4. GAZETTEER OF SITES

Site Name	**Corn Mill, Brazil Mill**
Site number	**01**
NGR	SJ 8339 9744
SMR no	9865.1.0
Site Type	Corn Mill (Site of)
Period	18th Century
Statutory Designation	-
Source	SMR
Description	The site of a probable water-powered corn mill dating to the late eighteenth century and later replaced by a textile mill in the nineteenth century
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Floodgate on the east side of Knott Mill Bridge**
Site numher	**02**
NGR	SJ 8337 9743
SMR no	11638.1.0
Site Type	Floodgate
Period	18th Century
Statutory Designation	Grade II Listed
Source	SMR
Description	A floodgate probably from 1765, by James Brindley, for the Duke of Bridgewater. This was part of a hydraulic system by which the Bridgewater canal terminus basin exploited the course of the River Medlock, which was diverted through a culvert running from this position to Potato Wharf, and the canal overflow was returned to the river via a weir known as the Giants Basin.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Boundary Stone on Knott Mill Bridge**
Site number	**03**
NGR	SJ 8336 9744
SMR no	11671.1.0
Site Type	Township boundary stone
Period	18th Century
Statutory Designation	Grade II Listed
Source	SMR
Description	Township boundary stone. Probably eighteenth century. A low round-headed sandstone slab with a slightly cantered face and inscribed lettering 'Township'. There is also eroded lettering on each side of the centre line, which probably reads 'Manchester' and 'Hulme'.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Bridgewater Canal Basin**
Site number	**04**
NGR	SJ 8333 9747
SMR no	11190.1.0

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Site Type	Canal basin
Period	18th Century
Statutory Designation	-
Source	SMR
Description	A self-acting sluice built next to the original line of Deansgate, which diverts surplus water from the River Medlock away from the basin and discharges into the River Medlock at the Giant's Basin.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman inscribed altar**
Site number	**05**
NGR	SJ 8340 9740
SMR no	415.4.24
Site Type	Altar
Period	Roman
Statutory Designation	-
Source	SMR
Description	An altar found in 1612, without a capital or base, was found on the bank of the River Medlock. The inscription translates: '*to fortune the preserver, Lucius Senecianus Martius, a centurion of the sixth legion, surnamed the victorious*'. There is a Patera carved on the right side and on the left a jug with a handle for pouring liquid for the sacrifice. It probably dates to after 120AD.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman pottery and quern**
Site number	**06**
NGR	SJ 8340 9750
SMR no	415.4.25
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	The findspot of Roman pottery and a small hand quern, found at Knott Mill around 1898.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman coin hoard**
Site number	**07**
NGR	SJ 8345 9750
SMR no	415.4.1
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	A coin hoard found whilst digging the foundations of Knott Mill railway station, Castlefield in 1852. Over 1600 coins were found in total ranging from Sabina (wife of Hadrian; AD 128-36) to Valens (AD 364-78). However the majority of the coins are fourth century. Pottery was also found at the site.

Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Roman finds along railway arches**
Site number	**08**
NGR	SJ 8350 9750
SMR no	415.4.15
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	Pottery, iron nails, charcoal, lead, broken tiles and fragments of glass found along the railway arches of Manchester South Junction and Altrincham Railway, between Gilbert Street and Mount Street.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Duke's Warehouse**
Site number	**09**
NGR	SJ 8336 9746
SMR no	9849.1.0
Site Type	Warehouse (site of)
Period	18th Century
Statutory Designation	-
Source	SMR
Description	A warehouse at the Castlefield terminus of the Bridgewater Canal, built by 1789. Only the basement of the warehouse now survives.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Bridgewater/Chester Road Viaduct**
Site number	**10**
NGR	SJ 8333 9750
SMR no	11191.1.0
Site Type	Viaduct
Period	19th century
Statutory Designation	-
Source	SMR
Description	The Bridgewater Viaduct, which was built over Castlefield Basin in 1843 to bypass the original Chester Road/Deansgate river crossing at Knott Mill.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Knott Mill Bridge evaluation**
Site number	**11**
NGR	SJ 8337 9748
SMR no	10503.1.0
Site Type	Roman remains and the remains of a post-medieval fulling mill
Period	Roman; Post-medieval
Statutory Designation	-
Source	SMR

Description	An evaluation, which found fragmentary evidence of Roman remains and foundation walls for the west end of the Duke of Bridgewater's warehouse. Also, possible wall remains of an early fulling mill which may have had a wheel pit, as a curvilinear blocks had been re-used. It is possible that these blocks came from an arched window or door surround. A possible Roman post-hole, pottery and ground surface were found as was a post-medieval well.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Rock-cut grave**
Site number	**12**
NGR	SJ 83361 97581
SMR no	-
Site Type	Grave
Period	Roman
Statutory Designation	-
Source	NMR 76803 SJ 89 NW 96 and 649533
Description	The location of a rock-cut grave and numerous urns discovered in 1849 in a field to the east of the Roman fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Manchester to Ribchester Roman Road**
Site number	**13**
NGR	SJ 8378 9862
SMR no	14.1.0
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	SMR
Description	Part of the Roman road from Manchester to Ribchester, heading north from the fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Manchester to Buxton Roman Road**
Site number	**14**
NGR	SJ 8569 9667
SMR no	28.1.3
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	SMR
Description	Part of the Roman road from Manchester to Buxton, heading south-east from the fort.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman building stone**
Site number	**15**
NGR	SJ 8340 9750
SMR no	415.4.2
Site Type	Findspot
Period	Roman

Statutory Designation	-
Source	SMR
Description	Roman building stone found in 1760, 200m east of the fort on the south side of the River Medlock. The stone is now lost.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Roman coin and Sal Ammoniac**
Site number	**16**
NGR	SJ 8344 9753
SMR no	415.4.16
Site Type	Findspot
Period	Roman
Statutory Designation	-
Source	SMR
Description	A lump of sal ammoniac and coin of Tetricus (AD 267-72), now lost.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Viaduct, west from Knott Mill and Deansgate Station - Dawson Street**
Site number	**17**
NGR	SJ 8329 9756
SMR no	1716.1.0
Site Type	Railway viaduct
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	A red brick viaduct running west from Knott Mill and Deansgate station dividing into two at Castlefield.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**378 Deansgate, Artingstalls Auctioneers (former Ind. Chapel)**
Site number	**18**
NGR	SJ 8332 9752
SMR no	8379.1.0
Site Type	Chapel
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	A former Independant Chapel, dating to 1858, now an auctioneers.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Lock-Keeper's Cottage at Lock No. 91, next to Gaythorn Tunnel**
Site number	**19**
NGR	SJ 8345 9757
SMR no	8586.1.0
Site Type	Cottage
Period	19th century
Statutory	

Designation	Grade II Listed Building
Source	SMR
Description	Lock-Keeper's Cottage at Lock No. 91, dating to *c*1800
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Grocer's Warehouse (Henshall Gilbert and co.)**
Site number	**20**
NGR	SJ 8328 9753
SMR no	9848.1.0
Site Type	Warehouse (Site of)
Period	18th century
Statutory Designation	-
Source	SMR
Description	The oldest warehouse on the canal. Now demolished.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Lock No. 91, at east end of Gaythorn**
Site number	**21**
NGR	SJ 8345 9756
SMR no	12089.9.0
Site Type	Canal lock
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	Canal lock, dating to 1804-5, built by the Rochdale Canal Company and since restored.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Little Peter Street/Albion Street Redevelopment area**
Site number	**22**
NGR	SJ 8356 9747
SMR no	12406.1.0
Site Type	Remains of post-medieval housing and industrial buildings
Period	Post-medieval
Statutory Designation	-
Source	SMR
Description	A watching brief carried out in advance of the redevelopment of a site at Little Peter Street/Albion Street. Late eighteenth century/nineteenth century housing was cleared from the area. The remains of industrial buildings, including brick tunnels, which possibly linked to the canal, were also found.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Chemical Works, Little Peter Street**
Site number	**23**
NGR	SJ 83536 97416
SMR no	15520.1.0
Site Type	Chemical Works (Site of)
Period	19th century

Statutory Designation	-
Source	SMR
Description	An irregular group of buildings shown on mapping of the late nineteenth century and initially labelled as 'Gum and Starch Works', but which later became a colour and chemical warehouse.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Deansgate Station**
Site number	**24**
NGR	SJ 8341 9752
SMR no	15574.1.0
Site Type	Railway Station
Period	19th century
Statutory Designation	Grade II Listed Building
Source	SMR
Description	Deansgate Station, dating to 1896 (originally opened as Knott Mill Station)
Assessment	The site lies outside of the proposed development area and will not be affeeted by the works

