

8 and 8a St John Street, Manchester



Archaeological Desk-Based Assessment

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INTRODUCTION

Turley has commissioned Nexus Heritage to prepare an Archaeological Desk-Based Assessment for land at 8/8a St. John Street, Manchester (hereafter the Site) for which planning permission is being sought for a change of use of the existing office accommodation and erection of a new residential dwelling to the rear of the existing buildings ("the Proposed Development"). The site is currently occupied by two, altered late 18th century town houses (utilised as office accommodation). Both 8 and 8a St. John Street are Listed Buildings. To the rear is a landscaped open area, laid to hard standing (some of which is used for car -parking) with brick-built raised beds containing shrubs and mature trees.

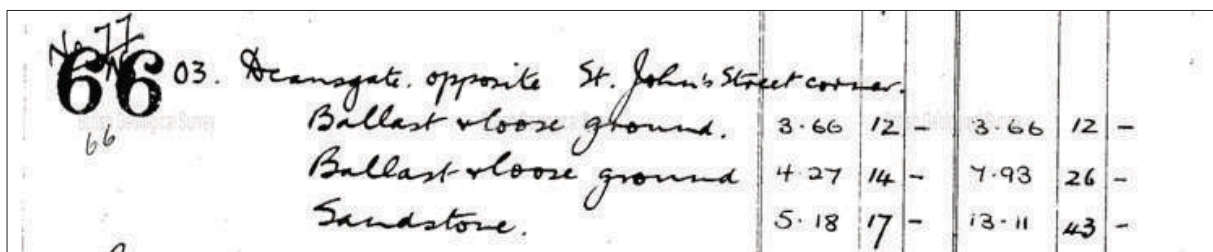
LOCATION AND TOPOGRAPHICAL BACKGROUND

The Site is located in Manchester (Fig.1) at national grid reference SJ 83464 97938 and fronts onto St. John Street.

The Site comprises existing buildings occupying 167m² of a 464m² plot, the remaining 297m² are occupied by a landscaped open area.

The superficial geological deposits at the Site are characterised by the British Geological Survey as glaciofluvial sheet deposits, Devensian - sand and gravel - formed up to 2 million years ago in the Quaternary Period. The local environment was previously dominated by ice age conditions. The bedrock is characterised as Chester Formation – a sandstone. sedimentary deposit formed approximately 247 to 250 million years ago in the Triassic Period. The local environment was previously dominated by rivers (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

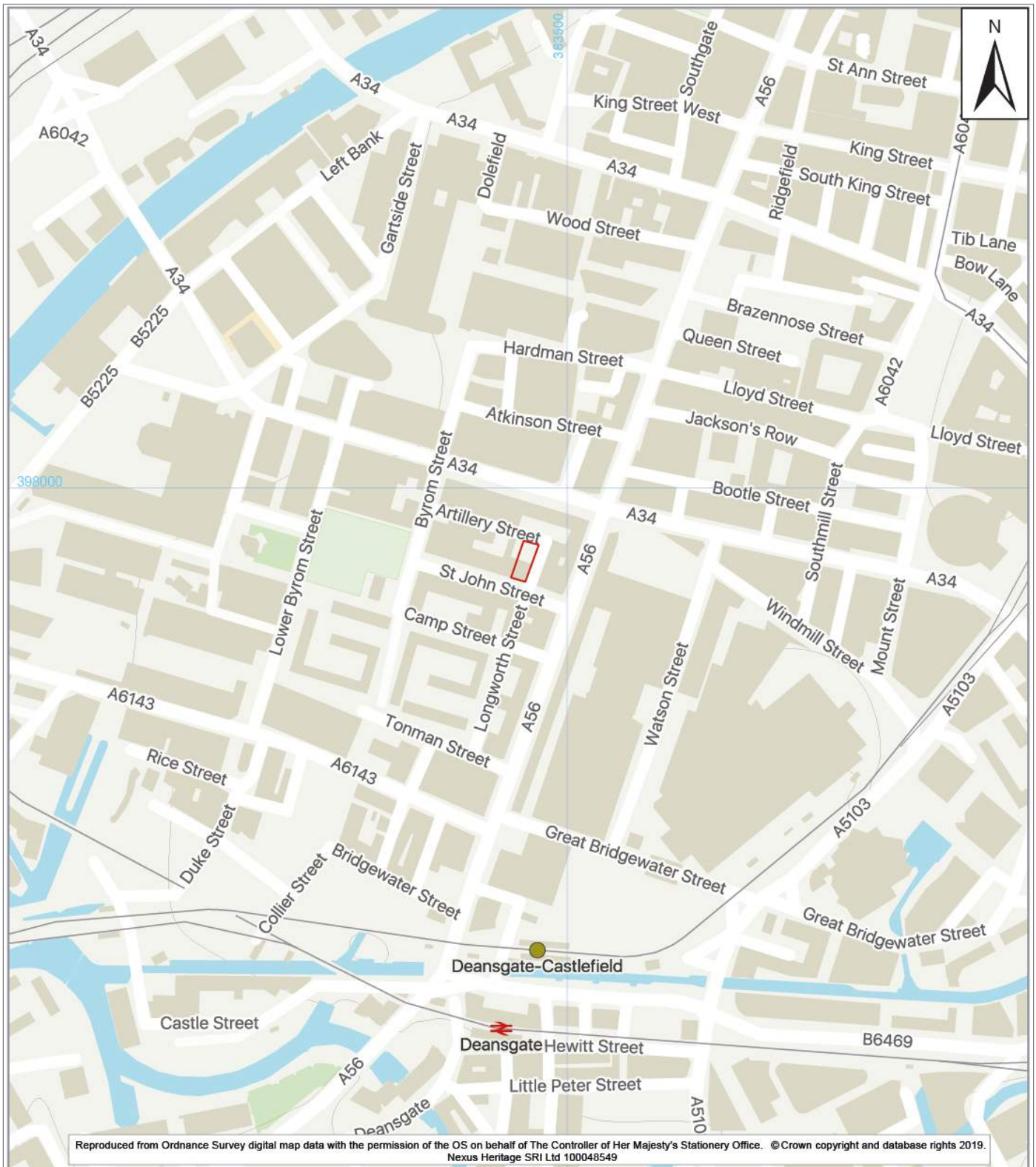
The BGS records no boreholes within the Site, but the nearest known borehole was at the intersection of St John Street and Deansgate Street, c. 45m to the east of the Site. This was sunk at an unrecorded date by Manchester Corporation for the purpose of sinking sewer shafts.



Depth (m)	Depth (ft)	Notes
3.66	12	Ballast & loose ground.
4.27	14	Ballast & loose ground
5.18	17	Sandstone.
13.11	43	Total depth

The borehole record indicates made ground (ballast and loose ground) to a depth of 7.93m bgl at which point a sandstone strike was recorded.





0 300m

Site



FIGURE TITLE:

Site Plan

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

1:5000 @A4

DATE:

17.07.2020

PREPARED BY:

AN

FIGURE:

2

ISSUE:

1



AIMS AND METHOD STATEMENT

The aim of the assessment is to provide a historical and archaeological baseline for the Site by means of desk-based data collection. The objective is to use the baseline data to establish the likely presence/absence of archaeological remains at the Site, their significance, the likelihood and nature of any impact to archaeological remains and the susceptibility of such remains to impact arising from the proposed development.

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

The assessment is based on data secured from the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record
- Remote access of Manchester Local Archives and the Greater Manchester Record Office
- The National Heritage List for England;
- The library of unpublished reports on archaeological work ('grey-literature') carried out in the vicinity of the Site kindly provided in digital format by the Greater Manchester Archaeological Advisory Service (GMAAS)

LEGISLATIVE AND PLANNING POLICY BACKGROUND

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Ancient Monuments.

Other known sites of archaeological significance, usually, but not exclusively, characterised as non-designated archaeological assets can be entered onto county-based Historic Environment Records under the Town and Country Planning Act 1990 and this is the case in Manchester.

The place of non-designated archaeological sites and designated archaeological sites (Scheduled Monuments) within the planning system is informed by the National Planning Policy Framework (NPPF), paras. 184 - 202. NPPF is supplemented with on-line planning practice guidance (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, accessed 20 July 2020).

The relevant policy provisions are provided below.

Heritage assets ... are an irreplaceable resource, and should be conserved 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. Para 182

In determining applications, local planning authorities 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Para. 189.

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. Para. 190

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness. Para. 192.*

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para. 193.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Para. 197.

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. Para. 198.

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 accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. Para. 199.

With respect to local planning policy the Manchester Local Plan (Manchester City Council 2012) guides development within Manchester. Policies EN3 Heritage and DM1 Development Management apply.

Policy EN3 states that *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.*

Policy DM1 states that *all development should have regard to specific issues for which more detailed guidance may be given within a supplementary planning document. One of the identified issues is the effect relating to archaeological heritage.*

In addition some UDP policies remain in force. Policy DC20.1 Archaeology applies.

