



RUSSELLS CONSTRUCTION

79 MOSLEY STREET, MANCHESTER

WRITTEN SCHEME OF INVESTIGATION

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
EIA AND HERITAGE CONSULTANCY

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1 INTRODUCTION

1.1 Background

- 1.1.1 The following document outlines a Written Scheme of Investigation (WSI) for an historic building survey and archaeological watching brief at 79 Mosley Street, Manchester in Greater Manchester (Figure 1). The archaeological work is to be undertaken for Russells Construction, prior to the proposed redevelopment of the existing building. This consists of a Grade II listed building, described as *'No's 77 and 77A Mosley Street, offices and home trade warehouse, c.1860-70'* (NHL Ref: 1271097).
- 1.1.2 Planning permission, and listed building consent, has been granted by Manchester City Council for internal and external works associated with the creation of new retail units and offices at the site. This will require refurbishment of the existing building, to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure/reinstatement of the original shop frontage (77a Mosley Street) and associated works (Planning Ref: 118398/FO/2017 & 118399/LO/2017).
- 1.1.3 A heritage statement was produced to accompany the planning application, which discussed the significance of the building, and the potential impacts of the proposed development (Stephen Levrant Heritage Architecture Ltd 2017). The origin of the area dates to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern (WA 2018, 8).
- 1.1.4 An archaeological desk-based assessment was subsequently undertaken by Wardell Armstrong to assess the potential for below-ground archaeological remains to survive within the site boundary, which would be impacted by the new development. The report concluded that there is currently no evidence for any archaeological remains to exist on the site that would pre-date the late 18th century. The site was first developed from the late 18th century seemingly for residential properties. The buildings shown to exist on the site in the mid-19th century do not appear to be the same as the current building, which dates to the 1860s (WA 2018).
- 1.1.5 As a result, Manchester City Council, have determined that an historic building survey should be undertaken in order to record the building prior to conversion, and a watching brief during the stripping out work for the proposed development, to record the historic fabric. This is in line with government advice as set out in the revised

National Planning Policy Framework (NPPF), published in 2018 (MHCLG 2018).

- 1.1.6 This archaeological work is to be undertaken in accordance with a planning condition for the proposed development (Condition 5) which states: *“No development shall take place until the applicant or their agents or successors in title has 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.*
- 1.1.7 *The WSI shall cover the following:*
- 1. A phased programme and methodology of investigation and recording to include:*
 - A Historic England Level 3 historic building survey*
 - A watching brief during stripping out work to record historic fabric*
 - 2. A programme for post investigation assessment to include:*
 - Analysis of the site investigation records and finds*
 - Production of a final report on the significance of the archaeological and historical Interest represented.*
 - 3. Dissemination of the results commensurate with their significance.*
 - 4. Provision for archive deposition of the report and records of the site investigation.*
 - 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”*
- 1.1.8 This Written Scheme of Investigation is for the required historic building recording, and watching brief, and will need to be submitted to Greater Manchester Archaeological Advisory Service (GMAAS) for approval, prior to any field work taking place. The WSI was prepared in accordance with the recommendations of Historic England as set out in *Management of Research Projects in the Historic Environment* (Historic England 2015 & 2016), and in conjunction with the relevant Chartered Institute for Archaeologists (CIfA) Standards and Guidance.

2 BACKGROUND

2.1 Site Location

2.1.1 The building at 79 Mosley Street is located in the centre of the City of Manchester, on the corner of Mosley Street and Princess Street, and to the north-east side of St Peter's Square (Figures 1). The site comprises 77-79 Mosley Street/14-16 Princess Street, centred on Ordnance Survey grid reference SJ 84020 98001 (Figure 2).

2.1.2 The building subject to the historic building recording project and watching brief is a Grade II listed building of four storeys over a basement, built c.1870 in red brick with sandstone dressings (NHL Ref: 1271097). The building has undergone several changes of use being utilised as offices and home trade warehouse, a bank and offices, and retail/leisure units (Historic England 2018). The building is currently unoccupied.

2.2 Research Context

2.2.1 Up to the middle of the 18th century, the site appears to have been located within fields on the periphery of the town of Manchester. St Peter's Square and Dawson Street (now Mosley Street) were laid out in the late 18th century in what was still a rural area. The area was transformed as plans for expansion of the town were laid out in the form of grids of new streets and speculative development. The land on which the present building is located was sold for development by the Mosley family in 1783 (Stephen Levrant Heritage Architecture Ltd 2017).

