

Crown Street, Castlefield, Manchester

Archaeological Desk-based Assessment

Oxford Archaeology North

October 2015

CQ Investments Ltd

Issue No: 2015-16/1690
OA North Job No: L10905
NGR: 383185 397276

Document Title: **CROWN STREET, CASTLEFIELD, MANCHESTER**

Document Type: **Archaeological Desk-based Assessment**

Client: CQ Investments Ltd

Issue Number: **2015-16/1690**
OA Job Number: L10905
National Grid Reference: 383185 397276

Prepared by: Dr Rachel Street
Position: Heritage Consultant
Date: October 2015

Checked by: Ian Miller Signed

Position: Senior Project Manager
Date: October 2015

Approved by: Alan Lupton Signed
Position: Operations Manager
Date: October 2015

Oxford Archaeology North
Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1QD
t: (0044) 01524 541000
f: (0044) 01524 848606

Oxford Archaeology Ltd (2015)
Janus House
Osney Mead
Oxford
OX2 0EA

t: (0044) 01865 263800
f: (0044) 01865 793496

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

Oxford Archaeological Unit Limited is a Registered Charity No: 285627

Disclaimer:
This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology Ltd being obtained. Oxford Archaeology Ltd accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology Ltd or all loss or damage resulting therefrom. Oxford Archaeology Ltd accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

CONTENTS

SUMMARY **2**
ACKNOWLEDGEMENTS **3**
1. INTRODUCTION **4**
1.1 Circumstances of Project 4
1.2 Location, Topography and Geology 4
1.3 Statutory Sites 5
2. METHODOLOGY **7**
2.1 Desk-Based Assessment 7
2.2 Assessment Methodology 8
2.3 Planning Background and Legislative Framework 10
3. BACKGROUND **12**
3.1 Historical Background 12
3.2 Development of the Site Area 18
3.3 Previous Archaeological Investigations 24
3.4 Site Visit 24
4. GAZETTEER OF SITES **29**
5. SIGNIFICANCE OF THE REMAINS **47**
5.1 Introduction 47
5.2 Criteria 47
5.3 Significance 49
6. LIKELY IMPACT OF DEVELOPMENT **51**
6.1 Introduction 51
6.2 Impact 51
6.3 Impact Assessment 51
7. RECOMMENDATIONS **53**
7.1 Introduction 53
7.2 Recommendations 53
BIBLIOGRAPHY **54**
APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE SITE AREA **56**
ILLUSTRATIONS **57**

 © OA North October 2015

SUMMARY

CQ Investments Ltd is devising proposals for the redevelopment of land that straddles Crown Street in the Castlefield area of Manchester city centre (centred on NGR 383185 397285). The site lies just beyond the area that formed part of the Roman settlement associated with the fort at Castlefield, and numerous finds of Roman date have been discovered in the vicinity either by chance or via archaeological investigation. However, the site was developed fairly intensively from the late eighteenth century, which is likely to have disturbed any Roman remains, although the site has considerable potential to contain significant buried remains pertaining to the industrial development of Manchester.

The proposed development allows will necessitate considerable earth-moving works that have potential to impact on any below-ground remains of archaeological interest. In order to facilitate the design and planning application process, CQ Investments Ltd commissioned Oxford Archaeology North to carry out an archaeological desk-based assessment of the study area. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and to establish the impact of any future development upon this resource.

The study area contains a Grade II listed building, although it is not envisaged that the development proposals will have any direct impact on this designated heritage asset. There are no other designated assets within the development area, although another 16 listed buildings and one Scheduled Monument lie within a radius of 250m. The study area also contains potential below-ground archaeological remains of high local/borough significance which, in turn, would merit preservation by record if they are directly affected by the redevelopment of the site. Of particular interest are part of a farmhouse that occupied the south-eastern part of the site by the late eighteenth century, a late eighteenth-century brewery, and an early nineteenth-century cotton mill. Other potential buried remains of high local significance include structural elements of early nineteenth-century workers' housing. In addition, any buried remains pertaining to Manchester's Roman settlement would also merit preservation by record, although the potential for remains to survive from this period is considered to be low due to the intensive development of the area from the late eighteenth century onwards.

The results obtained from the present assessment have concluded that whilst the potential sub-surface archaeological resource is not considered to represent a significant constraint on the proposed scheme, it would be appropriate to undertake some intrusive archaeological investigation in advance of development. This should be targeted in particular on the sites of a post-medieval farm, an eighteenth-century brewery, an early nineteenth-century cotton mill and workers' housing, and should aim to establish the presence or absence of buried remains. Should significant remains be found which will be damaged or destroyed by the proposed development, more detailed excavation may be required in advance of any construction works. Any such programme of work should be developed in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisor to Manchester City Council in order to ensure it is proportionate to the scale of impact on buried archaeological remains.

 © OA North October 2015

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Pete Mills and Michael Sherwin for commissioning and supporting the project on behalf of CQ Investments Ltd. Thanks are also due to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his support and advice. Thanks are also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record. Further thanks are expressed to the staff of the Local Studies Unit at Manchester Central Library, the Museum of Science and Industry in Manchester, and the Lancashire County Record Office, for their assistance with the historical research.

The desk-based research and report was compiled by Dr Rachel Street and Ian Miller, and the illustrations were produced by Mark Tidmarsh.

 © OA North October 2015

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

1.1.1 CQ Investments Ltd is devising proposals for the redevelopment of land on the south-western edge of Manchester city centre, within an area on the fringe of Manchester's Roman settlement. The area was developed intensively from the late eighteenth century onwards, and was occupied by a mixture of industrial, commercial and residential buildings, the foundations of which may survive *in-situ*. The development proposals will necessitate considerable earth-moving works that have a potential to impact on any buried remains of archaeological interest that do survive.

1.1.2 In order to facilitate the design and planning application process, CQ Investments Ltd commissioned Oxford Archaeology North (OA North) to carry out an archaeological desk-based assessment of the proposed development site (referred to hereafter as the Site Area). This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the Site Area, and to establish the impact of any future development. The data generated from the assessment is intended to provide an informed basis regarding the significance of any below-ground archaeological remains within the site. This report focuses on the below-ground archaeological resource, as a detailed consideration of the above-ground historic environment is presented in a separate heritage appraisal that has been prepared independently.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

1.2.1 The Site Area (centred on NGR 383185 397285) is situated approximately 1km to the south-west of Manchester city centre, and forms part of the historic township of Hulme (Fig 1). It comprises a plot of land bounded by Great Jackson Street to the east and Chester Road to the north, with the Mancunian Way forming the western and southern boundaries (Plate 1).

1.2.2 Crown Street is aligned broadly north-west/south-east across the centre of the site, with Silvercroft Street and Melbourne Street extending westwards from Great Jackson Street towards the Mancunian Way. The River Medlock lies to the east, and flows into the Bridgewater Canal to the north of Chester Road.

1.2.3 ***Topography:*** 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 Area lies on the western bank of the River Medlock, and occupies a fairly level terrace at a height of *c* 32m above Ordnance Datum.

 © OA North October 2015

1.2.4 ***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 fluviatile/lacustrine origin (Hall *et al* 1995, 8).



Plate 1: Recent aerial view looking north across Castlefield, marking the Site Area

1.3 STATUTORY SITES

1.3.1 The former Bridgewater Canal Offices (HER 8331.1.0), which is afforded statutory protection as a Grade II listed building, occupies the northern part of the Site Area. However, the development proposals allow for the retention of this building. There are no other designated heritage assets, such as Scheduled Monuments or Registered Parks and Gardens, within the Site Area, although there are another 16 listed buildings and a single Scheduled Monument (HER 1001953) within a 250m radius (Table 1). The proposed development will not have a direct impact on any of these designated buildings, although their setting will require consideration in development schemes. Indirect impacts on the settings of the listed buildings in the wider study area have not been assessed in this report, as these have been considered in a separate study of the built heritage.

1.3.2 The Site Area does not fall within a conservation area, although it lies just beyond the southern edge of the Castlefield Conservation Area. In addition, the site lies just to the south of the area of the Roman settlement associated with the fort at Castlefield (Fig 12). This area is recorded on the Greater Manchester Historic Environment Record (HER 415.2.0), but does not have any statutory designation.

 © OA North October 2015

HER ref.	Description	Grade	NGR
1001953	Remains of the eastern wall of the Roman fort	Scheduled Monument	SJ 8326 9758
8332.1.0	Church of St George	II*	SJ 8289 9729
8332.2.0	Churchyard Walls, Gate Piers and Gates of St. George's Church	II	SJ 8283 9730
8331.1.0	Former Bridgewater Canal Offices	II	SJ 8319 9735
8379.1.0	378 Deansgate	II	SJ 8333 9752
1716.1.0	Viaduct, West from Knott Mill and Deansgate Station	II	SJ 8329 9756
2013.1.0	Merchant's Warehouse	II	SJ 8309 9752
8287.1.0	Roman Catholic Church of St. Wilfrid	II	SJ 8330 9695
8329.1.0	Middle Warehouse at Former Castlefield Goods Yard	II	SJ 8310 9741
8586.1.0	Lock-Keeper's Cottage at Lock No 91 Next to Gaythorn Tunnel	II	SJ 8345 9757
11638.1.0	Floodgate on east side of Knott Mill Bridge	II	SJ 8337 9743
11656.1.0	North Hulme Centre	II	SJ 8320 9709
11671.1.0	Boundary Stone on Knott Mill Bridge	II	SJ 8337 9743
11681.1.0	Manchester South Junction and Altrincham Railway Viaduct	II	SJ 8303 9770
12067.1.0	29-41 Liverpool Road	II	SJ 8333 9771
12089.9.0	Lock No. 91, at east end of Gaythorn Tunnel	II	SJ 8345 9756
12089.10.0	Rochdale Canal Lock No 92 (Dukes Lock) and Castle Street Bridge	II	SJ 8312 9756
15574.1.0	Deansgate Station	II	SJ 8343 9752

Table 1: Summary of designated heritage assets within a 250m radius of the Site Area

 © OA North October 2015

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The archaeological assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant Chartered Institute for Archaeologists (CIfA) and Historic England guidelines (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester Historic Environment Record (HER):*** the HER holds data on the historic environment for Greater Manchester, including Listed Buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The HER was consulted to establish the extent of sites of archaeological and historic interest within the study area;
- ***Lancashire County Record Office (LRO), Preston:*** holds an extensive series of mapping for the Manchester area, as well as a collection of secondary sources about the city and its suburbs;
- ***Greater Manchester Record Office, Manchester (GMRO):*** the catalogue of the Greater Manchester Record Office was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Archives and Local Studies, Manchester Central Library (MCL):*** the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area;
- ***Local Studies Unit at Manchester Central Library:*** the local studies unit was consulted for information pertinent to the study area;
- ***Museum of Science and Industry, Manchester:*** the catalogue of the Museum of Science and Industry archives was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.

2.1.2 All archaeological sites within the Site Area have been included in the Site Gazetteer (*Section 4*; Fig 11). The known heritage assets within a 250m radius are listed in *Appendix 1*, and shown spatially on Figure 12.

 © OA North October 2015

2.2 ASSESSMENT METHODOLOGY

2.2.1 The results of the assessment have identified the significance of the archaeological resource of the Site Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Site Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.2.2 Such impacts on the identified archaeological sites may be:

- positive or negative;
- short, medium or long term;
- direct or indirect;
- reversible or irreversible.

2.2.3 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development. Table 2 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 2: Criteria used to determine Importance of Sites

 © OA North October 2015

2.2.4 The impact is assessed in terms of the sensitivity of the site to the magnitude of change or scale of impact during any future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate, slight, or negligible, as shown in Table 3.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 3: Criteria used to determine Scale of Impact

2.2.5 The interaction of the scale of impact (Table 3) and the importance of the archaeological site (Table 2) produce the impact significance. This may be calculated by using the matrix shown in Table 4.

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	**Moderate**	**Slight**	**Negligible**
National	Major	Major	Moderate/ Minor	Neutral
Regional/County	Major	Major/ Moderate	Minor	Neutral
Local/Borough	Moderate	Moderate	Minor	Neutral
Local (low)	Moderate / Minor	Minor	Minor/ Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 4: Impact Significance Matrix

2.2.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded, without any mitigation, as causing significant harm to the historic environment. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

 © OA North October 2015

2.2.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	**Description**
High/Certain	The predicted impact is either certain, *ie* a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and it levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 5: Impact Prediction Confidence

2.3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

2.3.1 ***National Policy Framework:*** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.

2.3.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).

 © OA North October 2015

2.3.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be…substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional' (DCLG 2012, *Section 12.132*). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.

2.3.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals' (DCLG 2012, *Section 12.129*). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; Section 12.132).

2.3.5 ***Local Policy:*** Manchester Core Strategy (adopted June 2012) sets out the following policy (Policy EN3: Heritage) in relating to the city's 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.

 © OA North October 2015

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

3.1.1 The following section provides an historical context to the present study. Key sites are summarised in the Gazetteer of Sites with numbers given in brackets (*Section 4*), and are mapped on Figure 11.

3.1.2 ***Prehistoric period:*** the current understanding of any 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). However, physical evidence is wanting, and there are no known prehistoric remains within 250m of the Site Area, and arguably the best evidence for prehistoric activity in the vicinity was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield (Gregory 2007, 181). During the course of this work, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered (HER 13944.1.0), although none was found in securely stratified deposits.

3.1.3 ***Roman period:*** 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). The site of this encampment is marked today by Camp Street in Castlefield, situated a short distance to the north of the present Site Area (Plate 2). During the second 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 (Gregory 2007). Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3).

3.1.4 Based on recent archaeological excavation and the distribution of Roman finds, the limits of this settlement appear to have extended northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c* 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower, and south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street (Plate 2).

3.1.5 Whilst the Site Area lies on the opposite side of the River Medlock to the Roman fort and the northern *vicus*, there is some evidence for Roman activity in this locality. The Site Area lies a short distance to the south-east of the projected course of the Roman road leading south-westwards towards Chester, across the River Medlock. The precise course of this road across the river, however, is uncertain. One possibility is that it followed the line of Knott Mill Bridge and Chester Road to the north of the Site Area (Plate 2).

 © OA North October 2015

3.1.6 An alternative route of the Roman road is suggested by one of the earliest known plans of the Castlefield area, dated 1765, which shows routeway curving from the north side of the road to the bridge (then known as Knot Mill or Aldport Lane) and terminating on the east bank of the Medlock. The key to this map describes this route as a 'hollow way to the ford', implying that this was a crossing point of some antiquity (UMAU 2001, 7).

