

University of Salford MANCHESTER

# Archaeological Evaluation

New Cross Phase 2,
Goulden Street,
Manchester

**Client:**
Balfour Beatty
Investments Ltd

**Planning Ref:**
112015/FO/2016/N1

**Technical Report:**
Graham Mottershead

**Report No:**
SA/2018/26

The Centre for Applied Archaeology

Registered Organisation CIfA

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| **Site Location:** | The site is bounded by Oldham Road, Bendix Street, Goulden Street and Chadderton Street in the New Cross area of Manchester |
| **NGR:** | Centred at NGR 384741 398843 |
| **Project:** | New Cross Phase 2, Goulden Street, Manchester |
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# *Summary*

In April 2018, Salford Archaeology was commissioned by Balfour Beatty Investments Ltd to undertake an archaeological evaluation to support the second phase of a mixed-use development on Goulden Street in the New Cross area of Manchester (centred on NGR 384741 398843). The archaeological investigation was required to satisfy a condition attached to planning consent (Planning Ref: 112015/FO/2016/N1), and aimed to establish whether any buried remains of archaeological interest survived across the development area.

The potential for archaeological remains to exist across the entire site was highlighted in the desk-based assessment that was prepared to support the development proposals. This concluded that the site had some potential to contain buried remains of early 19th-century workers' housing, including back-to-back and blind-back housing, which could be of archaeological interest, depending upon the extent of survival and condition. The survival of buried remains was confirmed during an initial scheme of archaeological investigation that was undertaken in February 2017 during the first phase of the development.

The second phase of archaeological evaluation comprised the mechanical stripping of an area within the footprint of the former garage followed by rapid hand cleaning, photography and planning with GPS. The results obtained from the strip demonstrated clearly that the site had been subject to considerable disturbance in the second half of the 20th century. This was due to the construction of the garage and, in particular, the insertion of up to 15 buried fuel tanks. Within the excavated area the fragmentary remains of several back-to-back houses, outbuildings and a yard wall and surface, were revealed, dating from the early 19th and mid-19th centuries.

The results obtained from the evaluation indicate that most, if not all, of the foundations of the workers' housing that once occupied the site had been heavily truncated during 20th-century clearance. Whilst the footprint of the houses and some associated outbuildings were identified during the evaluation, it is nevertheless concluded that there is little merit in undertaking any further archaeological investigation in advance of development.

# 1. Introduction

## 1.1 Background

Balfour Beatty Investments Ltd has obtained planning permission (Ref: 112015/FO/2016/N1) to redevelop a 0.47 hectare plot of land on either side of Goulden Street in the New Cross area of Manchester city centre (centred on NGR 384741 398843; Plate 1). The development proposals allow for a mixed-use scheme that consists of 274 apartments, two commercial units, a single-storey pavilion and associated public realm, the delivery of which will necessitate earth-moving works that have potential to impact on buried archaeological remains.

The archaeological interest in the development site was highlighted in an archaeological assessment that was produced to support the planning application (Salford Archaeology 2016). This demonstrated that the site had some potential to contain buried remains of early 19th-century workers' housing, including back-to-back and blind-back housing, which could be of archaeological interest, depending upon the extent of survival and condition. Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as Archaeological Advisors to Manchester City Council, it was concluded that it would be appropriate to undertake some intrusive archaeological investigation which, in the first instance, aimed to establish the presence, extent and significance of any buried remains. It was anticipated that the results obtained from the trenches would enable informed recommendations to be made for the future treatment of any surviving remains, in line with the National Planning Policy Framework, Paragraph 128.

In February 2017, Salford Archaeology, within the Centre for Applied Archaeology at the University of Salford, was commissioned by Balfour Beatty Investments Ltd to carry out the recommended scheme of archaeological evaluation. The first phase of evaluation investigation a plot bounded by Oldham Road, Marshall Street, Chadderton Street and Goulden Street, and enabled the remains of several early 19th-century workers' houses to be recorded (Salford Archaeology 2017). The Phase 2 works investigated a plot to the north-east, bounded by Oldham Road, Goulden Street, Chadderton Street and Bendix Street, and was undertaken in April 2018.