Policy DC20.1 states that:

The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:



a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.

b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

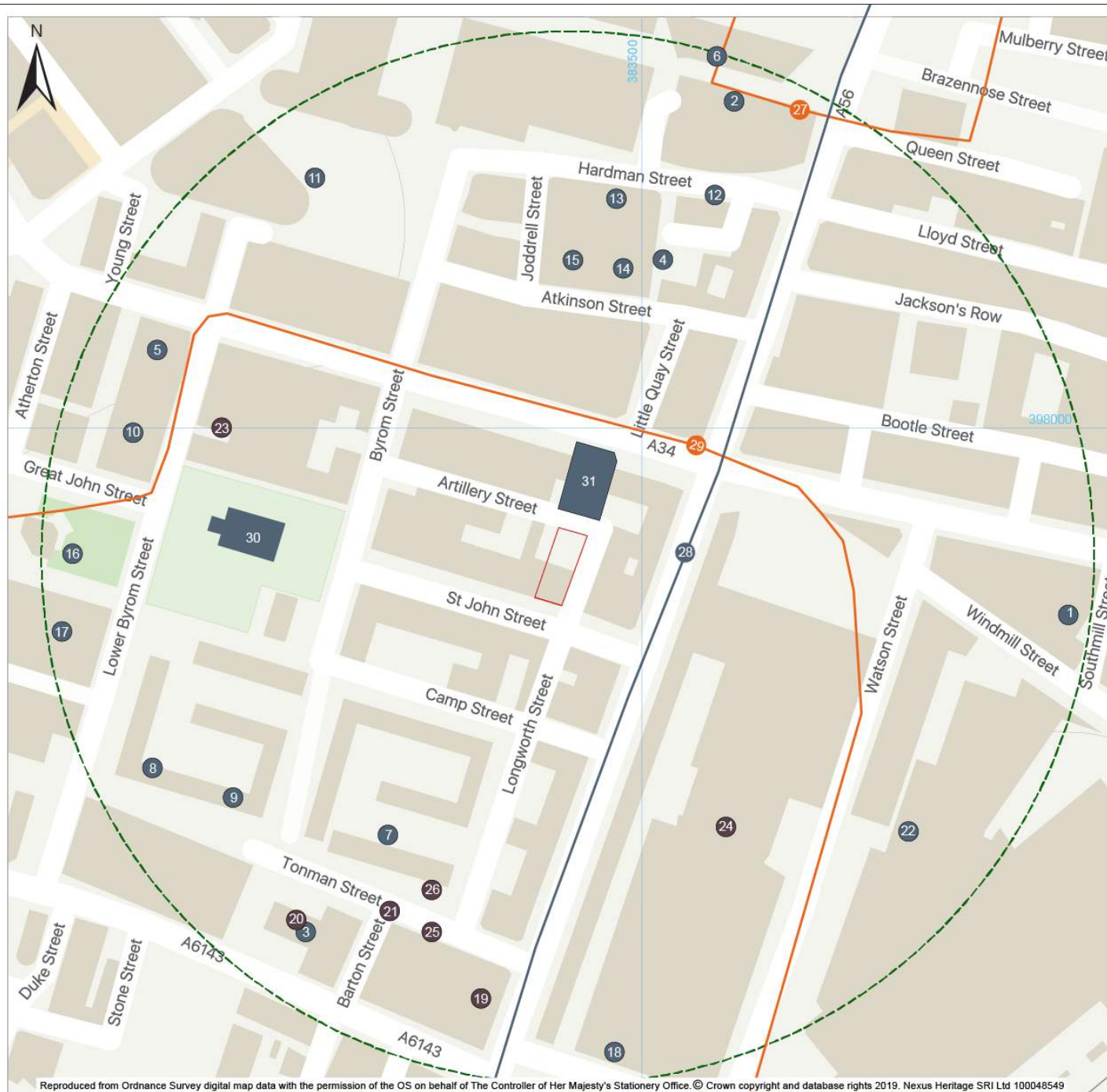
c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard for the current purposes is the *Standard and Guidance for Historic Environment Desk-Based Assessment*, (2017 edition).

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

The following section is a summary of the archaeological evidence found within a 250m radius of the Site; this wider area is referred to as the 'Assessment Area' (Fig. 2). Greater Manchester Historic Environment Record (GMHER), Manchester Archives and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of any potential archaeological assets within and in the vicinity of the Site and helps define significance. The locations of the identified archaeological assets within the Assessment Area are shown in Fig. 3 and the details of the HER entries mapped on the figure are provided at Appendix A. In summary, the GMHER identifies 31 archaeological assets within the Assessment Area, but none within the Site.



- Site
- Archaeological Sites
- Findspots
- Places

0 100m



FIGURE TITLE:

Location of Archaeological Assets

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

1:2,500 @A4

DATE:

16.07.2020

PREPARED BY:

AN

FIGURE:

3

ISSUE:

1

Archaeological and Historic Narrative

Prehistoric Period (Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age – pre-10,000CE to 43 CE)

The recovery of coherent archaeological data relating to the prehistoric period in central Manchester has been relatively poor and an understanding of human activity in the area of the Site for this period is bereft of good quality evidence. However, on the basis of topography and the presence of water courses it has been commonplace to suggest that several areas in the centre of the city, may have been conducive for late prehistoric settlement. The Site is located close to the Rivers Irwell and Medlock on sands and gravels – a combination of factors which makes the area favourable for prehistoric activity and settlement.

There are no known prehistoric archaeological finds or deposits recorded at the Site but indications of human communities in the general area provided by a small number of artefact discoveries. A Neolithic flint flake (HER 414.1.0), was found at Spinning Field, near Deansgate, (Sutton 1892, 250) and a Neolithic stone hammer and arrow head (HER 119.1.0) were unearthed in the Castlefield area of Manchester in 1845 (Sutton 1909, 14). Archaeological excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery (University of Manchester Archaeological Unit, 2006). Within the Assessment Area a Late Neolithic to Early Bronze Age barbed arrowhead was found in Tonman Street in the late 19th century. (Sutton 1887, 328). These finds are characteristic of well-drained sand and gravel sites in proximity to watercourses in the Greater Manchester area.

Roman Period (43CE – 410CE)

The first military occupation of the area that was to become Manchester was established during the late first century CE, and was initiated by a fort, known as Mamucium (Bruton 1909), situated c. 250m south of the Site. The fort underwent several phases of development including an annexe, occupying an area to the north and east of the fort. The development of the fort was accompanied by the laying out and construction of a grid of roads and the fort and the road network attracted a civilian settlement (vicus). Archaeological excavations (Jones and Grealey 1974, 49-77) and the distribution of Roman finds, indicate that the settlement extended northwards to an approximate limit defined now by Quay Street, and so theoretically, the Site lies within the zone that may have been occupied during the Roman period. The Roman Road heading north from the fort at Castlefield (HER 14.1.0) ran along the modern line of Deansgate, and so the Site is c. 40m to the west of an important Roman communication route. Excavations in 1977-78 (the Tonman, Severn and Eltoft Street excavations) yielded Roman period features such as a pit cluster, gully, workshop, road, building and a pottery kiln (University of Manchester Archaeology Unit 2007a). The discovery of Roman period coins, a statue and a ring (HER 415.4.5, 415.4.6, 415.4.10 and 415.4.22) in the vicinity attests to the broad distribution of artefacts in the vicinity.

There is a potential for Roman remains to survive in the Site given the proximity to the Roman fort and a Roman Road. However, intensive development of the area, including the Site, since the 18th century, acts against widespread survival of any archaeological remains. The apparent existence of an open area within the Site suggests that a stratigraphic column of deposits, dating back to the first few centuries of the first millennium may be preserved within the Site. However, this open space is an artefact of recent history, with post-medieval mapping (see below) showing this area occupied by terraced buildings though to the mid-20th century. The likelihood of any archaeological remains from the Roman period to be present on Site is, therefore, low.

Medieval Period (410CE – 1485CE)

There is very little archaeological evidence in Manchester for the period between the end of the Roman occupation and the Norman Conquest of 1066, but historically it is known that the area around Manchester was contested by several polities during this period. The Anglo-Saxon Edwin of Northumbria occupied Manchester in 620 CE, and it is thought that the mid-7th century witnessed the establishment of a town around the cathedral (Farrer and Brownbill 1908). By the early 10th century Edward the Elder had established a burh (fortified base) at Manchester, focussed on the area around the cathedral. The discovery of an Anglo-Saxon coins (HER 123.1.0 and 124.1.0) at Campfield Library and St. Matthew's Church is not inconsistent with the historic arc. Following the Norman Conquest, William I bestowed the area to Roger of Poitou who in turn divided his lands into smaller fiefdoms (Kidd 1996, 13). One of these was the landholding centred on Manchester, which was granted to Albert Grelley (Tupling 1962, 116). By the 13th century the Grelley family established a manor house at the confluence of the Irwell and Irk and the medieval town grew up around it (Hartwell et al 2004, 256). In 1301, Edward I signed the Great Charter of Manchester establishing the town as a free borough.

It seems likely that the Site lay beyond the area of settlement throughout the medieval period, and was probably in use as agricultural land or was waste. However, the Site is located c. 340m to the east of the Area of Medieval Manchester (HER 16050.1.0), which is defined from burgage plots (Morris 1983). Archaeological remains of medieval date have been discovered c. 260m to the north of the Site, comprising a post pit that may have been associated with a timber structure or fence line, together with a relic plough soil that contained a small assemblage of 12th- 14th-century pottery (University of Manchester Archaeological Unit 2007b). Thus, there is archaeological evidence of Manchester's medieval past in the vicinity of the Site, but there is no data to suggest that such evidence would be present on Site and the likelihood of any archaeological remains from this period to be present on Site is low.

By the mid-18th century Manchester was expanding and rapid trade and population growth made the cheaper vacant land in its adjoining districts attractive to house-builders. The transition from open, rural character in the St. John Ward to one of expanding urbanisation can be traced in a sequence of maps the first of which was published in 1746 (Figs 4-17).

The Casson and Berry map of 1746 (Fig. 4) shows the landscape of the Site as open land to the south of Kay Street (later Quay Street).





