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Archaeological Desktop Survey

"Findings and Proposed Works" & "Survey Photos and Notes" accompany this report

In support of Listed Building Consent for:

37 Liverpool Road
Manchester
M3 4NQ

Ref: PP-06854995

Type of Application	Listed Building Consent Application
Location of Proposed Development	37 Liverpool Road Manchester M3 4NQ
Description of Proposed Development	Conversion of the existing cafe into one residential house
Date of Preparation	15.02.18
Applicant	Dr Jimmy Charro 1 Haddon Court Llanyre, Powys LD1 6DY
Agent	Butterfield Architecture Ltd 102 Roseneath Road Urmston Manchester M41 5AZ

Prepared by Butterfield Architecture

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1. INTRODUCTION

1.1 The following report supports the planning application for the proposed works at 37 Liverpool Road. The site is located in an area of archaeological significance – notably, part of the remains of the Roman fort of Manchester in the recently excavated Roman Gardens close to the rear of No 37.

1.2 In accordance with NPPF Section 12 Paragraph 141, we will

> *"record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. "*

1.3 Following on from planning we will be in discussions with Greater Manchester Archaeology Advisory Service. An appropriate level of archaeological recording will have to be undertaken as the proposed works begin to survey any archaeological heritage assets of regional significance that may be discovered – and if so, that these are not destroyed (and documented). Even the remains of outhouses of the existing buildings will have some local significance. Since there are ground-works involved in the proposal, a watching brief is expected to be required by GMAAS and potentially an archaeological evaluation by trial trenching. The precise form of this recording will be determined in consultation with GMAAS following planning.

2 AIMS AND OBJECTIVES

2.1 The outcome of this report is determine the potential archaeological merit of the site and what if any impact the proposal will have on any recorded archaeological/historical findings in the local vicinity.

3 APPROACH & METHODOLOGY

3.1 We have visited the site on a number of occasions. Our initial visit was to survey the property as it had been left in February 2018, having been used as a cafe for a number of years previously. The majority of the existing fabric internally had been covered up at ground and first floor, however the basement and second floor seem to be in an almost untouched state. We spent a lot of time subsequently opening up sections to establish where and in what condition the original building fabric was in. We have had 1 site visit with local authorities during the pre-planning period since February 2018. This was with Lucy Harrison (planner MCC) and John Whyard (conservation officer). In undertaking the strip out of the non-historic/non-original panelling of the property (agreed on with Lucy and John) we set out to uncover as much of the original fabric (to include a part of every built element in each room throughout the property) and without damaging any original fabric. The strip out has given us a greater understanding of the buildings and has uncovered as many original features as is possible before actual construction works begin on site.

4 THE SITE & ITS' HERITAGE

4.1 No prehistoric remains have been found on the site.

4.2 37 Liverpool Road is sited within the Castlefield conservation area. The Roman fort that was built and whose remains can now be seen in the Castlefield Roman gardens close to the building, is the first definite record of human settlement in Manchester. Historically this site is of great significance. When the fort was built in 79AD a village grew up around it – 'Aldport' or 'Old Town'.

4.3 Following the Roman period however, the Anglo-Saxons settled here, and the town of Manchester began to grow outwards from a section of the River Irwell 1km to the north of the site. Throughout the Medieval period and up to the 1700s, the local area around Castlefield was mainly agricultural land.

4,4 37 Liverpool Road is part of a Grade II listed terrace (no.'s 29-41). The terrace comprises 7, three storey artisan houses, and connected to an eighth property (the White Lion pub) at the end of the terrace. The terrace lies within the Castlefield district of Manchester. one of the largest conservation areas in Manchester. Its focus is the Roman fort from which it derived its' name – 'Mamucium' – built on a rocky outcrop protected by the rivers Irwell and Medlock around 79AD, and hence the name 'Castlefield', or, 'Castle in the field'. This is also the first definite record of human settlement in Manchester.

4.5 Castlefield's location meant that by the time the River Irwell was made navigable in the 1720s, Manchester was now accessible from Liverpool. A quay financed by Edward Byrom for the loading and unloading of goods led to the construction of Quay Street and Deansgate. Following on from this, between 1758-61, the Duke of Bridgewater employed James Brindley to construct the first canal in Britain, used to transport coal from the Duke's mines in Worsley to Manchester. The success of this led to the construction of the Rochdale Canal – opened in 1804, it made Castlefield the hub of the canal network that was subsequently built.

4.6 The creation of a large number of warehouses in the area, met the needs of a rapidly growing population in Manchester which was the fastest growing city in the 19th Century. Soon the canals were not able to move goods quick enough, and in 1830 the world's first railway station was opened on Liverpool Road.

