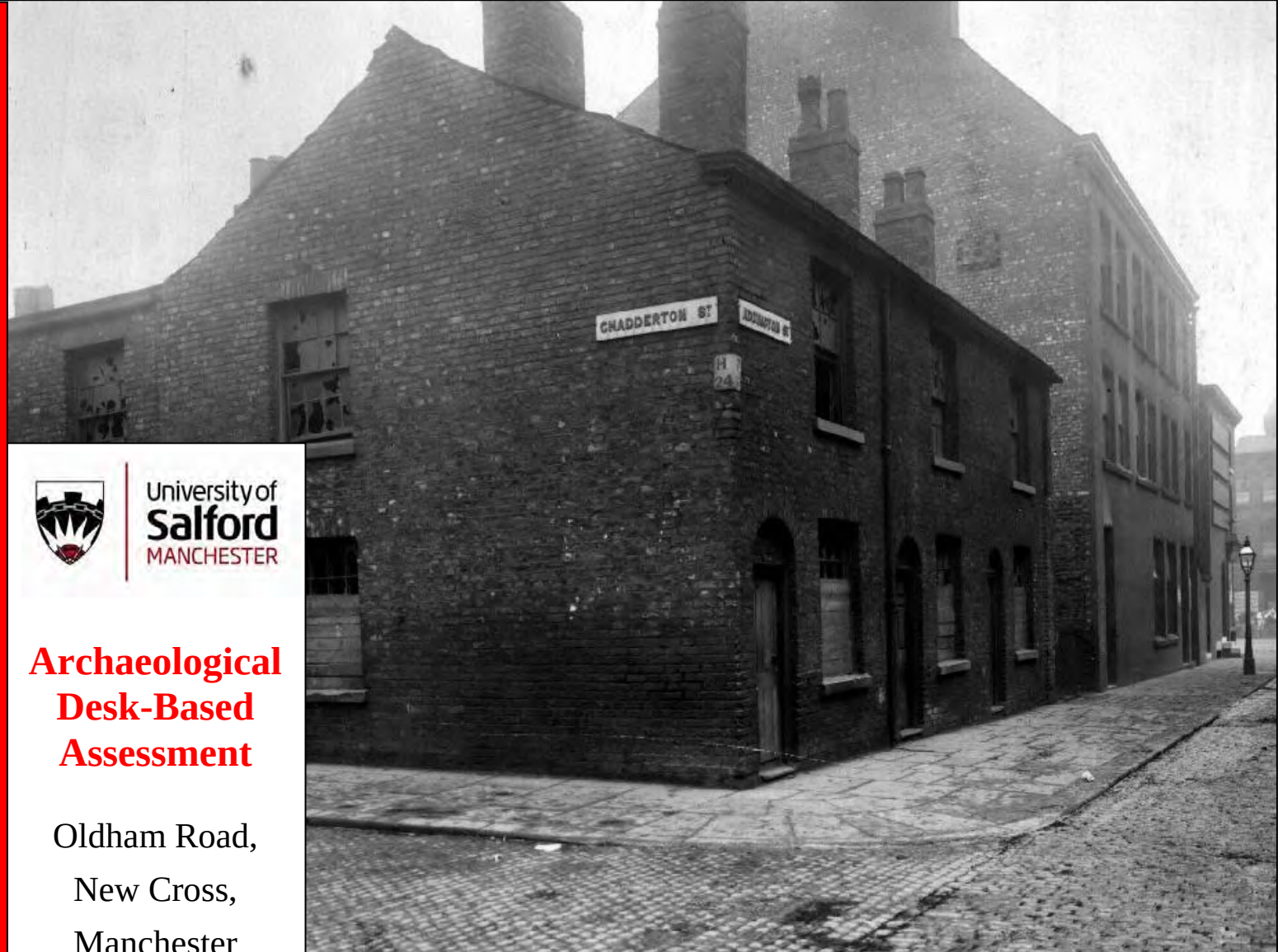




University of
Salford
MANCHESTER

Archaeological Desk-Based Assessment

Oldham Road,
New Cross,
Manchester

Client:

Mulbury Homes

Technical Report:

Anthony Lee

Report No:

2018/50



Site Location: The site is bounded by Oldham Road to the south-east, Marshall Street to the north-east, Chadderton Street to the north-west, and Addington Street to the south-west, in the New Cross area of Manchester city centre.

NGR: Centred at NGR 384699 398800

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Summary

In July 2018, Salford Archaeology was commissioned by Mulbury Homes to undertake an archaeological desk-based assessment to support a planning application for the development of land bounded by Oldham Road, Chadderton Street, Marshall Street and Addington Street, in the New Cross area of Manchester city centre (centred at NGR 384699 398800).

The proposed development, which covers an area of approximately 0.13 hectares is for the redevelopment of the Site to provide a high-quality residential scheme with ground-floor commercial uses. The delivery of the scheme will require the construction of a new ten-storey building to accommodate up to 144 residential dwellings, public and private amenity space and 144 square metres of ground-floor commercial space.

In order to secure archaeological interests and inform the development process, Mulbury Homes commissioned Salford Archaeology to undertake an archaeological desk-based assessment of the Site. This aimed to establish, as far as possible, the nature and significance of the archaeological resource within the area, and assess the impact of any future development upon this resource.

None of the sub-surface heritage assets within the boundary of the proposed development are afforded statutory designation that would warrant their preservation *in-situ*. However, the assessment has identified several areas of potential below-ground archaeological interest within the Site. These comprise early 19th-century 'blind-back' workers' housing.

The requirement for any further archaeological recording of buried remains within the Site, will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. In the first instance, however, it may be anticipated that a programme of evaluation trenching, targeted on the footprint of the early 19th-century 'blind-back' workers' housing, will be required to establish whether any buried remains survive *in-situ*. Should any significant remains be encountered during the initial investigation, further archaeological excavation in advance of development may be appropriate to ensure an archival record is compiled prior to the ultimate loss of the remains.

1. Introduction

1.1 Planning Background

In July 2018, Salford Archaeology was commissioned by Mulbury Homes to undertake three archaeological desk-based assessments to support planning applications for proposed residential developments in the New Cross Neighbourhood Development Area (NDF) of Manchester city centre. The NDF is part of a wider vision to create a predominantly residential neighbourhood, supported by a mixture of ancillary office or commercial units at ground floor. This report relates to the proposed development on Oldham Road (referred to hereafter as the Site). Reports in relation to the planning applications for the Goulden Street site and the Bendix Street site are to be submitted separately in support of the relevant planning applications.

The aim of the archaeological assessment was to identify, as far as possible, the nature, extent and significance of the archaeological resource and the potential impact of the proposed development upon that resource so as to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019).

The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one.

Section 16 specifically deals with this historic environment (paragraphs 184-202), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. ‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create plans and frameworks to implement the NPPF at a local level. Manchester adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in Objective 6: Environment and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encourage where they are considered consistent with the significance of the heritage asset.’

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

2. Method Statement

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

2.1 Research Sources

The desk-based assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late 18th century.

2.2 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving below-ground remains.

2.3 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with map regression, is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site (centred on NGR 384699 398800) is located in the New Cross area, which lies on the north-eastern fringe of Manchester city centre (Fig 1). The Site is bounded by Oldham Road to the south-east, Marshall Street to the north-east, Chadderton Street to the north-west, and Addington Street to the south-west. The Site lies within the Ancoats and Clayton ward, west of Oldham Road (A62), which forms a key arterial route into Manchester city centre.