● Approximate Site Location



FIGURE TITLE:

A Plan of the Towns of Manchester and Salford in the County Palatine of Lancaster, R.Casson and I. Berry, 1746

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

unknown

DATE:

21.07.2020

PREPARED BY

AN

FIGURE:

4

ISSUE:

1

It is not known when St John Street was formally laid out, but it is shown on the Tinker map of 1772 (Fig. 5). Tinker shows that not all the street had been built up by then, but at the corner of St John Street and an un-named thoroughfare which can be identified as Longworth Street, structures are shown. It would be reasonable to assume that these structures are 8 and 8a St. John Street and structures extending north along the Longworth Street frontage. The houses fronting onto St. John Street were built for middle class and professional residents. To the rear, and along Longworth Street were smaller dwellings for labouring residents. It is understood that early residents of St. John Street represented a broad mix of occupations, but over time occupancy became almost exclusively connected with the medical and legal professions.

(https://secure.manchester.gov.uk/info/511/conservation_areas/914/st_john_street_conservation_area/2). Any sub-surface remains of these dwellings would qualify as non-designated heritage assets.





● Approximate Site Location



FIGURE TITLE:
A Plan of Manchester and Salford,
T. Tinker, 1772

PROJECT TITLE:
8 and 8a St John Street, Manchester

CLIENT:
Turley, 1 New York Street, Manchester

SCALE:
unknown

DATE: 21.07.2020	PREPARED BY AN	FIGURE: 5	ISSUE: 1
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The Laurent map of 1793 (Fig. 6) shows the area of the Site in some detail and gives a detailed representation of the structures. Almost all of the north side of St. John Street is developed and it is clear that the Site is intensively occupied by built form.

The Swire map of 1824 (Fig. 7) clearly shows the continuation of built form at the Site, as does the Bancks & Co. map of 1831 (Fig. 8), a useful map but of lesser quality than that which came before it and those prepared by the Adshead and the Ordnance Survey (see below).





● Approximate Site Location



FIGURE TITLE:

A Topographical Plan of Manchester and Salford,
Charles Laurent, 1793

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

unknown

DATE:
21.07.2020

PREPARED BY
AN

FIGURE:
6

ISSUE:
1



Approximate Site



FIGURE TITLE:

Map of Manchester and its Environs, W. Swire,
1824

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 1:10,286

DATE:
21.07.2020

PREPARED BY
AN

FIGURE:
7

ISSUE:
1





Approximate Site



FIGURE TITLE:

Map of Manchester and Salford,
Banks & Co, 1831

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 1:3,780

DATE:
21.07.2020

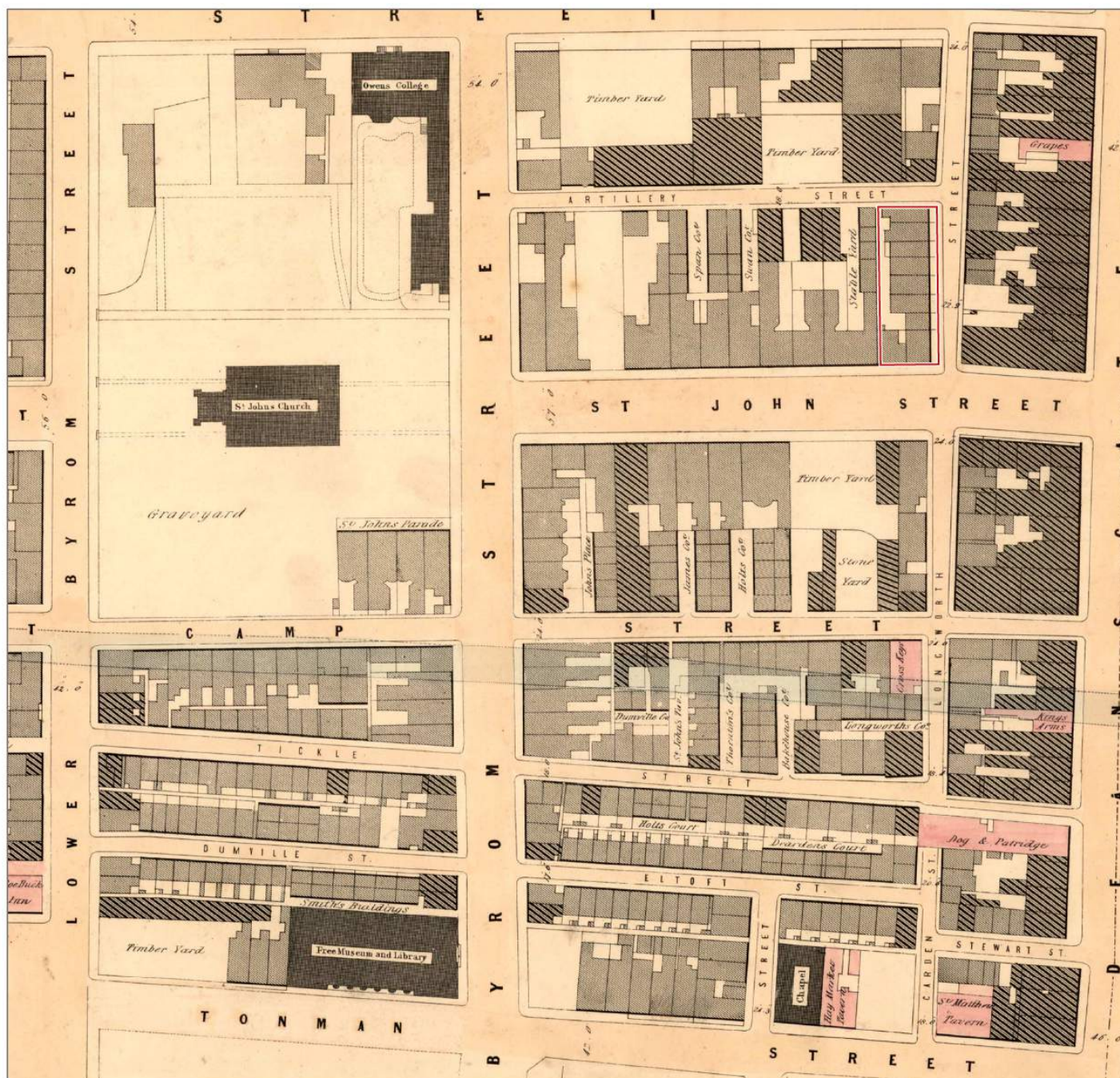
PREPARED BY
AN

FIGURE:
8

ISSUE:
1

The large scale Adshead map of 1851 (Fig. 9) shows 8 and 8a St. John Street directly on the street frontage and seven dwellings fronting onto Longworth Street.





Approximate Site Location



FIGURE TITLE:
Map of the Township of Manchester, J. Adshead,
1851

PROJECT TITLE:
8 and 8a St John Street, Manchester

CLIENT:
Turley, 1 New York Street, Manchester

SCALE:
unknown

DATE: 21.07.2020	PREPARED BY AN	FIGURE: 9	ISSUE: 1
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The Ordnance Survey (OS) 1:1,056 Town Plan of 1851 (Fig. 10) shows a similar aspect to that of Adshead. However, there is no division between 8 and 8a St. John Street and the smaller, structure with an almost square footprint at the southern end of the row of 6 longer dwellings fronting onto Longworth Street, is shown to be larger (longer) extending further back from Longworth Street. In contrast to Adshead there also appears to be a structural frontage to the east-west running length of Artillery Street at the northern limit of the Site, with two structures sharing a north-south party wall dividing them

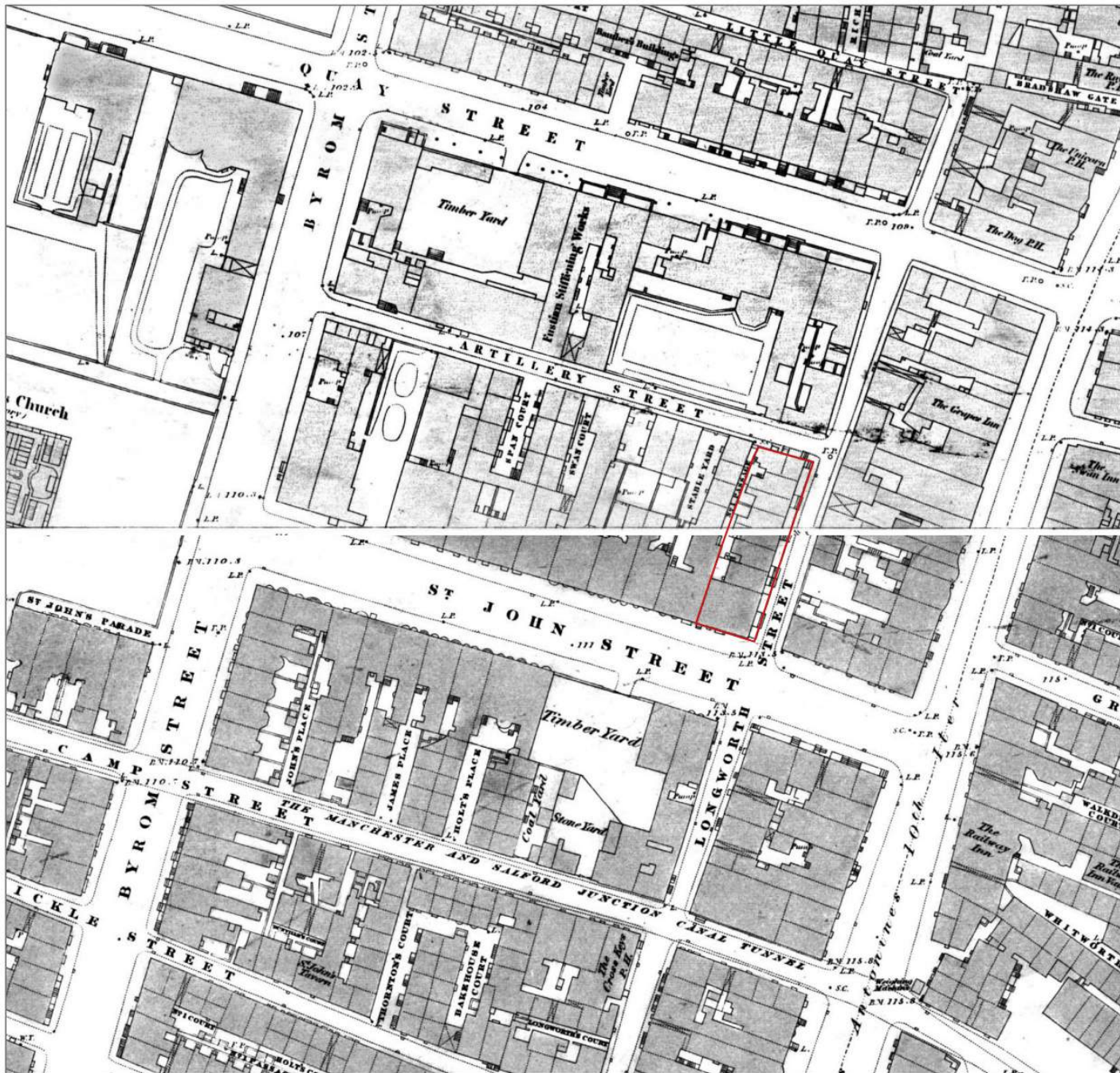
The OS 1: 2,500 map of 1893 (Fig. 11) re-establishes the division between 8 and 8a St. John Street and depicts the relationship between 8, 8a and the smaller, structure with an almost square footprint at the southern end of the row of 6 longer dwellings fronting onto Longworth Street in a different manner to that shown on the 1851 map.