4.7 At a smaller scale, Georgian town houses in the south part of the town on Byrom street, Quay street and St John Street indicate the character of period housing for the middle classes and a small number of dwellings further down the social scale survive, with a concentration of houses built for artisans and skilled workers in the streets of Piccadilly Gardens and in Castlefield. At the east end of Liverpool Road (Nos 29-41) where houses of artisans and skilled workers include examples with workshops, used for purposed such as headloom weaving and fustian cutting. The listing descriptor for these properties states that they are included as (an) interesting survival of late Georgian housing.

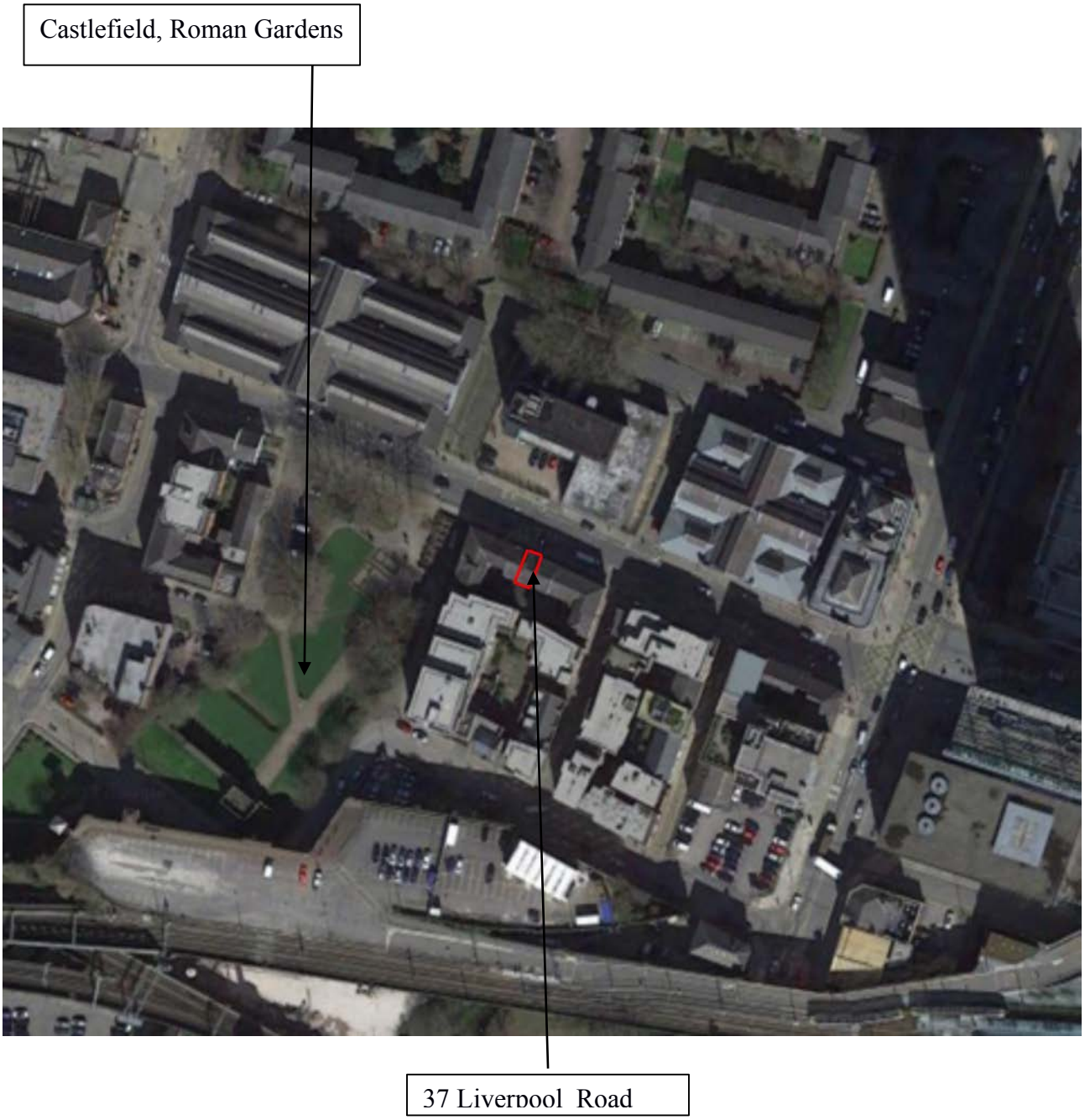
4.8 The Industrial revolution gradually changed the domestic manufacture of textiles as textile mills were constructed, however, the processes of spinning and weaving were undertaken at home as part of the domestic system until well into the 19th century. Houses built for artisans and skilled workers had attic workshops housing landlooms for weaving: the small scale buildings on the south side of Liverpool road being prime examples of such dwellings.

