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MSV Housing, Moss Side

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1. Summary

MSV Housing is devising proposals for the development of land at Moss Side, Manchester (centred on NGR 383917 395763). In order to support the planning applications for the scheme MSV Housing have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The development area is within Moss Side, which was historically part of the manor of Withington. Moss Side was largely rural during the medieval and post-medieval periods. Historic mapping indicates that the site remained undeveloped in the late 18th and mid-19th centuries, comprising enclosed fields.

Moss Side was developing as a suburb from the mid- to late 19th century, and by at least 1886, rows of terraced houses were constructed along Princess Road, Barton (formerly Barnhill) Street, Moss Lane East and Raby Street. A timber yard was also partially located within the proposal site. Historic mapping indicates that the houses were cellared. Further properties were constructed at the junction of Princess Road and Moss Lane East, along Princess Road and west of Barton Street by the early 20th century. By 1922, two picture theatres were also established within the site.

The houses along the east of Barton Street, Moss Lane East, Raby Street and one of the picture theatres were demolished by the mid-20th century. The remaining buildings within the site have since been demolished, although seven double-depth terraced houses currently remain upstanding along Barton Street. The houses will be demolished as part of the proposed works.

In 2017, a community excavation revealed the basement of the properties at the junction of Princess Road and Moss Lane East, which was constructed in the late 19th to early 20th century and was once home to the Reno nightclub. No further archaeological works have taken place within the proposed development site.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include relict soils, which would be of low (local) significance. Other remains may include late 19th-century and early 20th-century terraced commercial and residential properties, part of a timber yard, and early 20th-century picture theatres. Any such remains that do exist within the site are likely to be of limited archaeological value and may be considered negligible.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. Following consultation with GMAAS, it is anticipated that no further archaeological works will be required.

2. Introduction

MSV Housing have prepared a planning application for the redevelopment of land at Moss Side comprising a mixture of studio, 1, 2, 3 and 4 bed flats, and 4 bed houses, with associated car parking and landscaping works. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 383917 395763; referred to herein as the Site) is located in Moss Side, an inner-city area to the south of Manchester city centre. The Site comprises three parcels of land, referred to as Sites 1-3. The Site is bounded by Princess Road to the west, Moss Lane East to the north and Raby Street to the south. Barnhill Street runs north to south between Sites 1 and 2, and Westwood Street is to the north-west of Site 2. The Site currently comprises a combination of landscaped 'verge' which includes a roadside advertisement, storage areas, vacant land and land occupied by existing residential units (Fig 1; Plate 1).



Plate 1 Site Boundary superimposed onto Satellite image of the Site, showing Sites 1-3

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes 1.3km north of the Site. The Site lies at a height of 32.5m above Ordnance Datum (aOD) and rises slightly to 33m aOD in the east.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. The Whalley Range Conservation Area and the Alexandra Park Registered Park and Garden are within a 1km radius of the Site.

The Site is located within 1km of 33 listed buildings, of which six are located within a 500m radius (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Westwood House	Grade II Listed Building	1270885	SJ 83927 95669
Greenhayes Centre	Grade II Listed Building	1254691	SJ 84391 95565
Whitworth Park Mansions	Grade II Listed Building	1220231	SJ 84398 95698
Christ Church	Grade II* Listed Building	1283013	SJ 84414 95852
Moss Side Peoples Centre	Grade II Listed Building	1270695	SJ 83435 96062
St Marys House	Grade II Listed Building	1271229	SJ 83417 96046

Table 1 Designations located within 500m of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

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;
- / Manchester Local Archives and the Greater Manchester Record Office 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.

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 since the late 18th century.

3.3 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 application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-7), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An 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, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2021). 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 core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that 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 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 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 City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

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 encouraged 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).

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

In the 19th century, two perforated stone implements were discovered during the laying out of Alexandra Park. The finds are of possible maceheads or net sinkers and may indicate prehistoric activity within the wider area of the Site (HER 79.1.0). The HER also records two stone axes at the same location within Alexandra Park. The axes were also found during the founding of Alexandra Park in the 19th century and may be a duplication of the net sinkers and maceheads record (HER 80.1.0). The finds were discovered c. 791 m south-west of the Site. A perforate stone adze/hammer of white quartzite was discovered in a brick yard on Upper Lloyd Street in 1885, c. 423m south-east of the Site. The hammer was recorded as being discovered 'with other stone implements' (HER 393.1.0).

A further findspot, within closer proximity to the Site, comprises a Neolithic flint core that was found in 1882 in Moss Lane East, c. 72m east of the Site (HER 258.1.0).

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the Site boundary, although evidence of prehistoric activity has been identified in the wider area. However, the potential for any such remains to survive from this period is considered to be low, although there may be some potential in areas of the Site that have seen little development.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c. AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 2km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying 1.6km to the north-east of the Site.

5.2.1 Archaeological potential

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

5.3 Medieval period

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 of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

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 had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the

site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Following the Norman Conquest, 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), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). 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, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 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*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 2.4km to the south of Manchester's medieval core.

The Site is within Moss Side, which was historically part of the manor of Withington. Placename evidence suggests that Withington may have Anglo-Saxon origins deriving from the Anglain word *wilig*, meaning willow tree, and the Old English *tun*, meaning settlement (<http://kepn.nottingham.ac.uk/map/place/Lancashire/Withington>). No manor was recorded at Moss Side during the late medieval period, and it is likely that the parts of Moss Side were included in the estates of the Prestwiches of Hulme, and the eastern portion may have been within the estate known as Holt in Rusholme. The name likely refers to a stretch of mossland in the area.

The manor of Withington was first documented at 'Wythington' in 1212, and comprised also the hamlets and townships of Didsbury, Chorlton with Hardy, Burngage, Levenshulme, Rusholme and also Moss Side. A manor house was established at Hough in Withington and the lords of Withington were the Haversage family; a surname taken from one of their manors in Derbyshire. Matthew de Haversage in 1248-9 procured a charter of free warren for his manors, which included Withington. Withington descended to the Longfords, who held it until the end of the 16th century, when Nicholas Longford had no children and sold Withington to his sister's heir (Farrer & Brownbill, 1911, pp. 288-93).

A medieval deer park was located c. 855m west of the Site (HER 91.1.0).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be low.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p.

263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

In at least the early 16th century, 'two messuages and 20 acres of land in Withington called Moss Side' were held by the Traffords, although it is difficult to distinguish their land from the lords of Withington (Farrer & Brownbill, 1911, p. 302). In 1597, Rowland Mosley purchased the Withington manor. Richard was the son of Nicholas Mosley, known as the 'cotton man' of Manchester. The manor descended later to Edward Mosley, who had also inherited Rolleston in Staffordshire and other lands. He became a baronet in 1640 and supplied King Charles I with money during the Civil War. In 1643, while he was fighting in the war, he was taken prisoner in Middlewich. His estates, therefore, were sequestered (Farrer & Brownbill, 1911, pp. 288-93).

In the late 17th century, William Egerton purchased the manors, which descended to the Earl Egerton of Tatton. In 1784 William Egerton contributed three-fourths of the land tax within Withington (Farrer & Brownbill, 1911, pp. 288-93).

Pepper Hill Farm was located c. 174m south of the Site. The farm was constructed during the post-medieval period and was the scene of Mrs Gaskell's 'Mary Barton'. The farm was demolished in 1900 (HER 107.1.0). The Site was most likely rural, possibly used for agricultural purposes during the post-medieval period.

5.4.1 Archaeological potential

No evidence of post-medieval activity has been identified within the Site or its immediate surrounding area. The Site was likely rural during the post-medieval period, therefore the potential for remains is considered to be low, however, evidence of agricultural activity may survive in areas that have seen little development.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

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 factory-based cotton manufacturing industry of international repute (Baines, 1835).

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 2km north of the Site (MGM7516).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development.

In 1848, Elizabeth Gaskell published 'Mary Barton', a book classed as a 'Condition of England' novel. The book discussed contemporary concerns of the effects of industrialisation and follows working-class families. The beginning of the book is set in a rural area with an old black and white farmhouse, later identified as Pepperhill Farm, located c. 174m south of the Site (Chadwick, 1913)(HER 107.1.0). Within the initial pages Gaskell stated that: *'here and there an old black and white farmhouse, with its rambling outbuildings, speaks of other times and*

other occupations than those which now absorb the population of the neighbourhood' (Gaskell, 2012). The novel highlights the rural nature of Greenheys and Moss Side, away from the growing city of Manchester, in the early to mid-19th century.

Withington remained a rural hamlet until the middle of the 19th century, and the first urban development within Withington likely took place when Queen Street and Albert Street were constructed off Wilmslow Road in 1859. The opening of Palatine Road in 1862 improved communications with the city, which resulted in the expansion of Withington during Manchester's industrial growth. This encouraged landowners to sell their land to meet the new housing demand (https://www.manchester.gov.uk/info/511/conservation_areas/1042/withington_conservation_area).

Several developments took place within the Site and the wider Moss Side area in the mid to late 19th century, as the area developed from rural land to a growing suburb. A row of terraced townhouses, known as Whitworth Park Mansions, were constructed c. 370m east of the Site in the 1840s (HER 8492.1.0; List Entry: 1220231). In 1876, a block of six almshouses were constructed to the south of the Site (c. 34m), on the south side of Raby Street. The buildings were erected by John Robinson of Atlas Works in memory of his sister Edith Marianne Robinson and are known as Westwood House (or Westwood Cottages). The almshouses currently survive as Grade II listed structures (HER 12118.1.0; 1270885).

A school was constructed at Greenheys, now known as the Greenheys Adult Learning Centre, in 1896, c. 388m south-east of the Site (HER 12143.1.0; List Entry: 1254691). Further, Christ Church, was built in 1896, c. 403m north-east (HER 8463.1.0; List Entry: 1283013).

The Manchester Corporation purchased land for a park in 1868, designed by Alexander Hennel, Alexandra Park opened in 1870. A lodge and clock tower were constructed by Alfred Derbyshire in 1868. The park was designed to specifically cope with the promenading of a large number of people. Alexandra Park is a Registered Park and is located c. 580m south-west of the Site (List Entry: 1001330).

A local board was formed in Moss Side in 1856, which became an urban district council in 1894. The district became part of the city of Manchester in 1904. By the mid-19th century, Moss Side was separate to Withington, located north. The population of Moss Side in 1901 was 26,677 (Farrer & Brownbill, 1911, p. 302).

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Several cartographers began to map Manchester and its suburbs during the second half of the 18th century; unfortunately, the Site lies beyond the boundaries of these maps. One of the earliest maps to capture the Site was Yates' 1786 map of Lancashire (Plate 2). The map is too small a scale to provide any specific detail but showed the Site as undeveloped, comprising fields. The wider area was labelled as Moss Side on the map, with Hullard Hall c. 1.5km west of the Site, and Rusholme Green c. 1.2km south-east. A road was shown passing east to west from Rusholme to Hullard Hall, possibly representing Moss Lane to the north of the Site.