## 1.2 Aims and Objectives

The aims of the evaluation, as stated in the approved Written Scheme of Investigation, were to determine the location, extent, date, character, condition, significance and quality of any archaeological remains within the development site to provide sufficient information on the archaeological potential of the site to enable the archaeological implications of the proposed development to be assessed. The specific objectives of the evaluation were to establish the presence or absence of the early 19th-century housing and associated structures and features.

## *1.3 Location and Geology*

The study area (centred on NGR 384741 398843) lies within the boundary of a former motor-vehicle garage on the north-west side of Oldham Road, and is bounded by Goulden Street to the south-west, Chadderton Street to the north-west and Bendix Street to the north-east. This lies at the north-western edge of Manchester city centre, within the New Cross area of Ancoats (Figure 1).

The study area lies at a height of 50m above Ordnance Datum (aOD). The area is relatively flat and even and at the time of evaluation comprised a levelled construction site following demolition of the former garage (Plate 1).




*Plate 1: Recent satellite imagery with the study area highlighted in red*

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 geology incorporates Pleistocene boulder clays of glacial origin, and sands, gravels and clays of fluviatile/lacustrine origin (www.bgs.ac.uk).

# 2. Historical Background

## 2.1 Introduction

A desk-based assessment was carried out during 2016 by Salford Archaeology The following section is drawn from this earlier study, and is intended to provide a contextual background to the results obtained from the evaluation trenching. Only the medieval, post-medieval and industrial periods are dealt with here.

## 2.2 Medieval and Post-Medieval Periods

The study area 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, but 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 study area, however, lay beyond the urban fringe, and is most likely to have been fields throughout this period.

## 2.2 The Industrial Development of the Site

The onset of the rapid industrialisation centred on Manchester from the late 18th century resulted in a massive expansion of the town's population. The development of the study area at the end of the 18th century is captured on detailed plans produced by Laurent in 1793 and Green in 1787-94. These maps depict some residential development in New Cross, including along what became Thompson Street, with new streets been laid out awaiting development to the north-east. The study area is shown to have been owned by Brazennose College, with what appears to be gardens along the Newton Street (Oldham Road) frontage. The same layout is shown on a small-scale map produced by Cole and Roper in 1801.

The land owned by the Brazennose College was subject to piecemeal development during the years following the publication of Cole and Roper's map and, by 1809, the study area contained an L-shaped range of buildings, with a couple of buildings along the Great Newton Street (Oldham Road) frontage.

Swire's map of 1824 shows a grid-iron of streets to have been laid across the site and the surrounding land. These included Goulden Street, Marshall Street, Chadderton Street and Bennett Street. Great Newton Street had been re-named Oldham Road by that date. However, whilst providing a good indication of the extent of development in the area by the mid-1820s, Swire's map does not provide any detail of individual buildings. It is not until the map produced by Bancks & Co in 1831 that the detailed structural development of the area can be seen. This map clearly shows rows of workers' housing to have been erected across the site. These comprised a row of housing fronting Marshall Street, which appear to have been moderately large dwellings, each serviced with individual back yards, some also with private outbuildings. A passageway to the rear provided access to Chadderton Street, and also to the rear yards and courts along Goulden Street. Three small, square properties of unknown purpose are also shown fronting Chadderton Street, to the immediate south-west of the passageway.

Much greater detail of individual buildings is provided by the Ordnance Survey 1:1056 map, which was published in 1850, and Adshead's survey of 1851. These show the properties fronting onto Goulden Street in the centre of the site as a block of eight back-to-back cottages, none of which appear to have contained cellars; these properties continue to be represented as back-to-back cottages through the cartographic record until they are demolished in the early 20th century. The properties fronting Oldham Road at this time were of mixed commercial use, with those occupying the land to the south of Goulden Street being clustered around a central internal yard, and including a smithy.