2.2.2 By the end of the 18th century buildings were occupying the site as shown on *A Plan of Manchester and Salford drawn from an Actual Survey 1787* (map completed in 1794). Early 19th century mapping shows the site as occupied by an L-shaped building, or buildings (WA 2018, 10). In the early 19th century the area around Mosley Street consisted of terraced housing alongside a variety of business premises and public institutions. From around the 1830s, however, the residential properties were replaced with or converted to commercial concerns, as noted by Benjamin Love in 1839: *'Within the last few years Mosley Street contained only private dwelling houses; it is now converted almost entirely into warehouses; and the increasing business of the town is rapidly converting all of the principal dwelling-houses which exist in that neighbourhood into mercantile establishments, and is driving most of the respectable inhabitants into the suburbs'* (quoted in Parkinson-Bailey 2000, 32).

2.2.3 It is believed that the present building was originally constructed in c.1870 by an unknown architect as a combined warehouse, office and shop, to take advantage of

the three most lucrative areas of commerce during the late 19th century (Stephen Levrant Heritage Architecture Ltd 2017, 18). This building presumably replaced the earlier substantial housing on the site.

- 2.2.4 After construction, the footprint stayed the same, but the building was subject to several changes of use, with some associated alterations to the structure. By 1895, 16 Princess Street was occupied by Henry Marriott & Co, cotton manufacturers, James W. Salanders, handkerchief printers and Harry Hines, a pattern card maker; number 14 was occupied by E. Beswick & Co, calico printers with Macbeth Brothers tailors at 77 Mosley Street and number 79 occupied by solicitors and an accountant (Stephen Levrant Heritage Architecture Ltd 2017, 15).
- 2.2.5 By 1934, the Huddersfield Building Society is listed in the directories at 77a Mosley Street, an address which appears for the first time and it is possible that an additional shop unit was inserted (Stephen Levrant Heritage Architecture Ltd 2017, 16). The Building Society had a new a bank frontage and interior, designed by architect Clifford Hickson of Huddersfield. Designed in a Modernist style, it had large windows set deeply within pilastered panels and a small moulded cornice in a light grey granite facing with a green marble facing below; the historic window frames were bronze and these appear to have been replaced later. As part of this work, the basement windows were blocked. The interior was re-decorated with walnut panelling with acoustic tiles above, a suspended ceiling inserted, a fluted cladding applied to the cast-iron columns and heavy moulding to the beams, all in a Classical Revival style and bronze grilles to the windows. The work was completed by early 1957 (*ibid.* 17).
- 2.2.6 Further changes were made to the building during the late 1980s by Lambert Smith Hampton to make way for open-plan offices with the insertion of a suspended ceiling and fire-approved panelling. The building has remained empty, since the company went into receivership (Stephen Levrant Heritage Architecture Ltd 2017, 18).
- 2.2.7 The building at 79 Mosley Street is a typical example of a Palazzo-style warehouse, although later alterations have resulted in the loss of internal features. Manchester's textile warehouses are the most distinctive building type in the city's streetscape and reflect Manchester's dominance of cotton trading in the 19th century. In the late 18th and early 19th century, merchants simply stored goods in their houses and bought nearby houses for further space as trade expanded. Eventually merchants moved to the growing suburbs, converting their houses into warehouses and later replacing them with purpose-built warehouses, a process typified by the development of

Mosley Street (Stephen Levrant Heritage Architecture Ltd 2017, 20).

- 2.2.8 The importance of Manchester for cotton manufacturing and trading has led to several studies of its surviving mill buildings and warehouses (Brennand 2006). The Archaeological Research Framework for North West England states that "*Many of the significant sites relevant to the archaeological study of the period are standing buildings. They represent one of the best resources for evaluating social context, through their architecture and spatial arrangements* " (Brennand 2007, 138).
- 2.2.9 The current project will therefore contribute towards the regional research agendas by providing a permanent record of the building in its current condition, prior to the proposed development taking place, and by helping to clarify the origins, development and past use of the structure.

3 METHODOLOGY

3.1 Scope of the Work

- 3.1.1 The historic building survey is to be undertaken of the existing building at 79 Mosley Street (see Figure 2), which is due to be converted under the proposed scheme. The purpose of the historic building recording is to determine the original form of the building, and to record evidence for its construction, development and past use.
- 3.1.2 A preliminary site visit was undertaken by Wardell Armstrong on 15th November 2018, to inspect the interior of the building and to inform the scope of works. It was determined that the historic building survey will be undertaken prior to any internal demolition works. Desk-based research has already been undertaken into the origins and development of the building, which will be incorporated into the report in order to set the results of the building recording project into their historical context.
- 3.1.3 An archaeological watching brief is also to be undertaken following the stripping of modern surfaces and coverings (e.g. modern plasterboard walls and suspended ceilings), which may hide some historic detail. This visit will record any further details of the historic fabric, which are not visible at the time of the historic building survey.