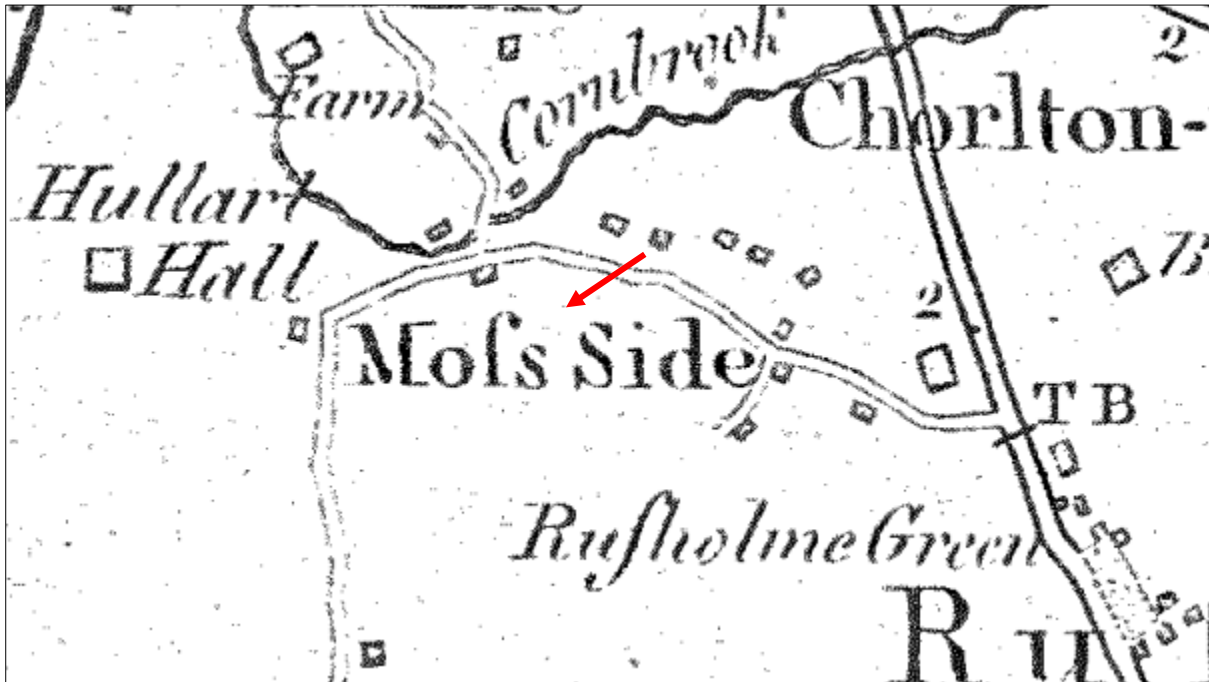


Plate 2 Extract from Yates' 1786 Map of Lancashire, showing the approximate location of the Site

Johnsons map of 1818-9 (Plate 3) shows that the Site remained undeveloped into the early 19th century, although scattered development was taking place in the wider area, particularly around Moss Side Lane in Greenheys to the north, and along Clock House Lane to the east (later known as Moss Lane East). The surrounding area remained largely rural.

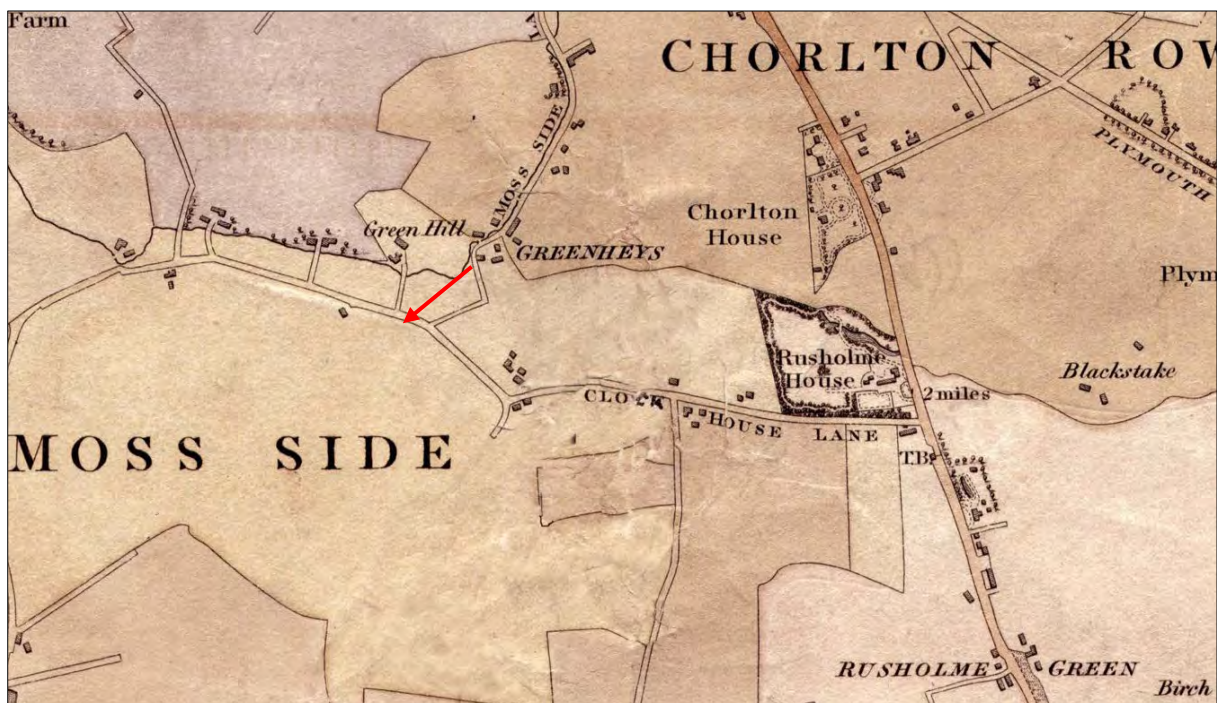


Plate 3 Extract from Johnson's 1818-9 map of Manchester, showing the approximate location of the Site

The first map that accurately details the Site is the Ordnance Survey map of 1848 (Fig 3; Plate 4). The map shows the Site as undeveloped, comprising enclosed fields. A footpath passed through Site 3 and a road ran along the west boundary of Site 1, aligned roughly north to south towards Pepper Hill Farm in the south.



Plate 4 Extract from the Ordnance Survey Town Plan of 1848, showing Sites 1-3

The next map to capture the Site was the Ordnance Survey Map of 1891 (Fig 4; Plate 5) which shows that development had taken place within the Site and wider area in the mid- to late 19th century, although most of Site 1 and all of Site 3 remained undeveloped. By 1891, the road to the east of Site 1 had been straightened and widened, labelled as Princess Road. Barton Street had been established running north to south between Sites 1 and 2. Several rows of double-depth terraced houses with bay windows had been constructed along Princess Street in Site 1, fronting Barton Street in Sites 2 and 1, and fronting Moss Lane East to the north-east. The houses were shown with outbuildings, likely privies, to the rear and stairs at the front, indicating that they were cellared. A house within the south-east of Site 1 had two small glasshouses to the rear. A timber yard was located partially within Site 2.

The properties within the Site were likely constructed by at least 1886, when the occupants of the houses within the Site were recorded within Slater's directory (Slater 1886). A newspaper article from 1887 described 7 Barton Street (Site 2) as apartments comprising a 'sitting room and bedroom: close to the tram' (*Manchester Evening News* 21 April 1887).

The 1891 census returns provide an insight into who was living within the properties in the Site in the late 19th century. In 1891, H. Mayer, a householder, was residing at 7 Barton Street, with their four sons and four daughters. Percy N. French was a designer who was also boarding with the family in the late 19th century. The properties along Barton Street were occupied by between one and ten residents, including Jane Welch, a general domestic

servant, who resided alone at 13 Barton Street. Most of the occupants were local to Manchester, although the Grierson family at 17 Barton Street and the Bains family at 25 Barton Street were from Scotland. The occupations of those living at Barton Street in 1891 included an insurance collector, clerks, a woollen salesman, artists, a foreman leadlight maker and bricklayers, amongst others (Appendix 1: Census return data).

The occupations of those living at Raby Street in the late 19th century included a mason contractor; lithographic printer; salesmen and a yarn agent. The number of occupants in each house were between four and nine occupations. Similarly, to Barton Street, many of the residents were from Manchester or the North West. However, Bernard Buster, a boarder at 121 Raby Street was from Germany. Further, David Jones, his wife and their daughter were from Llanafan, Cardiganshire, Wales. The buildings along Moss Lane East were occupied by between four and 10 inhabitants, including the John Pickering, an Irish commission agent, and his family. The Pickering's lived with their lodger John Eliarco, listed as a merchant from Turkey (Appendix 1: Census return data).

The occupations of those living at Princess Road in 1891 included an artist, actress, dressmakers, teachers, a bookkeeper, and a commercial salesman. The number of residents within the houses along the road were between three and eight, and number 47 was uninhabited (Appendix 1: Census return data).



Plate 5 Extract from the Ordnance Survey Town Plan of 1891, showing the Site boundary

Further development had taken place within the Site by the early 20th century. The 1908 Ordnance Survey Map shows that further double-depth terraced houses had been constructed within the north of Site 1; the newer properties evident by larger outbuildings to the rear, although the footprint and size appeared similar to the 19th-century houses to the south (Fig

5; Plate 6). Further properties had been built at the junction of Moss Lane East and Princess Road and a possible stable to the east, along Barton Street. The house and possible stable, later labelled as 6 Barton Street (Plate 9), were run by Edward Bradshaw & Son, and in 1913 an auction took place for the sale at the property of '8 DRAUGHT and VAN HORSES, good workers, 5 CONTRACTORS CARTS, Light Lurry, Gears, &c' (*Alderley & Wilmslow Advertiser* 12 September 1913). A single house had been constructed adjoining to the north of the terraced properties on the west side of Barton Street.

The 1908 Ordnance Survey map also shows Site 3 as undeveloped in the early 20th century (Plate 6). By 1908, the timber yard was no longer labelled in Site 2, although further buildings had been constructed in this area, indicating that some works remained.

A photograph was taken of an accident that occurred at the junction of Princess Road and Moss Lane East in 1906 (Plate 7). A vehicle appears to have crashed into a post on the corner of the street. The new buildings captured on the 1908 map (Plate 6) within Site 1 were shown in the background of the photograph as three-storeys high, with shops on the ground floor, later the home to the Nile and Reno nightclubs. Tramways were shown along Princess Road.



Plate 6 Extract from the Ordnance Survey County Series Map of 1908, showing the Site boundary



Plate 7 Photograph taken at the junction of Moss Lane East and Princess Road in 1906 (Site 1). Courtesy of the Manchester Local Image Collection

The next map to capture the Site was the Ordnance Survey Map of 1922 (Fig 6; Plate 8). By 1922, Picture Theatre's had been constructed in the formerly vacant plots on Sites 1 and 3. No further development had taken place within the Site.



Plate 8 Extract from the Ordnance Survey County Series Map of 1922, showing the Site boundary

Several developments had taken place within the Site between 1922 (Plate 8; Fig 6) and 1952 (Plate 9; Fig 7). The works on Barton Street in Site 1 had been demolished and the picture theatre had been extended east and renamed 'Wycliffe Cinema'. The terraced houses in Site 2 had been cleared and an irregular shaped building had been constructed within the south of Site 2. The rest of Site 2 remained vacant. Further, the picture theatre in Site 3 had been demolished and part of a clinic was shown on the 1952 Ordnance Survey map (Plate 9), however, only part of the clinic was included on the map, with the east section shown as vacant, although this was likely a problem with surveying.