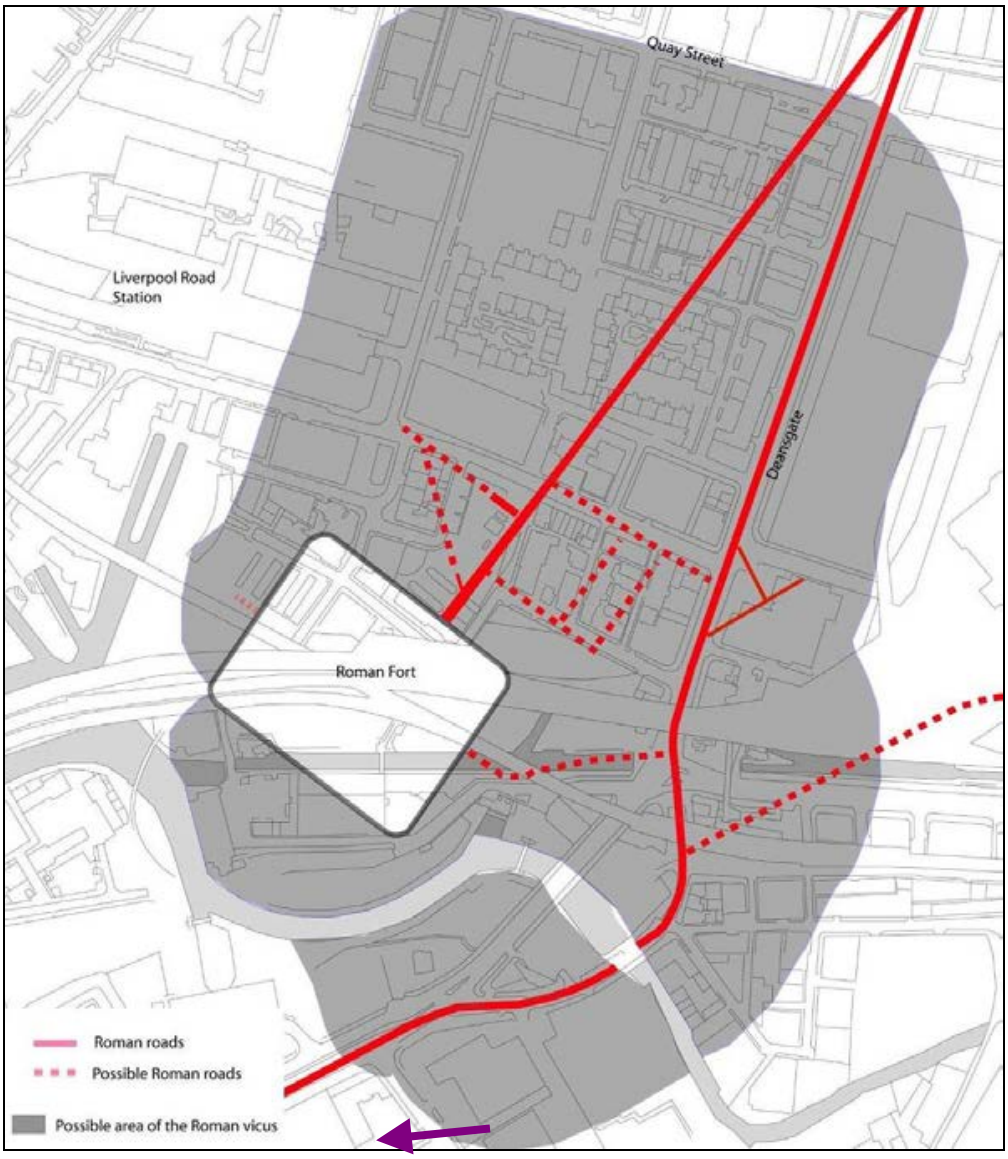


Plate 2: The extent of Manchester's Roman settlement (from Gregory forthcoming), with arrow marking the north-western part of the present Site Area

3.1.7 A number of Roman finds discovered on the south side of the Medlock have been reported by antiquarians since the seventeenth century (HER 415.4). These include fragments of pottery recorded in the 1770s by Whitaker (HER 415.3.0), and a tomb, comprising a wooden coffin in a grave lined with tiles, found in 1832 at a location which Charles Roeder described subsequently as 'evidently near Great Jackson Street' (HER 415.3.1).

3.1.8 Perhaps the best-known Roman finds from the south side of the River Medlock, however, are three sculptured stones found at a depth of *c* 2m by workmen sinking a drain in 1821. One of has been identified as Cautopates, a figure associated with the worship of the Mithras, from which it is inferred that a Mithraeum, or building used for the worship of the god, stood within the locality. The precise spot at which the three stones were found is not certain, but they are described as having been discovered 'in the line of the Roman road from Manchester to Chester, and only a few hundred yards south-west of the Roman fort' (Bruton 1909, 35). The Greater Manchester Historic Environment Record places the possible site of the putative Mithraeum within the boundary of the present Site Area (HER 13951.1.0; Site **01**).

3.1.9 Other finds are described as having been discovered in the vicinity of Knott Mill, including an altar to the goddess Fortuna Conservatris, found in 1612 'under the roote of an oak in Medlock neere Knott Mill' (Bruton 1909, 20; HER 415.4.24). Whilst the precise location of this discovery is uncertain, it may have been along the northern boundary of the present Site Area. In 1760, a centurial stone recording the building of a length of wall (presumably of the fort), was found 'on the south bank of the Medlock near Knott Mill, on the left of the road from Manchester to Stretford', *ie* on the opposite side of Chester Road to the Site Area (Bruton 1909, 32; HER 415.4.2).

3.1.10 More recently, an archaeological investigation was undertaken in advance of a 47-storey tower development at the junction of Deansgate, Great Bridgewater Street and Trafford Street (HER 13938.1.0). Important archaeological remains dating from the Roman period were identified initially in three evaluation trenches that were placed across the site, leading to a programme of further excavation. The remains were interpreted as being associated with the civilian settlement attached to the Roman fort, situated 120m to the south-west. The earliest phase of Roman activity was characterised by a group of substantial gravel pits, likely to have been associated with construction of roads in the settlement, with some evidence for tree clearance, the laying out of boundary ditches, and timber-framed buildings. The area appeared to have been abandoned in *c* AD 120-60, although a later phase of activity saw the most intense occupation in the Roman period with structures built on a grid-like layout fronting onto a road or street, with commercial premises, possibly roadside shops. The final phase of activity comprised a single substantial pit from which pottery dating to AD 200-50 was recovered (Pre-Construct Archaeology 2005).

3.1.11 Pre-Construct Archaeology carried out another excavation on the junction of Chester Road and Great Jackson Street subsequently (Plate 3), adjacent to the present Site Area. This provided important new information on the character development of Roman Manchester, and indicated that temples and mausolea probably lined the Roman road from Chester as it dropped down to the ford across the River Medlock. Significantly, a Roman altar was recovered from this excavation (Plate 4). This had been dumped into a pit away from the road, suggesting that the area was re-used for other purposes. Physical evidence for a sequence of inter-cutting pits, agricultural ditches and an enclosure ditch were also identified.

 © OA North October 2015



Plate 3: The archaeological excavation carried out by Pre-Construct Archaeology at the junction of Chester Road and Great Jackson Street (courtesy of GMAAS)



Plate 4: Roman altar excavated by Pre-Construct Archaeology (courtesy of GMAAS)

© OA North October 2015

3.1.12 ***Early medieval period:*** 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). A gold finger ring (HER 9916.1.0), discovered in antiquity, has been traced to the Castlefield area, providing rare physical evidence for human activity in Manchester during this period.

3.1.13 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 eleventh 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.

3.1.14 Notwithstanding the few chance finds that have been discovered in antiquity, the potential for Early Medieval remains to survive in the Site Area is considered to be low. This reflects the significant level of development that the study area has been subjected to since the eighteenth century.

3.1.15 ***Medieval and Post-medieval periods:*** post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 1km to the north-east of the proposed development area. 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). A deer park, named Aldport Park (HER 112.1.0) was located towards the south end of Deansgate, bordered to the north by modern day Peter Street and Quay Street, and to the south by the River Medlock. The park is documented from the late thirteenth century, and is thought to have still been existence in the sixteenth century (UMAU 2001).

3.1.16 The vicinity of Castlefield remained almost wholly undeveloped until the eighteenth century; the only known activity in the area during the late medieval period was focused upon a mill at Knott Mill to the north-east of the present Site Area (GMAU 1993). The earliest reference to this mill dates from 1509, when a licence was given for the mill dam. It has been suggested that the mill, and subsequently this part of Manchester, derived its name from the miller (Farrer and Brownbill 1911, 178). The site of the mill is thought to have been incorporated into, or built upon, by the Duke's Warehouse (HER 9849.1.0).

 © OA North October 2015

3.1.17 ***Industrial period:*** the onset of the rapid industrialisation centred on Manchester from the eighteenth century resulted in a massive expansion of the town's population. It was during this period that some of the principal streets, including Deansgate, Market Street and Shude Hill, developed commercially (Farrer and Brownbill 1911, 180). 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). This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764 (Hadfield and Biddle 1970). The Manchester terminus of the canal was at Castlefield, to the north of the present Site Area (Sillitoe 1988).

3.1.18 During the construction of the canal, a channel was cut from the River Medlock to allow water to flow through the industrial complex at Knott Mill via a mill leat. A secondary channel, directed through a brick-built culvert system, was cut to supply water to the power features and unloading dock at the Grocers' Warehouse (HER 9848.1.0). As the Medlock is fed by the Pennines, and was subject to rapid and heavy flooding, this channel was fitted subsequently with an overflow tunnel that was constructed adjacent to the site of Brazil Mill at the north end of Commercial Street (Sillitoe 1988). This tunnel is believed to have been built in 1838 (Tomlinson 1961, 139).

3.1.19 An important feature of the canal terminus was the distinctive canal warehouse, where perishable goods were stored between being delivered to the town and distributed locally. The first major warehouse to be erected in association with the canal was the Duke's Warehouse (HER 9849.1.0), which was built soon after 1765 (Taylor *et al* 2002, 10). This was soon complemented by Hensall, Gilbert and Company's Warehouse (known latterly as the Grocers' Warehouse (HER 9848.1.0) in *c* 1776, the Merchants' Warehouse in 1825, and Middle Warehouse in 1828-31 (Greene 2002). The surviving warehouses are a distinct element of the streetscape in Castlefield, and add an important characteristic to the area. In addition, the Bridgewater Canal Company also had offices in the Castlefield area, including the building (Site **10**) currently occupying the northern corner of the Site Area. This building is presently afforded statutory protection as a Grade II listed building.

3.1.20 Castlefield's importance as a hub of the region's transport network resulted in the urban development of Knott Mill by the end of the eighteenth century. An early stage in this process is depicted on William Green's *Map of Manchester and Salford*, surveyed between 1787 and 1794, which shows numerous buildings at Knott Mill, and the main elements of the existing street plan laid out on former fields of the area south of the River Medlock. The regular layout of streets provides a false impression of considered town planning, whereas development was probably controlled by speculators rather than a regulatory body. This resulted ultimately in a mixed industrial and residential development, with rows of workers' housing occupying spaces between closely packed factories, warehouses, and other commercial premises.

 © OA North October 2015

3.2 DEVELOPMENT OF THE SITE AREA

3.2.1 The earliest published maps that show the Site Area are Charles Laurent's *Map of Manchester & Salford*, published in 1793, and William Green's survey of 1787-94 (Plate 5; Fig 2). These capture the Site Area in its early stages of development, and depicted a grid-iron of streets laid out in anticipation of development. Green's map also shows 'Mr Jackson's' farm (Site **02**) against the eastern boundary of the Site Area, reflecting the previously rural character of the location. This large farm complex appears to have straddled a track that was formalised subsequently as Jackson's Lane (and ultimately Great Jackson Street), and comprised buildings on both sides of the thoroughfare. The largest of these buildings lay on the south-western side of the road, within the boundary of the Site Area, and whilst the prices function of this structure is uncertain, it is possible that it formed the farmhouse, with ancillary buildings situated to the north-east.

3.2.2 The only new street named on Green's Map is Hulme Place (known subsequently as Silver Street), aligned broadly north-east/south-west across the Site Area. Several buildings are shown on the map, including a large brewery (HER 13954.1.0; Site **03**) at the north-eastern end of Hulme Place, occupying the location identified by the Historic Environment Record as the site of the putative Roman Mithraeum (HER 13951.1.0; Site **01**). This brewery may be that listed in a trade directory for 1797 as belonging to Beswick & Wild (Scholes 1797, 14), whilst the residence of James Wild, steward to Sir John Parker Mosley (Lord of the Manor), is given as Hulme Place (*op cit*, 136). This raises the possibility that James Wild lived at the brewery (Site **03**).

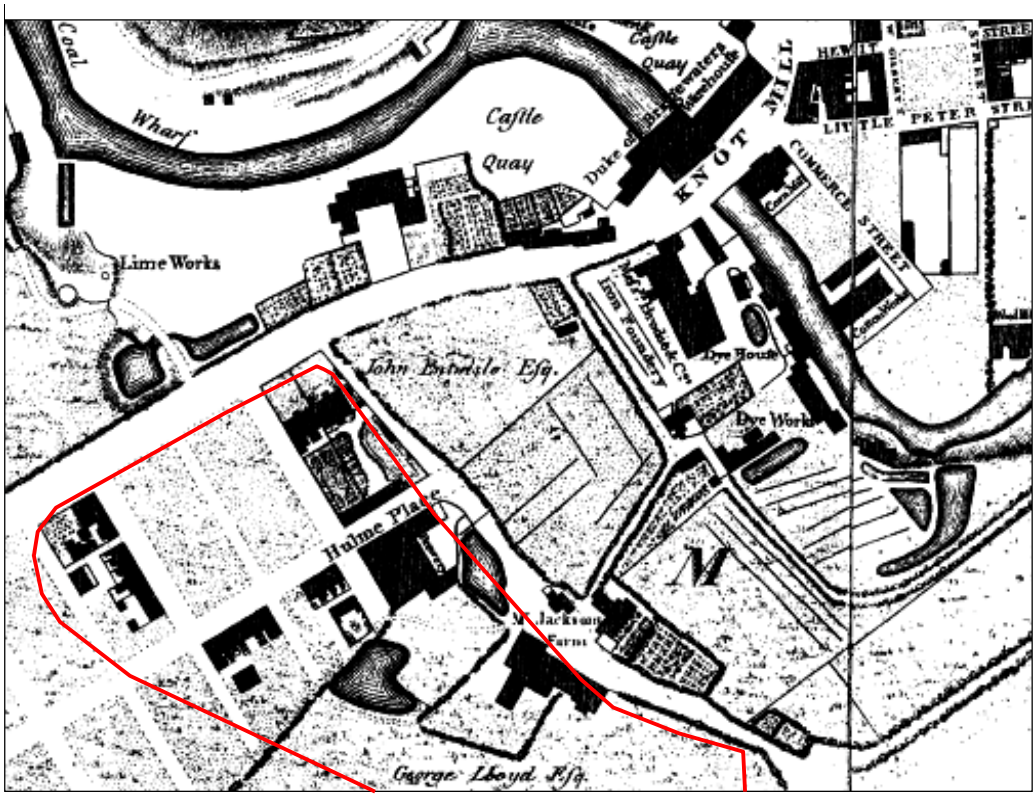


Plate 5: Extract from William Green's survey of 1787-94, marking the Site Area

3.2.3 Other buildings within the Site Area shown on Green's map include several blocks of workers' housing (Sites **04**, **05**, **06**, **07** and **08**), a public house (Site **09**), occupying the central and northern parts of the Site Area. In addition, a rectangular range with a narrow range and formal gardens to the rear occupying the north-eastern corner of the Site Area can be identified as the Officers' Mess of the Manchester Regiment (Site **10**).

3.2.4 Several maps of the area were produced during the first decade of the nineteenth century, such as Dean and Pigot's map of 1809, although all of these maps were published at a small scale, thus precluding any meaningful analysis of individual buildings. The next available maps of the study area include those produced by Johnson in 1819 (Plate 6) and Swire in 1824 (Fig 3). These maps show that the area had been subject to further development in the early nineteenth century, which seemingly included straightening and formalising Jackson's lane as a thoroughfare.



Plate 6: Extract from Johnson's survey of 1819, marking the position of the Site Area

3.2.5 On the western side of the Site Area, within the two blocks of land bounded by Bradshaw and Pryme Street, additional workers' housing had been constructed by 1818-19 (Sites **12**, **13** and **14**), together with another public house (HER 13966.1.0; Site **14**) that was licensed in 1801 (Potts 1983, 23), and a probable coal yard (HER 13968.1.0; Site **15**). Workers' housing was also erected along Silver Street, Crown Street and Great Jackson Street. All of these workers' houses appear to have been of a double-depth plan.

 © OA North October 2015

3.2.6 Smaller workers' houses were also erected within the Site Area during the early nineteenth century. These are shown on Johnson's 1818-19 map, although their form is clearer on the later large-scale Ordnance Survey mapping. These houses included an arrangement of blind-back and back-to-back properties on the plot bounded by Silver Street, Pryme Street, Back Silver Street and Southam Street, and a mixture of small and large back-to-backs and blind-back houses situated between Southam Street and Crown Street.

