GREATER MANCHESTER ARCHAEOLOGICAL UNIT

RECEIVED
15 NOV 2010

Suzanne Pike
Street Design Partnership
16 Brewery Yard
Deva Centre
Trinity Way
Salford M3 7BB

10th November 2010

Dear Suzanne,

HER Enquiry: 1, 3 and 5 Swan Street, Manchester

Thank you for your request for a search of the Historic Environment Record (HER).

I am attaching copies of the HER entries falling within a 50m radius of the site. Having checked our HER records there are no entries that fall within the site boundary itself. I have looked at the sequence of historic mapping for the site. Casson and Berry (1741) shows the site lying beyond the edge of developing Manchester, probably in the midst of rural fields. Oldham Road ran close by and this would help to account for the recorded presence close-by of a boundary cross (HER 1384.1.0) in 1554. However, Green's map of 1794 clearly shows that by then the site had been developed (fig.1) and stood in the midst of rapid urban expansion. Certain plots in the vicinity appear to remain undeveloped.

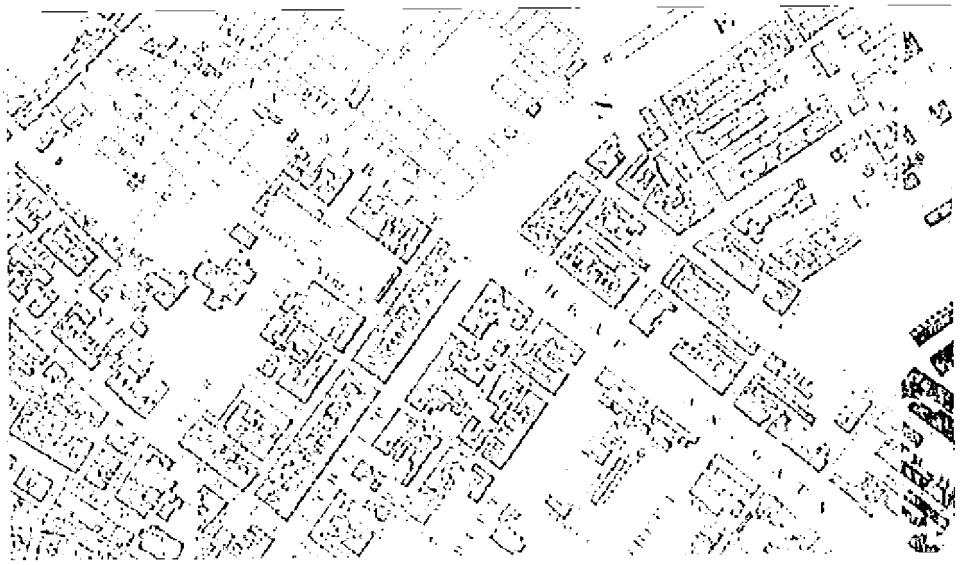


Fig. 1: Green's map of 1794

The 1849 60" coverage provides much greater detail on the nature of the development on the site (fig. 2). Four distinct properties are shown in a block, three fronting onto Oldham Street and the remainder fronting Great Ancoats Street. The detail at the corner of Oldham Street and Great Ancoats Street suggests a squared corner.

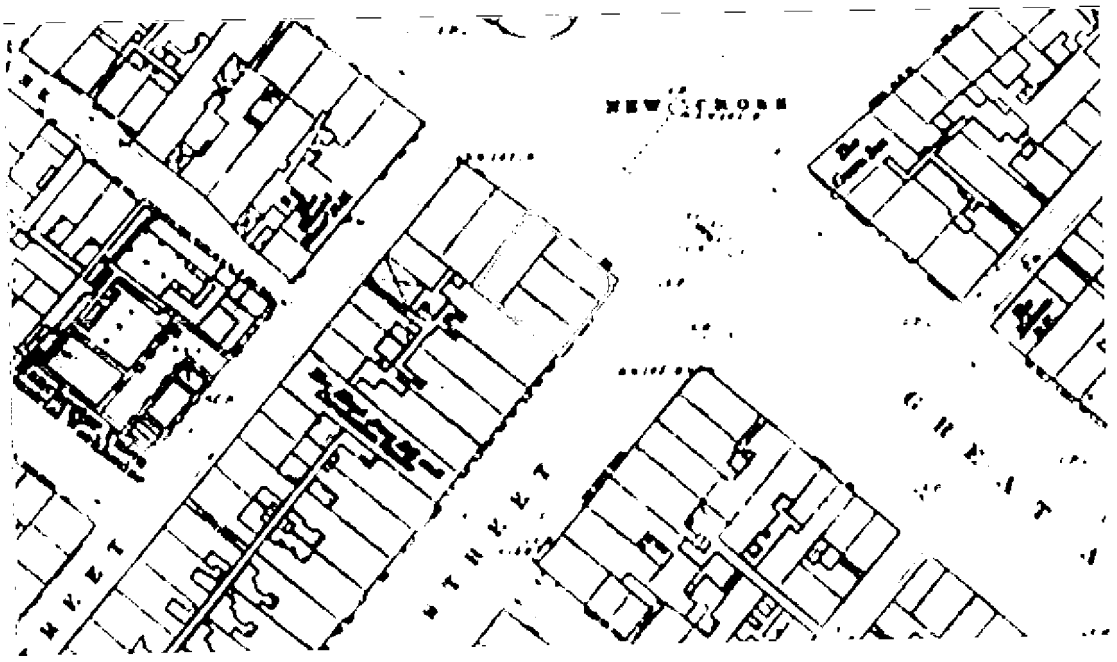


Fig. 2: 1849 60" coverage

The Ordnance Survey 25" 1st Edition (1892-4) indicates that the internal property divisions had been significantly altered with the corner property forming a 'L' plan having acquired some of the rear internal space of the neighbouring property on Oldham Street. The corner of the site at the junction of Oldham Street and Great Ancoats Street is still shown as still being squared. Additional sub-divisions are shown which may equate with internal changes to the buildings or the presence of a small open yard that was not shown on the 1849 mapping.