In the 1950s the large building at the junction of Moss Lane East and Princess Road, within Site 1 was converted into an African Seaman's Mission and soon became a meeting place for Manchester's African and Caribbean communities.



Plate 9 Extract from the Ordnance Survey National Grid Map of 1952, showing the Site boundary

In 1958, a photograph was taken of the Wycliffe Cinema and several of the buildings along Princess Road to the south (located within Site 1; Plate 10). The image shows shop frontages along Princess Road and cinema advertisements on the front and north elevation of the cinema. A second photograph was taken at the junction of Princess Road and Raby Street in 1962, showing the ground floor of 53 Princess Road occupied by Henry A. Toulin's jeweller, pawnbroker and house furnisher business (Plate 11). A smaller two-storey house was shown to the east of the shop, fronting Raby Street. A third photograph of Princess Road shows the front of the cinema, which had deteriorated by 1967 (Plate 12). The windows on the second storey were bricked up, although advertisements indicate that the cinema was still in use.



Plate 10 Photograph of Wycliffe Cinema and terraced buildings fronting Princess Road (Site 1), taken in 1958. Courtesy of Manchester Local Image Archive



Plate 11 Photograph showing the 53 Princess Road (Site 1), taken in 1962. Courtesy of the Manchester Local Image Collection



Plate 12 Photograph of Wycliffe Cinema (Site 1), taken in 1967. Courtesy of the Manchester Local Image Collection

A photograph was taken of the corner of Raby Street and Barton Street in 1962. Street signs for both Barton Street and Barnhill Street (the roads current name) were both shown on the image. Further, the house at the junction of the roads, within Site 2, was shown as a two-storey building with a cellar.



Plate 13 Photograph at the junction of Barnhill/ Barton Street and Raby Street, taken in 1962 (Site 2). Courtesy of the Manchester Local Image Collection

Several pubs and clubs were opened along Moss Lane East and Princess Road during the 1960s and 1970s, including the Reno nightclub which occupied the large cellar of the building with the Nile Club upstairs. The Reno club was renowned for playing rare funk and soul music and for its late license. The clubs remained open until 1986 when the buildings were demolished. The site of the club was subject to a community excavation undertaken by Salford Archaeology in 2017 (See section 5.7; <https://archaeology.co.uk/articles/features/resurrecting-the-reno-unearthing-the-soul-of-a-boundary-pushing-manchester-club.htm>) (Nevell & Brogan, 2021).

A photograph was taken of the front of the Nile Club in 1967 (Plate 14). The image shows the club north of the Wycliffe Cinema, with a sign advertising 'The Nile Club and Casino' at the entrance. The photograph also shows the west elevations of the three-storey structures of 1 Princess Road and part of 204 Moss Lane East.



Plate 14 Photograph taken of the front of the Nile Club (Site 1), taken in 1967. Courtesy of the Manchester Local Image Collection

Several photographs were taken of the buildings within the Site in the 1970s. In 1972, a photograph was taken of the Temperance Billiards Hall, located north of Site 3 (Plate 15). The photograph was taken from Barnhill Street (formerly Barton Street) and shows a structure to the south of the hall, likely that of the clinic partially shown on the 1952 map (Plate 9; Fig. 7). The photograph was taken across an area of grassland, indicating that the houses east of Site 2, along Moss Lane East, had been demolished.

By 1972, the Wycliffe Cinema had also been converted into a Bingo Hall. A photograph of the former cinema shows the frontage painted darker on the second storey, with bingo lights and advertisements covering the earlier decoration (Plate 16). A second photograph, taken a year later, shows the rear end of the bingo hall, with an 'evenings only' entrance and evidence of buildings work or construction (Plate 17).



Plate 15 Photograph taken from Barnhill Street showing the Billiards Hall and part of Site 3 to the south, taken in 1972. Courtesy of the Manchester Local Image Collection



Plate 16 Photograph of the bingo hall on Princess Road (Site 1), taken in 1972. Courtesy of the Manchester Local Image Collection



Plate 17 Photograph of the rear of the bingo hall on Princess Road (Site 1), taken in 1973. Courtesy of the Manchester Local Image Collection

By the late 20th century, most of the properties fronting Princess Road, within Site 1 were in use as shops. However, a photograph taken in 1974 of properties within Site 1, shows that some house frontages remained (Plate 18). A butcher, cycle specialist and wholesale tobacconist were amongst the shops shown on the image.



Plate 18 Photograph showing the houses along Princess Road (Site 1), taken in 1974. Courtesy of the Manchester Local Image Collection

Modern mapping (Fig. 2) shows that the buildings within the Site have mostly been demolished. Sites 1 and 2 are currently vacant, although double-depth terraced properties currently survive in the south-east of Site 1. A square building occupies Site 3 (Fig 2), although during a site visit it was found to have been removed.

5.7 Previous archaeological works

In total, 15 archaeological events have been recorded within 1km of the Site, including seven desk-based assessments, a heritage impact assessment, two building recordings, two watching briefs, an evaluation, and two excavations.

5.7.1 Previous archaeological works within the Site

In 2017, Salford Archaeology carried out a community excavation on the site of the former Reno nightclub in Site 1 (Plate 19). The three-week long excavation explored the story of the Manchester soul and funk club, bringing together oral history and archaeology. The project involved some of the original DJs and dancers from the 1970s and 80s who returned to help excavate the converted basement that once housed the club. The investigation aimed to uncover the club in its entirety (Nevell & Brogan, 2021)(<https://archaeology.co.uk/articles/features/resurrecting-the-reno-unearthing-the-soul-of-a-boundary-pushing-manchester-club.htm>).

The bar of the Reno, the dance floor and toilets were located at the front of the Reno, with a kitchen and a smaller room for gambling at the back. The excavation uncovered the back stairs that had led to the ground floor, the alleyway, and the cellars of the building behind. The dance floor and kitchen had wood-effect panelling on the walls and red and blue tiles on the floor. The floor was found to be well preserved, and a white glazed brick wall was discovered, a common feature of Edwardian basements which may have previously been used as a

kitchen, laundry, or cold-storage space (Plate 20). A wood-effect panelling had covered the glazed brick wall during its use as the nightclub, although only the plastic corner trims, and fragments of hardboard remained. The glazed bricks extended the full length of the club (*Ibid*).

The kitchen at the back of the club was found to retain blue painted bricks, which was common for cellars in the type of building. The gambling room had plastered and painted walls and a concrete floor with a laid-brick surface underneath. Finds discovered during the investigation included a pair of green nylon ladies' flares and a record-shop bag, dice, drinks bottles and pieces of formica tabletops were recovered in the gambling room to the north. Wallets, drinks bottles, clothing and make-up were also discovered within the grids and cellar lights of the alleyway (*Ibid*).



Plate 19 Photograph showing community volunteers excavation the site of the Reno nightclub within Site 1 in 2017



Plate 20 Photograph showing the red and blue floor tiles and white-glazed brick wall

5.7.2 Previous archaeological works within 1km of the Site

The University of Manchester Archaeological Unit (UMAU) carried out a watching brief at the former site of Rusholme Hall in 2001, c. 984m east of the Site (EGM3402).

A Level II building recording was undertaken of St Mary's Hospital in 2010 by AHP (Architectural History Practice), c. 978m east of the Site. The survey was undertaken in fulfilment of conditions of planning permission and Listed Building Consent for alterations to the early 20th-century hospital and provided a record of the parts of the building proposed for demolition (EGM4491).

In 2010, a desk-based assessment was carried out by Dr Peter Arrowsmith, Archaeological Consultant, on the site of the former Royal Eye Hospital. The assessment recommended that no further investigation of below-ground remains at the site was required (EGM4512). This was followed by a historic building survey carried out by Stephen Levrant Heritage Architecture in 2012. The survey and assessment of the Grade II Listed hospital building was carried out following consent for the demolition of the part of the building (EGM4758).

A community excavation was undertaken in advance of redevelopment at Birley Fields in 2012, c. 819m north of the Site. The excavation was undertaken by Oxford Archaeology North following a desk-based assessment of the site in 2011, which identified the potential for archaeological remains of a post-medieval farmstead, two mid-19th-century church and worker's housing. The excavation demonstrated that any buried remains of the farm and one

of the churches had been destroyed during clearance work in the 1960s and remediation works in the 1980s. However, the excavation also revealed the well-preserved foundations of the Holy Trinity Church, as well as the foundations of a pair of terraced dwellings and their associated cellars (EGM4730).

That same year, a heritage statement was commissioned in advance of the submission of an application for Listed Building consent for the removal of modern brewing machinery at Hyde's Brewery, c. 621m west of the Site. The assessment concluded that no heritage assets in the surrounding area had the potential to have their setting impacted upon by the proposed works (EGM4741).

An excavation was undertaken in advance of a proposed development at the Whitworth Art Gallery in 2012, c. 791m north-east of the Site. A previous evaluation at the site had indicated the survival of buried remains of archaeological interest, included the well-preserved structural remains of glasshouses and associated outbuildings to the rear of the art gallery. The excavation was a community-led project undertaken by Oxford Archaeology North. A largely intact cobbled courtyard, the foundations of several ancillary structures, land drains, flower beds, a former pathway and an infilled watercourse were exposed during the investigation (EGM4803).

In 2013, Dr Peter Arrowsmith carried out a desk-based assessment on land at Manchester Business School, c. 939m north of the Site. Evaluation by trial trenching was recommended at one of the two applications sites (EGM4214). Salford Archaeology undertook an archaeological watching of the site in 2016 (EGM5139). The results obtained from the watching brief demonstrated that the foundations of the 19th-century brewery on the site and the adjoining worker's housing had been removed and no structural remains survived *in-situ* (Salford Archaeology, 2019).

A desk-based assessment was also carried out by Dr Peter Arrowsmith on the site of a proposed extension to a multi-storey carpark, c. 1km north-east of the Site. The assessment recommended that an investigation should be carried out in order to identify and record any remains of a pre-1848 villa (EGM4215).

A further desk-based assessment carried out by Oxford Archaeology North in 2015. The assessment covered an area at Coupland Street, c. 625m north (EGM4206). This was followed by an archaeological evaluation undertaken by Salford Archaeology in 2017 (EGM4379). The evaluation trenching exposed buried structural remains of a row of double-depth terraces houses (Salford Archaeology, 2017).

In 2018, a desk-based assessment was undertaken by CFA Archaeology Ltd to support a planning application for redevelopment of a site as student accommodation, c. 942m north (EGM5007). RPS carried out a desk-based assessment of land located within the University of Manchester campus, c. 936m north-east of the Site. The assessment concluded that there was little potential for the site to contain below-ground remains or archaeological interest (EGM5501).

5.8 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman or medieval activity is known to have taken place within the Site. The Site likely remained

agricultural during the post-medieval period and the potential for remains from this period are considered to be low.

The Site remained undeveloped, comprising of enclosed fields until the mid to late 19th century, when double-depth terraced houses were constructed within Sites 1 and 2, and part of a timber yard was located within Site 2. By the early 20th century, further properties had been constructed in Site 1, including the buildings that later housed the former Nile and Reno nightclubs, and by 1922 Picture Theatre's were established in Sites 1 and 3.