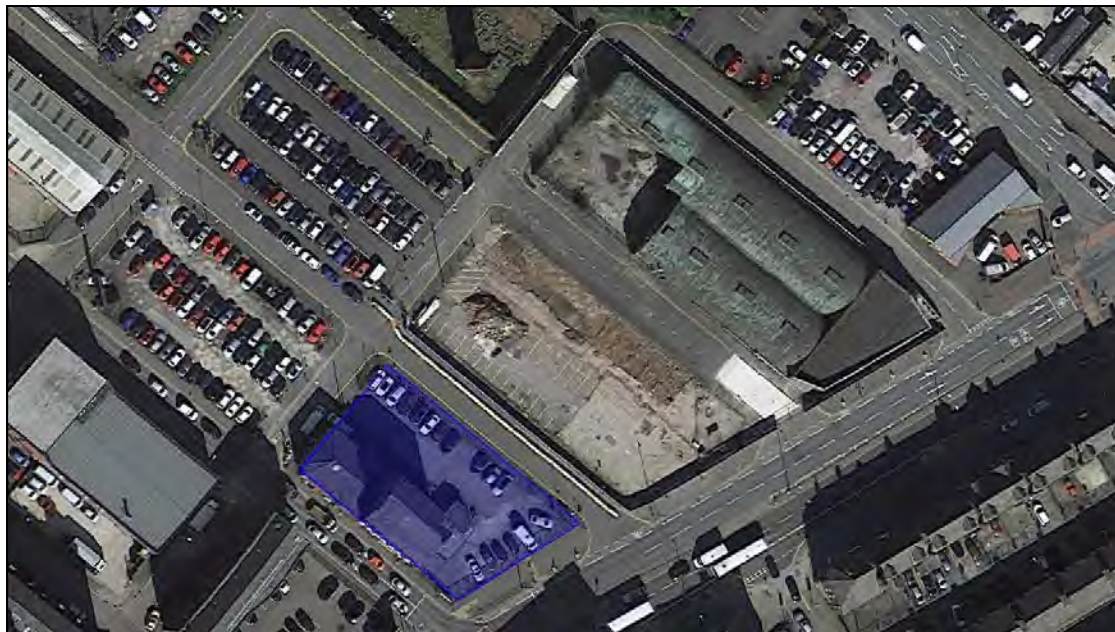


Plate 1: Recent aerial shot, showing the Site boundary

Topographically, the Manchester Conurbation as a region is 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, however, occupies level ground to the east of the valley of the River Irk, at a height of approximately 50m above Ordnance Datum (aOD).

3.2 Geology

The solid geology of the area 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 (Ordnance Survey Geological Survey 1970).

3.3 Designations

The Site does not contain any designated heritage assets such as Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Landscapes or other known assets of potential national significance. However, there are three Grade II* and 17 Grade II Listed Buildings within 300m of the Site (Table 1). The potential for the proposed development to affect these listed buildings has been considered in a separate built heritage appraisal.

HER ID	Designation	Name	Location
2042.1.2	Grade II* Listed Building	Paragon Mill	SJ 8496 9859
2043.1.2	Grade II* Listed Building	New Mill (Murrays' Mills)	SJ 8503 9864
8410.1.0	Grade II* Listed Building	Daily Express Building	SJ 8473 9868
6426.1.0	Grade II Listed Building	Derros Building	SJ 8474 9863
8289.1.0	Grade II Listed Building	Church of St Peter	SJ 8495 9867
8294.1.0	Grade II Listed Building	4,6 & 8 Bradley Street	SJ 8466 9857
8406.1.0	Grade II Listed Building	Police & Fire Station	SJ 8470 9889
8458.1.0	Grade II Listed Building	69-77 Lever Street	SJ 8466 9857
8490.1.0	Grade II Listed Building	Crown & Kettle Public House	SJ 8467 9869
8504.1.0	Grade II Listed Building	Victoria Square	SJ 8491 9881
8506.1.0	Grade II Listed Building	The City Public House	SJ 8461 9866
8507.1.0	Grade II Listed Building	Castle Hotel Public House	SJ 8457 9857
8587.1.0	Grade II Listed Building	Marble Arch Inn	SJ 8467 9908
8630.1.0	Grade II Listed Building	29 Swan Street	SJ 8454 9875
8631.1.0	Grade II Listed Building	39, 43 & 45 Swan Street	SJ 8451 9877
8632.1.0	Grade II Listed Building	2 & 4 Swan Street (former Midland Bank)	SJ 8462 9872
11700.1.0	Grade II Listed Building	8 Cable Street	SJ 8466 9878
12093.1.0	Grade II Listed Building	105 Oldham Street	SJ 8456 9859
12132.1.0	Grade II Listed Building	Krupa Building	SJ 8453 9907
12142.1.0	Grade II Listed Building	49-53 Tib Street	SJ 8455 9864

Table 1: Summary of designated heritage assets within a 300m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Each section details evidence of archaeological remains and the potential for their recovery.

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2200 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – c 1750
Industrial Period		c AD1750 – 1914
Modern		Post-1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

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 may have been conducive for late prehistoric settlement on account of the natural topography and its location close to the confluence of the rivers Medlock and Irwell (UMAU 2002). Similarly, the area around Manchester Cathedral, close to the confluence of the rivers Irwell and Irk, provides a location which would have been favourable for early activity. Two Neolithic artefact findspots are recorded at Cathedral Yard (HER 407.1.0 and HER 2009.1.0), a Bronze Age dagger and axe fragment were found during excavations at the north-east corner of Hanging Bridge in 1870 (HER 394.1.0), and a Bronze Age stone hammer was found 25ft beneath Corporation Street in 1870 (HER 280.1.0).

4.1.2 Archaeological Potential

The potential for buried archaeological remains deriving from prehistoric activity within the Site is considered to be very low, reflecting both the paucity of finds in the immediate vicinity, as well as the intensive development of the Site from the early 19th century onwards.

4.2 *Romano-British Period*

4.2.1 *Archaeological Evidence*

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). 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, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (Gregory 2007). However, evidence for Roman activity in the vicinity of the Site is limited. Roman coins were discovered along the River Irk in 1899-1901 (HER 1393.1.0), when the river between Ducie Bridge and Scotland Bridge was diverted for the railway, and a coin of Constantine I (AD 306-33) was discovered in Angel Street, together with a quernstone, believed to be Roman, in St Michael's Square, in 1904 (HER 1253.1.0).

4.2.2 *Archaeological Potential*

There are no known Romano-British remains in the Site, and the potential for any buried remains dating to this period is considered to be low.

4.3 *Medieval period*

4.3.1 *Historical and Archaeological Evidence*

There is scant archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest, although the area around Manchester is known to have come 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 1911). An urn dating to the late 6th century was discovered at Red Bank to the north-west of the Site in the 19th century, providing very rare physical evidence for human activity during this period (Tupling 1962).

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, on the northern edge of the modern city centre. The area of the cathedral had certainly 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. This early settlement at the confluence of the Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Post-Conquest Manchester was established around the manor house and parish church of St Mary, located 1km to the south-west of the Site. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Site lay on the north-eastern fringe of the medieval settlement, to the east 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, however the mill is referred to in documents dating 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, and to Ashley Lane, another main route into the town from the north-east. 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 map of Manchester, dating to c 1650, which shows a continuous line of properties along the east side of the street. 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. The Site, however, lay beyond the urban fringe, and is most likely to have been agricultural land throughout this period

4.3.2 *Archaeological potential*

Given the location of the Site away from Manchester's medieval core, as well as the intensive development of the Site from the early 19th century onwards, the potential for buried archaeological remains from the medieval period is considered to be low. The possibility of chance medieval finds should not be ruled out, given the agricultural use of the area and practice of manuring arable fields, although it is unlikely that any *in-situ* evidence will be recovered.

4.4 *Post-medieval and Industrial Period*

4.4.1 *Historical and Archaeological Evidence*

The onset of the rapid industrialisation centred on Manchester from the 18th century resulted in a massive expansion of the town's population. By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835).

4.4.2 Development of New Cross and the Site

The areas that would later become known as New Cross and comprised farmland well in the second half of the 18th century. There are early references to a stream which ran alongside Newton Lane and this probably referred to the river Tib, which was culverted in the 18th century and now runs under Oldham Road (Swindells 1908). The area around the western end of Oldham Road, known as Newton Lane at the time, became one of Manchester's major thoroughfares, but had a very open aspect in the mid-18th century, as shown in an engraving of c.1734 (Plate 2). Newton Lane was upgraded from an 'ill-kept and muddy lane' to a 'noble thoroughfare' in 1772 (Middleton 1920, 6), and the ensuing explosion in properties is first depicted with any certainty on two late 18th-century plans.



Plate 2: The junction of Newton Lane and Great Ancoats Street in c 1734, viewed from the site of the New Cross. The building in the foreground is the public house The Iron Dish and Cob of Coal, which later became known as the Crown & Kettle.

The onset of the rapid industrialization centred on Manchester from the late 18th century resulted in a massive expansion of the town's population. The development of the Site and its immediate surroundings is captured on detailed plans produced by William Green in 1787-94 (Plate 3) and Charles Laurent in 1793. These maps depict some residential development within the Site, with a narrow road laid out at right angles to Newton Street (Oldham Road). This was probably made in advance of extensive residential development on the Site, which had by this time already been laid out in plots, which were possibly garden plots or plots reserved for building. One building is shown within the Site, fronting Newton Street.