3.2.7 The Site Area was also developed for industrial and religious purposes during the early nineteenth century. A Methodist chapel (HER 13960.1.0; Site **20**) had been constructed at the corner of Silver Street by 1824, whilst a cotton mill (HER 13965.1.0; Site **21**) was erected on Pryme Street. Analysis of the cartographic sequence and the evidence contained in contemporary trade directories suggest that this mill was probably constructed in 1818. It had an F-shaped plan, and later large-scale Ordnance Survey mapping indicates the position of a boiler house and a reservoir, situated immediately to the east of the main mill block and fronting onto Southam Street.

3.2.8 The next available detailed map of the Site Area is that produced by Bancks & Co in 1831 (Fig 4). This shows that some further development had occurred in the Site Area during the second half of the 1820s, including the erection of a smithy (HER 13962.1.0; Site **22**) that fronted onto the eastern side of Southam Street, opposite the cotton mill (Site **21**). The latter is annotated by Bancks & Co as Southam's Cotton Mills. A small block of probable industrial buildings (HER 13962.2.0; Site **28**) is also shown to have been erected opposite the cotton mill on the eastern side of Southam Street. The footprint of other buildings within the Site Area, however, appears to have been largely unchanged.

3.2.9 The area had been almost entirely developed by the mid-1840s, as shown on the Ordnance Survey 6": 1 mile that was published in 1845 (Plate 7) and at a larger scale of 60": 1 mile in 1851 (Fig 5). These maps, and particularly the 1851 edition, provide considerable detail of the various buildings within the Site Area, and demonstrate that the site had been subject to further development since the early 1830s. An additional wing had been constructed onto the southern side of the Officers' Mess (Site **10**) in the north-eastern corner of the Site Area, and this may well have related to the building's conversion into the Bridgewater Trustees Office, which is shown to have occupied at least the western portion of the original building.

3.2.10 A row of double-depth houses (HER 13964.1.0; Site **29**) had been erected on the western side of Crown Street, all of which appear to have incorporated cellars. The Waterloo Brewery (HER 13992.1.0; Site **23**) had also been built by the mid-nineteenth century, occupying land to the rear of the Crown Street houses, and the Swan Brewery and an associated public house (HER 13958.1.0; Site **24**) had been built to the north of Melbourne Street in the western part of the Site Area. More workers' housing (HER 13963.1.0; Site **30**) had also been erected along the northern boundary of the Site Area, infilling the plot bounded by Little Street, Pryme Street, Southam Street and Chester Road. These comprised a mix of different housing types.

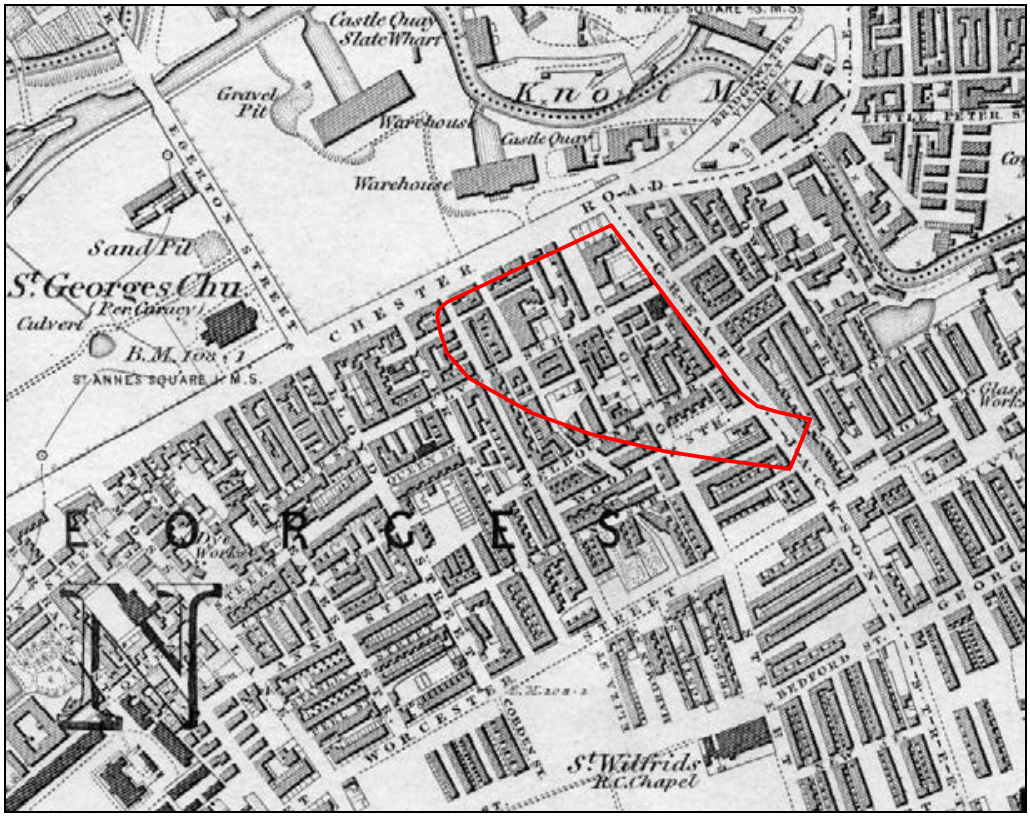


Plate 7: Extract from the Ordnance Survey 6": 1 mile map of 1845, marking the position of the Site Area

3.2.11 Southam's Cotton Mill (Site **21**) is annotated on the Ordnance Survey map of 1851 as Pryme Street Mill, which also shows the boiler house immediately to the east of the main mill block to have been rebuilt, with an additional building erected immediately to the north. It is likely that this additional building represented a new engine house. The mill was occupied at this date by the firm of Parnell & Thompson, listed as cotton spinners and manufacturers at Pryme Street Mill in a trade directory for 1850 (Slater 1850, 271).

3.2.12 Jackson's Farm (Site **02**) had evidently been demolished by the mid-nineteenth century, and its site redeveloped for more workers' houses (Site **35**). These houses included double-depth properties and commercial concerns along Crown Street and Little Street (HER 13963.1.0; Site **30**), and double-depth housing along Great Jackson Street, Crown Street, Melbourne Place and Melbourne Street (Sites **17** and **25**; Plate 8). Further areas of lower status blind-back and back-to-back housing were also constructed along Southam Street/Swan Street (HER 13959.1.0; Site **27**) and either side of James' Place (HER 13990.1.0; Site **25**). The coal yard on the west side of Pryme Street (HER 13968.1.0; Site **15**) is annotated as such, and is listed in a trade directory for 1850 as being occupied by William Proudman (Slater 1850, 83). Another coal dealer, Charles Roberts, is listed at 17 Pryme Street in the same directory. Roberts' premises are not marked on the Ordnance Survey map, although it is possible that it was the plot of land situated immediately to the north of the Swan Inn and Brewery on Pryme Street (HER 13958.1.0; Site **24**).

 © OA North October 2015



*Plate 8: View looking east along Melbourne Street from Pryme Street in the 1890s, showing the Swan Inn (Site **24**) on the left, and the end properties of the block of back-to-back houses between Swan Street and Southam Street (Site **27**)*

3.2.13 The next available editions of Ordnance Survey mapping was surveyed in the late 1880s and published at a scale of 1:500 in 1891 and at 25":1 mile in 1896 (Fig 6). These plans show that changes had occurred to the pattern of housing within the Site Area, which probably reflect the implementation of housing reforms that were aimed to improve sub-standard housing in Manchester. This appears to have led to clearance of some of the blind-back and back-to-back houses between Crown Street and Great Jackson Street (Site **17**), and the demolition of blind-back and back-to-back housing that had originally been arranged around 'Paradise Court' (Site **18**), and the redevelopment of the site as a gymnasium and lads' club.

3.2.14 Pryme Street Mill (Site **21**) had been remodelled as a finishing works by the 1890s, which involved infilling the reservoir on the corner of Silver Street and Southam Street to enable an extension of the building. More housing had been erected in the south-eastern part of the Site Area, infilling the vacant plots along Wood Street shown on the Ordnance Survey map of 1851. These new buildings all comprised double-depth houses with outshuts to the rear.

3.2.15 The early twentieth century witnessed little alteration to the pattern of housing throughout the Site Area, which appears to have remained largely unchanged until the post-War era. A public baths, however, had been constructed immediately adjoining the gymnasium at lads' club on Pryme Street by 1904 (Plate 9), as shown on the Ordnance Survey map of 1908 (Fig7). The former cotton mill on Pryme Street had changed use again by 1908, and is annotated as a cattle food manufactory. A trade directory for 1909, however, indicates that the building was also occupied by the Automatic Spring Company (Slater 1909, 486).

 © OA North October 2015



*Plate 9: Pryme Street Public Baths (Site **24**) in 1904*

3.2.16 The next editions of Ordnance Survey mapping, published in 1922 and 1932 (Figs 8 and 9), similarly shows little change. By 1950-51, however, the many of the houses in the Site Area had begun to be cleared. Those along the western side of Crown Street (Site **29**) had been demolished and replaced by a starch works, whilst the sites of some of the houses on Little Street (Site **30**), Silver Street (Sites **11**, **13** and **16**), Melbourne Place (Site **17**), and Great Jackson Street (Site **35**) had been cleared and remained vacant. Most of the remaining buildings in the Site Area were cleared during the second half of the twentieth and early twenty-first centuries, and the area used subsequently for car-parking purposes.

3.2.17 The only surviving buildings in the Site Area comprise the former Bridgewater Canal Offices (Site **10**), and what appears to be a modern building occupying the footprint of the former chapel (Site **20**) on the corner of Silver Street and Great Jackson Street. The remnants of a late nineteenth-century industrial building occupying the site of the former Pryme Street Mill (Site **21**) also survives in the northern part of the Site Area.

 © OA North October 2015

3.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

3.3.1 The Site Area has not been subject to any previous intrusive archaeological investigations. The survival and depth of any archaeological remains is thus uncertain.

3.4 SITE VISIT

3.4.1 A site visit was carried out in September 2015 (Plates 10-18). This vast majority of the site is currently in use for car-parking purposes, and the ground surface comprises tarmac or gravel. The historic street pattern an still be identified across the Site Area, and tracts of historic surfacing survive *in-situ*, including elements of Crown Street, Silvercroft Street (formerly Silver Street), Pryme Street and Southern Street (Plates 10-14). This implies that the associated ground surface adjacent to the roads has not been reduced, suggesting that buried remains of the eighteenth- and nineteenth-century townscape will survive *in-situ*.

3.4.2 The former Bridgewater Canal Office (Site **10**) remains extant in the northern corner of the Site Area, and is afforded statutory protection as a Grade II listed building. The building has clearly been vacant for a number of years, and whilst it is encompassed by security fencing, it is evidently in poor condition. A three-storey office building also survives within the Site Area, occupying the footprint of the former chapel on the corner of Great Jackson Street and Silver Street. It is possible that the building retains some structural elements of the former chapel, but has evidently been subject to considerable rebuilding, and incorporates modern fabric (Plates 15 and 16).



Plate 10: View along Crown Street looking north-west, showing historic surfacing

 © OA North October 2015



Plate 11: View along Silvercroft (Silver) Street, looking north-east



*Plate 12: View of the office building occupying the site of the former chapel (Site **20**) at the north-eastern end of Silvercroft (Silver) Street*

© OA North October 2015



Plate 13: View along Southam Street, looking north-west



Plate 14: View along Pryme Street, looking north-west

© OA North October 2015



*Plate 15: View across the site of workers' housing on the eastern side of Crown Street (Site **17**), showing the rear elevation of the former Bridgewater Canal Offices (Site **10**) and offices on the site of the former chapel (Site **20**)*



Plate 16: View of the offices on the site of the chapel at the junction of Great Jackson Street and Silvercroft (Silver) Street, looking south-east



*Plate 17: The former Bridgewater Canal Offices (Site **10**) viewed from the corner of Great Jackson Street and Chester Road*



*Plate 18: The rear elevation of the former Bridgewater Canal Offices (Site **10**)*

4. GAZETTEER OF SITES

Site Number **01**
Site Name Building (Roman)
HER Number 13951.1.0
Site Type Mithraeum (Site of)
Period Roman
NGR 383261 397282
Source HER
Designation None
Description A number of Roman finds have also been recorded in the vicinity of the Site Area, as reported by Charles Roeder in the nineteenth century 'close to the Roman road to Chester, where many other sepulchral stones have been secured'. This suggests that a Roman cemetery existed in the vicinity of the study area. 'Three sculptured stones' reported to have been found by workmen sinking a drain during groundworks on Great Jackson Street include one identified with Cautpoates, a figure associated with the worship of Mithras, from which it is inferred that a Mithraeum or building used for the worship of the god stood within the locality. In addition, a Roman altar was discovered recently during an excavation on Great Jackson Street.
Assessment The precise location of the findspot is uncertain, although the HER marks it within the Site Area. Any remains will almost certainly have been disturbed or damaged by later development, although there is some potential for associated remains of Roman date to survive *in-situ* in the general area.

Site Number **02**
Site Name Jackson's Farm
HER Number 13952.1.0
Site Type Farm (Site of)
Period Eighteenth century
NGR 383270 397250
Source Green 1794; Johnson 1819; Bancks & Co 1831
Designation None
Description A large farmhouse situated against the eastern boundary of the Site Area. This farmhouse is depicted on Yates' 1786 map of Lancashire, and is annotated on Green's 1787-94 map as 'Mr Jackson's Farm'. This farm was accessed originally from Chester Road along 'Jackson's Lane', which later became Great Jackson Street. The farmhouse is shown on Bancks & Co's map of 1831, but had been demolished and replaced by housing (Site **35**) by time of the Ordnance Survey map of 1851. This detailed map indicates that the new houses had cellars, the construction of which will have probably removed any structural remains of the farmhouse.
Assessment The footprint of Jackson's Farm lies within the Site Area, although any *in-situ* remains are likely to have been disturbed or damaged by later development.

 © OA North October 2015

Site Number	**03**
Site Name	Hulme Place
HER Number	13954.1.0
Site Type	Brewery (Site of)
Period	Eighteenth century
NGR	383235 97296
Source	Green 1794; Johnson 1820
Designation	None
Description	Large square building with two protruding wings which is denoted on Green's map of 1787-94 as a 'Brewery' fronting Hulme Place (later renamed as Silver Street). Probably associated with a small reservoir situated immediately to the east, fronting onto the track that became known subsequently as Jackson's Lane/Great Jackson Street. Johnson's map shows that the brewery had been demolished by 1818-19, and replaced by a chapel (Site **20**) and workers' housing, suggesting that the brewery had been demolished rather than remodelled for new use. The reservoir also appears to have been infilled before 1820. The footprint of the chapel is currently occupied by an office building.
Assessment	The footprint of the brewery lies within the Site Area, although any *in-situ* remains are likely to have been disturbed or damaged by later development.

Site Number	**04**
Site Name	Little Street
HER Number	13953.1.0
Site Type	Workers' Housing (Site of)
Period	Eighteenth century
NGR	383091 97317
Source	Green's map 1794; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A range of double-depth buildings fronting Pryme Street shown on Green's map, with several irregular buildings fronting Little Street (annotated Back Bradshaw Street on Bancks & Co's map of 1831) in the north-western corner of the Site Area. Bancks & Co's map of 1831 shows the buildings fronting Little Street to have been replaced by a range of double-depth houses. These houses are depicted on the detailed Ordnance Survey map of 1851, which does not show any pavement lights, indicating that the houses did not have cellars.
Assessment	The footprint of the eighteenth-century houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been disturbed or damaged by later development.