Most of the buildings within the Site were demolished in the mid to late 20th century, although modern mapping and a site visit indicates that seven terraced properties remain upstanding on the west side of Barton Street (Site 1).

A community excavation undertaken in 2017 revealed the basement level of the late 19th- to early 20th-century buildings at the junction of Princess Road and Moss Lane East, indicating the potential for further archaeological remains to survive within the Site.

Sites 1 and 2 are currently occupied by hard-standing and greenspace. A modern square structure is shown on modern mapping in Site 3 (Fig 2), although a site inspection has shown that this structure is no longer present.

The Site has high potential to contain remains from the industrial period, including upstanding remains, the remains of cellars associated with 19th-century housing, and early 20th-century picture theatres.

6. Site Inspection

A Site visit was undertaken on 18th July 2023. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

Site 1 currently comprises an open area of grassland at the junction of Princess Road and Moss Lane East. Small spoil heaps were visible within the north and west edge, bordering the open ground. The north-west corner of the Site 1 is paved with tarmac and concrete, with a small amount of building debris. An advertisement board is located within Site 1, visible along Princess Road (Plate 21). The area in the south-west of the Site currently comprises overgrown vegetation and is bordered by green metal fencing.



Plate 21 Photograph showing open ground within Site 1, including grass area, tarmac, advertisement and small heaps, facing south-west

Mid-to-late 19th-century terraced houses currently remain upstanding fronting Barton Street, within the south-east of the Site 1 (Plate 22). The houses are three-storeys high with bay windows and contain cellars. The larger property, at the junction of Barton Street and Raby Street, is currently in a state of disrepair and most of the rear end of the property has collapsed (Plate 23). The rear yards of the houses are bordered by red-brick walls and can be accessed via an alleyway from Raby Street (Plate 24). A further area of overgrown vegetation enclosed

within metal fencing is to the north of the houses along Barton Street, to the south-east of the open ground within the Site 1 (Plate 25).



Plate 22 Photograph showing row of terraced houses along Barton Street within Site 1, facing west



Plate 23 Photograph showing the rear end of the end terraced house at the junction of Barton Street and Raby Street, within Site 1, facing north-east



Plate 24 Photograph showing alleyway at the rear of the terraced houses, within Site 1, facing north



Plate 25 Photograph of overgrown vegetation within compound in Site 1, facing west

A builder's compound currently occupies the footprint of Site 2 (Plate 26). The compound is bordered by metal fencing and comprises hard-standing concrete and gravel surfaces, with metal containers and building material stored within. An area of overgrown vegetation is to the north and trees line the south of Site 2.



Plate 26 Photograph showing the entrance to the builder's compound within Site 2, facing east

Green metal fencing also encloses Site 3, which currently comprises gravel surfaces and a black metal container, within the south-east (Plate 27).

No additional archaeological features were identified during the Site inspection.



Plate 27 Photograph showing Site 3, facing east

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figure 8 within Appendix 2: Figures.

Gazetteer Entry 01

Site Name	Field boundaries and relict soils
Designation	Non-designated heritage asset
HER Number	-
Site Type	Relict soils and field boundaries (site of)
Period	Post-medieval to mid-19 th century
NGR	Various
Source	Historic mapping
Description	Historic mapping shows that the Site was undeveloped in the late 18 th century and by the mid-19 th century comprised enclosed fields. Field boundaries and relict soils may survive within the Site.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the late 19 th -century and 20 th -century development of the Site. However, the survival of relict soils cannot be completely discounted and may survive in areas of the Site that have seen little development.

Gazetteer Entry 02

Site Name	Footpath (Site 3)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Footpath (site of)
Period	Mid-19 th century
NGR	384003 395701 – 384016 395726
Source	1848 OS map
Description	A footpath was shown crossing Site 3 on the 1848 OS map. The footpath was removed by 1891.
Assessment	Remains of the footpath were likely removed by later development within the Site.

Gazetteer Entry 03

Site Name	Houses on Princess Road (Site 1)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Domestic buildings (site of)
Period	Mid- to late 19 th century
NGR	384202, 396269
Source	OS mapping
Description	Row of six double-depth terraced houses with bay windows and rear

gardens with outbuildings, first shown on the 1891 OS map. The southmost building fronted Raby Street, with a different floorplan. The buildings were shown on the 1891 OS map with stairs, indicating that they were cellared. The houses were demolished after 1952.

Assessment Remains of the buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name Houses on Barton Street west (Site 1)

Designation Non-designated heritage asset

HER Number -

Site Type Domestic buildings

Period Mid- to late 19th century

NGR 383878 395720

Source OS mapping

Description Row of six double-depth terraced houses with bay windows and rear gardens with outbuildings and glasshouses, first shown on the 1891 OS map. The southmost building fronted Raby Street, with a different floorplan. The buildings were shown on the 1891 OS map with cellar lights. By 1908, a further house had been constructed adjoining the row to the north. The seven houses currently remain upstanding within the Site.

Assessment The houses currently remain upstanding within the Site and will be demolished as part of the proposed development scheme.

Gazetteer Entry 05

Site Name Houses on Barton Street east (Site 2)

Designation Non-designated heritage asset

HER Number -

Site Type Domestic buildings (site of)

Period Mid- to late 19th century

NGR 383908 395752

Source OS mapping

Description A row of double-depth terraced houses with bay windows, and rear gardens with outbuildings. Also, two semi-detached properties further north. The houses were first shown on the 1891 OS map and with stairs and cellar lights, indicating that they were cellared. The houses were demolished between 1922 and 1952.

Assessment Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name Houses on Moss Lane East (Site 2)

Designation Non-designated heritage asset

HER Number -

Site Type	Domestic buildings (site of)
Period	Mid-to late 19 th century
NGR	383929 395798
Source	OS mapping
Description	Row of double-depth terraced houses, first shown on the 1891 OS map. The buildings were shown with rear yards and outbuildings. The 1891 OS map showed the houses with cellar lights. The houses were demolished between 1922 and 1952.
Assessment	Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name	Houses on Raby Street (Site 2)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Domestic buildings (site of)
Period	Mid- to late 19 th century
NGR	383914 395710
Source	OS Mapping
Description	A row of double-depth terraced houses fronting Raby Street with rear gardens and outbuildings, first shown on the 1891 OS map. The houses were shown with stairs, indicating that they were cellared. The buildings were demolished between 1922 and 1952.
Assessment	Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 08

Site Name	Timber yard (Site 2)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Timber yard (site of)
Period	Mid- to late 19 th century
NGR	383926 395748
Source	OS Mapping
Description	A timber yard shown partially within the Site on the 1891 OS map. Buildings were still shown in this location on the 1908 OS map, but the timber yard was not labelled. The buildings were demolished between 1922 and 1952.
Assessment	Remains associated with the buildings may survive within the Site and could therefore be affected by the proposed development scheme.

Gazetteer Entry 09

Site Name	6 Barton Street (Site 1)
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Designation	Non-designated heritage asset
HER Number	-
Site Type	Buildings (site of)
Period	Late 19 th to early 20 th century
NGR	383879 395772
Source	OS Mapping
Description	A group of buildings first shown on the 1908 OS map. Historic newspapers indicate the buildings were possibly of a house and stables. The northmost building was labelled on later maps as 6 Barton Street.
Assessment	Remains associated with the buildings may survive within the Site and could therefore be affected by the proposed development scheme.

Gazetteer Entry 10

Site Name	Late 19 th to early 20 th century buildings (Site 1)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Buildings (site of)
Period	Late 19 th to early 20 th century
NGR	383848 395827
Source	OS Mapping
Description	Five buildings first shown on the 1908 OS map, which once housed the Reno nightclub in the basement. The buildings comprised a large building at the junction of Princess Road and Moss Lane East, with further smaller buildings adjoined to the east and south. The buildings were demolished in the 1970s.
Assessment	This area of the Site was subject to an archaeological community excavation in 2017, which revealed the remains of the basement club, the Reno. No further archaeological works to this area are anticipated.

Gazetteer Entry 11

Site Name	Wycliffe Cinema (Site 1)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Cinema (site of)
Period	Early 20 th century
NGR	383850 395800
Source	OS Mapping
Description	A Picture Theatre was constructed within Site 1 by 1922. By 1952 it had been extended west and named 'Wycliffe Cinema'. The cinema was converted into a bingo hall in the 1970s and was demolished sometime after.
Assessment	Remains associated with the picture theatre may survive within the Site and may be affected by the proposed development scheme.

Gazetteer Entry 12

Site Name	Picture Theatre (Site 3)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Cinema (site of)
Period	Early 20 th century
NGR	383995 395716
Source	OS Mapping
Description	A Picture Theatre was constructed within Site 3 by 1922. The theatre was demolished by 1952.
Assessment	Remains associated with the picture theatre may survive within the Site. However, any remains may have been affected by the later construction of a structure labelled as a 'clinic' on the 1952 OS map, over part of the footprint.

Gazetteer Entry 13

Site Name	Early 20 th -century terraced houses (Site 1)
Designation	Non-designated heritage asset
HER Number	-
Site Type	Domestic buildings (site of)
Period	Early 20 th century
NGR	383848 395764
Source	OS Mapping
Description	Further terraced houses were constructed along Princess Road by 1908. The houses were demolished after 1952.
Assessment	Remains associated with the picture theatre may survive within the Site and may be affected by the proposed development.

8. Significance

8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such 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 sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

8.2 Designated heritage assets

The Site is situated within 1km of 33 designated heritage assets, of which six are located within a 500m radius, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

The Site lay within the Moss Side area of the manor of Withington, which encompassed many of the adjacent hamlets and townships. Moss Side remained rural / semi-rural until the mid- to late 19th century, when both working-class and middle-class families moved into the suburb. The Site remained undeveloped until the mid- to late 19th century, when rows of double-depth terraced houses were constructed within the Site. The Site is of historic interest as it is closely linked to the development of the Manchester suburb during the industrial period.

The former site of the Reno nightclub, housed in the basement of the Edwardian buildings at the junction of Princess Road and Moss Lane East (Site 1), also adds to the historic interest of the Site. The Reno provided a haven for young mixed-race locals until it was demolished in the mid-1980s.

Archaeological interest

Any surviving relict soils (GE01) would be of archaeological interest as few remains of the former landscape survive within Manchester today.

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low, although remains cannot entirely be ruled out and may survive in areas of the Site that have seen little development.

The Site remained undeveloped until the mid- to late 19th century, although remains of earlier relict soils (GE01) may also survive within the Site. The most likely remains to be encountered within the Site would date from the mid-19th century to the early 20th century and include remains of double-depth terraced houses (GE03; GE05-07; GE09-10; GE13), part of a timber yard (GE08) and early 20th-century picture theatres (GE11-12). Terraced houses currently remain upstanding within Site 1 (GE04). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Relict soils (GE01) have the potential to hold pre-industrial remains.

Archaeological remains associated with the mid- to late 19th-century domestic and commercial properties may not be considered rare as several examples have been excavated in the past 30 years and several buildings currently remain upstanding within the Site.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The Site lies within an area of Manchester that was developed from the early industrial period onwards. The buildings erected within the Site consisted of residential, commercial and leisure buildings, but they would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. In 2017, a community excavation took place within the north-west corner of Site 1, revealing the footprint of the former Reno basement club. The survival of the basement indicates a chance for survival within other areas of the Site that have seen little further development, particularly of any buildings that contained cellars. Further, some areas of the Site have not been developed, indicating that pre-19th century remains may survive *in-situ*, although the potential is considered to be low.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be low.