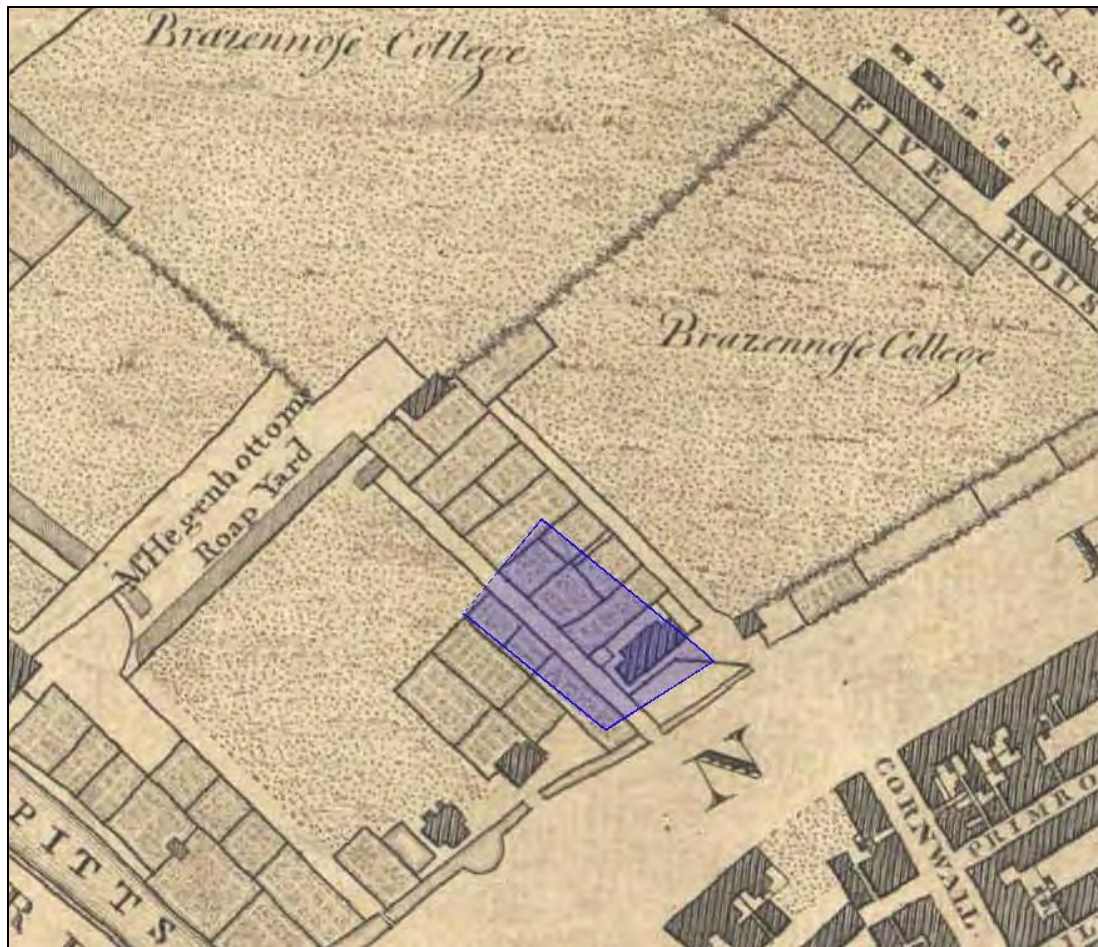


Plate 3: Extract from Green's survey of 1794, showing the Site boundary

Green's plan also shows the location of the New Cross, from which the area takes its name. The monument, which appears from an early 19th-century engraving to have been an obelisk, possibly replaced an earlier cross on the site known as Barlow Cross (Taylor 1906). The obelisk was erected in the early 18th century and removed in 1819, and is likely to have been of a similar date to the example in Ripon, which is dated to 1702 and represents the oldest surviving obelisk in England.

The New Cross junction, being at a crossroads, was also a place of burial for people who had committed suicide. Typically, this ancient practice dictated that burial take place with a stake driven through the body and documentary evidence tells us that in 1746, John Rowbotham, having poisoned himself, was buried at Barlow Cross; that in 1808 a servant woman, having committed suicide, was buried at New Cross; and that in 1753, when an ostler at the Saracen's Head on Rochdale Road hanged himself, the jury ordered "*that the body was to be drawn on a sledge, and buried with all clothes on, and to have a stake driven through the body*" (Swindells, 1908).



Plate 4: New Cross, early 19th century, showing market stalls, the obelisk, and the Crown & Kettle public house. A similar early 18th century obelisk survives in Ripon.

Despite the removal of the New Cross obelisk in 1819 the name New Cross lived on, with the junction where the monument stood acting as both a marketplace and an important meeting and protest point throughout the 19th century. From the numerous food riots of the late-18th and early-19th centuries, the Chartist-inspired striking and riots of the early 1840s, to the unrest resulting from the Cotton Famine caused by the American Civil War in the 1860s, scenes of protest, and occasionally violence, were commonplace at New Cross, which had become a magnet for the meeting of radicals and reformers.

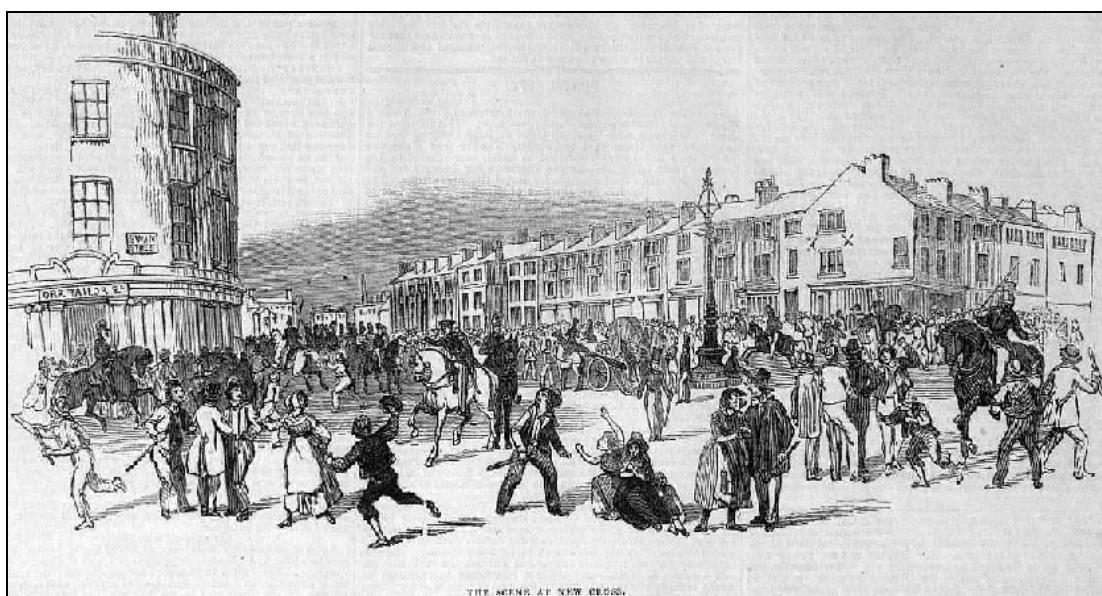


Plate 5: Rioting at New Cross, June 1842, as reported in The Illustrated London News

In consecutive weeks in October 1920, the *Manchester City News* ran two articles entitled ‘*Memories of New Cross, The Scene of Riots and Agitations*’ by G.R Lancashire, J.P. The author had evidently spent a great deal of time at the New Cross junction as a young radical in the mid-19th century and an excerpt from the first of his articles gives a fascinating glimpse into the role this famous intersection played during the mid-19th century: “*New Cross is ground sacred to the people, having been consecrated by their blood in times past, through the Bread, Weavers, and Reform Riots that took place for the amelioration of working-class conditions. It has always been recognized as a rendezvous where all kinds of opinions could be ventilated: Politics, Socialism, Religion, Literature, and multitudinous other subjects. These questions were usually discussed in groups: these groups were large or small according to the immediate interest of the subject and the capabilities of those who were handling the matter. The listeners gathered round, craning their necks to see and hear all that was going on. Someone on the outer edge might interject a remark. If it was smart or pertinent he would immediately be drawn into the centre to face the protagonist. And so the discussion would go on with renewed vigour. The themes were so various and so earnest that you selected the group that interested you most, and if you were tired of one you could pass to the others and so be entertained with four or five lectures in one night. It was a place where the poison of discontent could flow freely, where wrongs were proclaimed and remedies suggested, and hopes entertained of their realisation. Its kaleidoscopic crowds and the multitudinous topics discussed had a fascination that was irresistible, and from 1862 to about 1874 I seldom missed a night in being present.*”

Within the Site, Dean & Pigot’s map of 1809 suggests that a row of buildings, probably houses were situated along Addington Street at this time, with a smaller building fronting Marshall Street (Plate 6).