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Site Name	**Chester Road/Great Jackson Street Roman site**
Site number	**25**
NGR	SJ 8327 9736
SMR no	-
Site Type	Roman site
Period	Roman
Statutory Designation	-
Source	Norman Redhead *pers comm*; PCA 2007
Deseription	An evaluation was earried out on a proposed redevelopment site on Chester Road/Great Jackson Street in 2007 by Pre-Construct Archaeology (PCA), which was followed by an open-area excavation in 2008. Nine trenches were excavated in the evaluation, which uncovered possible Roman structural remains, ditches and associated finds. In 2008 an open-area excavation took place, which revealed a sequence of intercutting pits and further ditches. One of the pits contained an altar stone bearing an inscription dedicating the stone to the mother goddesses Hananeftis and Ollototis, who are thought to be goddesses from the Celtie tribes of the Rhineland area.
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Chester to Manchester Roman road**
Site number	**26**
NGR	SJ 83332 97474
SMR no	-
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	Gregory, 2007; NMR 1165058 Linear 541
Description	Chester Road is on the line of the Roman road from Chester to Manchester. It extends for 34.75 miles and the agger is visible in places
Assessment	The site lies outside of the proposed development area and will not be affected by the works

Site Name	**Deansgate Roman road**
Site number	**27**
NGR	SJ 83394 97553
SMR no	-
Site Type	Roman road
Period	Roman
Statutory Designation	-
Source	Gregory, 2007
Description	The line of a Roman road, which heads north from Chester Road, on the line of Deansgate
Assessment	The site lies outside of the proposed development area and will not be affected by the works

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Site Name	**Greaves Street**
Site number	**28**
NGR	SJ 83439 97429
SMR no	-
Site Type	Industrial building
Period	19th century
Statutory Designation	-
Source	Bancks and Co 1831; Ordnance Survey 1850; Whellan 1853
Deseription	A long, rectangular building situated on the western side of Greaves Street, shown on Bancks and Co's map of 1831, and survives extant. The intended function of the building is uncertain, although it is clearly of a commercial nature. The surviving fabric contains clear evidence for several phases of localised remodelling, although the building seems to largely retain its early nineteenth-century form.
Assessment	The site lies within the proposal area, and will be destroyed by the development. The building is not a designated site, and is not afforded any legal protection from development. It is, however, of local archaeological importance as a good example of a small, early nineteenth-century commercial building, which merits preservation by record in advance of its ultimate loss.

Site Name	**No 1 Court**
Site number	**29**
NGR	SJ 83427 97436
SMR no	-
Site Type	Workers' housing
Period	19th century
Statutory Designation	-
Source	Bancks and Co 1831; Ordnance Survey 1850, 1891, 1896; Whellan 1853
Description	Workers' housing shown along the northern boundary of the site on Bancks and Co's map of 1831. The Ordnance Survey map of 1859 shows four properties, including three probable houses, and a larger building at the western end. The houses appear to have been accessed from No 1 Court via sets of steps; no cellar lights are shown, suggesting that the properties did not have basements, although this in unconfirmed. Adshead's map of 1850 shows the buildings to have comprised only three properties, all used as private residences. Houses shown on the 1891 and 1896 Ordnance Survey maps to have been demolished and replaced by a large commercial building
Assessment	The site lies within the proposed development area, and has some potential for buried remains of low local significance. Development may have an archaeological impact, which is likely to require mitigation prior to development.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, 29 sites were identified within the study area during the desk-based assessment, including seven Listed Buildings (Sites **2-3**, **17-19**, **21** and **24**). Only two of the sites (**28** and **29**), however, lie within the boudary of the propsed development.

Period	No of Sites	Site Type
Roman	13	(**05**) an inscribed altar from the bank of the River Medlock, (**06**) a findspot of pottery and a quern stone, (**07**) a coin hoard, (**08**) a findspot of pottery and various other artefacts, (**11**) remains identified during an evaluation at Knott Mill Bridge, (**12**) a rock-cut grave, (**13**, **14**, **26** and **27**) Roman roads, (**15**) building stone, (**16**) the findspot of a lump of sal ammoniac and a coin, and (**25**) a site excavated at Great Jackson Street including the find of an inscribed altar.
Industrial Period	15	(**01**) a corn mill at Brazil Mill, (**02**) a floodgate on the east side of Knott Mill Bridge, (**03**) a township boundary stone, (**04**) Bridgewater Canal Basin, (**09**) Duke's Warehouse, (**10**) Bridgewater/Chester Road Viaduct, (**11**) the remains of a fulling mill identified during an evaluation at Knott Mill Bridge, (**17**) Dawson Street railway viaduct, (**18**) a former independent chapel, (**19**) a lock-keeper's Cottage, (**20**) Grocer's Warehouse, (**21**) a lock, (**22**) the remains of post-medieval housing and industrial buildings at Little Peter Street/Albion Street, (**23**) a chemical works at Little Peter Street, (**24**) Deansgate Station, (**28**) industrial building on Greaves Street, and (**29**) workers' housing on No 1 Court.

Table 2: Number of sites for each period

5.2 CRITERIA

5.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments', which is included as Annex 4 of PPG 16 (DoE 1990). In the following section, the known or possible remains within the proposed development area are considered using these criteria.

5.2.2 ***Period:*** the location of the study area is of particular significance to the two periods of history that characterise Castlefield, namely the Roman and Industrial periods. In terms of the Roman period, the proposed development area may lie within part of the former *vicus* associated with the fort, or within the cemetery area. There is therefore a possibility that buried remains could be recovered from the site.

5.2.3 Following the end of the Roman occupation, the proposed development area was not developed until the early to mid-nineteenth century, after which map regression has shown that the site was occupied both by blind-back housing and by one or more commercial buildings and associated yards.

5.2.4 ***Rarity:*** in broad terms, the fort represents the dominant type of site associated with the Roman occupation of the North West. Some of the associated settlements and cemeteries have also been excavated. In the context of Manchester, however, the part of the Roman settlement to the east and south-east of the fort is perhaps the least understood.

5.2.5 Although there was a high proportion of blind-back and back to back housing constructed in Manchester in the eighteenth and nineteenth centuries, it was a relatively short-lived type of housing. Slum clearance from the end of the nineteenth century onwards meant that many of these types of properties were demolished. Therefore any buried remains of the foundations of these buildings are of potential interest to the archaeological record.

5.2.6 ***Documentation:*** the historical development of the study area buildings can be traced reasonably well from cartographic sources. Trade directories were consulted to try and ascertain the occupants and uses of the various buildings on the site. However, whilst a list of the various businesses that were taking place in the area has been compiled (*Appendix 1*), it has not been possible to place these businesses against particular buildings and so the use of particular buildings within the proposed development area has not been established.

5.2.7 ***Group Value:*** the 29 sites within the wider study area fall into two periods, Roman and Industrial. This directly reflects the known use of this area of Manchester. The proximity of the study area to the fort and the various roads which led to it means that it is inevitable that numerous Roman sites would be present in the archaeological record. Similarly, the location of the study area within the Castlefield area, which played a key role in the industrial development of Manchester from the seventeenth century onwards, means that there are a number of important sites from this period within the study area. In particular, several sites relate to the Bridgewater and Rochdale Canals, located to the north of the proposed development area.

5.2.8 ***Survival/Condition:*** the building along the eastern boundary of the site (Site **28**) is extant and in good condition. The contemporary workers' housing forming No 1 Court (Site **29**) had been demolished by the late nineteenth century, and the extent to which their foundations survive is unknown.

5.2.9 The extent to which any buried Roman remains survive within the proposed development area is similarly unknown. The survival of any remains will be somewhat dependant on the depths and locations of foundation trenches for the Industrial Period buildings located across the site and also any associated basements, which may have truncated or obliterated underlying archaeological deposits. The south-west side of the proposed development area has considerable potential for the survival of any underlying deposits, as parts of this area appear to have only ever been occupied by a lean-to, which is unlikely to have had an impact beneath the ground surface.

5.2.10 ***Fragility/Vulnerability:*** there is potential for Roman and Industrial period remains to survive beneath the existing ground surface. These remains, if present, will be fragile and vulnerable to development.

5.2.11 ***Diversity:*** the potential Roman remains within the site will be associated with the *vicus*, or its associated cemetery. Later remains represent the Industrial Period, and comprise both commercial and domestic buildings.