The Site remained undeveloped until the mid- to late 19th century. The 1848 (Fig 3) OS map shows the Site comprising enclosed fields. The survival of relict soils and field boundaries (GE01) may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/; Table 3):

Post-medieval and Industrial Period	
PM15	How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
Ind05	How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?
Ind21	How did industrial period towns affect the pre-existing historic landscape?

Table 3 Post-medieval and industrial period research agendas

Historic field boundaries were likely removed by the development of the Site in the 19th century. However, relict soils may survive within areas of the Site that have seen little development and therefore may have some potential address the research agendas outlined in the table above.

The Site also has the potential to contain 19th-century and possibly early 20th-century terraced houses, with those on Princess Road use for both commercial and residential purposes (GE03; GE05-07; GE09-10; GE13). The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England*: (researchframeworks.org/nwrf/industrial/; Table 4):

Industrial Period	
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 4 Industrial period research agendas

Most of the houses were demolished by the mid to late 20th century. However, historic mapping indicates that the houses contained cellars. Further, several terraced houses currently remain

upstanding within Site 1 (GE04) and therefore the Site has high potential to address the research agenda outlined in the table above.

By the early 20th century, two picture theatres had been constructed within the Site (Sites 1 and 3). The Picture Theatre within Site 1 was later extended and converted into a Bingo Hall. Remains associated with the picture theatres may survive within the Site and may have some potential to address the research agendas outline in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/; Table 5):

Industrial Period	
Ind29	How can we establish a typology of modern buildings, particularly of the twentieth century, and how does this vary within the region?
Ind88:	How can the changing function of leisure buildings be captured?

Table 5 Industrial period research agendas

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating from the industrial to modern period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site may contain non-statutory archaeological remains of low (local) significance.

The Site has limited potential to contain garden soils (GE01) that would be of low (local) significance. The Site has high potential to contain late 19th- to early 20th-century buildings, (GE03; GE05-07; GE09-10; GE13), part of a timber yard (GE08), and pictures theatres (GE11-12) which would be of little archaeological interest and would be considered negligible.

9. Impact assessment

9.1 Development Proposals

This document has been prepared for MSV Housing to support a planning application for the development of residential units comprising a mixture of studio, 1, 2, 3 and 4 bed flats, and 4 bed houses, with associated car parking and landscaping works. The development will also include the construction of a new Adult Learning Zone within Site 1. The terraced houses currently upstanding in the south-east of the Site 1 will be demolished as part of the proposed works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has low potential to retain buried remains of relict soils (GE01), which may be of low (local) significance.

The Site also has high potential to retain buried remains of 19th- and 20th-century terraced properties (GE03; GE05-07; GE09; GE13), a timber yard (GE08) and picture theatres (GE11-12). The Site has low potential to contain remains of a footpath (GE02). Any such remains that do exist within the Site are likely to be of limited archaeological value and may be considered as negligible.

10. Recommendations

10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated 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.

10.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. Following consultation with GMAAS, it is anticipated that no further archaeological works will be required.

Sources

Cartographic sources

Yates' Map of Lancashire, 1786

Johnson's Map of Manchester, 1818-19

Ordnance Survey 1:10560 County Series Map of 1848

Ordnance Survey 1:2500 County Series Map of 1908

Ordnance Survey 1:2500 County Series Map of 1922

Ordnance Survey 1:2500 National Grid Map of 1952

Newspapers

Manchester Evening News, 21 April 1887

Alderley & Wilmslow Advertiser, 12 September 1913

Directories

Slater's Manchester and Salford Directory, 1886

Slater's Manchester and Salford Directory, 1895

Census Returns

Census return for 43-51 Princess Road, Moss Side, Chorlton, Lancashire. Record Set: 1891 England, Wales & Scotland Census. Archive Reference: RG12 Piece Number: 3201 Folio: 95. Page: 19

Census return for 1-25 Barton Street, Moss Side, Chorlton, Lancashire. Record Set: 1891 England, Wales & Scotland Census. Archive Reference: RG12 Piece Number: 3201 Folio: 95-96. Page: 19-21

Census return for 6-28 Barton Street, Moss Side, Chorlton, Lancashire. Record Set: 1891 England, Wales & Scotland Census. Archive Reference: RG12 Piece Number: 3201 Folio: 97-98. Page: 24-25

Census return for 119-127 Raby Street, Moss Side, Chorlton, Lancashire. Record Set: 1891 England, Wales & Scotland Census. Archive Reference: RG12 Piece Number: 3201 Folio: 105. Page: 39-40

Census return for 238-284 Moss Lane East, Moss Side, Chorlton, Lancashire. Record Set: 1891 England, Wales & Scotland Census. Archive Reference: RG12 Piece Number: 3201 Folio: 103-104. Page: 36-38

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The desk-based research and report were compiled by Natalie Poundall, and illustrations were provided by Sarah Mottershead. The report was edited by Katie Fletcher.

Appendix 1: Census return data

The tables below give details of household names, number of residents per house and the occupations of the residents living at the houses within the Site. The census returns of 1891 have been included.

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
51 Princess Road	Newham; Lovell; Whitehurst	4	Artist Animal; Actress; Domestic Servant
49 Princess Road	Warhurst	8	Grey Cloth White and Dyed Goods Buyer in Shipping House; Pupil Teacher; Dressmaker; Scholars
47 Princess Road	Unihabited	-	-
45 Princess Road	Harrison; Harvey	8	Dyers Agent; Commercial Salesmen
43 Princess Road	Holme	3	Bookkeeper; Teacher of Music

Table 6 Residents of 43-51 Princess Road, Moss Side, Chorlton according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
1 Barton Street	Berestrial	2	Insurance Collector
3 Barton Street	Kenshaw; Thelwall	4	Provision Dealer; Scholar; General Domestic Servant
5 Barton Street	James; Bowker; Bostcok	8	Warehouseman; Scholars; Brick Making; General Domestic Servant
7 Barton Street	Mayer; French	9	Householder; Commercial Clerk; Office Boy; Scholars; Designer
9 Barton Street	Nicholas; Townend	6	Merchant Clerk; Yarn Salesman; Milliner Apprentice

11 Barton Street	Hilton; Fidler	5	Dispenser Chemist; Scholars; Brewers Traveller
13 Barton Street	Welch	1	General Servant Domestic
15 Barton Street	Bradbury; Holmes	2	Living on Her Means; General Servant Domestic
17 Barton Street	Grierson; Knott; Davidson; Carling	7	Clerk to American Oil Co; Accountants Clerk; Woollen Salesman; Living on His Own Means
19 Barton Street	Franks	3	Auctioneer & Estate Agent
21 Barton Street	Robertson; Bayley	5	Elementary School Mistress; Teacher; Colliery Clerk; Account Mortgage Broker
23 Barton Street	Wild	4	Mercantile Clerk; Warehouseman
25 Barton Street	Bain; Brindle	5	Artist Trade Marks; Artist Painting; Scholars; Dressmaker

Table 7 Residents of 1-25 Barton Street, Moss Side, Chorlton according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
6 Barton Street	Woolton	9	Bricklayer; Book Keeper; Apprentice Bricklayers; School boys; School Girl
20 Barton Street	Hughes; Buss; Bridge	6	Joiner; Drapers Apprentice Salesman; Scholar; Civil Engineer; Bank Clerk
22 Barton Street	Mather	4	Foreman Leadlight Maker
24 Barton Street	Garner	5	Solicitors Clerk; Merchants Clerk; Scholars
26 Barton Street	Fraser; Stell; Ral; Cressy	10	Tailor; Scholars; Drapers Assistant; House keeper;

			Clerk; Commercial Traveller; Farmer
28 Barton Street	Roberts; Marsden	Spieler; 4	Railway Audit Clerk; Foreign Correspondent in Dripping House; Post Office Clerk

Table 8 Residents of 6-28 Barton Street, Moss Side, Chorlton according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
119 Raby Street	Jones; Jackson	9	Mason Contractor; Scholars; Salesman in Warehouse
121 Raby Street	Greaves; Buster; Zubillaga	4	Insurance Agent; Clerks
123 Raby Street	Porter	4	Salesman in Cotton Goods
125 Raby Street	Crowther; Lloyd; Morris	5	Living on Own Means; Lithographic Printer; General Servant Domestic
127 Raby Street	Kay	9	Yarn Agent; Warehouseman; Salesman; Milliner; Office Boy; Scholars

Table 9 Residents of 119-127 Raby Street, Moss Side, Chorlton according to the census return of 1891

Address	Household Name(s)	Number of Residents	Listed Occupations of Residents
238 Moss Lane East	Wright; Lewis; Smith; Yates	10	Artist Portrait; Milliner & Dressmaker; Dressmakers Assistants
240 Moss Lane East	Day	9	Manufacturing Chemist; Fathers Assistant; Mothers Assistant; Artists Apprentice; Scholars
242 Moss Lane East	Brownhill	4	Paper Merchant Paper Bag Maker [...]; Scholars

244 Moss Lane East	Hawton; Perks	9	Joiners; Apprentice to Patern Merchant; Apprentice to General Warehouseman
246 Moss Lane East	Claremont; Walton	3	Manufacturing Electrician; General Servant Domestic
248 Moss Lane East	Walston; Burres; Cardus	5	Hosiers Salesman; Woollen Traveller
250 Moss Lane East	Matthews; Blair	6	Clerk
252 Moss Lane East	Pickering; Wright; Eliarco	8	Commission Agent; Advertising Agent; Upholsterer
254 Moss Lane East	Akerman; Harrison	4	Commercial Traveller; Scholars; General Servant Domestic

Table 10 Residents of 238-254 Moss Lane East, Moss Side, Chorlton according to the census return of 1891

Appendix 2: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on the Ordnance Survey 1:10560 County Series Map of 1848
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1952
- Figure 8: Gazetteer sites superimposed onto modern mapping
- Figure 9: Areas of Archaeological Potential