4.9 The former weavers cottages in Liverpool Road are typical of houses used by weavers for cloth production in the domestic putting-out system. Weavers cottages were common in Great Britain, often with dwelling quarters on the lower floors and loom-shop on the top floor. Cellar loom-shops on the ground floor or in the basement were found where cotton was woven, as they provided high humidity. A loom-shop in the attics of weavers cottage terraces can be often recognised by a long row of windows that provided maximum light for the weavers.

4.9.1 Throughout the 20th Century the canal and railway were increasingly used more for the leisure industry, to the point today where leisure and tourism are the main industries in Castlefield, regenerating Castlefield from what had become a neglected, run down area of the city. Many warehouses have been converted into apartments, while existing houses have been converted into shops/galleries/bars at ground floor, with a residential aspect above.



Front Elevation – Liverpool Road; the listed buildings





No. 37 Liverpool Road



The rear alley way – No. 37 with the black window frames.

4.2 Cartographic Evidence



1786 (Yates)

1786 – Evidence of an empty site where 37 Liverpool Road now stands.



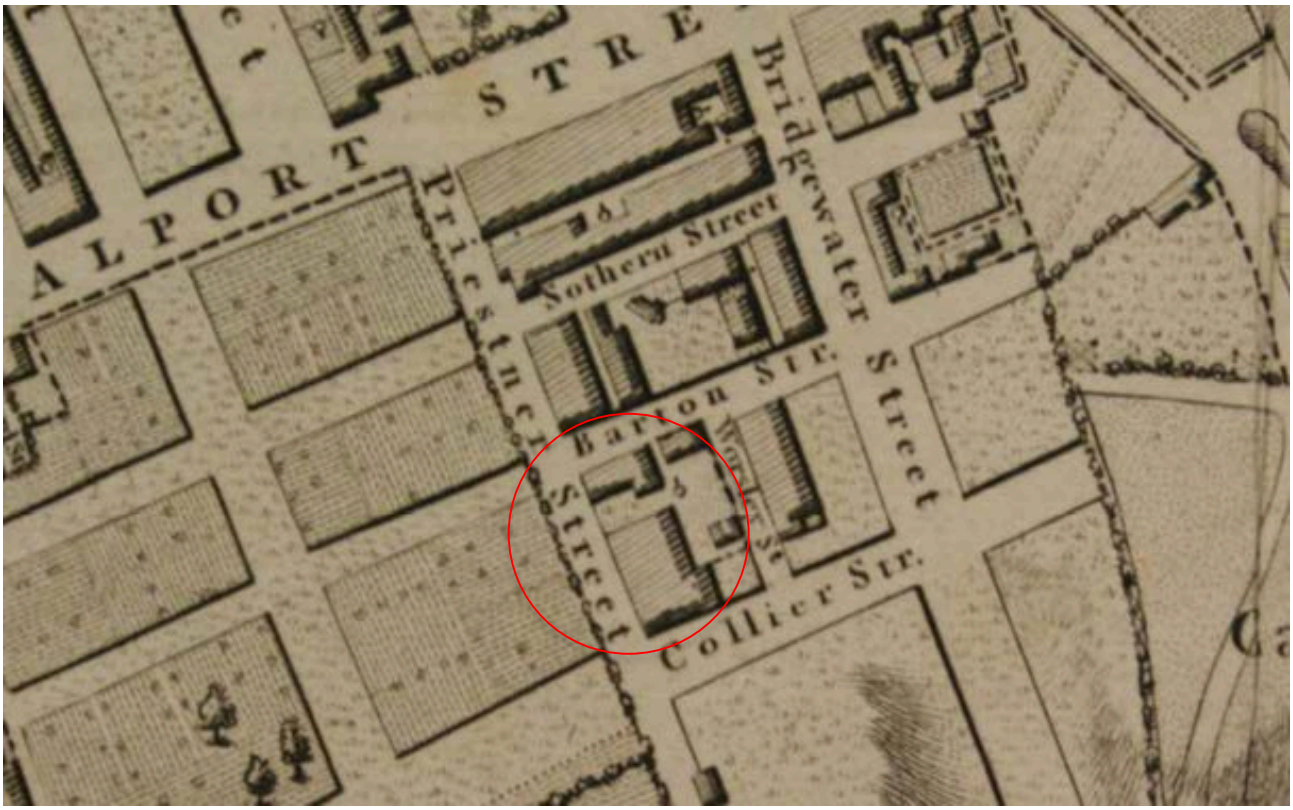
1788 (Lewis's Directory Map)

1788 – Terrace at this point is partly built – No.'s 33-43.



