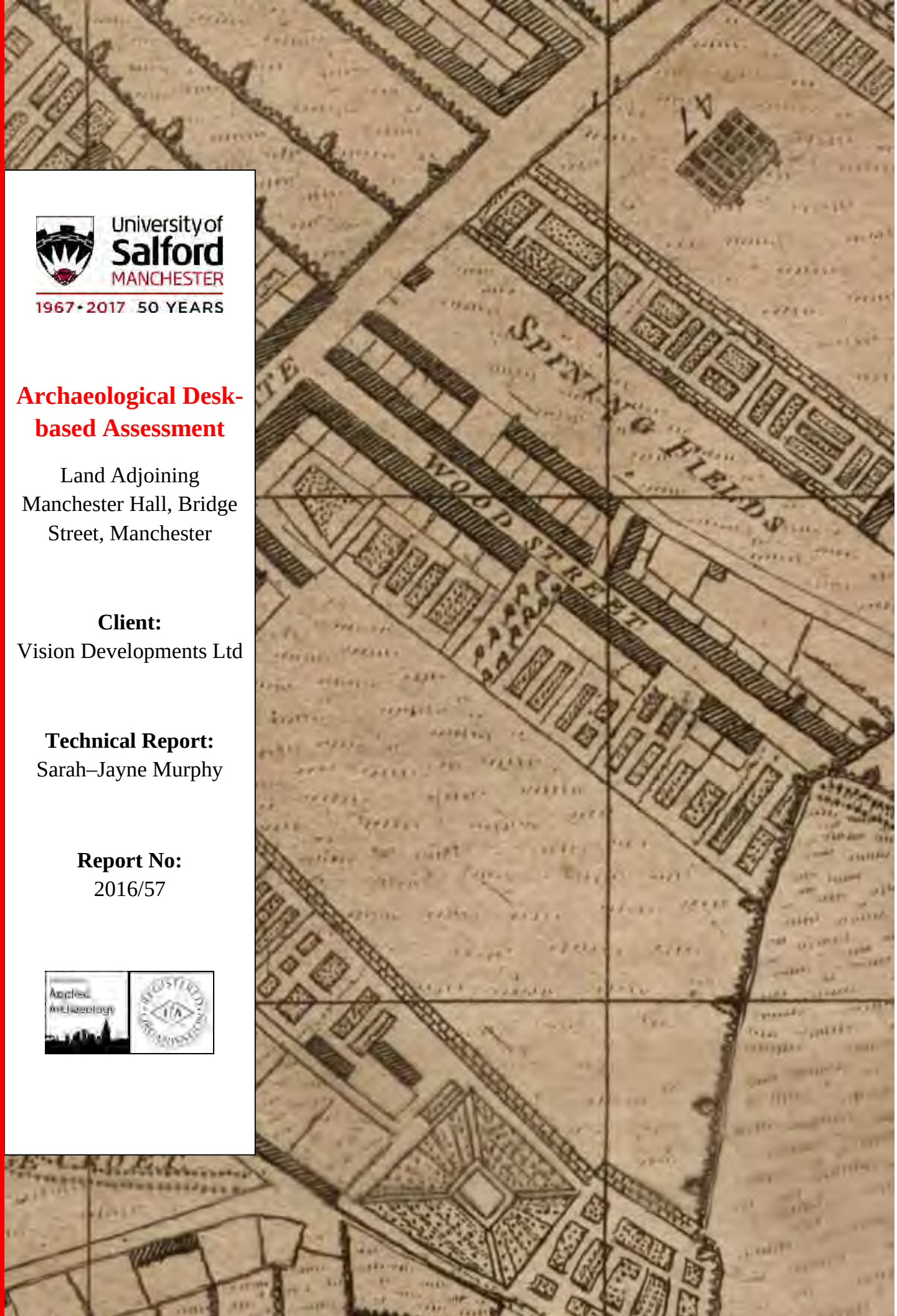


University of Salford MANCHESTER
1967•2017 50 YEARS

Archaeological Desk-based Assessment

Land Adjoining Manchester Hall, Bridge Street, Manchester

Client:
Vision Developments Ltd

Technical Report:
Sarah–Jayne Murphy

Report No:
2016/57

Applied Archaeology

Site Location: The study area occupies a rectangular plot of land adjoining Manchester Hall on the southern side of Bridge Street in Manchester city centre.

NGR: SJ 83515 98263

Project: Proposed development of land adjoining Manchester Hall, Bridge Street, Manchester.

Internal Ref: SA/2016/57

Prepared for: Vision Developments Ltd

Document Title: Archaeological Desk-based Assessment: Land adjoining Manchester Hall, Bridge Street, Manchester.

Document Type: Desk-based Assessment.

Version: Version 1.0

Author: Sarah–Jayne Murphy
Position: Archaeologist
Date: December 2016

Approved by: Ian Miller Signed: 
Position: Assistant Director of Archaeology
Date: December 2016

Copyright: Copyright for this document remains with the Centre for Applied Archaeology, University of Salford.

Contact: Salford Archaeology, Centre for Applied Archaeology, LG 19–25 Peel Building, University of Salford, the Crescent, Salford M5 4WU

Telephone: 0161 295 4467
Email: i.f.miller@salford.ac.uk

Disclaimer:

This document has been prepared by the Centre for Applied Archaeology, University of Salford for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Centre for Applied Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

Contents

Summary	1
1. Introduction	2
2. Method Statement	4
3. The Setting	5
4. Archaeological and Historical Background	8
5. Gazetteer of Sites	19
6. Significance of the Remains	22
7. Impact of the Development	26
8. Further Investigation	27
9. Sources	28
10. Acknowledgments	30
Appendix 1: Figures	31
Appendix 2: HER Data	42

Summary

In November 2016, Salford Archaeology was commissioned by Vision Developments Ltd to undertake an archaeological desk-based assessment of land adjoining Manchester Hall on Bridge Street in Manchester city centre (centred on NGR SJ 83515 98263) in order to inform and support a planning application for a proposed development. The site occupies approximately 0.07ha, and comprises cleared land that currently forms a 'gap site' along the Bridge Street frontage.

The assessment aimed to identify, as far as possible, the nature, extent and significance of the archaeological resource, so as to enable informed recommendations to be made for the future treatment of any surviving remains. The proposed development area does not contain any designated heritage assets, although it lies within the Deansgate/Peter Street Conservation Area, with a further three conservation areas within a 250m radius. There are also 24 listed buildings within this 250m radius, with the Masonic Temple (Manchester Hall), which shares the western boundary, being the closest.

The proposed development area lies beyond the extent of Manchester's Roman settlement, centred on Castlefield, and on the fringe of the medieval town. Historical mapping shows the study area to have been in use as an orchard or garden by the mid-18th-century, but the southern and central parts appear to have been occupied by workers' housing by the end of the century. Those in the central part of the site, comprising Bradley's Court, are shown on historical mapping as being either back-to-back or blind-back housing, with some similar dwellings occupying the Wood Street frontage in the southern part of the site. A row of double-depth properties with cellars had been erected along the Bridge Street frontage by 1831.

Any buried remains of 18th-century workers' housing would be of local or borough significance, pending the condition and extent to which their foundations survived. In this respect, any remains of the Bradley's Court houses and those along the Wood Street frontage would be of archaeological interest, and merit further investigation. Buried remains of 19th-century double-depth houses, such as those than formerly occupied the Bridge Street frontage, would be of lesser archaeological interest.

The requirement for any further archaeological investigation of the site will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. However, it is anticipated that intrusive archaeological investigation will be required in advance of development. It is envisaged in the first instance that this will be in the form of evaluation trenching, although more detailed investigation may be expected if significant archaeological remains are encountered to mitigate the ultimate loss of the buried remains during development.

1. Introduction

1.1 Planning Background

In November 2016, Salford Archaeology was commissioned by Vision Developments Ltd to undertake an archaeological desk-based assessment of land adjoining Manchester Hall on Bridge Street, Manchester (referred to herein as the Site Area). The aim of the assessment was to identify as far as possible the nature, extent and significance of the archaeological resource in the Site Area so as to enable informed recommendations to be made for the future treatment of any surviving remains. This information was required in order to inform and support a planning application for the proposed redevelopment of the site.

1.2 Government and Local Planning Policies

National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Local Communities, March 2012).

The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the 12 core planning principles underpinning decision making, conserving 'heritage assets in a manner appropriate to the quality of life of this and future generations' is one.

Section 12 deals specifically with this historic environment (paragraphs 126-41), and local planning authorities should consider:

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

Paragraph 128 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

Paragraph 135 indicates that the effect of the proposal on non-designated heritage assets (designated assets are covered in paragraphs 132-34) should be taken into account. Paragraph 141 requires developers to record and advance understanding of heritage assets to be lost, in a manner appropriate to their importance and impact.

1.2.2 Local Development Framework

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

Policy EN3 states:

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

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

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

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS), which has been consulted during the preparation of the present assessment.

2. Method Statement

2.1 Research

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site Area, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (Institute for Archaeologists, *Standard and Guidance for Historic Environment Desk-based Assessment*, 2014).

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

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

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

2.2 Site Inspection

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

2.3 The Document

The following presents the historical and archaeological evidence for the Site Area. A gazetteer (Chapter 5) of heritage assets is presented and sites of potential archaeological interest identified within the Site Area and this information, along with map regression (*Appendix 1*), is used to assess the significance of the remains (Chapter 6) and potential impact of the development (Chapter 7). A strategy for further investigation is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location, Topography and Land use

The Site Area forms a 'gap site' on the southern side of the Bridge Street frontage, situated 100m to the west of Deangate in Manchester city centre (centred on NGR SJ 83515 98263). It is broadly rectangular-shaped, and bounded to the north by Bridge Street, to the east by buildings on Bridge Street, to the south by Wood Street, and to the west by Manchester Hall (Plate 1).

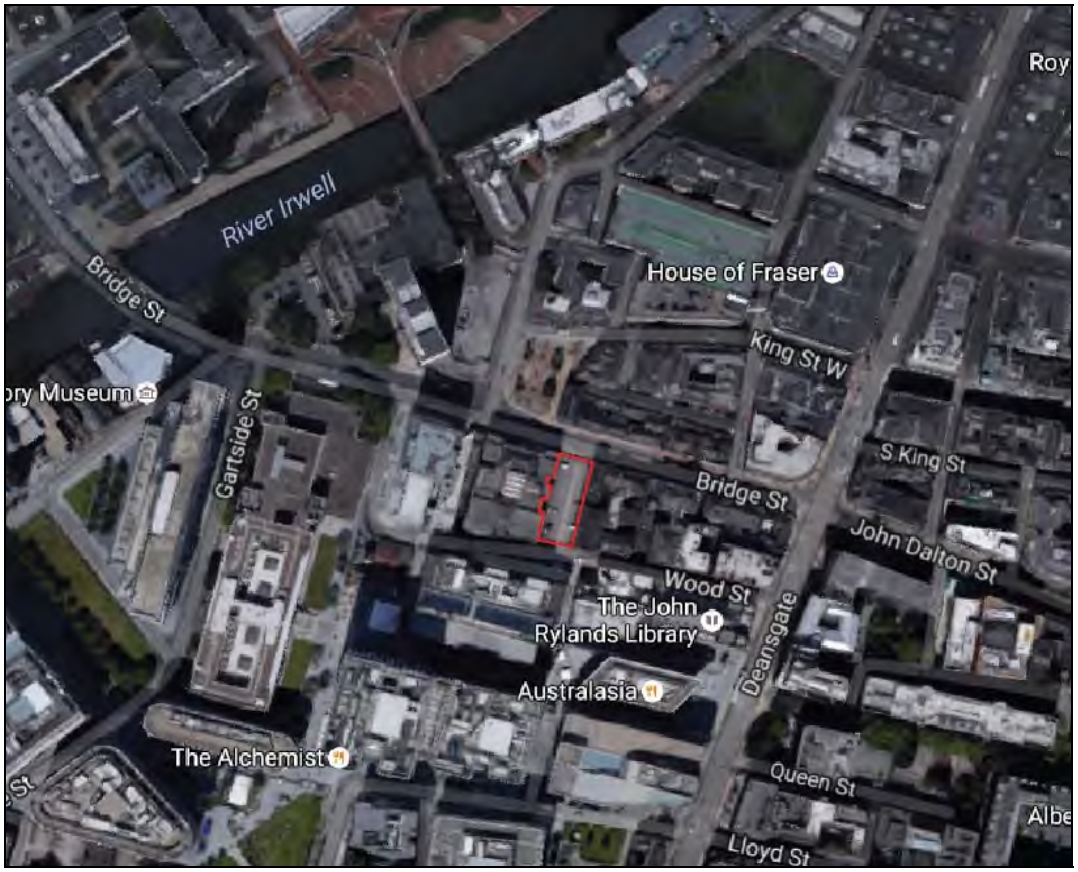


Plate 1: Recent aerial view showing the Site Area boundary

3.2 Geology & Topography

The underlying solid geology of the Site Area, as mapped by the British Geological Survey at 1:50000, is comprised of Chester Pebble Beds Formation - Sandstone. The overlying drift geology is comprised of Glaciofluvial Sheet Deposits, Devensian sand and gravel (http://www.bgs.ac.uk).

The Site Area occupies land with a slight incline to the south. The northern part of the site lies at a height of 40m above Ordnance Datum (AOD), and the southern part at 41m AOD.

3.3 Designations

The Site Area does not contain any designated or non-designated heritage assets, although it lies within the Deansgate/Peter Street Conservation Area. There are three other conservation areas within 250m of the Site Area, together with 24 designated heritage assets. Amongst these is the John Rylands Library, which is afforded statutory protection as a Grade I listed building; all the other designated heritage assets within a 250m radius are Grade II listed buildings (Table 1). The closest of these is the Masonic Temple (Manchester Hall), the eastern wall of which forms the western boundary of the Site Area (Plate 2).

HER Number	Site Name	Designation	NGR
276.1.0	John Rylands Library and attached gates, railings and lamp standards	Grade I	SJ 8357 9821
15482.1.0	Warehouse, St Mary's Parsonage	Grade II	SJ 83523 98408
8645.1.0	Hydraulic Power Station (formerly)/ The Pump House/People's History Museum in Grounds of City College	Grade II	SJ 8328 9831
12130.1.0	14 St Mary's Parsonage (National Buildings)	Grade II	SJ 8356 9847
12059.1.0	28 King Street (Laura Ashley Shop)	Grade II	SJ8373 9829
12058.1.0	19 King Street	Grade II	SJ 8373 9832
12057.1.0	15-17 King Street	Grade II	SJ 8373 9833
11639.1.0	Onward Buildings	Grade II	SJ 8356 9802
8295.1.0	Masonic Temple (Manchester Hall)	Grade II	SJ 8349 9827
8296.1.0	Albert Bridge	Grade II	SJ 8330 9837
8530.1.0	Arkwright House	Grade II	SJ 8359 9842
8582.1.0	Sunlight House	Grade II	SJ 8347 9803
8581.1.0	The Opera House	Grade II	SJ 8341 9804
8579.1.0	Abraham Lincoln Statue (formerly in Platt Fields Park)	Grade II	SJ 8369 9813
8374.1.0	98-116 Deansgate	Grade II	SJ 8365 9837
8496.1.0	Roman Catholic Church of St. Mary	Grade II	SJ 8374 9819
8447.1.0	31-33 King Street West	Grade II	SJ 8352 9835
8437.1.0	30 King Street	Grade II	SJ 8374 9829
8376.1.0	184-186 Deansgate	Grade II	SJ 8355 9807
8381.1.0	105-113 Deansgate	Grade II	SJ 8367 9827
8380.1.0	95-103 Deansgate	Grade II	SJ 8368 9830
8377.1.0	Royal London House	Grade II	SJ 8353 9802
8382.1.0	Elliot House	Grade II	SJ 8359 9809
8375.1.0	Sawyers Arms Public House	Grade II	SJ 8362 9825

Table 1: Designated heritage assets associated with the Site Area



Plate 2: The front elevation of the Masonic Temple (Manchester Hall), overlooking Bridge Street, with arrow marking the hoarded frontage of the Site Area

The Masonic Temple (Manchester Hall) was built in 1929 to a design by Thomas Worthington & Son. The building has a large rectangular plan with slightly projecting wings, and is constructed of Portland stone. It is of three storeys in stripped classical style, with channelled rustication to the ground floor. The wings are slightly lower than the centre block, which has a square-headed doorway with moulded architrave and panelled double doors, single-light windows to the inner bays and tripartite windows to the outer, and tall sashed windows at first and second floors. The wings have similar fenestration at ground and first floors (those at ground floor with voussoirs and keystones), and at second floor have one tall tripartite sash in a round-headed arch, with a corbelled balcony and enriched tympanum. There is also a single-storey extension at the right-hand end, with a round-headed archway.

The Masonic Temple was afforded statutory protection as a Grade II listed building in 1988 (List Entry Number 1197809).

4. Historical Background

This section of the report is based on cartographic and documentary research, and provides a framework to the present study, working chronologically through the periods listed below. Each section details evidence of archaeological remains and the potential for their recovery. Key sites are summarized in the Gazetteer of Sites (Chapter 5).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10000 BC
	Mesolithic	10000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-Medieval		AD 1540 – AD 1750
Industrial Period		AD 1750 – 1914
Modern		Post- 1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of any activity in Manchester during the prehistoric period is very poor, although it is reasonable to suggest that the Castlefield area, situated *c* 500m to the south of the Site Area, may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. However, physical indications for any such settlement are, at best, fragmentary and arguably the best evidence was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield. 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, although none were found in securely stratified deposits (UMAU 2002).

A fragment of worked flint (HER 414.1.0) that has been dated to the Neolithic Period has also been discovered some 50m to the south of the Site Area. In addition, other finds have been noted in the general area of the Cathedral (*c* 0.7km to the north-east).

4.1.2 Archaeological Potential

There are no known prehistoric remains or finds from within the Site Area or its immediate vicinity, and the potential for buried archaeological remains deriving from this period is considered to be low.

4.2 Roman Period

4.2.1 Archaeological Evidence

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909). The site of this encampment is marked today by Camp Street in Castlefield, situated *c* 500m to the north-west of the Site Area. During the 2nd century AD, the fort was developed in association with a substantial extramural settlement, or *vicus*, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north (following the modern course of Deansgate), Castleshaw, Slack and York to the north-east, Wigan to the north-west, Northwich and Chester to the south, and Buxton to the south-east.

Six Roman coins, at least five of which dated to the 2nd century, are reported to have been found in 1876 'while foundations were being dug of a bridge over the Irwell, near Quay Street' (Conway *et a1* 1909, 84-5; SMR 41514121). The bridge is question can be identified as the Irwell Street Bridge, *c* 150m west-south-west of the Site Area, which was opened in 1877 (Corbett 1907, 16). These coins were described in the late 19th century as being part of the collection of Owens College Museum, now Manchester Museum. They were very likely the same six Roman coins described in the early 20th century as 'found during excavations in Quay Street', and form part of the Owens College Collection (Anon 1903, 9; SMR 4151415).

4.2.1 Archaeological Potential

The Site Area lies less than 100m to the west of Deansgate, the known line of the Roman road from Castlefield to Ribchester, but beyond the projected northern extent of the Roman settlement. The potential for Roman remains to survive in the Site Area is considered to be low, but the possibility of isolated finds should not be dismissed.

4.3 Medieval Period

4.3.1 Archaeological Evidence

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. The area around Manchester came 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 1908).

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, which is known to have become a focus for settlement by the late 11th century.

Following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly-acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, located over 1km to the north of the Site Area, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony.

In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). The distance of the Site Area from the medieval centre means that is likely to have remained entirely undeveloped during this period, and was probably used for agricultural purposes.

4.3.2 Archaeological Potential

The Site Area lay just outside of the medieval town, and is some 50m to the east of the area designated as Medieval Manchester (HER 16050.1.0). Archaeological remains of medieval date have been discovered *c* 70m to the south-east of the Site Area, comprising a post pit that may have been associated with a timber structure or fence line, together with a relic plough soil that contained a small assemblage of 12th- to 14th-century pottery. There is therefore a slight potential for archaeological remains dating to the medieval period to be survive within the Site Area.