 © OA North October 2015

Site Number	**05**
Site Name	Pryme Street
HER Number	13955.1.0
Site Type	Workers' Housing (Site of)
Period	Eighteenth century
NGR	383112 397288
Source	Green 1794; Johnson 1819, Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A range of double-depth houses fronting Pryme Street with outshuts to the rear, first shown on Green's map of 1794. The two properties forming the southern end of the range appear to have rear yards with privies. The Ordnance Survey map of 1851 shows a series of pavement lights against the Pryme Street elevation of the houses, suggesting that they had cellars. Shown on the Ordnance Survey map of 1932, but most had been demolished by 1950-51.
Assessment	The footprint of the houses lies within the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

Site Number	**06**
Site Name	Bradshaw Street
HER Number	13956.1.0
Site Type	Workers' Houses (Site of)
Period	Eighteenth century
NGR	383087 397274
Source	Green 1794; Johnson 1819, Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Green's map of 1794 shows a small range of double-depth housing fronting Bradshaw Street. Houses had been extended southwards to the junction of Bradshaw Street and Silver Street (Site **12**) by 1818-19. The detailed Ordnance Survey map of 1851 does not show any pavement lights against the buildings, suggesting that they did not incorporate cellars. The houses are shown on the subsequent editions of Ordnance Survey mapping up to and including the edition of 1950-51, although all had been demolished by 1965.
Assessment	The footprint of the eighteenth-century houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been disturbed or damaged by later development.

 © OA North October 2015

Site Number	**07**
Site Name	Silver Street
HER Number	13957.1.0
Site Type	Workers' Houses (Site of)
Period	Eighteenth century
NGR	383154 397264
Source	Green 1794; Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Green's map of 1787-94 depicts a range of probable double-depth housing fronting Hulme Place (later renamed as Silver Street) with outshuts to the rear. To the rear of these buildings Green's map also plots a square building of unknown function. By 1818-19 Johnson's map indicates that these buildings had either been extended or, more likely, replaced as the Ordnance Survey map of 1851 shows a row of back-to-back houses along the Silver Street frontage in this area (Site **18**).
Assessment	The site lies within the Site Area, although buried remains are likely to have been damaged or destroyed by nineteenth- and twentieth-century redevelopment.

Site Number	**08**
Site Name	Hulme Place
HER Number	13984.1.0
Site Type	Workers' Houses (Site of)
Period	Eighteenth century
NGR	383185 397285
Source	Green 1794; Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Green's map of 1787-94 denotes a range of four probable double-depth houses, fronting Hulme Place (later renamed as Silver Street) with outshoots to rear. Ordnance Survey mapping of 1851 suggests that these buildings incorporated cellars. Immediately to the south of these houses a rectangular building, probably also housing, is depicted, fronting 'Smith's Court', with an enclosed area to the rear. To the south of this property a field boundary and pond are also evident on Green's map. Johnson's map of 1819 indicates that two additional double-depth houses had been built on the western side of the eighteenth-century housing fronting Silver Street (Site **16**). Several properties had been demolished by 1905, with a further phase of demolition in 1915-16. By 1965 all properties had been demolished.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

Site Number	**09**
Site Name	Bridgewater Arms
HER Number	13953.1.0
Site Type	Public House (Site of)
Period	Eighteenth century
NGR	383091 397317
Source	Green 1794; Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Green's map of 1787-94 depicts a square building positioned at the junction of Pryme Street and Chester Road. Documentary evidence suggests that the Bridgewater Arms was licensed in 1799 (Potts 1983, 19). This building is denoted as the 'Bridgewater Arms' public house on the Ordnance Survey map of 1851, which also indicates that at least part of the building had a cellar. The public house is shown on subsequent editions of Ordnance Survey mapping, and appears to have been standing until at least 1965.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

Site Number	**10**
Site Name	Bridgewater Canal Offices
HER Number	8331.1.0
Site Type	Officers' Mess and Canal Offices
Period	Eighteenth century
NGR	383190 397350
Source	Green 1794; Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	Grade II Listed Building
Description	A large rectangular building which is first plotted on Green's map of 1794. The available HER and listed building information (LBS No 388004) suggest that this building was probably the Officers' Mess of the Manchester Regiment. Green's map indicates that this building had gardens to its front and rear and was associated with a small separate ancillary building, possibly a lodge. The Officers' Mess was accessed from a drive running from Great Jackson Street and Green's map also depicts this drive running southwards to a long rectangular building located within the grounds of the Officers' Mess. It is possible that this building functioned as a stable. Johnson's map of Manchester suggests that this stabling had been demolished by 1818-19 and replaced by a building range, which on a photograph of 1954 comprised housing, a corner shop and a probable small workshop. The building survives extant, but is in a derelict condition.
Assessment	The building occupies the northern corner of the Site Area, although will not be affected by the proposed development.

 © OA North October 2015

Site Number	**11**
Site Name	Pryme Street
HER Number	13955.1.0
Site Type	Workers' Houses (Site of)
Period	Nineteenth century
NGR	383106 397270
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Johnson's map indicates that the eighteenth-century housing on Pryme Street (Site **05**) had been extended to the rear and to the junction of Pryme Street and Silver Street by 1818-19, whilst an adjoining range was constructed fronting Little Street. The houses to the rear are shown on the Ordnance Survey map of 1851 to have been small court dwellings, annotated at Pryme Court N^{o} 2 and Pryme Court N^{o} 3. These houses had been demolished by 1965.
Assessment	The site lies within the Site Area, although any buried remains are likely to be fragmentary.

Site Number	**12**
Site Name	Bradshaw Street
HER Number	13956.1.0
Site Type	Workers' Houses (Site of)
Period	Nineteenth century
NGR	383091 397274
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	The eighteenth-century houses on Bradshaw Street (Site **06**) had been extended southwards to the junction of Bradshaw Street and Silver Street by 1818-19. The houses do not appear to have contained cellars. These houses had been demolished by 1965.
Assessment	The footprint of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been damaged by later development.

Site Number	**13**
Site Name	Bradshaw Street
HER Number	13969.1.0
Site Type	Workers' Houses (Site of)
Period	Nineteenth century
NGR	383109 397241
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A range of double-depth houses, with privies to the rear, which are first plotted on Johnson's 1818-19 map of Manchester. This housing was extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been damaged by later development.

 © OA North October 2015

Site Number	**14**
Site Name	The Prince of Wales
HER Number	13966.1.0
Site Type	Public House (Site of)
Period	Nineteenth century
NGR	383126 397266
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A public house occupying the junction of Pryme Street and Silver Street, first shown on Johnson's 1818-19 map of Manchester. Documentary evidence indicates that it was licensed in 1801 (Potts 1983, 23). Denoted as 'The Prince of Wales' on the 1851 Ordnance Survey map, and listed at 32 Pryme Street in a trade directory for 1850. The map also indicates that the building had a cellar. The building was extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of the public house lies within the Site Area, and buried remains of its cellar may be affected by earth-moving works associated with the proposed development.

Site Number	**15**
Site Name	Pryme Street
HER Number	13968.1.0
Site Type	Coal Yard (Site of)
Period	Nineteenth century
NGR	383131 397237
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A yard on Pryme Street shown on Johnson's 1818-19 map of Manchester. The site is annotated on the Ordnance Survey map of 1851 as 'Coal Yard', and shown to have contained a single rectangular building. By 1881 a series of additional buildings had been constructed in the yard. These buildings were extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of the coal yard and later houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been damaged by later development.

 © OA North October 2015

Site Number	**16**
Site Name	Silver Street
HER Number	13984.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383174 397279
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Johnson's map of 1819 indicates that two additional double-depth houses had been built on the western side of the eighteenth-century housing fronting Silver Street (Site **08**) and on the basis of the Ordnance Survey map of 1851, these, like their counterparts to the east, were probably also cellared. Demolished by 1950-51.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

Site Number	**17**
Site Name	Great Jackson Street/Silver Street
HER Number	13961.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383242 397273
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	An area of housing bounded by Silver Street, Great Jackson Street, Crown Street and Melbourne Street. This housing is first shown on Johnson's map of 1818-19, although its form and constituent components are not particularly clear. The Ordnance Survey map of 1851 shows a range of different housing types, including double-depth properties fronting Silver Street, Crown Street and Great Jackson Street, which all appear to have been extant until at least 1932, before being replaced by a garage and other small industrial units by 1965. Those fronting Silver Street had cellars with small yards and privies to the rear, whilst a proportion of those fronting Crown Street ('Crown Terrace') were also cellared. To the south, located on the southern side of 'Crown Court', were five smaller blind-back houses, which had been demolished by 1905. To the south of these blind backs, separated by 'Seddon's Court' was a range of seven further blind backs, which appear to have survived, albeit in a modified form, until at least 1932. Further additions were made by at least 1831, including the infilling of 'Crown Court' with a range of back-to-back houses. These houses had, however, been demolished by 1894 presumably as part of slum clearances. The houses on Crown Street were extant until at least 1932, whilst those on Great Jackson Street still survived in 1965.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

Site Number	**18**
Site Name	Silver Street (Paradise Court)
HER Number	13957.1.0
Site Type	Workers' Houses (Site of)
Period	Nineteenth century
NGR	383155 397253
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	Green's map of 1787-94 depicts a range of probable double-depth housing fronting Hulme Place (later renamed as Silver Street) with outshuts to the rear (Site **07**). Johnson's map of 1819 indicates that these buildings had either been extended or more replaced, and the 1851 Ordnance Survey map suggest that a row of back-to-back houses formed a block fronting Silver Street, Pryme Street, Back Silver Street and Southam Street. This map also suggests that the row of housing fronting Back Silver Street incorporated cellars. Situated at the centre of the block, and separated from the adjacent housing by two narrow alleys, was a further row of back-to-back houses, which had been demolished by 1851 and replaced by 'Paradise Court'.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

Site Number	**19**
Site Name	Silver Street
HER Number	13984.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383189 397262
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	By 1818-19, some eighteenth-century buildings on Silver Street (Site **08**) had been demolished and replaced by a range of housing extending along the full length of Smith's Court. Swire's map of indicates that by 1824 this range was also extended to the south along Crown Street to form an L-shape block of housing. Bancks & Co's map of 1831 and the Ordnance Survey map of 1851 indicate that this block comprised a mixture of housing types, including small and large back-to-backs and blind-back houses, although none of these appeared to have contained cellars. Later mapping suggests that by 1905 a number of houses had been demolished on the corner of Smith's Court and Crown Street, with a further phase of demolition occurring in this area prior to 1915-16. By 1965 all of the houses fronting Silver Street, Crown Street and Southam Street had been demolished.
Assessment	The footprint of the coal yard and later houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been damaged by later development.

 © OA North October 2015

Site Number	**20**
Site Name	Silver Street Methodist Chapel
HER Number	13960.1.0
Site Type	Chapel/School (Site of)
Period	Nineteenth century
NGR	383237 397309
Source	Swire 1824; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A chapel situated at the junction of Silver Street and Great Jackson Street, occupying the site of the eighteenth-century brewery (Site **03**). The chapel is first shown on Swire's map of 1824 and is denoted as 'Independents Chapel' on Bancks & Co's map of 1831. This map shows the chapel situated within a walled enclosure that runs parallel with Great Jackson Street and Crown Court. A small, square ancillary building is also located within this enclosure. The Ordnance Survey map of 1851 annotates the building as a 'Welsh Independent Chapel', and the earlier ancillary building had been replaced by a 'School' which was built directly against the southern wall of the chapel. This map also depicts a small square building, perhaps a privy, to the east of the school. The Ordnance Survey map of 1896 denotes the site as a 'Methodist Church (Free United), and also shows that the adjoining school had been demolished. An additional southern wing for the chapel and a square ancillary building were constructed in its place. This map also suggests that the chapel incorporated a cellar. Although the chapel building was still extant until at least 1965, it is only denoted as a 'Chapel' up until the time of the 1915-16 OS survey.
Assessment	The site is occupied currently by a three-storey building used as an office.

Site Number	**21**
Site Name	Pryme Street
HER Number	13965.1.0
Site Type	Southam's Cotton Mill (Site of)
Period	Nineteenth century
NGR	383127 397302
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A cotton mill first shown on Johnson's 1818-19 map of Manchester. Analysis of the trade directories also indicates that the mill was probably constructed in 1818. The mill first appears in an 1819-20 directory as 'Hulme Mill, Pryme Street', owned by John Guest (Pigot & Dean 1819-20, 56; 187), although it appears that between 1821-2 the mill was probably empty, as it is not listed in any trade directories dating to this period. By 1824 the mill was working, however, as a Daniel Speakman is listed as the owner of 'Hulme Mill, Pryme Street' (Baines 1824, 313; Pigot & Dean 1824-5, 214). Swire's 1824 and Bancks 1831 maps indicate that the 'Southam's Cotton Mills' had an F-shaped plan and were associated with a rectangular structure, which the Ordnance Survey map of 1851 denotes as a 'Reservoir'.

 © OA North October 2015

	This map also indicates that a central building projecting from the western side of the mill was a 'Boiler House'. This structure appears larger, however, on the 1888 map, as opposed to its depiction on the earlier maps, which may suggest that the boiler house had been rebuilt or extended by the late nineteenth century. The 1888 map also plots an additional rectangular building projecting from the northern side of the boiler house, potentially representing a new steam engine house, and denotes the whole complex as the 'Pryme Street Mill (Cotton)'. By 1881 the whole of the mill complex had been extended to cover the area which contained the reservoir, and the boiler house. The function of the mill had also changed by this date as the 1896 Ordnance Survey map denotes the building as the 'Pryme Street Works (General Finishing)'. By 1908 the building had changed function once again, as Ordnance Survey mapping denotes it as the 'Pryme Street Mills (Cattle Food)'. The production of cattle food at the works continued to at least 1932. After this date the mill was demolished and is now occupied by a two-storey brick built building which originally functioned as a warehouse.
Assessment	The footprint of the mill lies within the Site Area, and buried remains of the engine and boiler houses may be affected by earth-moving works associated with the proposed development.

Site Number	**22**
Site Name	Southam Street
HER Number	13962.1.0
Site Type	Smithy (Site of)
Period	Nineteenth century
NGR	383175 397307
Source	Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A complex of buildings which is first shown on Bancks & Co's map of 1831. The buildings front Southam Street, and the 1851 Ordnance Survey map denotes them as a 'smithy'. By 1881 these buildings had been extended to the south and appears to form part of the Pryme Street Mill complex. These buildings were extant until at least 1932, but had been replaced by an industrial unit by 1965.
Assessment	The footprint of the smithy lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the building did not have a cellar, and may have been damaged by later development.

 © OA North October 2015

Site Number	**23**
Site Name	Waterloo Brewery
HER Number	13992.1.0
Site Type	Brewery (Site of)
Period	Nineteenth century
NGR	383162 397330
Source	Johnson 1819; Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A building marked on the Ordnance Survey map of 1851 as the 'Waterloo Brewery'. By the 1890s, the brewery building had either been extended or rebuilt, although it is not annotated on the Ordnance Survey map of 1896. To the north of this building Another rectangular building had been constructed to the north by 1896, and appears to have formed part of the Pryme Street Mill. By 1894, this building was linked to the range of buildings to the west by an open sided 'shed', which was later replaced by a more substantial building that is shown on the 1908 OS map. These buildings were extant until at least 1932, but appear to have been demolished by 1965.
Assessment	The footprint of the smithy lies within the Site Area, although any remains may have been damaged by later development, are likely to be fragmentary.

Site Number	**24**
Site Name	Swan Inn and Brewery/Public Baths
HER Number	13958.1.0; 13985.1.0
Site Type	Brewery/Public Baths (Site of)
Period	Nineteenth century
NGR	383175 397215
Source	OS 1851; OS 1896
Designation	None
Description	A number of irregular-shaped buildings located at the junction of Pryme Street and Melbourne Street are first shown on the Ordnance Survey map of 1851 as 'The Swan Inn' and 'Swan Brewery' (HER 13958.1.0). Documentary evidence indicates that this public house was licensed in 1846 (Potts 1983, 22). Although the public house was still extant in 1965, the brewery had been demolished by 1904, and replaced by a public baths (HER 13985.1.0). Cartographic evidence suggests that the baths was built on the southern side of the Procter gym and lads' club between 1894 and 1905. By the time of the 1932 Ordnance Survey map, the site is denoted as a 'Public Baths & Wash House'. Photographs of the building taken in 1906 (MCRL:m57425) indicate that it was a two-storey building, constructed of machine-made bricks, with twin entrances for male and female bathers. The lower windows had cambered arch lintels with cambered hood moulds either side of a narrow keystone, whilst the upper windows were flat headed with cambered sills.
Assessment	The footprint of the buildings lies within the Site Area, and buried remains of the public baths may be affected by earth-moving works associated with the proposed development.

