

OUR TOWN HALL
MANCHESTER CITY COUNCIL
ARCHAEOLOGY DESK-BASED ASSESSMENT
NOVEMBER 2017

PURCELL

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Version 1.1
08/11/2017

OTH-PUR-XX-XX-RPT-A-0006

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OUR TOWN HALL PROJECT

ARCHAEOLOGY DESK-BASED ASSESSMENT
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NON-TECHNICAL SUMMARY 1

This Archaeological Desk Based Assessment was commissioned as part of the process to inform the current proposals for the refurbishment and other associated works at Manchester Town Hall, Albert Square and Peace Square. This desk-based assessment has established that the evidence contained within the GMHER and from other sources indicates that the probability of the survival of pre-18th century remains of archaeological interest is likely to be very low. The potential for archaeological remains, mainly in the form of 18th or 19th century building foundations/ cellars/ yards and outbuildings, have a high probability of being present in the location of Albert Square and Peace Square, which will have low significance at a local level. The construction of the Town Hall and existence of a basement is likely to have removed potential pre-existing archaeological deposits.

Whilst the squares have undergone some considerable disturbance in the past, an archaeological watching brief during initial ground reduction works or trenching may be appropriate. The scope and specification of any monitoring required should be devised in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity of archaeological advisor to Manchester City Council. No further archaeological mitigation would be merited.

2 INTRODUCTION

2.1 REASONS AND SCOPE OF STUDY

This Archaeological Desk Based Assessment has been prepared by Purcell, a firm of Conservation Architects and Heritage Consultants. It has been commissioned as part of the process to inform the refurbishment of the Manchester Town Hall and Albert Square and Peace Square.

This study is centred at National Grid Reference SJ 83907 98070 (hereafter 'the Site').

In order to inform the below ground heritage potential of the Site and the impact of the proposed future development on the heritage resource, research and physical analysis of the Site and its environs has been undertaken. Identified heritage assets are then assessed in terms of heritage potential and impact of future redevelopment. The assessment takes a holistic approach to the historic environment assessing buried archaeology, the historic built environment and historic setting collectively to better understand the archaeological potential of the Site. This report has been written to information and policies detailed in the National Planning Policy Framework (NPPF).

2.2 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

The Site is Manchester Town Hall and includes Albert Square to the north-west and the Peace Square to the south-east. The Study Area encompasses the area within the red boundary shown on the plan opposite.

The Town Hall has a full width basement which was completed in 1876. Albert Square is a relatively flat area of hard landscaping and tarmacked highway, featuring the Albert memorial and civic statuary which date to the 19th century. The area also includes young trees (introduce in 1975). The Peace Square contains the Cenotaph surrounded by areas of mainly hard landscaping and pavement with recently planted trees.

The geology and topography of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. The Site lies above a bedrock of sedimentary sandstone, Chester Pebble Bed Formation, formed approximately 247 to 250 million years ago in the Triassic Period. Above this are deposits of Diamicton Glacial Till formed to 2 million years ago in the Quaternary Period.[01]

Topographically, Manchester lies within an area of undulating lowland basin, which is bounded by the Pennine uplands to the west and north. The area as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock and Irk representing the principal watercourses in Manchester. The Site lies approximately 40m above Ordnance Datum (aOD).



Site location highlighted in red. © GoogleEarth. This plan is not to scale

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01 British Geological Survey 2016 (http://mapapps.bgs.ac.uk/geologyofbritain/home.html) [accessed 2nd November 2017]

3.1 AIMS AND SCOPE

The aim of this assessment is to establish the known and potential heritage assets within the Site and its environs, which may be affected by future redevelopment of the Site. For the purposes of this assessment, heritage assets are taken to encompass below ground archaeological remains, historic structures and elements of the historic landscape.

3.2 STUDY AREA

The recorded heritage assets within 300m radius of the Site make up the Study Area. Information regarding nationally and locally designated sites and areas within the Study Area has been considered as well as undesignated heritage assets.

3.2.1 SOURCES

A number of publicly accessible sources of primary and synthesised information were consulted to provide a robust baseline dataset. A brief summary of the sources consulted is given below.

Historic Environment Record
The Greater Manchester Historic Environment Record (GMHER) was consulted. Information from the GMHER has been reviewed and synthesised for the purposes of this report and the data is provided in gazetteer format in the Appendices.

Documentary sources
A search of historic documents, Ordnance Survey maps and secondary sources was undertaken. The study of maps and associated historical sources helps to clarify the archaeological potential of the Site in two ways. Firstly, it suggests aspects of historic land use prior to any modern development. Secondly, it pinpoints areas within the Site that, because of that development, are likely to have become archaeologically sterile. Sources consulted in the preparation of this document are listed in the Bibliography.

Legislative and planning documents
The results of a review of legislation and local planning documents, and where relevant, details of any statutory and non-statutory designations are included in Section 3.

3.4 CHRONOLOGY

Where mentioned in the text, the main archaeological periods are broadly defined by the following date ranges:

Modern:	AD 1900 - present
Nineteenth century:	AD 1800 - 1900
Post-medieval:	AD 1500 - 1799
Medieval:	AD 1066 - 1499
Saxon:	AD 410 - 1066
Romano-British:	AD 43 - 410
Iron Age:	700 BC - AD 43
Bronze Age:	2,200 - 700 BC
Mesolithic / Neolithic:	10,000 – 2,200 BC

3.5 BEST PRACTICE

This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-based Assessment* (CIfA Revised December 2014).

3.6 ASSUMPTIONS AND LIMITATIONS

The Greater Manchester HER is not a record of all surviving heritage assets but a record of the discovery of a wide range of archaeological and historical components. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

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3.8 NATIONAL LEGISLATION AND PLANNING GUIDANCE

The following section provides details of the national, regional and local planning and legislative framework governing the treatment of the heritage resource within the planning process There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990.

POLICY NO.	TITLE	SUMMARY
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and AAIs are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.
n/a	National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF, published March 27th 2012) is the overarching planning policy document for England. Within Section 12: *Conservation and enhancing the historic environment* are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed 'heritage assets'. These consist of designated assets (such as listed buildings or conservation areas) non-designated assets (such as locally listed buildings) or any other features which are considered to be of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

3.9 REGIONAL AND LOCAL PLANNING GUIDANCE AND POLICY

Local Planning Authorities (LPAs) are responsible for the protection of the historic environment within the planning system, and policies for the historic environment are included in relevant regional and local plans.

Manchester City Council's Core Strategy was adopted on 11th July 2012, and is the key Development Plan Document in the Local Development Framework. It replaces significant elements of the existing Unitary Development Plan.[01]

Specifically relating to heritage is Policy EN3. The extant UDP Policy relating to Archaeology is DC20. Both are detailed below.

POLICY NO.	TITLE	SUMMARY
EN 3	Heritage	Heritage 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 encouraged where they are considered consistent with the significance of the heritage asset.
DC20	Archaeology	The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular: a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal. b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording. c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

3.10 ADDITIONAL HERITAGE GUIDANCE

Standard and guidance for Historic Environment Desk-Based Assessment, 2014 (Chartered Institute for Archaeologists)

This guidance seeks to define best practice for execution and reporting in desk-based assessment which focuses on determining the 'nature, extent and significance of the historic environment as far as is reasonably possible'.

Conservation Principles: English Heritage Guidance 2008, English Heritage

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2015, Historic England

The significance of a heritage asset not only derives from its physical presence but also from its setting and the surroundings in which it is experienced. The setting of heritage assets provides guidance on managing change within the setting of a heritage asset.

01 http://www.manchester.gov.uk/info/200074/planning/3301/core_strategy

4.1 INTRODUCTION

The following section provides a further understanding of the Site through a brief synthesis of the archaeological and historical development of the Site and Study Area compiled from the sources detailed above. The aim of the synopsis is to establish the known resource within the Site and to provide context for the identification and understanding of any potential cultural heritage resource which may survive within it.

4.2 STATUTORY CONSTRAINTS AND LOCAL HERITAGE DESIGNATIONS

SCHEDULED MONUMENTS

There are no scheduled monuments within the Site or the Study Area.

CONSERVATION AREAS

The Site lies within the Albert Square Conservation Area which is bounded on the east by the George Street Conservation Area and the Upper King Street Conservation Area. St Anne's Square Conservation Area lies in close proximity to the Site to the north. St Peter's Square and Deansgate \ Peter Street Conservation Area are within the visual envelope of the Site.