4.4 Post-medieval and Industrial Periods

4.4.1 Archaeological Evidence

During the 18th century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre (Williams with Farnie 1992, 3). 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, the terminus of which was at Castlefield (Hadfield and Biddle 1970). This economic climate was linked to a rapid growth in the town's population; in 1773, an estimated 22,481 people lived in Manchester, but this figure had more than tripled to 75,281 by 1801 (Lloyd-Jones and Lewis 1993).

4.4.2 Archaeological Potential

The study area appears to have gone through much of its development during this period, as a result of the industrialisation of Manchester, stimulated by the boom of the textile industry, and an associated exponential growth of population. As a result, any buried archaeological remains on the Site Area are likely to date from this period.

4.5 Development of the Site Area

The known development of the Site Area commenced in the 18th century. Casson and Berry's map of Manchester and Salford, produced in 1751 (Plate 3), shows the Site Area as an orchard or garden for buildings on Wood Street. The genesis of what became Bridge Street is also shown at its junction with Deansgate. A similar layout of buildings is shown on the next available map of the area, produced by Tinker in 1772, although this map suggests that the Wood Street frontage of the Site Area had been developed (Plate 4). The rest of the site appears to be undeveloped, although a thoroughfare identified as 'Dolefield' is shown as a route to the River Irwell, essentially representing a precursor to Bridge Street.

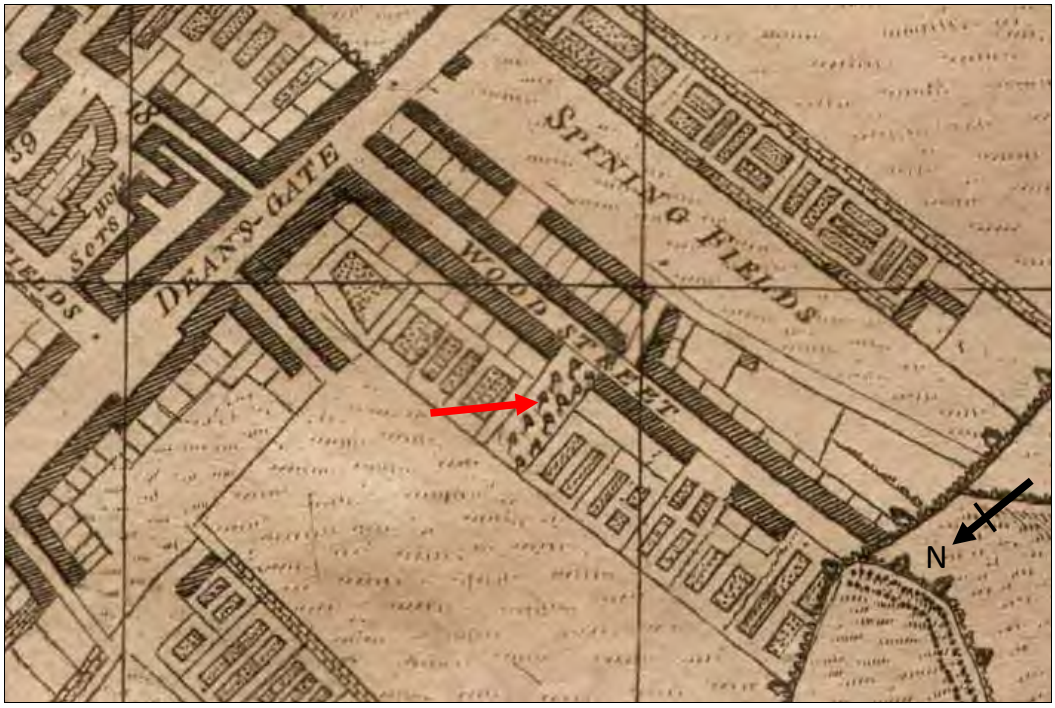


Plate 3: Extract from Casson and Berry's 1751 map, showing the Site Area (marked with the arrow) in relation to its surroundings

These two 18th-century maps capture Manchester during the initial years of what proved to be a period of rapid and intense development of the town. A sense of the rapid pace of this process of industrialisation can be gained by comparing Casson and Berry's map with those of Charles Laurent (Plate 5) and William Green (Plate 6), who produced detailed surveys of Manchester and Salford in the early 1790s.

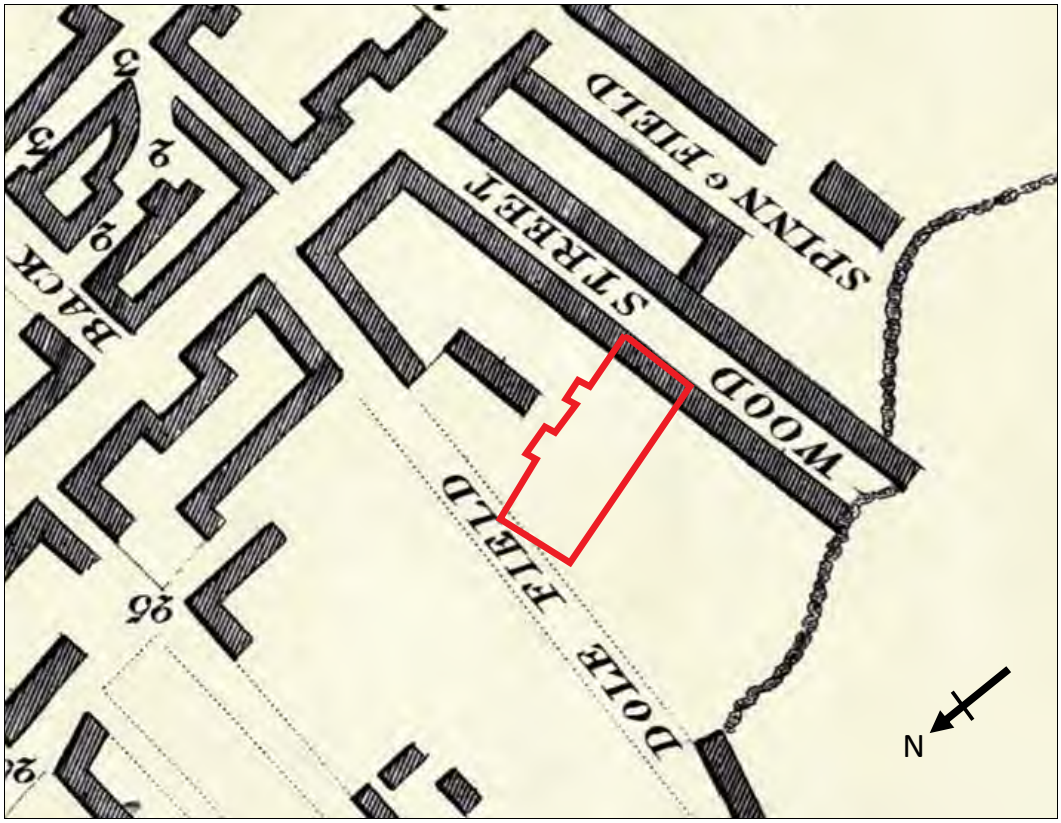


Plate 4: Extract from Tinker's map of 1772, showing the approximate position of the Site Area

A significant development in the vicinity of the Site Area was the construction of Bridge Street, which provided a link between Deansgate and a new bridge erected across the River Irwell in 1785. This bridge was also known as New Bayley Bridge, after the prison on the Salford side of the river that was authorised by Act of Parliament in 1782 and opened in 1790 (Baines 1825, 154-5). The bridge is shown on the maps produced by Charles Laurent (1793) and William Green (1787-94), which also indicate that the Site Area and its immediate vicinity was characterised by numerous buildings, with many streets, and courts and alleys. The Bridge Street frontage of the Site Area, however, is shown as a vacant, whilst the southern part, fronting onto Wood Street, is densely developed, with another group of buildings across the central area (Plates 5 and 6). Whilst these maps are detailed, it is not possible to determine the exact number of buildings within the Site Area or their purpose.

Bridge Street is shown on the late 18th-century mapping as a principal thoroughfare, whilst a flavour of its character can be gained from entries in trade directories for the period. These include several entries for gentlemen, surgeons, merchants, flour dealers, fustian, cotton and smallware manufacturers and hat makers, blacksmiths, whitesmiths and ironmongers (*eg* Scholes 1794; Scholes 1797). A similar mix of professional and manufacturing classes are listed in the same directories for Wood Street, which forms the southern boundary of the Site Area.

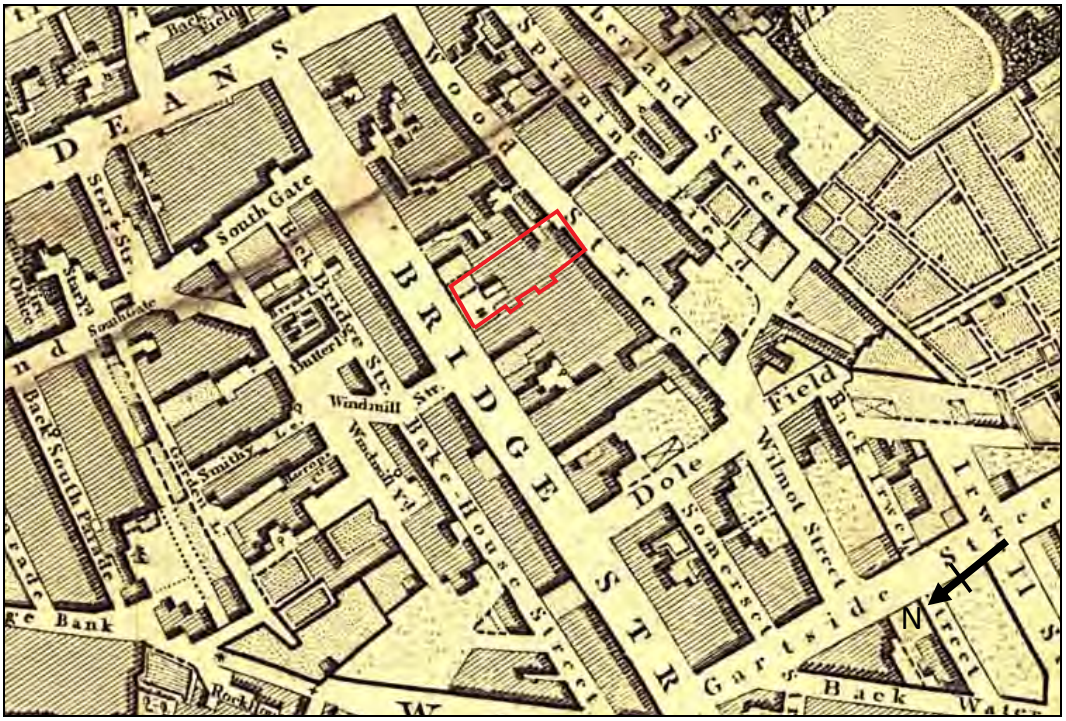


Plate 5: Extract from Charles Laurent's 1793 map, marking the Site Area boundary. This highlights the pace of development since Casson and Berry's map of 1751

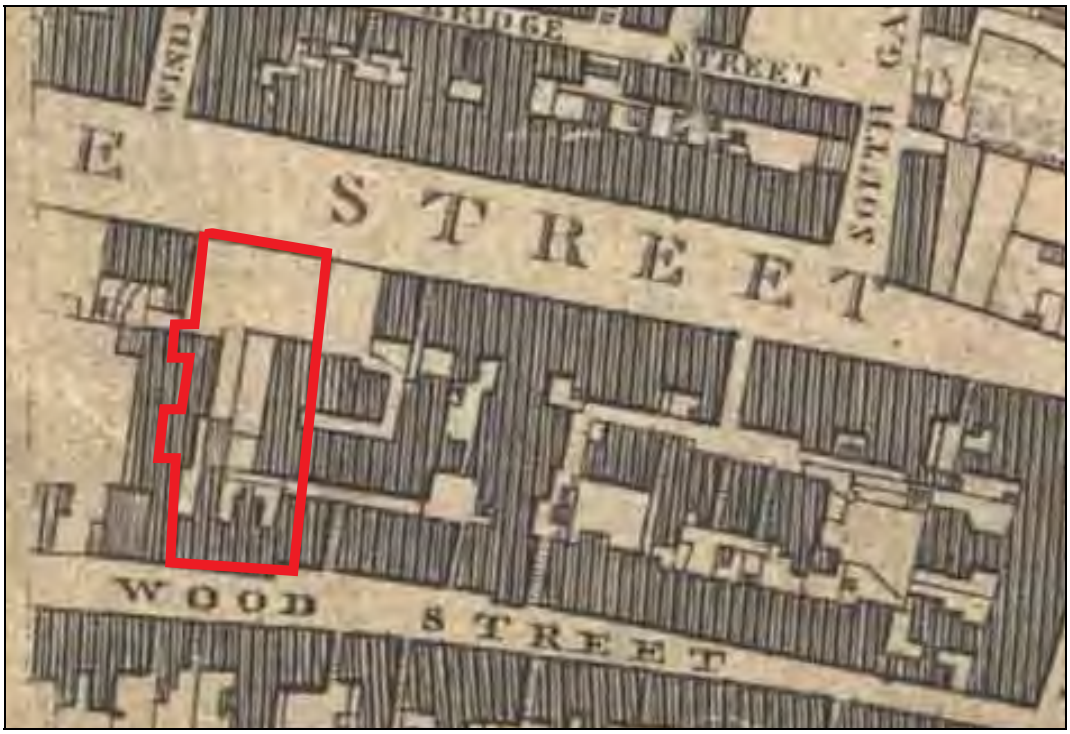


Plate 6: An extract from William Green's map of 1787-94, marking the Site Area boundary

Several maps of Manchester were produced during the early 19th century, such as Dean & Pigot's plan of 1809 (Plate 7), Johnson's plan of 1819, and that by Swire in 1824. All of these maps were produced as a small scale, precluding much detail of individual buildings, although their configuration appears to be broadly the same as that shown on the late 18th-century maps, with the Bridge Street frontage of the Site Area remaiing undeveloped.



Plate 7: An extract from Dean & Pigot's map of 1809, with arrow marking the Site Area

The next available detailed map of Manchester is that produced by Bancks & Co in 1831 (Plate 8). This shows that new buildings had been erected along most of the Bridge Street frontage in the Site Area, leaving a narrow passage to provide access to an enclosed courtyard situated to the rear.

Greater detail is provided by two maps produced in the mid-19th century: the Ordnance Survey 60": 1 mile map of 1850 (Figure 2); and Joseph Adshead's map of 1851 (Plate 9). These show three double-depth buildings **(Site 1)** along the Bridge Street frontage of the Site Area, which all appear to have pavement lights, indicating that they have cellars. Adhead's map also indicates that these were all commercial premises, probably with residential accommodation on the upper floors. An alley between two of the buildings (Nos 46 and 48) afforded access to Bradley's Court **(Site 2)**, which comprised a group of blind-back and back-to-back workers' houses hidden from the street frontage. Three residential buildings **(Site 4)** lined Wood Street across the southern part of the Site Area, with a covered entrance providing access to Bradley's Court from the south. Evidence from the historic mapping suggests that none of these dwellings had cellars.



Plate 8: Bancks & Co's map of 1831, showing a similar detail to the 1851 OS map (Figure 2).

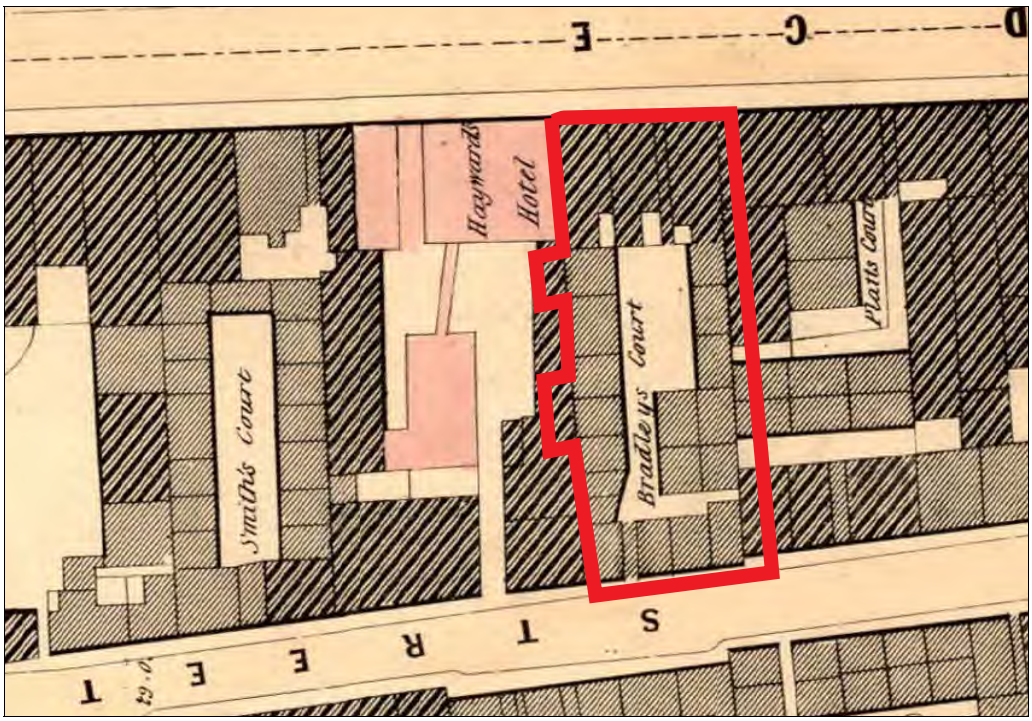


Plate 9: Extract from Adshead's map of 1851, showing the Site Area boundary

Trade directories provide an indication of the character of the area during the mid-19th century. From entries in Slater's *Manchester and Salford Trade Directory for 1850*, for instance, it is possible to identify the three buildings along the northern part of the Site Area (**Site 1**) as 44-48 Bridge Street, occupied by a coal merchant, a milliners and, to the east of the alley leading to Bradley's Court, a pork butchers. As may be anticipated, Bradley's Court is not listed in this directory, and the only retail premises entered on Wood Street are five beer retailers.

The next detailed map of the area is the Ordnance Survey 1:500 Town Plan of 1891 (Figure 3). The footprint of Nos 44-48 Bridge Street **(Site 1)** remains unchanged, although one has some additional outbuildings. These commercial premises are listed in Slater's *Trade Directory of Manchester and Salford for 1895* as a servants' registry and a gas engineer (No 44), a tailors' cuttings dealer (No 46), and a confectioner (No 48). The site of the Masonic Temple, situated immediately to the west of the Site Area, was occupied in the mid-19th century by Hayward's Hotel, but this had evidently been converted for use as the Queen's Theatre by the end of the century (Plate 10).

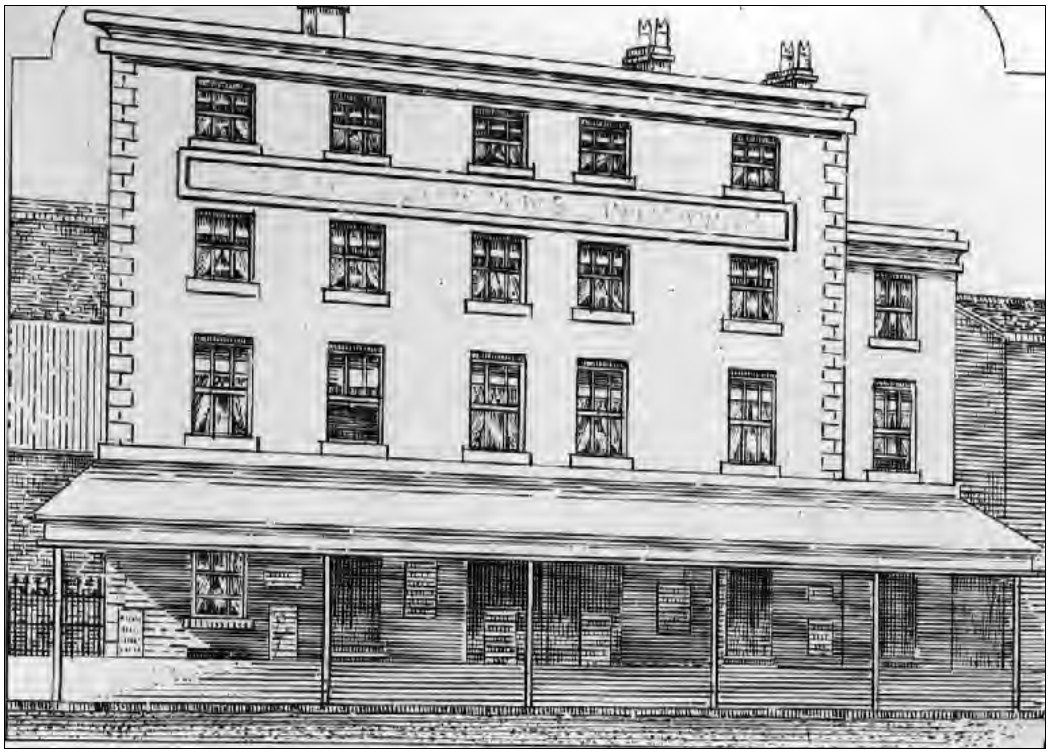


Plate 10: 19th-century illustration of the Queen's Theatre on Bridge Street, on the site occupied subsequently by the Masonic Temple

In the southern part of the Site Area, the houses along Wood Street had been demolished by 1891, together with most of the houses that had formed Bradley's Court, presumably as part of the slum clearance programmes that began to gain momentum in Manchester from the late 1880s. The remaining building in Bradley's Court comprised an 'L'-shaped building on the east side.