3.2 Historic Building Recording

- 3.2.1 The historic building recording project will comprise a Level 3 survey as described in *'Understanding Historic Buildings – A guide to good recording practice'* (Historic England 2016), which is to be undertaken prior to any development work at the site. A Level 3 record is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use: *"The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis"* (ibid. 26).
- 3.2.2 The building recording will comprise an internal and external observation of the building, and the production of a written and photographic record. Photographs will be taken using digital photography (minimum 10 mega pixels) and black and white 35mm print film. Shots will be taken of all external elevations, and principal internal rooms (where possible), to show significant structural or architectural detail (internal and external) which is relevant to the building's design, development and use, details of fixtures and fittings, and to show the building in its wider context. All photographs

will include a graduated scale.

3.2.3 In summary the photographic survey will include:

- General views of the exterior of the building prior to conversion;
- The relationship of the building to its setting/landscape, to other buildings at the site, or to a significant viewpoint;
- Detailed coverage of the building's external appearances;
- The overall appearance of principal internal spaces;
- Any external or internal detail, structural, functional or decorative, which is relevant to the design of the building, and to their development and use;
- Any machinery or other plant, or evidence for its former existence;
- Any dates or other inscriptions, signage, makers' plates or graffiti, which contribute to an understanding of the building.

3.2.4 The results of the building survey will be used to inform a written description of the building, and an account of the building's origins, development and use. Information will be included of any evidence for lost detail, or later alterations to the building.

3.2.5 The historic building survey at 79 Mosley Street and will be undertaken in accordance with the recommendations of the Chartered Institute for Archaeologists in *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2014a).

3.2.6 The historic building survey will result in the production of a stand-alone report. The report will contain a discussion of the building's broader stylistic or historical context and importance and will reference the North West Regional Framework (Brennand 2006 & 2007) as appropriate. Previous accounts of the building will be evaluated, and any useful information will be included in the report.

3.3 **Watching Brief**

3.4 The watching brief is to undertaken following the stripping out of the building, where there is a potential for historic structures and/or architectural features to survive. This has been informed by the desk-based research, and a preliminary site visit, but is expected to focus on the earliest phase of building on site.

3.4.1 Any hidden surfaces or historic structures revealed following the work will be cleaned

as necessary to reveal details of any archaeological features or historic features. All features or structures identified will be photographed and/or drawn as necessary and their locations recorded in plan, with reference to existing architects plans and elevations of the building.

3.4.2 In summary, the main objectives of the watching brief will be:

- To record the presence/absence, nature, extent and state of preservation of features of archaeological or historic interest and to record them;
- To accurately tie the details recorded by the archaeologist into the plans of the building at an appropriate scale, with any archaeological and historic features adequately recorded;
- to produce a photographic record of all features of archaeological or historic interest using colour digital and monochrome formats (as applicable), each photograph including a graduated metric scale;
- to recover any artefactual material, especially that useful for dating purposes;
- to produce a site archive in accordance with MoRPH (English Heritage 2006) standards.

3.4.3 All fieldwork will be carried out in accordance with codes and practices outlined by the Chartered Institute for Archaeologists in *Standards and guidance for an archaeological watching brief* (CIfA 2014b).

3.5 **Finds**

3.5.1 If finds are recovered, analysis will be under the direction of Megan Stoakley, WA Finds and Archives Manager. WA will undertake first aid conservation, but if further conservation is required, there will be consultation with appropriate specialists, GMAAS and representatives of the client.

3.5.2 Specialist services may be provided, as required, by:

Illustration	Adrian Bailey, WA Illustrator
Pottery	Jo Dawson, Greenlane Archaeology
Glass	Hugh Wilmott, University of Sheffield
Wood	Ian Tyers, Archaeological Consultant
Leather	Tim Padley, Tullie House Museum
Textiles	Eleanor Palmer (Lancashire Museums Service)

4 REPORTING AND PUBLICATION

4.1 Building Survey Report

- 4.1.1 The fieldwork will be followed by the production of a client report, the process being adopted as set out in *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015). The report will include details of the planning history of the site, details of statutory designations, and a brief summary of the archaeological and historical background of the site.
- 4.1.2 The report will include a full description of the building, and an account of the building's form, function, origins, development and use, including the results of the previous desk-based research (including a historic map regression) with references to the sources consulted during the research. This will include an evaluation of previous records of the building. An assessment of the significance of the building will be made within the broader context of regional and national archaeological priorities, taking into account the themes of the North West Regional Research Framework (Brennand 2006 & 2007).
- 4.1.3 The report will contain illustrative material including historic maps, plans, and air photographs as necessary. A location plan of the site, at an appropriate scale and tied into the OS National Grid, will be included. A plan showing the location and layout of the area of the building survey, at an appropriate scale, will also be included. Existing measured plans of the building will be annotated as necessary and included in the report, in order to illustrate the form and location of any features of historical significance, such as blocked openings, structural detail, and fixtures of significance. Existing architect's elevation drawings will be included in the report as appropriate.