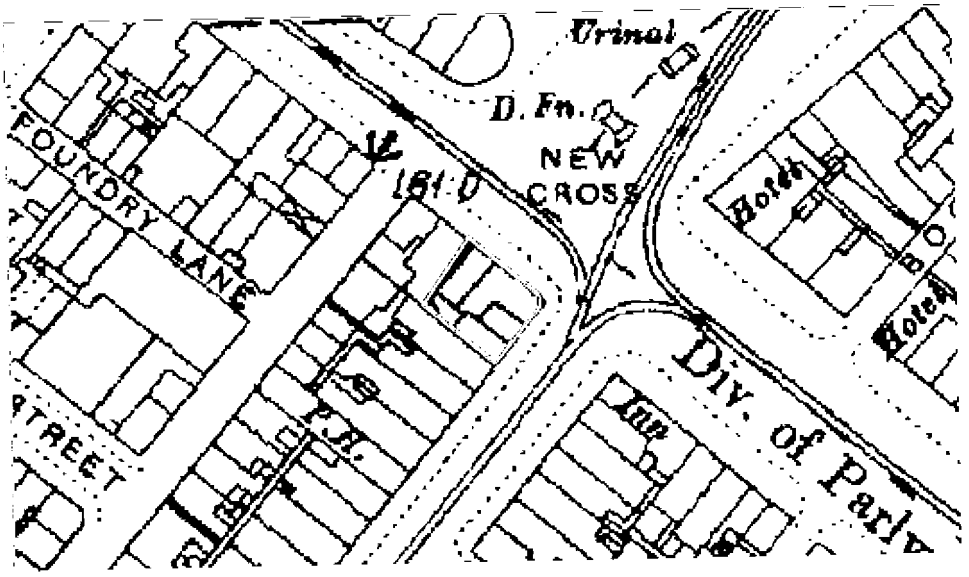


Fig. 3: The Ordnance Survey 25" 1st Edition (1892_4)

The Ordnance Survey 25" 1st revision (1907_10) shows an almost identical layout to the 1892_4 mapping. The only evident change is that the block had acquired its angled corner (fig. 4).

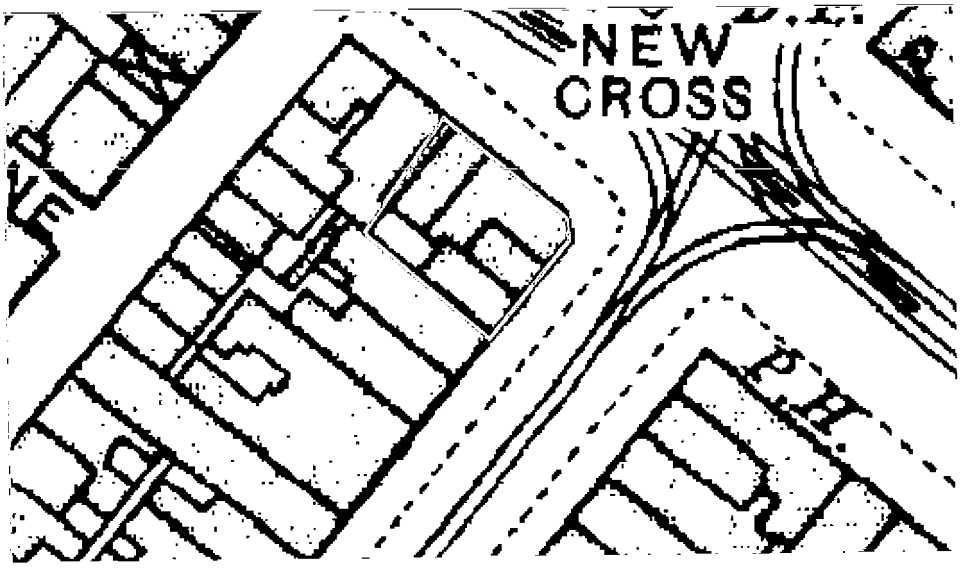


Fig. 4: The Ordnance Survey 25" 1st revision (1907_10)

The historic map coverage suggests that the earliest development on site can be traced back to the late eighteenth century. There is little evidence to suggest that the site could conceal earlier remains. Originally organised as four rectangular plots the main phase of internal reorganisation took place after 1849 but before 1892-4. There are indications of work to the frontage creating the angled corner at some time between 1892_4 and 1907_10. This would tie-in with the HER records for investment during the early years of the C20ry in new frontages in the vicinity (HER 6424.1.0, 8632.1.0) for commercial and financial premises. What is evident is that the building probably retains evidence for late C18ry fabric internally.

In GMAU's view the present building should be regarded as a heritage asset retaining some historic and archaeological interest in its early fabric. In terms of the historic and archaeological interest the significance of the heritage asset's fabric is likely to be 'local' rather than 'regional' or 'national'. *GMAU does not consider that it would be necessary for the application to be accompanied by a desk-based archaeological assessment or evaluation.* Occupying as it does a prominent corner plot adjacent to Great Ancoats Street the most significant aspect of the heritage asset is likely to be its contribution architecturally to the wider setting of the designated conservation area within which it sits. As such the building may be considered to be a designated heritage asset (Planning Policy Statement 5, HE9.5). GMAU would recommend that all proposals are considered and discussed in detail with the conservation officer for Manchester City Council.

Yours faithfully



Andrew Myers

(Assistant County Archaeologist)