Site Number	**25**
Site Name	Melbourne Street
HER Number	13990.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383205 397225
Source	OS 1851; OS 1896
Designation	None
Description	A range of double-depth houses, fronting Melbourne Street, and blind-back houses, fronting Southam Street and 'James' Place' which are first shown on the 1851 Ordnance Survey map. To the rear of these buildings, an enclosed area containing a 'cistern', sandwiched between Southam and Crown Street, is also shown on the 1851 map. The lack of pavement lights shown by the Ordnance Survey suggests that these buildings did not incorporate cellars, with the possible exception of the property occupying the corner of Crown Street and Melbourne Street. By 1896, the large-scale Ordnance Survey map indicates that this area had been infilled through the construction of two double-depth houses, back-to-back housing and the 'Crown Street Spring Mattress Works', which by 1908 Ordnance Survey mapping indicates was operating as a 'Saw Mill'. By this date, the former area of back-to-back housing had been replaced by a building described as an 'Enamel Works', whilst the 'Saw Mill' is denoted as the 'Crown Street Works'. By 1965 the housing to the south of James's Place (now termed Jenner Place) had been demolished, whilst to the north the 'Crown Street Works' and 'Enamel Works' had been replaced by a 'Warehouse'.
Assessment	The footprint of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the houses did not have cellars, and may have been damaged by later development.

Site Number	**26**
Site Name	Back Silver Street
HER Number	13991.1.0
Site Type	Buildings (Site of)
Period	Nineteenth century
NGR	383165 397235
Source	OS 1851; OS 1896
Designation	None
Description	Two sets of buildings set within walled enclosures fronting Back Silver Street and Pryme Street are plotted on the 1851 Ordnance Survey map. Replaced subsequently by several of irregular-shaped buildings, which probably had an industrial function. These buildings had been demolished by 1896.
Assessment	The footprint of the buildings lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as the buildings did not have cellars, and may have been damaged by later development.

 © OA North October 2015

Site Number	**27**
Site Name	Swan Street
HER Number	13959.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383185 397226
Source	OS 1851; OS 1896
Designation	None
Description	A row of back-to-back houses fronting Southam Street and Swan Street, which are first shown on the 1851 Ordnance Survey map. The lack of pavement lights recorded by the Ordnance Survey suggests that the houses did not have cellars, with the possible exception of the two properties fronting onto Melbourne Street. The houses survived until at least 1932, though it appears that by 1905 this range had been modified with some of the properties being demolished and others being converted to through houses.
Assessment	The footprint of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as most of the houses did not have cellars, and may have been damaged by later development.

Site Number	**28**
Site Name	Southam Street
HER Number	13962.2.0
Site Type	Industrial Building (Site of)
Period	Nineteenth century
NGR	383175 397307
Source	OS 1851; OS 1896
Designation	None
Description	Two, possible industrial buildings at the corner of Southam Street, which are first shown on Bancks & Co's map of 1831. By 1896 these buildings had been converted into a single building, and formed part of the Pryme Street Mill. The 1896 Ordnance Survey map depicts a chimney in the far north-eastern corner of this building, and it is thus possible that it functioned as a boiler house. This building was extant until at least 1965.
Assessment	The footprint of the building lies within the Site Area, and any deep foundations may survive as buried remains that could be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

Site Number	**29**
Site Name	Crown Street
HER Number	13964.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383163 397336
Source	OS 1851; OS 1896
Designation	None
Description	A narrow range of buildings fronting Crown Street, which are first shown on Bancks & Co's map of 1831. By 1851, these buildings had been replaced by a row of double-depth houses with outshoots. Large-scale Ordnance Survey mapping indicates that a number of these houses incorporated cellars. Flanking either end of the row of houses were two larger buildings, which might have served an industrial or commercial function. These buildings were extant until at least 1932, but appear to have been demolished by 1965.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

Site Number	**30**
Site Name	Little Street
HER Number	13963.1.0
Site Type	Industrial Building/Workers' Housing (Site of)
Period	Nineteenth century
NGR	383118 397329
Source	Swire 1824; OS 1851; OS 1896
Designation	None
Description	A square industrial or commercial building that is first shown on Swire's map of 1824. This building was extant until at least 1932. By 1851 a number of additional buildings had been constructed along Little Street, a few of which appear to have been fitted with pavement lights, suggesting that they incorporated cellars. The additional buildings included four double-depth houses and a square industrial or commercial building, which were also still extant until at least 1932.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of those that incorporated cellars may be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

Site Number	**31**
Site Name	Pryme Street
HER Number	13967.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383135 397226
Source	Johnson 1819; OS 1851; OS 1896
Designation	None
Description	A range of double-depth housing with outshuts, which is first shown on Johnson's map of 1819. Only a few of these houses lay within the boundary of the Site Area. This housing was extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of the houses lies within the Site Area, and buried may be affected by earth-moving works associated with the proposed development.

Site Number	**32**
Site Name	Silver Street
HER Number	13970.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383085 397255
Source	Swire 1824; OS 1851; OS 1896
Designation	None
Description	A range of double-depth housing, with outshuts, which is first shown on Swire's 1824 map of Manchester. Only a few of these houses lay within the boundary of the Site Area, although at least one of these appears to have incorporated a cellar. The houses were extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of the houses lies within the Site Area, and buried may be affected by earth-moving works associated with the proposed development.

Site Number	**33**
Site Name	Union Street
HER Number	13971.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383080 397266
Source	Bancks & Co 1831; OS 1851; OS 1896
Designation	None
Description	A range of back-to-back houses, which are first shown on Bancks & Co's map of 1831. This housing remained extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of a few of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as most of the houses did not have cellars, and may have been damaged by later development.

 © OA North October 2015

Site Number	**34**
Site Name	Anderson's Buildings
HER Number	13972.1.0
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383074 397281
Source	Swire 1824; OS 1851; OS 1896
Designation	None
Description	A range of blind-back houses, which are first shown on Swire's map of 1824. This housing remained extant until at least 1932, but had been demolished by 1965.
Assessment	The footprint of a few of the houses lies within the Site Area, although any *in-situ* remains are likely to be fragmentary as most of the houses did not have cellars, and may have been damaged by later development.

Site Number	**35**
Site Name	Melbourne Street/Great Jackson Street
HER Number	-
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383276 397221
Source	OS 1851; OS 1896
Designation	None
Description	Two blocks of workers' housing occupying a plot of land bounded by Melbourne Street, Crown Street, Great Jackson Street and Wood Street in the south-eastern part of the Site Area, on footprint of Jackson's Farm (Site **02**). The houses fronting onto Great Jackson Street are larger, double-depth houses with outshuts to the rear. The Ordnance Survey map of 1851 depicts pavement lights against the Great Jackson Street frontage, indicating that the houses incorporated cellars. The houses fronting onto Melbourne Street similarly appear to incorporate cellars. The Ordnance Survey plot shows the entire plot to have been developed, with more double-depth houses having been erected along Wood Street. Shown as largely unchanged on early twentieth-century mapping, although some of the houses along Great Jackson Street and those fronting onto Crown Street appear to have been demolished by 1955. All of the houses along Great Jackson Street had been demolished by 1965, and the remainder of the plot cleared by the early 1970s.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

Site Number	**36**
Site Name	Rex Street/Great Jackson Street
HER Number	-
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383303 397193
Source	OS 1851; OS 1896
Designation	None
Description	Two blocks of workers' housing occupying a plot of land bounded by Wood Street, Crown Street, Great Jackson Street and Rex Street in the south-eastern part of the Site Area. First shown on the Ordnance Survey map of 1851, and appear on subsequent editions of Ordnance Survey mapping, including that published in 1950-51, but demolished in the later twentieth century.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

Site Number	**37**
Site Name	Great Jackson Street
HER Number	-
Site Type	Workers' Housing (Site of)
Period	Nineteenth century
NGR	383354 397208
Source	Swire 1824; OS 1851; OS 1896
Designation	None
Description	A block of workers' housing fronting onto the eastern side of Great Jackson Street depicted on Swire's map of 1824. The detailed Ordnance Survey map of 1851 indicates that these buildings were fitted with pavement lights, implying that they had cellars. Shown on subsequent editions of Ordnance Survey mapping, including that published in 1950-51, but demolished in the later twentieth century.
Assessment	The footprint of the houses lies within the Site Area, and buried remains of cellars associated with the former houses may be affected by earth-moving works associated with the proposed development.

 © OA North October 2015

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, 37 sites of archaeological interest have been identified within the boundary of the Site Area (Sites **01–37**). The majority of the known sites within the Site Area developed as a direct result of the early industrial development and expansion of Manchester (Table 7) and span the period between the late eighteenth and mid-nineteenth centuries, although a single findspot (Site **01**) represents activity during the Roman period, and a former farm (Site **02**) may date to the post-medieval period. In addition, 17 buildings within a 250m radius are afforded statutory designation as listed buildings, together with a single Scheduled Monument. Of these designated heritage assets, however, only one (the Bridgewater Canal Offices; Site **10**) lies within the boundary of the Site Area.

Period	No of sites	Sites
Prehistoric	0	-
Roman	0	**01**
Medieval	0	-
Post-medieval	0	**02**
Industrial	7	**03 - 37**
Unknown	0	-

Table 7: Number of heritage assets within the Site Area by period

5.1.2 In addition to the known sites of interest, numerous finds of Roman date have been discovered either by chance or during archaeological investigations within a 250m radius of the Site Area. This raises the possibility that other Roman finds may lie within the Site Area, although the potential for remains to survive *in-situ* from this period very limited due to the intensive development of the area from the late eighteenth century onwards.

5.2 CRITERIA

5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State's criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The non-designated heritage assets within the Site Area (Sites **01**-**37**) have been considered using the criteria, with the results below.

 © OA North October 2015

5.2.2 ***Period:*** the possibility of Roman remains surviving within the Site Area cannot be discounted, based upon previous discoveries of Roman finds in the vicinity of Chester Road and Great Jackson Street. Moreover, it is probable that any such remains might be associated with ritual or funerary activity associated with the Roman cemetery. Any such remains that do survive, however, are likely to have been damaged or disturbed by later development.

5.2.3 Whilst some chance finds dating to the Early Medieval period have been discovered in the wider study area (HER 9916.1.0), it is unlikely that any remains from this early period will have survived the intensive development of the site from the late eighteenth century onwards.

5.2.4 The next identifiable phase of activity in the Site Area was the construction of a pre-1790s farmhouse (Site **02**) close to the present line of Great Jackson Street. The street pattern was laid out during the late eighteenth century, and a brewery (Site **03**), the Officers' Mess of the Manchester Regiment (Site **10**), areas of housing (Sites **05-08**), and a public house (Site **09**) and were also constructed. Further housing of various types were constructed in the Site Area during the early nineteenth century, including three concentrations of workers' housing (Sites **17**, **18**, and **19**), and the construction of a cotton mill (Site **21**), a smithy (Site **22**) and a Methodist chapel (Site **20**). Further housing was erected during the mid-nineteenth century, including additional workers' housing (Sites **27**, **35**, **36** and **37**), two breweries (Sites **23** and **24**) and three public houses, and the former Officers' Mess was modified and converted into the Bridgewater Canal Offices (Site **10**). The late nineteenth and early twentieth centuries was characterised by slum clearance, the construction of a gymnasium and public baths and the conversion of the cotton mill into a finishing works and then a cattle feed factory.

5.2.5 ***Rarity:*** any Roman remains found within the study area would be considered to be of regional rarity. Any surviving remains of the pre-1790s farmhouse (Site **02**) if significantly early and extensive, and well-preserved, could provide information on the use of the rural fringe of Manchester prior to the massive urban expansion, and as such might be considered to be a site of regional rarity. Similarly, surviving remains of the late eighteenth-century brewery (Site **03**) would be of regional rarity, together with physical evidence for the steam-raising plant and power systems associated with the early nineteenth-century cotton mill (Site **21**).

5.2.6 The remains of areas of back-to-back and blind-back workers' housing would be considered to be of high local rarity. The remains of the two mid-nineteenth-century breweries (Sites **23** and **24**) would also considered of high local rarity. The remaining sites in the study area would be considered to be of more local rarity.

5.2.7 ***Documentation:*** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources and from entries in the available commercial trade directories. Further documentary research may furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline presented in this assessment.

 © OA North October 2015

5.2.8 ***Group Value:*** any Roman remains within the Site Area might contribute to the wider understanding of the development of Roman Manchester, and in particular of the types of activity being carried on this south side of the River Medlock. There is some evidence for a cemetery in this locality, but the information at present available is scant and lacking detail. The other non-designated heritage assets in the Site Area represent elements of the urban industrial townscape, which played a central role in the development of the city from the late eighteenth century onwards. As such, these heritage assets have some group value.

5.2.9 ***Survival/Condition:*** the extent to which any buried remains of Roman or later date survive *in-situ* is currently unknown. Whilst it is most likely that any Roman levels will have been disturbed during the intensive redevelopment of the site during the late eighteenth and nineteenth centuries, the possibility of Roman artefacts surviving in disturbed contexts cannot be discounted. Conversely, there is good potential for buried remains of the workers' housing and other elements of the late eighteenth- and nineteenth-century townscape to survive *in-situ*, especially where these buildings had cellars or other deep foundations.

5.2.10 ***Fragility/Vulnerability:*** any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works across the site.

5.2.11 ***Diversity:*** none of the known sites within the Site Area are considered to be significant due to diversity.

5.2.12 ***Potential:*** there are no prehistoric sites within the Site Area or its environs, and the potential for prehistoric remains is considered to be very low. Similarly, there are no known medieval or post-medieval sites within the Site Area or its immediate environs, and the potential of remains from these periods is considered to be low. The Site Area does lie immediately beyond the known area of the Roman settlement, and there is some potential for finds from this period to survive, albeit deposited in later contexts. There is considerable potential for buried remains dating to the late eighteenth and nineteenth centuries.

5.3 SIGNIFICANCE

5.3.1 Using the above criteria, and particularly rarity and survival/condition, the Site Area is likely to contain non-designated below-ground heritage assets of high local/borough significance (Sites **02**, **03**, **05**, **08**, **17**, **18** and **21**) and local significance (Sites **09**, **14**, **16**, **20**, **24**, **27**, **28**, **29**, **30**, **31**, **32**, **35**, **36** and **37**). Some of the sites that have been identified are likely to have been damaged or destroyed entirely during demolition, thereby reducing their significance to low or negligible (Sites **01**, **04**, **06**, **07**, **11**, **12**, **13**, **15**, **19**, **22**, **23**, **25**, **26**, **33** and **34**). The level of importance of each of the sites identified is summarised in Table 8.