5.2.12 ***Potential:*** any Roman remains would have the potential to contribute significantly to the current understanding of the development of Roman Manchester. In particular, and in light of the recent discoveries at Great Jackson Street, further work in this area may establish more clearly the extent of the *vicus* and/or cemetery across this area. Any remains of the blind-back house are also of potential interest as many of these types of structures were cleared in the nineteenth and twentieth centuries.

5.3 SIGNIFICANCE

5.3.1 Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

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

Table 3: Criteria used to determine Importance of Sites

5.3.2 Using the above criteria, and particularly rarity, survival/condition and potential, the proposed development area possibly contains non-statutory remains of a high local, or even regional, significance. The presence of any surviving Roman remains would certainly be Local/Borough importance, whilst the extant commercial building and any buried remains of the blind-back houses are likely to be of Low Local significance.

5.3.3 This assessment is based on the current state of knowledge and the subsequent discovery of additional features could alter the assessed levels of significance of the proposed development area.

6. ASSESSMENT OF IMPACT

6.1 INTRODUCTION

6.1.1 In its Planning Policy Guidance *Note 16*, the Department of the Environment (DoE 1990) advises that archaeological remains are a continually diminishing resource and 'should be seen as finite, and non-renewable resource, in many cases, highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed'. It has been the intention of this study to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DoE to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from redevelopment;
- reviewing the evidence for past impacts that may have affected the archaeological sites; and
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

6.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the future redevelopment scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 4, below.

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

Table 4: Criteria used to determine Scale of Impact

6.1.3 The interaction of the scale of impact (Table 4) and the importance of the archaeological site (Table 3) produce the impact significance. This may be calculated by using the matrix shown in Table 5, below.

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

Table 5: Impact Significance Matrix

6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor is assessing the potential impact of redevelopment. This is largely unattested, although there is potential for significant archaeological remains of the Roman landscape, and early nineteenth-century workers' dwellings.

6.2 Impact Assessment

6.2.1 Two of the sites in the gazetteer (Sites **28** and **29**) would be impacted on by the proposed development. Following on from the above considerations, the significance of impact has been determined as substantial based on an assumption that the extant building (Site **28**) will be demolished, and that there will be earth-moving works or piling associated with the development. The impact on all of the other sites in the gazetteer (Sites **1-27**) is considered to be negligible, and the significance of impact is neutral. The results are summarised in Table 6.

Site	Importance	Impact	Significance of Impact
28	Low Local	Substantial	Intermediate/Minor
29	Low Local	Substantial	Intermediate/Minor

Table 6: Assessment of the impact significance of development on each site

6.3 Standing Remains

6.3.1 The proposed development area contains one standing building (Site **28**) of archaeological interest. Redevelopment of the site will have a substantial impact on this building, resulting in its destruction, which will require archaeological mitigation. The single-storey building in the north-eastern corner of the site is of negligible interest, and development will have a neutral archaeological impact.

6.4 SUB-SURFACE REMAINS

6.4.1 Redevelopment of the site may have a direct negative impact on any buried remains that survive *in-situ* in the study area, involving their damage or destruction as a result of ground-reduction works or the excavation of service trenches. The extent of any negative impact can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated.

6.4.2 In particular, any Roman remains will comprise buried deposits and artefacts which may be associated with the use of this area as part of the *vicus* or as a cemetery. The importance of such finds could be regional and the impact has therefore been assessed as being Major or Intermediate, meriting a programme of appropriate archaeological mitigation. The impact on any remains of early nineteenth-century blind-back houses, which are considered to be of Low Local significance, is assessed as being Intermediate or Minor, and will similarly require appropriate mitigation in advance of development.

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

7.1 INTRODUCTION

7.1.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record.

7.1.2 The extant building is not of national importance, but is of local archaeological interest. There is also potential for buried remains of archaeological significance from both the Roman and Industrial periods to survive *in-situ*. As such, in accordance with current planning policy guidance, the archaeological remains would require preservation by record should they be directly affected by future development proposals.

7.2 ARCHAEOLOGICAL BUILDING SURVEY

7.2.1 The extant structure along Constance Street is not a designated site, and therefore does not have legal protection against modification or redevelopment. However, it is of local archaeological importance, and its demolition will require archaeological mitigation. The scope and detail of the mitigation should be devised in consultation with the Greater Manchester County Archaeologist, who provides archaeological planning advice to Manchester City Council, although it is envisaged that an English Heritage Level 2/3-type building survey will be required in advance of demolition.

7.3 ARCHAEOLOGICAL EVALUATION

7.3.1 It is envisaged that a programme of archaeological evaluation will be required in advance of any ground-reduction works within the study area. The primary objectives of any such evaluation would be to establish the presence, character, date and extent of any buried remains. In particular, any surviving remains of Roman date and those pertaining to the remains of early nineteenth-century workers' housing should be targeted.

7.4 FURTHER WORK

7.4.1 Depending on the findings of the archaeological evaluation, further archaeological work may be required should the design proposals for development necessitate the destruction of significant archaeological remains. This may constitute an open-area excavation, or a watching brief during ground-breaking works. The need for any further work would be discussed with the County Archaeologist following the evaluation.

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9. ILLUSTRATIONS

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APPENDIX 1: SELECTIVE TRADES' DIRECTORIES ENTRIES

Year	Entry	Source
1830	Commercial Street - nothing listed Greaves Street - nothing listed	Pigot 1830
1838	Commercial Street *Knott Mill:* Brazil Mill, cotton spinners; Schofield, fustian shearer; McLure, beer retailer; Ashbury, wheelwright Greaves Street - nothing listed	Pigot and Son 1838
1841	Commercial Street: Dickinson, mechanic; Hickson, beer retailer; Knowles, manager; McClure, beer retailer Greaves Street: Hayhurst, beer retailer; **7** Crosby, fustian shearer; **9** Matthews, painter No 1 Court – not listed	Pigot and Slater 1841
1848	Commercial Street - nothing listed Greaves Street - nothing listed	Slater 1848
1850	Commercial Street - nothing listed Greaves Street - nothing listed No 1 Court *Commercial Street* Thomas Allen, boatman William Ashton, porter John Hayes, boatman	Slater 1850
1853	Greaves Street: Hughes, iron founder	Whellan 1853
1854-5	Commercial Street *Knott Mill:* Aston, machine maker; Ashworth, manufacturer of Bath laces etc. Greaves Street - nothing listed	Slater 1854-5
1855	Greaves Street *10 Little Peter Street:* **1** Eastham, corn miller; **1** Hughes, iron founder; Moss, blacksmith; Bowbotham, gutta percha manufacturer	Slater 1855
1856	Commercial Street - nothing listed Greaves Street *10 Little Peter Street:* **1** Eastham, corn miller; **1** Hughes, iron founder; Moss, blacksmith; Bowbotham, gutta percha manufacturer	Slater 1856
1858	Commercial Street - *343 Deansgate:* Titterington, sign writer; Wood and Pollitt, fringe and braceweb manufacturers; Cuffley, Heighway and Hardy, paper hanging manufacturers; Stapleton, engineer and tool maker; Kerr, wood turner; Ashton, machinist and tool maker; Ashworth, braid maker; Leatas, dry salter; Amies, braid, sewing, cotton and finished yarn manufacturer; Roberts, grease manufacturer; Anderton, wheelwright and blacksmith Greaves Street, *Commercial Street:*	Slater 1858