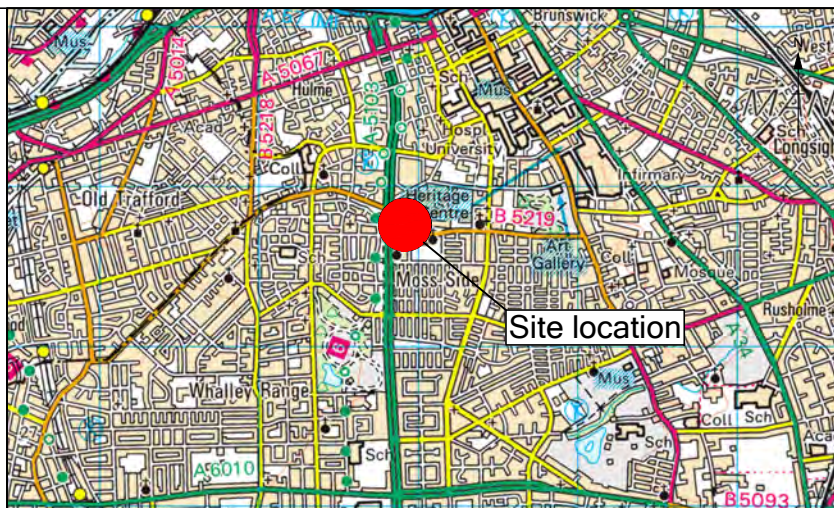


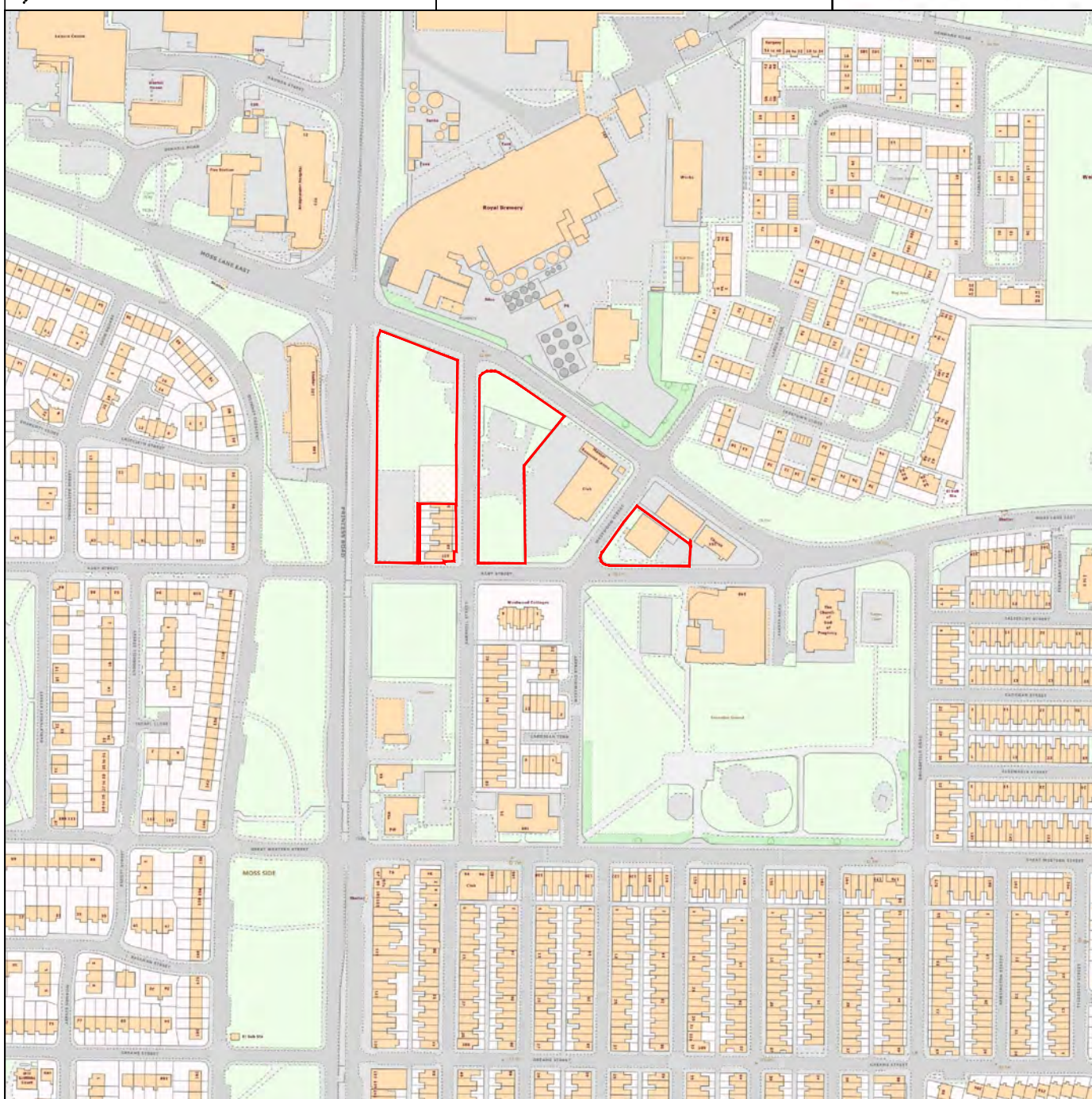
Figure 1:

Site Location

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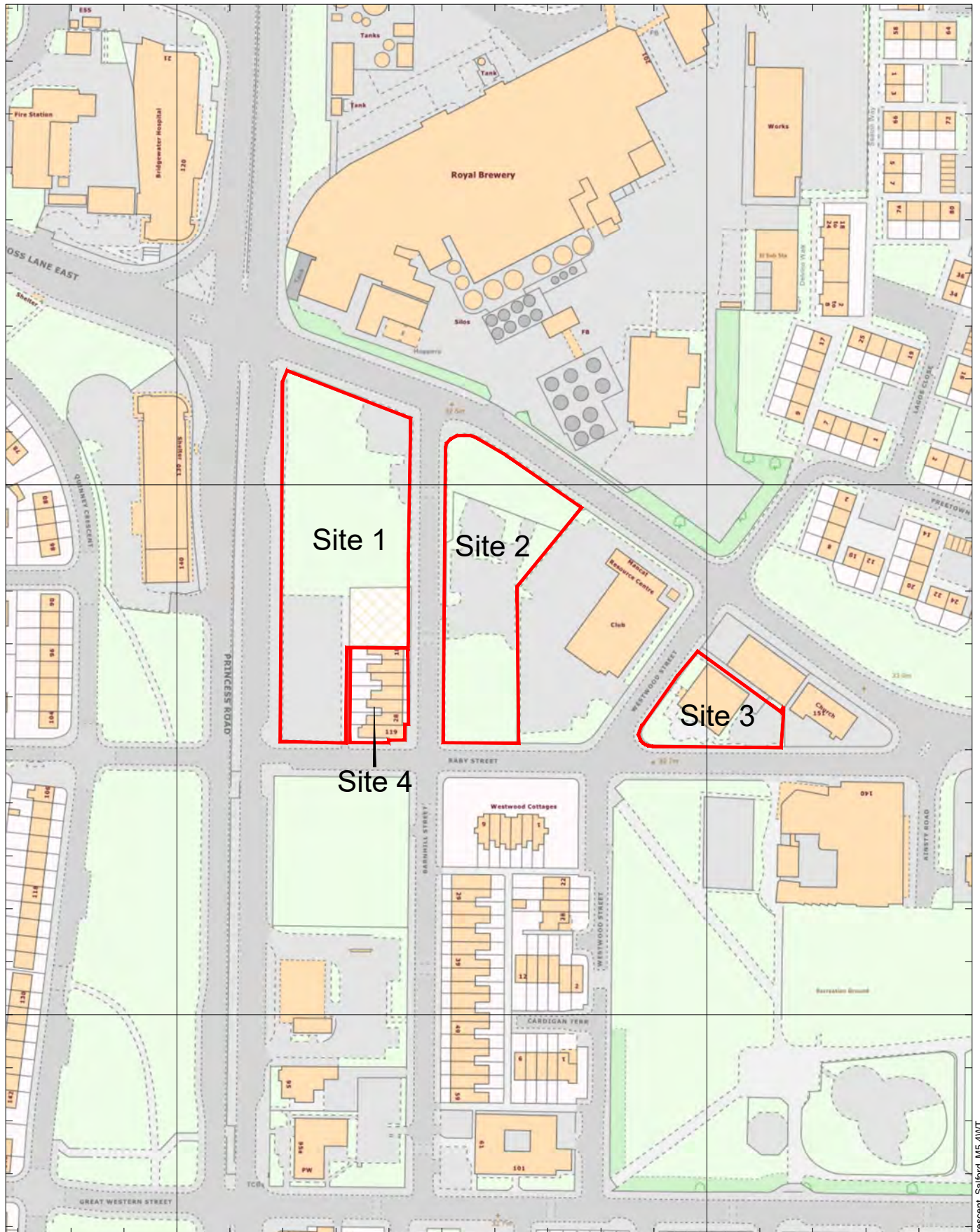


Figure 2:

Site Boundaries Superimposed onto Modern Mapping

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Key:

Site Boundary


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0 100 m

Scale at A4 1:2000

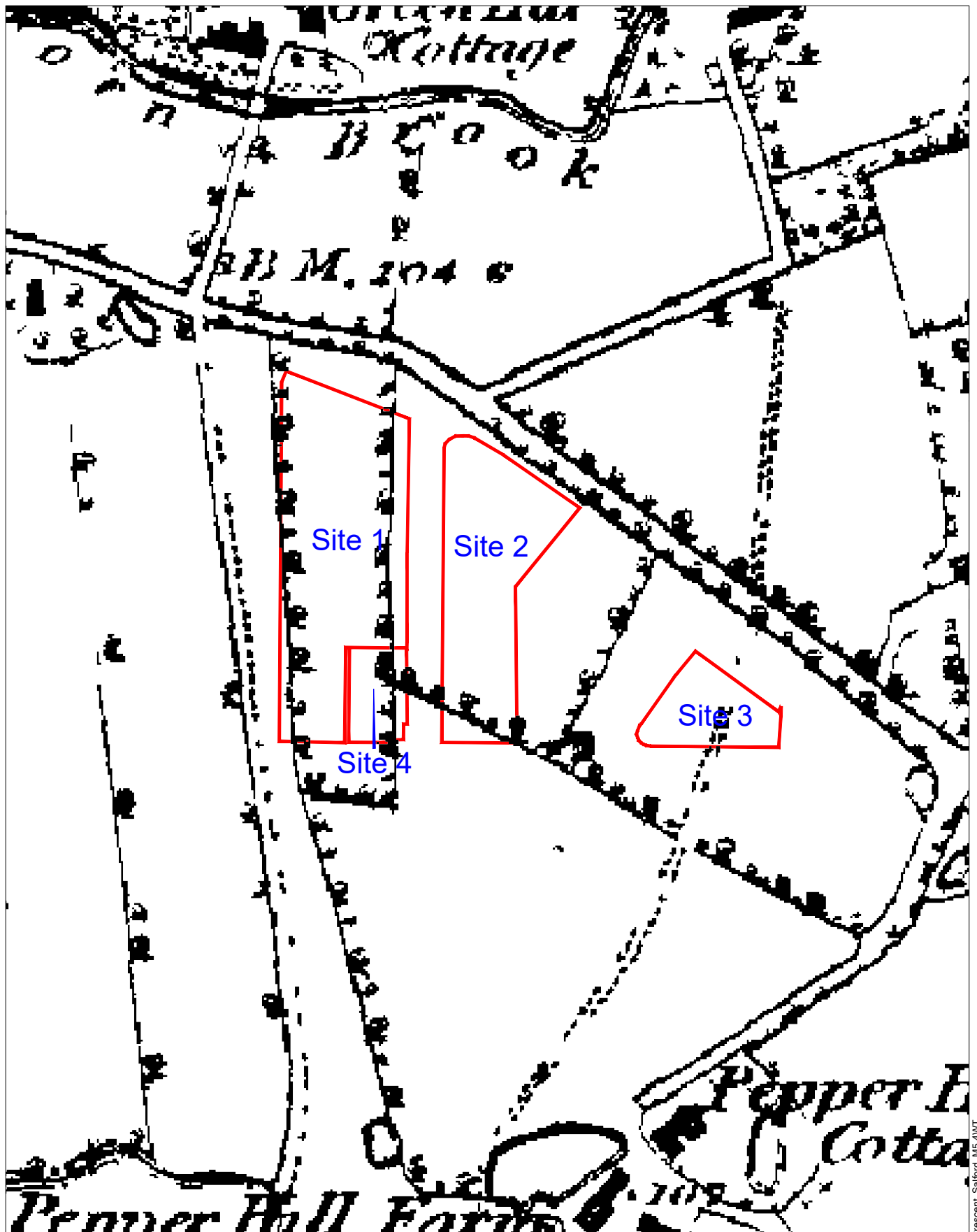


Figure 3:

Site Boundaries Superimposed onto the 1:10560 County Series Map of 1848

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Key:

— Site Boundary



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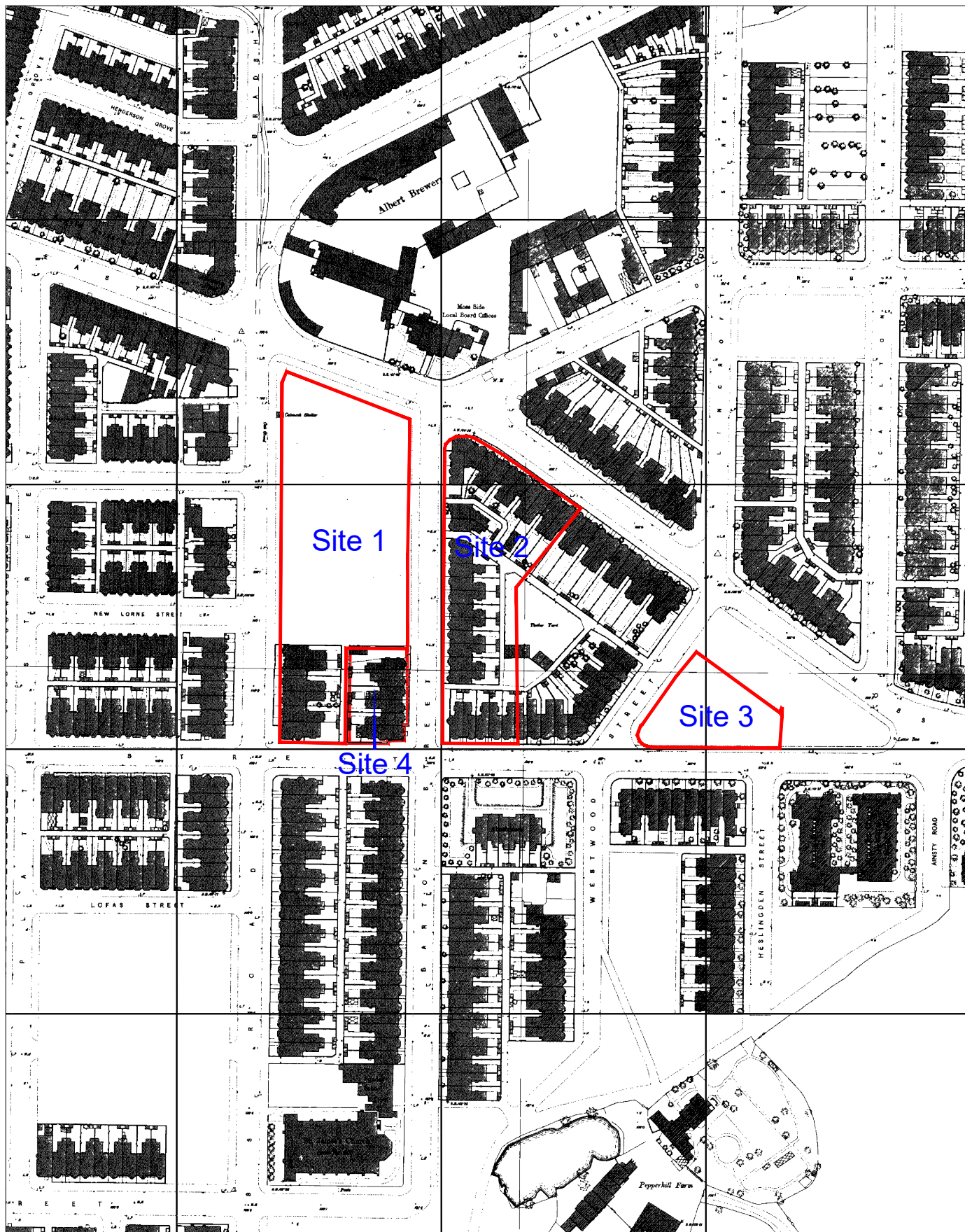


Figure 4:

Site Boundaries Superimposed onto the 1:500 Town Plan of 1891

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Key:

— Site Boundary



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Scale at A4 1:2000

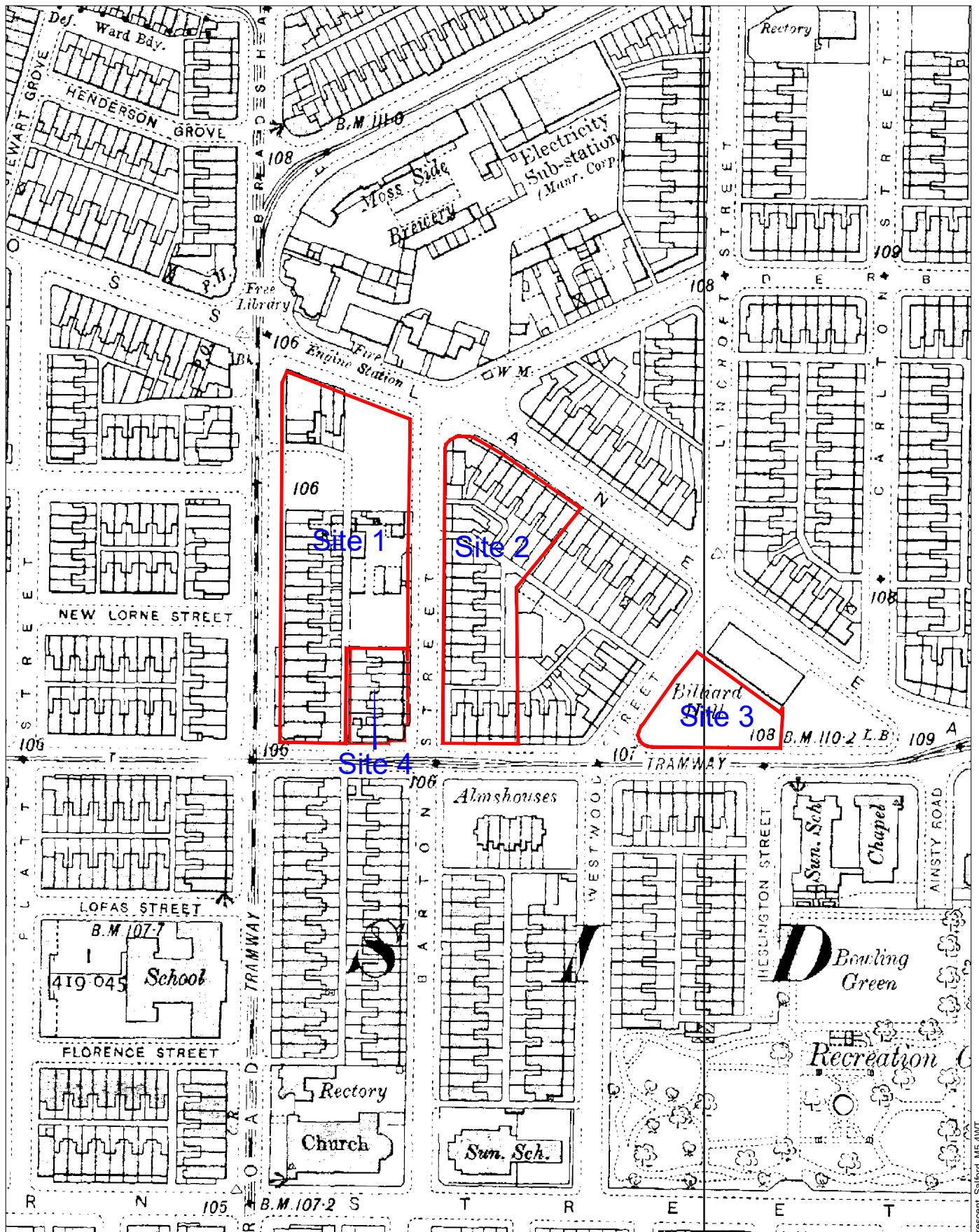


Figure 5:

Site Boundaries Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



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0 100 m
Scale at A4 1:2000



Figure 6:

Site Boundaries Superimposed onto the 1:2500 County Series Map of 1922

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Key:

