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MANCHESTER

Historic Building Investigation

4 Angel Square,
Corporation Street,
Manchester

Client:
NOMA (GP) Ltd

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Lewis Stitt

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Approved By: Chris Wild BSc
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Signed:



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Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT

Telephone: 0161 295 2542 Email: c.m.wild@salford.ac.uk

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Summary

NOMA (GP) Ltd has obtained planning consent for the redevelopment of land situated in the centre of Manchester as part of the NOMA Regeneration. Two adjacent parcels of land within the regeneration area, referred to as 4 Angel Square (Planning Ref: 123437/FO/2019) and 5 Angel Square (Planning Ref: 123438/FO/2019), are situated on the east side of Corporation Street and the north side of Miller Street. The delivery of the design proposals will necessitate the demolition of three adjoining existing buildings that currently occupy 4 Angel Square.

In order to secure archaeological interests and offset the harm of the loss of these buildings, Manchester City Council attached a condition to planning consent that required a scheme of archaeological investigation to be undertaken as part of the development. Following consultation with the Greater Manchester Archaeological Advisory Service, it was recommended that an appropriate scheme of archaeological works in the first instance would comprise Level 2-type historic building investigation of the three buildings that are proposed for demolition.

In September 2019, Salford Archaeology was commissioned by NOMA (GP) Ltd to undertake the recommended programme of historic building investigation. This provided a valuable opportunity to survey a Victorian public house, a warehouse and an office block. The buildings were all found to be in poor condition, however, with the Ducie Bridge Inn being the only property that could be surveyed in its entirety. The architecture of this building is of typical late Victorian style, which also suggests that the buildings are of late 19th-century construction. Further evidence also suggests that the rear of the building had been rebuilt as the north-western end of the north-east wall had been keyed into the north-west wall. Internally, the Ducie Bridge Inn has been modernised throughout with a majority of any historical features having been removed or obscured. The basement did contain some of the original features, including the cellar lights, although these had been blocked-up and covered over at street level.

The adjacent office block occupying 88a Miller Street was a later addition, built between 1851 and 1888. Internally, the building has been heavily modernised with plaster rendered walls and new uPVC windows to each floor. The later constructed toilet block on the second floor was supported by a steel frame, suggesting this addition was of mid-20th-century construction.

The warehouse on the corner of Miller Street and Oswald Street is identified as a row of dwellings and commercial premises on Adshead's map of 1851. By Goad's Insurance plan of 1888, the north-eastern buildings had been demolished and a later warehouse building had been built and owned by T. Nolan & Son who ran a picture-framing business.

An appropriate record of the buildings has been compiled to offset the harm of their ultimate loss, and it is not envisaged that any further investigation in advance of demolition will enhance the current understanding of the development of the buildings.

1. Introduction

1.1 Planning Background

NOMA (GP) Ltd has obtained planning consent for the redevelopment of land situated in the centre of Manchester as part of the NOMA Regeneration. Two adjacent parcels of land within the regeneration area, referred to as 4 Angel Square (Planning Ref: 123437/FO/2019) and 5 Angel Square (Planning Ref: 123438/FO/2019), are situated on the east side of Corporation Street and the north side of Miller Street. The delivery of the design proposals will necessitate the demolition of three adjoining existing buildings, and considerable ground-breaking works that may damage or remove any below-ground archaeological remains of archaeological interest that survive *in-situ*.

The development areas lie on the northern fringe of the medieval core of Manchester, focused on Corporation Street, which was known formerly as Long Millgate, a thoroughfare with medieval origins. Further away from Corporation Street, the land probably remained undeveloped until the late 18th century, when the area experienced rapid industrial development and an associated expansion of population, resulting in a dense network of workers' housing across the area.

An archaeological desk-based assessment of the site was carried out to support the planning applications, and concluded that the site holds considerable potential to contain buried remains of archaeological interest, relating to both the later medieval and post-medieval settlement along Long Millgate, as well the 18th-and 19th-century workers' housing and commercial buildings which occupied much of the site (Salford Archaeology 2019). The majority of these buildings were cleared in the 20th century, although a group of three 19th-century buildings survives on the site, which are of local archaeological interest.

In light of the conclusions drawn from the desk-based study, and following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their role as advisors to the Local Planning Authority, it was recommended that the development required an appropriate scheme of archaeological investigation to be undertaken in advance of development. In the light of this recommendation, Manchester City Council attached two conditions to planning consent.

Condition 3 attached to consent for the redevelopment of 4 Angel Square (Planning Ref: 123437/FO/2019) required, in the first instance, a historic building investigation of the three buildings that are to be demolished. The wording of the condition stated:

'No soft-strip, demolition or development groundworks shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological building survey (Historic England level 2);
 - archaeological evaluation through trial trenching;

- dependent on the above, targeted open area excavation and recording (subject to a separate WSI).
- 2. A programme for post investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
- 5. Provision for archive deposition of the report and records of the site investigation.
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.'

In September 2019, Salford Archaeology was commissioned by NOMA (GP) Ltd to undertake the recommended investigation and fulfil the archaeological planning obligations. This report presents a summary of the historic building investigation that has been completed to date to enable the development to be progressed; the investigation of any below-ground archaeological remains via trial trenching will be implemented following the demolition of the buildings.

2. The Setting

2.1 Location

The study area is located in Manchester City Centre, and is bounded by Miller Street to the south, Dantzic Street to the east, Rochdale Road to the west, and an area of car parking to the north (centred at NGR 384247 399073). The majority of the site was cleared of buildings in the later 20th and early 21st century and is currently used as a storage yard and for car-parking, although there are a cluster of buildings still standing in the south-west corner of the site, including the Ducie Bridge public house (Plate 1).

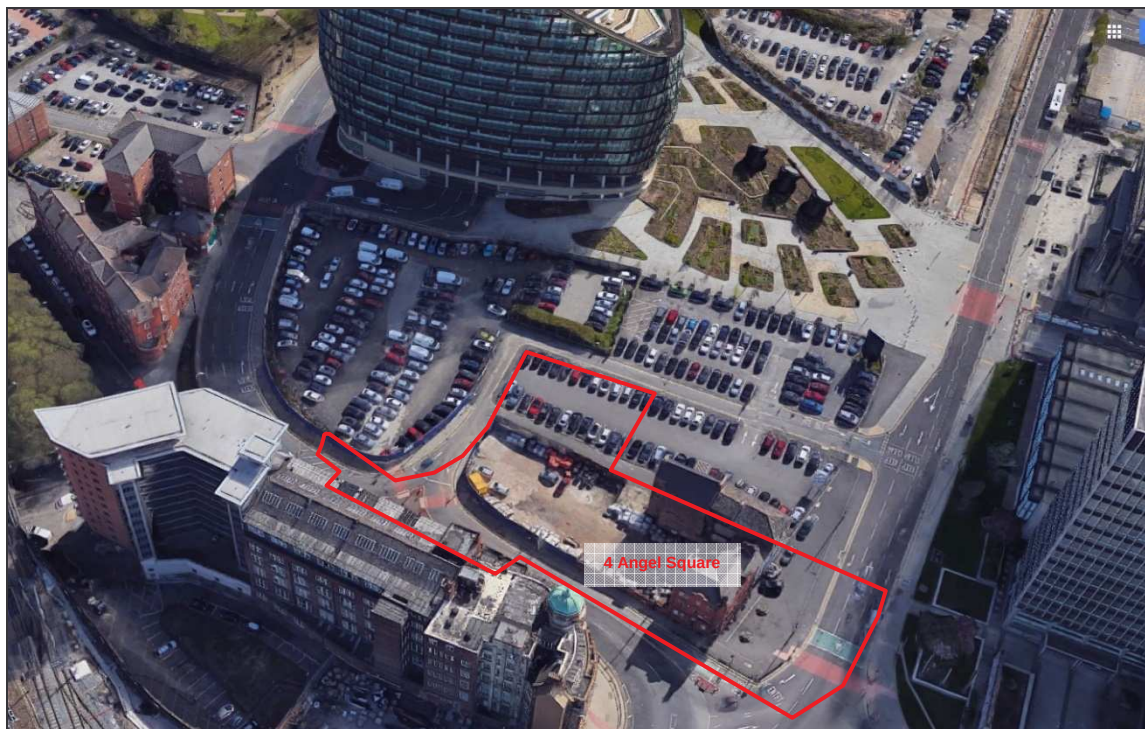


Plate 1: Recent aerial image looking south across the Site, with approximate Site boundaries superimposed.

2.2 Topography

Topographically, the Manchester Conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley; whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The site lies on the east side of the valley of the River Irk; across the area ground levels fall from east to west towards the river.

2.3 Geology

The underlying solid geology of the Site comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).

3. Historical Background

3.1 Contextual Background to Manchester

Prehistoric Period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area of the city may have been conducive for late prehistoric settlement on account of the natural topography, underlying geology and its location close to the confluence of the rivers Medlock and Irwell. Similarly, the area around Manchester Cathedral, close to the confluence of the rivers Irk and Irwell, provides a location which would have been favourable for early activity. However, the only known physical evidence for prehistoric activity in the vicinity of the Site is provided by the chance find of a Bronze Age stone implement reported to have been discovered at the junction of Todd Street and Corporation Street.

Roman Period

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as Mamucium (Bruton 1909). The site of this encampment is marked today by Camp Street in Castlefield. During the 2nd century, the fort was developed in association with a substantial extramural settlement, or vicus, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, Slack and York to the north-east, Wigan to the north-west, Northwich and Chester to the south, and Buxton to the south-east.

Based on recent archaeological excavation and the distribution of chance Roman finds, the limits of this settlement appear to have extended northwards from the fort approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower, and south-west along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, some 600m to the east of the study area.

There have been a number of Roman finds on the south side of the River Medlock, in the vicinity of the study area. These include fragments of pottery recorded by Whitaker in the 1770s, and a tomb comprising a wooden coffin in a grave lined with tiles, found in 1832 at a location described by Charles Roeder as 'evidently near Great Jackson Street'. In 1821, three sculptured stone were found by workmen, one identified as Cautopates, a figure associated with the worship of the Mithras, which may infer that a Mithraeum, or building used for the worship of the god, stood within the area. An altar to the goddess Fortuna Conservatrix was also found in 1612, in the vicinity of Knott Mill.

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. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, but recent research favours it being at the Roman fort in Castlefield. However, the area of the cathedral had become a new focus for settlement by the late 11th century, and the site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

Following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly-acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, located over 1km to the north of the study area, and the medieval town grew up around it (Hartwell et al 2004, 256). It was from this hall that they governed both the manor and the extensive barony.

The study area is located partially within the north-eastern extent of the medieval settlement, on the east side of Long Millgate. This was one of the town's longest and most populous streets, which extended along the south side of the River Irk to Manchester's manorial corn mill. Millgate is documented from the early 14th century, but the mill is referred to in documents relating to the first half of the 12th century. Long Millgate also led to Scotland Bridge over the River Irk, one of the principal routes into Manchester. Long Millgate was superseded in the 1850s when Corporation Street was extended from Withy Grove to Ducie Bridge.

Long Millgate is shown on the earliest known plan of Manchester, dating to c.1650, which shows a continuous line of properties along the east side of the street (Plate 2). This map also shows several properties along Miller Street and Shudehill. Miller's Lane, the forerunner of Miller Street, is documented from the 1580s, and may have originated as a convenient link between the manorial corn mill and the eastern approach to the town via Shudehill and what is now Swan Street.



Plate 2: Plan of Manchester dating to c.1650, with arrow marking approximate location of the study area

Post-medieval and Industrial Periods

By 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler 1993, 263), at a time when the textile industries in south Lancashire were beginning to flourish. From the early 17th century, Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dying. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the region and, by the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth (Edwards 1967, 176).

The onset of the rapid industrialisation centred on Manchester from the 18th century resulted in a massive expansion of the town’s population. The study area at the end of the 18th century is captured on detailed plans produced by William Green in 1787-94 and Charles Laurent in 1793, which show new streets to have been laid out across the area, and numerous buildings to have been erected. The new streets included Beswick Row and Blakeley Street, which provided a link between Ashley Lane and Miller Street. Ashley Lane provided access to the church of St Michael and All Angels, which was built in 1788, and was coupled with a new burial ground that was consecrated in 1787.

The most common site-type built within the study area between the late 18th and early 19th centuries comprised workers’ housing. Among the earliest were artisans’ dwellings of three storeys and a basement. This area of Manchester also included inferior, and generally, later housing in the form of back-to-backs: twin rows of one-up one-down houses sharing a common rear wall. In the course of the first half of the 19th century, houses of all types within the area became notorious for their overcrowding and insanitary conditions. Engels famously described the squalid state of Long Millgate and its neighbouring courts, an area containing dwellings from the pre-industrial town as well as more recent workers’ houses (Engels 1845).

3.2 Development of the Study Area

The earliest available plan of the area is an engraving claiming to depict Manchester around 1650, which appears as an inset in Berry's map of Manchester in 1751. Whilst produced at a small scale, this map nevertheless shows a continuous row of buildings along the Long Millgate street frontage within the study area, with apparently undeveloped land to the rear of these buildings. Tinker's map of 1772 suggests a similar level of development to the 1650 map, although by this time development within the study area appears to have extended along the northern side of Miller Street.

The following years were characterised by an accelerated pace of development, which is captured on the first detailed plans of the Site that were produced by Charles Laurent in 1793 and William Green in 1794 (Plate). These surveys show the study area to have been developed almost entirely, evidently by a range of different building types.

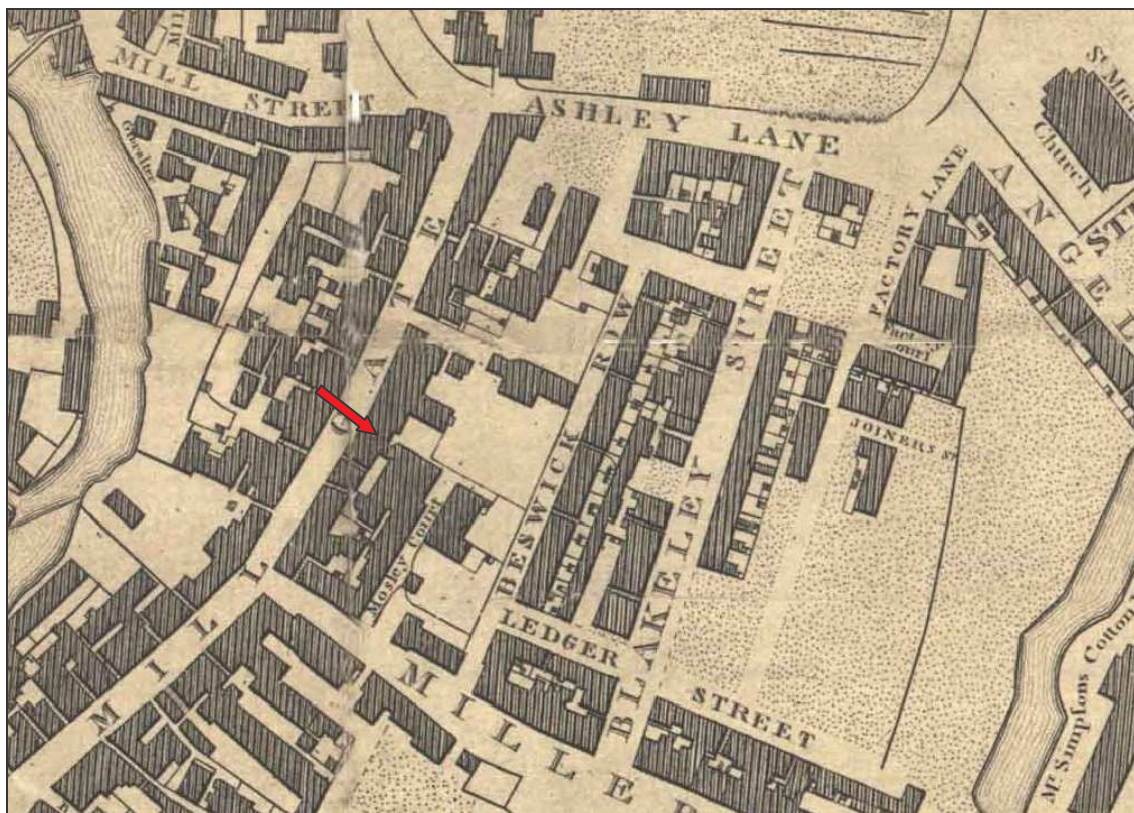


Plate 3: Extract from William Green's map of 1787-94, showing the location of the study area

The next available maps of the study area are those produced by Pigot in 1819, Johnson in 1820, and Swire in 1824. Whilst these maps were produced at a fairly small scale, they show that further development had taken place in the space between Long Millgate and Beswick Row. Banks & Co's map of 1831 shows the buildings within the study area in more detail (Plate 4). A number of larger buildings along Long Millgate are likely to represent commercial premises and a market is identified on Miller Street. The majority of the Site, however, appears to have been occupied by workers' houses of various types: 'through houses' can be discerned running along the eastern side of Beswick Row and along Blakeley Street, with blind back and back-to-back houses also evident along the same roads and within the courts and alleys elsewhere within the study area.