 © OA North October 2015

Site No	Site Name	Importance
01	Roman Findspot	Low Local
02	Jackson's Farm	High Local/Borough
03	Hulme Place Brewery	High Local/Borough
04	Little Street Workers' Housing	Low Local
05	Pryme Street Workers' Housing	High Local/Borough
06	Bradshaw Street Workers' Housing	Low Local
07	Silver Street Workers' Housing	Low Local
08	Hulme Place Workers' Housing	High Local/Borough
09	Bridgewater Arms	Low Local
10	Bridgewater Canal Offices	National
11	Pryme Street Workers' Housing	Low Local
12	Bradshaw Street Workers' Housing	Low Local
13	Bradshaw Street Workers' Housing	Low Local
14	Prince of Wales	Low Local
15	Pryme Street Coal Yard	Low Local
16	Silver Street Workers' Housing	Low Local
17	Great Jackson Street Workers' Housing	High Local/Borough
18	Paradise Court Workers' Housing	High Local/Borough
19	Silver Street Workers' Housing	Low Local
20	Methodist Chapel	Low Local
21	Pryme Street Cotton Mill	High Local/Borough
22	Southam Street Smithy	Low Local
23	Waterloo Brewery	Low Local
24	Swan Brewery / Pubic Baths	Low Local
25	Melbourne Street Workers' Housing	Low Local
26	Back Silver Street Buildings	Low Local
27	Swan Street Workers' Housing	Low Local
28	Southam Street Buildings	Low Local
29	Crown Street Workers' Housing	Low Local
30	Little Street Buildings	Low Local
31	Pryme Street Workers' Housing	Low Local
32	Silver Street Workers' Housing	Low Local
33	Union Street Workers' Housing	Low Local
34	Anderson's Buildings	Low Local
35	Melbourne Street Workers' Housing	Low Local
36	Rex Street Workers' Housing	Low Local
37	Great Jackson Street Workers' Housing	Low Local

Table 8: Level of importance of each site within the Site Area

© OA North October 2015

6. LIKELY IMPACT OF DEVELOPMENT

6.1 INTRODUCTION

6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon. It should be noted that the present assessment has focused on sub-surface archaeological resource of the Site Area. The results are summarised in Table 9.

6.2 IMPACT

6.2.1 Groundworks for any future development within the Site Area, including the reduction or other disturbance of ground levels, the digging of foundations and service trenches, have the potential for having a direct impact by damaging or destroying below-ground archaeological remains. The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of development.

6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the impact on the sites of archaeological interest within the Site Area has been determined to range between moderate and negligible (Table 9).

Site No	Site Name	Importance	Impact	Significance of Impact
01	Roman Findspot	Low Local	Negligible	Neutral
02	Jackson's Farm	High Local/Borough	Slight	Minor
03	Hulme Place Brewery	High Local/Borough	Slight	Minor
04	Little Street Workers' Housing	Regional/County	Moderate	Intermediate
05	Pryme Street Workers' Housing	High Local/Borough	Slight	Minor
06	Bradshaw Street Workers' Housing	Low Local	Negligible	Neutral
07	Silver Street Workers' Housing	Low Local	Negligible	Neutral
08	Hulme Place Workers' Housing	High Local/Borough	Slight	Minor
09	Bridgewater Arms	Low Local	Negligible	Neutral
10	Bridgewater Canal Offices	National	Negligible	Neutral

 © OA North October 2015

Site No	Site Name	Importance	Impact	Significance of Impact
11	Pryme Street Workers' Housing	Low Local	Slight	Minor
12	Bradshaw Street Workers' Housing	Low Local	Negligible	Neutral
13	Bradshaw Street Workers' Housing	Low Local	Negligible	Neutral
14	Prince of Wales	Low Local	Negligible	Neutral
15	Pryme Street Coal Yard	Low Local	Negligible	Neutral
16	Silver Street Workers' Housing	Low Local	Negligible	Neutral
17	Great Jackson Street Workers' Housing	High Local/Borough	Slight	Minor
18	Paradise Court Workers' Housing	High Local/Borough	Slight	Minor
19	Silver Street Workers' Housing	Low Local	Negligible	Neutral
20	Methodist Chapel	Low Local	Negligible	Neutral
21	Pryme Street Cotton Mill	High Local/Borough	Slight	Minor
22	Southam Street Smithy	Low Local	Negligible	Neutral
23	Waterloo Brewery	Low Local	Negligible	Neutral
24	Swan Brewery / Pubic Baths	Low Local	Negligible	Neutral
25	Melbourne Street Housing	Low Local	Negligible	Neutral
26	Back Silver Street Buildings	Low Local	Negligible	Neutral
27	Swan Street Workers' Housing	Low Local	Negligible	Neutral
28	Southam Street Buildings	Low Local	Negligible	Neutral
29	Crown Street Workers' Housing	Low Local	Negligible	Neutral
30	Little Street Buildings	Low Local	Negligible	Neutral
31	Pryme Street Workers' Housing	Low Local	Negligible	Neutral
32	Silver Street Workers' Housing	Low Local	Negligible	Neutral
33	Union Street Workers' Housing	Low Local	Negligible	Neutral
34	Anderson's Buildings	Low Local	Negligible	Neutral
35	Melbourne Street Workers' Housing	Low Local	Negligible	Neutral
36	Rex Street Workers' Housing	Low Local	Negligible	Neutral
37	Great Jackson Street Workers' Housing	Low Local	Negligible	Neutral

Table 9: Assessment of the impact significance on each site within the Site Area

 © OA North October 2015

7. RECOMMENDATIONS

7.1 INTRODUCTION

7.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141). Development also has the potential for enhancing heritage assets. This might include the consolidation and display of excavated below-ground remains, or the reference to heritage assets within the design. NPPF encourages developments which change the setting of a heritage asset so as to better reveal it significance.

7.1.2 Only one of the known heritage assets identified within the Site Area is afforded statutory designation (Bridgewater Canal Offices; Site **10**), although it is not anticipated that the proposed development will have any direct impact on this building. However, if the building altered or modified as part of the proposed development, it will require an Historic England Level 2/3-type historic building investigation building survey. The other sites of archaeological interest that have been identified within the Site Area are not considered to be of a level of importance that would require preservation *in-situ*. However, the Site Area has considerable potential to contain buried remains of high local/borough significance, which would merit preservation by record, where they will be directly affected by development. These include the potential evidence of Roman activity, the post-medieval farmhouse (Site **02**) and brewery (Site **03**), the remains of late eighteenth- and early nineteenth-century workers' housing that are likely to contain cellars (Sites **05**, **08**, **17** and **18**), and the power systems of the early nineteenth-century cotton mill (Site **21**).

7.2 RECOMMENDATIONS

7.2.1 The results obtained from the archaeological assessment have concluded that the Site Area merits some intrusive archaeological investigation in advance of development. This should be targeted on the sites of the post-medieval farmhouse and brewery (Sites **02** and **03**), the power systems of the early nineteenth-century cotton mill (Site **21**) and the remains of the eighteenth- and early nineteenth-century workers' housing that are likely to contain cellars (Sites **05**, **08**, **17** and **18**). Should significant remains be found which will be damaged or destroyed by the proposed development, more detailed excavation may be required in advance of development.

 © OA North October 2015

BIBLIOGRAPHY

PRIMARY SOURCES

Published Cartographic Sources

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

Map of Manchester and Salford, C Laurent, 1793

Map of Manchester, Dean and Pigot, 1809

Plan of Manchester, W Johnson, 1819

Map of Manchester and its Environs, W Swire, 1824

A Map of Manchester and Salford, Bancks & Co, 1831

Ordnance Survey 6": 1 mile map, Manchester sheet 24, surveyed 1848-49, published 1851

Ordnance Survey 1:2500 First Edition map, surveyed 1888-91, published 1896

Ordnance Survey 1:2500 map, 1908 Edition, (surveyed 1905)

Ordnance Survey 1:2500 map, 1922 Edition, (surveyed 1915)

Ordnance Survey 1:2500 map, Revision of 1933

Ordnance Survey 1:1250 map, 1950-51

Ordnance Survey 1:2500 map, Plan SJ 8499 and Plan SJ 8599, Revision of 1966

Trade Directories

Scholes, J, 1797 *Directory of Manchester and Salford*, Manchester

Pigot and Dean, 1821 *Directory of Manchester and Salford*, Manchester

SECONDARY SOURCES

Baines, E, 1835 *History of Cotton Manufacture in Great Britain*, London

Bruton, FA, 1909 *The Roman Fort at Manchester*, Manchester

Countryside Commission, 1998 *Countryside Character Volume 2: North West*, Cheltenham

 © OA North October 2015

English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE), Swindon

Farrer, J, and Brownbill, W, (eds) 1911 *Victoria County History of Lancashire*, **4**, London

GMAU, 1993 *Proposed Development at Bridgewater Wharf, Castlefield, Manchester: An Archaeological Response*, unpubl rep

Greene, JP, 2002 Castlefield – Where Manchester Made Transport History, in R McNeil and JSF Walker (eds), 25-27

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

Gregory, RA, forthcoming *Excavating Mamucium*

Hadfield, C, and Biddle, G, 1970 *The Canals of North West England*, *Vol 1*, Newton Abbot

Hall, D, Wells, CE, and Huckerby, E, 1995 *The Wetlands of Greater Manchester*, Lancaster Imprints **3**, Lancaster

Institute for Archaeologists, 2010 *Code of Conduct*, Reading

Institute for Archaeologists, 2011 *Standard and Guidance for Historic Environment Desk-based Assessment*, Reading

Kidd, A, 1993 *Manchester*, Manchester

Sillitoe, P, 1988 *The Castlefield Canal Basin 1763-1805: A Chronology of Development*, unpubl dissertation

Taylor, S, Cooper, M, and Barnwell, PS, 2002 *Manchester: The Warehouse Legacy*, London

Tomlinson, VI, 1961 Early Warehouses on Manchester Waterways, *Trans Lancashire Cheshire Antiq Soc*, **71**, 128-151

UMAU, 1998 *Knott Mill Bridge, Manchester: Archaeological Evaluation*, unpubl rep

UMAU, 2001 *Land at Bridgewater Viaduct, Manchester*, unpubl rep

UMAU, 2002 *Liverpool Road, Manchester: Archaeological Excavation*, unpubl rep

 © OA North October 2015

APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE SITE AREA

HER ref.	Description	NGR
Listed Buildings		
8331.1.0	Former Bridgewater Canal Offices	SJ 8319 9735
Monument		
13951.1.0	Crowngate (site of possible Mithraeum)	SJ 83261 97282
13952.1.0	Former Farmhouse on Crowngate	SJ 83268 97252
13953.1.0	Former Bridgewater Arms and buildings	SJ 83091 97317
13954.1.0	Brewery (site of) on former Hulme Place	SJ 83235 97296
13955.1.0	Buildings on Pryme Street, Crowngate	SJ 83112 97288
13956.1.0	Buildings on Bradshaw Street	SJ 83087 97274
13957.1.0	Buildings on Paradise Court, Silver Street	SJ 83154 97264
13958.1.0	Swan Inn and Brewery, Crowngate	SJ 83175 97215
13959.1.0	Buildings on Swan Street, Crowngate	SJ 83185 97226
13960.1.0	Silver Street Methodist Chapel	SJ 83237 97309
13961.1.0	Housing on Great Jackson Street/Silver Street	SJ 83238 97270
13962.1.0	Buildings on Southam Street	SJ 83155 97325
13962.2.0	Buildings on Southam Street	SJ 83175 97307
13963.1.0	Buildings on Little Street	SJ 83118 97329
13964.1.0	Buildings on Crown Street	SJ 83163 97336
13965.1.0	Hulme Mill, Crowngate	SJ 83127 97302
13966.1.0	Prince of Wales public house, Crowngate	SJ 83126 97266
13967.1.0	Buildings on Pryme Street, Crowngate	SJ 83135 97226
13968.1.0	Pryme Street Coalyard, Crowngate	SJ 83131 97237
13969.1.0	Buildings on Bradshaw Street, Crowngate	SJ 83109 97241
13970.1.0	Buildings on Silver Street	SJ 83085 97255
13971.1.0	Houses at Union Place, Crowngate	SJ 83080 97266
13972.1.0	Anderson's Buildings, Crowngate	SJ 83074 97281
13984.1.0	Buildings on Hulme Place, Crowngate	SJ 83185 97285
13985.1.0	Pryme Street Baths	SJ 83164 97223
13990.1.0	Buildings on Melbourne Street, Crowngate	SJ 83205 97225
13991.1.0	Industrial buildings on Back Silver Street	SJ 83165 97235
13992.1.0	Waterloo Brewery, Crowngate	SJ 83162 97330

List of known heritage assets within the boundary of the Site Area, recorded in the Greater Manchester Historic Environment Record

 © OA North October 2015

ILLUSTRATIONS

FIGURES

Figure 1: Site location map

Figure 2: Site area superimposed on William Green's map of 1794

Figure 3: Site area superimposed on Swire's *Map of Manchester and its Environs*, 1824

Figure 4: Site area superimposed on Bancks & Co's map of 1831

Figure 5: Site area superimposed on the Ordnance Survey 60": 1 mile map of 1851

Figure 6: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1896

Figure 7: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1908

Figure 8: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1922

Figure 9: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1932

Figure 10: Site area superimposed on the Ordnance Survey 1: 2500 mile map of 1950-51