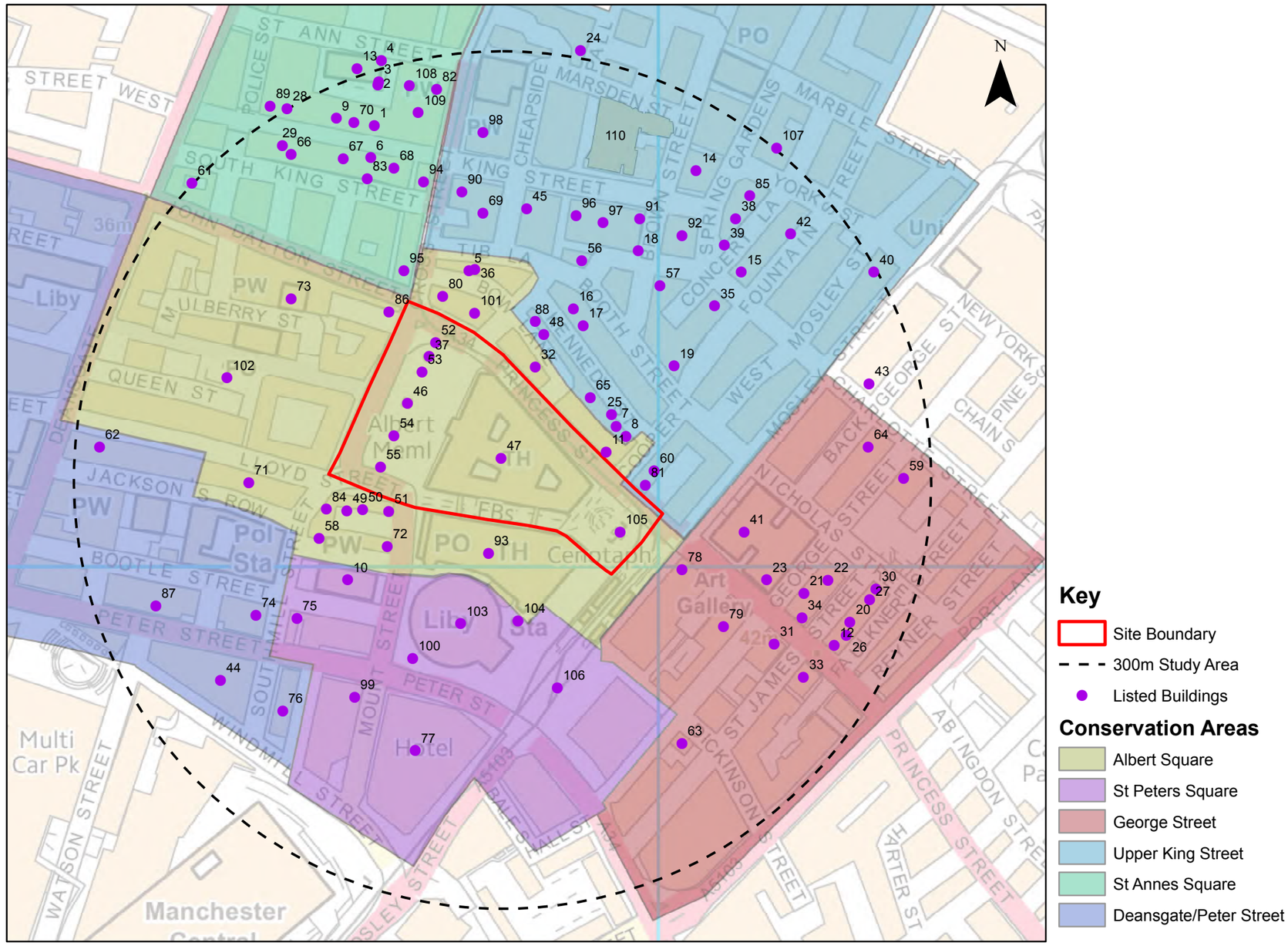
LISTED BUILDINGS

There are 110 listed buildings within the Study Area which date to the 18th, 19th and 20th centuries. The potential indirect impact of any development within the Site boundary on the setting of the listed buildings or structures has not been considered in this report, but are to be addressed separately in a future report.

The listed buildings are detailed in the Appendix at the end of this report.

REGISTERED PARKS AND GARDENS

There are no Registered Parks and Gardens in the Site or within the 300m Study Area.



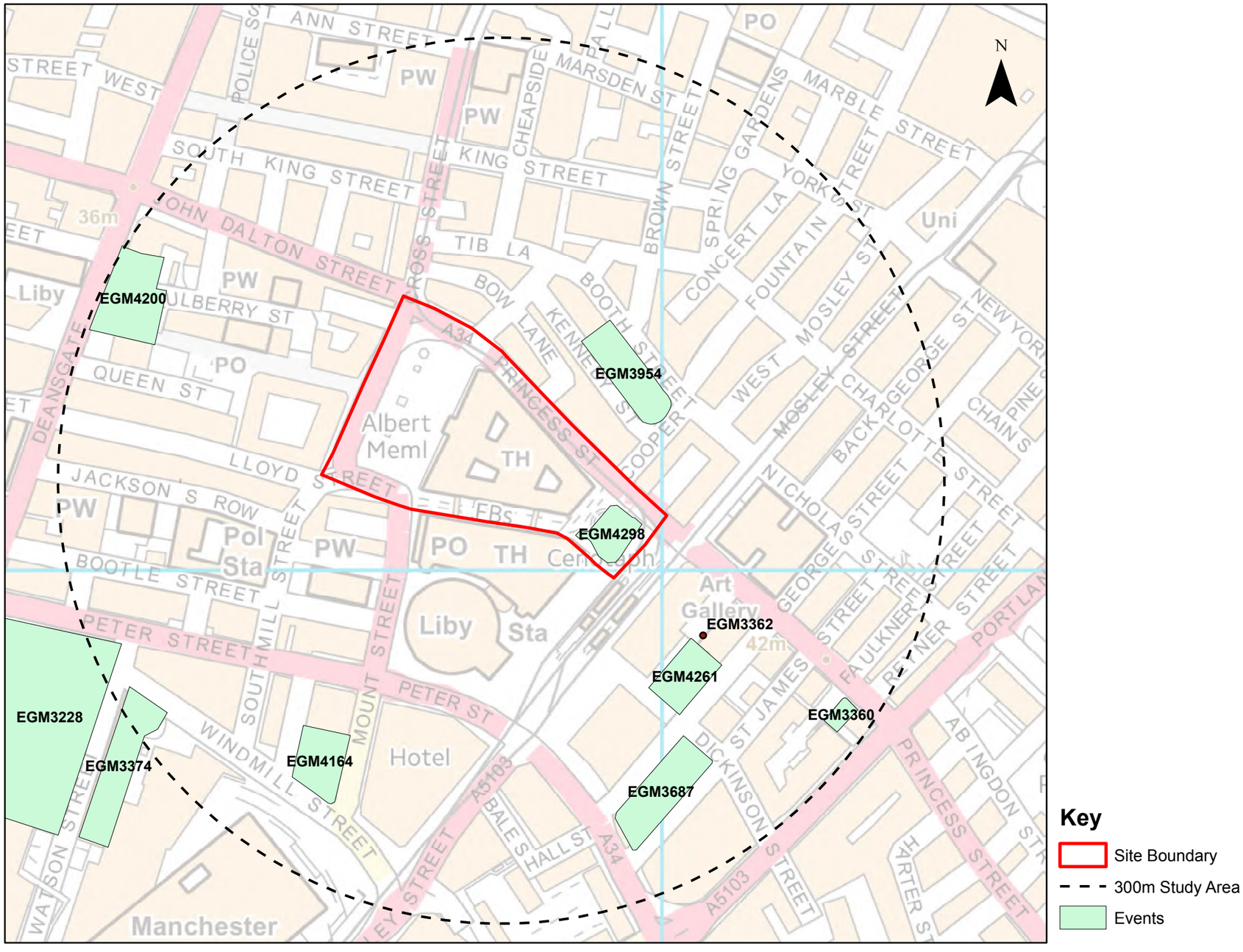
Designated Heritage Assets within a 300m radius Study Area

4.3 PREVIOUS STUDIES AND INVESTIGATIONS

The following section provides details of investigations, watching briefs and excavations, otherwise termed as 'events', which have taken place within the Study Area. The location of these events has been illustrated on the plan opposite, and further details of events recorded in the GMHER can also be found in Appendix B.

The GMHER lists 10 events within the Study Area. Of these, two are archaeological building surveys; these were carried out by English Heritage (now Historic England) at 53 Back George Street Manchester (EGM3362) and 36 Princess Street (EGM3360).

Of the remaining events recorded, five are archaeological desk-based assessments (ADBA) carried out between 2005 to 2015, largely reflecting the redevelopment of the City Centre in recent years (EGM 4164, EGM4261, EGM3954, EGM4200 and EGM3687). A watching brief was carried out by CFA Archaeology during the relocation of the cenotaph in Peace Square. In 1998 and in 2001 two archaeological watching briefs took place at the Great Northern Railway Company's Goods Warehouse and associated slot site on Deansgate and Watson Street (EGM3228 and EGM3374). They detected no remains of archaeological significance.