Plate 4: Extract from Bancks & Co's map of 1831, showing the location of the site boundary

The Ordnance Survey 60": 1 mile map of 1850 and Adshead's map of 1851 (Plate 5) show a similar layout of the extent of development on Bancks & Co's 1831, but provides much more detail. Along Long Millgate, three public houses are identified: the Ducie Bridge Inn, the Cheetham Arms, and the Crown & Cushion Inn. St. Michael's School is identified on Miller Street. Adshead's map also identifies the numerous courts around which were situated various types of workers' housing, including Hulme's Court, Comet Court, Berry's Court, Crown Court, Munday Court, Munday Place, and Lancashire Court.

Goad's Fire Insurance Plan of 1888 suggests the layout of the site had changed little since 1851, however the plan provides further detail, especially regarding the types of commercial properties. Some businesses identified, such as the 'Shoe Factory' on Oswald Street and Munday Court (as well as the dwellings on either side) appear to have started life as back-to-back dwellings but had at some point between 1851-88 been 'knocked-through' into double-depth properties. Elsewhere, the Cheetham Arms is identified as being of 'brick and timber' construction, suggesting a potentially early post-medieval date of construction. Goad's plan also indicates that the majority of the block of larger houses located between Ashley Lane and Crown Street had by the 1880s been converted to lodging houses; this was a feature common to Angel Meadow. Other businesses identified within the study area on Goad's Plan include a warehouse for glass on Long Millgate, a picture-frame factory on Oswald Street, and a public house on Crown Street (The Three Crowns).



The early 20th-century saw the beginning of a programme of slum clearance in Manchester, with the poorest of the early 19th-century houses being pulled down in a programme that continued throughout the 20th century. The area immediately to the east suffered extensive damage by the bombs of the Luftwaffe in 1940, however records indicate that the site itself suffered no direct damage during the Second World War.

4. Historic Building Investigation

4.1 Introduction

The programme of historic building investigation undertaken at 4 Angel Square was carried out to Historic England Level 2 standard. The site comprises of a three-storey public house with a basement known as the Ducie Bridge Inn, a three-storey office block and a three-storey warehouse with a basement. Each building had a pitched slate roof.

4.2 External Description

The Ducie Bridge Inn (88 Miller Street)

The south-western elevation comprised six-bays that form the principal façade (Plate 6), placed at the corner of Miller Street and Corporation Street and built in machine-made brick in a stretcher bond arrangement. The principal access into the ground floor was through a doorway in the centre of the façade (Plate 7). This doorway had projecting terracotta reveals that doubled as decorative pilasters with a segmental arched terracotta lintel. Above the lintel is a projecting segmental pediment of terracotta tiles. The double doors within the opening were three-panelled painted timber divided one below the lock rail and two above. Above the doors was a fixed fanlight that has recently been painted over, blocking any natural light coming into the doorway (Plate 7).



Plate 6: The south-western façade of the Ducie Bridge Inn



Plate 7: The principle access into the Ducie Bridge Inn in the south-western façade

The south-eastern window aperture on the ground floor was a twin aperture set within a larger recess, while the north-west aperture was a tripartite window (Plates 8 and 9). The terracotta mullions to each set had projecting moulded decorative columns with Tuscan order capitals. The window had been boarded over with plywood at the time of the survey. A projected ovolo moulded terracotta lintel for each aperture is bordered by the moulded window head and a small projecting string course that is situated at ceiling height of the ground floor.

The upper-floors contain seven-window apertures to each level, each having moulded terracotta reveals, chamfered flush rectangular lintels and sills. Each aperture contains a replaced modern uPVC two-light window with the upper lights being an awning opening (Plate 10). A second projecting string-course is situated at ceiling level of the first floor.

The parapet above ceiling height of the second floor has a $\frac{3}{4}$ " (76mm) protruding terracotta string course with oversailing stone copings. This raised at the centre of the parapet to have a gable end with moulded terracotta copings (Plate 11).

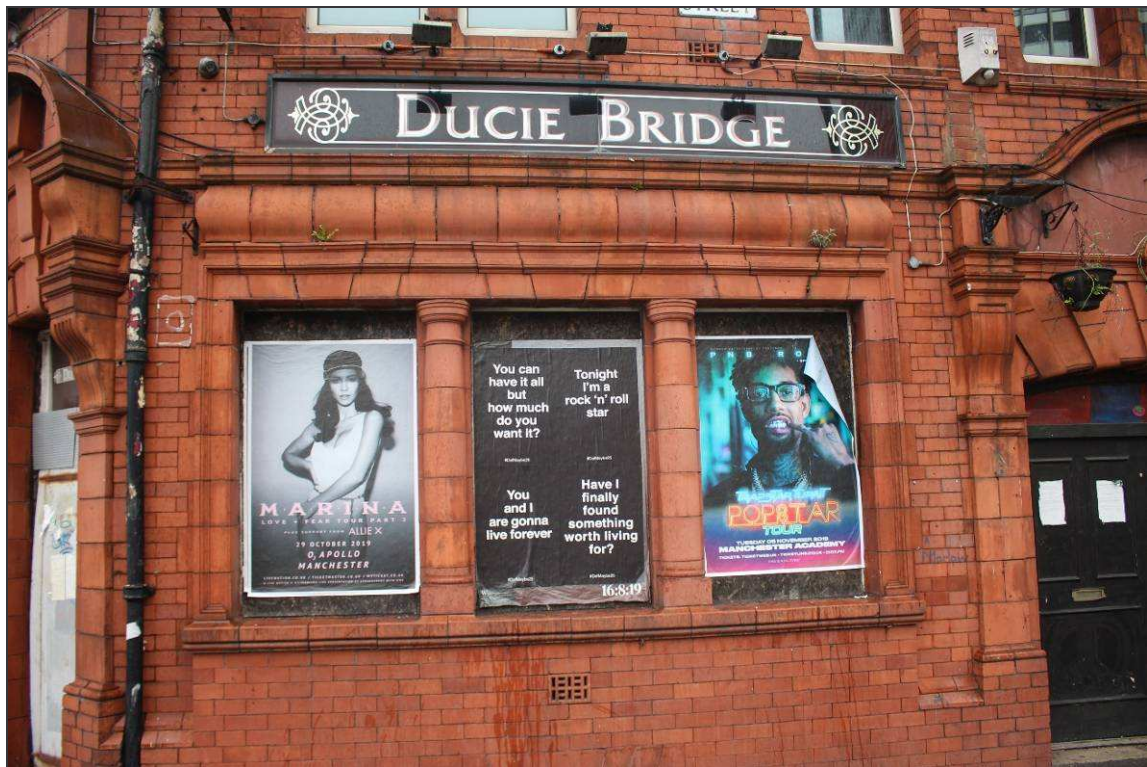


Plate 8: Detailed view of the north-western window on the ground floor of the south-western façade



Plate 9: Detailed view of the south-eastern window on the ground floor of the south-western façade



Plate 10: Detail of the first-floor window apertures



Plate 11: Detail of the central parapet wall

The north-west façade is four-bays wide built in machine-made brick in a stretcher bond arrangement (Plate 12). This façade contains a doorway at the centre which has been flanked by two window apertures. The doorway has square return end reveals with each containing protruding terracotta pilasters. The segmental arched hood over the door is of gauged terracotta tiles with the springing points of the arch supported by ovolo moulded terracotta brackets. The door has been replaced by a modern flush fire door with a boarded over rectangular transom window above (Plate 13).

The north-eastern window on the ground floor was a twin aperture with the south-western aperture was a single window. Both apertures have moulded terracotta reveals and lintel with a chamfered terracotta sill. The terracotta mullions to the north-eastern aperture had projecting moulded decorative columns with Tuscan order capitals. The windows had been boarded over with plywood at the time of the survey. A projected ovolo moulded terracotta lintel is for each aperture is bordered by the moulded window head and a small projecting string course that is situated at ceiling height of the ground floor (Plate 14).



Plate 12: General view of the north-west façade of the Ducie Bridge

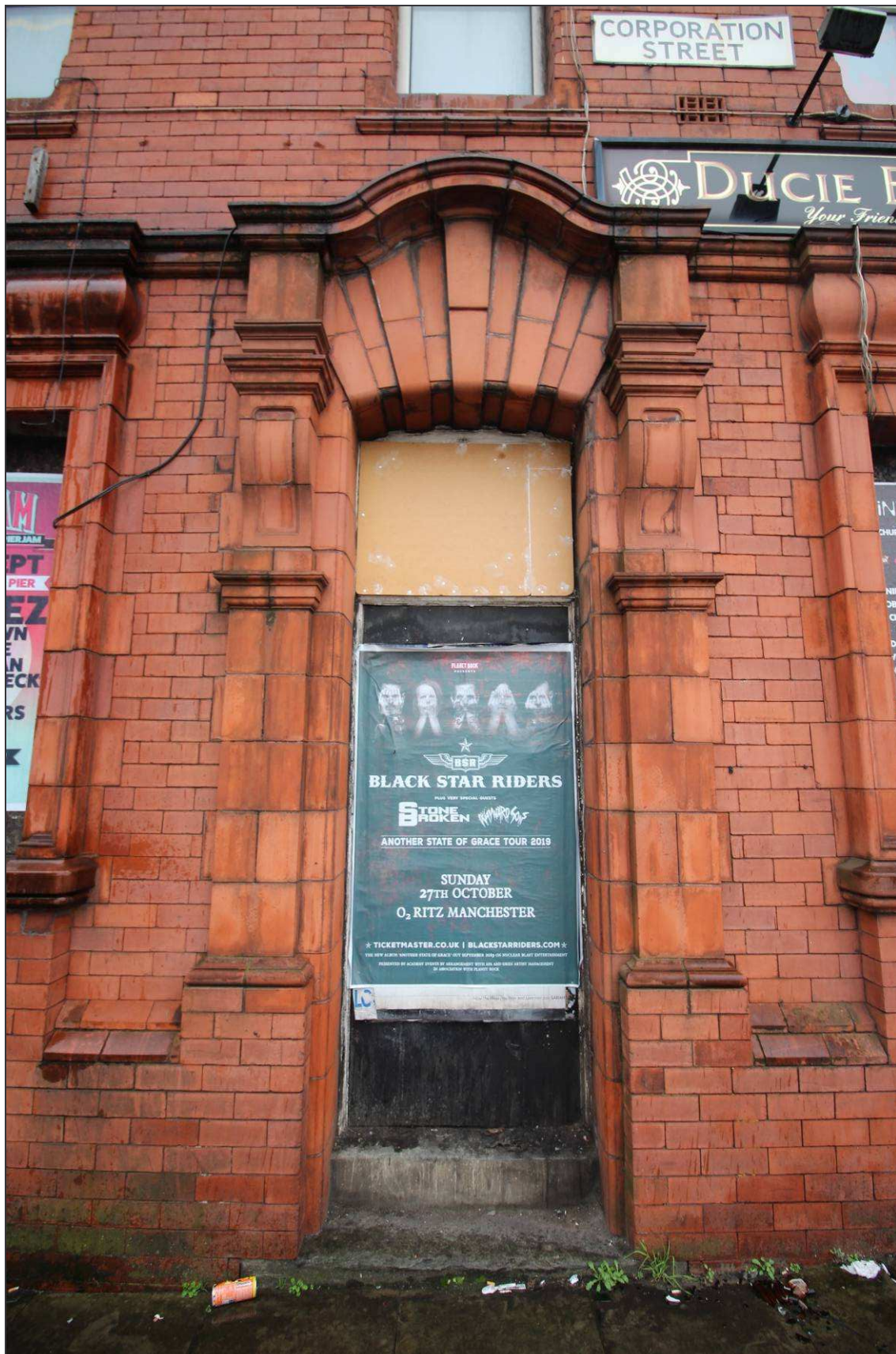


Plate 13: Detail of the doorway within the north-west façade



Plate 14: Detail of the north-west window on the south-western façade

The upper floors contain four-window apertures to each level, each having moulded terracotta reveals, chamfered flush rectangular lintels and sills. Each aperture contains a replaced modern uPVC two-light window with the upper lights being an awning opening (Plate 15). The projecting string-courses continued around from the south-western façade which was situated at ceiling level of the first floor (Plate 15).

The parapet above ceiling height of the second floor has a $\frac{3}{4}$ " (76mm) protruding terracotta string course with oversailing stone copings. At the centre of the parapet this raised to have a segmental arch with moulded terracotta copings (Plate 16).

The north-western end of this façade was keyed into the north-eastern wall. The north-west wall has been partially demolished as some of the bricks at the joint have been broken rather than cut. This suggests that the north-eastern wall of the public house had been rebuilt (Plate 17).



Plate 15: Detail of the upper floor apertures



Plate 16: Detail of the central parapet wall



Plate 17: Detail of the keyed joint between the north-west and the north-east wall

The western façade fronted the corner of Miller Street and Corporation Street. This corner contained a third entrance into the main area of the public house. The doorway has square return end reveals with each containing protruding terracotta pilasters. The segmental arched hood over the door is of gauged terracotta tiles with the springing points of the arch supported by ovolo moulded terracotta brackets. The door has been replaced by a modern steel door with a boarded over rectangular transom window above (Plate 18).

Directly above the hood of the doorway was a decorative projecting terracotta sign containing the name of the public house (Plate 18).



Plate 18: Detail of the doorway within the western façade

The north-eastern façade constitutes the rear of the L-shape of the building and is plain in design. This was built in machine-made brick that is laid in a stretcher bond arrangement (Plate 19). This façade has been re-built as the north-western end has been keyed into the north-western façade (Plate 17).

The upper floors of the inner part of the elevation were obscured from view due to a later extension that was built on the ground floor. A single window aperture on each level comprised brick return end reveals with a flush rectangular sandstone linter and a chamfered sandstone sill. A two-light timber framed sash window with clear glazing had been housed within each aperture (Plate 20).



Plate 19: The rebuilt north-eastern façade



Plate 20: Detail of the upper floors of the inner L-shape

The Office Building (88a Miller Street)

This building is a later addition to the block with the main façade fronting Miller Street and abutted the adjoining walls of the adjacent buildings. The south-western elevation is three-storeys high, and is built using machine-made brick that was in-turn rendered in concrete (Plate 21).

The ground-floor contains a shop front at the north-western end and a single doorway to the south-eastern end. The shop front consists of a larger window and a small doorway, with each aperture having square return end reveals and a flat brick lintel. The window had been modernised with a roller shutter, thus obscuring any detail of the window. The door into the shop has also been replaced by a modern steel door (Plate 22).

The doorway at the south-eastern end of the building had dressed sandstone reveals with incised moulding creating a recessed panel design. A diamond shaped pattern was moulded into the centre of the reveal. This design was also situated at the centre of the sandstone lintel. The door has been replaced with a modern steel door. A rectangular transom light is directly above the door with “MILLER HOUSE” etched into the glazing (Plate 23).



Plate 21: The south-western façade of the 88a Miller Street



Plate 22: The shop front on the ground floor of the south-western façade



Plate 23: Detail of the south-eastern doorway

The upper floors contain two window apertures, one situated within the room of that floor and one within the stairwell. The first-floor apertures had square return end reveals that have been rendered in concrete. The aperture each had flush chamfered edged concrete lintels with $\frac{1}{2}$ " (12mm) projecting moulded beading. A segmental arched sandstone block was situated directly above this beading. The sills to each aperture were concrete-capped brick with a small chamfered edge. Housed within the apertures was a replaced two-light uPVC window with the upper light being an awning opening and glazed in clear double-glazing panes (Plate 24).



Plate 24: Detail of the first-floor apertures

The second-floor apertures were of similar design. Each aperture had square return end reveals rendered in concrete, concrete capped sills with flush chamfer edged concrete lintels with $\frac{1}{2}$ " (12mm) projecting moulded beading. Above each lintel was a decorative flush triangular concrete block. Housed within the apertures was a replaced two-light uPVC window with the upper light being an awning opening and glazed in clear double-glazing panes (Plate 25).

Two brick string courses were situated at sill height to each of the upper floors. These were two-courses of machine-made brick that had been rendered in concrete and protruded out from the building by $\frac{1}{4}$ " (6mm).