Changes can be noted to some of the housing in the study area by the late 19th century, as shown on the Ordnance Survey 25": 1 mile map of 1892. This map shows back-to-back housing on the south-western corner of Chadderton Street and Goulden Street, which are also captured in a derelict condition on a photograph dating to 1906. Some properties on the south-western side of Goulden Street appear to have been remodelled, creating further back-to-back properties. The commercial properties fronting Oldham Road continued to develop through to the end of the 19th century, with the further development of large commercial buildings. Further structural changes to the properties on the site were implemented during the early 20th century. Many of the back-to-back houses were demolished during this period, or converted into double-depth terraces. This change can be seen between the editions of Ordnance Survey mapping published in 1908 and 1922. By the publication of the 1922 map, there are no back-to-back houses left within the study area. Large areas of housing and commercial properties have been completely demolished by this date.

By the late 1940s, only the houses fronting Marshall Street remained extant. The study area has gone from a mixture of housing and commercial activity to an area of business. By the publication of the 1956 edition of Ordnance Survey mapping, the study area had been cleared of all remaining housing. A garage is shown on the corner of Marshall Street and Oldham Road constructed over the site of the Locomotive public house.

# 3. Methodology

## 3.1 Excavation Methodology

Following the demolition of the former garage and surface clearance of the study area the area of potential archaeological interest was stripped mechanically under close archaeological supervision to the upper levels of archaeology or natural ground. The findings of this strip were assessed and it was decided, due to its fragmentary nature, that the remains merited a rapid cleaning, photography and survey. All excavation and cleaning of the structural remains was carried out by hand.

## 3.2 Recording Methodology

All structural remains were located and planned using GPS technology provided by Salford Archaeology. The plans were geo-referenced based on the National Grid, and all levels were taken above Ordnance Datum.

Photography of all relevant phases and features were undertaken in digital format using a digital SLR camera. General working photographs were taken during the archaeological works, to provide illustrative material covering the wider aspects of the archaeological work undertaken.

All archaeological works carried out by Salford Archaeology are carried out to the standards set out in the Code of Conduct of the Chartered Institute for Archaeologists.

# 4. Excavation Results

A single open area, measuring 24.6 x 20.1m, was subject to archaeological investigation, as shown in Figure 2. This was located within the footprint of the former garage on the north-east side of Goulden Street. The area was covered with homogenous mixed demolition rubble. The natural ground comprised dark to mid-grey and mid-brown boulder clay. Unless otherwise stated, all bricks were hand-made and bonded with a white lime mortar. Figure 3 shows the extent of the remains uncovered within the excavation area.

Running along the entire north-eastern edge of the trench was a large modern cut which had removed all earlier features. This cut was 2.4m in width and contained compacted clay. It is likely to be the fill of a large modern cut associated with a series of 15 fuel tanks that were exposed subsequently during the construction works.

In the centre of the area was a two stretcher course wide wall (**001**), which was aligned north-east/south-west for 2.4m. At its north-eastern end it abutted another brick wall (**002**), running at right angles, north-west/south-east (Plate 2). This wall was 6.5m in length and had small truncated breaks in it. Wall **002** was the north-eastern external wall of a row of back-to-back houses, which appear on both the 1851 and 1893 mapping, with wall **001** as the internal partition between two of the houses.

Two further walls (**005** and **006**) ran parallel to wall **002**, 4.4m to the north-east. These were likely part of the same truncated wall, and in total these were 6.4m in length. This wall was the north-eastern wall of a narrow yard named 'Goulden's Court' on the 1850 mapping and 'Goulden Court' on the map of 1892. Between walls **002** and **005**/**006**, 1.04m to the south of wall **005**, was a short stub of brick wall (**003**) running north-west/south-east for 1.17m. This was one stretcher course in width and very truncated. This appeared to represent the south-western external wall of small outbuilding associated with Goulden's Court on the 1892 mapping. Associated with this was a small patch of highly truncated cobbling (**004**), which may be a part of the original cobbled yard surface (Plate 3).