Figure 11: Plan of gazetteer sites and areas of archaeological potential

Figure 12: Plan of heritage assets

Figure 13: Areas of archaeological potential and probable cellars

 © OA North October 2015

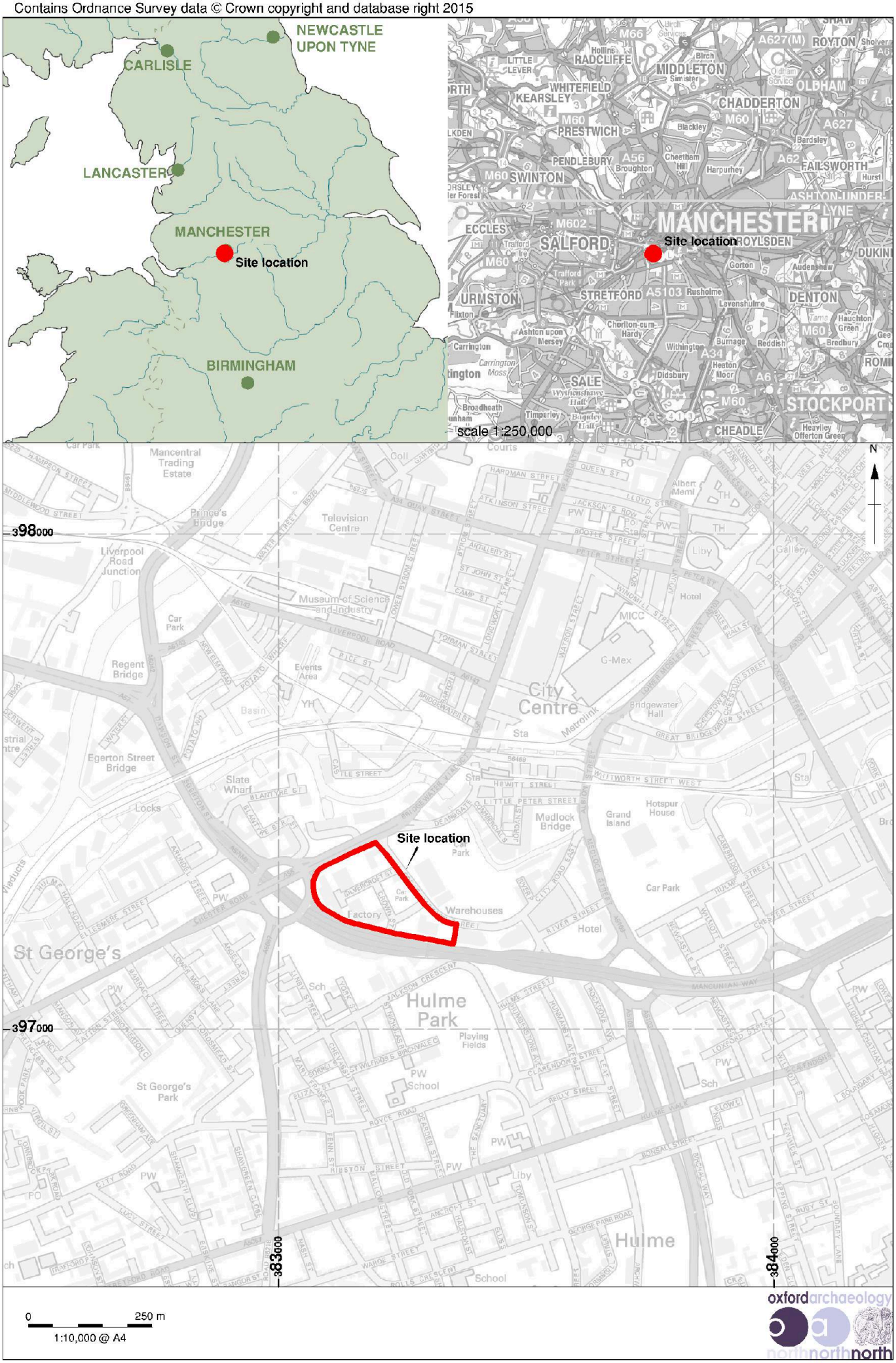


Figure 1: Site location

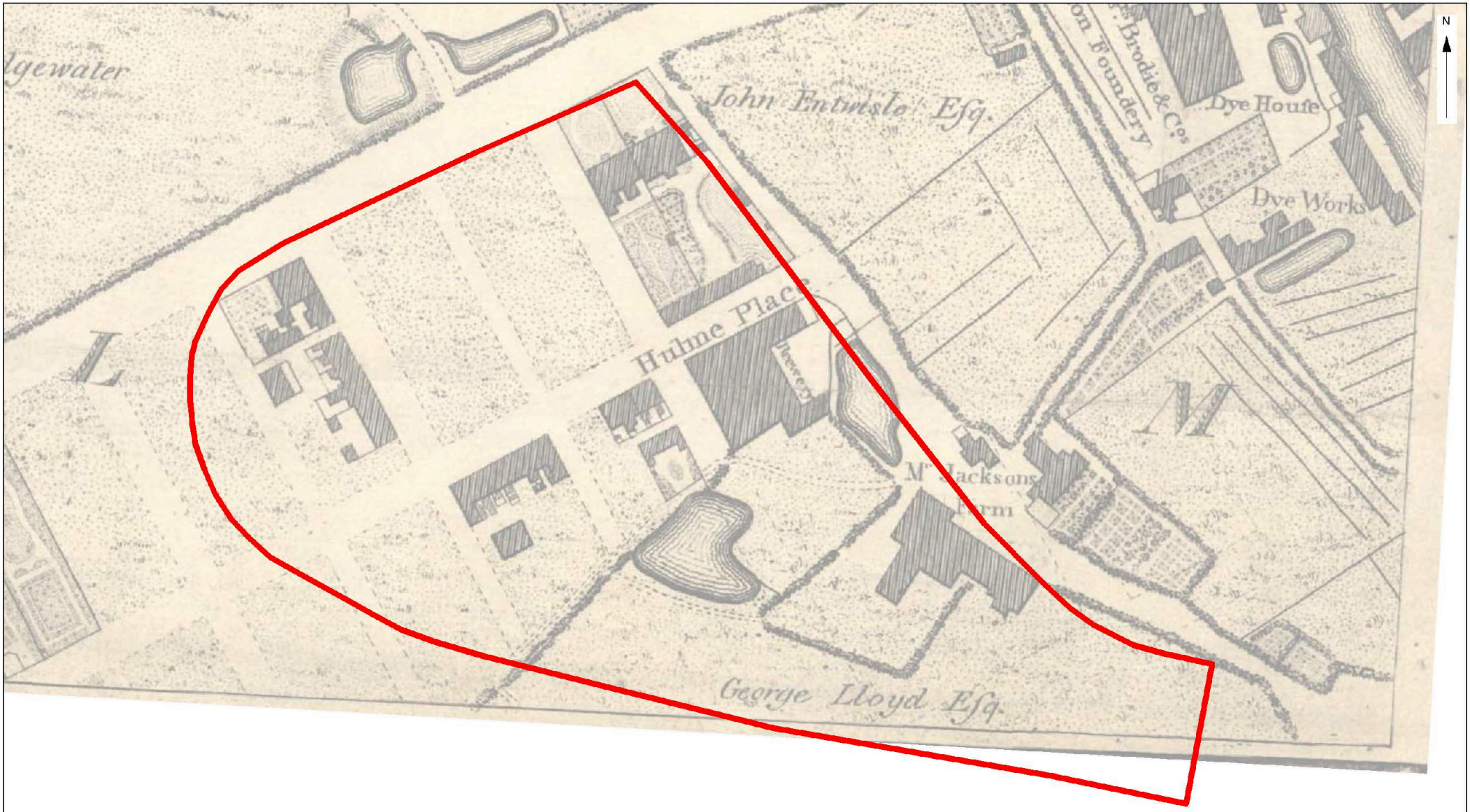


Figure 2: Site area superimposed on William Green's map of 1794

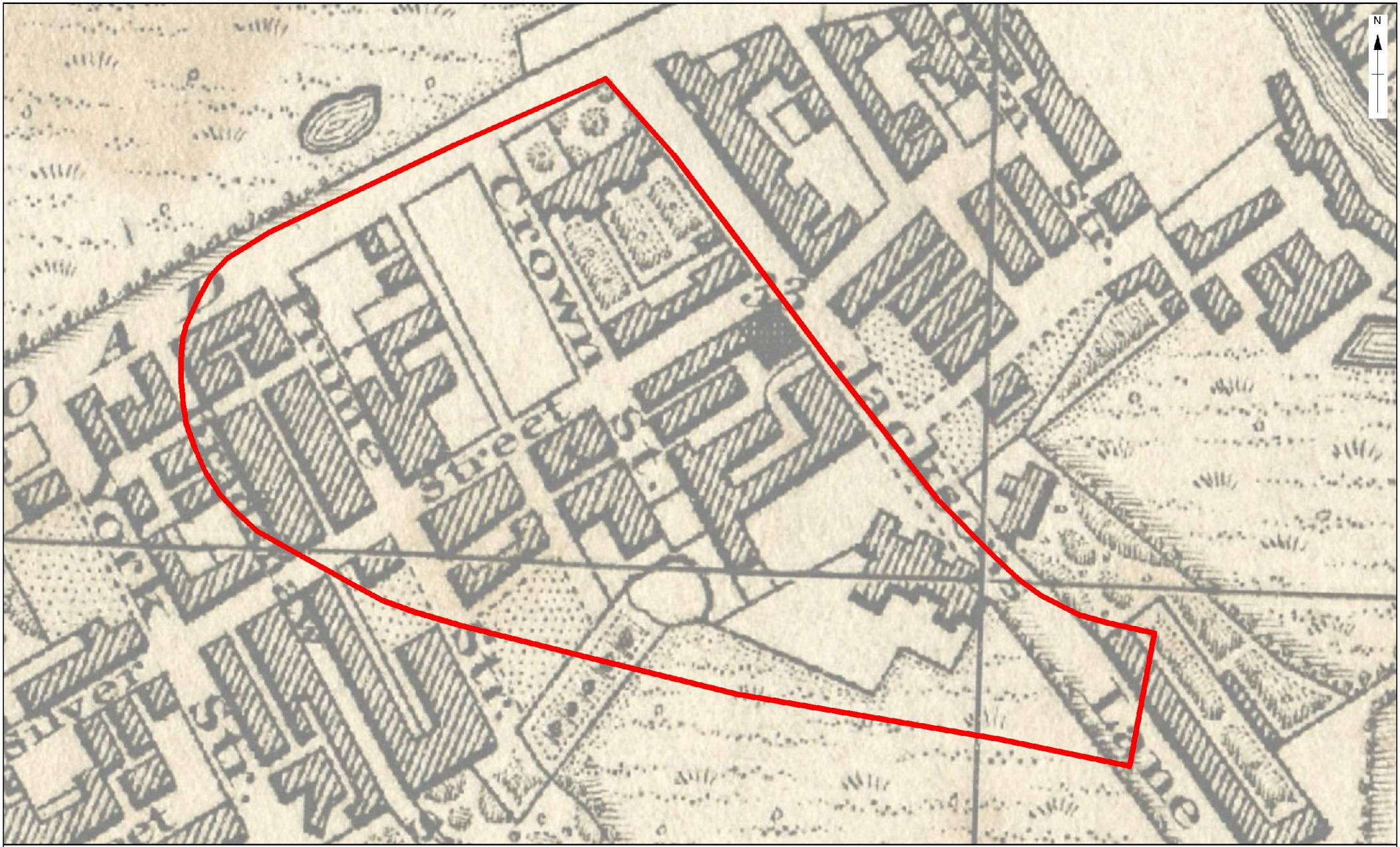


Figure 3: Site area superimposed on Swire's map of Manchester and its Environs,1824