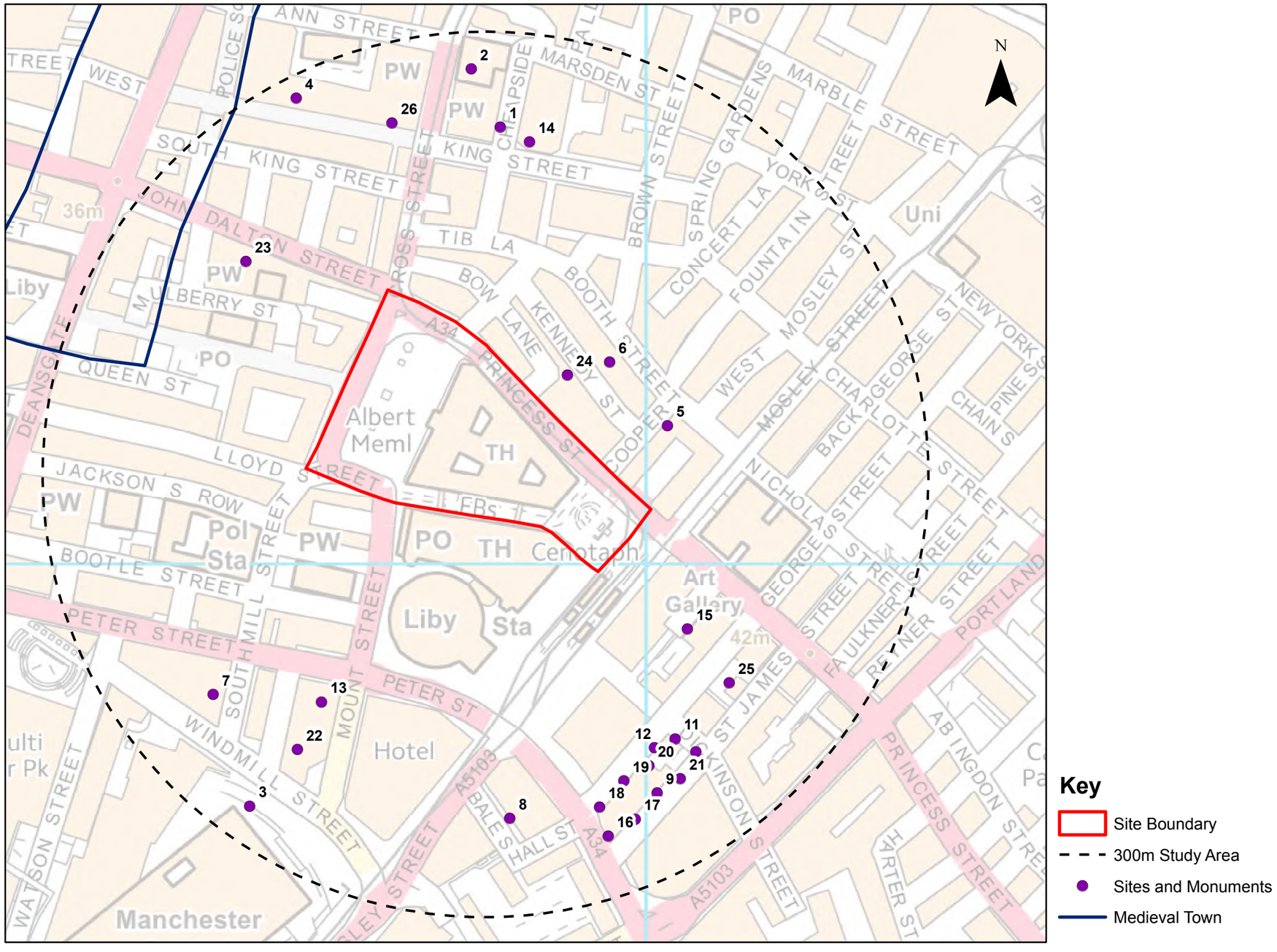
Overview of events listed in the GMHER within the 300m Study Area

4.4 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

There are 33 monuments and sites recording in GMHER within a radius of 300m of the Site. In essence these consisted almost entirely of records dating from the 18th century through to the modern period. Within the records were 110 listed buildings which have been separately detailed in Section 4.3.

The following gives an archaeological and historical overview of the evolution of the Site and its environs. The discussion is largely based around a number of undesignated heritage assets catalogued in the GMHER. They are discussed within a chronological framework pieced together from primary and secondary research.

Monuments, events and find spots are identified on an undesignated heritage assets plan within this section. A synthesised version of the GMHER records within the Study Area is included as Appendix B.



Overview of all Monuments listed in the GMHER within the 300m Study Area

PREHISTORIC PERIOD (UP TO 43AD)

Understanding of human activity in the Manchester region during the prehistoric period is generally poor. The Industrial Revolution was thought responsible for the destruction of much of what preceded it, although work in Manchester has shown this to have been exaggerated.[01] Late prehistoric settlement may have focused on Castlefield area in the centre of the city due to its location close to the river and the natural topography. Similarly, the Cathedral area close to the confluence of the river Irk and Irwell are also potential locations for early activity.

There is a lack of evidence of early human activity within the Site and Study Area and the potential for any such remains to survive within the Site boundary from this period, is considered to be very low.

ROMAN PERIOD (43 AD – 410 AD)

Manchester grew to be an important centre during the Roman period with a fort (known as *Mamucium*) erected circa 78 AD on raised ground overlooking the confluence of the Rivers Medlock and Irwell in Castlefield.[02] Associated with the fort, was a vicus which expanded in a northerly direction on either side of present Deansgate as far as Peter Street. Roads from the fort linked Manchester with Ribchester to the north, York to the north-east, Wigan to the north-west, and Northwich and Chester to the south.[03]

The Site lies c 0.8km to the north-east of the Roman fort and outside of the Roman vicus. No finds from this period have been located within the Study Area or the Site. The nearest Roman routeway is thought to follow the line of Deansgate which lies c 190m from the western edge of the Site boundary. Whilst peripheral activity from this period cannot be discounted, it is unlikely that following the development of the area in the 19th century that remains from this period have survived.

The potential for remains within from this period within the Site boundary is considered to be very low.

THE SAXON PERIOD (AD 410 – 1066)

There is limited archaeological evidence representing the Saxon period for Manchester as a whole. The area around Manchester may have been under the control of a number of kingdoms. In 620 AD, Edwin conquered and occupied Manchester and it may have been about this time that a settlement was established in the area around the cathedral. Saxon fabric has been uncovered within the cathedral suggesting an early date for its construction.

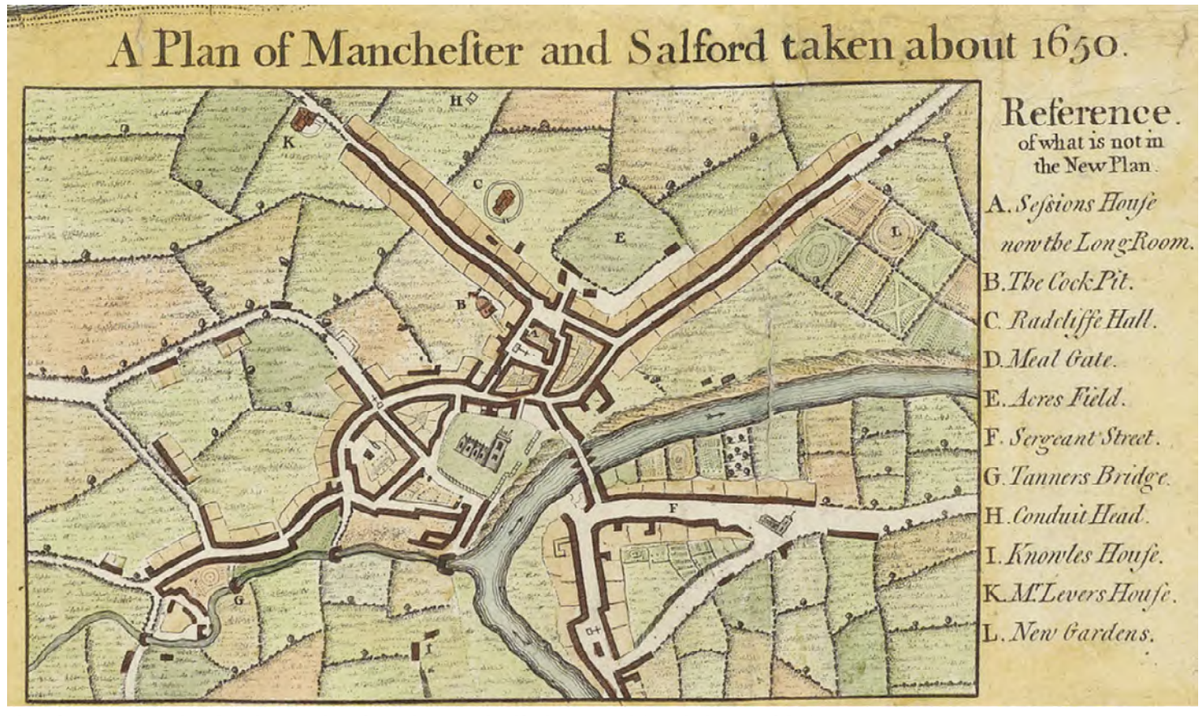
There are no records within the GMHER dating to this period for the Site and Study Area and the potential for any such remains to survive from this period within the Site boundary, is considered to be very low.