	John Saville, Miller	
1861	Commercial Street: **No 1** Thomas Anderton, Wheelwright Greaves Street *Little Peter Street:* Gaythorn. City Fire Wood Company; Carsor, carver; **15** Roberts, grease manufacturer; Dodd, screw bolt maker	Slater 1861
1863	Commercial Street: Reid and Oliver, engravers; Sykes, umbrella manufacturer, W Ashton & Co, machine makers, Dodd, screw bolt maker; **6** Haddock, shopkeeper; **8** Berrie, cement manufacturer; Amies, smallware manufacturer; Anderton, wheelwright; **7** Langshaw, shopkeeper Greaves Street, *Little Peter Street, Gaythorn*: Shuttleworth, woollen manufacturer; Smith, gutta percha manufacturer; Vaudry and Brownbill, millers; **9** City Firewood Co.; **9** Birtles, cocoa matting manufacturer; **15** Roberts, machinery and anti friction grease manufacturers	Slater 1863
1869	Commercial Street *Knott Mill:* 2 P Hall, smallware manufacturer; **2** Reid and Oliver, engravers; **2** Thomas and Pickering, smallware manufacturers; Ashton, machine maker, Berrie, cement manufacturer; Anderton, wheelwright; Longshaw, shopkeeper 3 Greaves Street - nothing listed	Slater 1869
1876	Commercial Street: **2** Amies, braid and smallware manufacturer; **2** Ty-oe, eotton doubler; **2** Reid engraver; **4** Ashton machine maker; Ryder Thomas and Co., eoppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker; Arbuckle, cabinet maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; Wheatcroft, saw maker; **15** Roberts, tallow refiner; Cowburn, Thomas, Sons and Co., engineers and machinists;	Slater 1876
1877-8	Commercial Street, *Knott Mill*: **1** Pendlebury, wheelwright; **2** Barnes, Kenyon and Sons, manufacturers; **2** Reid, engraver; **2** Amies, smallware manufacturer; **4** Ashton, ironfounder; Ryder, Thomas and Co., coppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; **15** Roberts, Boiler composition manufacturer (anti-scaling); Cowburn, Thomas, Sons and Co., engineers and machinists; Davies, wood turner	Slater 1877-8
1879	Commercial Street *Knott Mill:* **2** Reid, engraver; **2** Greenhagh Thomas and Co. engraver; **2** Amies, smallware manufacturer; **4** Ashton, iron founder; **8** Moore, cement manufacturer; Ryder Thomas and Co., brewers' engineer; Jordan, telegraph engineer Greaves Street: Joy, miller; Davies, wood turner	Slater 1879
1883	Commercial Street, *Knott Mill*: **1** Pendlebury, wheelwright; **2** Barnes, Kenyon and Sons, manufacturers; **2** Reid, engraver; **2** Amies, smallware manufacturer;	Slater 1883

	4 Ashton, ironfounder; Ryder, Thomas and Co., coppersmiths; **8** Moore, cement manufacturer; **8** Jordan, philosophical instrument maker Greaves Street, *Little Peter Street, Gaythorn*: Fergurson, machine and file grinder; **15** Roberts, Boiler composition manufacturer (anti-scaling); Cowburn, Thomas, Sons and Co., engineers and machinists; Davies, wood turner	
1886	Commercial Street, *Knott Mill*: Greaves and Faulkner, veterinary surgeons **2** and **4** Little Peter Street and Commercial Street; **5** Macpherson, Donald and Co., paint manufacturer's; **2** Reid, engraver; **2** Greenbaigh, engraver; **2** Amies, smallware manufacturer; **2** H & F Morton, wood turners; Osborne Brothers, brassfounders; **4** Ashton, machinist; J Gibson & Co, soap manufacturers; T Ryder & Co, brewers' engineers Greaves Street, *Little Peter Street:* Cowburn, Thomas, Sons and Co., engineers and machinists	Slater 1886
1895	Greaves Street: Fowler, machine and file grinder; Robertson, guillotine knife grinder; Robert G Evans and Co., stationers; Muscroft, machine and file grinder (and **5** Commercial Street).	Slater 1895
1903	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street not listed	Slater 1903
1909	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street , *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Slater 1909
1911	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street, *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Slater 1911
1922	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street , *Little Peter Street, Gaythorn*: Crompton T.C. & Son, corn millers	Kelly 1922
1945	Commercial Street - north side: Greaves, Faulkner and Jones, veterinary surgeons Greaves Street, nothing listed	Kelly 1945
1965	Commercial Street - north side: No 1 Motoer car number plate manufacturer No 3 Fensom-MacGregor & Co Ltd, children's outwear manufacturer	Kelly 1965