The 1908 Ordnance Survey map shows that the Site Area had been subject to some redevelopment, with a row of double-depth properties built along the Wood Street frontage, together with new buildings in Bradley's Court. An undated, but probably early 20th-century revision to Goad's insurance plan of the area shows two buildings on the Wood Street frontage, both two-storeys high and without basements, separated by a covered yard. A building immediately to the rear, within Bradley's Court, is annotated as a three-storey joiners' workshop. This configuration of buildings is shown largely unchanged on subsequent editions of Ordnance Survey mapping, published in 1922 (Figure 5), 1930 (Figure 6) and 1948, although the latter depicts two buildings fronting Wood Street (Nos. 28 and 30), the western being double width (Figure 7).

By the time of the next edition of Ordnance Survey mapping, published in 1956 (Figure 8), all of the buildings to the rear of those fronting Bridge Street had been demolished and, by 1970, the entire Site Area had been cleared. No further development has occurred on the site since then.

4.6 Site Visit

A site visit was carried out in late November 2016, and confirmed that the Site Area has remained clear of buildings, with a cinder-block wall forming the Bridge Street frontage. This incorporates a metal door towards its western end, affording pedestrian access from Bridge Street (Plate 11). The Wood Street frontage to the Site Area comprises metal fencing with a large gate, affording vehicular access to the site (Plate 12). The site was used until recently as a private car park



Plate 11: Bridge Street frontage of the Site Area, with cinder-block wall and pedestrian door



Plate 12: Wood Street entrance to the Site Area



Plate 13: Looking south towards Wood Street

5. Gazetteer of Sites

The following gazetteer provides a list of the non-designated heritage assets identified within the boundary of the Site Area, their locations are shown on Figure 10. This has been compiled from Greater Manchester Historic Environment Record (HER) data, coupled with a study of the historical map sequence. A list of heritage assets within 250m of the Site Area is included as *Appendix 2*.

Site Number: **1**
Site Name: Bridge Street Buildings
NGR: SJ 83517 98275
Designation: None
Site Type: Buildings (Site of)
Period: Late 1820s/early 1830s
Description: Three double-depth buildings fronting onto Bridge Street, Nos. 44, 46 and 48 (east/west). The buildings are probably those shown on Bancks & Co's map of 1831. A covered entrance between Nos. 46 and 48 shown on the 1851 OS map afforded access to Bradley's Court. This map also indicates that the buildings incorporated cellars, accessed from Bridge Street. The footprint of the buildings appears to have remained unchanged until the mid-20th century. By 1970, however, the buildings had been demolished.
Assessment: The footprint of the buildings lie within the boundary of the Site Area, and structural elements of the cellars are likely to survive *in-situ* as buried remains.

Site Number: **2**
Site Name: East Side of Bradley's Court
NGR: SJ 83519 98257
Designation: None
Site Type: Workers' Housing (Site of)
Period: Late 18th century
Description: Six dwellings forming an 'L'-shaped range extending southwards from No. 48 Bridge Street across the eastern part of the Site Area. These dwellings were accessed via covered entrances between Nos. 46 and 48 Bridge Street and the buildings on Wood Street **(Site 4)**. The buildings are first shown on late 18th-century mapping, and depicted in detail on the OS map of 1851. This shows a combination of back-to-back and blind-back houses, none of which appear to have incorporated cellars.

On the 1891 OS map the two most southern dwellings are no longer present. The other four appeared to have been combined into one 'L'-shaped building, with projections on the southern side. The 1948 OS map showed that the structure had now separated into two rectangular buildings (one north/south the other east/west) Stairs are now visible against the north/south side of the building, leading to the east/west-aligned building. It is most likely that these stairs led to a first-floor rather than a basement level as they were not visible on previous mapping. By the 1956 OS map this building had gone.

Assessment: The footprint of the buildings lie within the boundary of the Site Area, and elements of the foundations may survive *in-situ* as buried remains, although this awaits confirmation.

Site Number: **3**
Site Name: West Side of Bradley's Court
NGR: SJ 83507 98259
Designation: None
Site Type: Building (Site of)
Period: Late 18th century
Description: A building range shown in outline on late 18th-century mapping, and depicted in detail on the 1851 OS map. This shows five units if varying size across the western part of the site, accessible via Bradley's Court. These were against the western side of the Site Area. The 1891 OS map shows that the southern half of these buildings had been demolished, leaving a large rectangular building. It is assumed that this was part of the previous buildings. By the 1908 OS map, this building had been extended southwards. There was also a rectangular-shaped addition on its eastern side into Bradley's Court. The 1948 OS map shows that this building had either gone and been built over, or had been subsumed into No. 30 Wood Street.

Assessment: The footprint of the buildings lie within the boundary of the Site Area, and elements of the foundations may survive *in-situ* as buried remains, although this awaits confirmation.

Site Number: **4**
Site Name: Wood Street Buildings
NGR: SJ 83509 98242
Designation: None
Site Type: Workers' Housing (Site of)
Period: 1760s/early 1770s

Description: A range of buildings along the Wood Street frontage of the Site Area, seemingly present on Tinker's map of 1772, and clearly shown on Laurent's map of 1793 and green's survey of 1787-94. The buildings are shown in detail on the 1851 OS map as six structures, some of which may have only been accessible via Bradley's Court. The western building is rectangular and fronts onto Wood Street, abutting **(Site 3)**. There is a covered entrance providing access into Bradley's Court between, with a small square structure immediately to its west. The rest of the Wood Street frontage comprised an'L'-shaped building. Abutting the north side of this building, facing out into Bradley's Court, are two further square buildings. By the 1891 OS map, these are gone and this part of the Site Area remains vacant. By 1908, however, there appear to be three rectangular structure on the site; the OS of 1948 identifies these buildings as Nos. 30 and 28 Wood Street. These buildings had been cleared by 1956.

Assessment: The footprint of the buildings lie within the boundary of the Site Area, and elements of the foundations may survive *in-situ* as buried remains, although this awaits confirmation.

6. Significance of the Remains

6.1 The Policy Context of Heritage Assets

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

The NPPF (National Planning Policy Framework, March 2012) sets out the Secretary of State's policy on planning and includes a section on the conservation of the historic environment (including historic, archaeological, architectural and artistic heritage assets, NPPF paras 126-141), and its wider economic, environmental and social benefits. The NPPF emphasises the significance of an individual heritage asset within the historic environment and the value that it holds for this and future generations in order to minimise or avoid conflict between the heritage asset's conservation and any aspect of the planning proposals. The NPPF draws a distinction between designated heritage assets of national importance and heritage assets that are not designated but which are of heritage interest and are thus of a material planning consideration (paras 134 and 135). In the case of the former, the presumption should be in favour of conservation; in the case of the latter, where this is warranted by its significance, the developer is required to record and understand the significance of the heritage asset before it is lost, in a way that is proportionate to the nature and level of the asset's significance, by the use of survey, photography, excavation or other methods.

The NPPF states that non-designated assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered in the same manner as designated sites (NPPF para 139). Regarding this policy a lack of formal designation does not itself indicate a lower level of significance; in this instance the lack of designation reflects that the site was previously unknown and therefore never considered for formal designation. Wherever possible, development should be located and designed so as to avoid damage to archaeological remains, ensuring that they are preserved *in-situ*. Where this is not possible, or appropriate, the developer will be required to make suitable provision to ensure that the archaeological information is not lost, and in many cases to secure the preservation of the remains.

The Greater Manchester Archaeological Advisory Service (GMAAS) act as archaeological curator for the Greater Manchester region, and provides archaeological advice to Manchester City Council.

6.2 *Assessment Methodology and Significance Criteria*

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

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

6.3 *Baseline Significance Conditions for the land within the Site Area*

Period

The Site Area remained unoccupied as far as can be assessed until the second half of the 18th century, and it is therefore likely that any buried remains will date from this period. However, due to its proximity to the projected course of a Roman road, the possibility that there are finds dating to this period should not be dismissed, although the potential is low. The apparent lack of cellars associated with the former dwellings along Wood Street and Bradley's Court raises the slight possibility for the medieval and post-medieval ground surfaces to survive, probably as agricultural soils.

Rarity

Any Roman finds might be considered to be of regional rarity. None of the sites identified from historical mapping (**Sites 1-4**) are considered to be significant on the basis of rarity. The workers' housing dating to the late 18th century are of a plan form that has been recognised from documentary sources widely across the Manchester area, although very few back-to-back and blind-back houses from this period have been investigated archaeologically. Conversely, the remains of double-depth houses dating to the first half of the 19th-century have been recorded in detail, although some plan forms certainly merit further investigation, such as back-to-back houses and smaller cottages. In this respect, any surviving physical remains of the houses on Wood Street and Bradley's Court (**Sites 2**, **3** and **4**) will have some rarity value.

Documentation

The general development of the Site Area can be traced reasonably well through cartographic sources from the 18th century onwards. Further detail, including more precise dating of the construction of buildings within the Site Area, might be gained from further documentary research, but this is unlikely to modify the outcome of this assessment.

Group Value

The four sites within the Site Area represent different types of workers' housing that were built during the period of Manchester's intensive development from the third quarter of the 18th century to the mid-19th century. In this respect, the heritage assets identified in the Site Area have a high group value.

Survival / Condition

The extent to which any remains survive and their condition is presently unknown, although historical mapping indicates that at those buildings fronting onto Bridge Street contained cellars (**Site 1**). As the Site Area appears to have remained undeveloped since their demolition, it can be anticipated that buried remains of the cellars will survive. The condition of the remains of houses along Wood Street (**Site 4**) and Bradley's Court (**Sites 2** and **3**) is unknown.

Diversity

The archaeological interest identified in this assessment relates mainly to the industrial expansion of the area, and the associated development of domestic housing. None of the sites within the Site Area are considered to be significant due to diversity.

Potential

There are no known prehistoric sites within the Site Area, and the potential for remains derived from this period is considered to be low. The potential for Roman remains to survive *in-situ* within the Site Area is similarly considered to be low, given is distance from the northern extent of the Roman settlement. There are no known remains from the post-Roman period through to the 18th century, and whilst the potential for significant remains of medieval and post-medieval date is considered to be low, there is some possibility for ancient ground surfaces to survive in the central and southern parts of the Site Area.

The greatest potential for buried archaeological remains lies in the industrial period, and specifically mid-/late 18th-century and 19th-century dwellings.

6.4 Significance

Based on the information gained from the desk-based research, it can be concluded that the site as a whole is of archaeological interest, as there is evidence that the buildings that once inhabited the site date back to the early nineteenth century and possibly the late eighteenth century (based on cartographic evidence). The site is considered to be of Local Significance, pending the extent to which the buried physical remains survive in-situ.

Physical remains of 18th- and 19th-century workers' housing have been recognised as a legitimate avenue of research. This was articulated in the current Archaeological Research Framework for North West England (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including Initiative 7.6: 'A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types…' (McNeil and Newman 2007, 139).

Since the publication of the Research Framework, a considerable body of significant data has been generated from the archaeological investigation of workers' housing, enabling a variety of plan forms and construction details to be identified. In particular, large-scale excavations in the Shudehill area of Manchester (OA North 2011), together with numerous excavations in Ancoats (Miller and Wild 2007) and excavations in Chorlton-upon-Medlock (*eg* OA North 2013), have recorded the foundations of workers' housing spanning the late 18th to early 20th centuries. These have included cellar dwellings, single-depth cottages, and numerous examples of double-depth houses. Within these broad categories, a broad range of different construction detail has been identified.

Using the above criteria, and particularly rarity and survival/condition, the Site Area is likely to contain non-statutory remains of at least local significance. The most significant remains are likely to have been the 18th-century housing fronting Wood Street (**Site 4**), and the blind-back and back-to-back houses in Bradley's Court (**Sites 2** and **3**). Any remains of the 19th-century double-depth houses along Bridge Street (**Site 1**) are likely to be of lesser archaeological interest, as this type of property has been investigated archaeologically in Manchester previously.

7. Impact of Development

7.1 Impact of Development on Below-Ground remains

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.

Following on from the above considerations, the scale of impact on below-ground heritage assets within the Site Area considered to be of local or potentially borough importance has been determined as substantial, based on an assumption that there will be significant ground-breaking works associated with the proposed development.

None of the sites of archaeological interest identified within the Site Area are afforded statutory designation, and are thus not considered to necessarily merit preservation *in-situ*. Three of these non-designated heritage assets have been determined to be of at least local, and possibly borough significance (**Sites 02**, **03** and **04**). Should well-preserved remains of these heritage assets survive as buried remains, then they may merit preservation by record, where they will be directly affected by development. This is in line with the guidance provided by the NPPF, which advises that 'where the loss of the whole or a material part of a heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible' (NPPF para 141).

8. Further Investigation

8.1 Further Investigation

The potential impact of development can be seen to be major on **Sites 2**, **3** and **4**, as any redevelopment occurring within the Site Area would involve the loss and disturbance of a large proportion of the below-ground archaeological remains identified within this report. Where appropriate because of their significance, mitigation will need to be undertaken through an archaeological record (NPPF 2012, paras 141).

The requirement for any further archaeological investigation of the Site Area in advance of development will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity of archaeological advisors to Manchester City Council. It maybe anticipated, however, that an initial programme of further investigation will be required, and this is likely to comprise a programme of evaluation trenching. This would most usefully be targeted on the footprint of the former houses along Wood Street (**Site 4**) and Bradley's Court (**Sites 2** and **3**), and would be intended to establish whether any buried remains survive *in-situ*. Should the evaluation reveal significant, intact archaeological remains, further targeted archaeological works in the form of an open area excavation would be required.

Any archaeological works will require a Written Scheme of Investigation (WSI) to be produced in consultation with GMAAS and should be concluded at the earliest possible opportunity.

9. Sources

9.1 Maps

R. Casson and J. Berry 1751 *Plan of the Towns of Manchester and Salford*

T. Tinker 1772 *A Plan of Manchester and Salford*

Charles Laurent 1793 *Plan of Manchester and Salford*

William Green 1794 *A Plan of Manchester and Salford*

Bancks and Co 1831 *Plan of Manchester and Salford*

Joseph Adshead 1851. *Twenty Four Illustrated Maps of the Township of Manchester*

Ordnance Survey, 1:1056, Published 1851

Manchester (including Salford) Town Plan, 1:500, Published 1891

Ordnance Survey 1:2500, Published 1908

Ordnance Survey 1:2500, Published 1922

Ordnance Survey 1:2500, Published 1930

Ordnance Survey 1:1250, Published 1948

Ordnance Survey 1:1250, Published 1956

Ordnance Survey 1:1250, Published 1970

9.2 Secondary Sources

Anon 1903 'Catalogue of the Old Manchester and Salford Exhibition, held at the City Art Gallery, Manchester, 1904' in *Transactions of the Lancashire & Cheshire Antiquarian Society* 21.

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

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

Chartered Institute for Archaeologists. 1994, revised 2014. *Standard and Guidance for Archaeological Desk-Based Assessment.*

Conway R S, Maclnnes J & Brooke G C 1909 'The Roman Coins of Manchester' in F A Bruton **(ed)** *The Roman Fort at Manchester,* Manchester University Press.

Corbett J, 1907 *The River Imell* (reprinted 1974, *J* Morten, Didsbury).

Department for Communities & Local Government, March 2012. *National Planning Policy Framework (NPPF).*

Farrer, W & Brownbill, J, 1911, *A History of the County of Lancaster: Volume (Chadderton 115 – 121*).Victoria County History, London.

Grealey, S (ed), 1974 *Roman Manchester*, Altrincham.

Hadfield C & Biddle G, 1970 *The Canals of North West England*, vol 1, Newton Abbot, David & Charles.

Hartwell, C, Hyde, M, and Pevsner, N, 2004. *The Buildings of England. Lancashire: Manchester and the South-East*, London.

Lloyd-Jones, R, and Lewis, MJ, 1993 Housing Factory Works: Ancoats in the Early 19th Century, *Manchester Region Hist Rev*, **7**, 33-6.

Oxford Archaeology North, 2014. 2 Hardman Boulevard, Spinningfields, Manchester: Archaeological Desk-Based Assessment.

Tupling, GH, 1962 Medieval and Early Modern Manchester, in CF Carter (ed) *Manchester and its Region: A Survey Prepared for The British Association*, Manchester 115-130.

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

UMAU, 2003 Proposed Civil Justice Centre and Plots.406-409, Spinningfields, Manchester. An Archaeological Desk-Based Assessment.

UMAU, 2007 Plot 106, Spinningfields, Manchester. An Archaeological Excavation.

Williams, M, with Farnie, DA, 1992 *Cotton Mills of Greater Manchester*, Preston.

9.3 Web Sources

Geology of Britain Viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html Accessed 24.11.2016

Grid Reference Finder https://www.gridreferencefinder.com/ Accessed 25.11.2016

10. Acknowledgments

Salford Archaeology would like to thank Vision Developments Ltd for commissioning the archaeological desk-based assessment. Thanks are also due to Norman Redhead and Andrew Myers with the Greater Manchester Archaeological Advisory Service (GMAAS) for their support and advice. Thanks area also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record (HER).

The report was compiled by Sarah–Jayne Murphy, and edited by Ian Miller.