Plate 6: Extract of the Dean & Pigot’s map of 1809, showing the Site boundary

Swire's map of 1824 shows a grid-iron of streets to have been laid across the Site and the surrounding land (Plate 7). These included Addington Street, Marshall Street, and Chadderton Street. Great Newton Street had been re-named Oldham Road by that date and the street pattern of the New Cross district at this time is the one we are familiar with today. The block covering the Site had been completely built up by this time.



Plate 7: Extract of the Swire's map of 1824, showing the Site boundary

It is not until the map produced by Bancks & Co in 1831 that the detailed structural development of the area can be seen (Plate 8). This map clearly shows rows of workers' housing to have been erected across the Site. The rows of houses fronting Addington Street (Site **01**) and Marshall Street (Site **02**) were moderately large dwellings, each serviced with individual back yards, some also with private outbuildings.



Plate 8: Extract of the Bancks & Co's map of 1831, showing the Site boundary

The First Edition OS map of 1850 (Plate 9) and Adshead's map of 1851 show the Site in more detail. They confirm the layout of the 1831 map, and show that the row of houses fronting Chadderton Street to be blind-back houses (Site **03**) (Plate 13). Access to the private yards and privies of the houses fronting Marshall Street and Addington Street was through an alleyway opening onto Chadderton Street, the granite setts and kerbstones of which can still be seen on the Site today (Site **06**; Plate 17). Adshead's map (Plate 10) confirms that a further three blind-back houses fronted Marshall Street (Site **04**), whilst the buildings fronting Oldham Road (Site **05**) were commercial in nature, as were two further buildings on Addington Street. Immediately behind the commercial buildings, at the end of the alleyway servicing the private yards of the larger dwellings on Marshall Street and Addington Street, appears to be at least one further dwelling, although Adshead's map suggests the possibility of two sets of back-to-back houses were located there, with access to Addington Street and Marshall Street via narrow alleyways. The OS map suggests that all the buildings fronting Oldham Road had cellars, as did those commercial buildings and houses at the Oldham Road end of Addington Street and Marshall Street.



Plate 9: Extract of OS map of 1850, showing the Site boundary

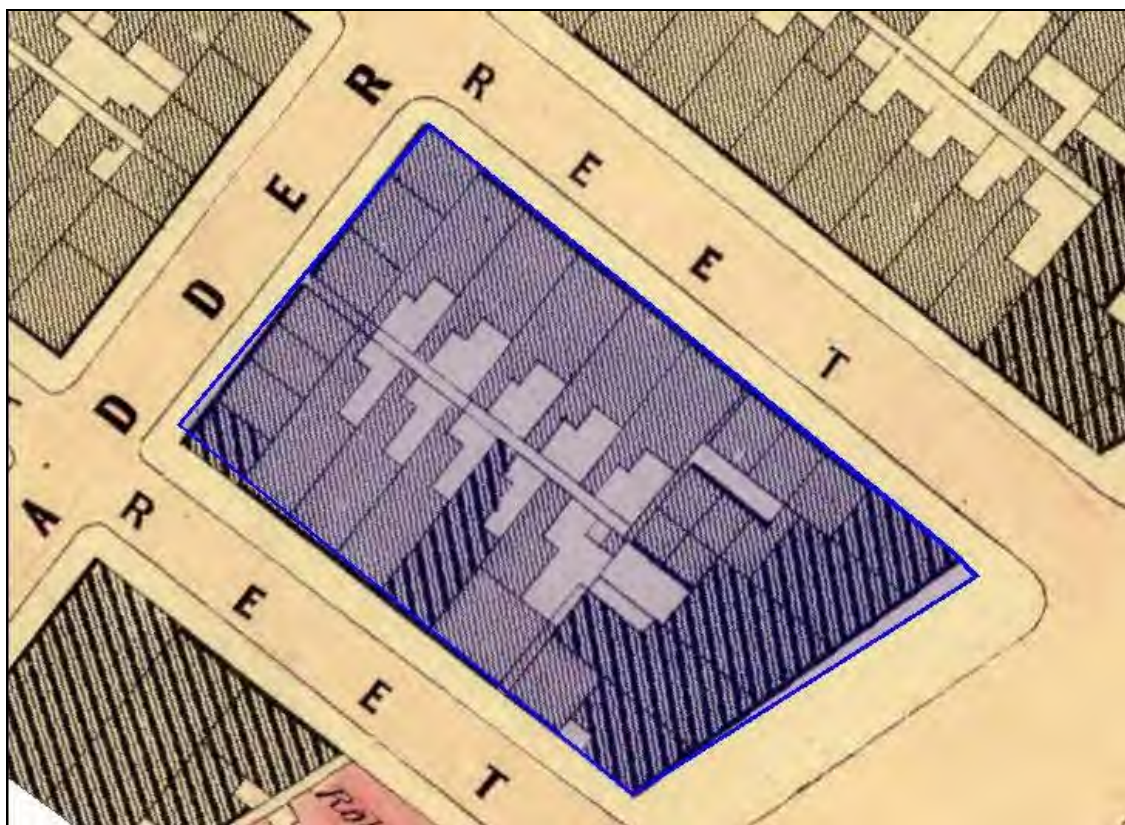


Plate 10: Extract of Adshead's 1851 map, showing the Site boundary

The OS maps surveyed in 1905 shows that at least three of the houses in the centre of the block along Addington Street had been demolished and replaced with a single large building. This is confirmed in a 1910-dated image of the street, which shows the new building to have three storeys (Plate 13). The image shows that the early 19th-century houses at the end of Addington Street and those on the corner of Chadderton Street can be seen to be derelict and boarded up at this time.