The OS 1:2,500 map of 1908 (Fig. 12), the OS 1:2,500 map of 1922 (Fig. 13) and the OS 1:2,500 map of 1932 (Fig. 14) show no gross material changes from the 1893 map.

The OS 1:2,500 map of 1956-58 (Fig. 15), however, shows that the two terrace dwellings at the northern end of Longworth Street have been demolished and part of the plot is now vacant. In addition, the smaller, structure with an almost square footprint at the southern end of the row of terraced dwellings fronting onto Longworth Street appears to have been subsumed within a wrap-around wing of 8 St. John Street.

The OS 1:2,500 map of 1963 (Fig. 16) shows and even more dramatic change with a further three terrace dwellings along Longworth Street now not depicted, presumably demolished. A single terrace dwelling abutted to the rear wing of 8 St. John Street remains. AT some point after 1963 this single terraced dwelling was demolished.





 Approximate Site Location



FIGURE TITLE:

Ordnance Survey Town Plan, 1851

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 60 inches to the mile (1:1,056)

DATE:

21.07.2020

PREPARED BY:

AN

FIGURE:

10

ISSUE:

1



FIGURE TITLE:

Ordnance Survey, 1893

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:

21.07.2020

PREPARED BY:

AN

FIGURE:

11

ISSUE:

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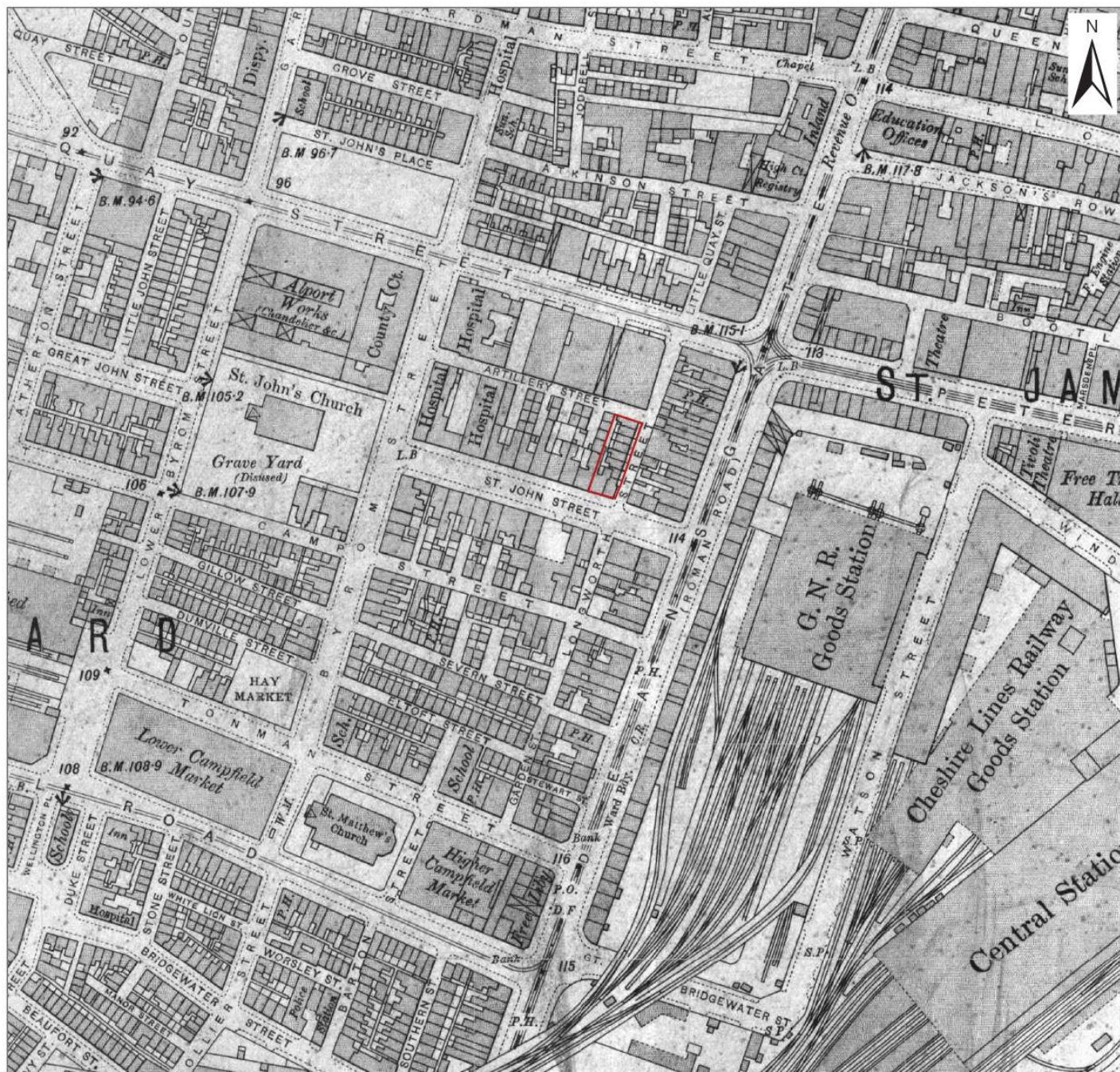


FIGURE TITLE:

Ordnance Survey, 1908

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:
21.07.2020

PREPARED BY
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FIGURE:
12

ISSUE:
1

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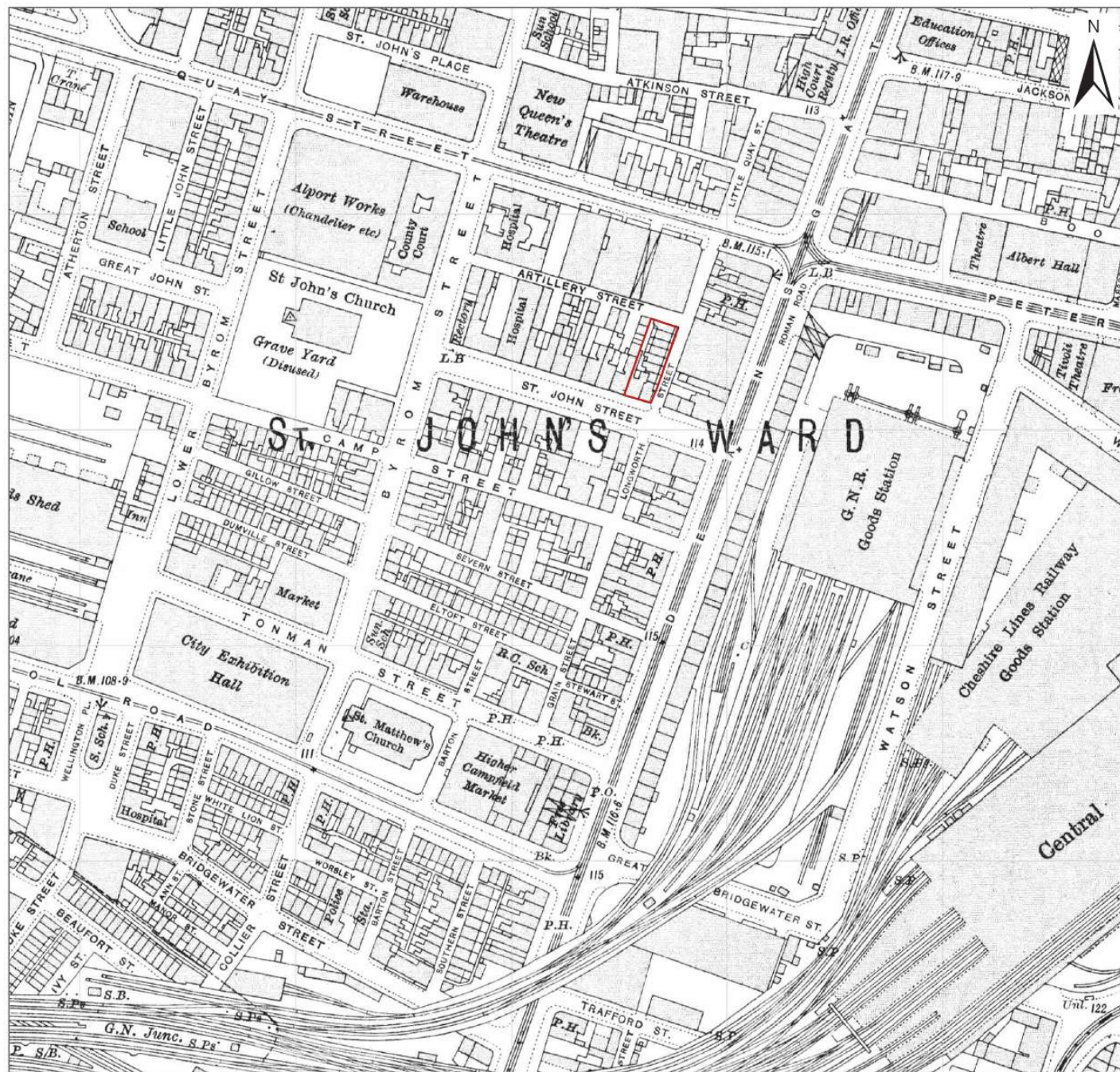