Appendix 1: Figures

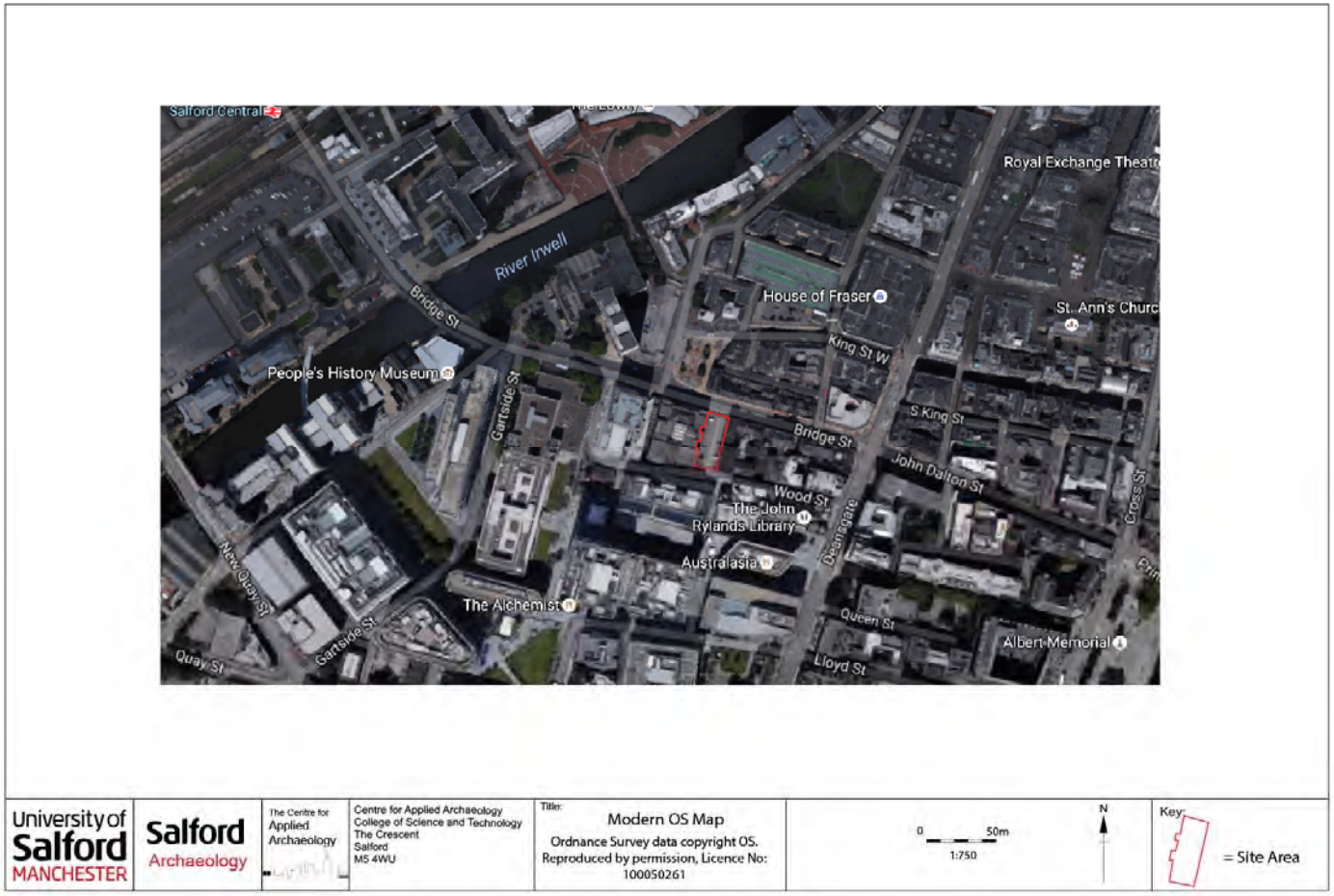


Figure 1: Location of the Site Area

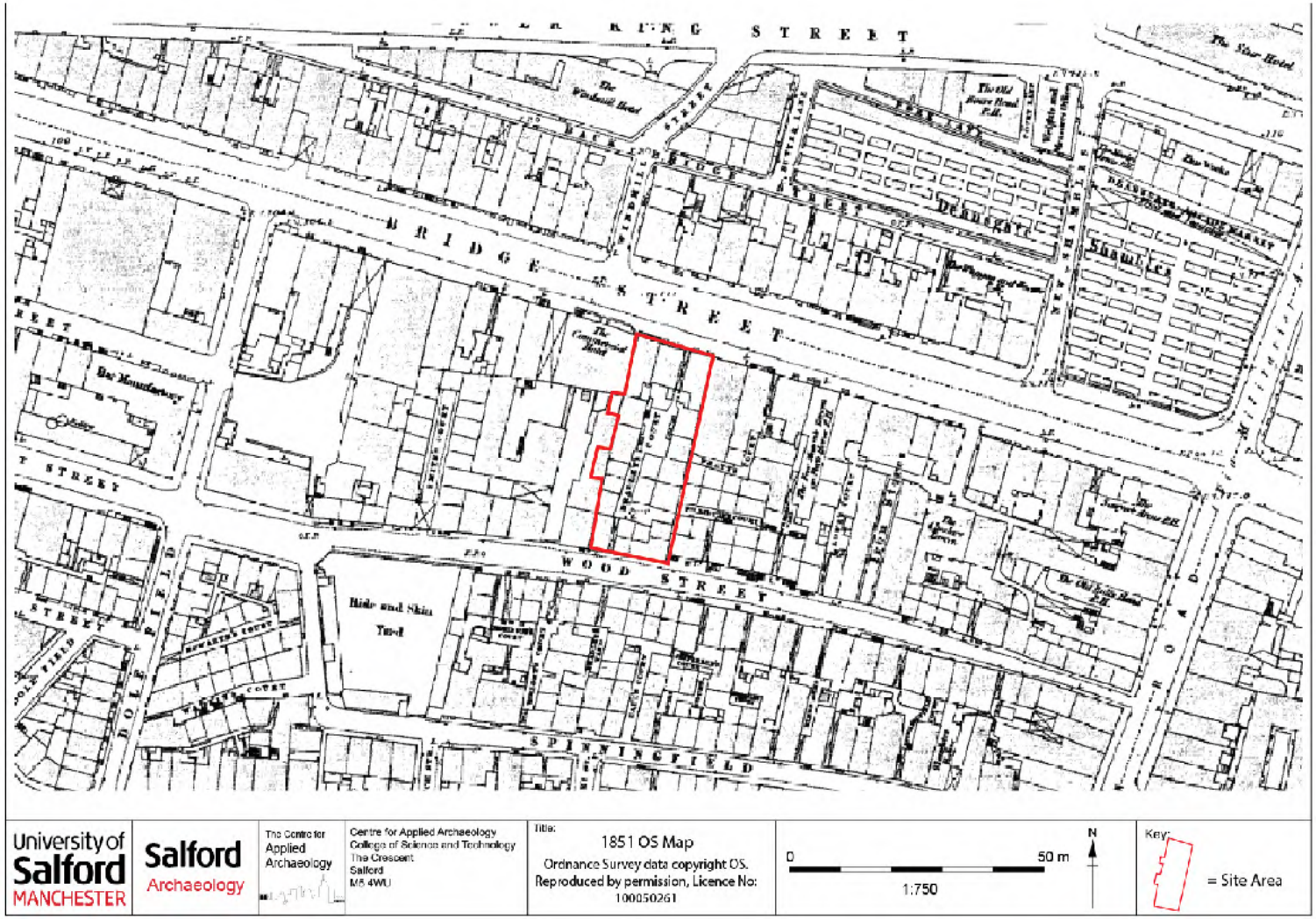


Figure 2: The Site Area boundary superimposed on the Ordnance Survey map of 1850

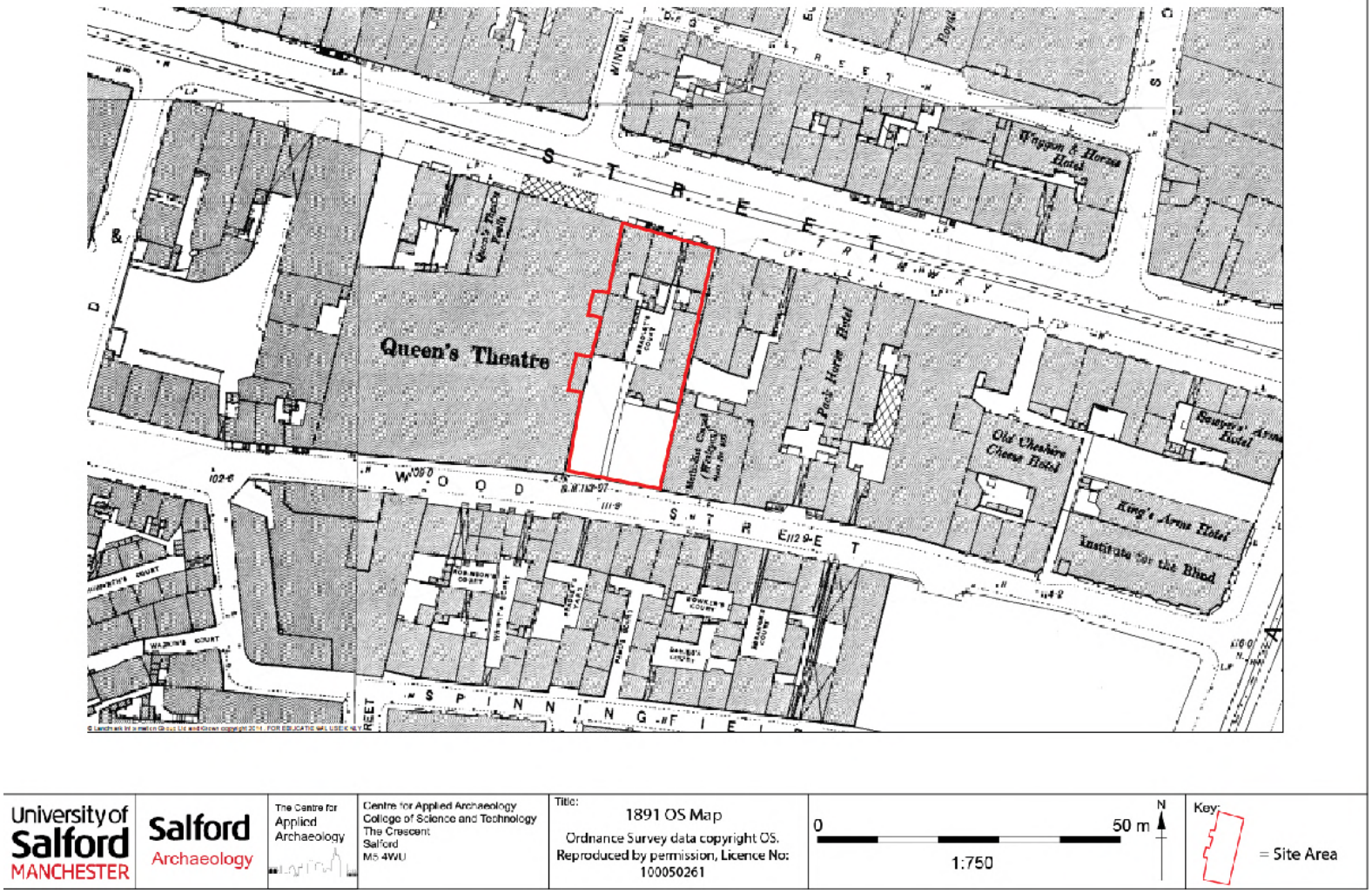


Figure 3: The Site Area boundary superimposed on the Ordnance Survey map of 1891

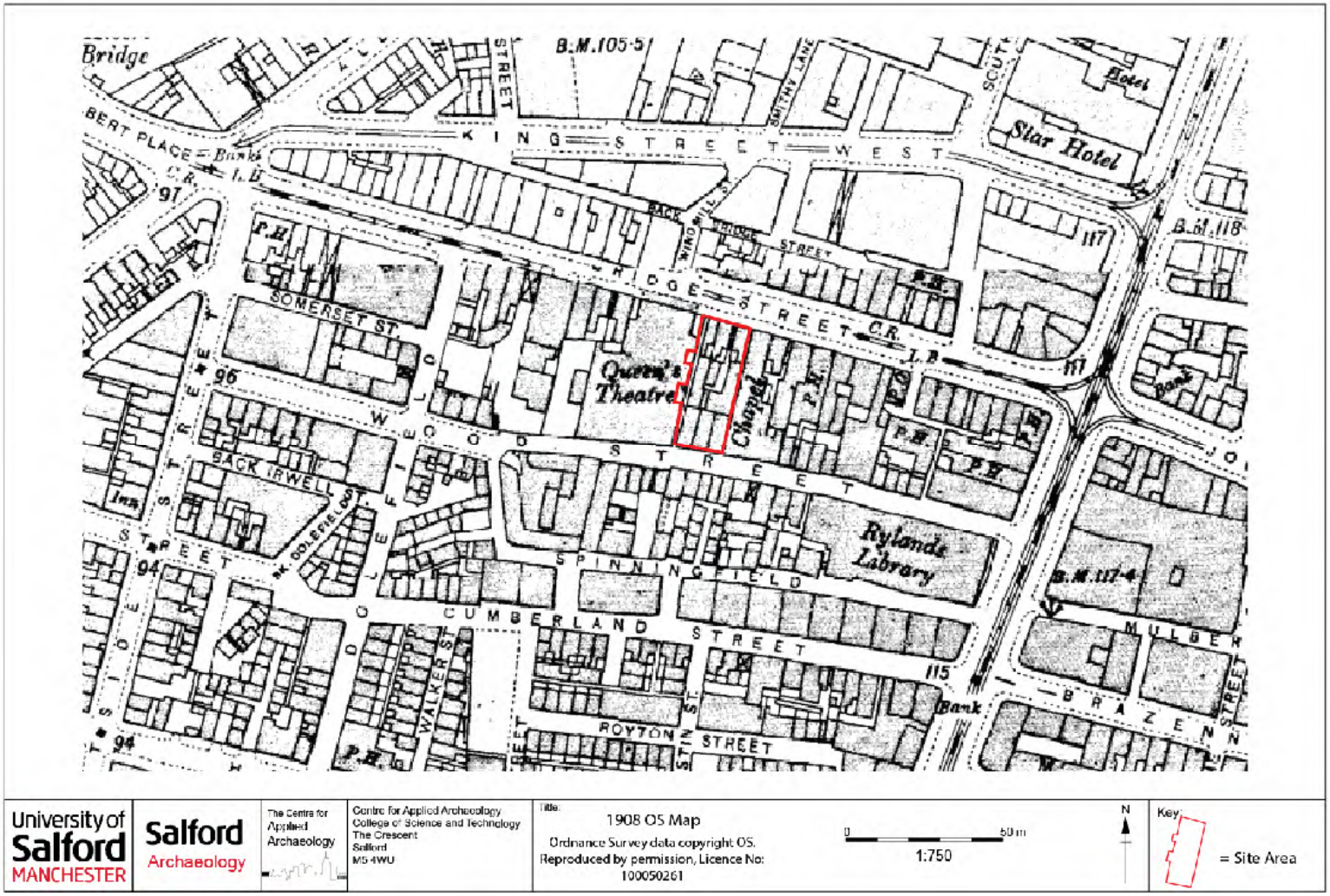


Figure 4: The Site Area boundary superimposed on the Ordnance Survey map of 1908

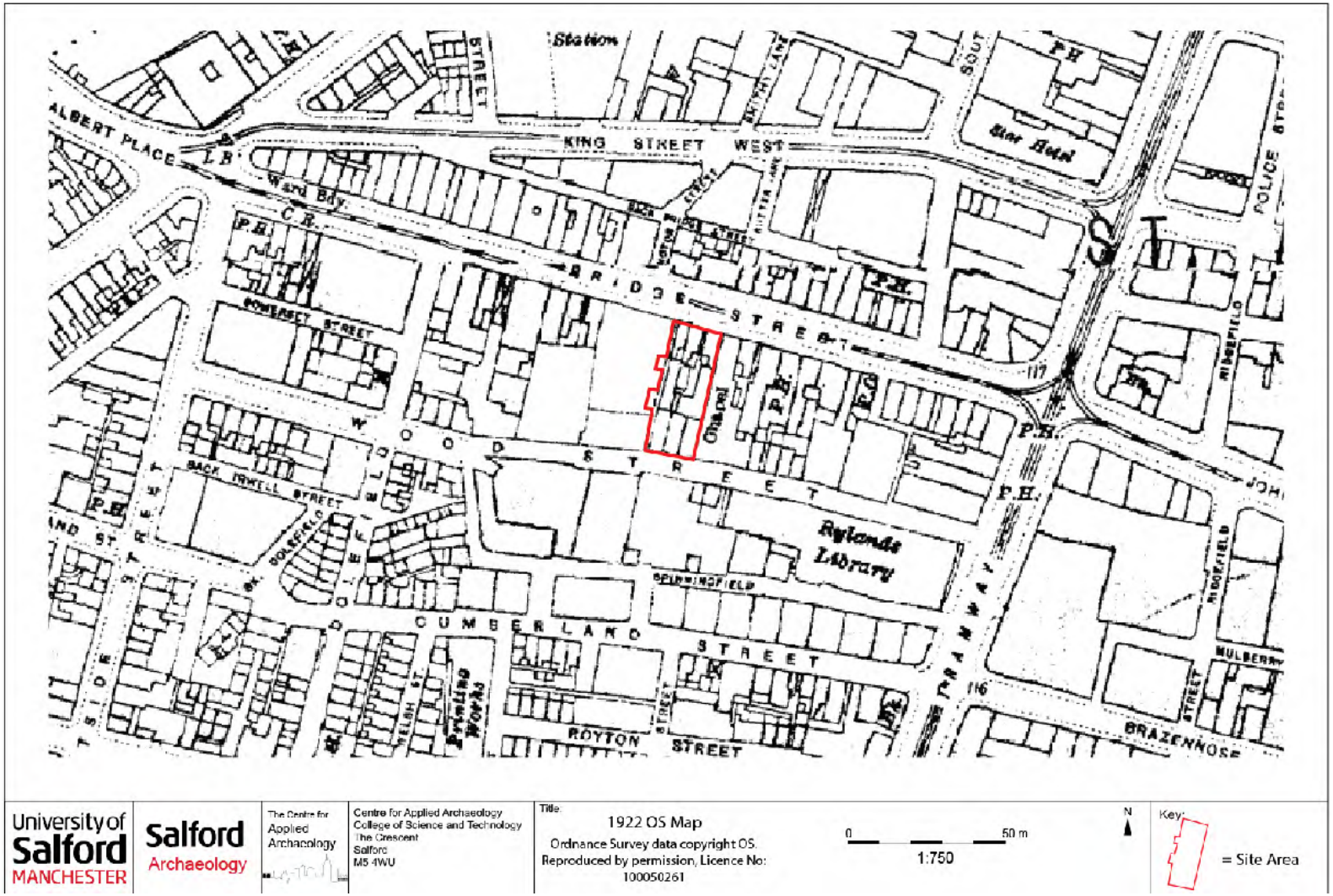


Figure 5: The Site Area boundary superimposed on the Ordnance Survey map of 1922

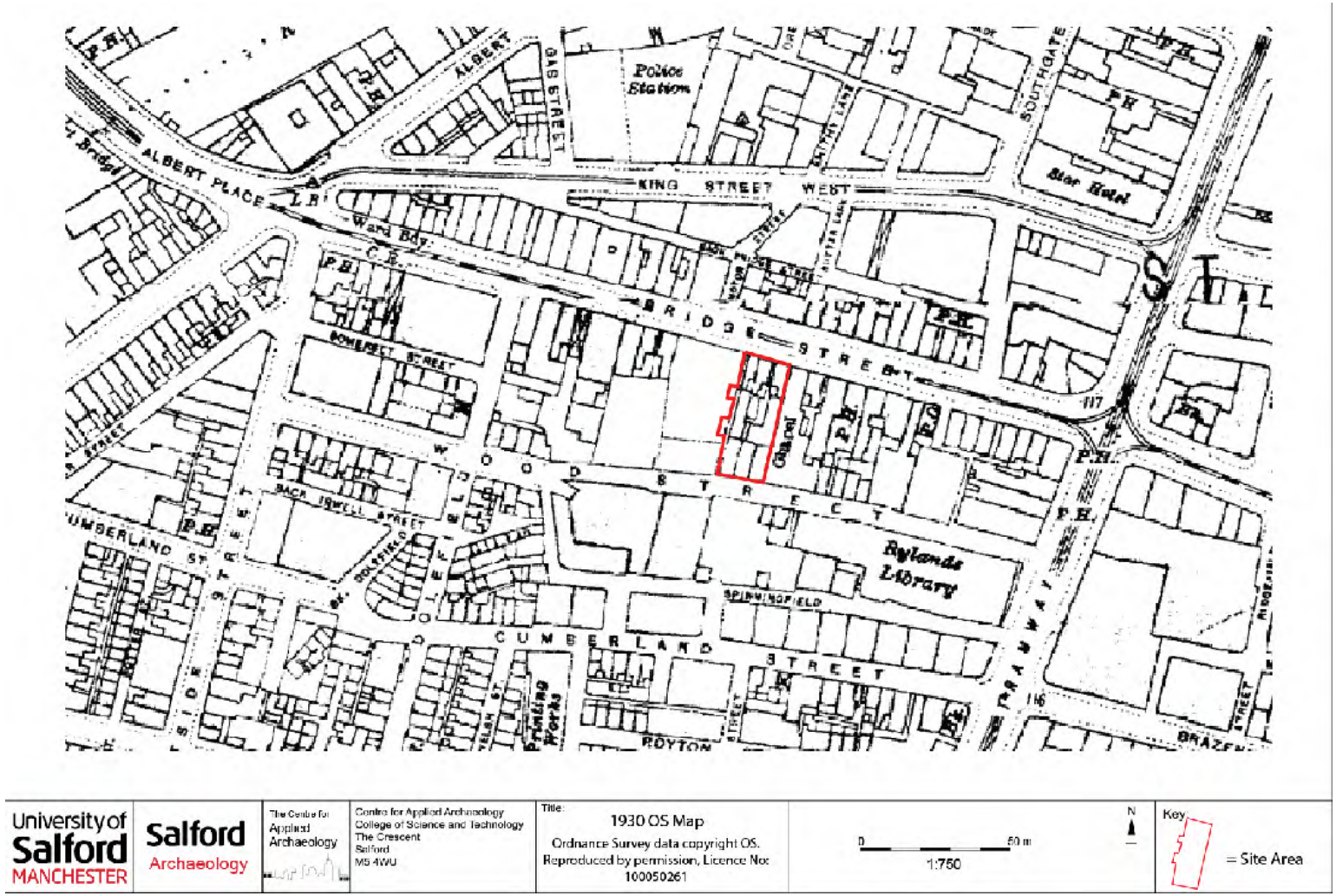