MEDIEVAL PERIOD (AD 1066 – 1499) TO POST MEDIEVAL (AD 1500 – 1799)

Manchester (Mameceaster) and the Church of St Mary are recorded in the Domesday Book.[04] By the 13th century the Lord of the Manor was Robert Greslet or Grelly. In 1227 he was granted a licence to hold an annual fair on the eve and feast of St Matthew.[05] This was effectively a cattle market for the local farming population.

The medieval settlement expanded southwards along the line of Deansgate (MGM17985) but the Site appears to have remained outside of the town's boundary which was located c130m to the north-west of the Site.

The earliest map of Manchester is dated c1650 and inset into a map of 1751. The Site is not depicted, suggesting that it remained within agricultural land. The map shows Radcliffe Hall (labelled 'C') which was a moated manor house situated in fields and home of the Radclyffe family (1). The house was situated c130m to the north of the Site boundary and was demolished in 1811.



Plan of c.1650 as reproduced on the 1750 plan of Manchester and Salford. Note north is to the bottom of the image.

01 David Shotter, 1996, 'Introduction' in *The Archaeology of Lancashire*, LUAU

02 FA Brunton, 1909, *The Roman Fort at Manchester*

03 RA Gregory, 2007, Roman Manchester: The University of Manchester's Excavations within the Vicus 2001-5

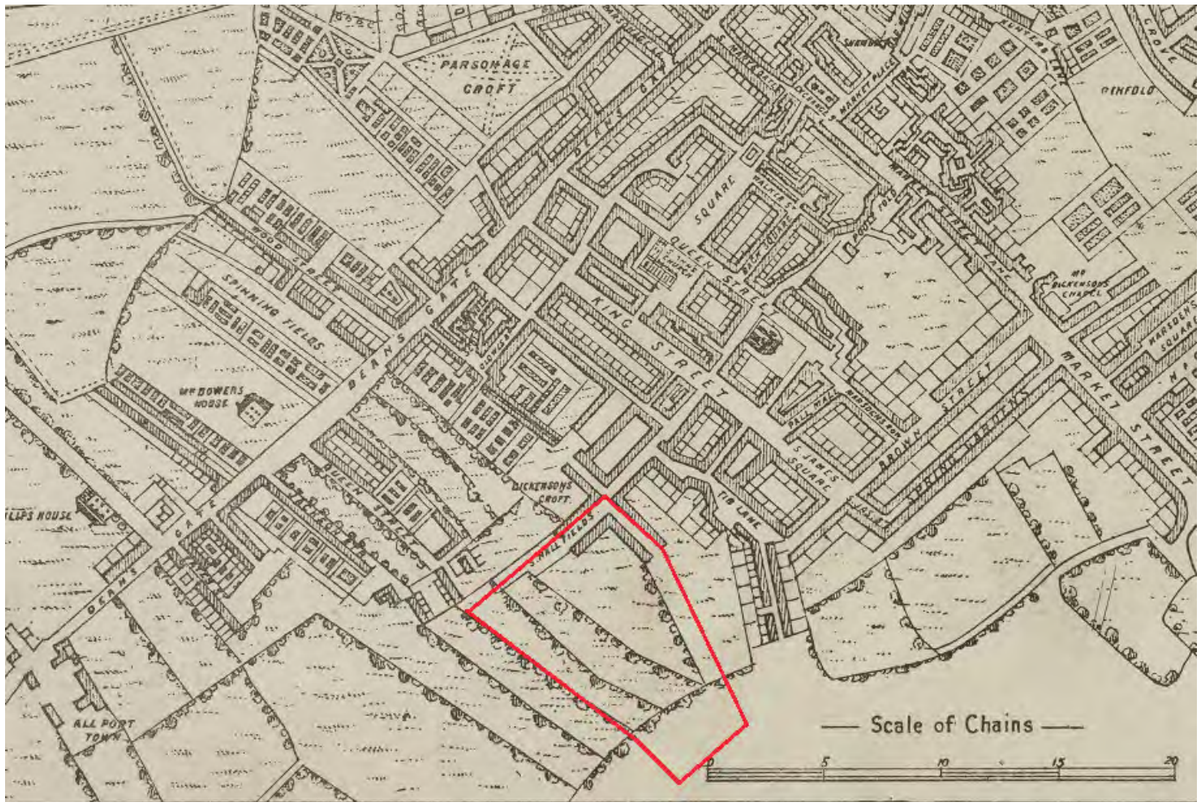
04 http://opendomesday.org/place/SJ8398/manchester/

05 W Farrer and J Brownbill, 1911 'Townships: Manchester (part 1 of 2)', in A History of the County of Lancaster: Volume 4, p222-230

Expansion of Manchester began in the late-17th century. One of the first substantial buildings to be constructed was the Cross Street Chapel (2), then known as the Dissenter's Chapel and completed by 1694. The main impetus for the growth of the area to the north of the Site appears to have been the construction of St Anne's Church ([13] page 10) in 1709-1712 and St Anne's Square shortly after.

During the late-16th and early-17th century the area was a regional centre for the spinning and weaving of wool, flax and linen. The rivers Irwell and Mersey were both made navigable by 1736, giving Manchester access to the sea. This saw Manchester become an important marketplace for textiles from the town and surrounding areas. Technological developments and the expansion of the textile industry brought considerable expansion to the town.

By the mid-18th century, Manchester's population had grown to around 18,000 and is depicted on a plan of 1750 as developing along the streets of Hanging Ditch, Deansgate and Market Street. The Site, is shown on the edge of the settlement occupying fields with an inverted 'L' shape of buildings in the northern corner of what is now Albert Square. The distinctive triangular pattern of the present Town Hall can be traced within the field boundaries.



1751 plan of Manchester (GB127 Local Studies Street Map Collection)

Green's map surveyed between 1787-1794 shows that the town had expanded further south-east and a street pattern which included Lloyd's Street, Cooper Street and Princess Street were laid out or under development, and in the case of Princess Street, fully developed. A street labelled Longworth's Folly runs along what is now Albert Square with buildings on its eastern side. Buildings have also been constructed on the north side of Lloyd's Street at the south-east end. The triangular site behind is occupied by gardens or allotments.

The Quaker Meeting House ([10] page 10) and St Peter's Church occupy open ground to the south-east and south of the Site. The former was shortly after to be the site of the Peterloo Massacre in 1819 (7).

The River Tib which formerly flowed through the eastern part of the Site was diverted and culverted in 1783 and now runs underground along part of Princess Street and down Cooper Street.[06]



Green's map 1794

06 G Mudie, 2010, *Manchester Town Hall Extension Transformation: Archaeological and Cultural Heritage Assessment*, p9

NINETEENTH CENTURY

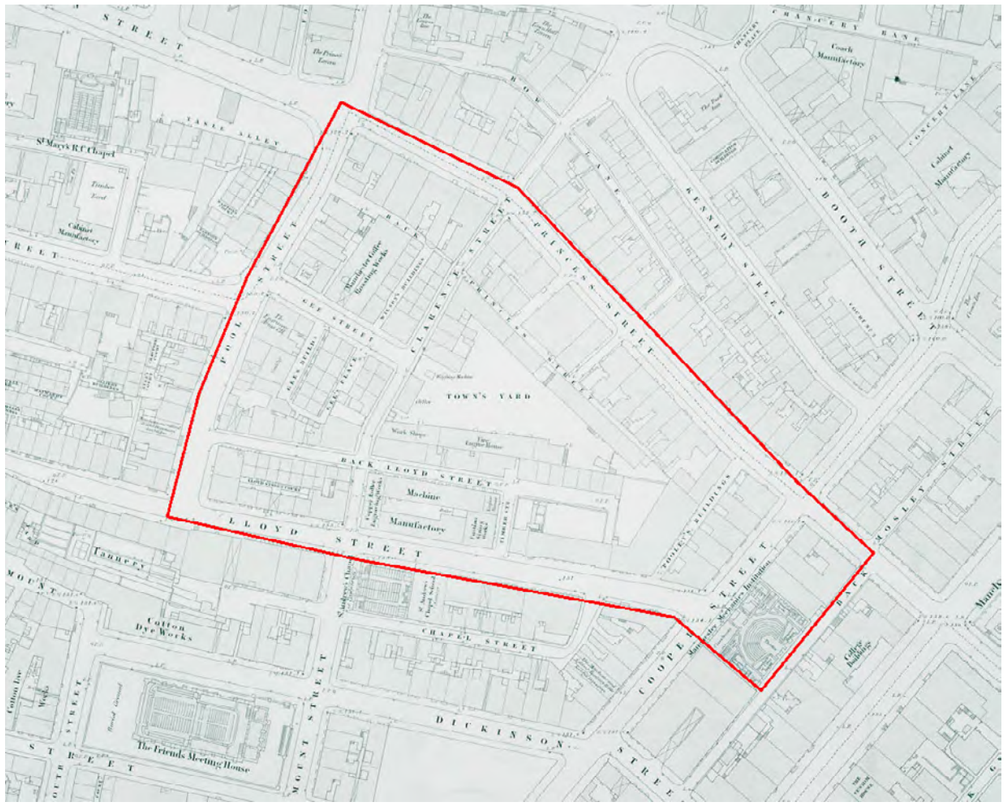
The population of Manchester was to treble in the first 40 years of the 19th century and the textile industry, chemical manufacturing and engineering industry boomed.