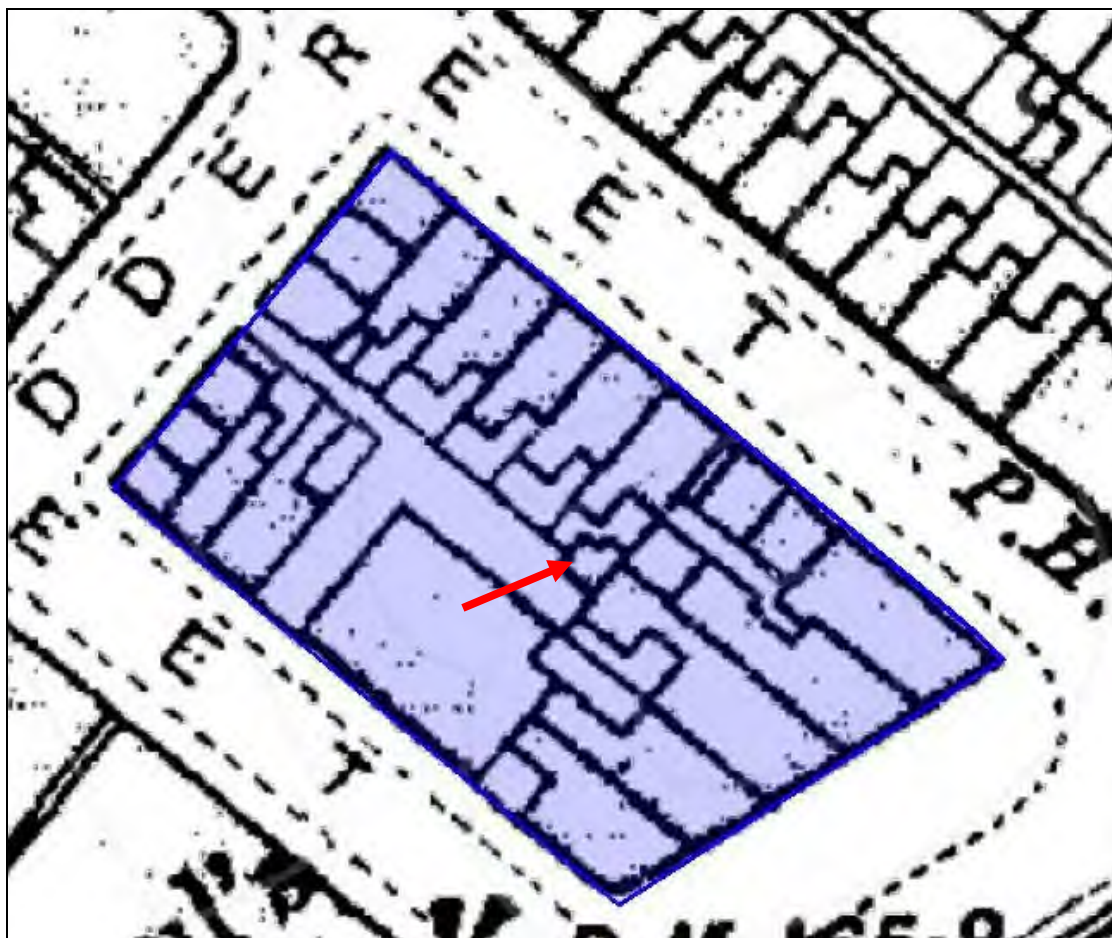


Plate 11: Extract of OS map 1908 Edition, surveyed 1905. The arrows indicates the “storeroom” building in the 1904 image (Plate 10)

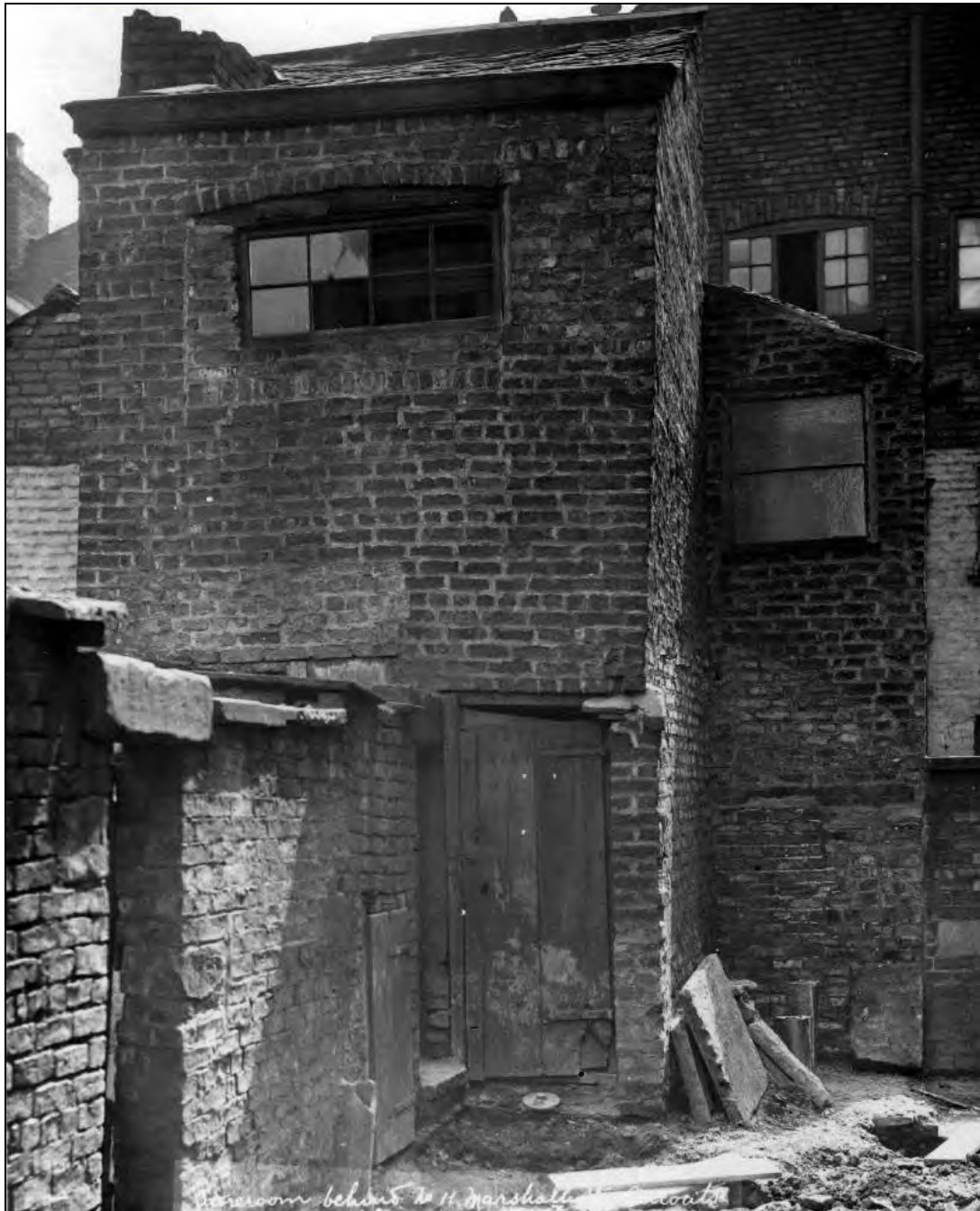


Plate 12: 1904 photograph entitled “Storeroom behind no. 11 Marshall Street”. Goad’s plan of 1927 confirms that Number 11 lay within the Site. The photograph is taken from the north-west.

Goad’s 1927 Insurance Plan (Plate 14) contains 1943 revisions, and these revisions show two areas of the Site had suffered fire damage in 1941, probably caused by air raid bomb damage during the Second World War. The plan also shows some commercial properties as being vacant, and also that the blind-back dwelling on the corner of Marshall Street and Chadderton Street was a shop.



Plate 13: 1910 image of the Site, showing the corner of Chadderton Street and Addington street. The 19th century workers' houses were already derelict by this time, and would later be torn down, however the three-storey building in the background survives on the Site.

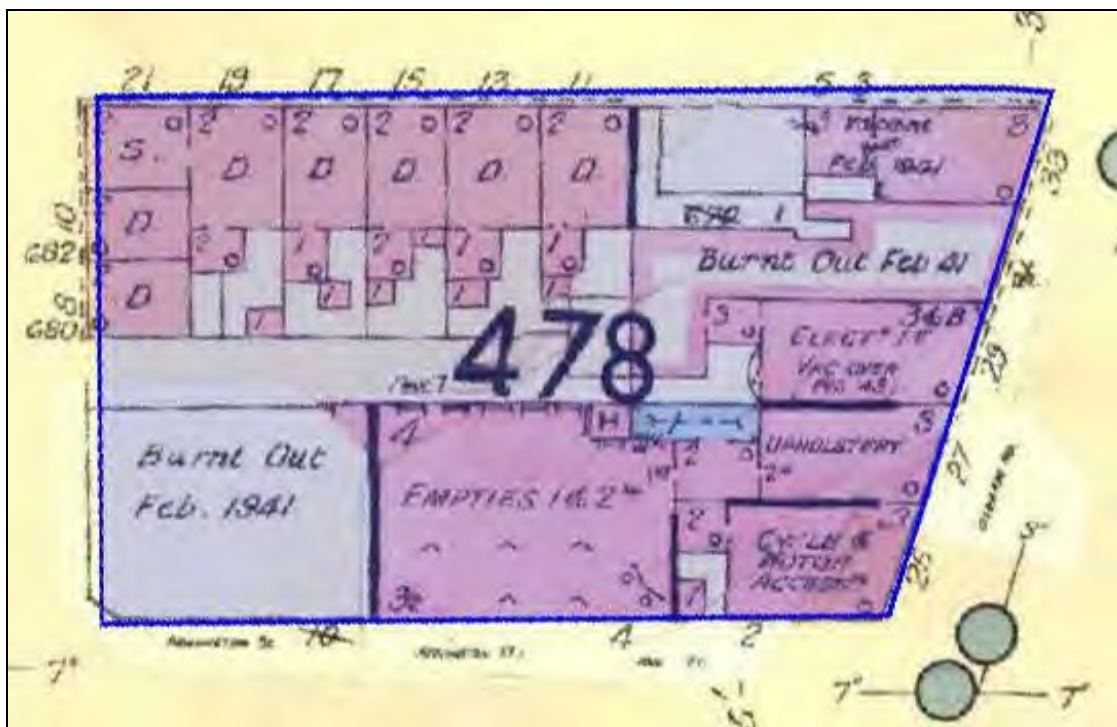


Plate 14: Extract of Goad's Fire Insurance Plan of 1927.