Figure 6: The Site Area boundary superimposed on the Ordnance Survey map of 1930

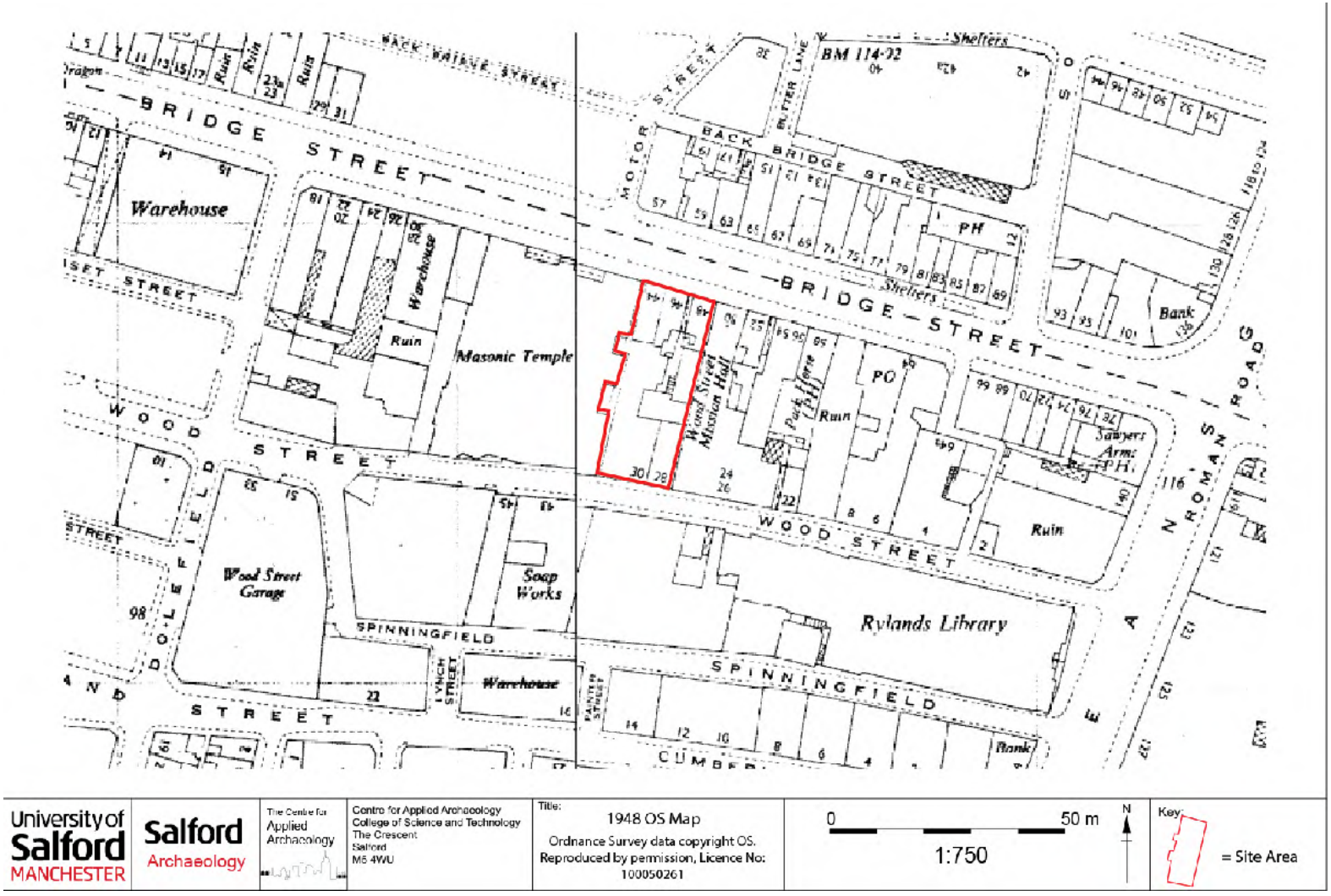


Figure 7: The Site Area boundary superimposed on the Ordnance Survey map of 1948

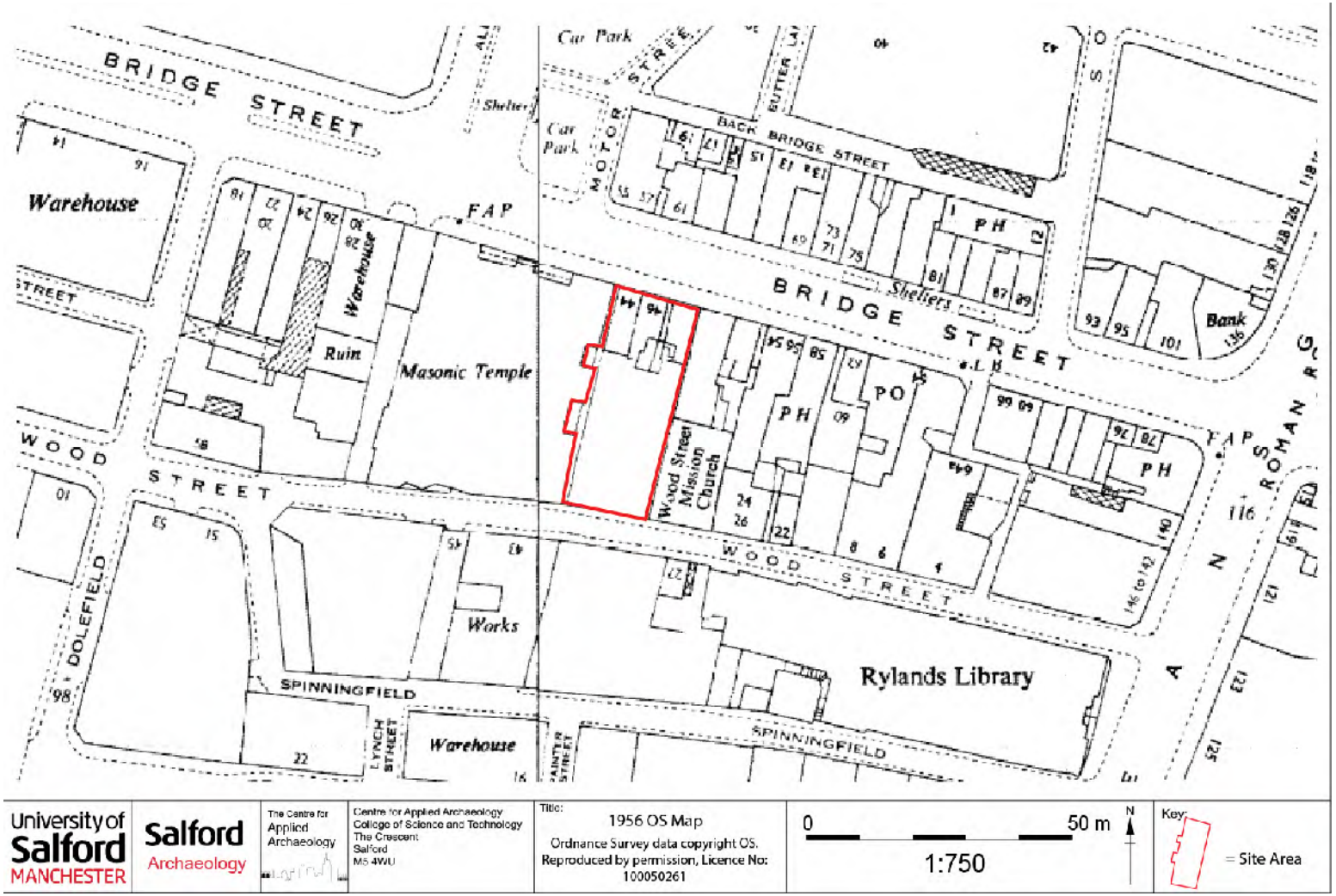


Figure 8: The Site Area boundary superimposed on the Ordnance Survey map of 1956

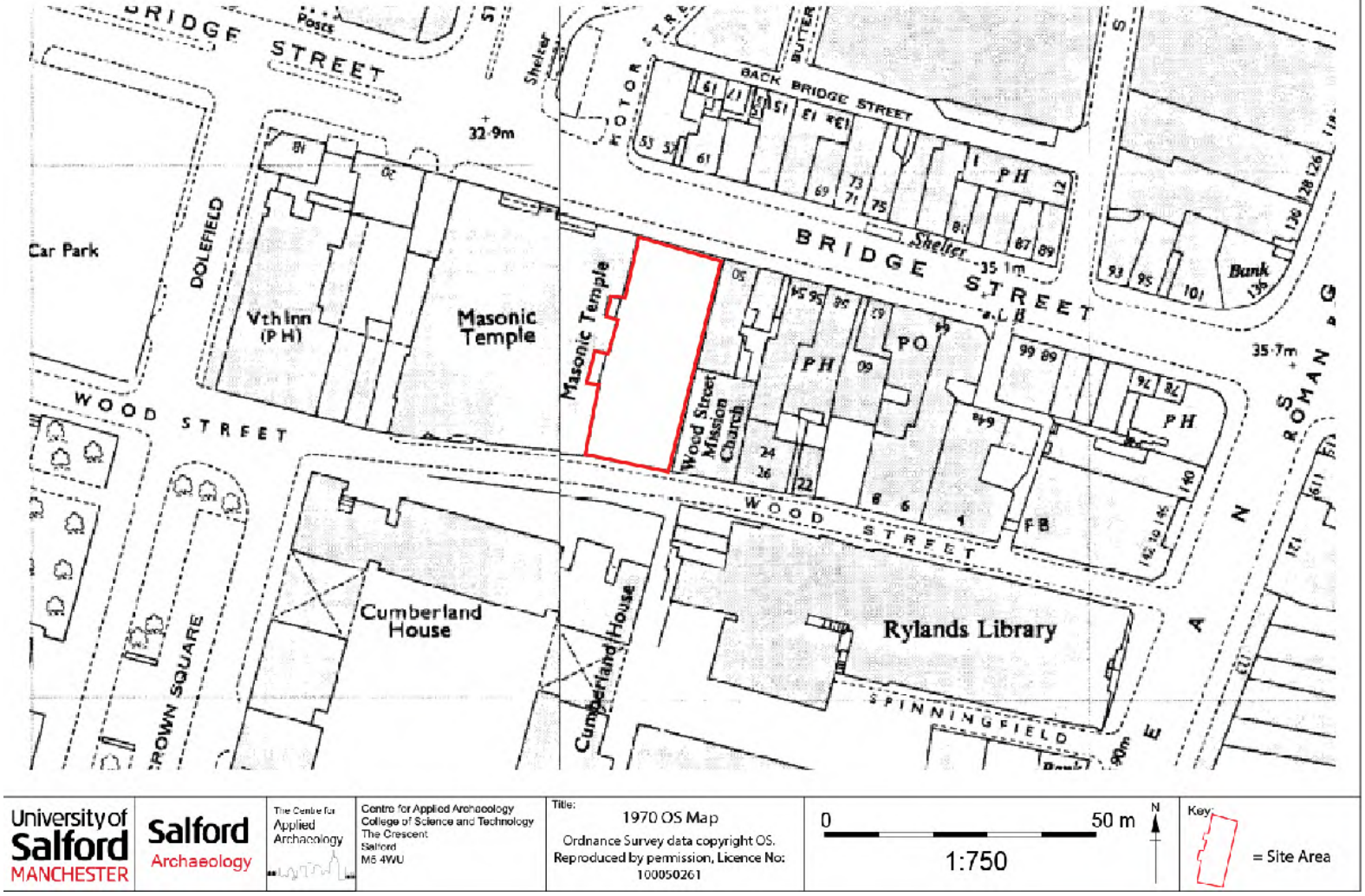


Figure 9: The Site Area boundary superimposed on the Ordnance Survey map of 1970

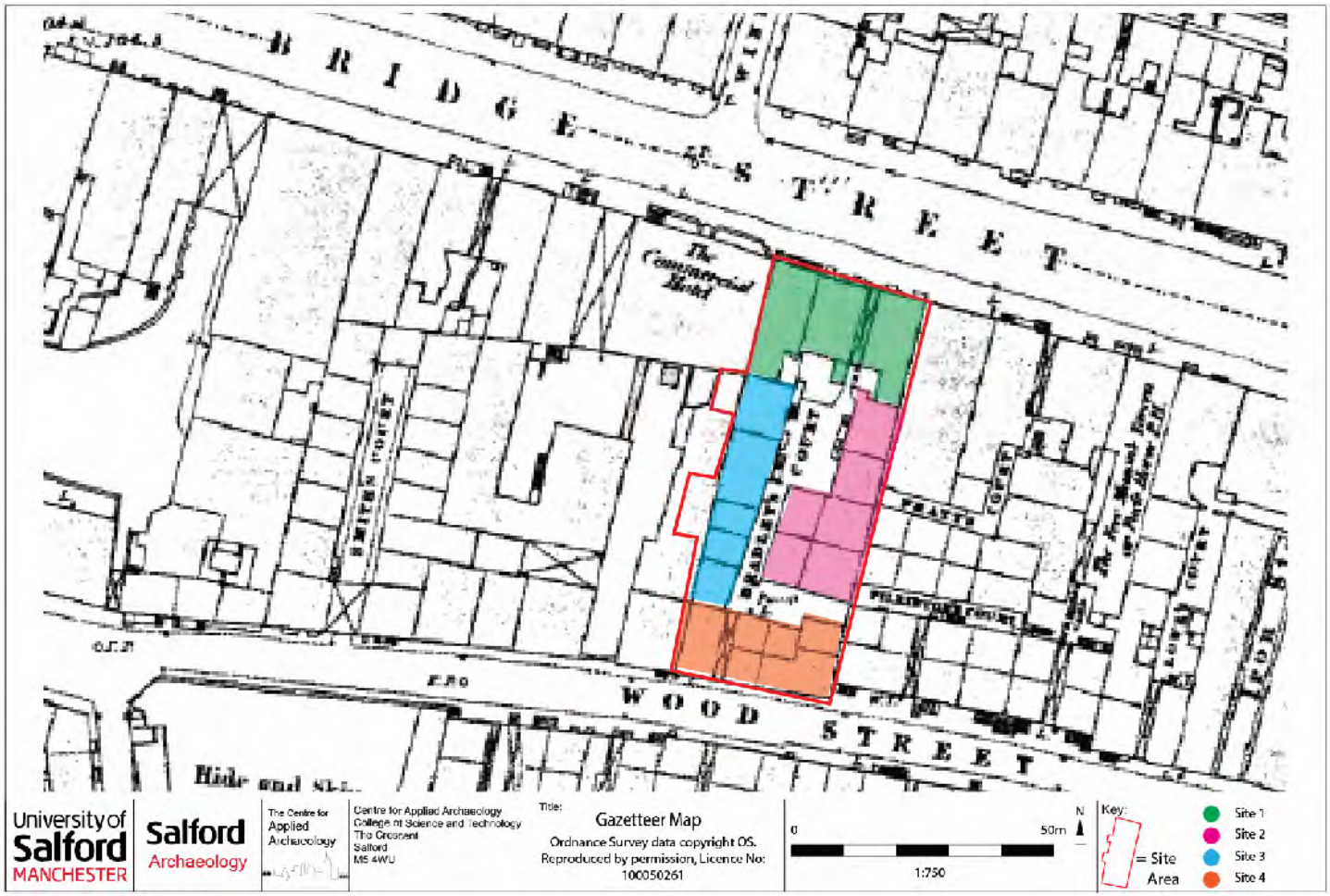


Figure 10: Gazetteer sites superimposed on the Ordnance Survey map of 1850

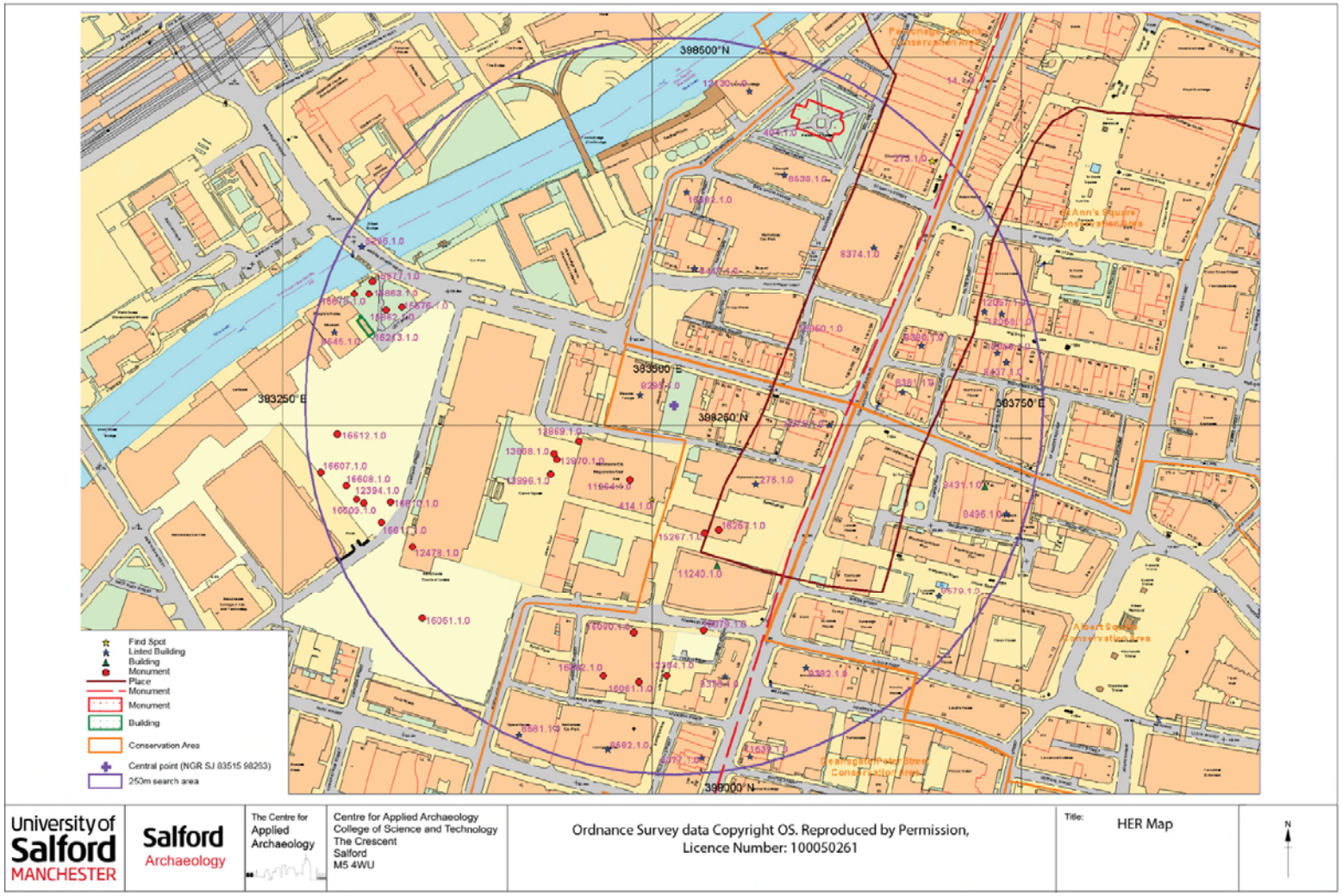


Figure 11: The HER data over laid on a modern map.