The streets around the Site continued to be built up in the early-19th century. Pigot and Son's *'A New Plan of Manchester and Salford with their vicinities'* dated 1829 shows the Site now surrounded by a network of developed streets and occupied by buildings, although yards or gardens are suggested to the rear. Longworth's Folly is now named Poole Street and Clarence Street now cuts north-south across the Site, effectively dividing what was to eventually become Albert Square on the left, from the Town Hall on the right. The eastern end of the Site, south of Cooper Street, is now occupied by the Mechanics Institute, and on the boundary on the south side of Lloyd Street is a chapel.



Pigot and Son's 'New Plan of Manchester and Salford with their vicinities'1829 (GB127 Local Studies Street Map Collection)

By the mid-19th century, what is now Albert Square had been redeveloped with a dense mixture of houses, public houses, a smithy and a coffee-roasting works. The 1851 Ordnance Survey Map shows that the site of the future Town Hall occupied by the Town Yard, which housed the corporation workshops and fire brigade. To the east of the Town Hall site is a terrace known as Tooley's Buildings. Across Cooper Street are the Mechanics Institute (the ground plan depicted in detail) adjacent to a number of other buildings.



1851 Ordnance Survey Map

The Site was to undergo a transformation in the second half of the 19th century. Prince Albert died in 1861, and the council in a fit of urban improvement resolved to clear an area to the south of the business district. This was to be named after the deceased Prince Consort, and a memorial, designed by Thomas Worthington, was presented to the City in 1867, creating a focus for the new square.

At the same time, the Old Town Hall, which had been located on King Street, had become unfit for the needs of an administration which was serving a rapidly expanding metropolis. The City Council, following a survey, identified the area adjacent to Albert Square as a potential location for a new Town Hall.

Plans from this period show the proposed layout of Albert Square and buildings identified for purchase and clearance. One plan shows a new street which bisects what is now Albert Square linking mount Street to the south with Cross Street in the north.



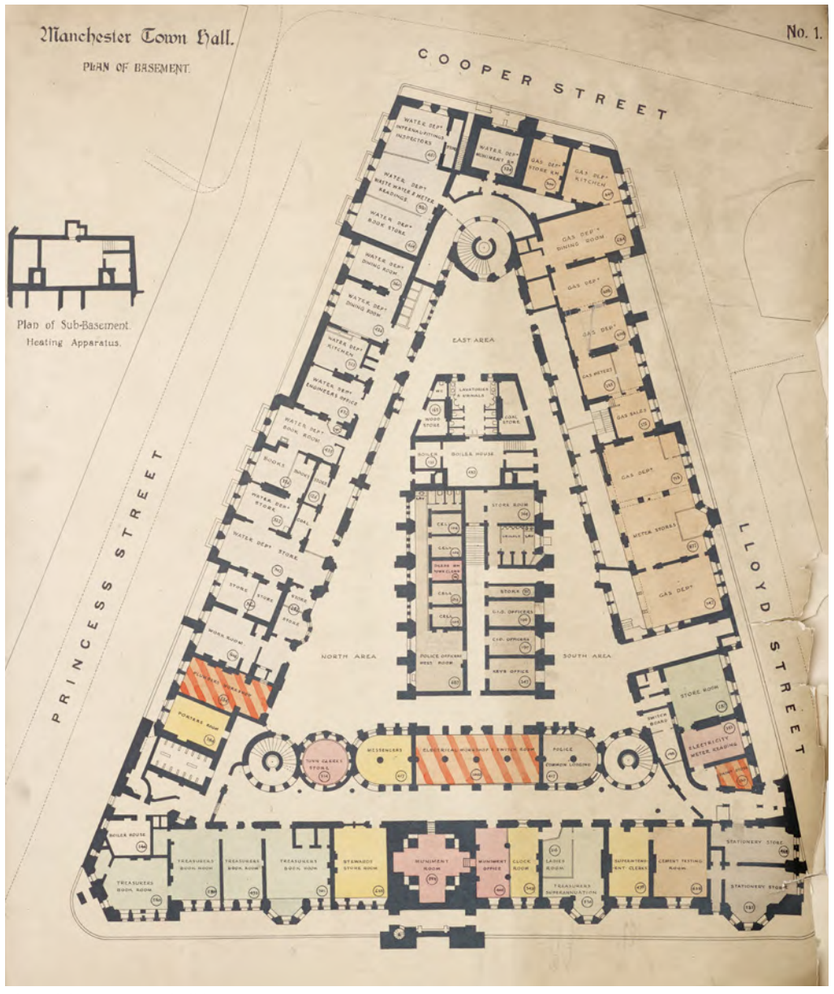
Plan of the Town Hall site and Albert Square prior to clearance (c1867)



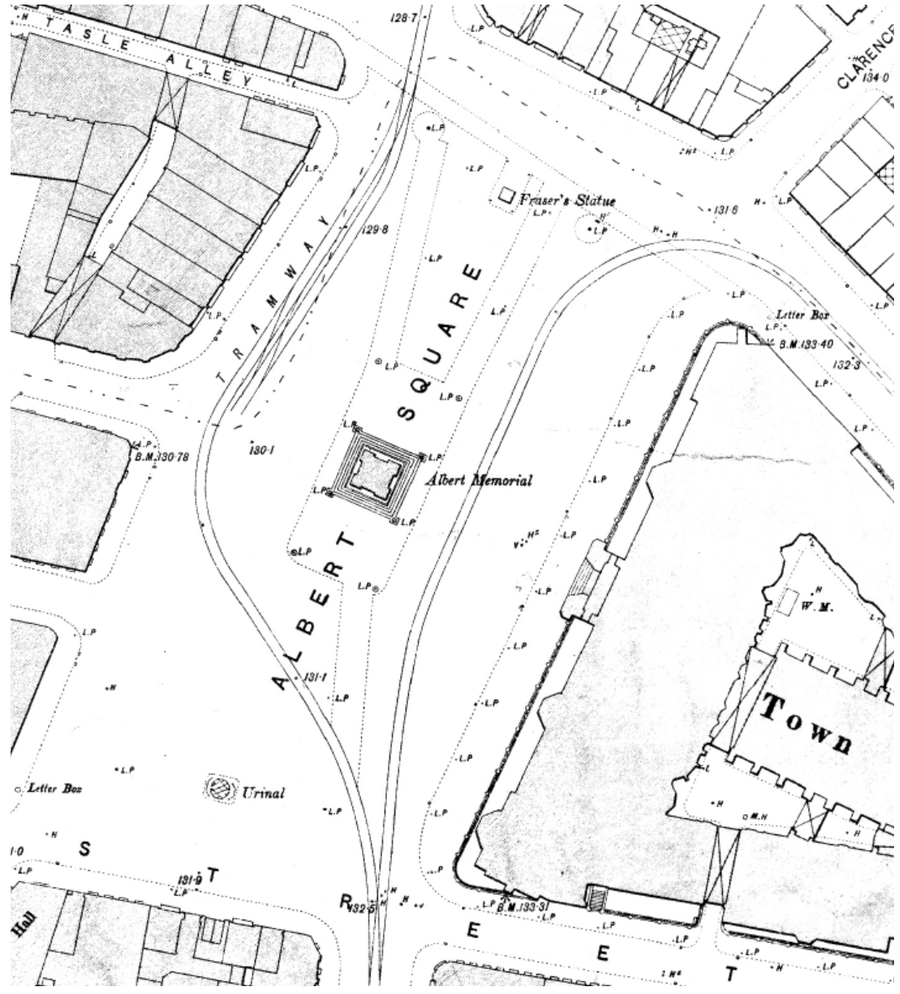
Plan of Albert Square and the proposed new town hall site (c1867)

The Council held a competition in 1868 to design a new and larger town hall, which was won by Alfred Waterhouse and completed 9 years later. The building was designed with a full basement lit from three basement areas.

The Albert memorial occupied an island in the centre of the square which was a busy thoroughfare. It was flanked by later statues of dignitaries. This arrangement remained until the later twentieth century when the square was pedestrianised. During the later 19th century buildings continued to occupy the east end of the Site on the east side of Cooper Street.