*Plate 2: Walls **001** and **002**, looking south-east*



*Plate 3: Wall **005/006**, wall **003** and cobbles **004** visible in the foreground, looking north*

A series of brick walls (**008**, **014** and **016**; Plate 4) ran in a north-west/south-west alignment, parallel to wall **005**/**006**, and situated 1.14m to the north-east. The gap between these walls represented the former alleyway of Goulden's Court, although no remains of the alleyway surface had survived. The walls formed the south-western side of a row of back-to-back houses appearing on both the 1850 and 1892 editions of Ordnance Survey mapping (Figures 4 and 5). The mapping shows three blocks of four back-to-backs each, in a square, at the rear of a row of double-depth houses fronting Bendix Street. Between each of the squares of back-to-backs was a gap the size of one of the double-depth houses to the north-east.

Only 1.35m length of wall **016** had survived, with a return running north-east from it for 1.17m. To the north-west was a wall (**017**) that was aligned north-east/south-west with another stub of walling (**018**) extending to the south-east (Plate 5). These were all two stretcher or one header course in width, and formed four sides of a small outbuilding, probably a toilet that appears on the 1892 mapping within a small house-sized gap between two houses. Two flagstones from the original floor surface had survived against wall **017**. Wall **018** appeared to be a rebuild, using the same hand-made brick. The use of lime-based mortar would suggest that these were built only shortly after the 1850 edition of the Ordnance Survey mapping, prior to the widespread adoption of darker, ash-based mortar.




*Plate 4: Walls **008**, **014** and **016** (right of centre) forming the front of the row of houses, with outbuilding **016/017/018** visible in foreground, looking south-east*



*Plate 5: Outbuilding formed by walls **016**, **017** and **018**, looking east*

Wall **014** ran north-west/south-east, and was one stretcher course in width. It had a two-course wide wall (**015**) running north-east from close to its north-west end, forming the internal partition between two houses. At its south-eastern end, wall **012** also ran north-east forming the dividing wall with the adjacent property to the south-east. Between these two walls were the remains of a 0.95m-wide fireplace (**013**; Plate 6). The placing of the fireplace is unusual, being against the south-western, external, wall rather than an internal wall that would have enabled the chimney to be shared between the houses.

A wall (**011**) extended south-eastwards from wall **012** for a distance of 1.8m. Running parallel to this, 0.67m to the south-west, was a second wall (**010**) with a short stub of brick wall linking the two together. Wall **010** then had a return (**009**) that continued south-west for 1.18m (Plate 7). These were part of two outbuildings that are captured on the 1892 mapping, after the demolition of the earlier back-to-back housing. As all the walls were constructed from the same type of hand-made bricks, it may be that the outbuildings had re-used the bricks from the earlier buildings. As before, these were also bonded with lime mortar, suggesting a date closer to the 1850 map edition rather than to the 1892 map on which they are first depicted.



*Plate 6: Walls **012**, **014** and **015** forming the walls of a back-to-back house, with fireplace **013** visible right of centre, looking south-east*



*Plate 7: Outbuilding formed by walls **009**, **010** and **011**, looking north*

Wall **008** ran north-east/south-west, 1.6m to the south-east of wall **009**. It extended for 2m and at its south-western end, before returning to the south-east for 3.66m. These walls formed the north-western and south-western external walls of another back-to-back house visible on the 1850 mapping. This also had the remains of a brick fireplace **007** on the south-west side (Plate 8), which was again placed against an external wall. This house had not been demolished with the other earlier houses, and was still visible on the mapping of 1892.



*Plate 8: Walls **008** forming the front and side of a back-to-back house, fireplace 007 visible left of centre, looking north-west*