The north-eastern elevation was mainly obscured by the modern extension to the Ducie Bridge Inn, although the upper floors were partially observed. The upper floors are of plain design with the north-west end built into the rear of the public house and the south-eastern end abutting the north-west elevation of the adjoining warehouse (Plate 26).



Plate 25: Detail of the second-floor apertures



Plate 26: The north-east façade of the office building

A later extension had been built on the first floor at the rear of the building. This is built from machine-made brick that is laid in stretcher bond with a pitched slate roof. The structure was supported by a modern steel frame that was socketed into the walls of the office building and the adjoining warehouse (Plate 27).



Plate 27: Detail of the first-floor extension to the north-east façade

A window aperture is situated on the north-western façade of this extension. This has square return end reveals with a chamfered concrete sill. The lintel is obscured by the timber fascia board. A two-light timber framed sash window with obscured glazing was housed within the aperture (Plate 27).

The north-western and south-eastern elevations were obscured as these formed the dividing walls of the adjacent properties.

86 Miller Street (Warehouse)

This building was originally used as a warehouse and comprised three-storey building with a basement. The south-western elevation being the principal façade fronting Miller Street is rendered in concrete and is three-bays wide (Plate 28).



Plate 28: General view of the south-western façade of the warehouse

The ground floor had been altered in the late 20th century to form a shop front. This has been boarded up subsequently with modern perforated steel sheeting for security. The remains of the timber signage board had been retained (Plate 28).

The upper floors contain three window apertures to each level. Each aperture had square return end reveals with ¼" (6mm) projecting chamfered sandstone sills. The lintels have been obscured due to the concrete rendering. Housed within each aperture was a fixed four-light timber frame window glazed in clear glass panes (Plate 29).



Plate 29: Detail of the first-floor window apertures on the south-western façade

At sill height of the first floor was a ¼" (6mm) protruding string band. This was rendered in concrete and continued around to the south-eastern façade (Plate 29). The band would have originally also have been on the north-western façade, but obscured from view subsequently by the construction of the adjacent office building.

The south-eastern façade fronts Oswald Street and is ten-bays long with a hoist tower at the centre. The façade is built in two-phases, with the southern end constituting as the earlier part of the warehouse. The later extension to the north is built on a dogleg which respects the original street line (Plate 30).

The original façade is six-bays wide and was built using hand-made brick laid in a Flemish bond arrangement. The ground floor has been rendered in concrete that has been scored to give the illusion that it was constructed in stone blocks, while the upper floors are of exposed brick (Plate 31).

Access into the building was through a doorway situated at the centre of the ground floor. This doorway had rendered square return end reveals and lintel. The door has been replaced with is a modern steel security door, and the original transom light above the door has been boarded over (Plate 32).



Plate 30: General view of the south-eastern façade of the warehouse



Plate 31: General view of the original warehouse façade



Plate 32: Detail of the doorway into original warehouse on the south-eastern façade

Two window apertures were located at the north-eastern end of the ground floor and a later shop front window had been inserted into the south-western end. The two north-eastern windows comprised concrete rendered reveals with chamfered sandstone sills. The lintels had been obscured by the render, but it is assumed these were of similar to the upper floors. The original four-light timber-framed sash windows had been retained with the lower lights being boarded over (Plate 33).

The shop front window at the south-western end had been largely obscured by the modern roller shutter that had been installed for security. The remains of the timber signage board continued around from the south-western facade had been retained.

The later extension to the warehouse was four-bays long and was built using machine-made brick that was laid in a three-course English Garden Wall bond (Plate 34).

Each of the floors contained window apertures, with access only gained internally through the doorway in at the north-eastern end of the original phase of the façade. Each aperture has square return end brick reveals with 3" (76mm) wide timber lintels. The sills on the ground-floor apertures have two courses of chamfered brick while the upper floors had chamfered sandstone sills. Housed within each aperture was a five-light timber-framed window divided three laterally and two vertically and glazed in obscure glass (Plate 34). A protruding geometric design string band is situated at ceiling height of the later extension (Plate 35).



Plate 33: Detail of the ground-floor window apertures



Plate 34: General view of the south-western façade of the warehouse extension



Plate 35: Detail of the string band on the warehouse extension

At the centre of the façade is a hoist tower that seems to be contemporary with the construction of the later extension to the warehouse. This has bullnose brick reveals that are built into the north-eastern extension and abuts the earlier external wall of the south-western end of the façade (Plate 36). A small pitched roof with a gable end timber truss that is supported by sandstone corbels is open to the elements (Plate 37). A timber loading bay door is situated at each of the levels.

The north-eastern façade had been built from machine-made brick in an irregular bond arrangement and constitutes the gable end of the building. A single window aperture to each level was situated at the south-eastern end of the façade. The ground-floor aperture had square return end reveals with a segmental arched lintel with a small sandstone sill. This had been blocked up using machine-made brick laid in a stretcher bond arrangement. The upper floors comprised square return end reveals, with 3" (76mm) wide timber lintels and sandstone sills. Each aperture is contained a two-light timber-framed window with the upper light having an awning opening. The lower lights had been boarded-up, but obscure glazing had been retained in the upper lights (Plate 38).



Plate 36: The hoist tower within the centre of the south-eastern façade



Plate 37: Detail of the timber truss of the hoist tower



Plate 38: General view of the north-eastern façade of the warehouse

The north-western façade constitutes the rear of the property. This built in an irregular bond of machine-made brick. The majority of the ground floor was in accessible due to the rear of the building not being safe. A bricked-up doorway was situated at the centre of the façade. This had square return end reveals and a segmental arched lintel. The door had been removed completely (Plate 39).



Plate 39: General view of the north-western façade of the warehouse

The upper floors contain window apertures which flanked the protruding centre of the façade. Each aperture had square return end reveals, segmental arched heads and chamfered brick sills. The apertures at the north-eastern end had been bricked-up, whilst those at the south-western end had retained the three-light timber-framed windows.

4.3 Internal Description

The Ducie Bridge Inn (88 Miller Street)

Internally, the Ducie Bridge Inn had been heavily modernised during the building's latter years as a pubic house. The ground floor has been divided into six compartments, three general bar areas within the original building footprint with a modern kitchen, the lady's toilets and the gent's toilets being within the later extensions to the rear of the public house (Fig 2).

The main bar areas had a suspended ceilings, painted walls and a linoleum floor. The original beams had been boxed-in, along with the supporting columns in the centre of the room (Plate 40). A modern timber bar was located at the north-eastern corner of the main area.

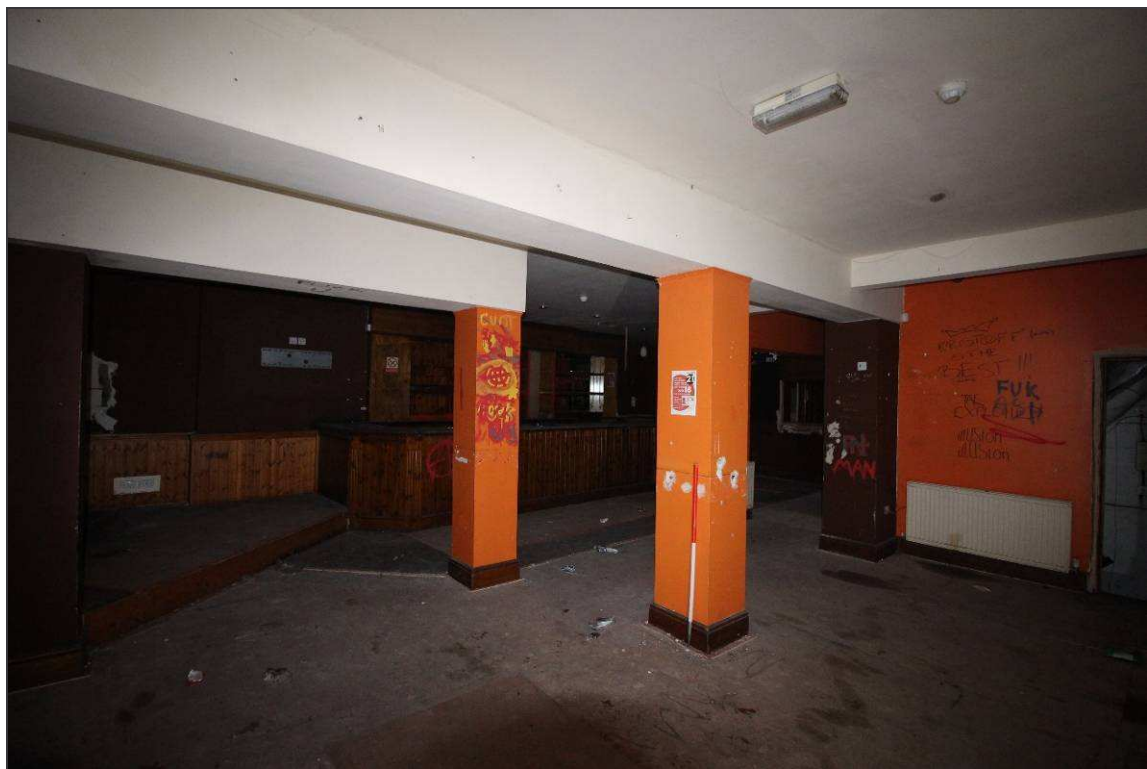


Plate 40: General view of the ground floor of the Ducie Bridge

A protruding chimney breast was situated at the centre of the south-eastern wall of the original building. The face had been divided by a 4" (101mm) wide moulded dado rail with the lower filler clad in tongue and groove pine boards and the upper filler painted plaster. The remains of the fireplace had been retained. The surround and mantel had been removed, but the segmental arched head firebox had been partially blocked up. The stone hearth had been obscured by the modern flooring while the fender had been removed (Plate 41).

The kitchen and both sets of toilets consisted of a false suspended ceiling, tiled walls and linoleum flooring. The sanitaryware was modern along with the stainless-steel kitchen equipment (Plate 42 and 43).



Plate 41: Detail of the blocked-up fireplace within the south-eastern wall



Plate 42: The modern kitchen at the northern corner of the ground floor



Plate 43: The modern toilets at the eastern corner of the ground-floor

A staircase was situated at the centre of the ground floor which gave access to the upper floors and the basement. This was a closed string timber staircase with the treads and risers having been covered in linoleum. The slender-turned balusters supported the loaf-shaped handrail. The newel posts had been boxed in, although on the first-floor landing these were moulded with chamfer edges with acorn finials (Plate 44).

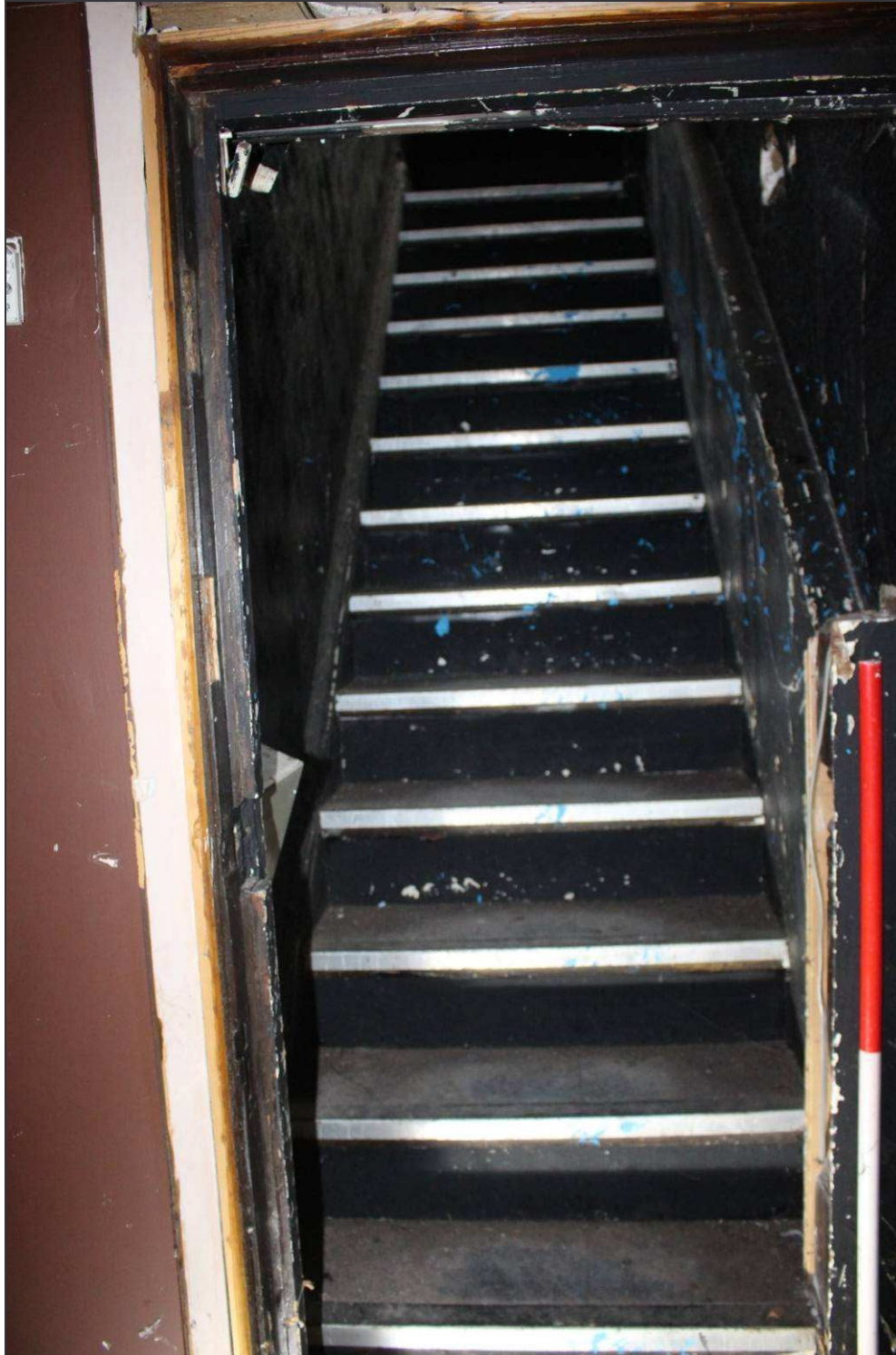


Plate 44: Detail of staircase leading to the first floor of the public house

A large window aperture was situated on the first-floor landing on the south-western wall. This had simple rectangular architraves with a painted timber flat internal sill. The lintel had been obscured by the low suspended ceiling of the stairwell. Two modern uPVC window frames with a timber-clad central mullion had been housed within the aperture (Plate 45).

The first floor was entered through a doorway at the centre of the room leading in from the central staircase. This had simple chamfered rectangular architraves, whilst the door had been removed completely (Plate 46).



Plate 45: Detail of window apertures on the first-floor landing of the central staircase

This floor had been divided into four compartments with the main compartment comprising a painted suspended ceiling and a linoleum tiled floor (Fig 3). The walls had been divided by a 3" (76mm) wide moulded dado rail with both fillers painted plaster. The skirting around the room was of moulded timber at a height of 6" (152mm) (Plate 47). As with the ground floor, the ceiling beams had been in-cased in plaster and the supporting columns were of brick. These had also been boxed in with timber cladding (Plate 48).