Plan of the new town hall basements



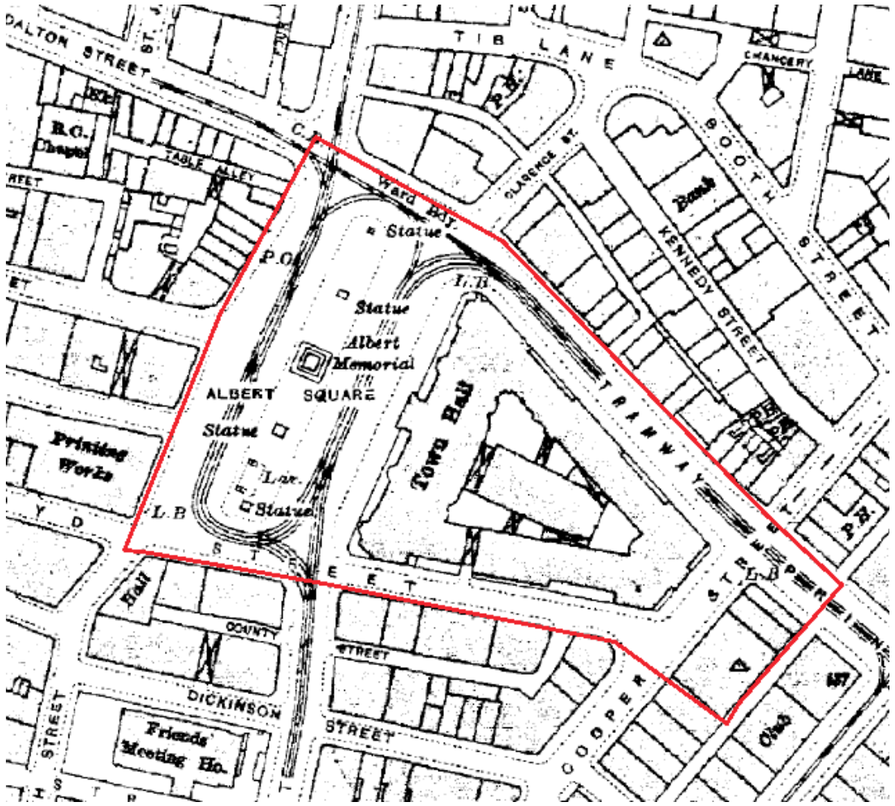
1891 Ordnance Survey Town Plan

TWENTIETH CENTURY TO PRESENT

St Peter's Church was closed in 1906 and demolished in 1907 leading to the creation of a small garden with a memorial cross at its focus. Following the First World War St Peter's Square also became the location by a memorial to the fallen, designed by Sir Edwin Lutyens.

During the early twentieth century, accommodation within the Town Hall was again an issue and plans were put forward for an extension. Vincent E Harris was commissioned to design the extension and the adjacent public library, which were to border the Site on the southern side. The latter as completed in 1934 and the extension in 1938.

To the east of the Town Hall several buildings of Victorian origin, including the Clarendon Club, were demolished in 1971. The area was landscaped and later named 'the peace garden'. The area was re-landscape in the early 21st century and the Cenotaph relocated to the eastern end of the Town Hall, now 'Peace Square'.



OS Map 1922-1933



OS Map 1948 1:1250

5 DISCUSSION

5.1 SUMMARY OF THE ARCHAEOLOGICAL POTENTIAL

This desk-based study assessed the heritage assets and archaeological remains on or near the Site. Although above ground heritage assets are not discussed in great detail here, they assist in the archaeological interpretation of the Site. The impact of the proposals on surrounding built heritage assets will be considered in a separate report.

There are no prehistoric sites within the Site or Study Area and the potential for prehistoric remain is considered to be very low.

There is no record in the GHER of Roman activity in the Study Area and the Site is outside of the known location of the Roman settlement. The potential or further Roman activity to be found within the Site is considered to be very low.

There are no records within the GMHER evidencing activity in the area during the Saxon and medieval period and it is likely that the Site was in agricultural use up to the late-18th century. The potential for the Site to reveal evidence of activity from this period is also believed to be very low.

The greatest potential for buried archaeological remains lies in late-18th and 19th century buildings which formerly occupied the Site and with finds associated with their construction and subsequent demolition. The development of the Site is well documented and any extant remains which may survive within Albert Square, will be of low significance at a local level.

5.2 PREVIOUS IMPACTS

Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.

The potential agricultural use of the Site prior to the expansion of Manchester may also have impacted on pre-existing in situ archaeological deposits within the Site boundary. These activities may have resulted in ground intrusive activities in the form of ditch cutting, post hole cutting for boundary fences, ploughing and levelling, for example.

During the late-18th and 19th centuries, the Site underwent a variety of impacts. The Site is thought to have undergone development from the late-18th century in which there may have been several episodes of construction and destruction of structures before the Site was finally cleared to make way for Albert Square and the Town Hall. It is not known the extent to which these earlier buildings had basements, but this is likely to be a major factor in the survival of archaeological deposits in the area of Albert Square.

Buildings are known to have occupied the Peace Square before they were cleared in the later 20th century. It is likely that these buildings had basements which may have disturbed or destroyed underlying archaeology.

Further major disturbance of the Site and potential impact on any pre-existing archaeology is likely to have come from the construction of the Town Hall which includes a full basement. Its construction is likely to have resulted in the complete removal of underlying archaeological deposits.

RECOMMENDATIONS 6

The desk-based assessment has established that the evidence contained within the GMHER and from other sources indicates that the probability of the survival of pre-18th century remains of archaeological interest is likely to be very low. The potential for archaeological remains, mainly in the form of 18th or 19th century building foundations/ cellars/ yards and outbuildings, have a high probability of being present in the location of Albert Square and Peace Square, which will have low significance at a local level. The construction of the Town Hall is likely to have removed pre-existing archaeological deposits.

Whilst the squares have undergone some considerable disturbance in the past, an archaeological watching brief during initial ground reduction works or trenching may be appropriate. The scope and specification of any monitoring required should be devised in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity of archaeological advisor to Manchester City Council. No further archaeological mitigation would be merited.

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ARCHIVES

Historic England Archives:

Greater Manchester Historic Environment Records

APPENDICES

A Listed Buildings within the 300m Study Area

B Events within the 300m Study Area

C Monuments, Sites and Find Spots within 300m Study Area

APPENDIX A: LISTED BUILDINGS WITHIN THE 300M STUDY AREA

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
1	MGM585	Listed Building	AD 18th Century to AD 20th Century	TOWN HOUSE, HOUSE, BANK (FINANCIAL)	District Bank/ National Westminster Bank (former)
2	MGM13329	Listed Building	AD 18th Century to Modern	CHEST TOMB, COMMEMORATIVE MONUMENT	Allen Monument south of Apse at east end of Church of St Ann
3	MGM13330	Listed Building	AD 18th Century to Modern	CHEST TOMB, COMMEMORATIVE MONUMENT	Boardman Mounument south of Apse at East End of Church of St Ann
4	MGM13331	Listed Building	AD 18th Century to Modern	CHEST TOMB, COMMEMORATIVE MONUMENT	Deacon Monument north of Apse at east End of Church of St Ann
5	MGM13338	Listed Building	AD 18th Century to Modern	TOWN HOUSE, SHOP	10, Tib Lane
6	MGM18653	Listed Building	AD 18th Century to Modern	COMMERCIAL, TOWN HOUSE	56, King Street
7	MGM9661	Listed Building	AD 18th Century to Modern	TOWN HOUSE, PUBLIC HOUSE	Vine Inn (46, Kennedy Street)
8	MGM9662	Listed Building	AD 18th Century to Modern	TOWN HOUSE, PUBLIC HOUSE	City Arms Public House (48, Kennedy Street)
9	MGM9670	Listed Building	AD 18th Century to Modern	EXCHANGE, SHOPPING ARCADE, SHOP, HOUSE	Old Exchange
10	MGM9723	Listed Building	AD 18th Century to Modern	FRIENDS MEETING HOUSE, FRIENDS MEETING HOUSE	Friends Meeting House
11	MGM9807	Listed Building	AD 18th Century to Modern	OFFICE, TOWN HOUSE, PUBLIC HOUSE	65–71, Princess Street
12	MGM9809	Listed Building	AD 18th Century to Modern	COMMERCIAL, OFFICE, TOWN HOUSE	87–91, Princess Street
13	MGM9829	Listed Building	AD 18th Century to Modern	RELIGIOUS RITUAL AND FUNERARY, CHURCH, TOWER	Church of St. Ann/ St Ann's Church
14	MGM1909	Listed Building	AD 19th Century	PUBLIC BUILDING	Former Reform Club
15	MGM5555	Listed Building	AD 19th Century	COMMERCIAL, BANK (FINANCIAL)	Barclays Bank (49, Spring Gardens)
16	MGM9504	Listed Building	AD 19th Century	PUBLIC BUILDING, OFFICE	Massey Chambers
17	MGM9505	Listed Building	AD 19th Century	PUBLIC BUILDING, BANK (FINANCIAL)	8 & 10, Booth Street (Former Manchester & Salford Trustee Savings Bank)
18	MGM9510	Listed Building	AD 19th Century	BANK (FINANCIAL), OFFICE	Lombard Chambers