Plate 15: Marshall Street and the Site, in 1961, viewed from Oldham Road. Note the construction of the CIS tower in the background, which was the tallest building in the country upon its completion in 1962



Plate 16: The Addington Street end of the Site in 1986, shown on the right, viewed from Oldham Road. The 'Lions Discount Centre' building has since been demolished, as has St. Paul's Church.

4.5 Site Inspection

The Site inspection confirmed that the majority of the Site is in use as a tarmaced private car park. Along Addington Street two buildings remain on the Site. The three-storey building is of very late 19th- or early 20th-century date, and the two-storey building on the corner of Chadderton Street dates from the mid-20th century. Between the car park and the buildings is a rare surviving example of an early 19th-century alleyway, complete with granite setts and large granite kerb slabs (Plate 17). This is the only surviving evidence of the early 19th-century development of the Site.



Plate 17: This alleyway of granite setts and large granite kerbs running down the centre of the Site off Chadderton Street was first shown on Swire's map of 1824 and is the only surviving visible evidence of the early 19th-century occupation of the Site.



Plate 18: The Site viewed from Oldham Road



Plate 19: The Site viewed from Chadderton Street



Plate 20: The Site viewed from the corner of Addington Street and Chadderton Street

4.6 Previous Archaeological Works

Whilst the Site itself has not been subject to any previous intrusive archaeological investigations, meaning that the survival and depth of any archaeological remains is uncertain, there has already been a great deal of archaeological attention paid to this part of Manchester, consideration of which can further inform the likely nature of any surviving archaeological remains on the Site, as well as placing them into a wider context. Manchester was of enormous importance in terms of the industrial development of Britain and there have been numerous publications concerning the industrial history of Manchester (*eg* Williams with Farnie 1998; McNeil and Nevell 2000; Nevell 2008) and in the Ancoats area immediately to the south of the New Cross area (*eg* Miller and Wild 2007; Rose *et al* 2011). It had also been realised at the end of the 20th century that the industrial heritage was a disappearing resource in the face of development in the area and consequently a rapid survey of all buildings was carried out to ascertain the extent of historic survival (Goodall and Taylor 2001). The importance of the industrial past is also recognised in regional guidance for dealing with the archaeological resource of the area (Brennand 2007).

Consequently, there have been a number of archaeological investigations in the area prior to programmes of redevelopment. Archaeological investigations have included excavation of dwellings at Goulden Street within 20m of the Site (Mottershead 2018), the former site of 4-6 Brewer Street (Mottershead 2009), excavation of workers' housing on Loom Street (Gregory 2007) and Sharp Street (ARS 2018), land at the junction of Pickford Street and Jersey Street (Cattell and Nevell 2011), and at the NOMA Regeneration site on Miller Street (OA North 2011; 2013). The investigation of workers' housing in the area has also been studied in terms of the range of building types and social factors (Redhead 2011).

5. Gazetteer of Sites

The following gazetteer entries summarise the sites of potential archaeological interest in the Site.

Site Number	01
Site Name	Addington Street
Grid Ref	384686 398794
HER Number	-
Site Type	Workers' housing (site of)
Period	Early 19 th century
Source	Swire 1824; Bancks & Co 1831; OS 1850; Adshead 1851.
Designation	None
Description	A row of double-depth houses fronting Addington Street were built on the Site in the early 19 th century. These were demolished in the late 19 th and 20 th centuries.
Assessment	The footprint of the buildings lie within the Site, within the area occupied by the standing buildings. Although fragmentary buried remains may survive, which are likely to be disturbed by the proposed development, double-depth houses are not an archaeological research priority and are therefore deemed to be of low archaeological value.

Site Number	02
Site Name	Marshall Street
Grid Ref	384703 398809
HER Number	-
Site Type	Workers' housing (site of)
Period	Early 19 th century
Source	Swire 1824; Bancks & Co. 1831; OS 1850; Adshead 1851.
Designation	None
Description	A row of double depth houses fronting Marshall Street were built on the Site in the early 19 th century. These were demolished in the mid-20 th century.
Assessment	The footprint of the buildings lie within the Site, within the area occupied by the car park. Although fragmentary buried remains may survive, and are likely to be disturbed by the proposed development, double-depth houses are not an archaeological research priority and are therefore deemed to be of low archaeological value.

Site Number	03
Site Name	Chadderton Street
Grid Ref	384680 398808
HER Number	-
Site Type	Workers' housing (site of)
Period	Early 19 th century
Source	Swire 1824; Bancks & Co. 1831; OS 1850; Adshead 1851.
Designation	None
Description	A row of blind-back houses fronting Chadderton Street were built on the Site in the early 19 th century. These were demolished in the late 19 th and 20 th centuries.
Assessment	The footprint of the buildings lie within the Site, within the area occupied by a standing building and the car park. Fragmentary buried remains may survive, and are likely to be disturbed by the proposed development. Blind-back houses are an archaeological research priority and are therefore deemed to be of high archaeological value.

Site Number	04
Site Name	Marshall Street (blind-backs)
Grid Ref	384715 398800
HER Number	-
Site Type	Workers' housing
Period	Early 19 th century
Source	Swire 1824; Bancks & Co 1831; OS 1850; Adshead 1851.
Designation	None
Description	A short row of three blind-back houses fronting Marshall Street were built on the Site in the early 19 th century. These were demolished in the mid-20 th century.
Assessment	The footprint of the buildings lie within the Site, within the area occupied by the car park. Fragmentary buried remains may survive, especially the southernmost of the three dwellings, which had a cellar, and are likely to be disturbed by the proposed development. Blind-back houses are an archaeological research priority and are therefore deemed to be of high archaeological value.

Site Number	05
Site Name	Oldham Road
Grid Ref	384713 398786
HER Number	-
Site Type	Commercial premises
Period	Early 19 th century
Source	Swire 1824; Bancks & Co 1831; OS 1850; Adshead 1851.
Designation	None
Description	A group of commercial buildings with cellars fronted Oldham Road and the corner of Addington Street in the 19 th century. These buildings were demolished in the mid- and late-20 th century.
Assessment	The footprint of the buildings lie within the Site, within the area occupied by the car park. Although fragmentary buried remains may survive, and are likely to be disturbed by the proposed development, 19 th -century commercial structures of this sort are not an archaeological research priority and are therefore deemed to be of low archaeological value.

Site Number	06
Site Name	Chadderton Street (alley)
Grid Ref	384686 398810
HER Number	-
Site Type	Alley
Period	Early 19 th century
Source	Swire 1824; Bancks & Co. 1831; OS 1850; Adshead 1851.
Designation	None
Description	An alleyway consisting of granite setts with granite kerbs survives on the Site between the car park and the buildings on the Site. This feature is the only visible remains of the early 19 th -century occupation of the Site.
Assessment	The alleyway survives within the Site and is likely to adversely affected by the proposed development, unless it can be incorporated into the development proposals.

6. Significance

6.1 *The Policy Context of Heritage Assets*

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not, but may nevertheless be of archaeological significance. Under both national and local planning policy, both statutory and non-statutory remains are to be considered within the planning process.

The updated NPPF (National Planning Policy Framework, July 2018) sets out the Secretary of State's policy on planning and includes a section on the conservation of the historic environment, and its wider economic, environmental and social benefits (NPPF paras 184-202). The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 *Assessment Methodology and Significance Criteria*

The most commonly accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Baseline Significance Conditions*

Period

There is no firm evidence for any occupation of the Site until the late 18th century. The potential for any remains predating this period across the Site is considered to be very low, given its intensive development during the 19th century. The Site is likely to contain buried archaeological remains which date from the early 19th century. These remains belong to two main types of activity:

- 19th-century workers' housing
- 19th-century commercial buildings

Rarity

Although there was a large number of workers' housing constructed in the central areas of Manchester during the late 18th and early 19th centuries, it was a relatively short-lived type of structure. Slum clearance from the end of the 19th century onwards meant that many of these types of properties were demolished. Therefore, any buried remains of the foundations and cellars of these buildings are of potential archaeological interest. This is particularly the case with back-to-back and blind-back houses (Sites **03** and **04**), the archaeological importance of which has been demonstrated in Manchester previously (eg Miller *et al* 2010). However, relatively few dwellings of this type have been subject to archaeological investigation, which increases their rarity value.