FIGURE TITLE:

Ordnance Survey, 1922

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:

21.07.2020

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FIGURE:

13

ISSUE:

1

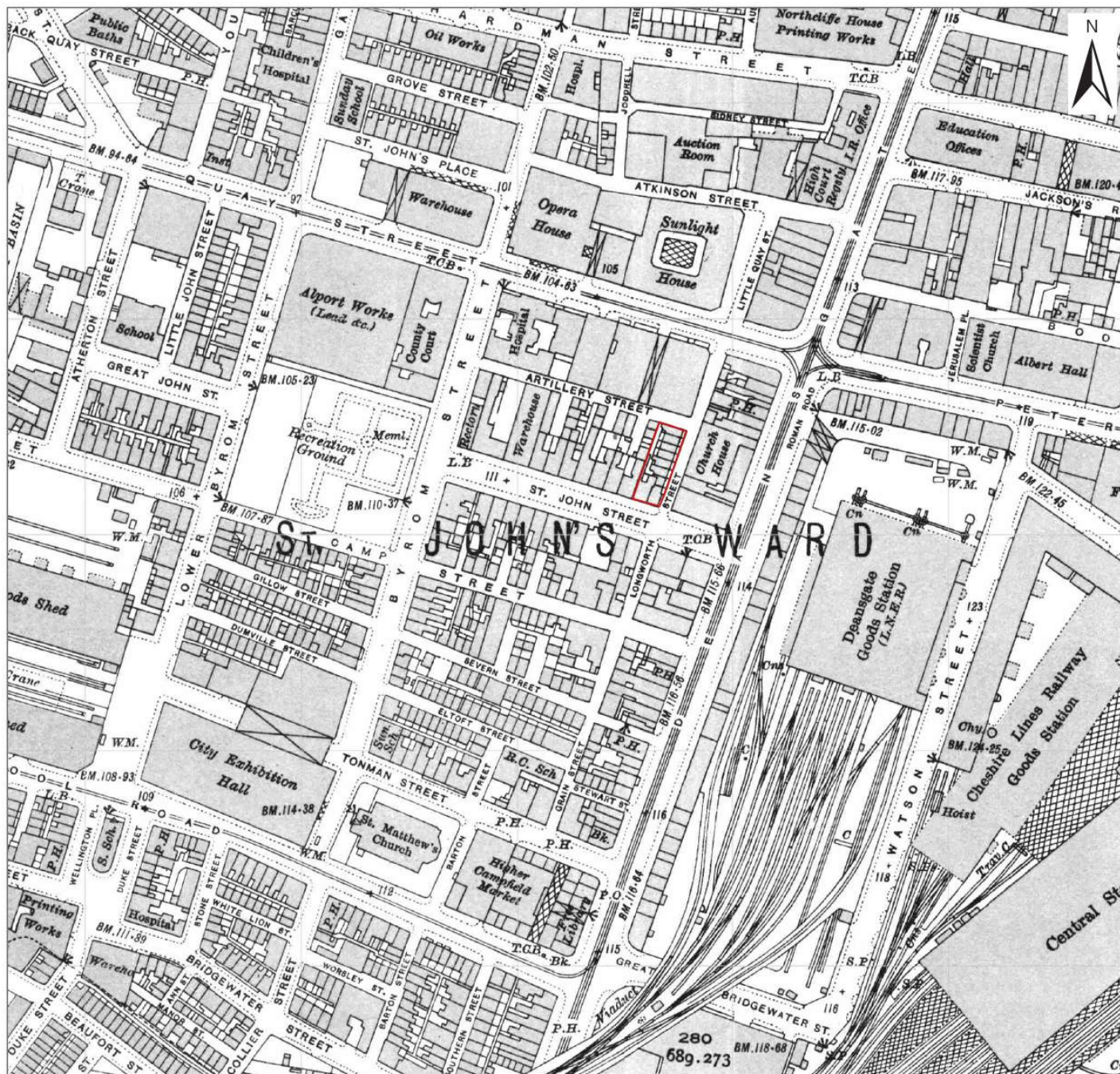


FIGURE TITLE:

Ordnance Survey, 1932

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:

21.07.2020

PREPARED BY:

AN

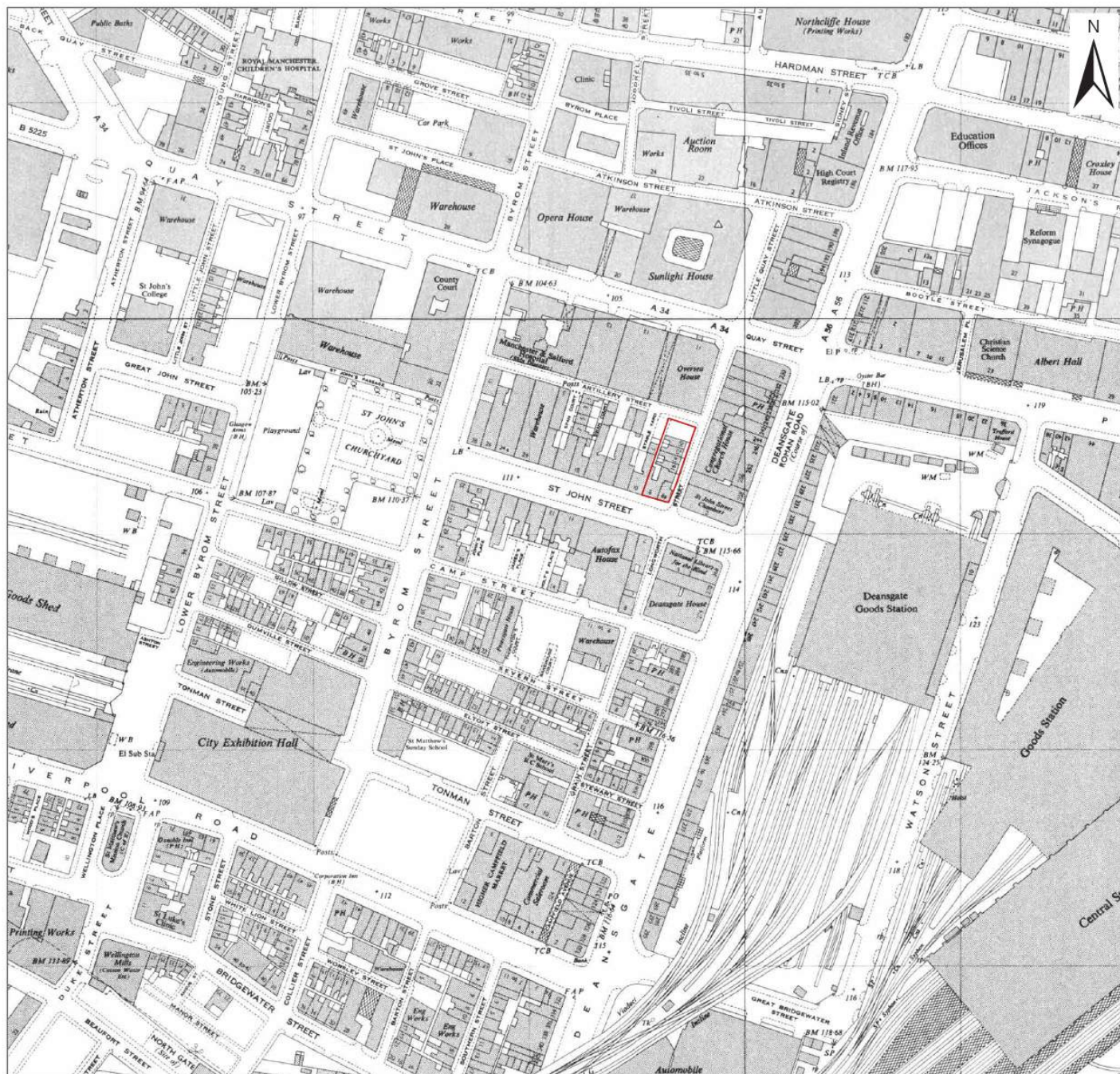
FIGURE:

14

ISSUE:

1

Mapping provided by CentreMaps Live. © Crown copyright and database rights 2018. Ordnance Survey 10035207 Nexus Heritage SRI Ltd 100048549