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
19	MGM9622	Listed Building	AD 19th Century	PUBLIC BUILDING, OFFICE	66 & 68, Fountain Street
20	MGM12845	Listed Building	AD 19th Century to AD 20th Century	TEXTILE WAREHOUSE	52 and 54, Faulkner Street
21	MGM12846	Listed Building	AD 19th Century to AD 20th Century	TEXTILE WAREHOUSE	39 and 41, George Street
22	MGM12847	Listed Building	AD 19th Century to AD 20th Century	TEXTILE WAREHOUSE	35, 37 and 39A, George Street
23	MGM1913	Listed Building	AD 19th Century to AD 20th Century	PUBLIC BUILDING, MUSEUM, ATHENAEUM	Athenaeum
24	MGM12771	Listed Building	AD 19th Century to Modern	OFFICE, WAREHOUSE	Princes Chambers
25	MGM12788	Listed Building	AD 19th Century to Modern	TEXTILE WAREHOUSE, PUBLIC HOUSE	42 & 44, Kennedy Street (part of Vine Inn)
26	MGM12828	Listed Building	AD 19th Century to Modern	TEXTILE WAREHOUSE	56, Faulkner Street
27	MGM12841	Listed Building	AD 19th Century to Modern	TEXTILE WAREHOUSE	46, 48 & 50, Faulkner Street
28	MGM13220	Listed Building	AD 19th Century to Modern	SHOP	19, King Street
29	MGM13221	Listed Building	AD 19th Century to Modern	SHOP	28, King Street (Laura Ashley Shop)
30	MGM13251	Listed Building	AD 19th Century to Modern	WAREHOUSE, SHOP, OFFICE	16, Nicholas Street
31	MGM13282	Listed Building	AD 19th Century to Modern	OFFICE, WAREHOUSE	26 to 30, Princess Street
32	MGM13283	Listed Building	AD 19th Century to Modern	OFFICE, SHOWROOM, SHOP	31, Princess Street
33	MGM13284	Listed Building	AD 19th Century to Modern	WAREHOUSE, SHOP, OFFICE	34, Princess Street
34	MGM13289	Listed Building	AD 19th Century to Modern	WAREHOUSE, SHOP, OFFICE	83, Princess Street
35	MGM13326	Listed Building	AD 19th Century to Modern	WAREHOUSE, OFFICE	60 & 62, Spring Gardens (Minster Insurance)
36	MGM13339	Listed Building	AD 19th Century to Modern	WAREHOUSE?	12, Tib Lane
37	MGM142	Listed Building	AD 19th Century to Modern	FOUNTAIN	The Queen Victoria Jubilee Fountain
38	MGM16896	Listed Building	AD 19th Century to Modern	OFFICE, COMMERCIAL OFFICE	43 & 45, Spring Gardens

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
39	MGM16910	Listed Building	AD 19th Century to Modern	COMMERCIAL OFFICE	47, Spring Gardens
40	MGM1911	Listed Building	AD 19th Century to Modern	BANK (FINANCIAL)	38 & 42 Mosley Street (Royal Bank of Scotland)
41	MGM1912	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, MUSEUM	City Art Gallery
42	MGM1914	Listed Building	AD 19th Century to Modern	OFFICE	46, Fountain Street (Former Estate Exchange)
43	MGM1917	Listed Building	AD 19th Century to Modern	LIBRARY, BANK (FINANCIAL), PUBLIC HOUSE	Portico Library (57, Mosley Street)
44	MGM225	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, CONCERT HALL, ASSEMBLY HALL, PLAQUE, ASSEMBLY HALL, ASSEMBLY HALL, HOTEL	Free Trade Hall
45	MGM581	Listed Building	AD 19th Century to Modern	BANK (FINANCIAL), OFFICE	82, King Street (former Bank of England)
46	MGM582	Listed Building	AD 19th Century to Modern	COMMEMORATIVE MONUMENT, STATUE	Albert Memorial
47	MGM583	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, TOWN HALL, OFFICE	Town Hall, Manchester
48	MGM586	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, LIBRARY, BUILDING	Manchester Law Library (former)
49	MGM9470	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, OFFICE	Albert Chambers
50	MGM9471	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, OFFICE	Carlton House
51	MGM9472	Listed Building	AD 19th Century to Modern	OFFICE	St Andrews Chambers
52	MGM9473	Listed Building	AD 19th Century to Modern	STATUE, COMMEMORATIVE MONUMENT	Fraser’s Statue
53	MGM9474	Listed Building	AD 19th Century to Modern	STATUE, COMMEMORATIVE MONUMENT	Bright’s Statue
54	MGM9475	Listed Building	AD 19th Century to Modern	STATUE, COMMEMORATIVE MONUMENT	Heywood’s Statue
55	MGM9476	Listed Building	AD 19th Century to Modern	COMMEMORATIVE MONUMENT, STATUE	Gladstone’s Statue
56	MGM9503	Listed Building	AD 19th Century to Modern	WAREHOUSE, OFFICE	Greg’s Buildings (1, Booth Street)
57	MGM9511	Listed Building	AD 19th Century to Modern	WAREHOUSE, OFFICE	Chancery Chambers (55, Brown Street)
58	MGM9523	Listed Building	AD 19th Century to Modern	WAREHOUSE, OFFICE, POST OFFICE	1–5, Central Street

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
59	MGM9525	Listed Building	AD 19th Century to Modern	WAREHOUSE, OFFICE	Warehouse (former)
60	MGM9565	Listed Building	AD 19th Century to Modern	FREEMASONS HALL, PUBLIC HOUSE	Waldorf House (Former Oscar's Public House)
61	MGM9601	Listed Building	AD 19th Century to Modern	OFFICE, SHOP	105–113, Deansgate
62	MGM9602	Listed Building	AD 19th Century to Modern	PUBLIC BUILDING, OFFICE	Elliot House
63	MGM9623	Listed Building	AD 19th Century to Modern	WAREHOUSE	Warehouse (former) (63, George Street)
64	MGM9624	Listed Building	AD 19th Century to Modern	TEXTILE WAREHOUSE, OFFICE	Former Warehouse (George Street)
65	MGM9660	Listed Building	AD 19th Century to Modern	COMMERCIAL, OFFICE	36, Kennedy Street
66	MGM9664	Listed Building	AD 19th Century to Modern	WAREHOUSE?, SHOP	30, King Street
67	MGM9665	Listed Building	AD 19th Century to Modern	SHOP	48, King Street
68	MGM9666	Listed Building	AD 19th Century to Modern	SHOP, OFFICE	62, King Street
69	MGM9667	Listed Building	AD 19th Century to Modern	OFFICE	Prudential Insurance (Prudential Assurance office)
70	MGM9671	Listed Building	AD 19th Century to Modern	SHOP	33, King Street
71	MGM9688	Listed Building	AD 19th Century to Modern	OFFICE	Lloyd's House
72	MGM9725	Listed Building	AD 19th Century to Modern	OFFICE	Lawrence Buildings (2 & 4, Mount Street)
73	MGM9726	Listed Building	AD 19th Century to Modern	CHURCH, ROMAN CATHOLIC CHURCH	Roman Catholic Church of St. Mary (The Hidden Gem)
74	MGM9767	Listed Building	AD 19th Century to Modern	COMMERCIAL, WAREHOUSE, OFFICE	Harvester House
75	MGM9768	Listed Building	AD 19th Century to Modern	COMMERCIAL, SHOP, OFFICE	Lancashire House
76	MGM9770	Listed Building	AD 19th Century to Modern	NIGHTCLUB, THEATRE	Theatre Royal (former)
77	MGM9772	Listed Building	AD 19th Century to Modern	COMMERCIAL, HOTEL	Midland Hotel
78	MGM9799	Listed Building	AD 19th Century to Modern	COMMERCIAL, OFFICE, WAREHOUSE	14 & 16, Princess Street

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
79	MGM9802	Listed Building	AD 19th Century to Modern	COMMERCIAL, OFFICE, TEXTILE WAREHOUSE	Princess Buildings
80	MGM9805	Listed Building	AD 19th Century to Modern	SHOP, OFFICE	1–7, Princess Street
81	MGM9808	Listed Building	AD 19th Century to Modern	COMMERCIAL, SHOP, OFFICE	73 & 75, Princess Street
82	MGM9830	Listed Building	AD 19th Century to Modern	POLITICAL CLUB, SHOP, OFFICE	National House
83	MGM9857	Listed Building	AD 19th Century to Modern	OFFICE, SHOP	41, South King Street (formerly St James Antiques Shop)
84	MGM9862	Listed Building	AD 19th Century to Modern	PUBLIC HOUSE, MEETING HALL	Memorial Hall
85	MGM9865	Listed Building	AD 19th Century to Modern	OFFICE, BANK (FINANCIAL)	Former NatWest Bank
86	MGM9469	Listed Building	AD 20th Century	PUBLIC BUILDING, OFFICE, BANK (FINANCIAL)	Abbey National
87	MGM9769	Listed Building	AD 20th Century	RELIGIOUS RITUAL AND FUNERARY, MISSION HALL	Albert Memorial Hall
88	MGM12772	Listed Building	AD 20th Century to Modern	OFFICE	10, Kennedy Street
89	MGM13219	Listed Building	AD 20th Century to Modern	SHOP	15 and 17, King Street
90	MGM13222	Listed Building	AD 20th Century to Modern	OFFICE	74, King Street (formerly Northern Rock Building Society)
91	MGM16911	Listed Building	AD 20th Century to Modern	COMMERCIAL OFFICE, BANK (FINANCIAL)	Atlas Chambers
92	MGM1910	Listed Building	AD 20th Century to Modern	PUBLIC BUILDING, BANK (FINANCIAL)	100, King Street (Midland Bank)
93	MGM584	Listed Building	AD 20th Century to Modern	PUBLIC BUILDING, TOWN HALL	Town Hall Extension
94	MGM9578	Listed Building	AD 20th Century to Modern	OFFICE, SHOP	Eagle House
95	MGM9579	Listed Building	AD 20th Century to Modern	OFFICE	Anglia House
96	MGM9668	Listed Building	AD 20th Century to Modern	OFFICE, BANK (FINANCIAL)	84 & 86, King Street (former National and Provincial Building Society)
97	MGM9669	Listed Building	AD 20th Century to Modern	OFFICE	Ship Canal House
98	MGM9673	Listed Building	AD 20th Century to Modern	BANK (FINANCIAL)	Lloyd's Bank (53, King Street)