Plate 46: Detail of doorway leading into the first floor of the public house



Plate 47: General view of the first-floor of the Ducie Bridge

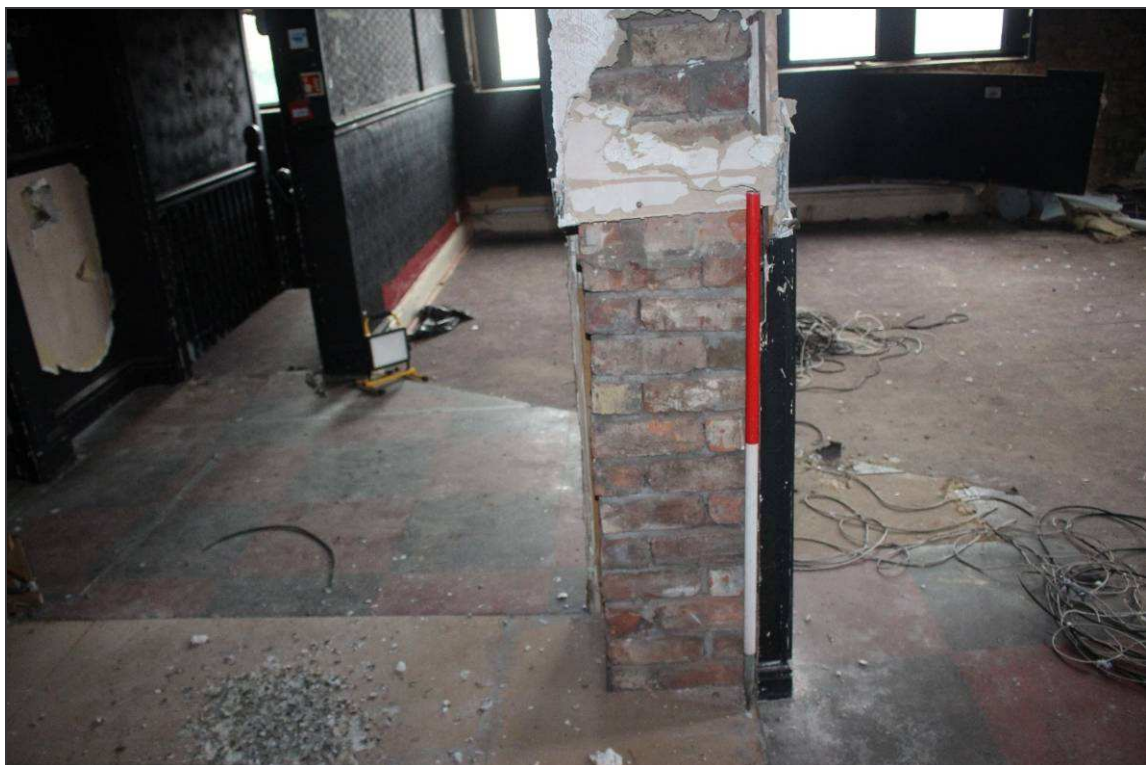


Plate 48: Detail of the brick column on the first-floor

Five window apertures were situated on the north-western and south-western walls. Each had simple rectangular architraves with a flush rectangular lintel and a painted timber, flat, internal sill. Housed within each aperture was a modern uPVC window frame glazed in clear glass panes (Plate 49).



Plate 49: General view of the south-western wall, detailing the window apertures

A small corridor at the north-eastern end of the main room gave access into the lady's and gent's toilets, access to the rear of the property and a later fire escape. Each doorway had simple rectangular architraves with modern flush hollow doors. The door furniture included modern push-plates and door closers (Plate 50). Both sets of toilets comprised painted suspended ceiling, painted walls and a linoleum floor. The sanitaryware is modern with white glazed tiles fixed to the walls as back splashes (Plate 51 and 52).

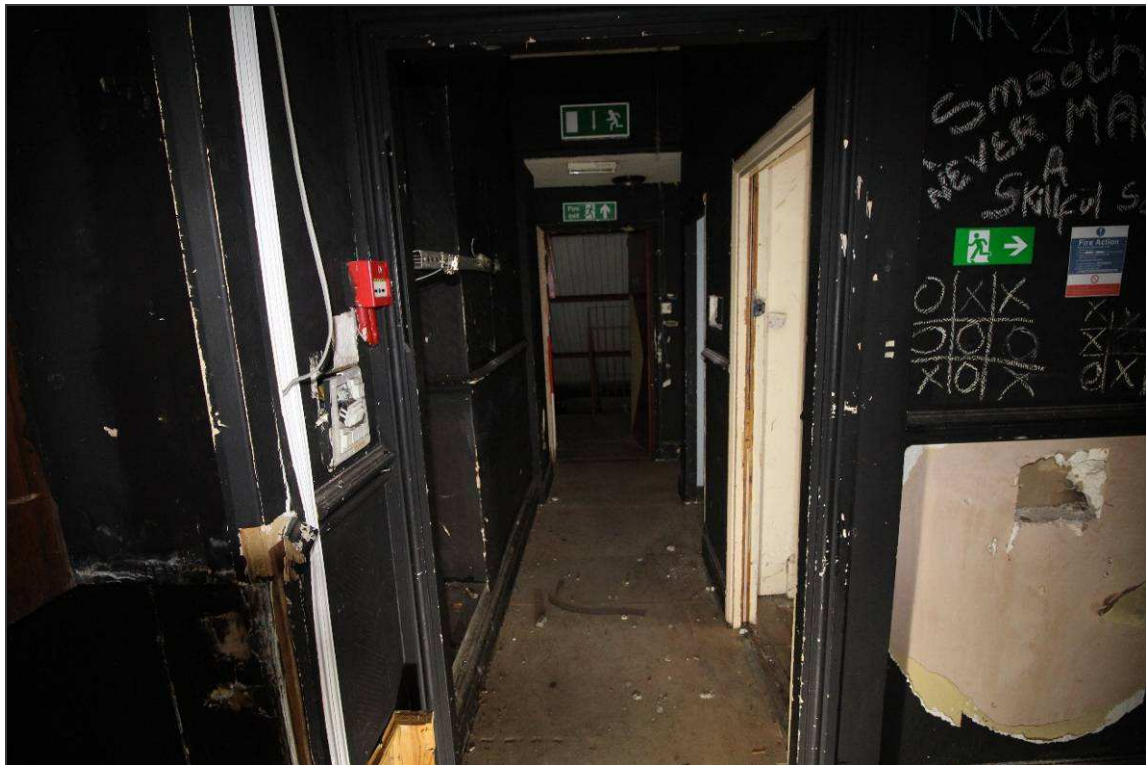


Plate 50: General view of the small corridor leading to the toilets and the fire escape



Plate 51: General view of the lady's toilets on the first floor



Plate 52: General view of the gent's toilets on the first-floor

The second floor was also gained from the central staircase (Plate 53). A large window aperture was situated on the first-floor landing on the south-western wall. This had simple rectangular architraves, a flush lintel and a painted timber flat internal sill. Two modern uPVC window frames with a timber clad central mullion had been housed within the aperture. The flat lintel and the upper lights of the first-floor apertures are also within this landing (Plate 54).

The second floor is divided into seven compartments consisting of four bedrooms, a bathroom, kitchen and a hallway that was accessed from the central stairwell (Fig 4). The hallway comprised a suspended ceiling, painted wallpaper on the walls and exposed 4" (101mm) wide timber floor boards. The skirting around the room was painted moulded timber 6" (152mm) high.

A single-window aperture was situated at the northern end of the hallway. This had moulded architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the modern wallpaper. The window frame had been obscured by modern perforated steel sheeting, but a four-light timber frame could be seen through the steel (Plate 55).

A kitchen was located at the south-eastern corner of this level (Fig 4; Plate 56). This comprised of a painted suspended ceiling, painted walls and 4½" (115mm) wide floorboards. The skirting around the room was 7½" (191mm).

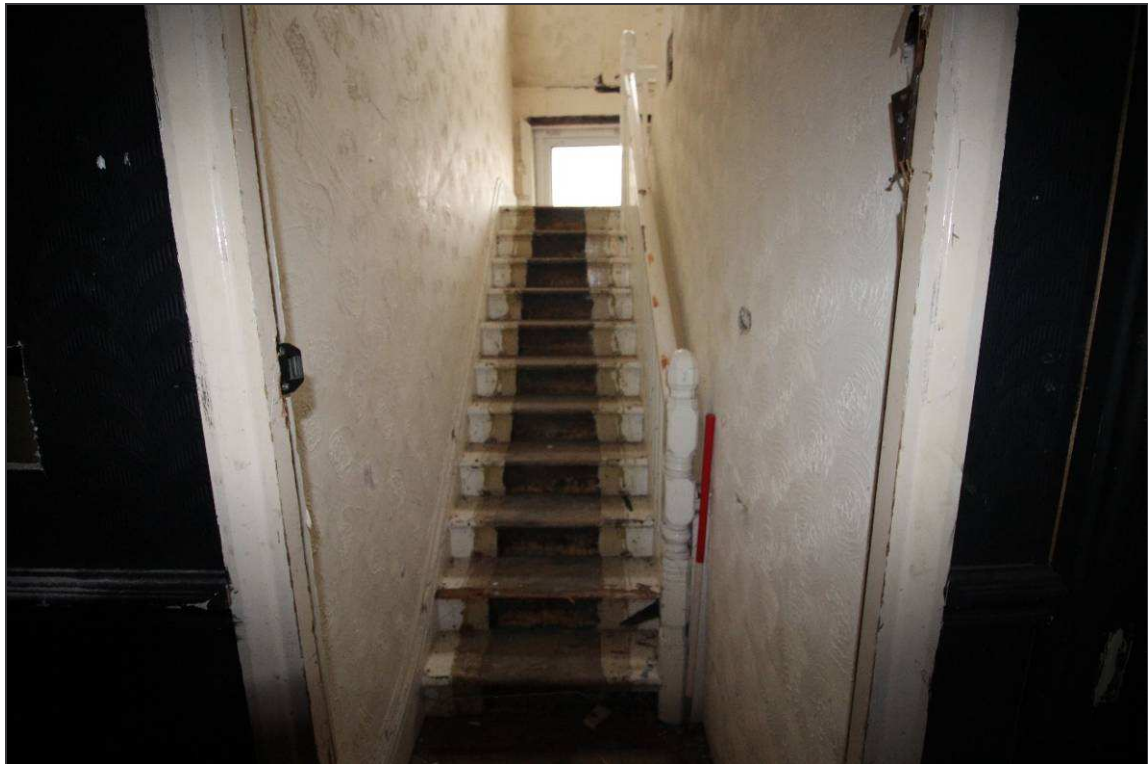


Plate 53: The timber staircase leading to the second floor

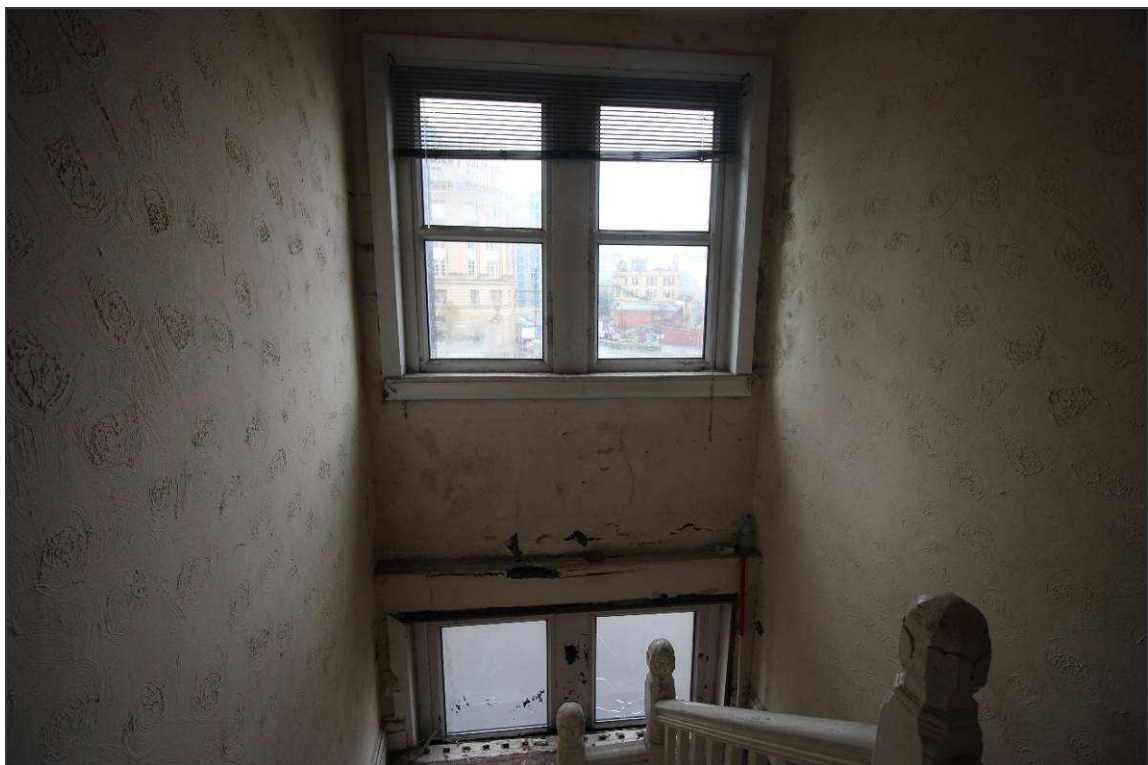


Plate 54: Detail of the windows within the stairwell



Plate 55: General view of the second-floor landing detailing the single window within the north-eastern wall



Plate 56: The kitchen at the south-west corner of the second-floor

The access into the room was gained from a north-eastern end of the north-western wall. This had painted moulded architraves with a modern six-panelled timber door that was divided two laterally and three vertically. All the door furniture had been removed but would have been modern (Plate 57).



Plate 57: General view of the north-western wall, detailing the doorway into the kitchen

Two window apertures were located within the south-western wall. Each had simple rectangular architraves, a flush lintel and a painted timber flat internal sill. A two-light modern uPVC window frame with double glazing was housed within the apertures.

At the centre of the south-eastern wall were the remains of a fireplace. The surround, mantel and fender had been removed and the firebox had been filled in and rendered in plaster. However, the stone hearth in the floor has been retained (Plate 58).

The small bedroom at the north-eastern end of the level was entered a doorway at the centre of the north-western wall (Fig 4). This had painted moulded architraves although the door has been removed.

The room consisted of a suspended painted ceiling, painted walls and 4½" (115mm) wide floorboards. The skirting around the room was 7½" (191mm). A single window aperture was situated within the south-eastern wall. This had moulded architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the modern wallpaper. The window frame had been obscured by modern perforated steel sheeting, but a two-light uPVC window could be seen through the steel (Plate 59).



Plate 58: Detail of the blocked-up fireplace within the south-eastern wall



Plate 59: The small bedroom at the north-east end of the second floor

The bathroom comprised modern tile walls, floor and a painted suspended ceiling. The sanitaryware was modern with a modern electric shower cubical at the southern corner of the room. The skirting around the room was 4½" (115mm). A single window aperture was situated within the south-eastern wall. This had moulded architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the modern wallpaper. The window frame had been obscured by modern perforated steel sheeting, but a two-light uPVC window could be seen through the steel (Plate 60).

The room was accessed by a doorway at the north-western end of the south-western wall. This had painted moulded architraves with a modern six-panelled timber door that was divided two laterally and three vertically. All the door furniture had been removed but would have been modern (Plate 61).

The southern bedroom was of modern design. The room was accessed through a doorway at the centre of the north-eastern wall. This had painted rectangular moulded architraves but had the door removed.

The room consisted of a suspended painted ceiling, painted walls and 4½" (115mm) wide floorboards. The skirting around the room was 6½" (165mm). A single window aperture was situated within the south-western wall. This had moulded architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the plaster render on the walls and contained a two-light uPVC window (Plate 62).



Plate 60: The modern bathroom the second floor



Plate 61: The south-west wall of the bathroom, detailing the doorway at the north-western end



Plate 62: General view of the southern bedroom, detailing the modern window

A third bedroom was situated at the western corner of this level (Fig 4). This room consisted of a suspended ceiling painted walls and 4½" (115mm) wide floorboards. The walls had been divided by a 4" (101mm) wide moulded dado rail at a height of 44" (1.12m). The filler was of painted plaster (Plate 63).



Plate 63: The bedroom at the western corner of the second-floor

The room contained four window apertures, two single apertures within the north-western wall, and a single set of twin apertures in the south-western wall. Each aperture had rectangular architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the modern plaster. Housed within each was a modern uPVC window with double glazing (Plate 64).

At the centre of the western wall was the remains of a fireplace. The surround, mantel and fender had been removed and the firebox had been filled in and rendered in plaster. However, the stone hearth in the floor has been retained (Plate 65).

The fourth bedroom was situated at the northern corner of this level (Fig 4). This room consisted of a suspended ceiling painted walls and 4½" (115mm) wide floorboards. The skirting around the room was 6½" (165mm) (Plate 66).

The room contained a large window aperture within the north-western wall. This had rectangular architraves with a flat half-round moulded internal sill. The flush lintel was obscured by the modern plaster. A pair of modern two-light uPVC windows with double glazing had been housed within the aperture (Plate 67).



Plate 64: Detail of the window apertures within the north-western wall



Plate 65: Detail of the blocked-up fireplace within the western wall



Plate 66: The northern bedroom of the second-floor



Plate 67: Detail of the modern window within the north-western wall of the northern bedroom

At the centre of the north-eastern wall was a protruding chimney breast with a fireplace at the centre. This had a timber mantel and surround with a cast-iron hood. The grate had been removed, but the firebox had been open. The fender had also been removed but the stone hearth within the floor had been retained (Plate 68).



Plate 68: The ornate fireplace at the centre of the north-eastern wall

The basement of the public house was accessed from the central staircase on the ground floor. The stairs had brick risers and sandstone treads at a height of 8¼" (210mm). A simple rectangular timber handrail had been bolted to the north-eastern wall (Plate 69).