— Site Boundary



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0 100 m



Scale at A4 1:2000

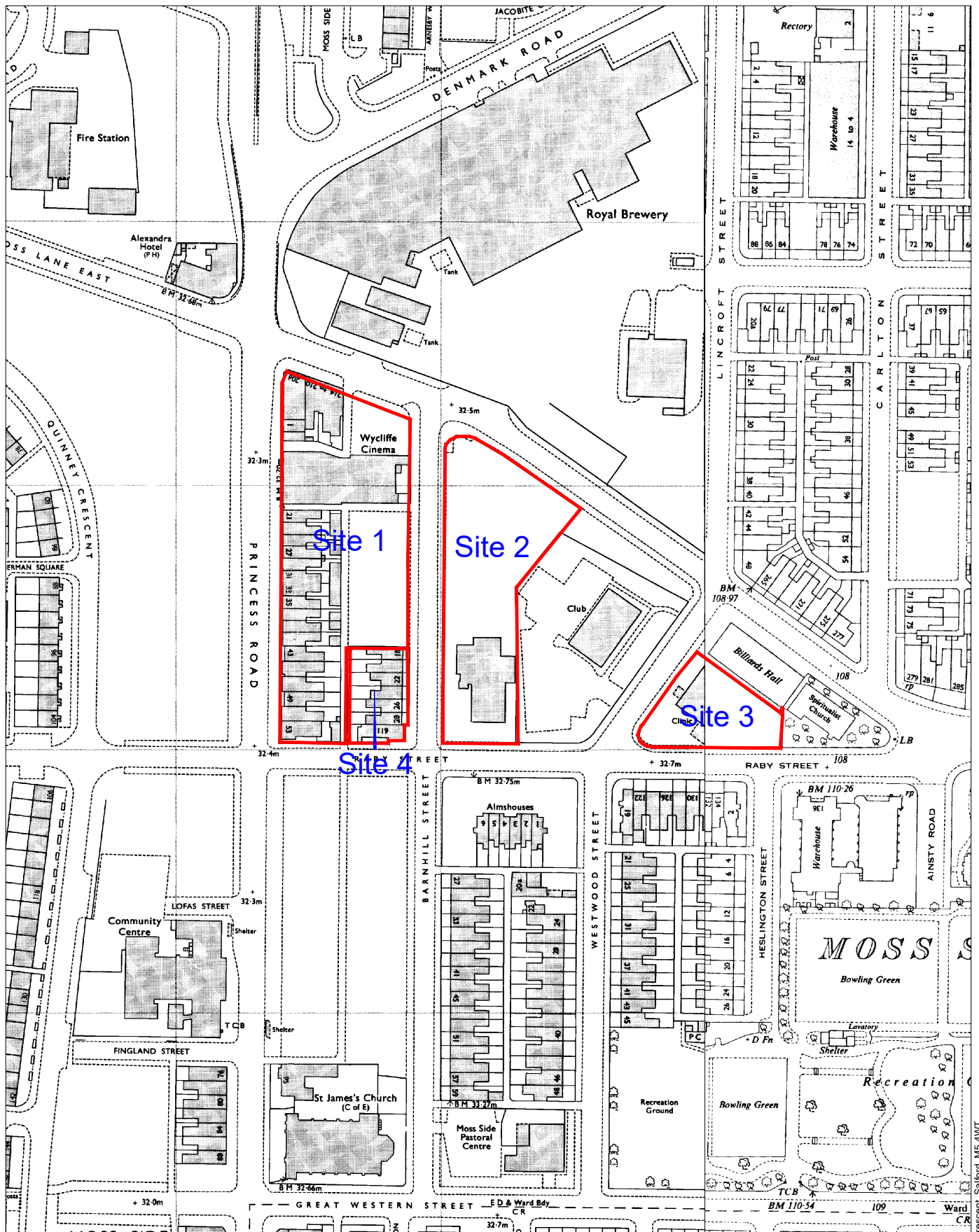


Figure 7:
Site Boundaries Superimposed onto the 1:1250 National Grid Map of 1952

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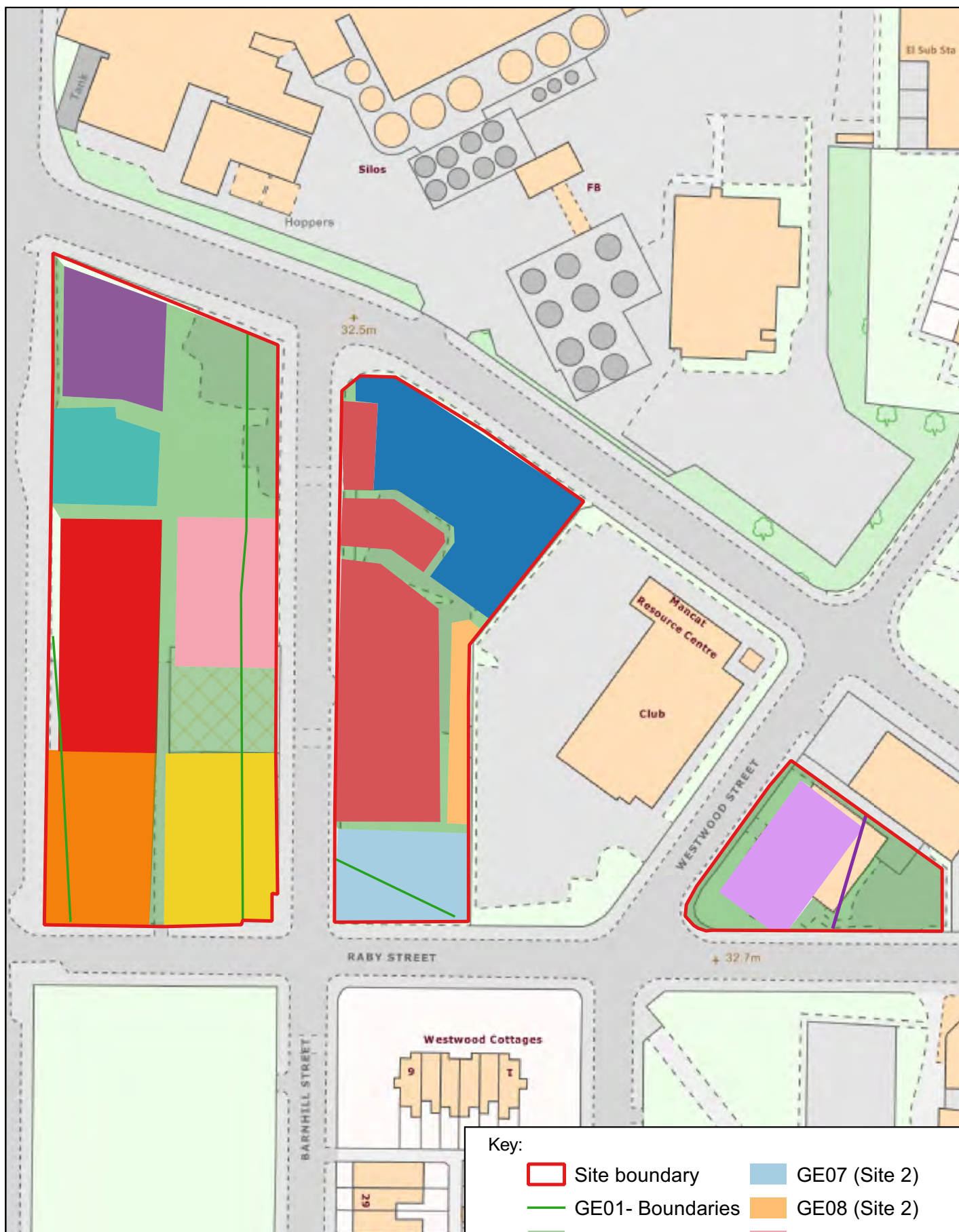


Figure 8:
Locations of Gazetteer Entries

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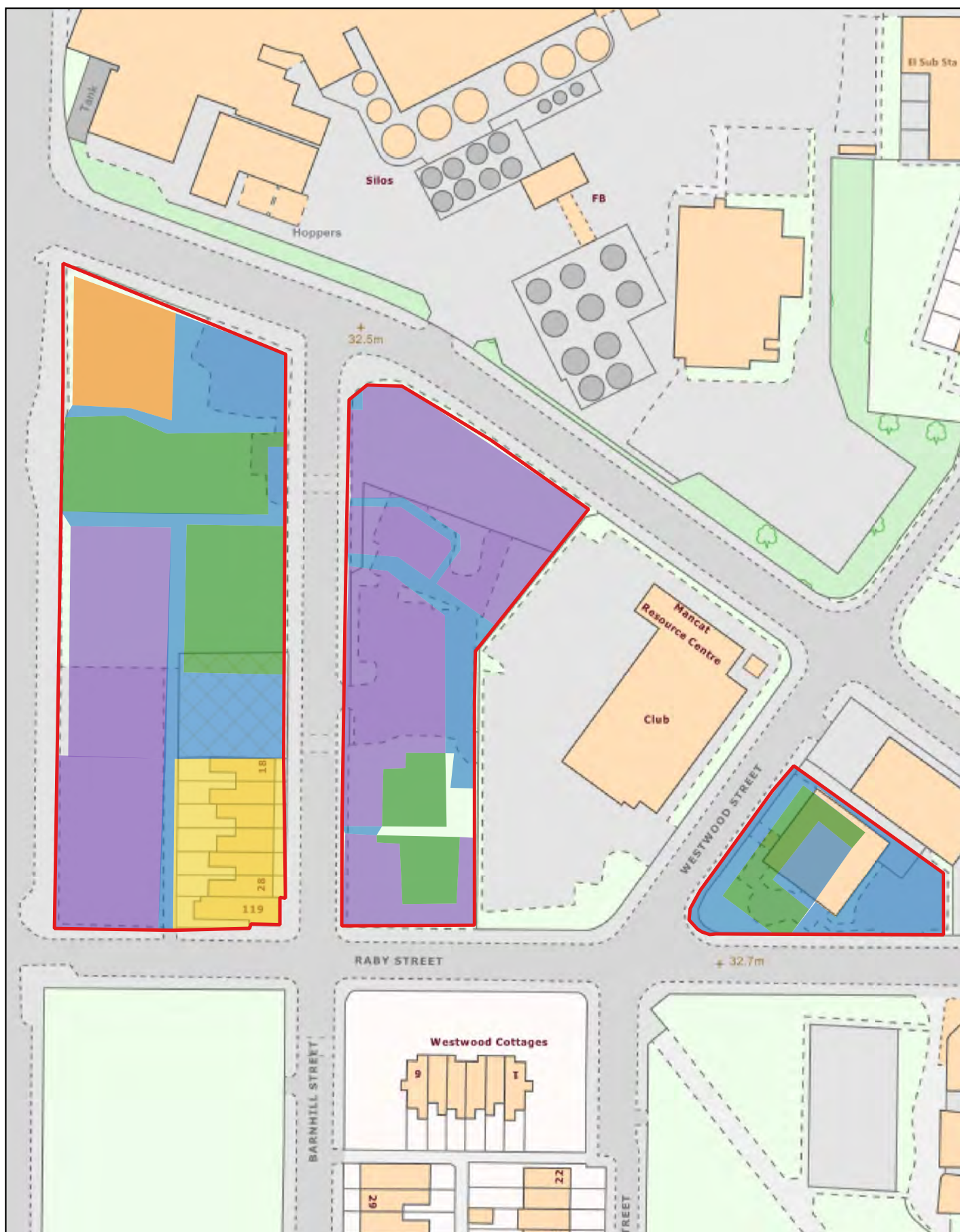


Figure 9:
Areas of Archaeological Potential

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Key:

- | | |
|------------------|------------------------------|
| Site boundary | Low potential |
| High potential | Upstanding buildings |
| Medium potential | Site of community excavation |



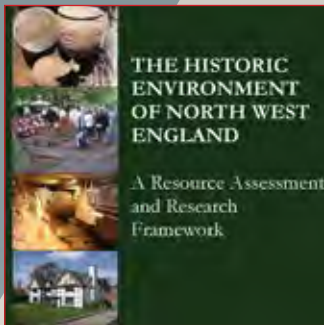
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



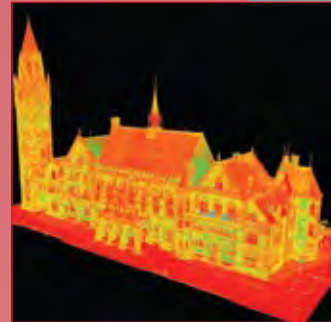
EXCAVATION



BUILDING SURVEY



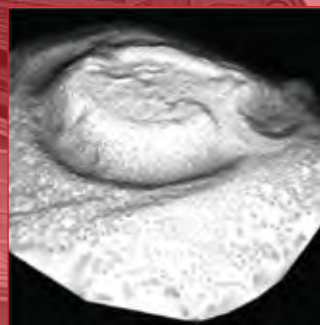
3D LASER SCANNING



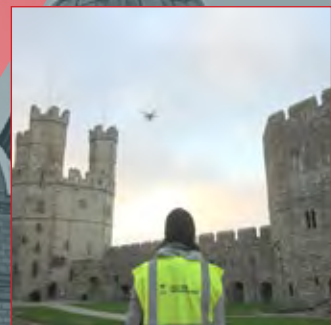
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



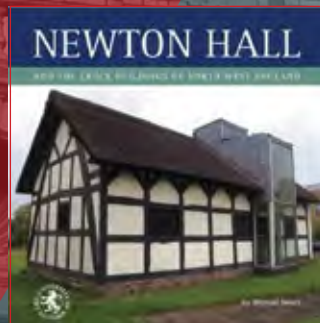
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