Figure 4: Site boundary superimposed on Bancks & Co's map of 1831

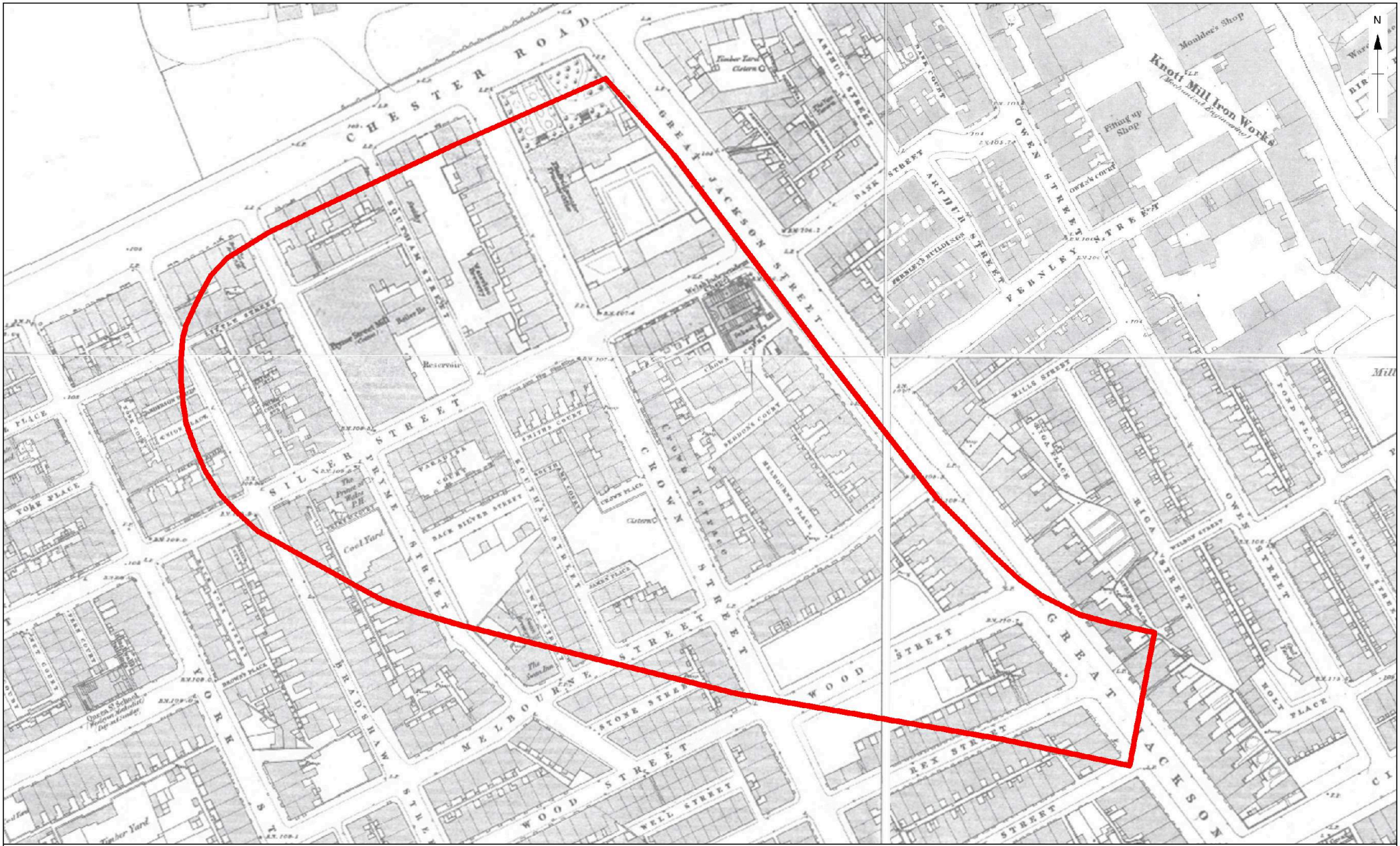


Figure 5: Site area superimposed on the Ordnance Survey 60":1 mile map of 1851

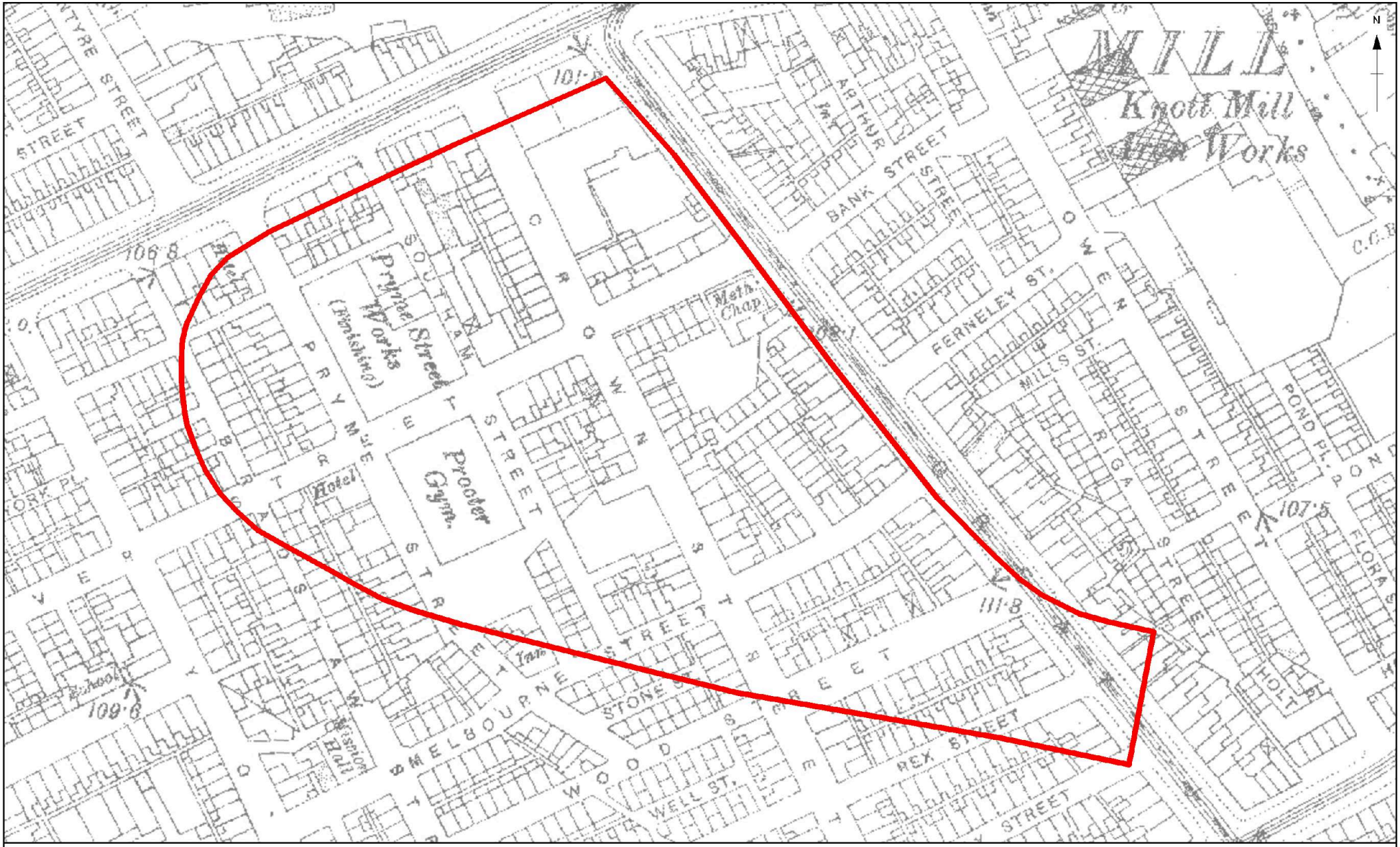


Figure 6: Site area superimposed on the Ordnance Survey 25":1 mile map of 1896



Figure 7: Site area superimposed on the Ordnance Survey 25":1 mile map of 1908



Figure 8: Site area superimposed on the Ordnance Survey 25":1 mile map of 1922



Figure 9: Site area superimposed on the Ordnance Survey 25":1 mile map of 1932

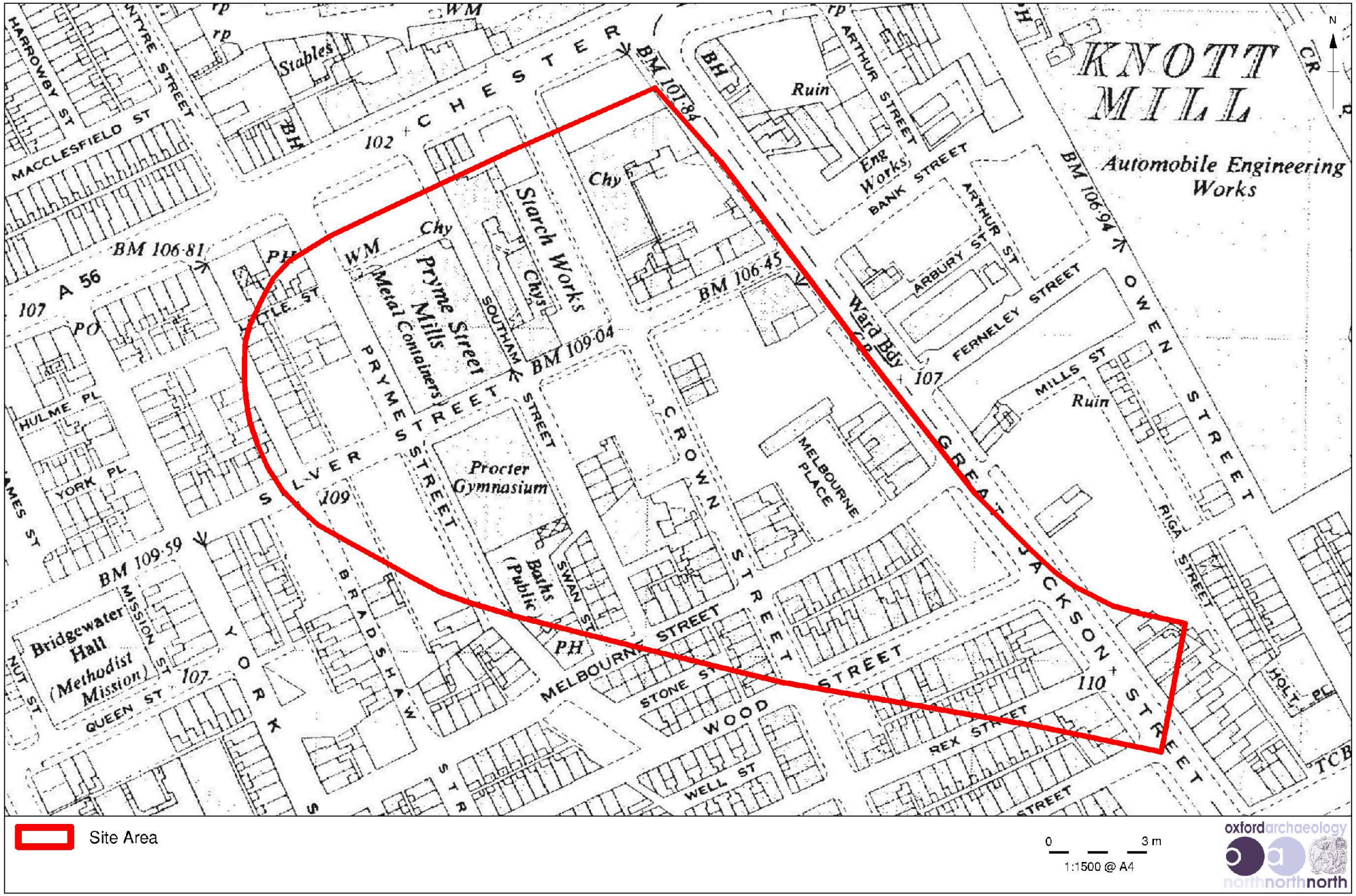


Figure 10: Site area superimposed on the Ordnance Survey map of 1950-51

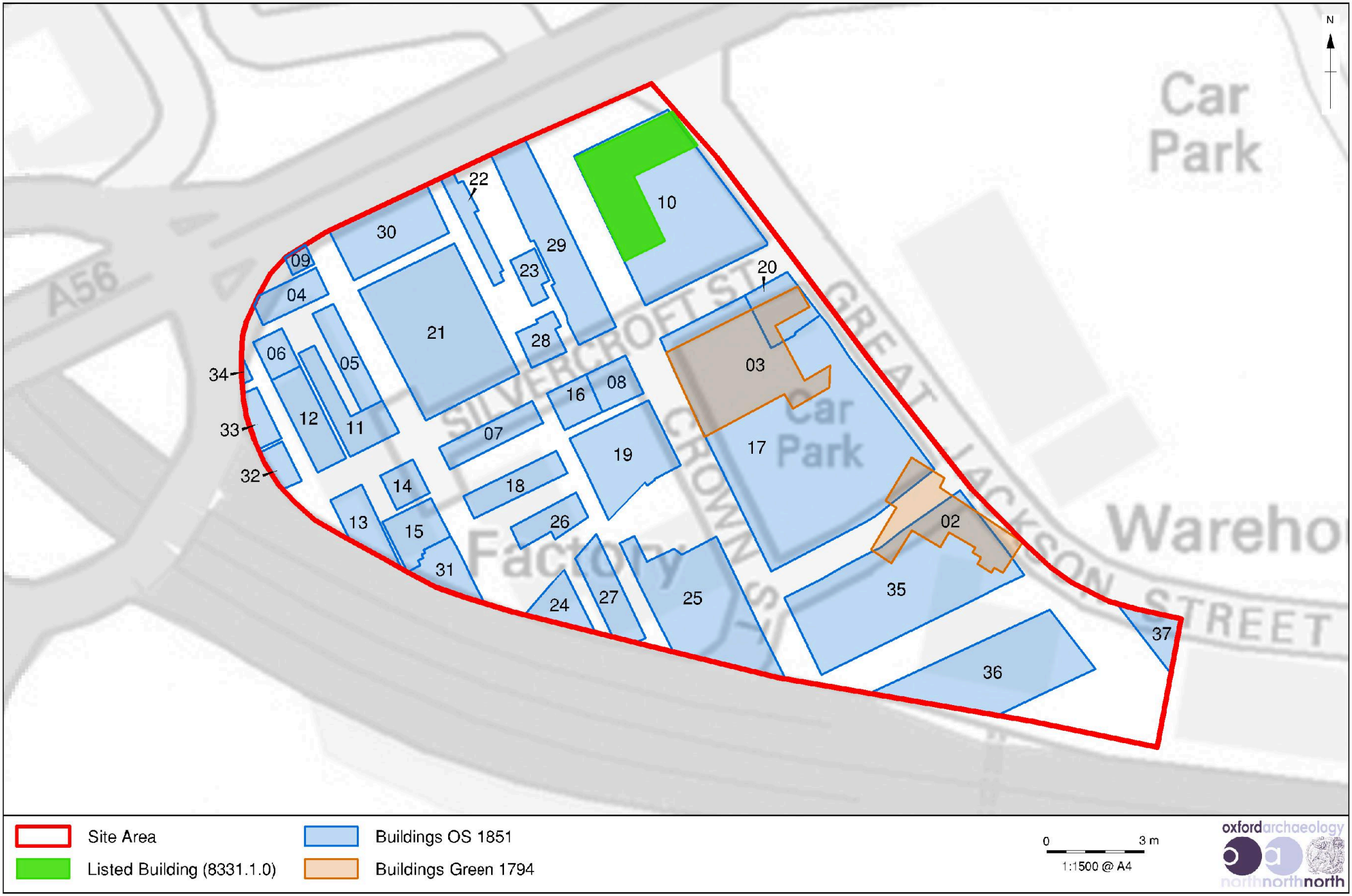


Figure 11: Plan of gazetteer sites

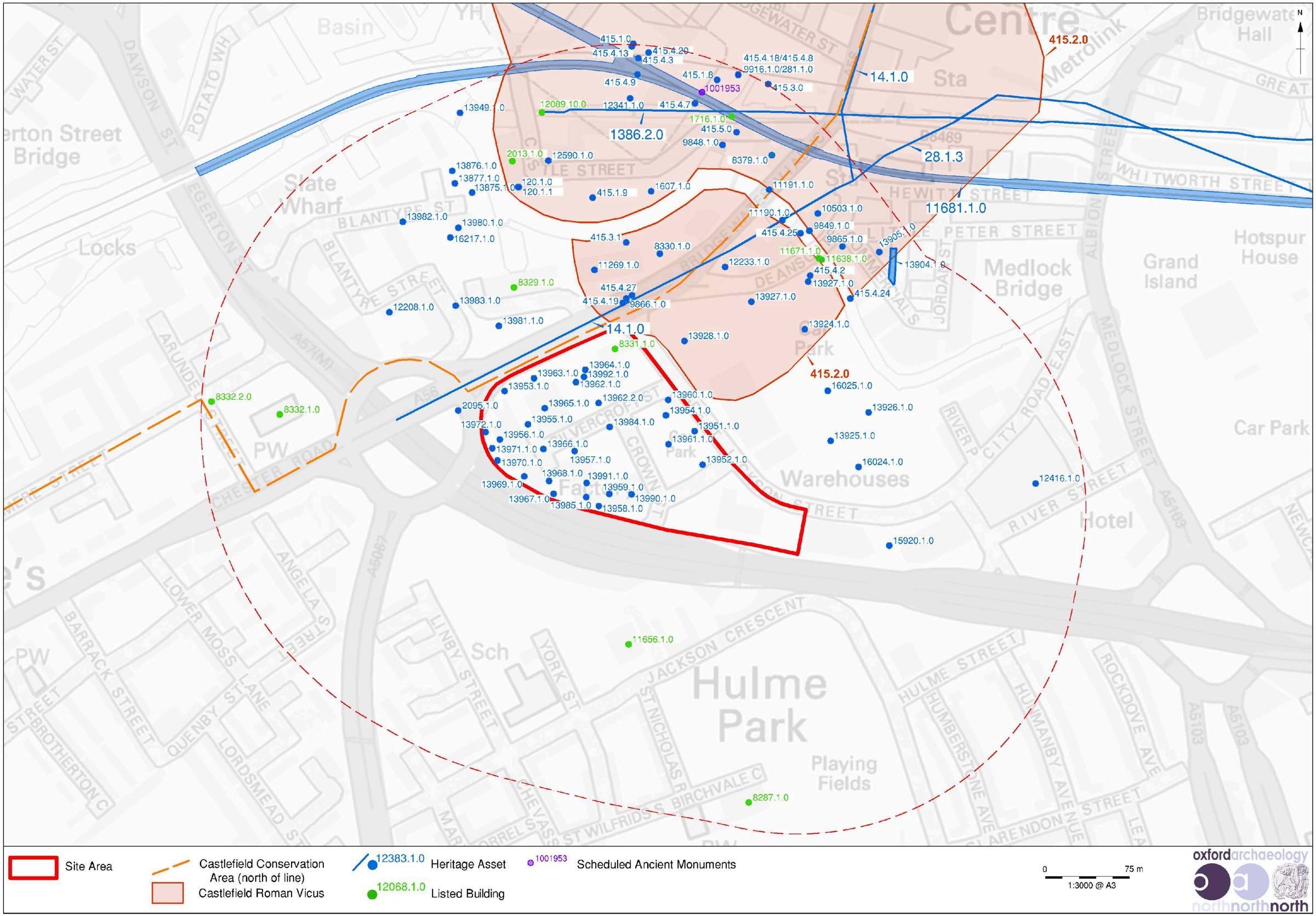


Figure 12: Plan of Heritage Assets

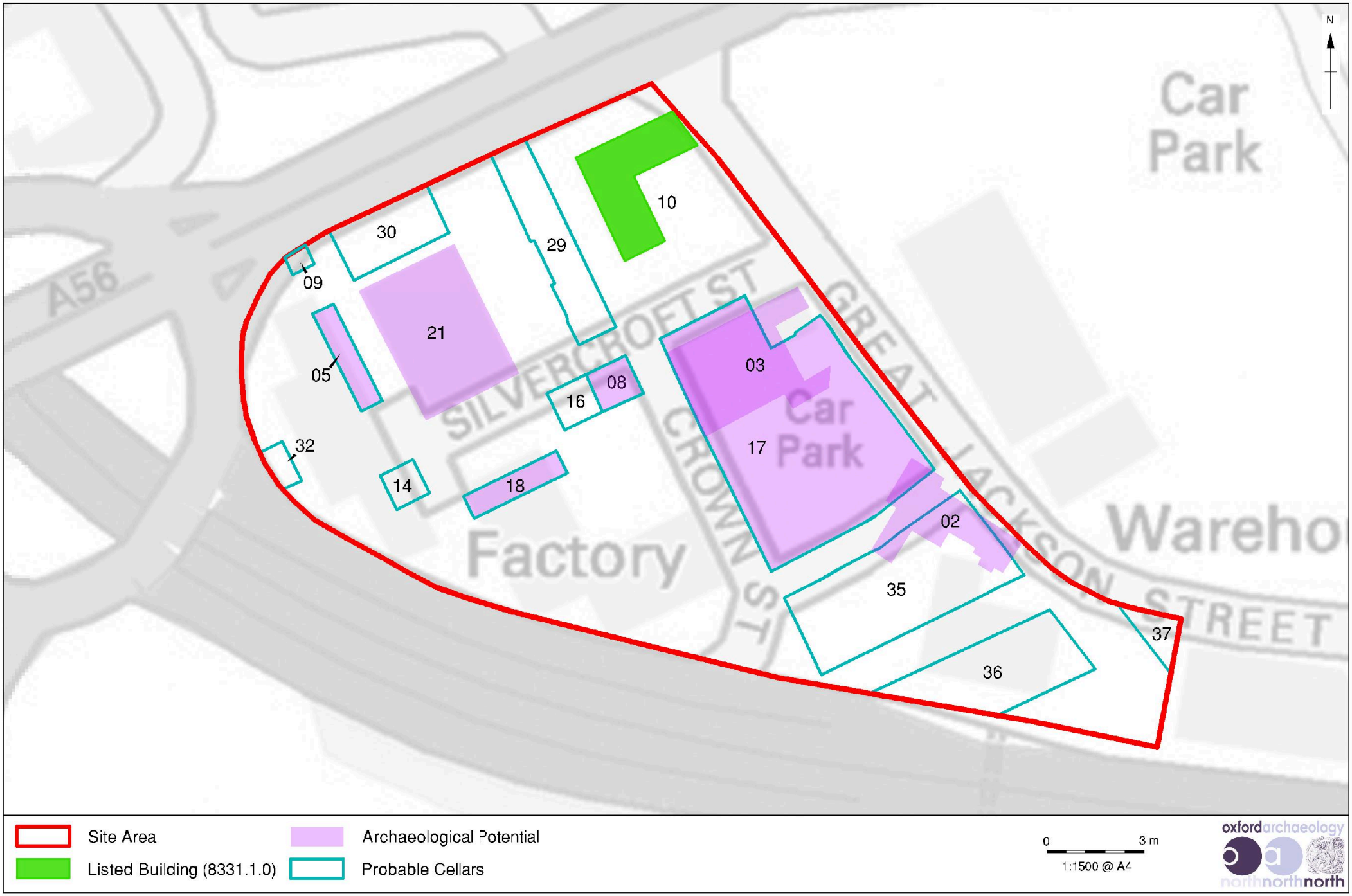


Figure 13: Areas of archaeological potential and probable cellars