The basement had been divided into five compartments that are accessed by a long central corridor (Fig 5). This corridor had painted brick walls, a flagstone floor and a suspended ceiling. The remains of the gas lamps had been retained on the south-west and north-eastern walls (Plate 70).

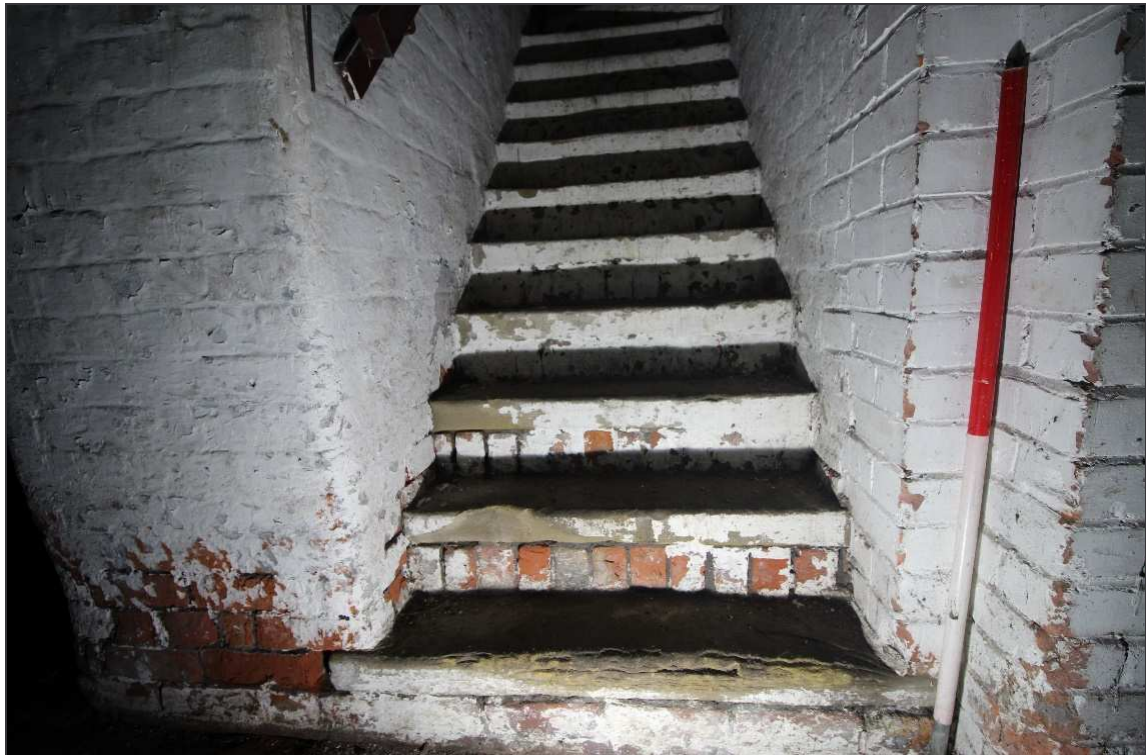


Plate 69: The stone and brick staircase leading into the basement



Plate 70: The central corridor within the basement of the public house

Two small storerooms were situated at the north-west and south-eastern ends of the corridor. Both rooms have painted brick walls, a flagstone floor and a suspended ceiling (Plates 71 and 72). Entry in to north-western room was gained through a doorway which had no architraves, exposing the timber door frame. The door was a tongue and groove ledged and braced timber door (Plate 73). The doorway into the south-eastern room contained no door frame and door giving unrestricted access into the room (Plate 70).

The room in the south-eastern end of the basement was also used as a storeroom and contained the modern boiler for the property (Fig 5). This room comprised flagstone floor, painted brick walls and a suspended ceiling that has been removed to expose the ceiling joists (Plate 74). The room was accessed through a door that had square return end reveals with a stone threshold. The lintel was a flush rectangular concrete lintel with and earlier segmental arch head directly above.

A cellar light was situated in the south-western wall. This comprised bullnose brick reveals and a flat sandstone internal sill. The lintel was obscured by the suspended ceiling. A two-light timber-framed window divided two laterally had been inserted into the aperture. This had been glazed in clear glass which has been painted black subsequently. Directly above this window was a set of timber louvered vents (Plate 75).



Plate 71: The small storeroom at the south-eastern end of the central corridor



Plate 72: The small storeroom at the north-western end of the central corridor



Plate 73: Detail of the doorway leading into the north-western room



Plate 74: The south-eastern storeroom

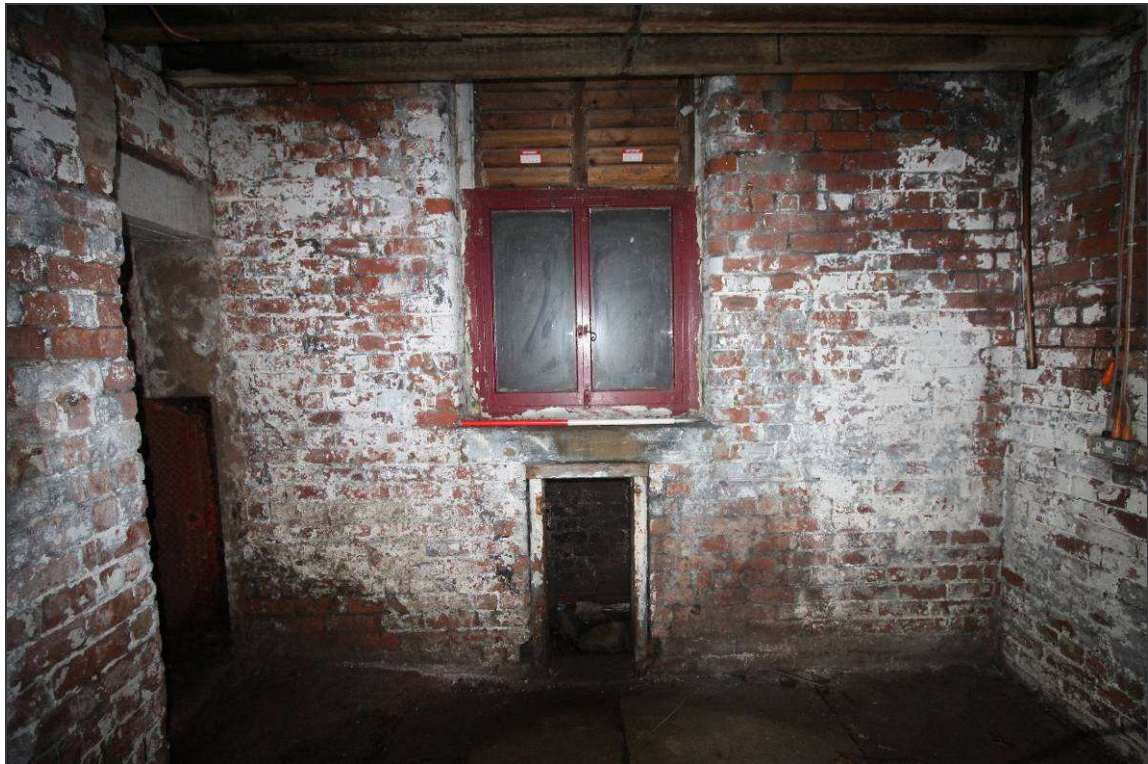


Plate 75: Detail of the cellar light within the south-western wall

A 'beer drop' had been modernised at the south-eastern end of the room. This had brick walls and a concrete floor. A modern drop door had been installed within the ceiling (Plate 76).



Plate 76: Detail of the modernised Beer drop

At the centre of the south-eastern wall was a protruding chimney breast. The remains of a segmental arched head fireplace had been retained but the surround, mantel and fender had been removed while the firebox had been filled in (Plate 77).



Plate 77: The modern boiler with the blocked-up fireplace behind

The south-western room was entered through a doorway that had square return end reveals with a stone threshold. The lintel was a flush rectangular concrete lintel with an earlier segmental arch head directly above. The door that was hung on the exposed door frame was a tongue and groove ledged and braced timber door.

This room comprised a flagstone floor, painted brick walls and a suspended ceiling and was used as the beer pump room (Plate 78). The north-west and south-east walls contained a single cellar light. These comprised bullnose brick reveals and a flat sandstone internal sill. The lintels had been obscured by the suspended ceiling. A four-light timber-framed sash window divided two laterally and vertically had been housed within each aperture (Plate 79). Directly below each aperture was a small recess within the walls (Plate 79).

The north-eastern room was used as a general storeroom and consisted of a flagstone floor, painted brick walls and a suspended ceiling (Plate 80). The room was entered through a doorway that had square return end reveals with a stone threshold. The lintel was a flush rectangle concrete lintel with an earlier segmental arch head directly above. The door that was hung on the exposed door frame was a tongue and groove ledged and braced timber door.

The room contained the base of the north-eastern chimney breast at the centre of the north-eastern wall. This had a recessed segmental arched head at ceiling height with square return end reveals (Plate 81).

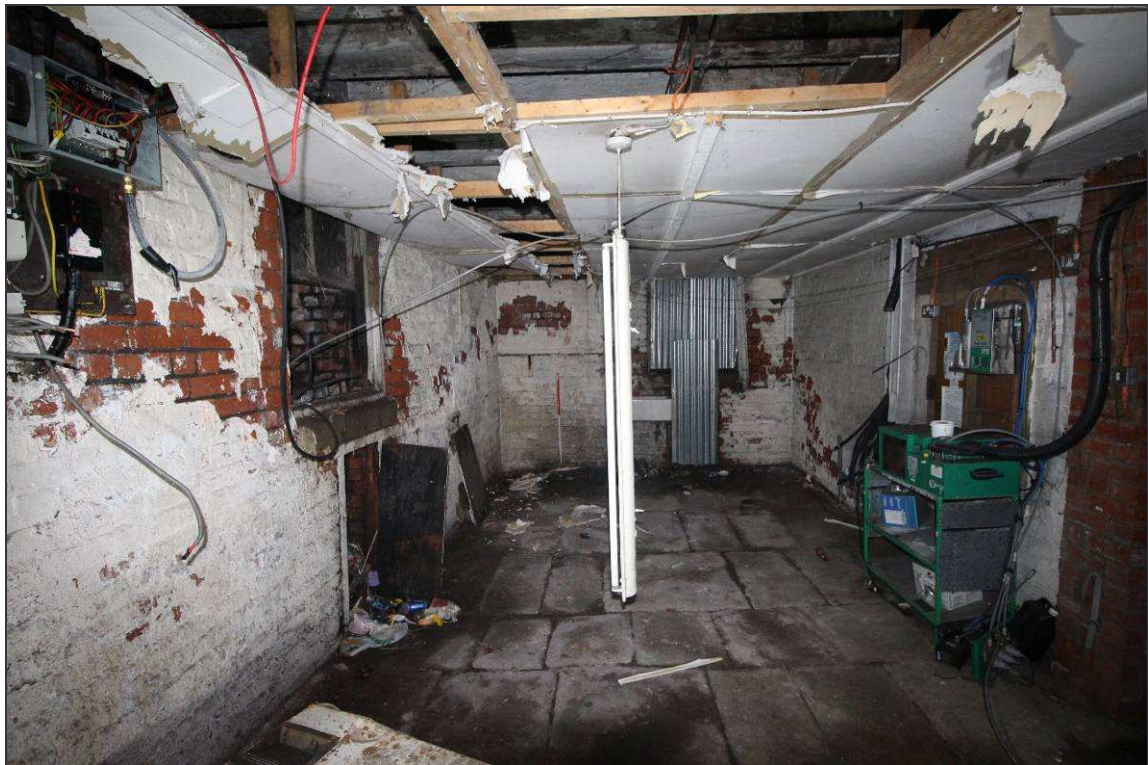


Plate 78: The south-western room of the basement



Plate 79: Detail of the cellar light within the south-western room



Plate 80: The north-eastern room of the basement

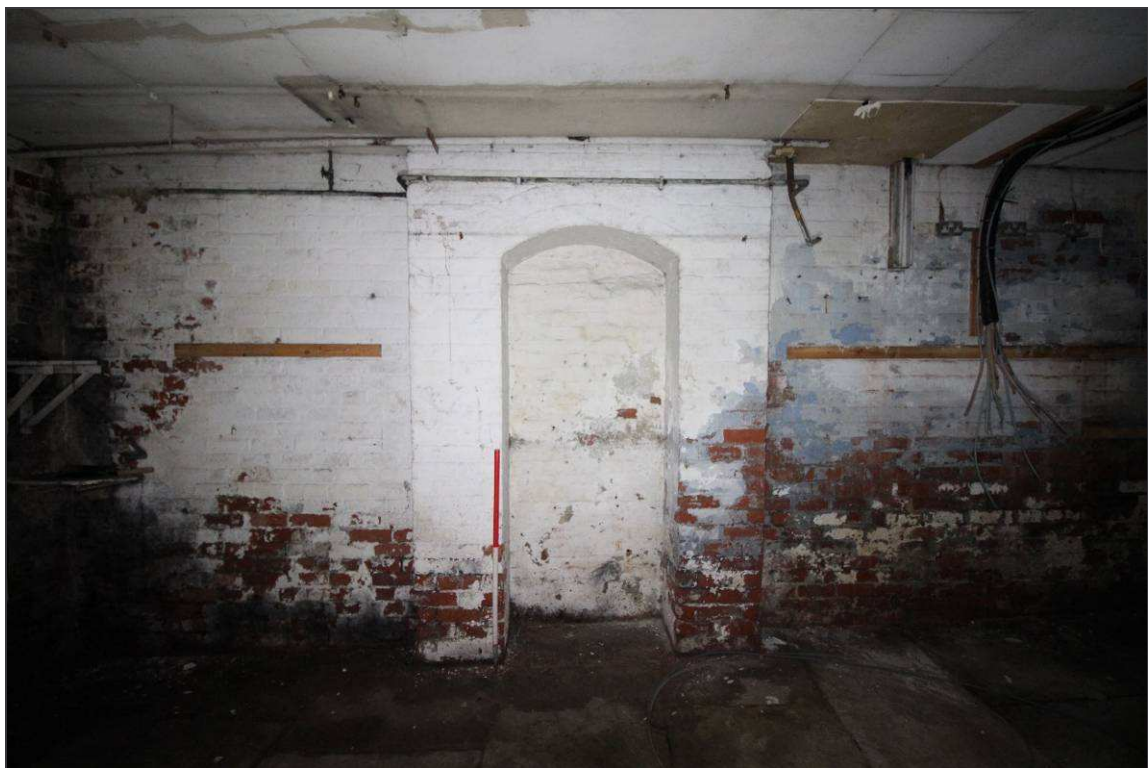


Plate 81: Detail of the base of the chimney breast within the north-eastern wall

The Office Building (88a Miller Street)

Internally, this building had been heavily modernised with plaster rendered walls and modern doorways. No access was gained to the ground floor during the site visit.

The first floor was accessed by the stairwell at the south-eastern side of the property. The staircase had closed stringers with timber treads and risers. A modern half-round timber hand rail it attached to the south-eastern wall (Plate 82).



Plate 82: The timber staircase leading to the first floor

A single room occupied the first floor. This room has plasterboard suspended ceiling and walls with a plywood floor. The doorway into the room had chamfered rectangular architraves with a modern flush hollow door (Plate 83). A single window aperture was situated at the centre of the south-western wall. This has been obscured by modern perforated steel sheeting of security. A small moulded timber sill was situated above the 4" (101mm) high skirting that encircled the room (Plate 84).



Plate 83: Detail of the doorway into the first-floor



Plate 84: Detail of the blocked-up window within the first-floor room

The stairwell leading to the second floor was partially contained within the south-eastern end of the room. This had been partially boxed-in by plasterboard to separate it from the room. The south-eastern wall of this area contained a single window aperture. This has been obscured by modern perforated steel sheeting of security. A small moulded timber sill was situated above the 4" (101mm) high skirting.

The closed stringer staircase continued up from the first floor, giving access into the second floor (Plate 85). This floor had been divided into two compartments, divided by a modern timber-framed partition. This wall separated a small narrow hallway an office space. The hallway comprised suspended ceiling with four exposed large ceiling beams, plaster rendered walls and a plywood floor. A single window aperture was situated at the centre of the south-western wall. The architraves had been removed after a modern uPVC window had been installed in the earlier aperture (Plate 86).