Documentation

The historical development of the study area from the late 18th century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group Value

The different types of workers' housing that existed on the Site were built during the period of Manchester's intensive development in the early 19th century. In this respect, the heritage assets related to workers' housing identified within the Site have a high group value.

Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Cartographic sources confirm that the majority of the potential archaeological remains identified within the Site are early 19th-century workers' housing development. Therefore, the Site has the potential to contain intact archaeological remains relating to workers' housing.

Fragility/Vulnerability

Any buried archaeological remains within the Site, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works.

Diversity

None of the known sites within the Site are considered to be significant due to diversity.

Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric or Romano-British remains is considered to be very low. Similarly, there are no known medieval or post-medieval sites within the Site or its immediate environs, and the potential for remains of these periods is considered to be low.

There is considerable potential for buried remains dating to the early 19th century, in relation to the rapid expansion of New Cross as a residential and commercial district.

6.4 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that two areas of the Site are of archaeological interest; these comprise the two rows of blind-back houses on the Site, which have the potential to yield evidence for the rapid expansion of New Cross as a residential district in the early 19th century, when the Site was densely populated with workers' housing.

Using the above criteria, and particularly rarity and survival/condition, the Site is likely to contain non-statutory below-ground heritage assets of at least high local, and potentially regional significance, pending the extent to which buried remains survive *in-situ*, which are anticipated to primarily comprise the remains of the early 19th century workers' blind-back housing.

7. Effect of Development

7.1 Effect of Development on Below-Ground Remains

Delivery of the proposed development will necessitate ground-breaking and earth-moving works across the Site, with potential to impact on buried archaeological remains. None of the sites of sub-surface archaeological interest identified within the Site are afforded statutory designation, and are thus not considered to necessarily merit preservation *in-situ*. However, any physical remains of the 19th-century blind-back workers' housing have been determined to be of high local, and potentially regional significance, pending the extent to which buried remains survive *in-situ*, and would therefore merit intrusive archaeological investigation in advance of, or during, the proposed construction works.

Should well-preserved archaeological remains survive *in-situ*, then they may merit preservation by record, where they will be directly affected by development. This is in line with the guidance provided by the NPPF, which advises that 'where the loss of the whole or a material part of a heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible'.

8. Further Investigation

8.1 Further Investigation

Delivery of the development proposals has the potential to damage buried archaeological remains. Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record. The requirement and scope of any further archaeological investigation will be decided by Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that a programme of intrusive investigation will be merited in advance of development. This would be required in the first instance to establish whether any buried remains of archaeological interest survive *in-situ*, and could be anticipated to comprise the excavation of a series of evaluation trenches targeted on the footprint of the 19th-century workers' housing, specifically the areas where blind-back houses stood.

Should significant archaeological remains be encountered during the initial investigation, further excavation may be required to offset the harm of development to the sub-surface archaeological resource, in line with the guidance provided by the National Planning Policy Framework.

Consideration should also be given to the possibility of retaining the surviving historic fragment of the early 19th century alleyway on the Site and incorporating it into the development scheme. The extremely durable granite setts and granite kerbing could perhaps be utilised if the proposed development allows for an entrance to the interior from Chadderton Street.

9. Sources

Cartographic Sources

Map of Manchester and Salford, drawn from a survey by William Green, begun in 1787 and completed in 1794

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10. Acknowledgements

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The archive comprises a historical map regression, photographs and historical research notes. This archive is currently held by the Centre for Applied Archaeology, and a copy of this report will be forward to the client and deposited with the Greater Manchester Historic Environment Record.

Appendix 1: Figures

- Figure 1: Site Location Map
- Figure 2 Map of gazetteer sites of archaeological interest
- Figure 3: Areas of principal archaeological potential within the Site