4.2 Watching Brief Report

- 4.2.1 The fieldwork programme will be followed by the production of a separate client report, with each page and paragraph numbered as per Historic England guidelines. The report will include details of the planning history of the site, site geology and a summary of the archaeological and historical background. The report will contain illustrative material, including historic maps, plans, and photographs, as necessary.
- 4.2.2 The report will contain a phased summary of the archaeological and/or historic evidence encountered at the site. A plan showing the location and layout of the areas of investigation, at an appropriate scale, will also be included.

4.2.3 In summary the report will include:

- a site location plan, related to the national grid
- the dates on which the project was undertaken
- a concise, non-technical summary of the results
- a description of the methodology employed, the work undertaken and the results
- maps, plans and other illustrations at an appropriate scale
- a description of the archaeological and historic features encountered
- the project OASIS reference number

4.2.4 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose, as defined in the written scheme of investigation, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4.3 **Publication**

4.3.1 Should a publication be required, an updated project design will be produced, which will define in detail the nature the form of the proposed publication. A separate costing will be required for this, in agreement with the client and GMAAS.

4.4 **Archive**

4.4.1 The project archive will be prepared in accordance with the recommendations in Brown (2011) *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'*.

4.4.2 Wardell Armstrong and GMAAS support the **Online Access** to the **Index of Archaeological InvestigationS (OASIS)** project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, a copy of the reports will be made available as a part of this national project.

5 HEALTH AND SAFETY

- 5.1.1 Wardell Armstrong is fully compliant with HSE guidance and legislation. It is the duty of all personnel, under the Health and Safety at Work Act etc 1974, to take reasonable care for the health and safety of him/herself and other persons who may be affected by his/her acts or omissions at work. He/she must also co-operate with the Technical Director or Associate Director regarding any duty or requirement imposed on the Technical Director/Associate Director or any other person by or under any of the relevant statutory provisions so far as it is necessary to enable that duty or requirement to be performed or complied with.
- 5.1.2 Any personnel contravening relevant statutory provision may be prosecuted in a Sheriff Court (Scotland) or Magistrates' Court. All personnel taking part in field work have a responsibility to adhere to sensible standards of behaviour. Personnel are made aware that fieldwork activities have inherent hazards which staff members minimise with appropriate safety precautions. However, the potential dangers make it imperative that personnel co-operate by behaving responsibly in order to reduce the risk of accidents.
- 5.1.3 Risk assessments are undertaken prior to any fieldwork taking place and staff are fully briefed regarding on site hazards and safe working procedure. Full consideration will be given to health and safety issues during all fieldwork for this project.

6 STAFFING AND COMPANY SUMMARY

- 6.1.1 Wardell Armstrong (WA) has a fully staffed professional field team and is highly experienced in the assessment and recording of archaeological sites and monuments throughout the North of England. The company has considerable experience extending over more than fifteen years of archaeological investigation. WA is a Registered Archaeological Organisation (RAO) with the Chartered Institute for Archaeologists (CIfA). All staff adhere to the Code of Conduct of the CIfA.
- 6.1.2 The work will be undertaken under the overall direction of Martin Railton BA (Hons) MA CMIfA, WA Associate Director. The building recording will be undertaken by Fiona Wooler BA (Hons) MA, WA Heritage Support, who is a recognised specialist in historic buildings, and has undertaken numerous similar projects for Wardell Armstrong.
- 6.1.3 The watching brief will be maintained by Fiona Wooler or another qualified archaeologist with experience of historic buildings, depending on programme.

7 WORK TIMETABLE

- 7.1.1 The historic building recording could be undertaken given one week's notice following approval of the WSI and will require one day on site and approximately one week for the historic building recording report.
- 7.1.2 A single visit is expected to be required for the watching brief. Alternatively, the watching brief will be undertaken on a day-to-day basis as required during the stripping out works in consultation with the building contractor and client.
- 7.1.3 Copies of the reports will be deposited within the Greater Manchester HER and the WA archive no later than three months following the completion of all fieldwork, once approved by the client.

8 BIBLIOGRAPHY

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Websites

Historic England: National Heritage List (NHL) - Accessed 15th November 2018
<https://historicengland.org.uk/listing/the-list/list-entry/1271097>



Figure 2: Detailed site location.

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM
Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)292 072 9191

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Burgh Road Industrial Estate
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