Plate 85: The timber staircase leading to the second-floor

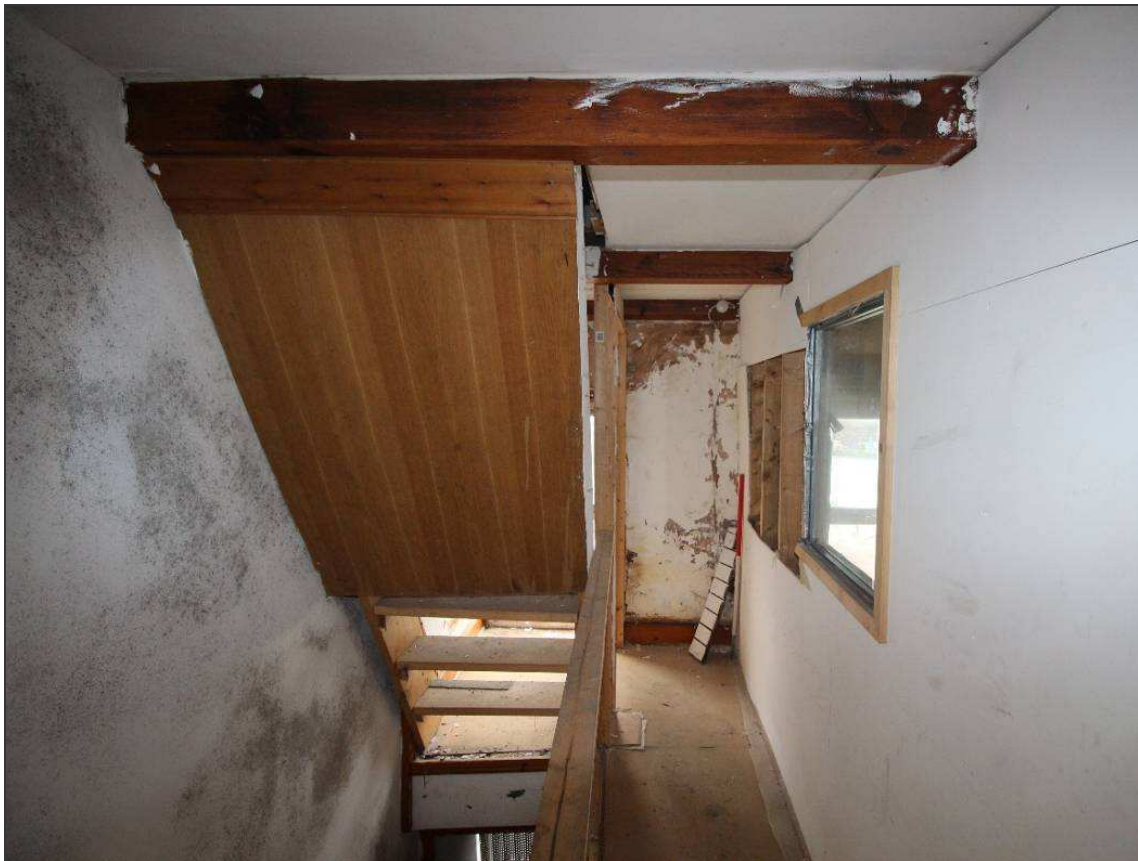


Plate 86: The modern hallway on the second floor

The main room had a suspended ceiling with four exposed large ceiling beams, plaster rendered walls and a plywood floor. The doorway leading into the room from the hallway had chamfered rectangular architraves with a modern hollow door (Plate 87). A single window aperture was situated at the centre of the south-western wall. The architraves had been removed after a modern uPVC window had been installed in the earlier aperture (Plate 88). A second window within this room was inserted into the partition wall. This had an aluminium frame that was glazed in a single fixed-glass pane.

A later extension to this level was built onto the north-western end of the floor. This room was entered through a narrow doorway and contained a modern toilet which. This doorway had simple moulded architraves with a modern flush hollow door. The sanitaryware within this was room was modern (Plate 89).

Access into the roof space was limited due to the staircase leading up to which were unsafe, although parts of this were observed. This space was had painted plaster render walls, a plywood floor with a pitched ceiling. Several skylights had been inserted into the north-eastern side of the roof (Plate 90).

The timber gable end trusses had been exposed at the north-west and south-eastern ends of the room along with the timber purlins. Each was a through purlin that had been painted recently (Plate 91).



Plate 87: The office within the second floor

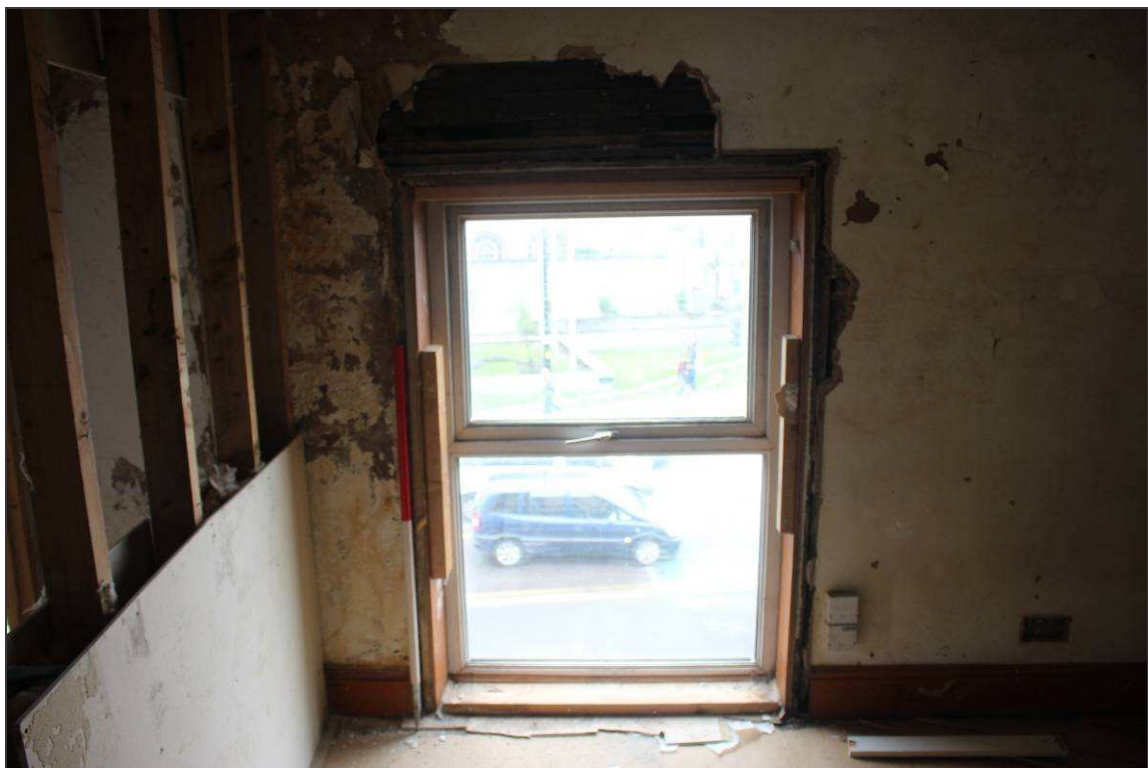


Plate 88: Detail of the modern window within the south-western wall of the second floor

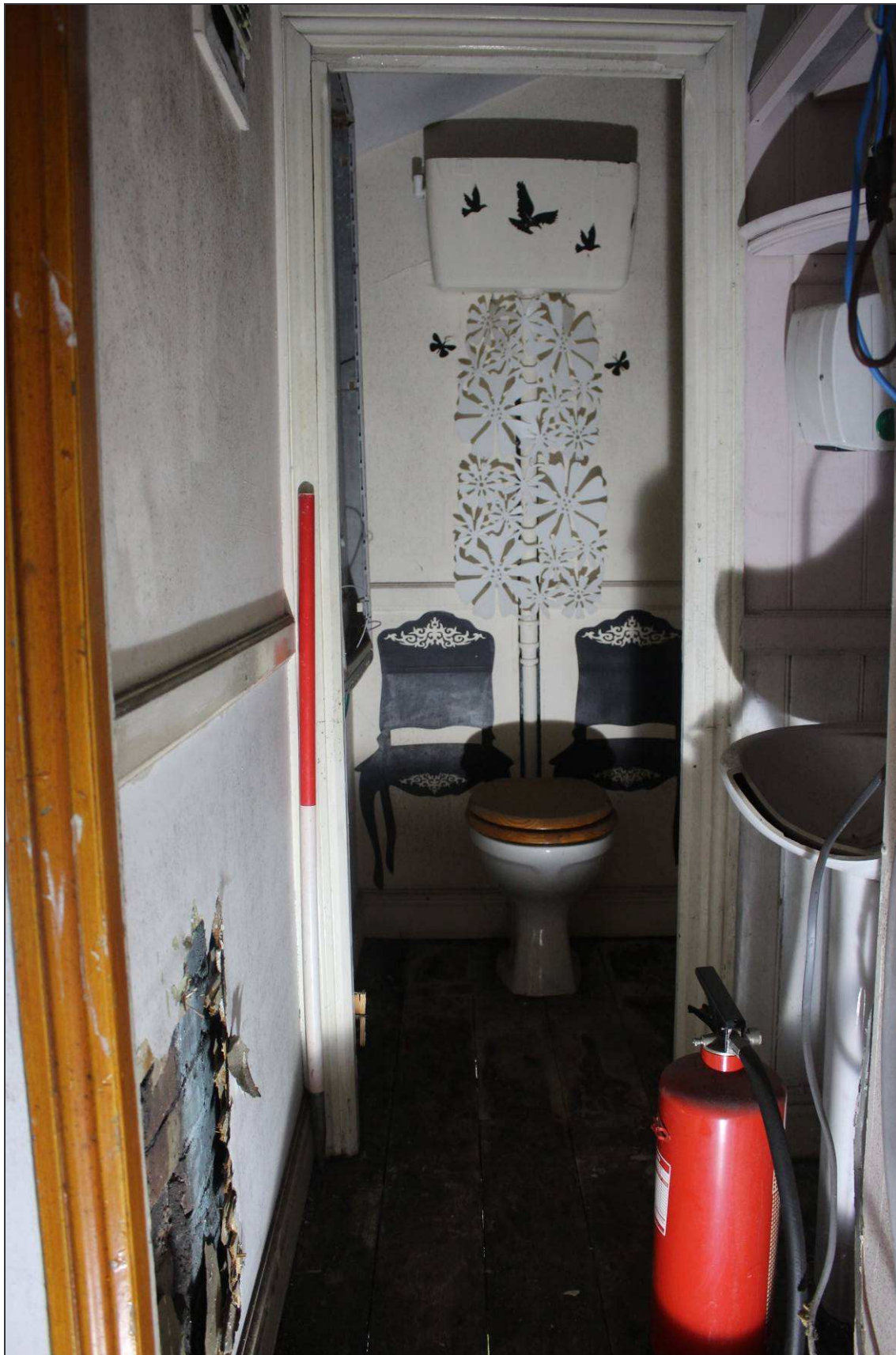


Plate 89: The modern toilet within later extension to the second floor



Plate 90: General view of the roof space

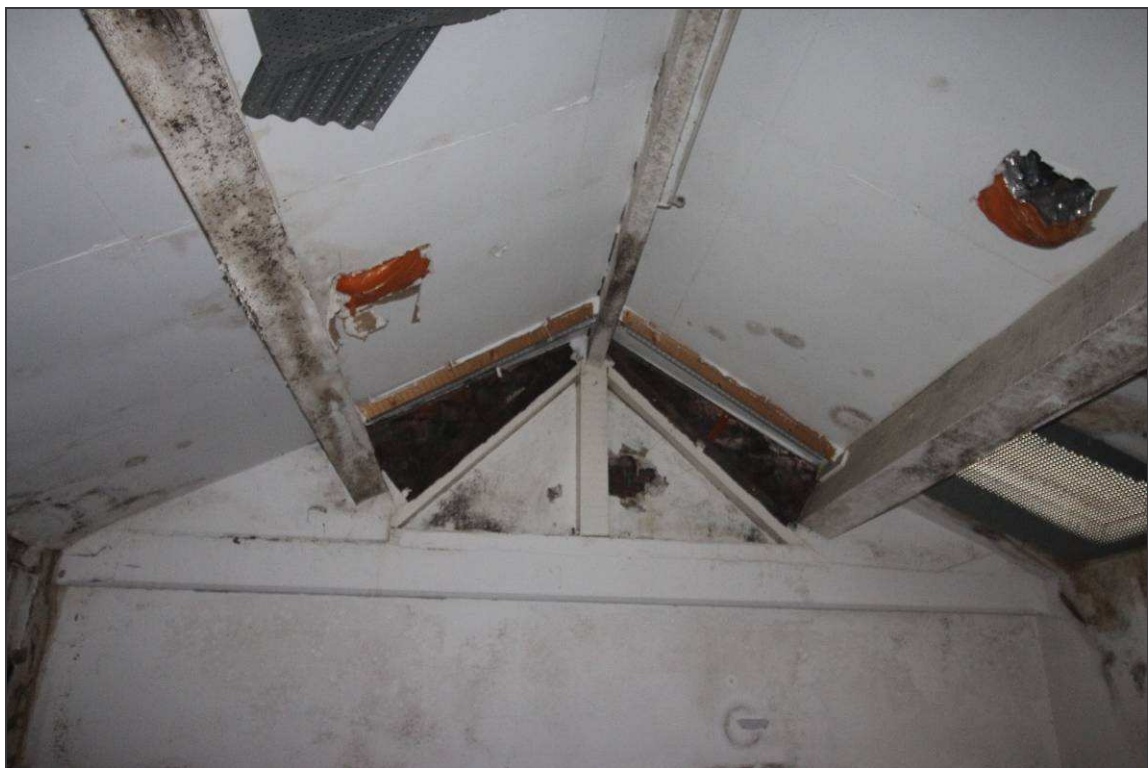


Plate 91: Detail of the gable end truss of the office block

86 Miller Street (Warehouse)

Access within this building had been restricted to the ground floor and the basement due to the stairs and floors of the upper storeys being unsafe. The ground floor was entered through a doorway situated at the south-western end of the south-eastern wall (Plate 92). This had simple, rectangular, painted timber architraves with a replaced steel door. The original transom light above the door has been boarded over externally with steel security bars bolted to the internal jambs (Plate 92).

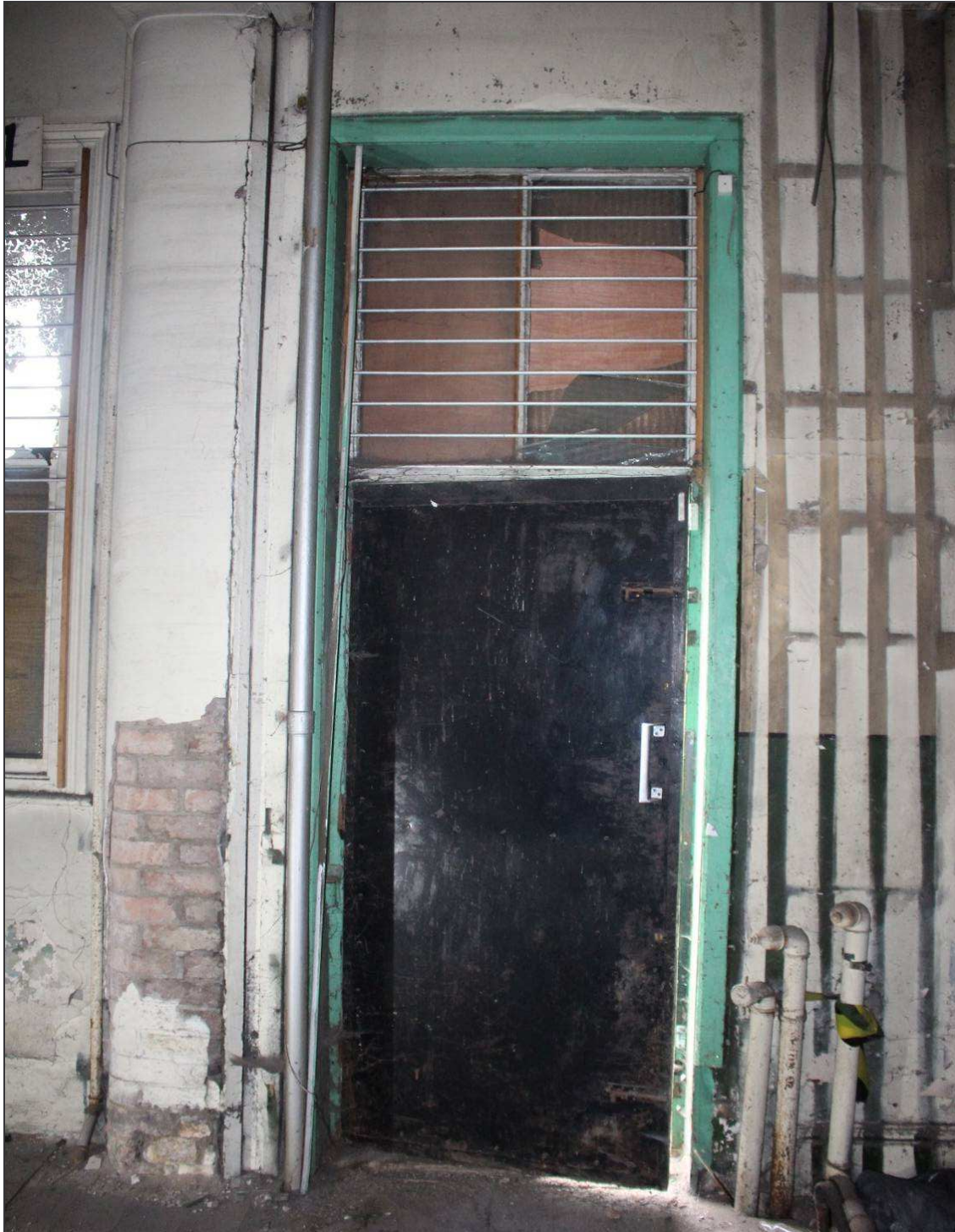


Plate 92: The doorway within the south-eastern wall of the original warehouse

The south-western end of the building was open-plan, but had the remains of late 20th-century sub-divisions in the form of a timber-framed partition. The room comprised a suspended ceiling, plaster rendered walls and a timber floor. At the centre of the room were three columns. The southern column was a chamfered timber column, while the southern two were octagonal wrought-iron beams with decorative capitals (Plates 93 and 94).