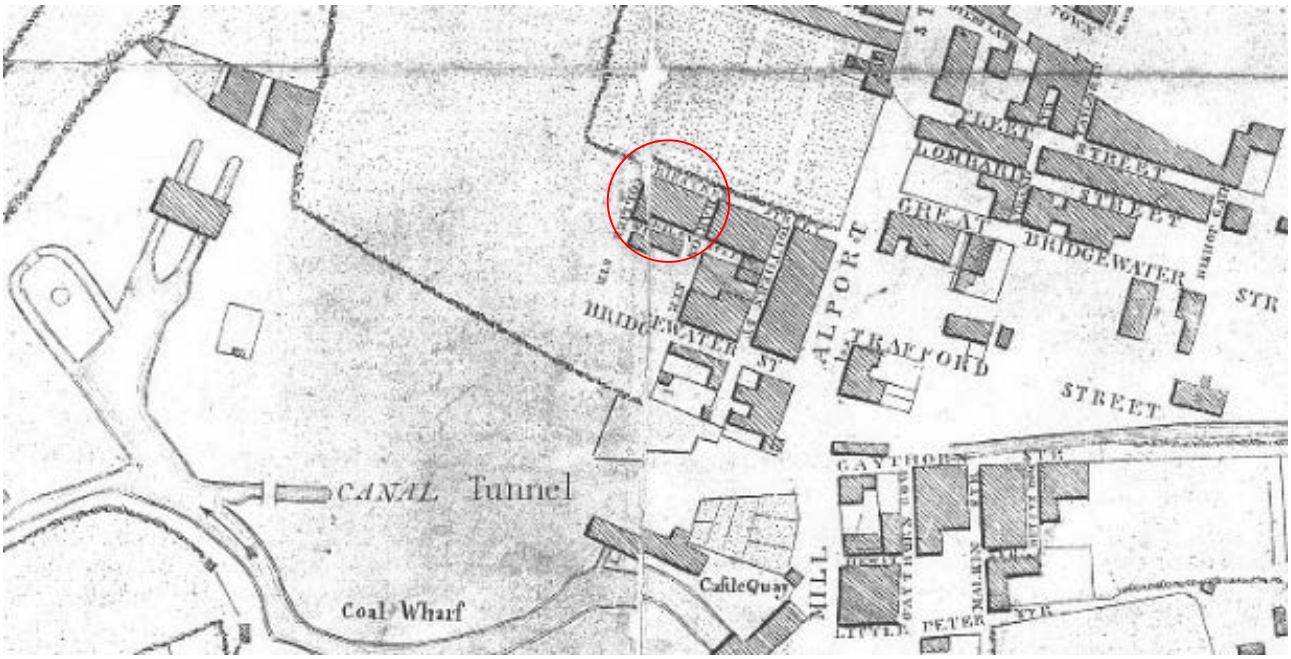
1793 (Laurent)

1793 – The site highlighted – bound by Priestner Street (now Liverpool Road), Collier Street, Barton Street, and Bridgewater Street.



1793 (Laurent) – Enlarged

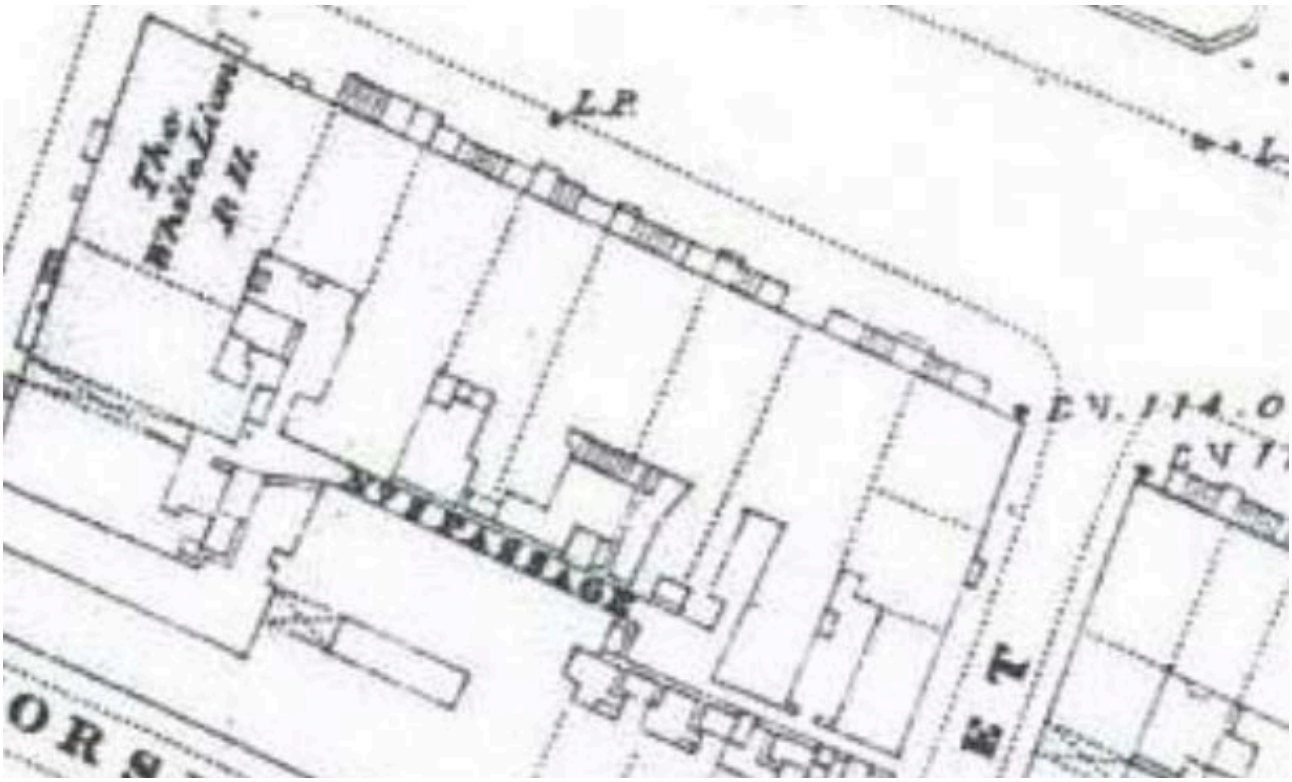
In 1793 - Apart from no.'s 31 & 33, the rest of the terrace had been built by this time. A small outbuilding can be seen at the rear of 39 & 41. – likely to be an external communal privy.