Site



FIGURE TITLE:

Ordnance Survey, 1956-58

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:

21.07.2020

PREPARED BY:

AN

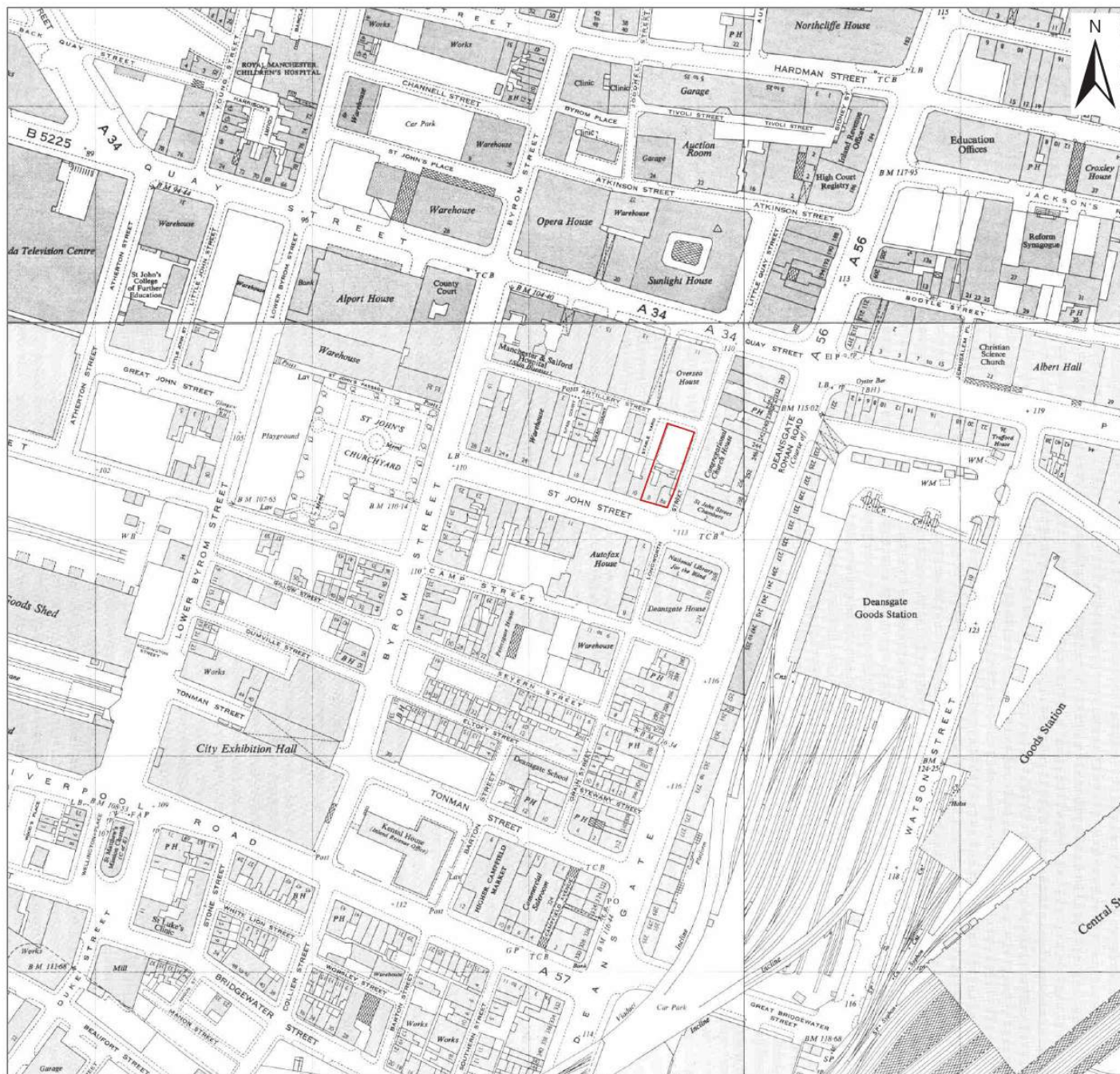
FIGURE:

15

ISSUE:

1





Site



FIGURE TITLE:

Ordnance Survey, 1963

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 25 inches to the mile (1:2,500)

DATE:
21.07.2020

PREPARED BY
AN

FIGURE:
16

ISSUE:
1

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An aerial photograph from 1934 (Fig. 17) corresponds with the near-contemporary map as shown at Figure 14 and shows 8 and 8a St John Street, behind which is a run of terraced three-storey buildings.

A photograph from 1965 (Fig. 18) taken by J. Ryder shows the open area to the rear of the existing buildings on the Site. It was used as a car-park.



Insert showing 8 and 8a St John Street
and surrounding area

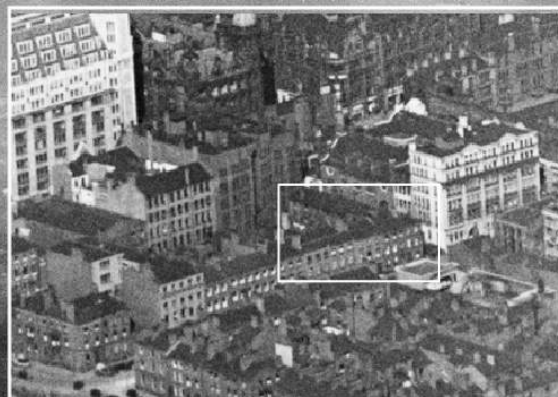


FIGURE TITLE:

Aerial Photograph of the City Centre, Manchester,
from the South-West, 1934

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

unknown

DATE:
21.07.2020

PREPARED BY
AN

FIGURE:
17

ISSUE:
1



FIGURE TITLE:

Car Park at Artillery Street/Longworth Street, 1965
(This is the rear (northern) portion of the site)

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

unknown

DATE:

21.07.2020

PREPARED BY:

AN

FIGURE:

18

ISSUE:

1



Summary

As demonstrated, there is a very low potential for archaeological remains pre-dating the late 18th century to exist at the Site. However, a realistic potential exists for archaeological remains dating to the late 18th century and later to be present on the Site. These remains would take the form of foundations and possible cellars or basements dwellings dating to the as well as the portable material culture (chattels personal and appurtenances) which could be expected to be associated with domestic accommodation. Any such remains would be categorised as non-designated archaeological assets. The zones of the Site with archaeological potential are shown on Figure 19.

However, the actual survival of any archaeological remains, should they exist, they may have been moderated by demolition of the structures, which may have included grubbing up of sub-surface fabric, such as cellars or basements.

Evidence of 19th-century workers' housing is recognised as a legitimate avenue of archaeological enquiry as reported in the Archaeological Research Framework for North West England (Newman and McNeil 2007; McNeil and Newman 2007). The Framework identifies several themes for the archaeology of the industrial and modern periods opportunities for which should be taken when available. These include the development of workers' housing in Greater Manchester and the evolution of different housing types (McNeil and Newman 2007, 139). In the 13 years since the publication of the Framework, a body of data has been forthcoming as a consequence of archaeological investigation of workers' housing. Multiple plan forms and construction details have been identified for workers' housing dating from the late 18th to early 20th centuries and examples of cellar dwellings, single-depth cottages, of double-depth houses, and back-to-back and blind-back houses.

SITE CONDITIONS

A visit to the Site was undertaken on the 21 July 2020 in dry, bright conditions with good visibility. A number of photographs were taken to illustrate the character of the Site, but the Site itself was not accessed. The locations from which the photographs were taken and the direction of view are confirmed on Figure 19.