Plate 93: The columns within the centre of the original warehouse



Plate 94: Detail of the decorative capital of the octagonal column

The south-western end of the room contained the mid-20th-century shop front. A timber-framed doorway was situated at the centre of the wall, flanked by two window apertures. The doorway extends into the room and contains a set of timber-framed glass doors (Plate 95).



Plate 95: The mid-20th century shop front entrance at the south-western end of the warehouse

A set of timber stairs leading to the upper floors was located at north-eastern end of the north-western wall. These were a closed stinger with timber treads and risers and had timber cladding obscuring the newel posts and handrails (Plate 96). These timber stairs are possibly a replacement set due to the pier within the north-eastern wall having been cut into by 300mm below the existing stairs. This would have been the sole plate of an earlier staircase (Plate 97).

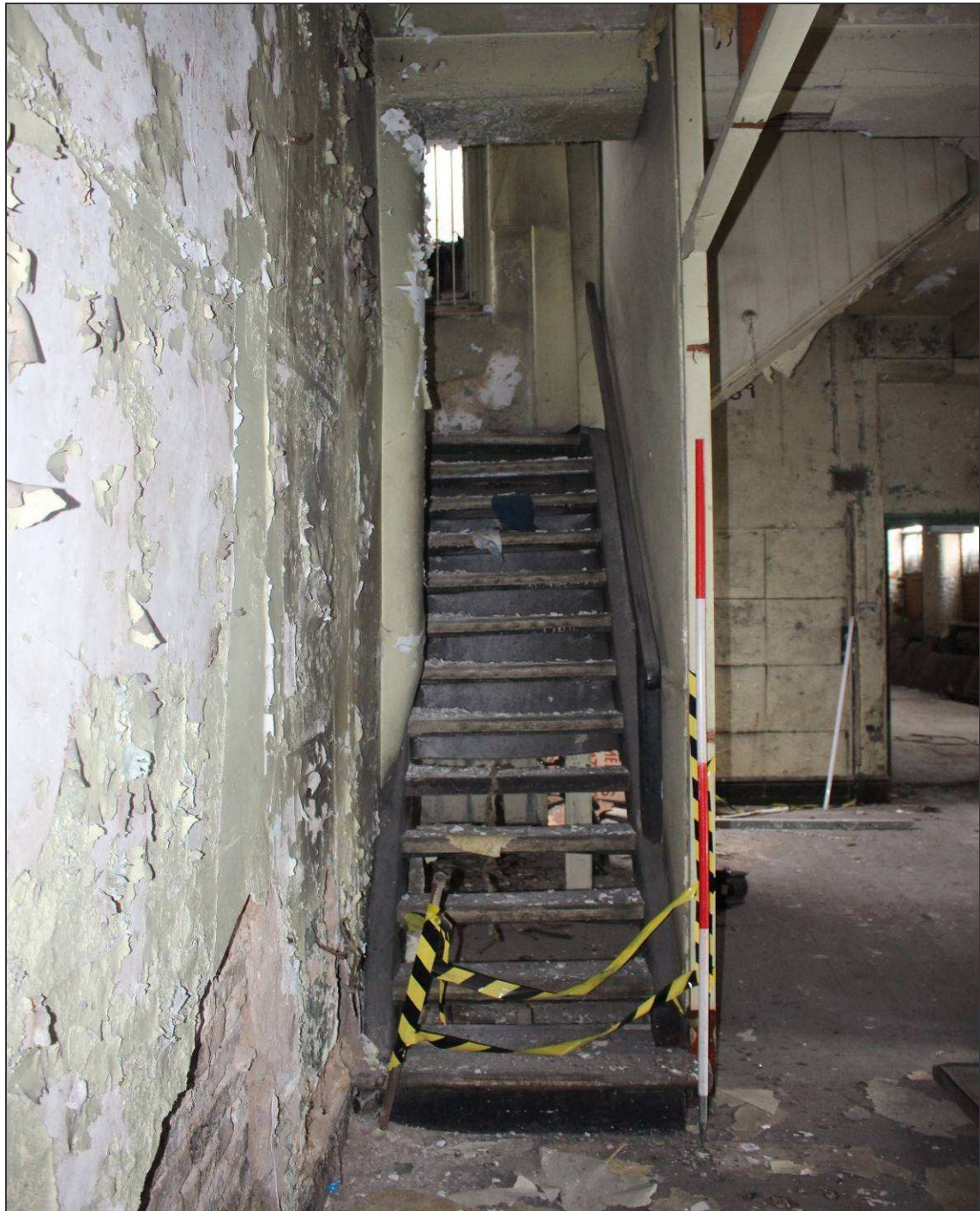


Plate 96: The timber staircase leading to the first floor of the original warehouse



Plate 97: Detail of the possible position of an earlier staircase leading up into the first-floor of the warehouse

A blocked-up fireplace was situated at the north-eastern end of this room. This had a segmental arched head that was obscured by the later boarding up. The surround, mantel and fender had been removed while the stone hearth had been retained within the floor of the room (Plate 98).

Entry into the later extension was through a doorway at the centre of the north-eastern wall of the room. This had a cast-iron door frame that had been bolted into the inserted aperture. This cast-iron sliding door was a double panelled riveted door with the track bolted to onto the south-western wall of the extension (Plates 99 and 100).

The later extension was a single compartment that comprised 3½" (89mm) wide timber floor boards, painted brick walls and an exposed ceiling (Plate 101). This extension was five-bays wide plus a hoist tower at the south-west end of the south-eastern wall (Fig 2). The 9" (230mm) wide timber ceiling beams had been socketed into the protruding piers of the room and supported by a flush concrete rectangular corbel.

The south-eastern wall contained four, floor to ceiling recesses with bullnose brick piers and contained window apertures. The apertures consisted of concrete internal sills with timber lintels. Housed within each aperture was a nine-light timber-framed window, divided three laterally and vertically (Plate 102).

The north-western wall contained five shallow blind recesses with bullnose brick piers. The north-eastern end of the wall extends into the room by 1.15m which narrows the bay (Plate 103).



Plate 98: The remains of a fireplace at the north-eastern end of the room



Plate 99: The doorway within the north-eastern wall leading into the later extension of the warehouse



Plate 100: Detail of the riveted door within the north-eastern doorway



Plate 101: General view of the later extension to the warehouse



Plate 102: Detail of the recessed window apertures within the south-east wall



Plate 103: Detail of the blind recesses within the north-west wall

A blocked-up fireplace was situated at the centre of the protruding chimney breast within the north-eastern wall. This fireplace had a segmental arched head with square return end reveals. The surround, lintel and fender had been removed and the firebox had been bricked up (Plate 104).



Plate 104: The blocked-up fire-place in the north-east wall

At the western corner of the room was a set of closed stringer timber stairs that gave access to the upper floors and the basement. These had timber risers and treads with a half-round timber handrail on the south-eastern side with a chamfered timber newel post. The balusters had been obscured with tongue and groove timber panelling (Plate 105).

The hoist tower at the south-west end of the south-eastern wall had protruded into the room by 32" (812mm) and was built of machine-made brick with bullnose brick corners. The hoist doorway contained a pair of double three-panelled doors with modern replaced door locks. This had been partially blocked up with modern hardboard sheeting, thus obscuring the majority of the aperture (Plate 106).



Plate 105: The timber staircase leading to the first-floor of the extension



Plate 106: The blocked-up hoist door

The basement had been accessed from the timber stairs at the western end of the later extension to the warehouse and had been divided into three compartments (Fig 5; Plate 107). The central compartment was three-bays wide and consisted of a flagstone floor, exposed brick walls and an open ceiling exposing the floor joists of the ground floor. The 9" (230mm) wide timber ceiling beams had been socketed into the protruding piers of the room and supported by a flush concrete rectangular corbel.

The south-eastern wall contained two cellar-lights that had been blocked up with brick and had been infilled at street level. These apertures had been within the 37½" (953mm) deep recesses that have 2" (51mm) diameter iron-tie rods at a height of 1.2m within the bullnose brick piers (Plate 108).

In the centre of the room was a timber column that had been bolted into the floor (Plate 109). A set of pull wheels had been bolted onto the exposed floor joists within the ceiling. These has cast-iron houses with iron shafts and wheels (Plate 110).

The north-eastern wall of the room is a modern concrete block wall with a doorway at the centre leading into the north-eastern compartment of the basement. This doorway had no architraves, exposing the timber door frame. The door was a five-panelled timber door divided three panels below the cross rail and two panels above. These panels above the cross rail had been glazed in obscure glass (Plate 111).

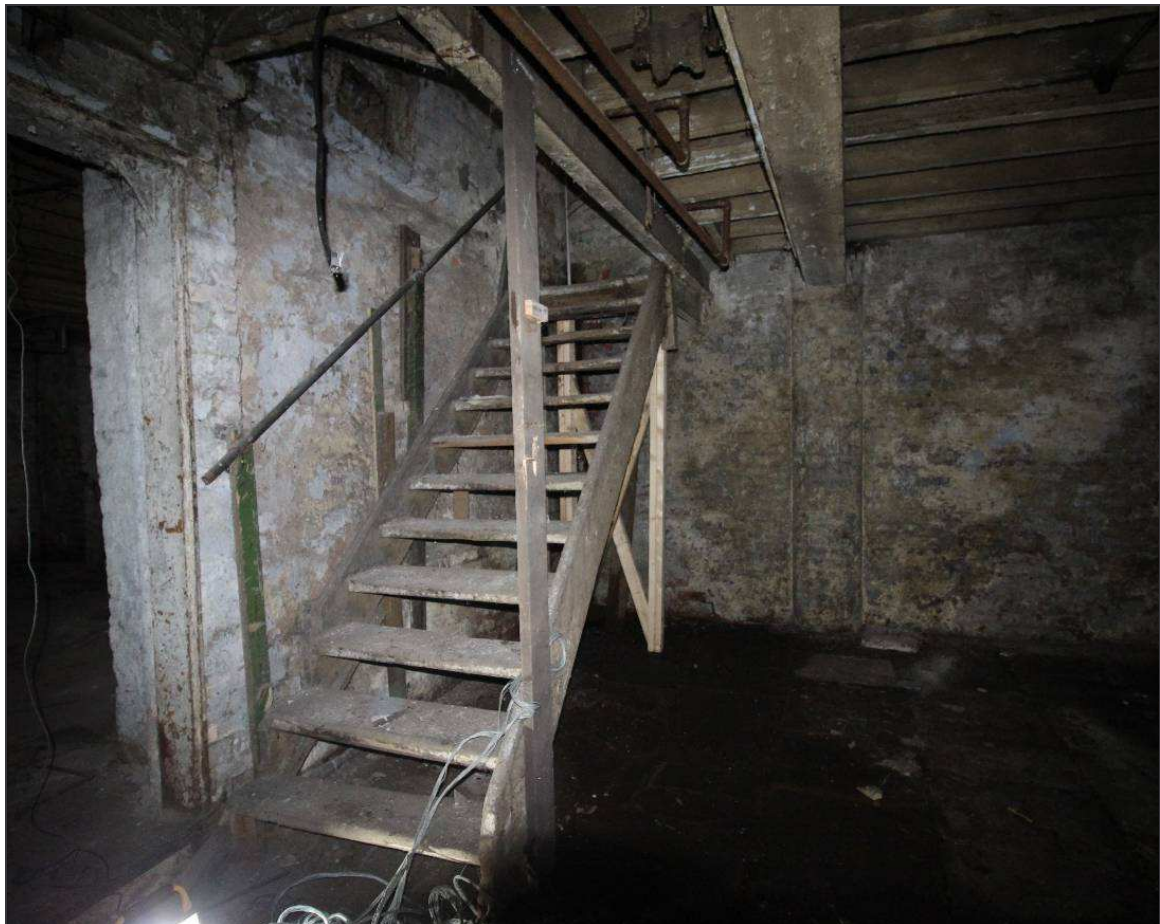


Plate 107: The timber staircase leading to the basement



Plate 108: Detail of the recessed window apertures within the south-east wall



Plate 109: Detail of the central timber column



Plate 110: Detail of the pull wheel within the ceiling



Plate 111: The north-east wall of the central room, detailing the central doorway

A third doorway was situated within the south-western wall leading into the south-western compartment of the basement. This doorway was set within the brick partition wall and comprised square return end reveals with a timber lintel. This had a cast-iron door frame that had been bolted into the inserted aperture similar to the doorway on the ground floor (Plate 112). The door for this opening had been removed completely but the remains of the track had been retained (Plate 112).



Plate 112: The south-western wall of the central room, detailing the central doorway

The north-eastern room was two-bays wide and consisted of a flagstone floor, exposed brick walls and an open ceiling exposing the floor joists of the ground floor. The 16½" (420mm) wide timber ceiling beams had been socketed into the protruding piers of the room and supported by a flush concrete rectangular corbel (Plate 113).

The south-eastern wall contained two cellar lights that had been blocked-up with brick and had been infilled at street level. These apertures had been within the 37½" (953mm) deep recesses that have 2" (51mm) diameter iron-tie rods at a height of 1.2m within the bullnose brick piers (Plate 113).

The remains of a later cast-iron boiler had been observed at the time of the survey. This boiler had been situated within the centre of the north-eastern wall. This boiler had modern mild steel pipework and valves (Plate 114). Directly behind the boiler the base of the north-eastern chimney breast extended into the room 390mm. This contained a small 5" (127mm) wide cast-iron rake-out hole (Plate 115).



Plate 113: General view of the north-eastern room within the basement



Plate 114: The later boiler within the north-eastern room



Plate 115: Detail of the rake-out hole at within the chimney breast

The only access into the room was through a doorway at the centre of the south-western concrete block partition wall. The doorway had no architraves, exposing the timber door frame. The door was a five-panelled timber door divided three panels below the cross rail and two panels above. These panels above the cross rail had been glazed in obscure glass.

The south-western room was accessed through a doorway at the centre of the north-eastern wall (Fig 5). This doorway was set within the brick partition and comprised square return end reveals with a timber lintel. The door aperture had a cast-iron frame that had been bolted into the inserted aperture similar to the doorway on the ground floor. The door for this opening had been removed completely but the remains of the track had been retained.

The room was eight-bays long and comprised a flagstone floor, exposed brick walls and an open ceiling exposing the floor joists of the ground floor (Plate 116). The 9" (230mm) wide timber ceiling beams had been socketed into the protruding piers of the room and supported by a flush concrete rectangular corbel.

As with the ground floor, the basement contained three columns within the centre. The southern column was a slender wrought-iron column with an astragal capital while the southern two were circular columns with four lamb tongue cyma reversa moulded flanges (Plate 116).

The two floor to ceiling recesses within the south-western wall contained cellar-lights that had been blocked-up. The remains of the sloping brick internal sill had been retained (Plate 117).