1800 (Bancks & Thornton's)

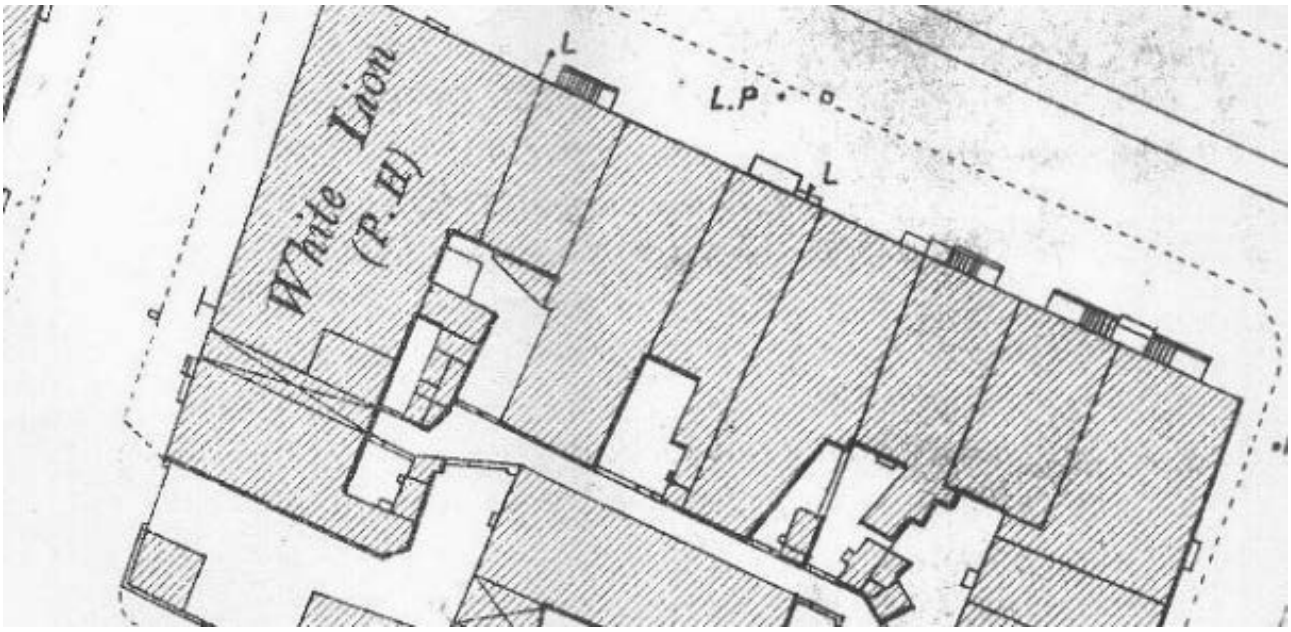
By 1800, the terrace is complete.

*NOTE : there is conflicting information here, between the maps and the terrace's listing. The listing states the terrace was built between 1820 & 1830.