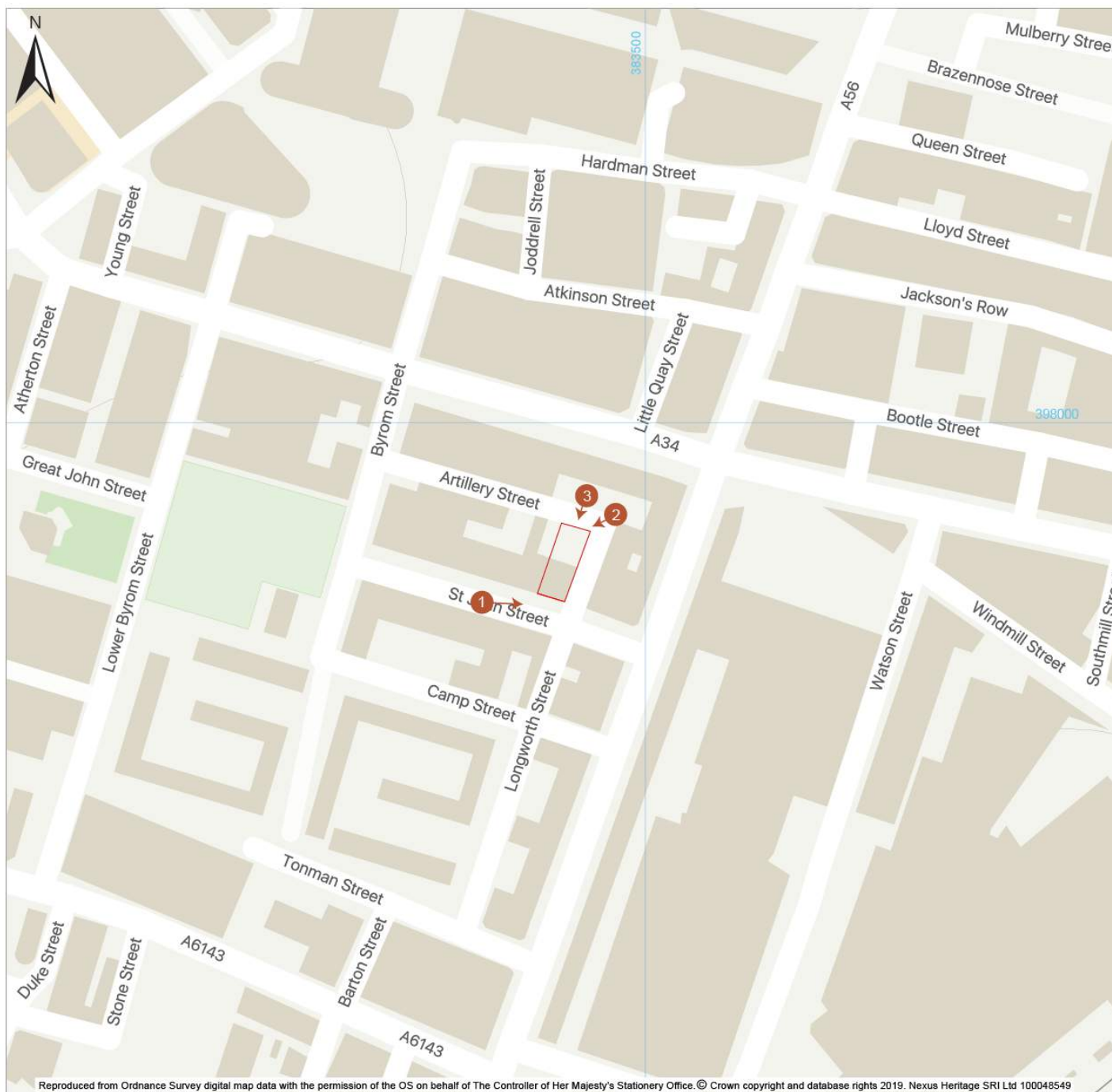


Plate1: Oblique sightline looking north-east to the south-facing façade of 8 and 8a St. John Street





Plate 3: Sightline looking south west towards the rear of the Site, from Artillery Street



Site

Location of Photographs

0 100m



FIGURE TITLE:

Index Plan for Photographic Plates

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

1:2,500 @A4

DATE:

21.07.2020

PREPARED BY:

AN

FIGURE:

19

ISSUE:

1

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SIGNIFICANCE OF ARCHAEOLOGICAL ASSETS

It is important to note the use of language in the heritage sector. Unfortunately considerable confusion can arise as a result of the same word or phrase by different authorities, but with alternative nuances or even basic meanings. For the purposes of relating this assessment to the terminology of the locally applicable planning policy the term 'interest' can be mapped as 'significance'.

There are a number of different methodological approaches that can be used to estimate the significance of heritage assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage values ascribed to the asset as defined in the Historic England document *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (2019). The cultural heritage significance is the sum of the three component values- archaeological, architectural/artistic and historical.

Archaeological interest

There will be archaeological interest in an archaeological asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural/artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

An assessment of the contributory values allows the heritage significance (interest) of any suspected archaeological asset(s) to be gauged and assigned to one of the following categories.

Significance (Importance)	Description
International (Very Important)	World Heritage Sites.
	Archaeological sites or monuments of international importance,
National (Important)	Scheduled Ancient Monuments
	Undesignated archaeological assets of designate-able quality and importance
Regional/County (Medium Important)	Archaeological remains of regional/county importance
Local (Low Importance)	Archaeological remains of district/local importance and/or those sites compromised by poor preservation and/or poor survival of contextual associations
Negligible/None(Not Important)	Areas in which investigative techniques have produced no or only minimal evidence for archaeological remains, or where previous largescale disturbance or removal of deposits can be demonstrated.
Unknown	Archaeological sites whose importance cannot be determined with the information currently at hand. This can include sites where the extent of buried remains is unknown.

Not every archaeological asset is provided with a detailed record of significance by local or national heritage agencies and not every archaeological asset or potential archaeological asset is necessarily identified on the relevant databases. In the absence of existing formal Statements of Significance for the Site, an attempt will be made to estimate the significance of the archaeological assets it may potentially contain.

Component Values

Archaeological Interest – The Site corresponds to locations in which archaeological evidence of past communities may exist. The Site therefore has a potential to yield evidence about past human activity. The reservoir of evidence resides partly in archaeological remains and partly in historic data as may be secured from trade directories and Census returns. The ability to understand and interpret the evidential value is relatively high as the interpretation of any archaeological remains and their relationship to the extant features and historic cartographic evidence would be secure. There is corpus of primary data and synthesised interpretation and understanding built on a corpus of academic study which could act as *comporanda*. Much of this information is widely and freely accessible and there is ample access to interpretation with few barriers to understanding.

Architectural/Artistic Interest- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect any archaeological assets at the Site would have a very low value. There is no facility for any sensory stimulation and intellectual engagement has hitherto been unavailable.

Historical – any archaeological remains at the Site may possess a moderate illustrative value as past people, events and aspects of life can be connected through them to the present. The connection cannot currently be directly encountered and experienced and any accessibility is via proxy. The immediate historical value is therefore, effectively concealed and opportunities for experience and appreciation of any archaeological remains are absent. The likely archaeological remains would not be unique to the Site, 18th and 19th century archaeological remains are common (but diminishing) features of the archaeological heritage of the post-medieval period in Manchester and therefore these features have a certain ubiquity. There are no especial qualities to the potential assets and whilst they could aid interpretation of the past through making connections with, and providing insights into, past communities and their activities they would provide few noteworthy insights into the personalities and motivations of owners and occupiers.

Overall Significance – on the basis of the available data any archaeological assets at the Site would be of low (local) significance.

PROPOSED DEVELOPMENT AND POTENTIAL ARCHAEOLOGICAL IMPACTS

The proposed development takes the form of a change of use of the existing office accommodation and erection of a new residential dwelling to the rear of the buildings. The change of use would include an extension to the exiting buildings (phase 1) and the erection of a new residential dwelling in the open area to the rear (Phase 2) as shown in the indicative Site plan (Fig. 20).





Reproduced from original architect's drawing. © Tim Groom Architects 2020

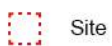


FIGURE TITLE:
Proposed Site Plan

PROJECT TITLE:
8 and 8a St John Street, Manchester

CLIENT:
Turley, 1 New York Street, Manchester

SCALE:
original scale: 1:100 @A1

DATE:
21.07.2020

PREPARED BY:
AN

FIGURE:
20

ISSUE:
1

Direct Impacts

The assessment of the archaeological assets and archaeological potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often poorly understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to offer a quantified and qualified estimation of the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological features to be present and identify areas within the Site where activities are likely to have compromised the survival of archaeological assets. These factors have been taken into consideration during this preparation of this document.

There are no confirmed archaeological remains on the Site. However, the sub-surface stratigraphic column at the Site may incorporate a number of features and structures in the form of buildings used as domestic accommodation. The cartographic evidence allows zones of archaeological potential to be predicted and these correspond to the footprints of previous structures on the Site (Fig. 21)





Reproduced from original architect's drawing. ©Tim Groom Architects 2020



Site



Approximate Zone of Archaeological Potential
(equivalent to the built form as shown on Adshead 1851)



NEXUS HERITAGE

FIGURE TITLE:

Zone of Archaeological Potential

PROJECT TITLE:

8 and 8a St John Street, Manchester

CLIENT:

Turley, 1 New York Street, Manchester

SCALE:

original scale: 1:100 @A1

DATE:

21.07.2020

PREPARED BY:

AN

FIGURE:

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ISSUE:

1

Preparatory and construction activities with the potential to impact upon archaeological remains include demolition, ground remediation, excavations for foundations and excavations for services such as drains. Site preparation works and construction may lead to harm/total loss of archaeological assets on the Site of local (low) importance with some potential to contribute to archaeological and/or historic research objectives.

With respect to pre-existing impacts which may have disturbed or destroyed hitherto unknown or unrecorded archaeological remains at the Site, site remediation and during the mid-20th century may have truncated and disturbed near surface archaeological features and deposits predating the 20th century.

The significances of the suspected archaeological assets within the Site, should they actually be present, may be harmed by the proposed development as it may lead to harm to any sub-surface archaeological assets. The level harm to any archaeological asset may equate to substantial harm.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development on the Site takes the form of a change of use of the existing office accommodation and erection of a new residential dwelling to the rear of the existing buildings.

There are no registered World Heritage Sites (or WHS Buffer Zones), Scheduled Ancient Monuments, wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain any designated archaeological assets for which there would be a presumption in favour of preservation in situ and against development which would fail to ensure such preservation.

There are no archaeological assets within the Site recorded on the regional Historic Environment Record but there are potential archaeological remains at the Site which may contain reservoirs of information on the late 18th century and 19th century communities which lived and worked in the area. Further information on the social dimension of the communities which once lived and worked in the area could possibly be gleaned from further research centred on census records and more detailed trade directory entries. This information could augment and in turn be augmented by the information in the archaeological record. However, research of this scale is not feasible as part of this assessment.

This Assessment enables an informed, sustainable and responsible approach to development of land at the Site. The information provided meets the expectations of NPPF in that the applicant has described the significance of archaeological assets that may be affected by the proposed development. It is considered that the level of detail provided is proportionate to the assets' character and is sufficient to allow the Local Planning Authority to understand the potential impact of the proposal on the significance of any archaeological assets.

The proposed development would lead to harm to non-designated archaeological assets (should they be present) by means of direct, irreversible and permanent adverse impact and NPPF advises the LPA that *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.* Therefore, an unweighted test is engaged as the balance is a judgment taking into account two material factors (the scale of any harm or loss and the significance of the heritage asset) and there is no weighting to provide either factor with a particular, or enhanced mass in the balance.