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
99	MGM9771	Listed Building	AD 20th Century to Modern	OFFICE, CHRISTIAN ASSOCIATION HOSTEL, SHOP	St George's House (former Young Men's Christian Association)
100	MGM9798	Listed Building	AD 20th Century to Modern	SCULPTURE	Sculptural Group "Adrift"
101	MGM9806	Listed Building	AD 20th Century to Modern	SHOP, OFFICE	Northern Assurance Building
102	MGM9814	Listed Building	AD 20th Century to Modern	STATUE, COMMEMORATIVE MONUMENT	Abraham Lincoln Statue (formerly in Platt Fields Park)
103	MGM9843	Listed Building	AD 20th Century to Modern	PUBLIC BUILDING, LIBRARY	Central Public Library
104	MGM9844	Listed Building	AD 20th Century to Modern	TELEPHONE BOX	Pair of K6 Telephone Kiosks near Central Public Library
105	MGM9850	Listed Building	AD 20th Century to Modern	CENOTAPH, WAR MEMORIAL, COMMEMORATIVE MONUMENT	Manchester War Memorial
106	MGM9851	Listed Building	AD 20th Century to Modern	COMMEMORATIVE MONUMENT, CROSS	Memorial Cross, St. Peter's Square
107	MGM9932	Listed Building	AD 20th Century to Modern	OFFICE, BANK (FINANCIAL)	Former National Westminster Bank
108	MGM13328	Listed Building	Modern	SHOP, OFFICE, CAFE	Winters Buildings
109	MGM9577	Listed Building	Modern	PUBLIC HOUSE, INN	Chop House Public House
110	MGM16892	Listed Building	AD 20th Century to Modern	OFFICE, SQUARE	Pall Mall Court & Raised Piazza & Podium to Side

APPENDIX B: EVENTS WITHIN THE 300M STUDY AREA

EVENT UID	EVENT NAME	ORGANISATION	DATEFROM	DATETO	EVENT TYPE
EGM3228	Great Northern Railway Company 's Goods Warehouse, Deansgate, Manchester (1998)	UMAU	19980901	19981001	Event
EGM3360	36 Princess Street, Manchester	English Heritage	20000127		Building Recording
EGM3374	Great Northern Warehouse Slot Site, Watson Street, Manchester	UMAU	20010101		Event
EGM3687	Odeon Cinema/Dickinson House, Manchester	UMAU	20061001	20061030	Desk Based Assessment
EGM3954	Belvedere House, Booth Street, Manchester	UMAU	20051101	20051101	Desk Based Assessment
EGM4164	London Scottish House: An Archaeological Desk-Based Assessment	UMAU	20080501	20080831	Desk Based Assessment
EGM4200	Lincoln House and 123 Deansgate, Manchester	Oxford Archaeology North	20150901	20150930	Desk Based Assessment
EGM4261	Peterloo House: Desk-based assessment	UMAU	20080301	20080331	Desk Based Assessment
EGM4298	Manchester Cenotaph Relocation, St Peter's Square & Peace Gardens	CFA Archaeology Ltd	20140101	20140331	Watching Brief
EGM3362	53 Back George Street	English Heritage	19990701		Building Recording

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
1	MGM4469	Monument	AD 17th Century to AD 19th Century	GREAT HOUSE, Hall, MOAT	Radcliffe Hall (Pool Fold) (site of)
2	MGM11081	Building	AD 17th Century to Modern	NONCONFORMIST CHAPEL, CHAPEL, UNITARIAN CHAPEL	Cross Street Chapel
3	MGM11059	Monument	AD 18th Century to AD 19th Century	MILL, WINDMILL, MILLSTONE, WINDMILL	Windmill (site of) on Windmill Street
4	MGM11086	Monument	AD 18th Century to AD 19th Century	COMMERCIAL, BUILDING, SHOPPING ARCADE?	St Ann's Passage/ Old Exchange Arcade (site of)
5	MGM12873	Monument	AD 18th Century to AD 20th Century	OFFICE	3, Cooper Street (site of)
6	MGM17990	Monument	AD 18th Century to AD 20th Century	TERRACED HOUSE, WAREHOUSE, OFFICE, AIR RAID SHELTER	Belvedere House (former buildings at)
7	MGM11089	Monument	AD 19th Century	BATTLEFIELD	Site of Peter's Field (Peterloo Massacre)
8	MGM13680	Monument	AD 19th Century	GLASS WORKS	Bale Street Glass Works (site of)
9	MGM17078	Monument	AD 19th Century	HOUSE, TERRACE	Buildings on St James Street (site of)
10	MGM17081	Monument	AD 19th Century	HOUSE, SHOP	Buildings on Dickinson Street (site of)
11	MGM17086	Monument	AD 19th Century	HOUSE, SHOP	Buildings on Dickinson Street (site of)
12	MGM17090	Monument	AD 19th Century	HOUSE, SHOP	Building on George Street (site of)
13	MGM18822	Monument	AD 19th Century	MUSEUM	Museum of Natural History (site of)
14	MGM11070	Monument	AD 19th Century to AD 20th Century	OFFICE	Royal Insurance Building (site of)
15	MGM13630	Monument	AD 19th Century to AD 20th Century	WAREHOUSE, COMMERCIAL	Former Warehouse (probable)
16	MGM17092	Monument	AD 19th Century to AD 20th Century	HOUSE, SHOP, PUBLIC HOUSE	Buildings on Oxford Street (site of)
17	MGM17093	Monument	AD 19th Century to AD 20th Century	HOUSE, SHOP	Buildings on St James Street (site of)
18	MGM17094	Monument	AD 19th Century to AD 20th Century	HOUSE, SHOP, PUBLIC HOUSE	Buildings on George Street (site of)
19	MGM17095	Monument	AD 19th Century to AD 20th Century	INDUSTRIAL BUILDING, WALLPAPER FACTORY	Building on George Street (site of)
20	MGM17096	Monument	AD 19th Century to AD 20th Century	WAREHOUSE, WAREHOUSE	Buildings on George Street (site of)
21	MGM17097	Monument	AD 19th Century to AD 20th Century	WAREHOUSE, WAREHOUSE	Buildings on St James Street (site of)
22	MGM18821	Monument	AD 19th Century to Modern	THEATRE?, OFFICE, WAREHOUSE, OFFICE	Office/warehouse (site of)

PURCELL UNIQUE IDENTIFIER	MONUMENT UID	MONUMENT RECORD	PERIOD	MONUMENT TYPE	NAME
23	MGM9658	Building	AD 19th Century to Modern	SHOP, OFFICE	Princes Chambers
24	MGM9659	Monument	AD 19th Century to Modern	COMMERCIAL, OFFICE	32 & 34, Kennedy Street (site of)
25	MGM18644	Monument	AD 20th Century to Modern	TELEPHONE EXCHANGE, CIVIL DEFENCE BUILDING, TUNNEL	Guardian Underground Telephone Exchange
26	MGM9672	Building	AD 20th Century to Modern	SHOP, OFFICE	39–43, King Street
27	MGM11104	Monument	AD 20th Century to Modern	CINEMA	Odeon Cinema (site of)
28	MGM11117	Monument	AD 19th Century to AD 20th Century	THEATRE, CINEMA	Gaiety Theatre (site of)
29	MGM18645	Building	AD 20th Century to Modern	CIVIL DEFENCE BUILDING, BUILDING	Guardian Underground Telephone Exchange – access building
30	MGM19213	Monument	Post Medieval to AD 19th Century	FARMHOUSE	Farmhouse (site of) nr St Peter's Square, Manchester
31	MGM19214	Monument	AD 19th Century to AD 20th Century	WAREHOUSE	Warehouse (site of), Dickinson Street
32	MGM19215	Monument	AD 19th Century	BUILDING	Commercial properties (site of), George Street
33	MGM19226	Building	AD 20th Century to Modern	SYNAGOGUE	Manchester Reform Synagogue, Jackson's Row

PURCELL