Appendix 2: HER Data

HER (PRN) ID	Name	Site Type	Location	Description
Buildings				
11240.1.0	Northcliffe House	Printworks, Garden, Chapel, Great House, Blacksmiths Workshop, Office, Public House	SJ 8354 9815	On a map of *c* 1740, the site comprises a narrow strip of gardens surrounded by a wall and the remainder is occupied by a 'Mr Bower's House'. This was one of the largest private mansions in C18th Manchester. Tinkers map in 1772 shows that the south side of Spinningfield was now built upon and that buildings now fronted Deansgate between Spinningfield and Bower's house, presumably replacing the former walled gardens. Bancks & Co's map of 1831 shows that Bower's House had been demolished and that Parliament Street (the present Hardman Street) ran across its site.
8431.1.0	Princes Chambers	Office, Shop	SJ 8372 9820	1865. Architect: Edward Salomons. Red brick with stone dressings. 5 storeys. 5 bays, each slightly recessed except 3rd bay from left which has slightly projecting bays to 1st, 2nd & 3rd storeys, each with cornices. 3-light sash windows, spiral mullions and stepped brick heads. Modern doorway in stone rectangular surround. Corbel table eaves. Modillion cornice. Parapet. Inserted modern shop fronts. Formerly a Listed Building; listing revoked in 2000 [see HER DGM1108].
16213.1.0	Substation (former workshop) People's History Museum	Workshop, Electricity Sub Station	SJ 8330 9831	Small building situated immediately east of the Pump House [HER 8645.1.0]. The Pump House was built between 1907 and 1909, and the substation building is presumably contemporary. The substation initially served as a workshop, with access through the sloping cobbled sett yard to the east of the main building. There is also a main entrance to this area from Water Street through a set of double doors. The workshop stands to the east of the yard and was a single-storey brick building designed in the same style as the main Pump House, although with a flat pitched roof. The northern end of the workshop served as a small engineers' changing room. The building was converted to a substation in 1927. By 1937 an upper storey had been added, with access to the north via the present fire escape. This upper storey contained switchgear and part of the lower transformer. Part of the lower storey may have been used as an extended changing room for engineers. At present the interior of the building comprises three rooms at ground floor level. The room to the south houses an electricity substation, the central room is used as a place of storage, and the small room to the rear also appears to be a storage area. A survey of the structure was carried out in 2007 as part of a programme of archaeological works.

HER (PRN) ID	Name	Site Type	Location	Description
Find Spot				
273.1.0	Posset Cup & Clay Tobacco Pipe	Findspot, Pottery Workshop	SJ 836 984	An earthenware posset cup and clay tobacco pipes found sealed in a disposed well during excavations on the site of the Old Deanery in Deansgate.
414.1.0	Flint Flake (Neolithic)	Findspot	SJ 8350 9820	A Neolithic flint flake was found at Spinning Field, Deansgate.
Listed Buildings				
15482.1.0	Warehouse, St Mary's Parsonage	Warehouse	SJ 83523 98408	Warehouse, now offices. c.1860-70, altered. Red brick with sandstone dressings, slate roof. Trapezoidal plan on island site. Venetian Gothic style. Three storeys over basement, with added attic, a 6-window façade with stone plinth, sill-bands to all floors, and projected cornice on brick brackets; shouldered basement windows protected by bar railings; arcaded ground floor openings, all round-headed with 2-centred arched extradoses and hood moulds, and linking carved imposts, the centre pair with stone arches and the others banded but all with incised decoration on the stone, a doorway in the 3rd arch and 4-pane sashes in the others, raised brick roundels in the spandrels and a Lombard frieze over the whole; 1st and 2nd floors entirely of brick but in similar style, except that the 1st-floor windows are segmental-headed with segmental-pointed extradoses, and sashed without glazing bars, and the 2nd floor lacks the roundels. C20 mansard roof with attic windows.
8645.1.0	Hydraulic Power Station (formerly)/ The Pump House/ People's History Museum in Grounds of City College	Reservoir, Industrial Site, Power Station	SJ 8328 9831	1907-9, altered. Red brick, sandstone dressings, iron reservoirs, slate roof. Irregular rectangular plan. Baroque style. 2 & 3 storeys, form resembling nave with aisles, aisles flat-roofed & surmounted by large rectangular reservoirs with tower. Asymmetrical 4-bay east gable end, stone plinth, banded pilasters, moulded cornice with parapet ramped up to open pedimented gable over 3rd bay. Tall segmental-headed windows in 2nd, 3rd & 4th bays, all mullioned, transomed with arched lights & small-pane glazing in heads. Pairs of similar windows on 2 levels in 1st bay with triple keystones. Narrow triple-light in gable with banded surround & arched lights. Glazed clerestory. Rectangular tower. One of 3 buildings supplying power.
12058.1.0	19 King Street	Shop	SJ 8373 9832	Shop. c.1880, altered. Yellow brick with sandstone dressings, slate roof. Rectangular plan at right-angles to street. Four storeys. C20 shop-front at ground floor; an arcaded range of 4-light windows on each upper floor: slim cast-iron columns at 1st floor with arched open-work brackets, round-headed windows to 2nd floor with set-in shafts, enriched imposts and linked hoodmoulds with large mask keystones (male and female alternately, all cheerful and stylish); shouldered windows to 3rd floor; parapet.

HER (PRN) ID	Name	Site Type	Location	Description
12130.1.0	14 St Mary's Parsonage (National Buildings)	Office	SJ 8356 9847	Office block. 1905-9, by Harry S. Fairhurst, for National Boiler and Generator Insurance Company. Iron or steel frame, with cladding of buff and white terracotta and some red brick. Large quadrilateral plan. Eclectic style. Five storeys with casementand 2 attic storeys, 9 bays, symmetrical; with rusticated terracotta and mutuled cornice to the first 2 floors, pilasters to the next 3 floors of the 7-bay main range (panelled and of brick at 2nd and 3rd floors, terracotta with coved niches at 4th floor), with a mutuled cornice; and banded terracotta to the outer bays which are treated as towers and finished with Baroque cupolas; set-back attic storeys between the turrets. Forms group wit hArkwright House, Parsonage Gardens.
12059.1.0	28 King Street (Laura Ashley Shop)	Shop	SJ 8373 9829	Shop. Later C19, altered. Painted stucco on brick, slate roof. Narrow rectangular plan at right-angles to street. Three storeys and attic with 5-light window at 1st floor. Double-fronted shop front at ground floor (probably C20); continuous arcaded fenestration to both upper floors, with round-headed arched lights at 1st floor, square-headed at 2nd floor, both sets of windows set back behind delicate screens of slender cast-iron columns, those at 1st floor with ornamented open-work spandrels and those at 2nd floor with tendril-like arch-bracing to the head. Prominent dentilled and modillioned cornice over 2nd floor; 3-window attic storey with central round-headed 2-light window in architrave with segmental open pediment, flanked by square windows under corbel-tables. Forms group with No.30 to the left
12057.1.0	15 and 17 King Street	Shop	SJ 8373 9833	Shop. c.1920-30. Probably steel-framed but with elaborate "timber-framed" cladding; slate roof. Rectangular plan on corner site, with rounded corner. Tudor style. Four storeys with 5 bays to King Street, one curved corner bay, and 3 wide bays to Police Street; panelled piers and large plate-glass windows to ground floor; carved wallposts to 1st and 2nd floors, wooden blind balustrading between the floors, projected eaves with mutules, an octagonal turret over the corner with swept slated sides and arcaded cupola, gables flanking this and coupled gables over the 4th and 5th bays, all with herring-bone struts and finials. The 1st floor has wooden mullion-and transom windows (6 lights to King Street, 10 curved lights to the corner and 8 lights to Police Street); the 2nd floor has set-in oriels with arched centre lights and sharply curved corners with transoms and small-paned top lights (and those in the wide bays to Police Street flanked by galleries with splat-baluster fronts); and the top floor has 10-light mullion-and-transom windows (those in the narrower bays to King Street forming continuous fenestration and those in the wide bays to Police Street flanked by lozenge panels). A good pastiche of the richest period of decorative timber-framing, forming a very striking feature in the street. Included for group value.

HER (PRN) ID	Name	Site Type	Location	Description
11639.1.0	Onward Buildings	Public Building, Office, Shop	SJ 8356 9802	Band of Hope building, now shop and offices. 1903-5, by Charles Heathcote. Red brick with dressings of yellow terracotta, slate roof. Rectangular plan at right-angles to street, with rounded corners. Free Baroque style. A 4-storey 5-window façade, symmetrical, with banded ground and 3rd floors, prominent bracketed cornice, hipped roof with banded chimneys to the front and sides. The ground floor has a central round-headed entrance arch with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE", a curved balcony over the arch with wrought iron railings, and a wide segmental-headed window each side. Interior reported to have meeting hall with plaques or tiles of Lancashire The ground floor has a central round-headed entrance arch with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE", a curved balcony over the arch with wrought-iron railings, and a wide segmental-headed window each side; the 1st floor and 2nd floors have cross-windows, those at 1st floor taller and with eared architraves and triple keystones, and those at 2nd floor with shouldered architraves and single keystones; the 3rd floor has keyed oculi; and above the cornice is a flat-roofed dormer between the chimneys. The corners are chamfered at ground floor and curved above, with similar windows at 1st and 2nd floors only and applied lettering "ONWARD BUILDINGS" between these windows. Returned sides similar but simpler. Interior reported to have meeting hall with plaques or tiles of Lancashire Temperance Societies. History: built for federation of Temperance Societies.
276.1.0	John Rylands Library and attached gates, railings and lamp standards	Library, Community Centre, Public Building	SJ 8357 9821	Built 1899. Architect: Basil Champneys, built & endowed by Enriqueta Augustina Rylands in memory of her husband, d.1888. Originally intended as a theological library which may have dictated the Gothic style of the building, with an almost fortress like main facade in 2 tiers, advanced ground & 1st storeys with central arched entrance embattled parapet, above which, & set back, are twin towers with semi-hexagonal bays linked by openwork screen over large traceried window to main hall. Interior has a cathedral-like appearance with lofty pillared & vaulted entrance hall. Double stairway leads to library on 1st floor which is a long pillared & vaulted hall with aisles, clerestory & triforium. Rectangular plan at right-angles to street, plus back extensions. Decorated Gothic style with Arts and Crafts accent. Two unequal storeys with the appearance of 3 storeys, designed like a church raised on a crypt, the façade composed of a 2-storey 3-bay centre (like the gatehouse of a monastery) flanked by square 2-storey 2-bay wings, with an embattled parapet to the whole and large octagonal lanterns over the wings; and, set back behind these, the east window of the reading hall flanked by square towers. 1912 rear extension, also by Champneys.

HER (PRN) ID	Name	Site Type	Location	Description
8295.1.0	Masonic Temple	Temple, Church, Religious Ritual And Funerary	SJ 8349 9827	Masonic Temple, 1929. Designed by Thomas Worthington & Son. Portland stone. Roof not visible. Stripped classical manner. 3 storeys, 7 bays. End bays slightly lower & set forward slightly. Central square headed entrance; architraved. Square headed windows of small panes with glazing bars; to centre 5 bays windows linked to 1st & 2nd floors by moulded architraves; cornices above 2nd floor. Large corbelled balcony running across centre 5 bays at 1st floor level; stone balustrade. Upper windows to projecting outer bays tripartite & set within arched reveals. Fluted frieze above 2nd floor, with lion masks to centre bays. Masonic temple. Dated 1929 below centre of parapet, by Thomas Worthington and Son. Portland stone (roof not visible). Large rectangular plan with slightly projecting wings. Stripped classical style. Three storeys, a 3:5:3-window façade, symmetrical, the wings slightly lower, with channelled rustication to ground floor, the centre with low forecourt walls between the wings, a corbelled balcony over 1st floor, and an enriched frieze to the parapet, with lion masks. The centre has a squareheaded doorway with moulded architrave and panelled double doors, single-light windows to the inner bays and tripartite windows to the outer, and tall sashed windows at 1st and 2nd floors, the lower with plain reveals and the upper with architraves and cornices, all these windows with small panes, 5 small square ventilation grills above, and the dated "MCMXXIX" in the centre above these. The wings have similar fenestration at ground and 1st floors (those at ground floor with voussoirs and keystones), and at 2nd floor one tall tripartite sash in a round-headed arch, with a corbelled balcony and enriched tympanum. Single-storey extension at right-hand end, with round-headed archway. Rear and interior not inspected
8296.1.0	Albert Bridge	Bridge, Road	SJ 8330 9837	Bridge, c 1850. Designed by Jesse Hartley. Ashlar. Single segmental arch. Cornice above (of cast iron to centre section) and flanking pilaster strips. Parapet, probably altered, surmounted by lamps. Half is in the City of Salford. Bridge. Circa 1850. Jesse Hartley. Ashlar. Single segmental arch. Cornice above (of cast-iron to centre section) and flanking pilaster strips. Parapet, probably altered, surmounted by lamps. Half is in the City of Manchester. Public road bridge over River Irwell. c.1850, by Jesse Hartley; slightly altered. Sandstone ashlar. Single span. Classical style. Low segmental arch with pilaster terminals and curved abutments at west end (east end modified by C20 steps), with cornice and parapet, a raised panel in the centre of the parapet, 2 lamps on the parapet. Bridge over River Irwell. Classical style. Single-span, segmental-arched bridge with voussoirs, pilaster terminals and a moulded stringcourse set beneath each parapet.

HER (PRN) ID	Name	Site Type	Location	Description
8530.1.0	Arkwright House	Office	SJ 8359 9842	1929. Architect: HS Fairhurst. Classical style, stretched and adapted to large office block with steel frame and Portland stone cladding. 7-storey elevation, bottom 2 storeys forming podium for the 3-storey order of giant Corinthian pilasters, over which are 2 further storeys, upper one set back. End bays also set back, without pilaster treatment. Return elevations feature 2 columns in antis; between these as between the pilasters of the front are windows in metal panelling. Ground floor is drafted and arched. Cornices surmount bottom 2 & top 2 storeys. Offices, now restaurant, offices etc. 1929, by Harry S. Fairhurst. Steel frame with Portland stone cladding (roof not visible). Large trapeziform plan on island site. Neo-classical style. Five storeys plus 2 attic storeys, 1:14:1 bays, the end bays set back and the first 2 storeys of the main range forming a podium to a 3-storey 14-bay order of giant Corinthian-style pilasters with plain frieze and dentilled cornice, over which are 2 attic storeys, the upper set back and finished with a frieze, cornice and blocking course. Banded rustication to ground floor, which has an arcade of round-headed windows with stepped voussoirs; 2-light mullioned windows to 1st floor and 1st attic storey; bronze-framed 3-light windows to the 3 floors of the pilastrade, with ornamental panels between the floors; simple 1-light windows to the upper attic storey. Return elevations similar, but with 2 columns in antis.
8582.1.0	Sunlight House	Commercial, Office	SJ 8347 9803	1932. Arch: owner, J Sunlight. Stone. Slated mansard, 3 tiers. 9 dormers. Quay St: 10 storeys, 4 attic storeys; 8 bays and splayed corner to R rising to octagonal lead-domed tower. Square-headed entrance below tower and 2nd bay from each end latter within 2-storey arch. Stone bank above 1st floor. Centre 5 bays, 2nd-6th floors united by giant pilaster strips, metal floor level panels. Cornice to section of façade above 7th floor. Square-headed windows, paired to outer bays, triplets to 8th & 9th floors, mullions. Tower faces: narrow triplet windows, metal panels at floor levels. 3 tiers of square-headed stone frames and mullioned dormers most 3-lights. Top storey: 4-light windows cornice and balustrade. Metal-framed windows. Carved stone decoration. R and rear similar. Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively setback, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

HER (PRN) ID	Name	Site Type	Location	Description
8581.1.0	The Opera House	Opera House, Theatre	SJ 8341 9804	Formerly known as: The New Theatre QUAY STREET. Theatre, now opera house. 1912, by Richardson and Gill with Farquarson; altered. Stucco on brick, slate roof. Rectangular plan at right-angles to street. Classical style. Front block of 3 storeys with attic, 1:1:11:1:1 bays, symmetrical, the first and last bays set back; with plinth, banded rusticated stucco to all levels; giant order to 1st and 2nd floors, consisting of a 5-bay centre with engaged fluted Ionic columns, the 1st and 5th bays breaking forwards and each containing a lettered pedestal at the foot and a mask roundel at the top, flanked by 3 pilastered bays each side, these and the 3 centre bays having windows at the top with geometric glazing; entablature with frieze lettered "THE PLAY MIRRORS LIFE" in the centre and decorated in Wedgwood style in the other bays, dentilled cornice carried round and surmounted in the centre by a large semi-circular tympanum with allegorical relief; pedimental gable with moulded cornice on brackets. Five-bay wide entrance at ground floor, with later C20 canopy.
8579.1.0	Abraham Lincoln Statue (formerly in Platt Fields Park)	Commemorative Monument, Statue	SJ 8369 9813	Over-life-size bronze statue by George Grey Barnard. Statue. 1919. By George Gray Barnard. Bronze. Over-life-size statue on high late C20 plinth. This statue by the American sculptor George Gray Barnard (1863-1938) is another cast of that installed in Lytle Park, Cincinnati, Ohio, in 1917 and was given to the City of Manchester in 1919 by Mr and Mrs Charles Phelps Taft, of Cincinnati, the Sulgrave Institution, and the Anglo-American Society. Since a suitable city-centre site could not be found it was set in Platt Fields Park and then re-sited in Lincoln Square in 1986.
8374.1.0	98–116, Deansgate (part of Kendal Milne's Dept Store)	Department Store	SJ 8365 9837	1939. Architect: JS Beaumont. Department store block. Functionalist. Steel-framed with an elevation of vertical strips of glass bricks separated by broad flat ribs & each subdivided by 2 narrow ribs. Plain canopy over large show windows of ground floor; top floor surmounted by light metal railing is sharply set back. The intervening floors have no external expression. The title of Kendal Milne was assumed upon the death of Adam Faulkner in 1862. Originally separate furniture & drapery stores faced each other across Deansgate. Kendals were listed in the 1880s trade directories as "cabinet makers, upholsterers, general house furnishers & drapery warehousemen". Department store. 1939, by J.S.Beaumont. Steel frame with cladding of Portland stone and glass. Large rectangular plan on island site. International functionalist style. Probably 6 storeys, 7 bays plus chamfered corners, the upper floors cantilevered out over the ground floor but otherwise without external expression of different levels, the bays divided by plain pilasters strips and each bay divided by narrow full-height mullions to form 3 continuous vertical strips of multi-paned glazing, and the centre flanked by single glazed strips; set back parapet with metal railings. Other sides similar. Interior altered.