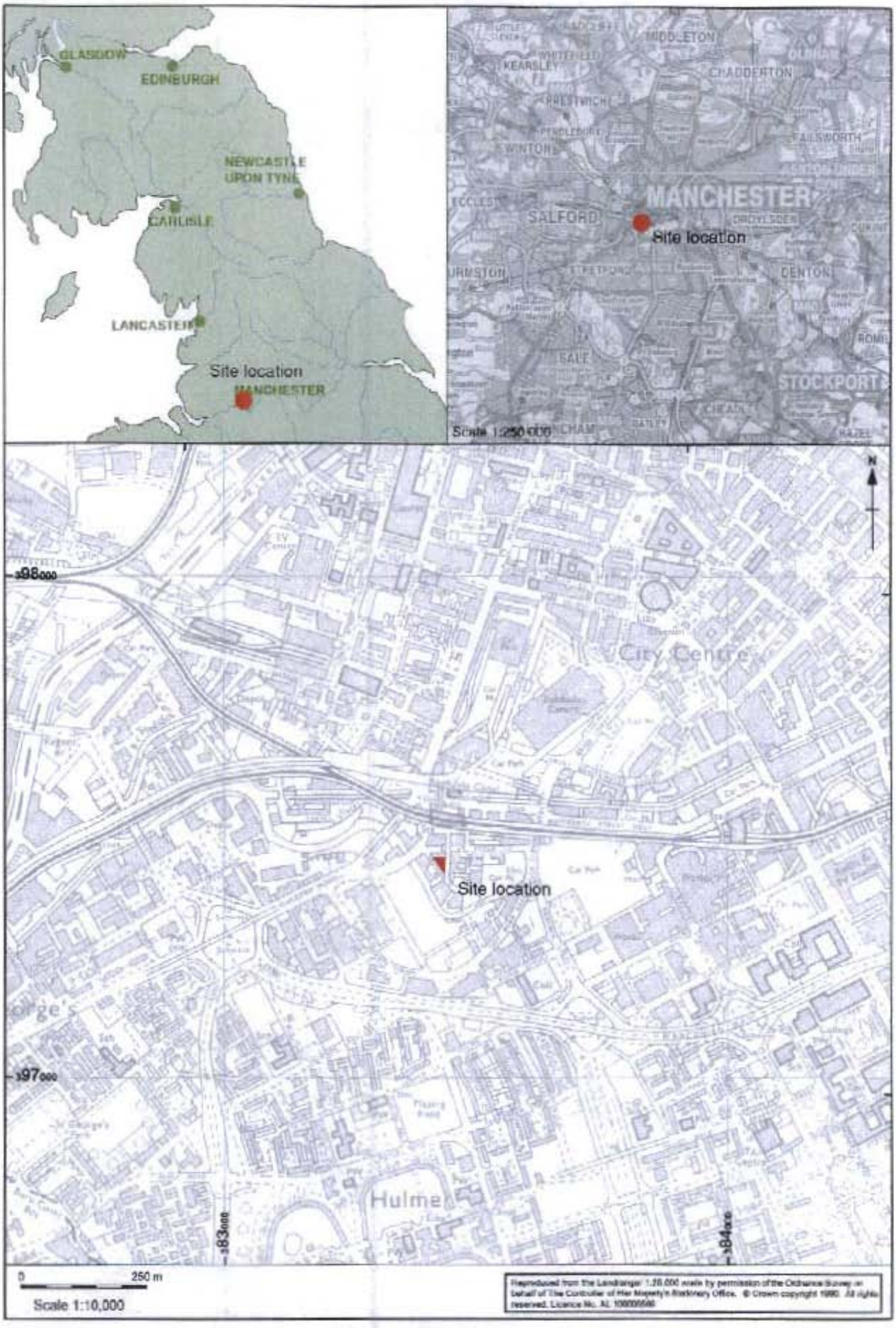

Figure 1: Site location

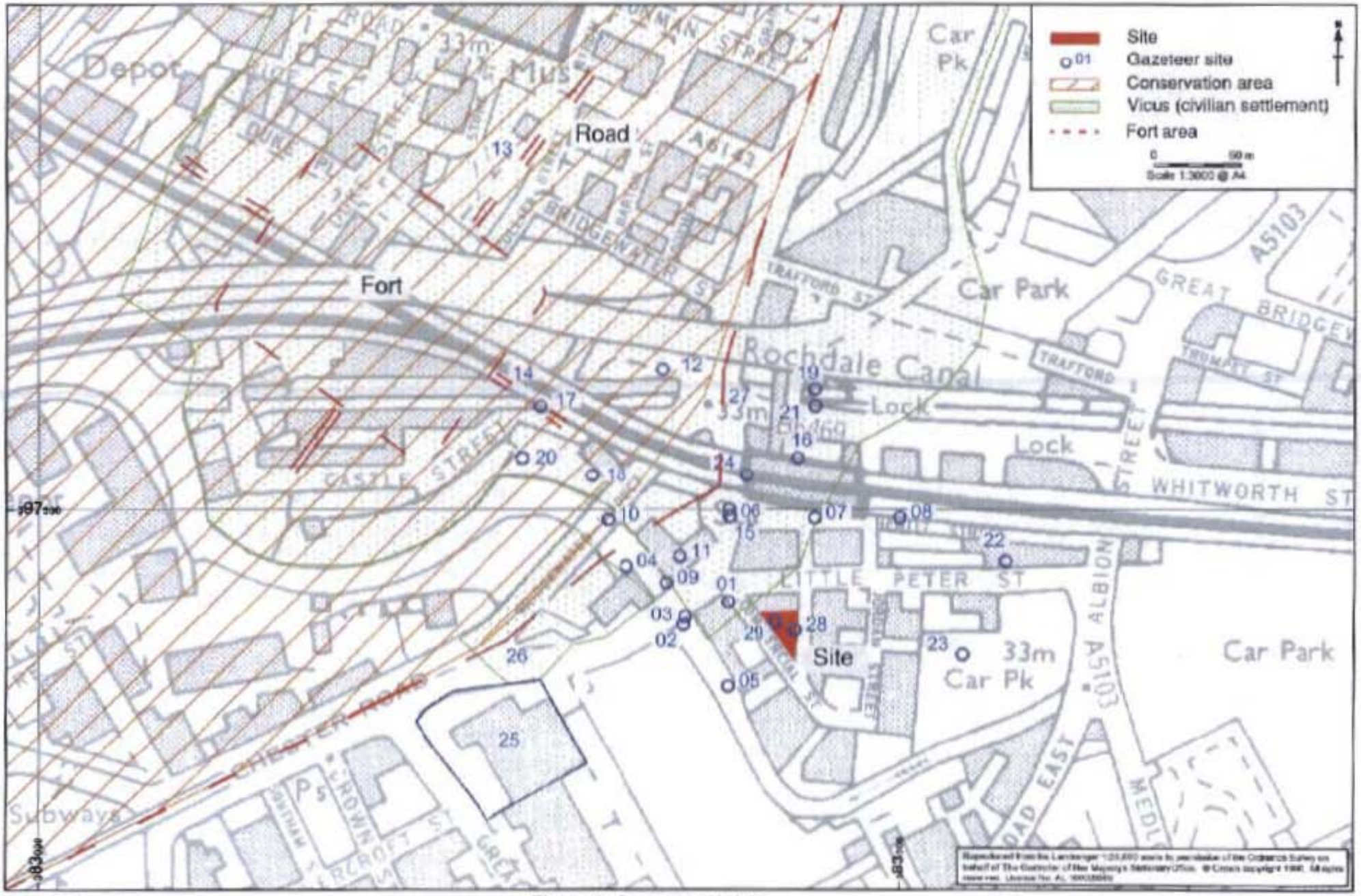

Figure 2: Gazetteer of sites

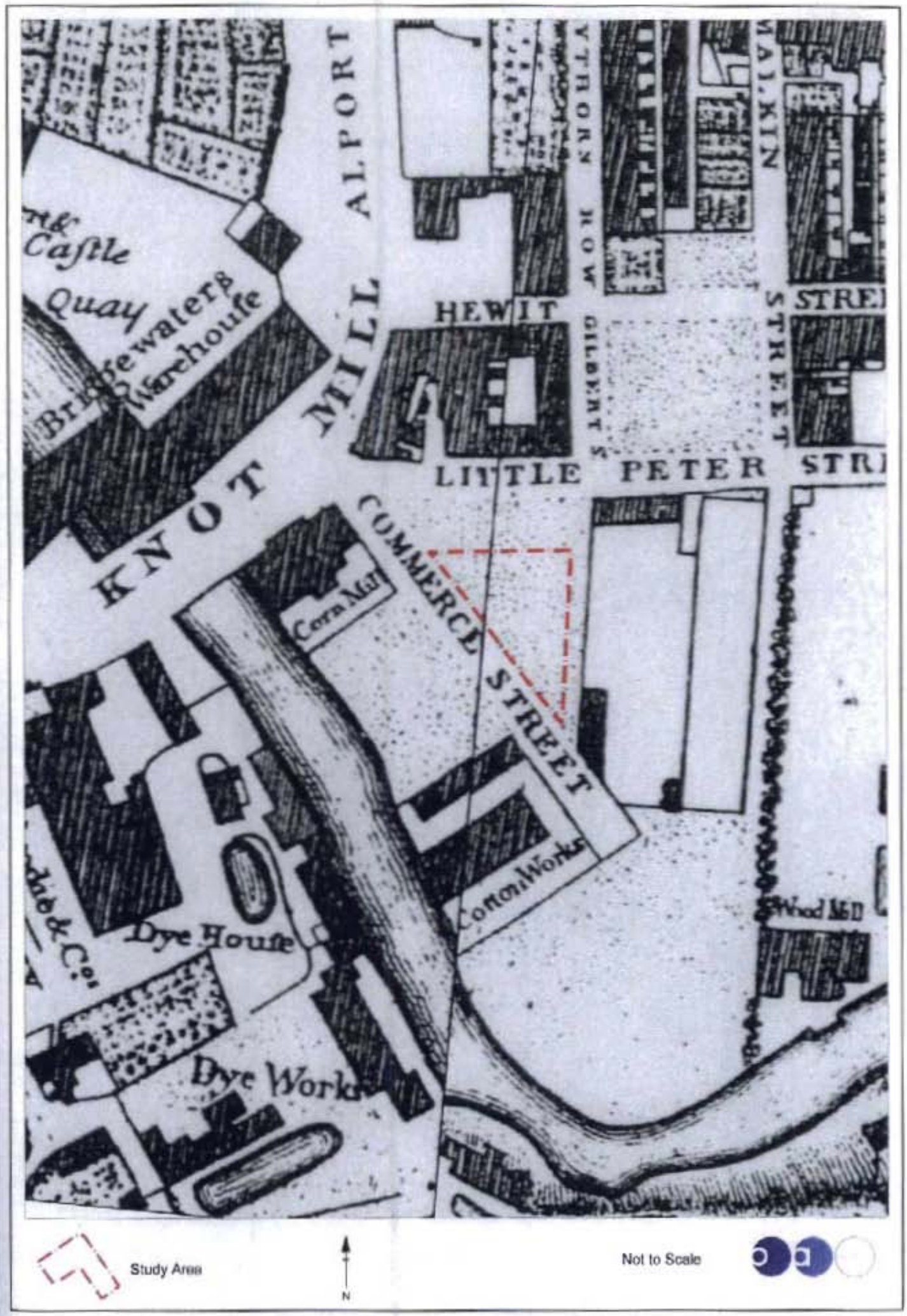