1849 OS Map

By 1849, there is a thin extension to the rear right hand side of 37. Note the front stair access to the basement level on each house in the terrace

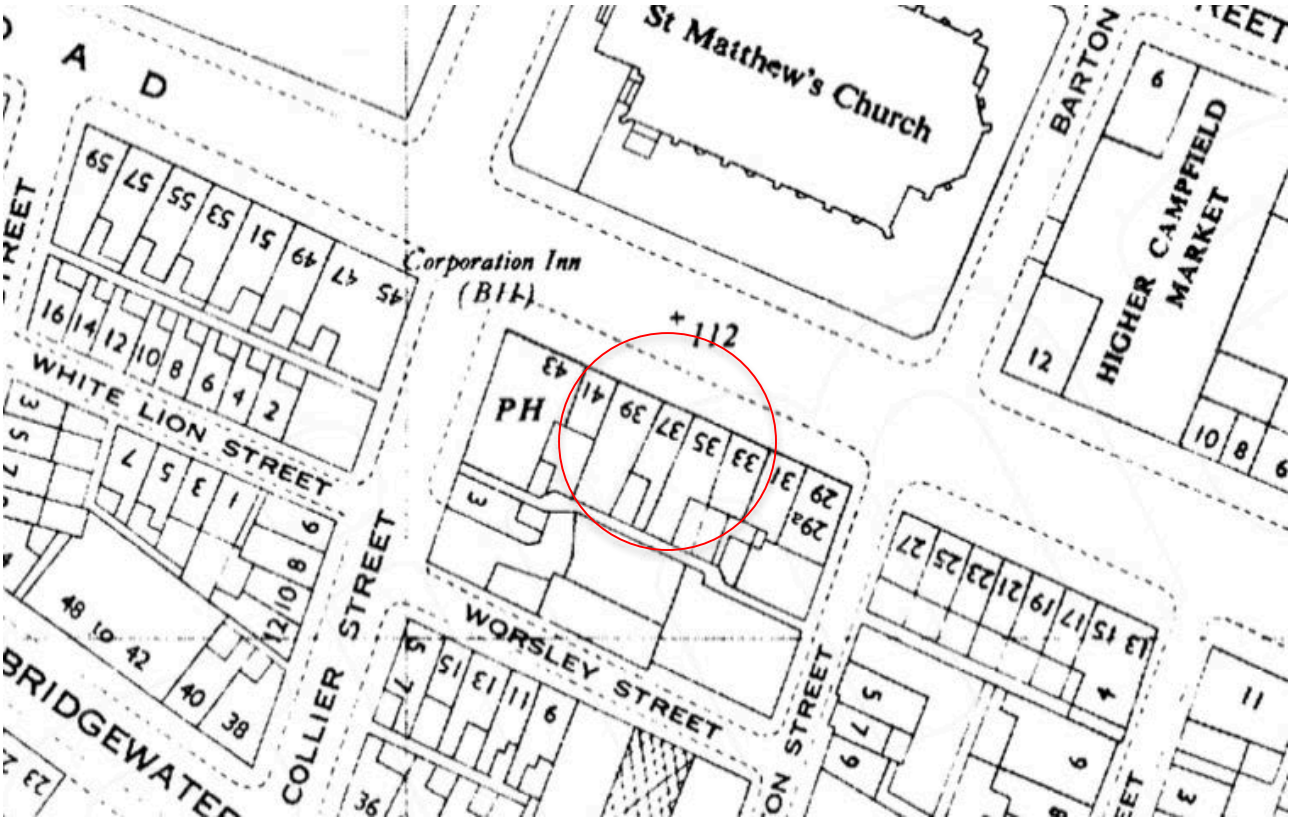


1889 OS Map

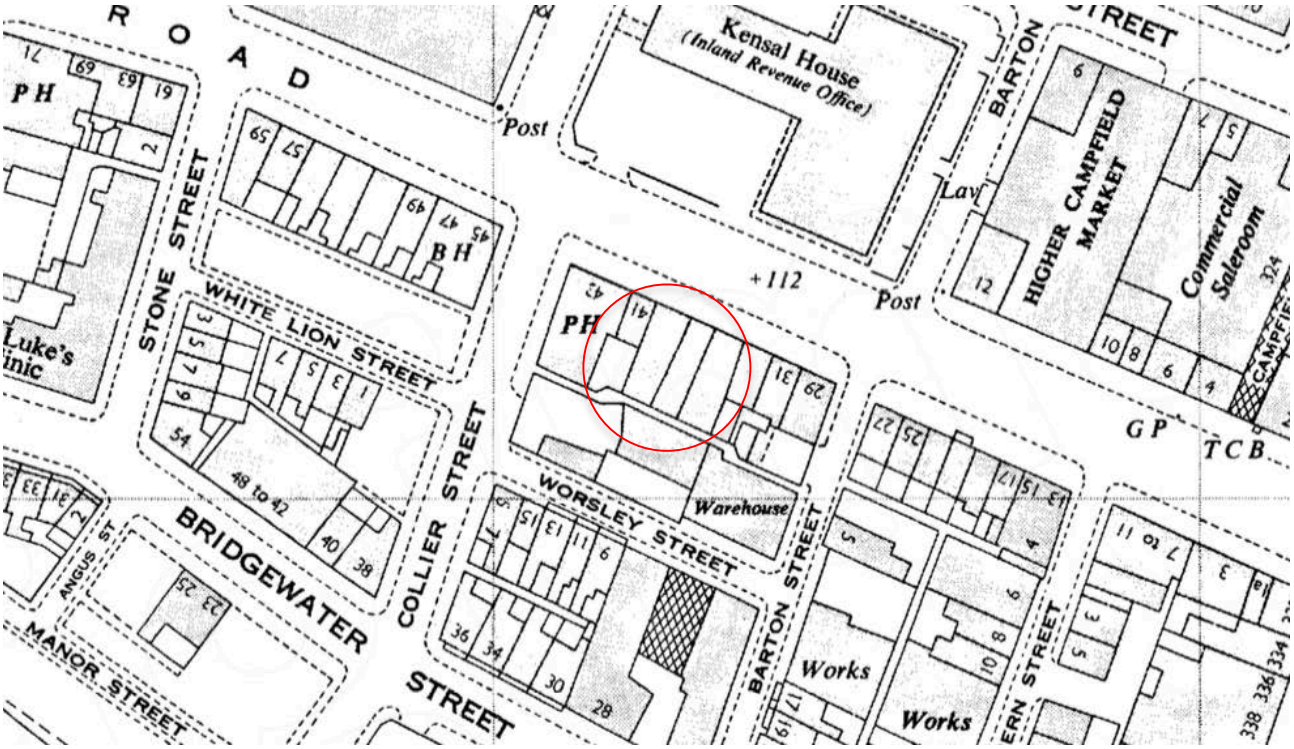
By 1889, the access to basement at the front of No.'s 35-39 have been filled in.