Plate 116: General view of the south-western room of the basement

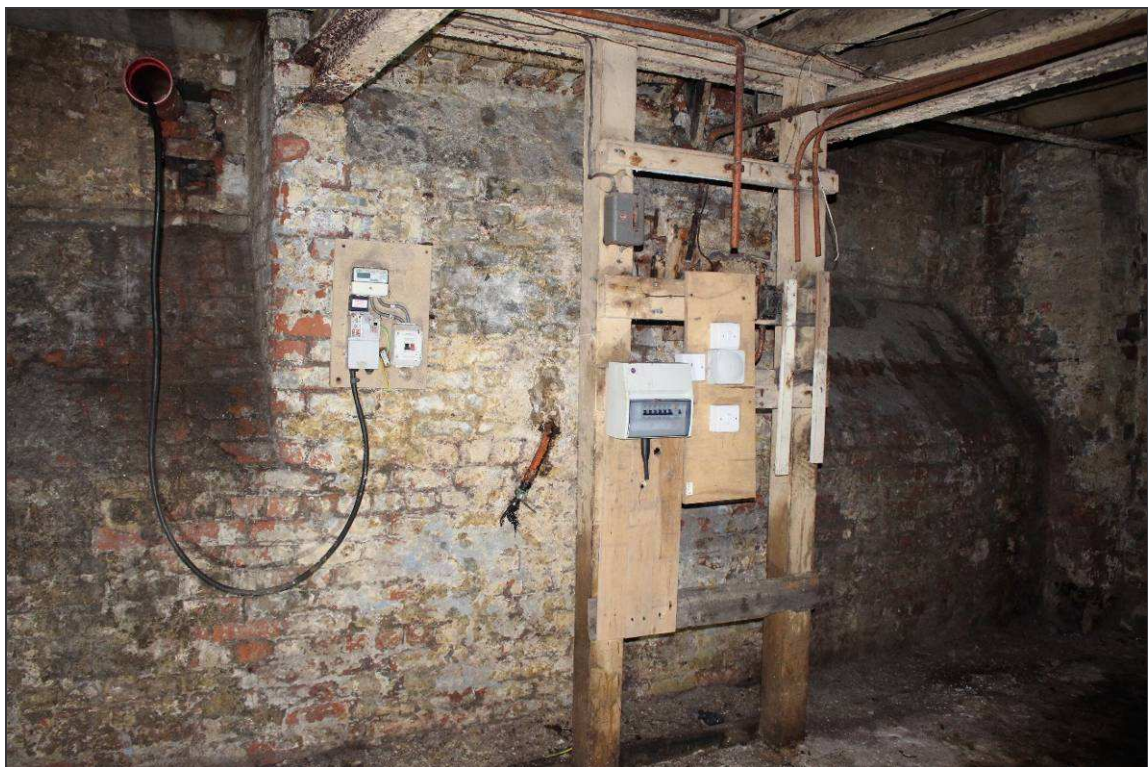


Plate 117: The blocked-up cellar lights in the south-western wall

The room contained three paraffin tanks that had been used for the heating of the building. These tanks had been built on machine-made brick plinths and had modern pipe work (Plate 118).

A second doorway had been located at the north-east end of the south-eastern wall. This was accessed through a narrow corridor that was built using machine-made brick 1.4m wide (Plate 119). The doorway had a segmental arched head with the reveals built into the north-east and south-west walls. That doorway had been blocked-up, but this would have given access to street (Plate 120).



Plate 118: The paraffin tanks within the south-western room



Plate 119: The narrow corridor leading to the blocked-up doorway



Plate 120: The blocked-up doorway at the eastern end of the room

5. Discussion

5.1 Introduction

The archaeological investigation has provided a valuable opportunity to survey a Victorian public house, a warehouse and an office block. The buildings are of poor condition with only the Ducie Bridge Inn being the only property that could be surveyed in its entirety.

5.2 Ducie Bridge Inn

The evidence available suggest that site of was original occupied by an earlier public house c 1815. However, the first map identifying the 'Ducie Bridge Inn' was on Adshead's map of 1851. The building on this map is depicted as a rectangular building on the corner of Miller Street and Long Mill Gate. This building is also shown on Goad's Fire Insurance Plan of 1888. By the Ordnance map of 1949 this corner has been cut.

This documentary evidence is supported by the building that occupied the site at the time of the survey. The architecture of the building is of typical late Victorian style, which also suggests that the buildings are of late 19th-century construction. Further evidence also suggests that the rear of the building had been rebuilt as the north-western end of the north-east wall had been keyed into the north-west wall.

Internally, the Ducie Bridge Inn had been modernised throughout with the majority of any historical features having been removed or obscured. The basement did contain some of the original features, including the cellar lights, although these had been blocked-up and covered over at street level.

5.3 88a Miller Street

The office block is a later addition to this group of buildings and was built between 1851 and 1888. Goad's map of 1888 identifies the building as part Ducie Bridge public house but had been shown as a separate building on the OS map of 1922.

The south-western elevation was built within the small space between the later pub and the warehouse, which is situated on the corner of Miller Street and Oswald Street. This is evident with the concrete render having gone around the protruding string course of the adjacent building at sill height of the first floor. Internally, the building has been heavily modernised with plaster rendered walls and new uPVC windows to each floor. The later constructed toilet block on the second floor was supported by a steel frame, suggesting this addition was of mid-20th-century construction.

5.4 86 Miller Street

The warehouse on the corner of Miller Street and Oswald Street is identified as a row of dwellings and commercial premises on Adshead's map of 1851. By Goad's Insurance plan of 1888, the north-eastern buildings had been demolished and a later warehouse building had been built and owned by T. Nolan & Son who ran a picture framing business.

This documentary evidence is supported by the current buildings that occupy the site. The window types within the south-western building are of a different design as those on the north-eastern building. The north-eastern wall of the probable original building is 27" (685mm) thick which suggests that this wall is an external wall. The only doorway into the north-eastern building was through this wall which has an iron doorframe for strength.

Due to the unsafe staircase the upper floors of this building could not be surveyed.

5.5 Conclusion

The three buildings that occupied the site are of poor condition and could not be surveyed in their entirety. The areas that could be surveyed had been heavily modernised which had removed or obscured any of the historical detail. Nevertheless, an appropriate record of the buildings has been obtained, and it is not envisaged that any further investigation in advance of demolition will enhance the current understanding of the development of the buildings.

6. Archive

6.1 Archive

The results of the archaeological investigation form the basis of a full archive that has been prepared to professional standards, in accordance with current Historic England guidelines, the ***Guidelines for the Preparation of Excavation Archives for Long Term Storage*** (UKIC 1990), and current ClfA standards and guidance for the creation, compilation, transportation and deposition of archaeological archive. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.

The documentary and digital archive generated from the historic building investigation is currently in the possession of Salford Archaeology. A copy of this report will be submitted to the Greater Manchester Historic Environment Record in digital and hard copy formats. A digital copy of the report will be publicly available on the Archaeological Data Service (ADS) website.

Sources

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The historic building investigation was undertaken by Lewis Stitt, who also compiled the technical report and accompanying illustrations. The documentary background was compiled by Ian Miller, who also edited the report.



Appendix 1: Illustrations

Figure 1: Site location plan

Figure 2: Ground-floor plan

Figure 3: First-floor plan

Figure 4: Second-floor plan

Figure 5: Basement plan



4 & 5 Angel Square, Manchester
Figure 1: Site Location Plan



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4 & 5 Angel Square, Manchester
Ground Floor Plan

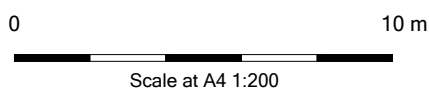


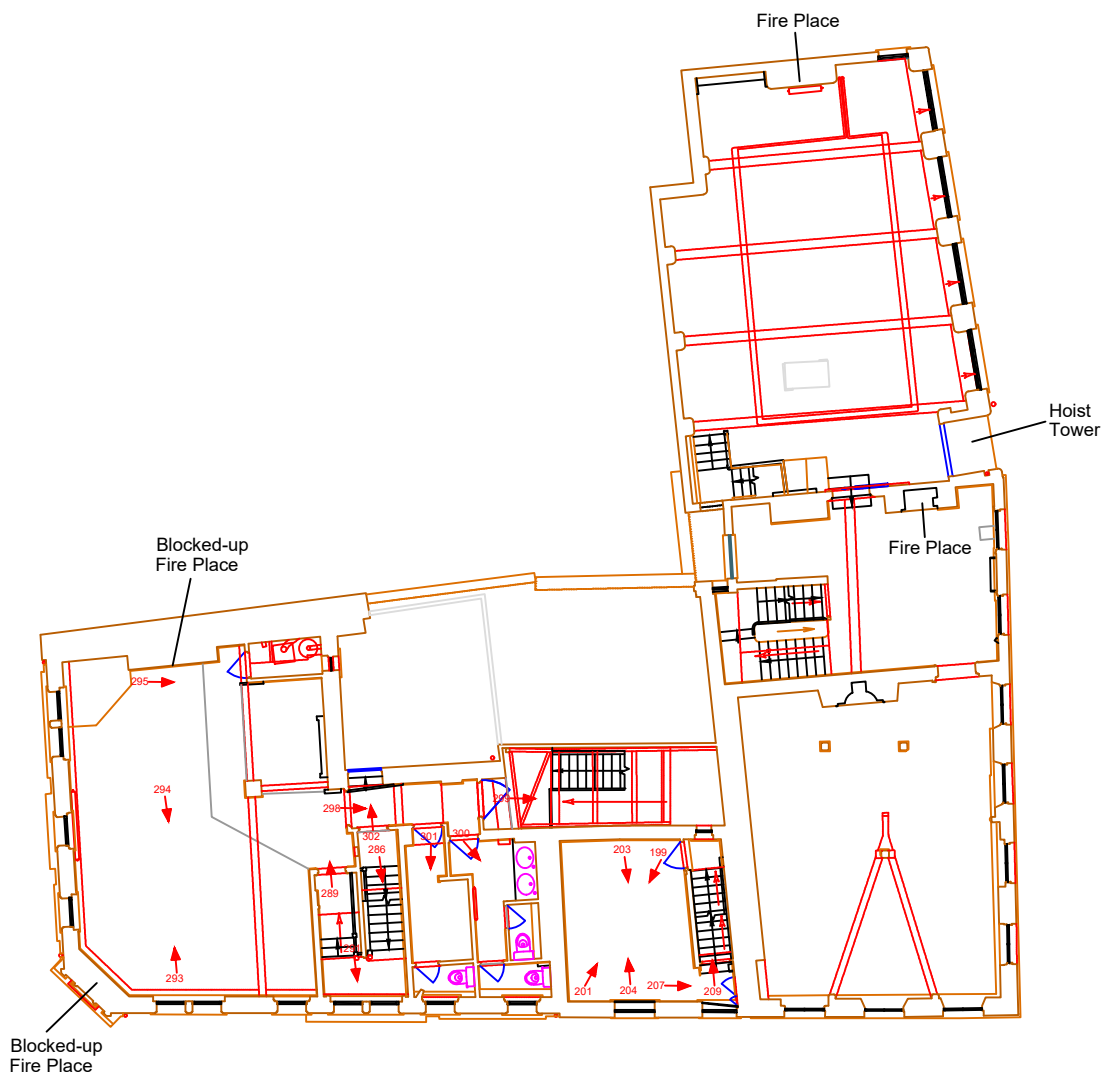
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- Door
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4 & 5 Angel Square, Manchester
First Floor Plan



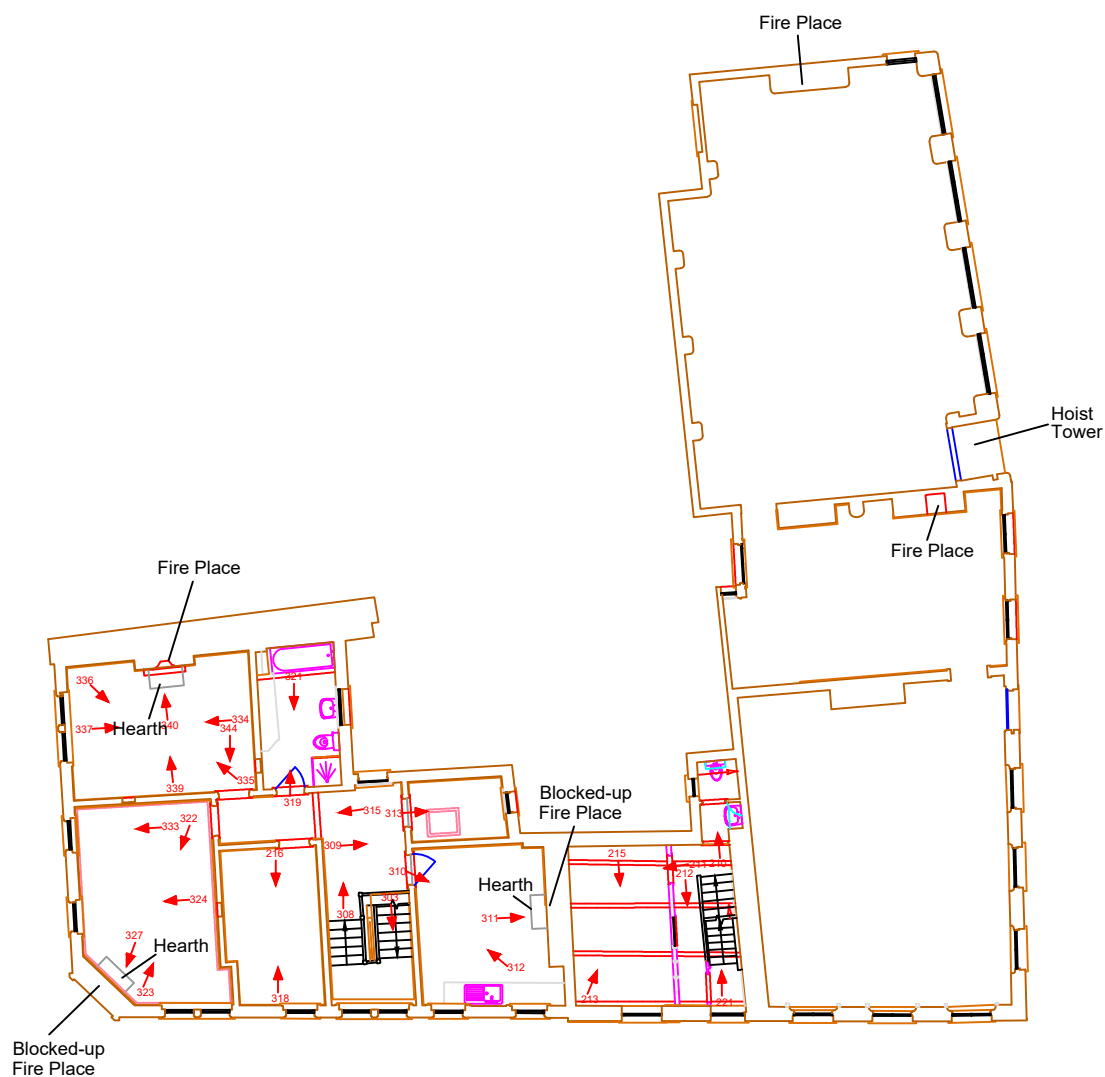
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- Door
- Beam
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0 10 m
Scale at A4 1:200



4 & 5 Angel Square, Manchester
Second Floor Plan



Key:

- Building
- Window
- Door
- Beam
- ➔ Photo Direction



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4 & 5 Angel Square, Manchester
Basement Floor Plan



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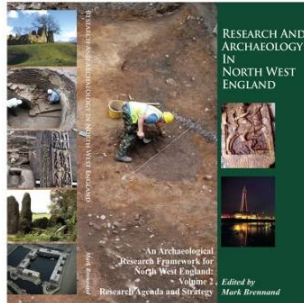
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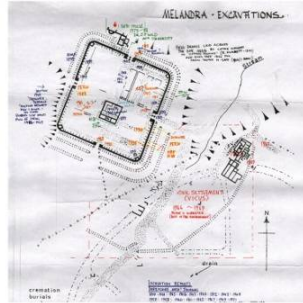
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CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



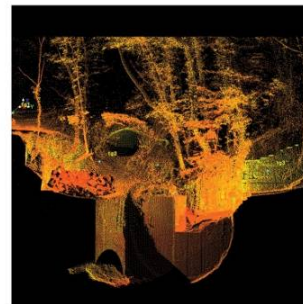
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BUILDING SURVEY



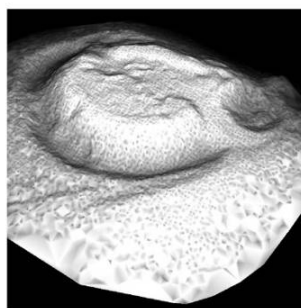
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



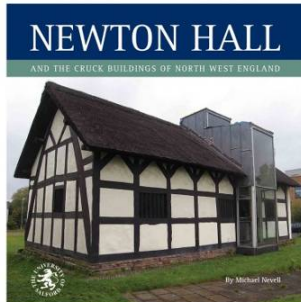
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