Figure 3: Extract from Green's *Map of Manchester and Salford*, 1794

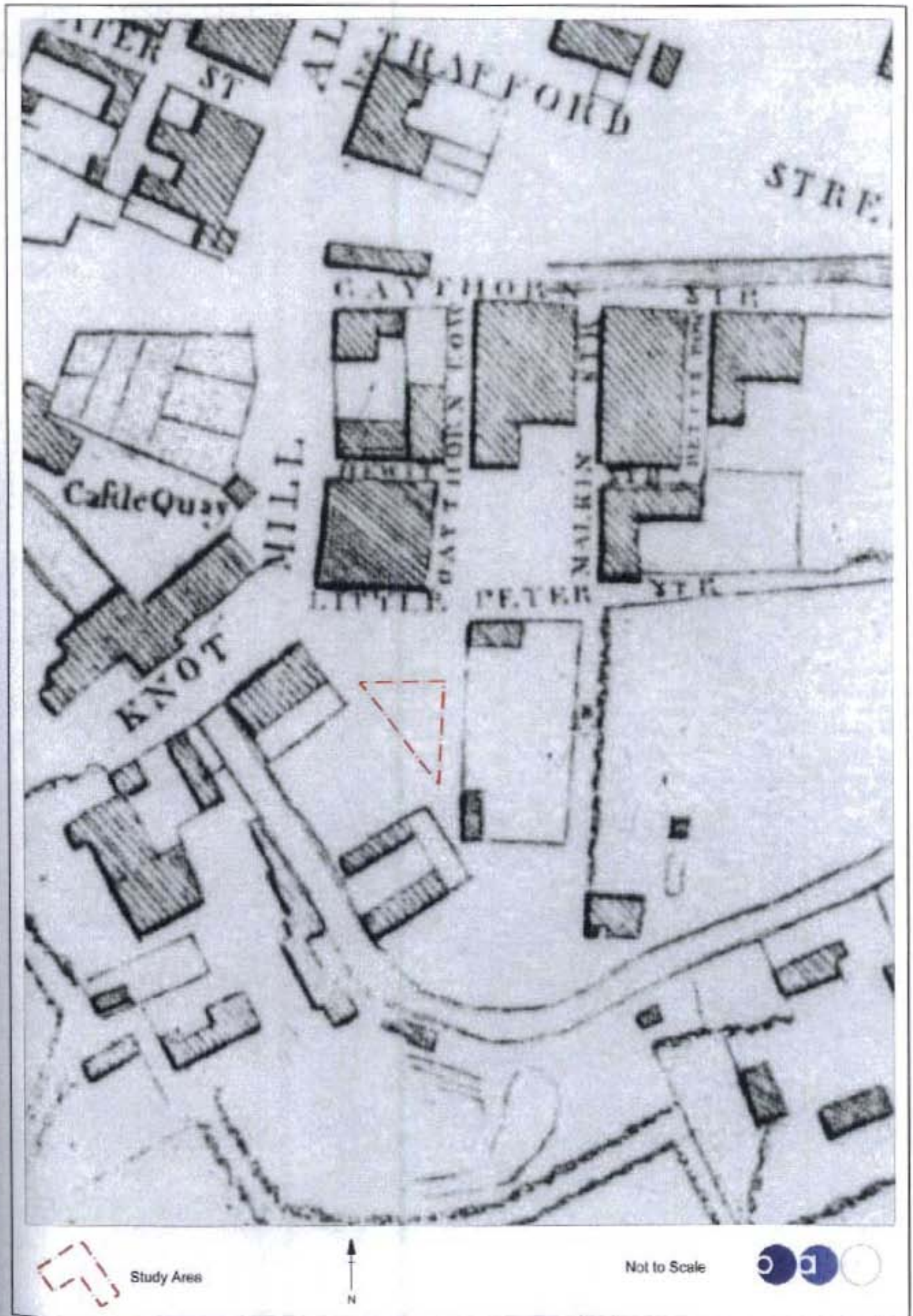

Figure 4: Extract from Bancks and Thornton's *Plan of Manchester and Salford*, published in 1800

