future redevelopment scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 4, below.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 4: Criteria used to determine Scale of Impact

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6.1.3 The interaction of the scale of impact (Table 4) and the importance of the archaeological site (Table 3) produce the impact significance. This may be calculated by using the matrix shown in Table 5, below.

Resource Value (Importance)	**Scale of Impact Upon Archaeological Site**			
	Substantial	**Moderate**	**Slight**	**Negligible**
National	Major	Major	Intermediate/ Minor	Neutral
Regional/County	Major	Major/ Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/ Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 5: Impact Significance Matrix

6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor is assessing the potential impact of redevelopment. This is largely unattested, although there is potential for significant archaeological remains of the Roman landscape, and early nineteenth-century workers' dwellings.

6.2 IMPACT ASSESSMENT

6.2.1 Two of the sites in the gazetteer (Sites **28** and **29**) would be impacted on by the proposed development. Following on from the above considerations, the significance of impact has been determined as substantial based on an assumption that the extant building (Site **28**) will be demolished, and that there will be earth-moving works or piling associated with the development. The impact on all of the other sites in the gazetteer (Sites **1**-**27**) is considered to be negligible, and the significance of impact is neutral. The results are summarised in Table 6.

Site	**Importance**	**Impact**	**Significance of Impact**
28	Low Local	Substantial	Intermediate/Minor
29	Low Local	Substantial	Intermediate/Minor

Table 6: Assessment of the impact significance of development on each site

6.3 STANDING REMAINS

6.3.1 The proposed development area contains one standing building (Site **28**) of archaeological interest. Redevelopment of the site will have a substantial impact on this building, resulting in its destruction, which will require archaeological mitigation. The single-storey building in the north-eastern corner of the site is of negligible interest, and development will have a neutral archaeological impact.

6.4 SUB-SURFACE REMAINS

6.4.1 Redevelopment of the site may have a direct negative impact on any buried remains that survive *in-situ* in the study area, involving their damage or destruction as a result of ground-reduction works or the excavation of service trenches. The extent of any negative impact can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated.

6.4.2 In particular, any Roman remains will comprise buried deposits and artefacts which may be associated with the use of this area as part of the *vicus* or as a cemetery. The importance of such finds could be regional and the impact has therefore been assessed as being Major or Intermediate, meriting a programme of appropriate archaeological mitigation. The impact on any remains of early nineteenth-century blind-back houses, which are considered to be of Low Local significance, is assessed as being Intermediate or Minor, and will similarly require appropriate mitigation in advance of development.

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

7.1 INTRODUCTION

7.1.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record.

7.1.2 The extant building is not of national importance, but is of local archaeological interest. There is also potential for buried remains of archaeological significance from both the Roman and Industrial periods to survive *in-situ*. As such, in accordance with current planning policy guidance, the archaeological remains would require preservation by record should they be directly affected by future development proposals.

7.2 ARCHAEOLOGICAL BUILDING SURVEY

7.2.1 The extant structure along Constance Street is not a designated site, and therefore does not have legal protection against modification or redevelopment. However, it is of local archaeological importance, and its demolition will require archaeological mitigation. The scope and detail of the mitigation should be devised in consultation with the Greater Manchester County Archaeologist, who provides archaeological planning advice to Manchester City Council, although it is envisaged that an English Heritage Level 2/3-type building survey will be required in advance of demolition.

7.3 ARCHAEOLOGICAL EVALUATION

7.3.1 It is envisaged that a programme of archaeological evaluation will be required in advance of any ground-reduction works within the study area. The primary objectives of any such evaluation would be to establish the presence, character, date and extent of any buried remains. In particular, any surviving remains of Roman date and those pertaining to the remains of early nineteenth-century workers' housing should be targeted.

7.4 FURTHER WORK

7.4.1 Depending on the findings of the archaeological evaluation, further archaeological work may be required should the design proposals for development necessitate the destruction of significant archaeological remains. This may constitute an open-area excavation, or a watching brief during ground-breaking works. The need for any further work would be discussed with the County Archaeologist following the evaluation.

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9. ILLUSTRATIONS

9.1 FIGURES

Figure 1: Location map

Figure 2: Gazetteer of sites

Figure 3: Extract from Green's *Map of Manchester and Salford*, 1794

Figure 4: Extract from Bancks and Thornton's *Plan of Manchester and Salford*, published in 1800

Figure 5: Extract from Johnson's *Plan of Manchester*, published in 1819

Figure 6: Extract from Bancks and Co's *Map of Manchester and Salford*, 1831

Figure 7: Extract from the Ordnance Survey 60": 1 mile map, surveyed in 1849 and published in 1850