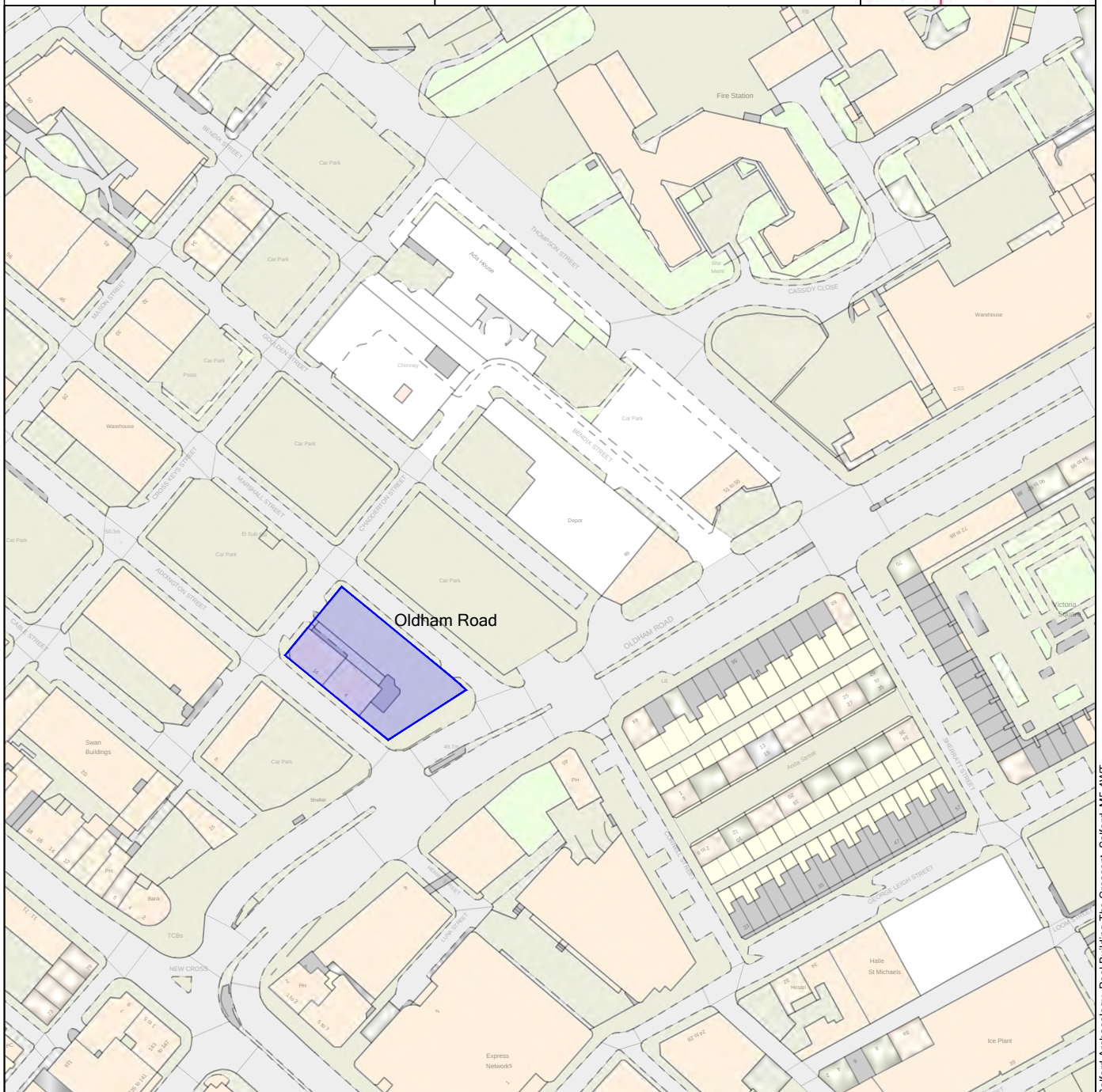


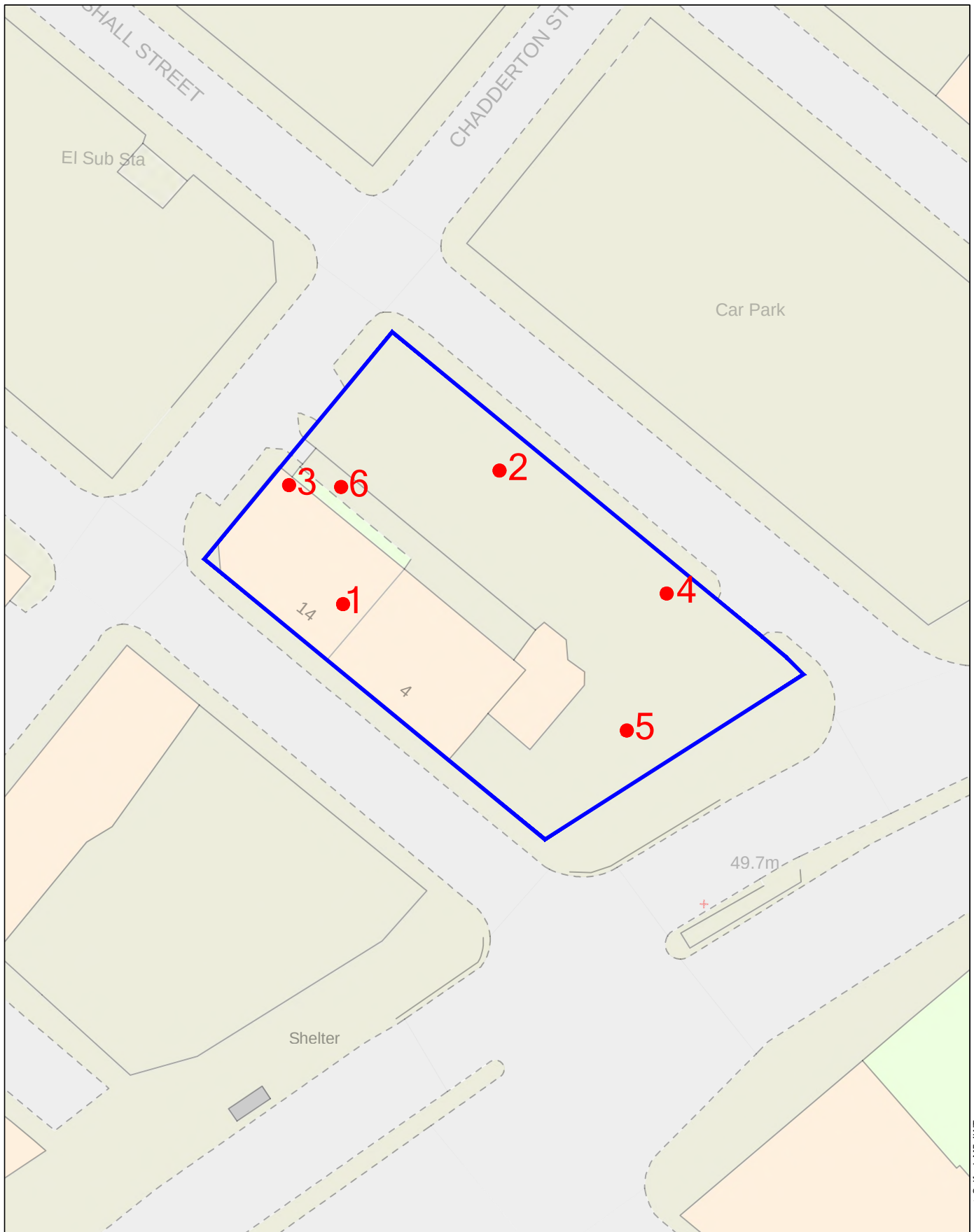
Mulberry New Cross

Site locations



SA
SALFORD
ARCHAEOLOGY





Mulbery New Cross, Oldham Street

Map of gazetteer sites

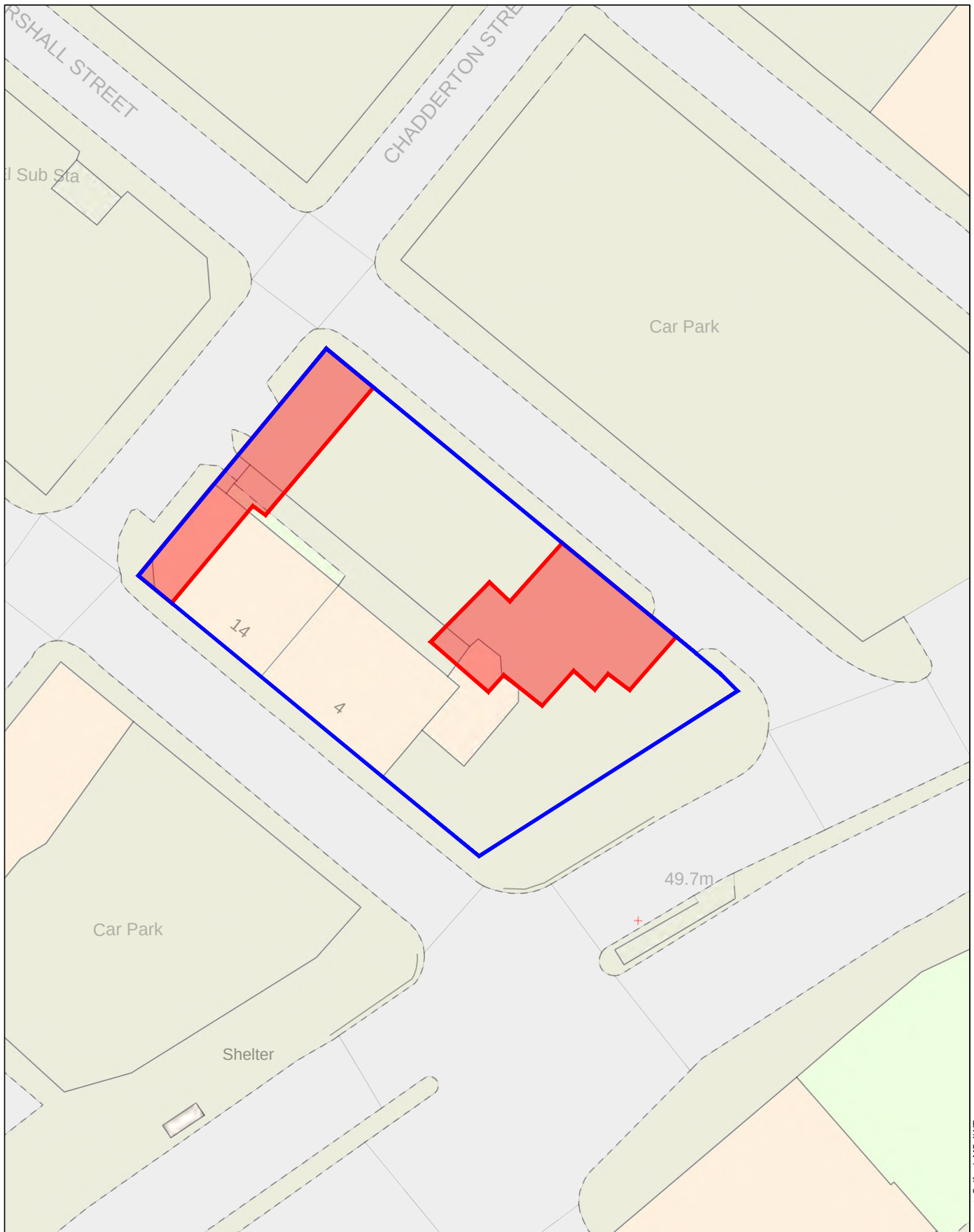


SA
SALFORD
ARCHAEOLOGY

0 20 m



Scale at A4 1:500



Mulberry New Cross, Oldham Street

Areas of Principal Archaeological Interest



Key:

Area of principal archaeological interest



SA
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ARCHAEOLOGY

0 20 m

Scale at A4 1:500

CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



EXCAVATION



BUILDING SURVEY



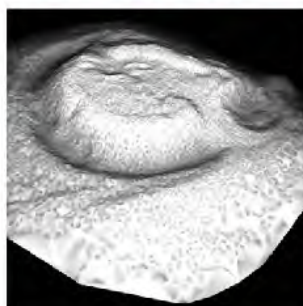
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



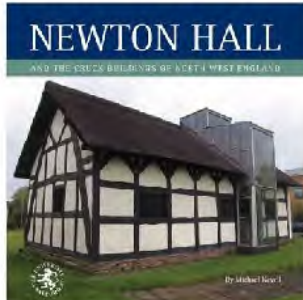
GEOPHYSICAL SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