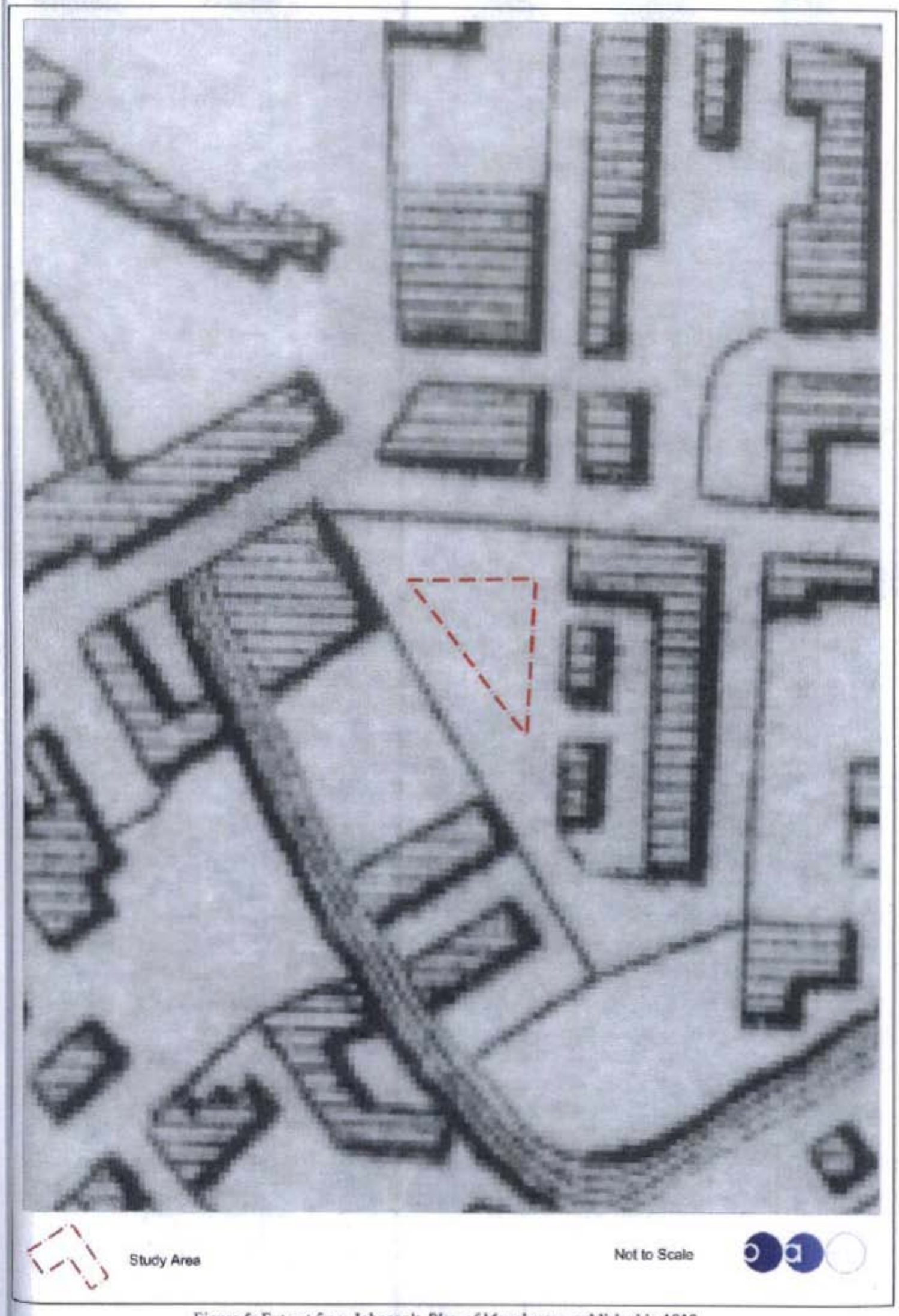

Figure 5: Extract from Johnson's *Plan of Manchester*, published in 1819

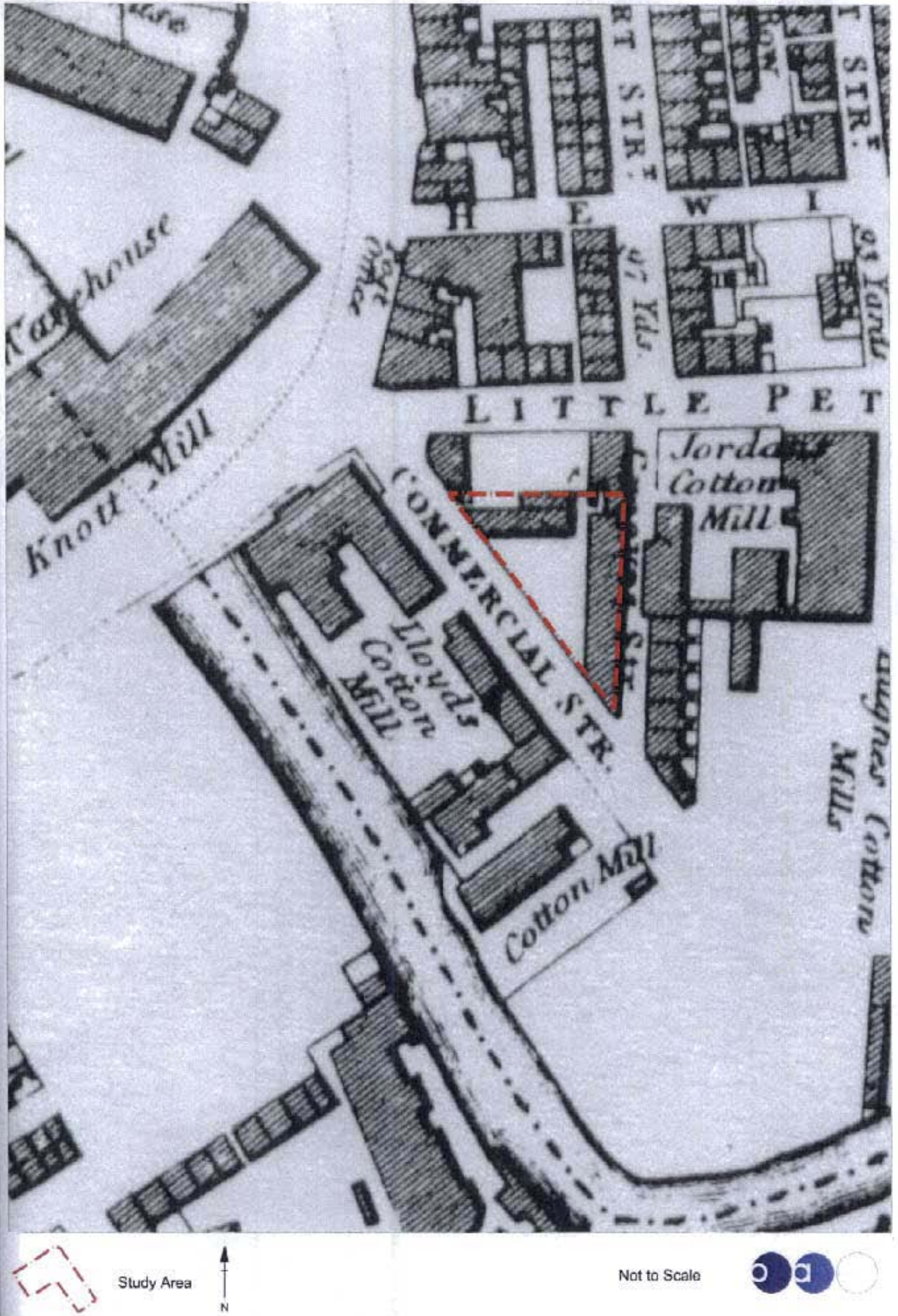

Figure 6: Extract from Bancks and Co's *Map of Manchester and Salford*. 1831

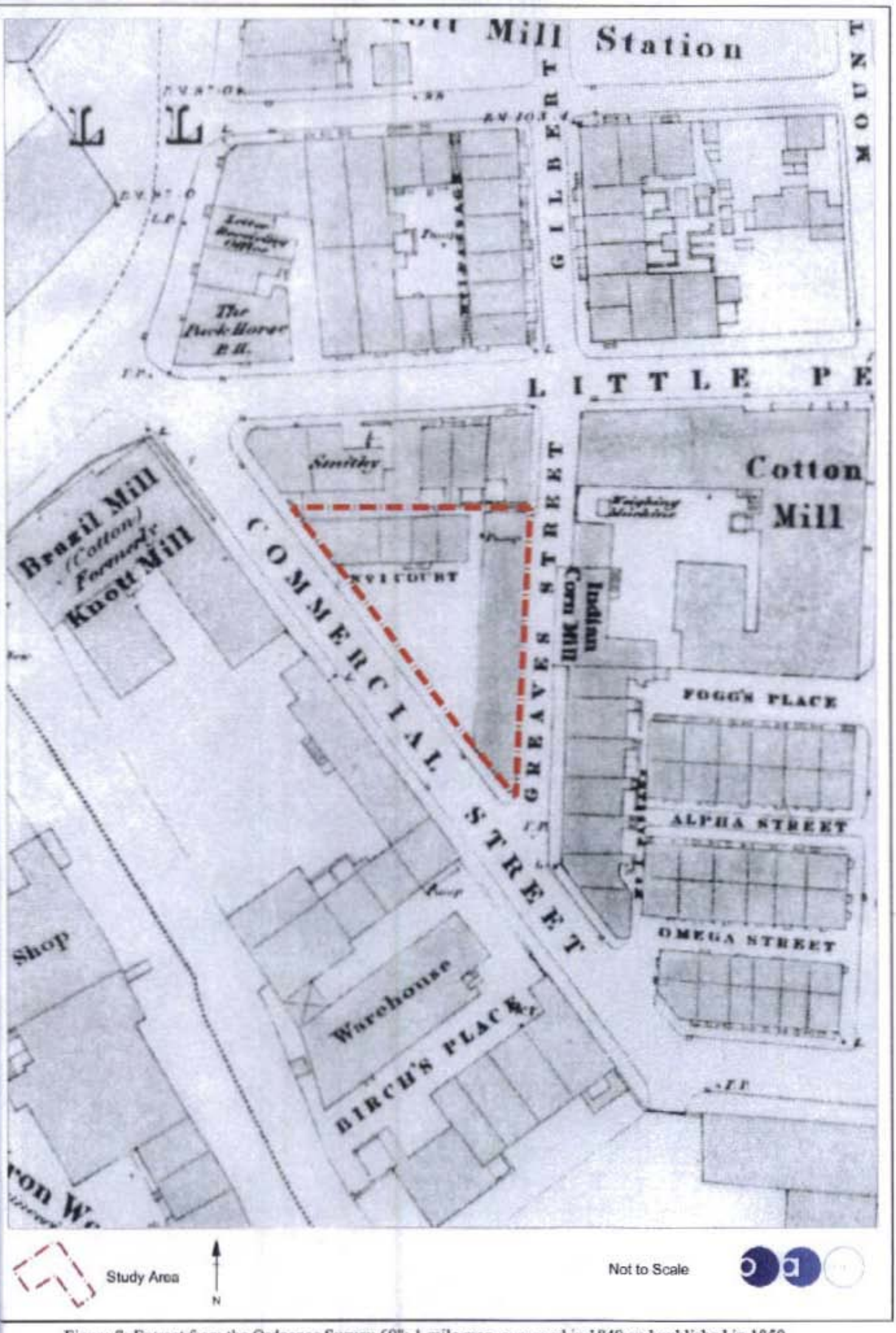

Figure 7: Extract from the Ordnance Survey 60": 1 mile map, surveyed in 1849 and published in 1850