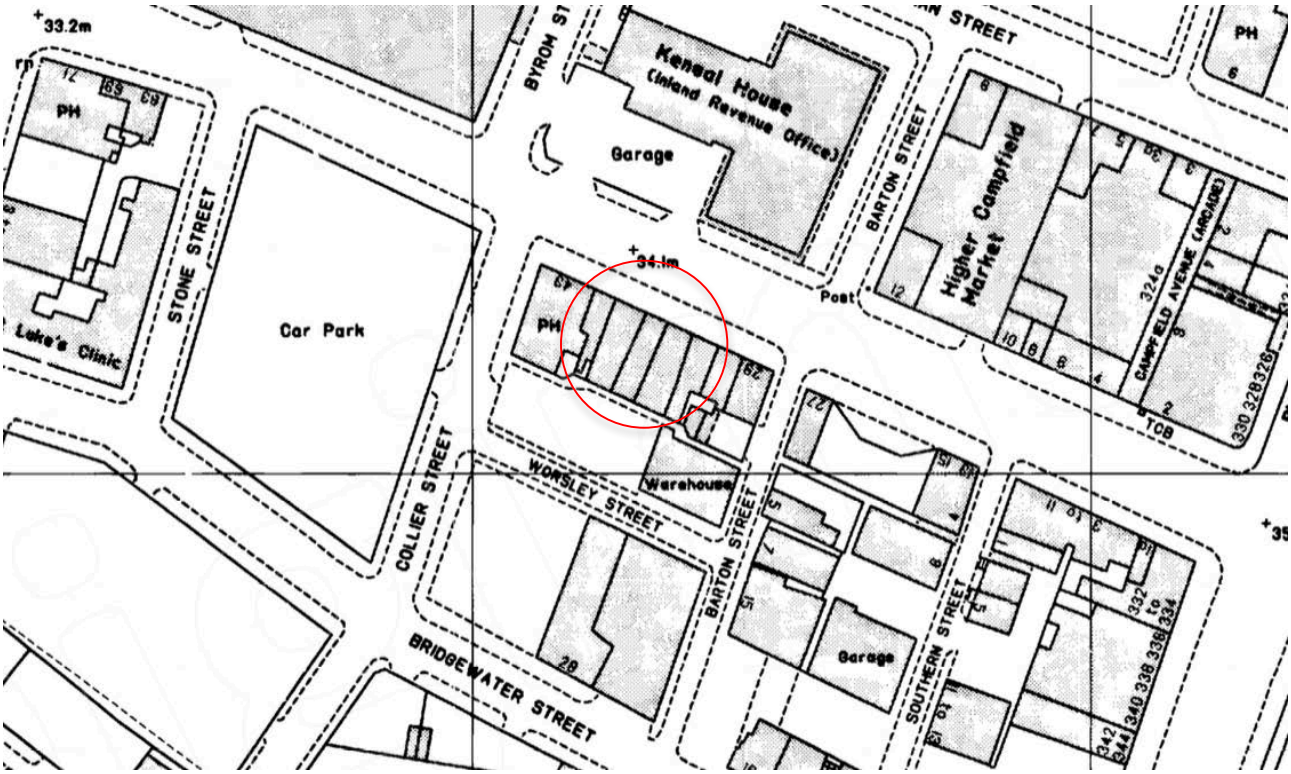
1889 OS Map


St Matthew's Church
Corporation Inn
(BIL)
+112
PH
WHITE LION STREET
COLLIER STREET
WORSLEY STREET
BRIDGEWATER
48 to 42
HIGHER CAMPFIELD MARKET
BARTON

1940s


Kensal House
(Inland Revenue Office)
Post
+112
PH
BH
WHITE LION STREET
STONE STREET
COLLIER STREET
WORSLEY STREET
BRIDGEWATER
48 to 42
Warehouse
HIGHER CAMPFIELD MARKET
Commercial Saleroom
BARTON STREET
Works
Works
MANOR STREET
GP
TCB

1960s



1980s

4.3 Evolution of the Site & Buildings

4.3.1 The maps from the end of the 1700s show the beginnings of the development of the terrace. At this time, a lot of the surrounding land is agricultural and this seems to be the edge of the sprawl of the city development. Huge urban development due to an increasing population began in the early 1800s.

4.3.2 The terrace (29-43) has been built in three phases. The first of these phases began sometime between 1786 and 1788. Initially No.'s 35-41 were built. Following this, by 1793, No.29 had also been built. At this time, Liverpool Road was called Priestner street, and what is now the rear alleyway to the properties was named Worsley street. By 1800 the terrace is complete. This cartographic information is different to that of the listing, which states that the properties were built in the 1820s.

4.3.3 The second half of the 1800s saw the terrace undergo a lot of change – the access to the basement on most of the properties had been filled in by 1890.

4.3.4 These houses would have housed those from the lower, artisan classes of society. As mentioned previously, the large windows on the top floor are evidence of upper workshops – these houses would have had families living in the lower floors, with the attic floor reserved for workshops. The status of the occupiers is evidenced by the 1841 census, where the residents of the row include a printer, a tailor, a butcher, a joiner, a lock-keeper, and a bricklayer.

4.3.5 The extension to the rear of no. 37 was built sometime in the first half of the 1800s – some time after the original property was built. A further extension, which is the one we see today was built in the 1960s. This addition is non-original and built well after the original property was built.

5.0 Building Description

(also refer to 'Photos' & "Table of Findings, their Significance and Proposed Works)