With respect to the relevant local policy provision (Policy DC20.1) no unambiguous test is established. However, it is acknowledged that the Council will give *particular careful consideration to development proposals which affect ... sites of archaeological interests, to*



ensure their preservation in place. This document assists that consideration and also acts as evaluative information which contributes to an *assessment of the implications of the proposal.* It is noted that the Council will have *special regard to the desirability of securing the preservation of ... sites of archaeological interest ... in place and ... will not permit development that, in its opinion, would adversely affect ... sites of archaeological interests.* In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording. Addressing the inevitability of development is beyond the scope of this assessment, but the proposed development perhaps best falls into the category identified in DC20.1 where *the preservation of ... sites of archaeological interest in place is not appropriate.* In such a circumstance, with which the site of the proposed development is not incompatible it would be within the policy provision for the Council to permit the development and, if merited, *... gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.*

It is concluded that there are no axiomatic reasons arising from archaeological considerations to refuse planning permission. Non-designated archaeological assets may be harmed/lost as a consequence of the proposed development. Harm to and loss of non-designated archaeological assets is a common occurrence and sustainable planning practice accommodates this harm/loss. The Council is not obliged to refuse consent in the light of such harms/loss, rather it must make a balanced judgement with respect to the non-designated archaeological assets and the proposed development.

The relevant guidance in these matters (Chartered Institute for Archaeologists 2014) notes that while recommendations on further archaeological work may be justified, in most circumstances within the planning framework the provision or recommendations to the Local Planning Authority will be the responsibility of the relevant planning archaeologist. This document does not wish to prejudge the opinion of the Heritage Management Director (Archaeology) of the Greater Manchester Archaeological Advisory Service, but it is considered appropriate and helpful to offer options for reducing or mitigating harm, should planning permission be granted.

Where unavoidable impact to an archaeological asset is considered acceptable by a planning authority, policy allows that authority to direct the developer to record and advance understanding of the significance of the archaeological asset before it is lost, using planning conditions or other obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance.

It is proposed that a detailed programme of archaeological works would be prepared for mitigation for those archaeological assets that may be impacted upon which can be conditioned to a planning permission.

The programme of archaeological works would involve three stages (the implementation and scope of the third stage will depend on the result of the first and second stages).

The first stage would be post-determination archaeological interpretation of any phase II intrusive ground investigation results, such as borehole logs and/or test pit data in order to determine if the results assist in the identification of the presence or absence of archaeological remains. Such an interrogation would inform considerations for a second stage. If warranted a second stage, in the form of an archaeological watching brief could be configured with reference to the standard and guidance published by the Institute for Archaeologists (Institute for Archaeologists 2020). A third stage to include reporting of results, dissemination of results and preparation of and submission of an archive to a publically accessible repository.

This programme of archaeological works would form a component part of the Proposed Development's Construction Environmental Management Plan, and its implementation could be secured by means of appropriately worded condition applied to a planning permission for the Proposed Development. The proposed mitigation for the archaeological assets on which impacts have been identified has been configured with reference to archaeological best

practice and the relevant standards and guidance published by the Chartered Institute for Archaeologists. The impacts for which mitigation is proposed are direct impacts and it should be noted that there is no ability to mitigate (*sensu strictu*) for the direct loss of or disturbance to archaeological remains, as such remains would not be able to return to their original state once disturbed. However, archaeological investigation, recording, reporting, dissemination and archiving may compensate for the loss of archaeological remains where the proposed development affects them.



SOURCES

Greater Manchester Historic Environment Record

Manchester Archives (Central Library)

On-Line Sources

<http://archive.historicengland.org.uk/>

<https://historicengland.org.uk/listing/the-list/>

<http://www.nationalarchives.gov.uk/>

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3497: 8 and 8a St John Street, Manchester

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 A Map of the Township of Manchester by Adshead, 1850
 Ordnance Survey Map, (60 inches to 1 mile – 1:1,056), 1851
 Ordnance Survey Map, (10 feet to 1 mile – 1:500), 1888-91
 Ordnance Survey Map, (25 inches to 1 mile), 1893
 Ordnance Survey Map, (25 inches to 1 mile), 1908
 Ordnance Survey Map, (25 inches to 1 mile), 1922
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Citizens' Association of Manchester Map of 1904 Showing Slum Property.

APPENDIX A:
Historic Environment Record (HER) Reference Table for Figure 3

Number	HER UID	HER Ref	Record Type	Period	Monument Type	Name
1	MGM11089	9886.1.0	Monument	AD 19th Century	Battlefield	Site of Peter's Field (Peterloo Massacre)
2	MGM12184	11240.1.0	Monument	AD 18th Century to AD 20th Century	Great House, Garden, Chapel, Blacksmiths Workshop, Back To Back Terrace, Public House, Printing Works, Office	Northcliffe House (site of)
3	MGM13572	12339.1.0	Monument	Roman to Mid 20th Century	Vicus, Church, Findspot	Castlefield (formerly Kensall) House (DBA and watching briefs at (Area of Roman Manchester)
4	MGM13586	12354.1.0	Monument	AD 18th Century to AD 19th Century	House, Building, Hat Factory, Hatters Workshop	Spinningfields, Hardman Street (desk-based assessment)
5	MGM13634	12402.1.0	Monument	AD 18th Century to 21st Century	House, Terraced House, Cellar, Warehouse, Car Park, Quarry	Quay Street/Lower Byrom Street, Castlefield
6	MGM16408	15267.1.0	Monument	AD 18th Century to Mid 20th Century	Workhouse, Public House, Building	Manchester Poor House/Duke of Cumberland Public House (site of)
7	MGM17520	13975.1.0	Monument	AD 1st Century to AD 3rd Century	Road, Gully, Pit Cluster, Pottery Kiln, Linear Feature, Workshop, Building, Building	Tonman, Severn and Eltoft Street excavations (Area of Roman Manchester)
8	MGM17522	13977.1.0	Monument	Roman	Vicus, Extractive Pit, Gully	Byrom Street Excavations (Area of Roman Manchester)
9	MGM17523	13977.1.1	Monument	Roman	Vicus, Palisade Ditch?	Lower Byrom Street Excavations (Area of Roman Manchester)
10	MGM17608	15919.1.0	Monument	Roman to AD 19th Century	Feature, Cellar	Quay Street/ Lower Byrom Street (Area of Roman Manchester)
11	MGM18007	16061.1.0	Monument	AD 19th Century to AD 20th Century	Terrace, Childrens Hospital, Church School, Warehouse, Clay Tobacco Pipe Factory	Buildings at Spinningfields Plots (site of)
12	MGM18018	16079.1.0	Monument	AD 18th Century to AD 19th Century	House	Bower's House (site of)
13	MGM18019	16080.1.0	Monument	AD 19th Century to Early 20th Century	Terrace, Back To Back House	Housing on Hardman Street & Tivoli Street (site of)
14	MGM18020	16081.1.0	Monument	AD 18th Century to Late 20th Century	Factory, Industrial Site, Hat Factory	Hat Manufactory (site of)
15	MGM18021	16082.1.0	Monument	AD 18th Century to Late 20th Century	Factory, Industrial Site, Mineral Water Factory	Soda Water Manufactory (site of)
16	MGM18977	16829.1.0	Monument	AD 18th Century to Mid 20th Century	Row	Charles Street (site of)
17	MGM18979	16831.1.0	Monument	AD 18th Century to Mid 20th Century	Terrace	Lower Byrom Street/Garden Court (site of)
18	MGM217	112.1.0	Monument	AD 13th Century	Park, Deer Park	Alde-Parc (Aldport) (Area of Roman Manchester)
19	MGM227	123.1.0	Find Spot	Saxon	Findspot	Coins (Saxon) found at Campfield Library (Area of Roman Manchester)
20	MGM228	124.1.0	Find Spot	Saxon	Findspot	Coins (Saxon) found at St Matthew's Church (Area of Roman Manchester)
21	MGM230	126.1.0	Find Spot	Neolithic	Findspot	Barbed Arrowhead (Area of Roman Manchester)
22	MGM234	129.1.1	Monument	AD 19th Century to AD 20th Century	Railway Warehouse	Cheshire Lines Railway Goods Shed (site of) (Area of Roman Manchester)
23	MGM617	415.4.5	Find Spot	Roman	Findspot	Coins (Roman) at Quay Street (Area of Roman Manchester)
24	MGM618	415.4.6	Find Spot	Roman	Findspot	Coins (Roman) at New Goods Station (Area of Roman Manchester)
25	MGM622	415.4.10	Find Spot	Roman	Findspot, Statue	Statuette, Ring and Coin (Roman) (Area of Roman Manchester)
26	MGM634	415.4.22	Find Spot	Roman	Findspot	Coins From 1977 to 1988 Tonman Street Excavations (Area of Roman Manchester)
27	MGM17985	16050.1.0	Place	Medieval	Settlement	Area of Medieval Manchester
28	MGM19	14.1.0	Monument	Roman	Road	Manchester to Ribchester Roman Road (Area of Roman Manchester)
29	MGM608	415.2.0	Place	Roman	Town, Vicus, Building	Castlefield Roman Vicus (site of) (Area of Roman Manchester)
30	MGM11083	9880.1.0	Monument	AD 18th Century to Early 20th Century	Church, Tower	St. John's Church (site of)
31	MGM11129	9922.1.0	Monument	AD 19th Century to Mid 20th Century	Warehouse, Chimney, Canal Warehouse	Reiss Brothers Shipping Warehouse (site of)





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