HER (PRN) ID	Name	Site Type	Location	Description
8496.1.0	Roman Catholic Church of St. Mary (The Hidden Gem)	Church, Roman Catholic Church	SJ 8374 9819	1848. Architects: Weightman & Hadfield. Romanesque style with basilican interior. Red brick, stone dressings. SW tower with Rhenish spire. Richly carved portal. Roman Catholic church. 1848, by Weightman and Hadfield. Red brick with sandstone dressings and slate roofs. Debased Romanesque style. Basilican form on north-south axis, with aisles and south-east tower. Stone plinth, Lombard friezes to gables and across centre of tower. Painted portal with round-headed doorway moulded in 2 orders and sculptural tympanum, 3 round-headed lancets above, and wheel window in gable. Aisle to left with window of 2 round-headed lights with central shaft, and simple rose window above. Three-stage tower to right with 2 round-headed arches containing very small lancets, a round-headed niche to the 2nd stage, belfry stage with coupled round-headed blank arches each containing small coupled windows with cast-iron diamond lattice grills, and steeply pitched helm roof with 3 stepped round-headed lancets in each gable. Banded heads to all windows.
8447.1.0	31 & 33 King Street West	Town House, Office	SJ 8352 9835	Early-mid C19. Red brick, stone dressings. 3 storeys. Centre with coupled stone pilasters & dentilled pediment, 2 sash windows in moulded stone architraves. Sides each have 3 sash windows with segmental stone heads & keyblocks. Quoins at sides. Plain frieze. Dentilled eaves cornice. Hipped slate roof. Modern shop fronts. Town house or offices, now offices, snack bar (etc.). Early to mid C19, altered. Red brick with sandstone dressings, hipped slate roof. Trapeziform plan. Classical style. Three storeys and 3:2:3 windows; ground floor altered as shops; upper floors have channelled corner pilasters, pedimented 2-bay centre with coupled pilasters, plain frieze and dentilled eaves cornice.
8437.1.0	30 King Street	Shop, Warehouse	SJ 8374 9829	Stone. 3 storeys and attic. 5-light mullion bow window at centre, tiered over 1st & 2nd storeys and surmounted by balustrade. Sides each have one window in moulded surround with transom. Moulded head and sill bands overall. Central pediment with raised entablature and voluted panels at sides. Modillion eaves cornice. Modern shop front. Includes: No.19 SOUTH KING STREET. Shop. Late C19 and early C20, altered. Front of sandstone ashlar, rear (to South King Street) of brick (roof concealed). Narrow rectangular plan at right-angles to street, with frontages to both streets. The King Street façade is in Baroque style, 3 storeys and attic, 3 unequal bays; C20 shop-front at ground floor. The upper floors have a wide segmental bow in the centre with 5-light windows flanked by narrow rectangular bays with single-light windows, all these windows transomed; enriched bands between floors, modillioned eaves cornice, balustraded parapet to the bow, and large volutes to a pedimented 3-light attic window in the centre (carving in the pediment).

HER (PRN) ID	Name	Site Type	Location	Description
8376.1.0	184 & 186 Deansgate	Local Government Office, Public Building, Office	SJ 8355 9807	No. 184 formerly Inland Revenue Offices, No. 186 former High Court Registry. Late-C19. Ashlar, 3 storeys and basement. 17 sash windows in moulded architraves with cornices. Ground storey has arched windows with hood moulds and rusticated pilasters. 3 slightly advanced bays, with pedimented windows & blind balustrades. Doorway to left with voluted pediment on consoles within arched recess, & doorway to right with coupled pilasters and entablatures surmounted by blind balustrade. Sill bands. Modillion cornice surmounted by balustrading and small pediments; one with carved Royal Arms. Slate roof. Curved angles to returned sides which are of similar character. Group Value. Nos. 184-202 form a group. No.184 was formerly the Inland Revenue office and No.186 the High Court Registry (renovation or conversion in progress at time of survey). 1896. Ashlar, with slate roof. Trapeziform plan on end-of-block site.
8381.1.0	105–113 Deansgate	Office, Shop	SJ 8367 9827	Includes Nos. 5-15 John Dalton Street, & No. 2 Ridgefield. 1876. Architects: Pennington & Bridgen. Gothic style. Stone, 4 storeys. Mullion & transom windows with arched lights. Polygonal piers. 2 3-light canted oriel windows tiered over 1st & 2nd storeys, and similar window on splayed angle to returned side, with castellated parapet. Angle porch with centre, pointed archway on pilasters and smaller archway at each side, all with quatrefoil frieze. Sill bands; coped gables with tourelles, finials and plate tracery. Steeply pitched slate roof. Inserted modern shop fronts and former bank front on returned side. Group Value. Includes: Nos.5 TO 15 JOHN DALTON STREET. Commercial building with offices over shops and bank. 1876, by Pennington and Bridgen; altered. Sandstone ashlar, slate roof. Large trapeziform plan on island site, with canted corners. Gothic style. Four storeys over cellars, 5 bays to Deansgate (plus the corners), symmetrical; with polygonal piers, string courses and sill-bands (the topmost with grotesques projected from the piers), the corners and alternate bays with shallow canted oriels to the 1st and 2nd floors and gables above. C20 shop-fronts at ground floor, and at the right-hand corner a canted 3-bay open arcade of moulded 2-centred arches (the centre larger) carried on 2 columns of polished granite with carved caps, various forms of enrichment including honeycombed spandrels and parapet with quatrefoils; mullioned and transomed windows on all floors (except the outer bays which have single-light windows), all with leaded glazing in arched upper lights; embattled parapet to corner oriel; steeply pitched gables with quatrefoils and finials. Seven-bay return side to John Dalton Street in similar style but assymmetrical, lacking the gables, and with the former bank front of 3 large mullioned windows and an arched doorway at ground floor.

HER (PRN) ID	Name	Site Type	Location	Description
8380.1.0	95–103 Deansgate	Office, Shop	SJ 8368 9830	Includes Nos. 4-14 King Street & Nos. 1-5 South King Street. Late C19. Gothic style. Stone, 4 storeys. 2-light mullion windows with hood moulds. Rectangular 3-light oriel window slightly projects at centre, central window featured with pilasters, semi-circular head, and cornice on consoles. Sill bands. Bracketed eaves. Stone dormer and pediment. Slates. Inserted modern shop fronts. Group Value. Commercial block with chambers over shops. C.1870-80, altered. Sandstone ashlar façades and brick rear (roof not visible). Large trapeziform plan on island site. Muted eclectic style with some Gothic features. Four storeys, 5 bays, symmetrical, with cornice over ground floor, sill-bands to the upper floors, modillioned cornice; C20 shops at ground floor; coupled windows on all upper floors, round-headed, segmental-headed and shouldered on successive levels, all with hoodmoulds except at top floor, but the centre accented with differing fenestration: at 1st floor, a 2-light window in a round-headed arch with shafts, keystone and prominent cornice on brackets; shafts with carved capitals to those at 2nd floor; and a 3-light window at 3rd floor; and a tall pedimented dormer above, with round-headed 2-light window. North return has alternate bays slightly projected, with round-headed 2-light windows at 1st floor but otherwise similar fenestration. Interior not inspected.
8377.1.0	Royal London House	Office, Shop	SJ 8353 9802	Circa 1910. Baroque style. 5 storeys and attic, ground storey of rusticated granite. Casement windows, those to 1st storey with rusticated pilasters and the central featured with mullions and transoms, triple keyblock and arched pediment. 2nd & 3rd storey windows set in reveals with arched heads and voluted keyblocks. Swagged frieze. Modillion eaves cornice. Gables. Pedimented dormers; slates. Cupola at south-east angle and circular turret to left of returned side. Central arched doorway with rusticated pilasters and open pediment. Inserted modern shop front. Group Value. Nos. 184-220 form a group. Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic, 15 bays, with 3-bay centre and 2-bay ends breaking forwards slightly; plus set-back chamfered corner to left forming hinge to Quay Street façade and surmounted by octagonal 2-stage turret; banded pilasters to ground and 1st floors, a frieze over each (swagged in the 2-bay ends), giant segmental-headed arcades to 2nd and 3rd floors with chamfered pilasters and modillioned segmental cornices with voluted keystones, prominent modillioned cornice, and vernacular-style triangular gables over the centre and ends, with small segmental dormers between them.

HER (PRN) ID	Name	Site Type	Location	Description
8382.1.0	Elliot House	Public Building, Office	SJ 8359 9809	1878. Arch: Royle & Bennett. Former Education Offices. Queen Anne style. Brick. Stone, terracotta dressings. 3 storeys, basement, attic. Sash windows in stone architraves, richly moulded pediments. Shaped L-hand side gable. Moulded string courses and various moulded terracotta panels. Splayed angles to returned sides, 4-light mullion and transom oriel 1ststorey window with carved frieze, pediment and moulded underhang, below, a shaped window in surround richly carved with foliage and 2 putti. Doorway with cornice on consoles. Moulded floor and sill bands. Pilasters to 3 bays on L-hand side and to 2nd storey. Eaves cornice surmounted by open balustrade. Dormers with semi-circular pediments. Slate roof. Returned sides similar. Extended pre-1904, 1914. School Board offices. 1878, by Royle and Bennett, extended 1904 and 1914. Sandstone ashlar at ground floor, red brick with sandstone dressings and red terracotta above, slate roof. Large rectangular plan on end-of-block site. Queen Anne style. Three storeys with cellars and attic, 8-window façade to Deansgate but stylistically divided 3:5. The left portion has a large shaped gable, pilastered upper floors with moulded sill-bands and sashed windows with keystones, and those at 1st floor with moulded terracotta panels above and below. The right-hand portion has a doorway to the 1st bay with moulded architrave, cornice, and gablet containing a 3-light overlight; 1st-floor windows with moulded architraves and floating pediments; and a pilastered 2nd floor with windows like those in the left portion, and a balustraded parapet above the cornice. The left corner has a shaped window in a richly foliated aedicule with putti, and above this the moulded corbel to an oriel with rounded corners which has a cross-window with ornamented pediment at 1st floor, a narrow sash at 2nd floor and pedimented upstand above the parapet. Most windows have glazing bars in the upper leaf only. Various tall chimneys. Long returned sides in similar alternating styles.
8375.1.0	Sawyers Arms Public House	Inn, Public House	SJ 8362 9825	Late-C19. Stucco, with bands of rustication, now painted white and vivid red. 3 storeys. Sash windows in moulded architraves, some with pediments. Pilasters with foliated capitals and bands of scrollwork. Modillion cornice at 1st floor. Moulded eaves, blocking course, slates. Original inn front. Public house. Late C19. Stucco on brick, with glazed terracotta dressings, slate roof. Irregular plan with rounded corner to John Dalton Street. Eclectic style with some classical features. Three storeys over cellars, 5, 3 and 2 bays round the whole faced; ground floor has pilasters of heavily ornamented deep red glazed terrcotta linked by a dentilled frieze of the same material; upper floors have raised bands, sashed windows in moulded architraves some with pediments and the centre pair of the Deansgate façade linked by balustraded balconies and a single pediment. Cornice and blocking course; hipped roof

HER (PRN) ID	Name	Site Type	Location	Description
Monuments				
13869.1.0	Tannery & later stables (site of), Crown Square	Tannery, Multi Storey Stable	SJ 83451 98239	A desk-based assessment in 2007 identified that between 1831 and 1845 a range of buildings had been constructed within an 18th century walled compound at the NE edge of the area covered by the survey. The large-scale OS map of the late 1840s and an 1850 trade directory (Slater 1850) indicate that the buildings formed part of a "Hide and Skin Yard". Later in the 19th century the range of buildings associated with the hide and skin yard was either extended or replaced by a new range. A Goad Insurance plan of 1913 indicates that this functioned as a stables which was of two storeys, with a hay loft on the upper storey. The stables were still extant in 1963, by which time the wider study area had been laid out as part of Crown Square, fronting the Crown Court which was built in 1957-61.
13868.1.0	Workers' housing (site of), Crown Square	Blind Back House, Workers Cottage, Back To Back House	SJ 83434 98231	A desk-based assessment in 2007 identified that the study area was developed in the late 18th to mid-19th century when workers' housing was built here as part of the expansion of the industrial city of Manchester. This housing was built over, and partly respected, the boundaries of an earlier field system, enclosed by the post-medieval period. Some houses were first indicated on Green's map of 1787-94, forming part of a wider area of housing in an irregular arrangement. By 1831 (Bancks & Co's map) some modification and expansion of the site included indications of blind-back properties of up to four storeys and some back-to-back properties. On some but not all of these ranges there were indications of rear outshuts, yards and cellars. Comparisons between the 1888 and 1894 OS maps show that further modifications were made which included knocking some blind-back units through to create larger units. By 1932 all the housing within the study area had been demolished and replaced by a single block which is identified on Goad's insurance plan as a single-storey packing warehouse [see HER 13870.1.0].
15678.1.0	Warehouse, Bridge Street West (site of)	Building, Warehouse, Chimney	SJ 83298 98339	Shown on Swire's map of 1824 and probably post-dating Johnson's map of 1818-19. Built on site of two earlier riverside buildings shown on Green's map of 1787-94. Shown in 1824 as comprising a main block alongside the river, with a narrow south-east wing, butting against the outshut to no. 8 Water Street. The OS map of 1849 shows a boiler set transversely towards the northern end of the south-east wing. A photograph of 1860 shows the main block to have been of 6 storeys rising from the river, and 8x2 bays with a broad taking-in door on each floor in bay 5. A tall chimney is shown rising from the south west corner. A photograph of 1870 shows this chimney to have detached from the main block, and the 1888 OS map shows a shallow wing at the south-west of the main block, with the chimney rising from the south corner of this.

HER (PRN) ID	Name	Site Type	Location	Description
15677.1.0	11-13, Bridge Street West (site of)	House, Toll House, Factory	SJ 83311 98348	Pair of houses in a single block, probably shown on Swire's map of 1824, and possibly built after Johnson's survey of 1818-19. They appear to have replaced an earlier building shown on Green's map of 1787-94 immediately adjacent to the toll gate on the New Bridge, with the building itself presumably being the toll house. This earlier building is also shown on a watercolour of the bridge painted by Thomas Barritt in 1804 and shown there as being of 2 storeys. The houses shown on later mapping are also known from a watercolour of 1870 and photographs of the late 19th & 20th centuries, which show them to have been of 3 storeys, probably with two basement levels alongside the river. The Goad's insurance plan of 1889 identifies at least part of the building as a factory, and by this period no. 13 was occupied by a window blind manufacturer.
15676.1.0	Houses, 2-10 Water Street & 1-9 Bridge Street West (site of)	House	SJ 83331 98330	Site vacant on Tinker's map of 1772. Houses on Water Street and New Bridge Street shown on Green's map of 1787-94 and later mapping until the late 20th century. Nos. 6, 8 and 10 Water Street are shown on Green's map as having rear outshuts. The outshut to the rear of No. 10 had been removed by 1824, possibly in association with the construction of a warehouse to the rear. A photograph of 1870 shows the buildings to have been of 3 storeys, most having shop fronts to the ground floor. Trade directories of the 19th century also show a commercial use, with the exception of No. 10 Water Street which seems to have been solely domestic. Similarly the Goad's insurance plan of 1889 identifies No. 10 Water Street as a dwelling, 2 Water Street as a public house, 8 Water Street as a 'horse collar factory', 9 Bridge Street as occupied by a carver and gilder, and the other properties as shops. The buildings were demolished in the early 1970s.
12354.1.0	Spinningfields, Hardman Street (desk-based assessment)	Hat Factory, House, Hatters Workshop, Building	SJ 8351 9808	This report presents the results of an archaeological desk-based assessment of land at Hardman Street, Spinningfields. It is possible that the study area is crossed by the line of the Roman road to the north gate of the fort at Castlefield. There is also the potential, although perhaps slight, for evidence of prehistoric activity. In the 18th century, the study area included part of the Bower's House, one of the largest mansions in Manchester at this period, set in its own grounds. On the southern side of the study area, on Atkinson Street, were a group of three building complexes also of 18th-century date, which in the 19th century are firmly documented as having an industrial use. One, a hat works, may have been associated with the owners of the Bower's House. Remains of another of these three buildings are still evident in the fabric of the present Nos. 2 and 4 Atkinson Street, Invicta House. The study area also includes the site of the 18th and 19th-century workers' housing and, at its eastern end, the late 19th-century county court building, Nos. 184 and 186 Deansgate, Listed Grade II.

HER (PRN) ID	Name	Site Type	Location	Description
12478.1.0	Pipe Kiln (site of)	Clay Tobacco Pipe Factory, Clay Pipe Kiln	SJ 83338 98167	A clay tobacco pipe factory was in production at this site between 1884 and 1896. The 10ft to 1 mile map of 1888 the area shows two pipe kilns. The evidence of contemporary trade directories confirms this to have been the works of Edward Pollock, tobacco pipe manufacturer, at Nos. 33 & 35 Gartside Street. Pollock moved his business to this address in 1884. In 1888 an article on Pollock's works at this site reported that: 'the building occupied is of large dimensions, and commodiously arranged into workshops, storerooms &c. All kinds of tobacco pipes are manufactured and extensive stocks are kept on hand and any pattern of pipe can be made to meet the wishes of patrons. The working staff employed in this branch is over 40 in number. No travellers are employed. The trade is exclusively wholesale and well established among the leading trade houses of the city & neighbourhood'. A newspaper report of 1891 recorded a small fire in the yard of Pollock's Gartside St premises. In 1896 the business moved again
12394.1.0	Proposed Civil Justice Centre and Plots 406-409 Spinningfields	Works, House, College, Saw Mill, Dairy, Car Park	SJ 833 982	A DBA of an area of land including the proposed Civil Justice Centre and plots 406-409, Spinningfields, found that the study area has some potential for containing prehistoric and Roman remains, but given later developments on the site, these may be slight and limited to localised deposits. The known use of the study area was as agricultural land until the late 18th century when development began to take place by the junction of Water Street and Bridge Street. By the 1820s almost all of the study area had been built upon. Most of this development took the form of housing, but the area also included a saw mill and an engraving works serving the calico printing industry. In the early 20th century a dairy building was erected in the southern part of the study area. Widespread demolition occurred in the mid-20th century, with the land thus cleared being in part used for the John Unsworth building of the Manchester College of Building, later MANCAT
11264.1.0	New Magistrates' Courthouse site (formerly Cumberland House)	Tannery, House, Building	SJ 8348 9821	Desk-based assessment conducted of area. Ground levels within the study area have been significantly reduced in the past by excavation for the basements of Cumberland House and its central underground carpark. As a result it is likely that archaeological deposits have been destroyed across much of the study area, with the possible exception of along the western side, by Crown Square, where the reduction of ground levels appears to have been least. Although it has sometimes been supposed that the Roman road from the north gate of the fort at Manchester crossed the study area, this is on a line passing through the south-east corner where any archaeological deposits have almost certainly been destroyed. The discovery of a possible Neolithic flint [HER 414.1.0] in or close to the study area in the late C19 suggests that the study area may have contained other evidence for prehistoric activity.

HER (PRN) ID	Name	Site Type	Location	Description
13870.1.0	Builder's store and packing warehouse (site of), Crown Square	Packing House, Builders Yard, Shop	SJ 83436 98227	Comparisons between OS maps of 1888 and 1894 show that at that this time modifications were made to some earlier blind-back housing in the area [see PRN 13868.1.0], which included knocking some through to create larger units which are shown on later mapping to have had some function as a builder's store. By 1932 all the housing within the study area had been demolished and replaced by a single block which is identified on Goad's insurance plan as a single-storey packing warehouse. By 1963 the study area had been laid out as part of Crown Square, fronting the Crown Court which was built in 1957-61.
15267.1.0	Manchester Poor House/Duke of Cumberland Public House (site of)	Workhouse, Public House	SJ 83536 98177	The Duke of Cumberland was established in 1819 in a building which between 1764 & 1792 had been the Manchester Poor House. From photographic evidence the Duke of Cumberland is known to have been a 2-storey building, while mapping evidence implies that it was cellared. Remains of this building were identified during an excavation in 2007. The exterior of the property was formed of a handmade brick wall. Some interior buttresses indicated the position of cellar lights, two of which are shown on the largescale (60" to one mile) OS map of 1849. Based on the discovery of internal floor levels, it was clear that these features formed part of a half-depth basement extending to a depth of about 1.6m below the present ground surface. The basement had been modified at a comparatively early date and provisioned with a flagged floor, and it is likely that this modification occurred as part of the conversion of the property into a public house in 1819. Remains of a contemporary property adjoining to the east were also recorded, as were the severely truncated remains of two slightly later (late 18th century) properties in the central and eastern portion of the excavated area.
16082.1.0	Soda Water Manufactory (site of)	Industrial Site, Mineral Water Factory, Factory	SJ 8346 9808	An 18th century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's.