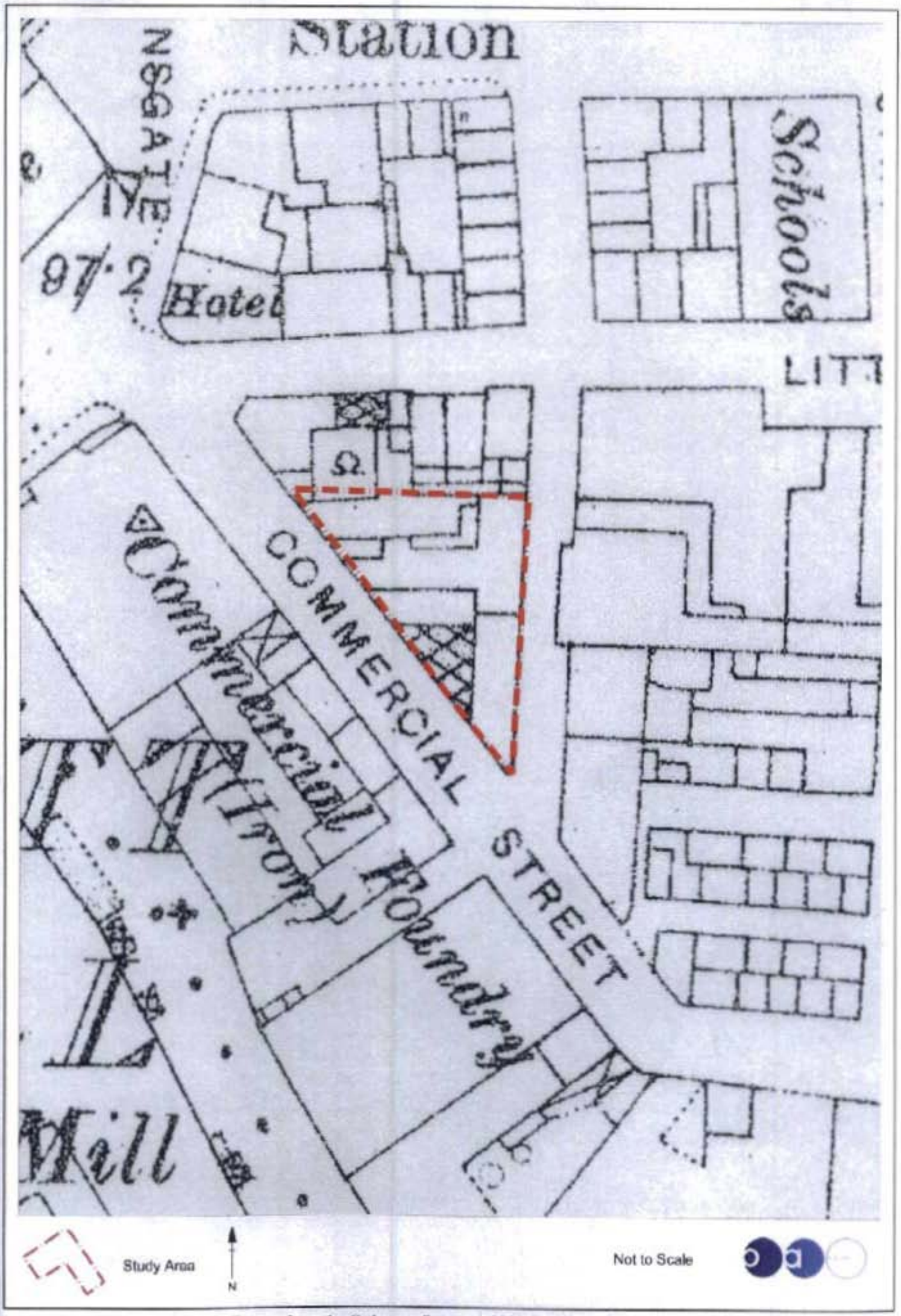

Figure 8: Extract from the Ordnance Survey 1:2500 Second Edition map, 1896

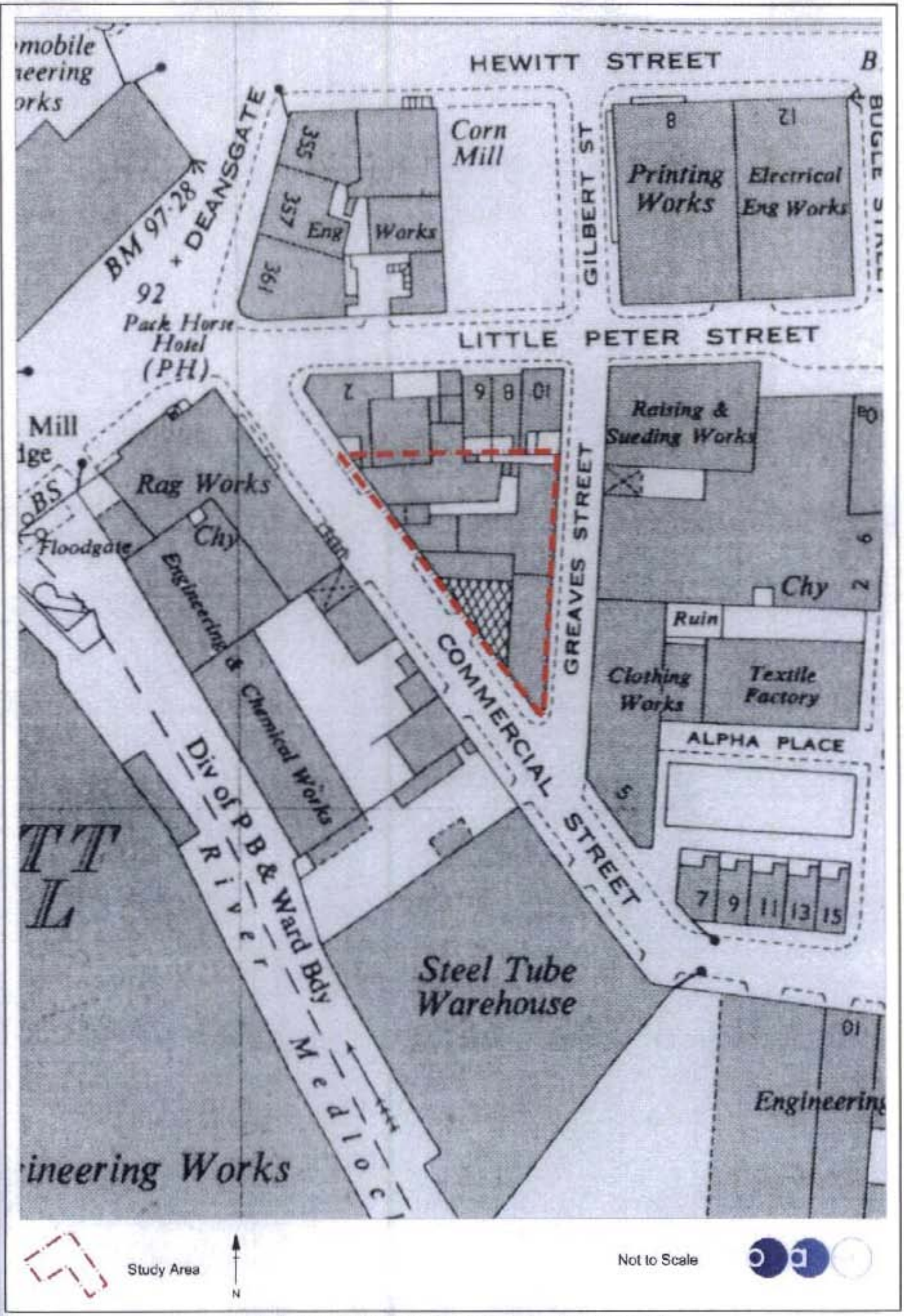

Figure 9: Extract from the Ordnance Survey 1:1250 map, 1948

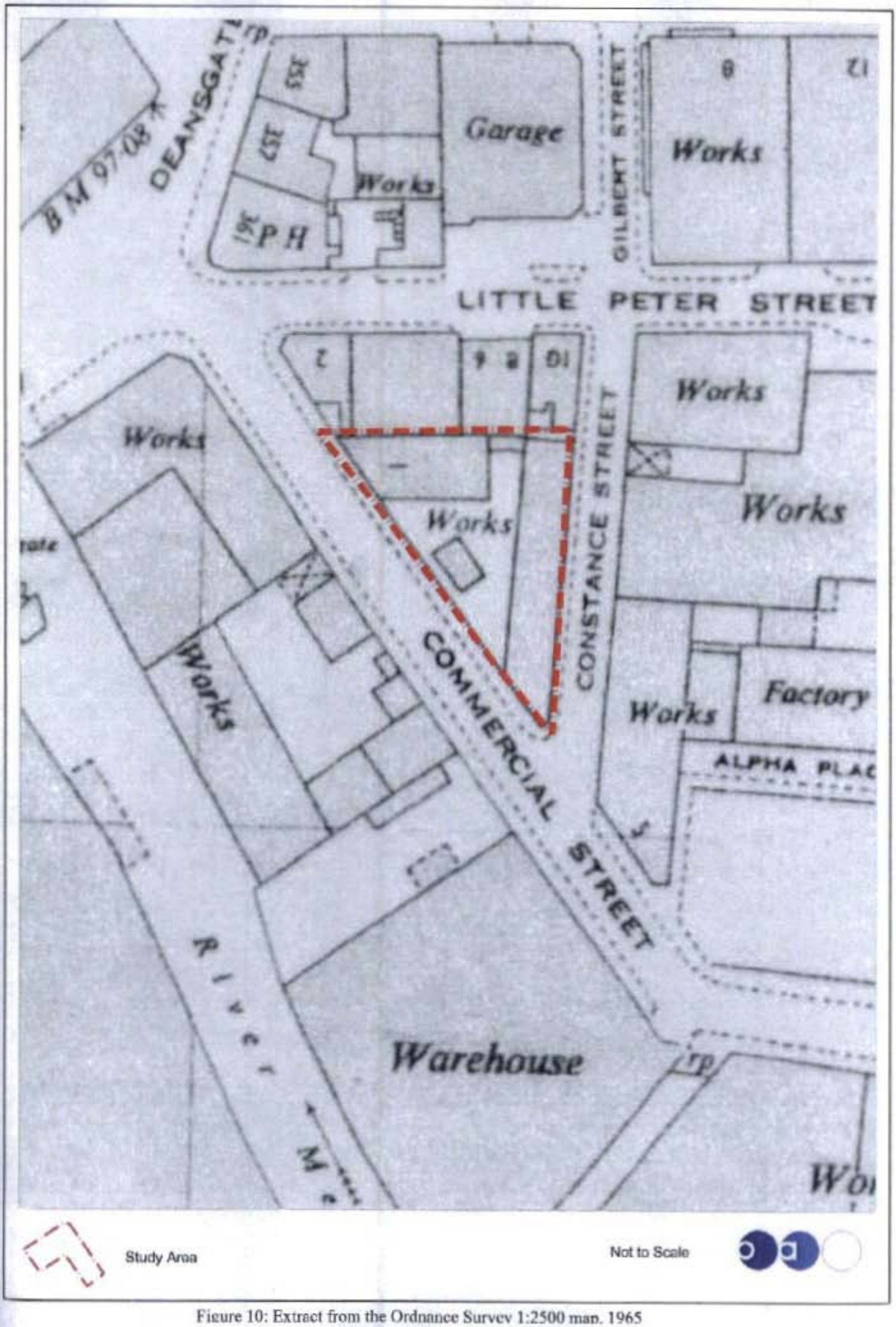

Figure 10: Extract from the Ordnance Survey 1:2500 map, 1965