5.1 The front elevation is in brick. The property at ground floor has an early 1900 shopfront window installed. The access to basement along the whole terrace is clearly identified by the strip of tarmac on the pavement directly in front of the property. At first floor level the original window opening remain, however the sash window is non-original. At second floor the window of 37 has been reduced in size as evidenced by the brickwork and the sill. This would have originally been the large workshop window as discussed previously.

5.2 There is a step up to the property that forms a path between the raised area and the back of the neighbouring properties. The rear elevation faces the alleyway to the rear which is strewn with rubbish. The rear elevations of the former garrett houses all appear to be different unlike the front. The first and second floor rear window openings to no. 37 appears to be original, however the windows themselves are non-original.

5.3 The interior of the property has been altered significantly – with the exception of the basement and second floor, the majority of existing walls have been boarded out, covering up original fireplaces and chimney breasts. We have carried out a strip out throughout the property (see accompanying table of findings and photos). Generally, the interiors have not been maintained and are in a state of disrepair.

6.0 What We Might Find – Archaeological Assessment

6.1 We would not expect to find any remains or traces from any Prehistoric activity

6.2 We would expect it very likely that Roman remains be found on the site given it's proximity to previously discovered remains in the vicinity, and in general the well documented historical Roman Activity in the area.

6.3 During the Medieval/Post-Medieval period the area to the north was settled on by the Anglo Saxons. The site at this time would have been mainly used as farming/agricultural land. Given this fact, there is potential that we may find artefacts in the historic plough soils.

6.4 We would definitely expect to find remains from the industrial period. Artefacts from that time may be found – the site was first built upon during the early industrial period.

7.0 Potential for Discovery Of Remains

Prehistoric remains – Low
Roman remains – High
Medieval/Post-Medieval remains – Medium
Industrial – High