Figure 8: Extract from the Ordnance Survey 1: 2500 Second Edition map, 1896

Figure 9: Extract from the Ordnance Survey 1: 1250 map, 1948

Figure 10: Extract from the Ordnance Survey 1: 2500 map, 1965

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APPENDIX 1: SELECTIVE TRADES' DIRECTORIES ENTRIES

Year	**Entry**	**Source**
1830	Commercial Street - nothing listed Greaves Street - nothing listed	Pigot 1830
1838	Commercial Street *Knott Mill:* Brazil Mill, cotton spinners; Schofield, fustian shearer; McLure, beer retailer; Ashbury, wheelwright Greaves Street - nothing listed	Pigot and Son 1838
1841	Commercial Street: Dickinson, mechanic; Hickson, beer retailer; Knowles, manager; McClure, beer retailer Greaves Street: Hayhurst, beer retailer; **7** Crosby, fustian shearer; **9** Matthews, painter No 1 Court – not listed	Pigot and Slater 1841
1848	Commercial Street - nothing listed Greaves Street - nothing listed	Slater 1848
1850	Commercial Street - nothing listed Greaves Street - nothing listed No 1 Court *Commercial Street* Thomas Allen, boatman William Ashton, porter John Hayes, boatman	Slater 1850
1853	Greaves Street: Hughes, iron founder	Whellan 1853
1854-5	Commercial Street *Knott Mill:* Aston, machine maker; Ashworth, manufacturer of Bath laces etc. Greaves Street - nothing listed	Slater 1854-5
1855	Greaves Street *10 Little Peter Street:* **1** Eastham, corn miller; **1** Hughes, iron founder; Moss, blacksmith; Bowbotham, gutta percha manufacturer	Slater 1855
1856	Commercial Street - nothing listed Greaves Street *10 Little Peter Street:* **1** Eastham, corn miller; **1** Hughes, iron founder; Moss, blacksmith; Bowbotham, gutta percha manufacturer	Slater 1856
1858	Commercial Street - *343 Deansgate:* Titterington, sign writer; Wood and Pollitt, fringe and braceweb manufacturers; Cuffley, Heighway and Hardy, paper hanging manufacturers; Stapleton, engineer and tool maker; Kerr, wood turner; Ashton, machinist and tool maker; Ashworth, braid maker; Leatas, dry salter; Amies, braid, sewing, cotton and finished yarn manufacturer; Roberts, grease manufacturer; Anderton, wheelwright and blacksmith Greaves Street, *Commercial Street:*	Slater 1858

	John Saville, Miller	
1861	Commercial Street: **No 1** Thomas Anderton, Wheelwright Greaves Street *Little Peter Street:* Gaythorn. City Fire Wood Company; Carsor, carver; **15** Roberts, grease manufacturer; Dodd, screw bolt maker	Slater 1861
1863	Commercial Street: Reid and Oliver, engravers; Sykes, umbrella manufacturer, W Ashton & Co, machine makers, Dodd, screw bolt maker; **6** Haddock, shopkeeper; **8** Berrie, cement manufacturer; Amies, smallware manufacturer; Anderton, wheelwright; **7** Langshaw, shopkeeper Greaves Street, *Little Peter Street, Gaythorn*: Shuttleworth, woollen manufacturer; Smith, gutta percha manufacturer; Vaudry and Brownbill, millers; **9** City Firewood Co.; **9** Birtles, cocoa matting manufacturer; **15** Roberts, machinery and anti friction grease manufacturers	Slater 1863
1869	Commercial Street *Knott Mill:* 2 P Hall, smallware manufacturer; **2** Reid and Oliver, engravers; **2** Thomas and Pickering, smallware manufacturers; Ashton, machine maker, Berrie, cement manufacturer; Anderton, wheelwright; Longshaw, shopkeeper 3 Greaves Street - nothing listed	Slater 1869
1876	Commercial Street: **2** Amies, braid and smallware manufacturer; **2** Ty-oe, cotton doubler; **2** Reid engraver; **4** Ashton machine maker; Ryder Thomas and Co., coppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker; Arbuckle, cabinet maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; Wheatcroft, saw maker; **15** Roberts, tallow refiner; Cowburn, Thomas, Sons and Co., engineers and machinists;	Slater 1876
1877-8	Commercial Street, *Knott Mill*: **1** Pendlebury, wheelwright; **2** Barnes, Kenyon and Sons, manufacturers; **2** Reid, engraver; **2** Amies, smallware manufacturer; **4** Ashton, ironfounder; Ryder, Thomas and Co., coppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; **15** Roberts, Boiler composition manufacturer (anti-scaling); Cowburn, Thomas, Sons and Co., engineers and machinists; Davies, wood turner	Slater 1877-8
1879	Commercial Street *Knott Mill:* **2** Reid, engraver; **2** Greenhagh Thomas and Co. engraver; **2** Amies, smallware manufacturer; **4** Ashton, iron founder; **8** Moore, cement manufacturer; Ryder Thomas and Co., brewers' engineer; Jordan, telegraph engineer Greaves Street: Joy, miller; Davies, wood turner	Slater 1879
1883	Commercial Street, *Knott Mill*: **1** Pendlebury, wheelwright; **2** Barnes, Kenyon and Sons, manufacturers; **2** Reid, engraver; **2** Amies, smallware manufacturer;	Slater 1883

	4 Ashton, ironfounder; Ryder, Thomas and Co., coppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; **15** Roberts, Boiler composition manufacturer (anti-scaling); Cowburn, Thomas, Sons and Co., engineers and machinists; Davies, wood turner	
1886	Commercial Street, *Knott Mill*: Greaves and Faulkner, veterinary surgeons **2** and **4** Little Peter Street and Commercial Street; **5** Macpherson, Donald and Co., paint manufacturer's; **2** Reid, engraver; **2** Greenbaigh, engraver; **2** Amies, smallware manufacturer; **2** H & F Morton, wood turners; Osborne Brothers, brassfounders; **4** Ashton, machinist; J Gibson & Co, soap manufacturers; T Ryder & Co, brewers' engineers Greaves Street, *Little Peter Street:* Cowburn, Thomas, Sons and Co., engineers and machinists	Slater 1886
1895	Greaves Street: Fowler, machine and file grinder; Robertson, guillotine knife grinder; Robert G Evans and Co., stationers; Muscroft, machine and file grinder (and **5** Commercial Street).	Slater 1895
1903	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street not listed	Slater 1903
1909	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street , *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Slater 1909
1911	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street, *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Slater 1911
1922	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street , *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Kelly 1922
1945	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street, nothing listed	Kelly 1945
1965	Commercial Street - north side: No 1 Motoer car number plate manufacturer No 3 Fensom-MacGregor & Co Ltd, children's outwear manufacturer	Kelly 1965