				Documentary evidence suggests that the chemical works may have been in operation from at least 1813 when a trade directory lists Samuel Thompstone as a 'chymist' at no. 20 Cupid's Alley. By 1888-89, mapping appears to show that the 'Soda Manufacturing Works' had been provided with a wing on the north, giving the site a new L-shaped plan.The wing partly covered the open yard previously on this site and a photograph of 1920 shows that it also incorporated a row of three early 19th century houses on Joddrell Street. Between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room, which also incorporated the former soda water manufactory/chemical works. Photographic evidence of the later 20th century shows a building of two or three storeys on Atkinson Street that can be identified as the former chemical/soda works. The auction room complex was demolished during the 1980s. The remains of the hat manufactory and the soda water/chemical works were investigated by an excavation in 2004. The foundations of buildings and other structures dating predominantly to the 18th century were exposed. These remains embodied a fairly dynamic structural history, which involved different phases of modification, rebuilding and refurbishment over the course of at least 250 years. Six main phases of construction were identified. The chemical/soda works appears to have been established in the premises adjacent to the hat works during Phase 4, in the late 18th century. Phase 5 and Phase 6 dated to the early 19th and late 19th/early 20th century respectively and saw further alterations to the hat and soda works.
404.1.0	St. Mary's Church (site of)	Church, Cemetery, Churchyard	SJ 8361 9845	St. Mary's Church, built 1753-6. Spike steeple of 186ft. Most impressive part was the lantern, composed of 8 ionic pillars supporting spire, surmounted by a large globe, upon which was a cross. 1890 the church was demolished and the site with graveyard was handed over to Manchester Corporation by the Dean & Canons of Manchester to be used as open space. Church consecrated 1756, church and land being the gift of Warden and Fellows of the Collegiate Church. Seating for 997 people. St. Mary's Street built to link it with Deansgate. Church design based on parish church of Knutsford. Reduction in size of attending congregations at St. Anne [Ann?] & St.Mary's necessitated removal of one of the two. Spire removed in 1854.
14.1.0	Manchester to Ribchester Roman Road (Area of Roman Manchester)	Road	SJ 8369 9840	This forms part of the Roman road from Manchester to Ribchester. The road leaves the fort in Manchester heading north. It passes Strangeways Prison and on toward Radcliffe following the Bury New Road. Linear running from SD 8081 0476 (SD 80 SW). Shown on the 1848 map. Almost entire length of road through study area has been built over. Excavation by Prestwich Archaeological Group found the line of the 18th century road in a lane immediately east of Park Close, but no trace of the Roman road, which may lie immediately to the west.

HER (PRN) ID	Name	Site Type	Location	Description
16612.1.0	Saw Mill (site of)	Saw Mill	SJ 83287 98244	Site of an L-shaped building straddling the eastern boundary of the present study area that is first depicted on Swire's map of 1824. The building is identified on subsequent mapping as a saw mill, although the portion that lies within the study area is shown on Adshead's map of 1851 as a retail/commercial property rather than a factory. The element of the building that lies within the study area is annotated as a ruin on the OS map of 1950-51. It was subsequently demolished and the site redeveloped as part of the MANCAT Building; this is likely to have destroyed most of the buried remains.
16611.1.0	Timber Yard and Saw Pit (site of)	Saw Pit, Timber Yard	SJ 83317 98184	This site is shown as undeveloped on Bancks & Co's map of 1831, but was in use as a timber yard by the time of the Ordnance Survey map of 1849. Late C19 mapping shows the timber yard to have been developed, possibly for housing, with a different footprint depicted on the OS map of 1922. The site was redeveloped in the mid-C20 as a dairy, which has subsequently been demolished. This is likely to have destroyed most of the buried remains at the site.
16610.1.0	Workers' Housing on Gartside Street (site of)	House, Shop, Terrace	SJ 83323 98198	Site of two double-depth workers' houses, with outshuts and small yards to the rear, fronting the west side of Gartside Street. Only the rear parts of the houses lie within the boundary of the present study area. First shown on Swire's map of 1824. Adshead's map of 1851 shows the buildings to have been used for retail/commercial purposes. The buildings remain unaltered on the sequence of historical mapping until their demolition in the mid-C20. The site was subsequently redeveloped as a dairy. Most buried remains are likely to have been destroyed by the construction and subsequent demolition of the dairy.
16609.1.0	Workers' Housing on Potter Street (site of)	House, Terrace	SJ 83305 98197	Site of a terrace of single-depth workers' housing, shown on Swire's map of 1824. The buildings were demolished in the mid-C20 and the site was redeveloped as a dairy, which is likely to have destroyed most of the buried remains.
16257.1.0	Post-pit at Plot 106 Spinningfields	Post Hole	SJ 8354 9817	During an excavation undertaken in advance of redevelopment, the earliest feature identified was found in the central portion of the trench in an area that was sealed beneath 18th century archaeological remains. This feature was an oval-shaped pit, cut into the natural glacial sands and gravels, which appears to have originally secured a timber post. This post-pit measured c.0.8 by 0.3m and was c.0.55m deep. A number of water-worn cobbles were present, which may have acted as post-packing stones. The feature was sealed by a late medieval agricultural soil that contained medieval pottery, suggesting that the post was erected in the medieval or pre-medieval period. The medieval agricultural soil was sealed by a further layer of soil that contained 17th to 18th century pottery, 3 slightly earlier sherds, and fragments of clay tobacco pipe, suggesting that it represented the remains of a post-medieval garden soil.

HER (PRN) ID	Name	Site Type	Location	Description
16607.1.0	Workers' Housing on Young Street (site of)	House, Terrace	SJ 83276 98218	Site of a terrace of double-depth housing, with outshuts and small yards to the rear, fronting the west side of Young Street, as shown on Swire's map of 1824. The footprint of the buildings remained unaltered until their demolition in the mid-C20. The site of these houses was redeveloped latterly for the MANCAT Building, which is likely to have destroyed most of the buried remains.
13996.1.0	Plot 104, Crown Square	Workers Cottage, Packing House	SJ 83431 98217	An excavation in 2008 identified the remains of four late 18th century buildings and early and mid-19th century workers' housing, with surviving brick walls and structures, and flag and brick floor surfaces. The findings indicated that one of these buildings probably functioned as an industrial premises in the late C18/early C19 before being converted to workers' housing in the early decades of the 19th century. From a heat-affected brick-lined channel found within the interior of this building a sizeable assemblage of clay tobacco pipes and clay tobacco pipe kiln waste was recovered. An assessment of this assemblage indicates that it forms a key group for the region.
16081.1.0	Hat Manufactory (site of)	Hat Factory, Industrial Site, Factory	SJ 8349 9807	An 18th century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. It is possible that the hat factory dates to the earlier part of the 18th century as Bradshaw notes that the Bower family had a hat works close to their Deansgate residence [HER 16079.1.0]. The hat factory buildings appear to have survived into the later 20th century, when photographic evidence shows the two ranges on Atkinson Street which flanked the entrance to the works yard as brick-built and of a tall three storeys. However, between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex.

HER (PRN) ID	Name	Site Type	Location	Description
16080.1.0	Housing on Hardman Street & Tivoli Street (site of)	Back To Back House, Terrace	SJ 8348 9810	Hardman Street (originally known as Parliament Street) had been constructed by 1824. More detailed mapping of the mid-19th century shows terraced housing on the south side of Hardman Street and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). A covered passageway between houses of the terrace on Hardman Street gave access to Back Hardman Street, itself a narrow passage running along the back of those houses. In the late 19th century the back-to-back houses were converted into through houses, which was in line with late 19th century improvements in housing. Cartographic evidence indicates that all of the housing that once fronted Hardman Street and Tivoli Street had been demolished by 1932. An evaluation of the area in 2004 revealed a stretch of handmade brick wall which probably formed the front wall of one of the back-to-back houses (Trench 1), and a further series of handmade brick walls that were interpreted as likely to represent privies, house and yard walls associated with the early 19th century housing (Trench 3).
16079.1.0	Bowers' House (site of)	House	SJ 8353 9811	Site of a large house in the 18th and early 19th centuries. This house was one of the largest mansions in Manchester during the 18th century. On a map published in the 1740s by Casson and Berry a vignette also depicts the building's façade, and denotes it as 'Messrs Miles Bower and Son. Houses.' From the pictorial and cartographic evidence, the building is known to have been of three storeys, with a symmetrical façade, and to have comprised a main central block with a wing, set back, on either side. The façade of the main block was divided into two halves, defined by a central pilaster, with others at the corners and with a parapet running across at roof level. Each of the two halves had a symmetrical arrangement of a central doorway at first floor level, with a classical surround and fronted by a flight of steps, with two windows to either side of this doorway and five windows on the floor above. The wings each appear to have been of five bays, with an entrance at first-floor level in the angle with the main block, and with the endmost two bays in each wing projecting slightly forward. A boundary wall fronted the property on Deansgate. Two gateways with piers capped by ball finials, corresponding with the two halves of the main block, opened onto a drive which led around a central lawn. Flanking this drive, Greens map dating to 1787-94 shows two large detached buildings, not indicated on the 1741 map and vignette. To the rear of the house, Green's map also shows a circular lawn bordered by a path, and flanked by trees or gardens. Later cartographic evidence indicates that the house had been demolished by 1818-19. The presence of the Bower family in a house at this location is significant, as an industrial complex immediately to the south [HER 16081.1.0] is known to have functioned as a hat factory by the late 18th century.

HER (PRN) ID	Name	Site Type	Location	Description
16061.1.0	Buildings at Spinningfields Plots 301–307 (site of)	Clay Tobacco Pipe Factory, Warehouse, Terrace, Church School, Children's Hospital	SJ 8334 9811	A watching brief was undertaken during groundworks associated with redevelopment. Archaeological remains found within the study area were mainly linked with its later phase of development during the late 18th and early 19th centuries and included the brick walls of cellarage and the site of a brick-constructed drain. Though the study area lay in close proximity to the River Irwell and the Roman fort at Manchester, no finds dating to the prehistoric or Roman periods were detected. Other deposits encountered were natural formations of riverine sands, gravels and clay. Use of the site during the historic period was largely agricultural until the late 18th and early 19th century, when the site started to be used for industrial purposes. By the mid-19th century housing, schools and industrial yards were present, and in the late 19th century a children's hospital was added. A clay pipe factory and a warehouse were also constructed at this time.
15863.1.0	Buildings on 11–13, Bridge Street West (site of) (formerly Albert Place)	Warehouse, Boiler House	SJ 83308 98339	Earliest evidence is of surviving area of post-medieval deposits associated with a small assemblage, which appears to represent agricultural soils close to River Irwell. 1787-94 map (Green) indicates development of area from 1750. Water Street first laid out to serve the old Quay when rivers Mersey and Irwell first made navigable, bringing trade into town of Manchester. The original properties appear from a watercolour illustration to have been of two storeys. These were replaced in the late 20th century by a single block detached from neighbouring properties to the south, of three storeys with two basement levels alongside the river. In overall height it closely matched a substantial warehouse building which adjoined on the west, with a boiler house in the south-east wing which was situated within the study area and later built over by the Pump House. The irregular shape of the Pump House reflects the fact that on the north east it respects the plan of the warehouse building. Photographs show that the buildings in the study area were still standing in 1968. They were demolished in 1971. Excavation found a small surviving area of post-medieval deposits and remains of 18th century buildings.
15862.1.0	Buildings on 2-10 Water Street and 1-9 Bridge Street West (site of) (formerly Albert Place)	House, Beer House, Shop, Warehouse	SJ 83320 98328	Earliest evidence is of surviving area of post-medieval deposits associated with a small assemblage, which appears to represent agricultural soils close to River Irwell. 1787-94 map (Green) indicates development of area from 1750. Remains of 3-storey properties, probably all with cellars, with terraced yard, outshut to rear of one of the properties and a number of fragmentary sections of walling were identified within excavation. During the 19th century most of these properties had commercial function as shops and warehouses; nos. 2 and 6 Water Street used as beer houses. Photographs show that the buildings in the study area were still standing in 1968. Demolished in 1971. Evaluation trenches excavated in 2006 revealed building remains and surfaces at two distinct depths.

HER (PRN) ID	Name	Site Type	Location	Description
16608.1.0	Workers' Housing on Young Street (site of)	House, Terrace	SJ 83293 98209	Site of a terrace of double-depth housing, fronting the east side of Young Street, as shown on Swire's map of 1824. The footprint of the buildings remained unaltered until their demolition in the mid-C20. The site of these houses does not appear to have been redeveloped following their demolition. A watching brief was carried out in May 2014 during mechanical stripping of the ground surface in advance of construction. Trial trenches were then excavated under archaeological supervision, focusing on the area of the footprint of the houses. The trenches revealed that considerable disturbance had occurred, possibly during the initial works for the modern office buildings in the surrounding area. Natural river terrace sand was observed between 1.42 and 1.58m depth. This disturbance had removed any remains from the area, and it was concluded that the site did not merit further investigation.
Place				
16050.1.0	Area of Medieval Manchester	Settlement	SJ 8363 9841	Extent of medieval Manchester, as defined from burgage plots mapped in Michael Morris's book and evidence from excavation adjacent to the John Rylands Library on Deansgate.
Conservation Area				
DGM 1604	Deansgate/Peter Street	Conservation Area	Deansgate is one of Manchester's most historic streets. During the Roman occupation it formed the route between two river crossings, the fords of the River Medlock to the south and the River Irwell to the north. The name Deansgate probably emerged in Anglo Saxon times and applied to that section of road between the present junctions of Cateaton Street and Peter Street. Aldport Lodge, situated just south of Peter Street, was the manor house of the old town, and that part of present day Deansgate was originally known as Aldport Lane. The present name was not adopted for this stretch until Victorian times. From this manor house Lord Strange's Royalist forces fired cannon along Aldport Lane in 1642, against the Parliamentarians, who were strongly supported by the people of Manchester. The siege of Manchester brought about some of the earliest bloodshed in the Civil War. Land on either side of the road was used for agricultural purposes until the encroachment of urban development, which accelerated in the 1730s, around the time when Edward Byrom built a substantial quay on the River Irwell. Quay Street was built to allow access between the quay and Aldport Lane, and was extended eastwards in 1794 to link with Mosley Street. The new street was called Peter Street, named after St. Peter's church which was being constructed at that time on Mosley Street. St. Peter's Square, which also took the name of the church, came into being when the church was demolished in 1906. Well into the 19th century, this part of Manchester still bordered upon open countryside. On 16 August 1819, at St. Peter's Field (just off the present day St. Peter's Square), Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons.	

			The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre', and is commemorated in a plaque located on the Free Trade Hall, which was built on the site. This event, one of the most important in the City's history, undoubtedly paved the way for the 1832 Electoral Reform Act. Townscape The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Deansgate is the longest and straightest street in the city centre and consequently there is a distant view to the north showing the tower of the cathedral framed by buildings on either side. To the south, railway viaducts in Castlefield cross Deansgate and terminate the view. Peter Street, and its continuation into Quay Street, is the most important junction in the area. There is a slight change of direction in these two streets, neither of them forming an exact right angle with Deansgate. Although the Deansgate junction with John Dalton Street is a right angle, its continuation to Bridge Street is not. These slight changes of direction mean that most sites in the conservation area are not exactly rectangular. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester. Materials The carriageway surfacing of almost all roads in the area is asphalt, while a few minor streets retain the earlier stone setts. Footways have been replaced over the years with either tarmacadam or concrete flags, although stone flags remain, particularly in Little Quay Street, which has been extended to form a forecourt for the Grapes hotel. Few original stone kerbs remain, most having been replaced by concrete. Street lighting is provided by modern fittings, e.g. tall steel columns. Walls of buildings are constructed from a wide range of high-quality materials such as stone, red-orange brick, terracotta and faience. Some of the stone buildings are intricately carved with fine sculptural detail. These heavy, solid materials are fenestrated by predominantly vertically-proportioned openings with sliding sash windows set back from the external face of the building. Roofs of buildings, where they can be seen, are clad in slate which is usually blue-grey but occasionally green. The skylines of some buildings are made interesting by cornices and balustrades. Building heights vary from fourteen-storey office developments such as Sunlight House on Quay Street, to the three-storey shops on Bridge Street and the properties backing on to them in Wood Street. Generally, streets in the area are totally built up, presenting a complete street-wall frontage even though occasionally some buildings are set back behind the building line. At road junctions, buildings have traditionally 'held' the corner by some form of architectural emphasis. Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky.

			Deansgate/Peter Street and its buildings today The area is predominantly one of commercial buildings, but it also contains a significant number of places of assembly, such as a church, theatre, concert hall, opera house, synagogue and Masonic temple. The Rylands Library on Deansgate is a landmark building, not only because it's architectural quality but also for its important collection of historic books and manuscripts. Recognised as a Grade I listed building, it was designed by Basil Champneys, constructed from 1890, and opened in 1899. Since its merger with the Library of Manchester Victoria University in 1972, it makes available to readers more than five million books and manuscripts. The library was built and endowed by Enriqueta Augustina Rylands in memory of her late husband John Rylands. Constructed in red sandstone, the interior contains some fine spaces adorned with excellent stone carvings. Especially interesting are the four levels of glass floors supported from the metal book-cases at the rear of the building. The present Free Trade Hall (Grade II*) on Peter Street is the third or fourth building on the site, and was designed by Edward Walters between 1853 and 1856. The first was a temporary timber structure and the second burned down. The present building was almost completely destroyed during the Blitz of 1940 to 1941, and was reconstructed with a completely new interior, roof and rear elevations in the 1950s. The monumental front façade is an Italianate masterpiece in Renaissance style with Ionic columns, balustrades and very fine carvings in the arched recesses. The Free Trade Hall was home to the Hall, Orchestra since its first concert in 1858, but that changed when the orchestra moved to a new, purpose-built concert hall in 1996. The classical-style Opera House (Grade II) on Quay Street was originally built as the New Theatre in banded, rusticated stucco, a form of render scored to imitate stone. The facade includes fluted Ionic pilasters supporting a pedimented gable with a sculpture in the central arched recess representing 'The Dawn of the Heroic Age.' Manchester's oldest surviving theatre building is the Theatre Royal of 1845 (Grade II) on Peter Street, which has a monumental portico and a statue of Shakespeare in a central recess. It has been used for various activities in the recent past and is currently used as a night club. The original building was designed by Irwin and Chester, but was altered by the prominent architect Edward Salomons in 1875. Also on Peter Street, the Albert Hall (Grade II) was designed in eclectic style with Baroque and Gothic elements for the Wesleyan Mission by W. J. Morley in 1910, and after a long period of inactivity is now being utilised once again. A meeting hall is located on the first floor, with a horseshoe gallery, sloping floor and coloured glass roof-lights. The finely detailed buff terracotta is formed into large traceried windows at gallery level, and the interior has a wealth of detail and floral decoration in plaster work and glazed tiles. The Masonic temple on Bridge Street (Grade II) was designed by Thomas Worthington and Son and constructed in 1929 of Portland stone. It was designed in the fashionable stripped classical style, devoid of ornament, during the 'Art Deco' period. Still with its original faience inn front, the Sawyers Arms on Deansgate has been totally altered internally, but it remains a contrasting and interesting building on the street wall. Many other buildings of architectural interest lie within the conservation area, most of them being offices, and Bridge Street in particular is a well preserved example of a Victorian and Edwardian shopping street. The completeness of the 'street wall' with individual buildings of architectural quality, e.g. Wood Street Mission, creates a memorable piece of urban design.

University of Salford MANCHESTER

The Centre for Applied Archaeology

REGISTERED ORGANISATION IfA

CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



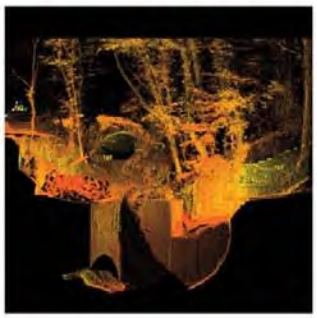
EXCAVATION



BUILDING SURVEY



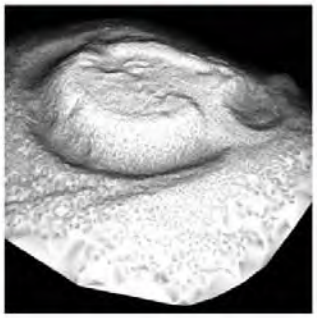
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



GEOPHYSICAL SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS



Centre for Applied Archaeology (C/AA), School of the Built Environment, University of Salford
Joule House, 1 Acton Square, The Cresent, Salford, M5 4NW
Telephone: 0161 295 3818 email: a.thompson@salford.ac.uk