

68-70 Oldham Street and 61 Spear Street, Manchester

Project Design: Historic Building
Investigation V1.1

June 2025

PREPARED FOR

Jadebricks Manchester Ltd



Project Design (PD)

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1. Introduction

1.1. Background

1.1.1. Overview of the Site

Jadebricks Manchester Ltd has obtained planning consent for the partial demolition of existing buildings (68-70 Oldham Street) (retention of façades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (uses class E)(a), (b), (c), (e), and (g) only (Planning Ref 134953/FO/2022). The site is situated within the Stephenson Square Conservation Area that lies in the Northern Quarter area of Manchester city centre and is bounded by Oldham Street to the north, Warwick Street to the east, Spear Street to the south and Back Spear Street to the west (Centred at NGR 384599 398570; Plate 1; Fig 1).

1.1.2. Circumstances of the Project

Civic Heritage was commissioned by Jadebricks Manchester Ltd to prepare a Project Design (formally known as a Written Scheme of Investigation) for an historic building investigation. Pending the results of the investigation it is possible that an archaeological evaluation through trial trenching may be required after the demolition of the buildings. A further Project Design for this archaeological trenching will be prepared and submitted for approval in due course, once the results of the historic building investigation are known.

In order to support the planning application for the scheme, Salford Archaeology was commissioned to carry out an archaeological desk-based assessment and Turley was commissioned to undertake a heritage statement for the proposed development site (SA 2022; Turley 2022). These documents briefly outline the historical development of the site and highlight the interest in the standing buildings and the potential for below-ground remains associated with early development of the site.

During consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as Archaeological Advisors to Manchester City Council, it was recommended that a Level 2/3-type historical building investigation is carried out of 68-70 Oldham Street and 61 Spear Street along with the associated documentary research of the buildings is carried out in advance of any development works. It was also recommended that a condition be attached to the planning consent (Condition 8) that advised:

‘No demolition works shall take place until a Written Scheme of Investigation (WSI), including a programme of works, has been submitted to and approved in writing by the local planning authority. The WSI, which shall be implemented in accordance with the approved details and programme, shall cover the following:

- 1. A phased programme and methodology to include:***
 - Historic building survey;***

- *Informed by the above, where required, archaeological evaluation trenching;*
 - *Pending the results of the above, where required a targeted open-area excavation.*
2. *A programme for post investigation assessment to include:*
 - *production of a final report on the results of the investigations and their significance.*
 3. *Deposition of the final report with the Greater Manchester Historic Environment Record*
 4. *Dissemination of the results of the site investigations commensurate with their significance.*
 5. *Provision for archive deposition of the report and records of the site investigation.*
 6. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

This Project Design (V1.0) is for the Historic Building Investigation has been prepared by Lewis Stitt of Civic Heritage on behalf of Jadebricks Manchester Ltd. Any change to the Project Design must be agreed between the client, GMAAS and Civic Heritage. The scope and requirement for an archaeological evaluation will be detailed in a further Project Design following the results of the historical building investigation.

1.2. Setting

1.2.1. Location and Description

The Site (centred on NGR 384599, 398570) is bounded by Oldham Street to the northwest, Warwick Street to the northeast, Spear Street to the southeast and Back Spear Street and 66 Oldham Street (the Castle Hotel) to the southwest (Fig. 1; Plate 1) The Site is currently occupied by 19th-century buildings at 68-70 Oldham Street and 61 Spear Street. The Warwick Street frontage, and its junction with Spear Street, are currently occupied by dilapidated 20th-century buildings, which appear to have multiple building phases. The Site is entirely developed and lies within the Stevenson Square Conservation Area. The Smithfield Conservation Area is situated on the opposite side of Oldham Street, whilst the Ancoats Green Conservation Area lies a short distance (c 100m) to the northeast.

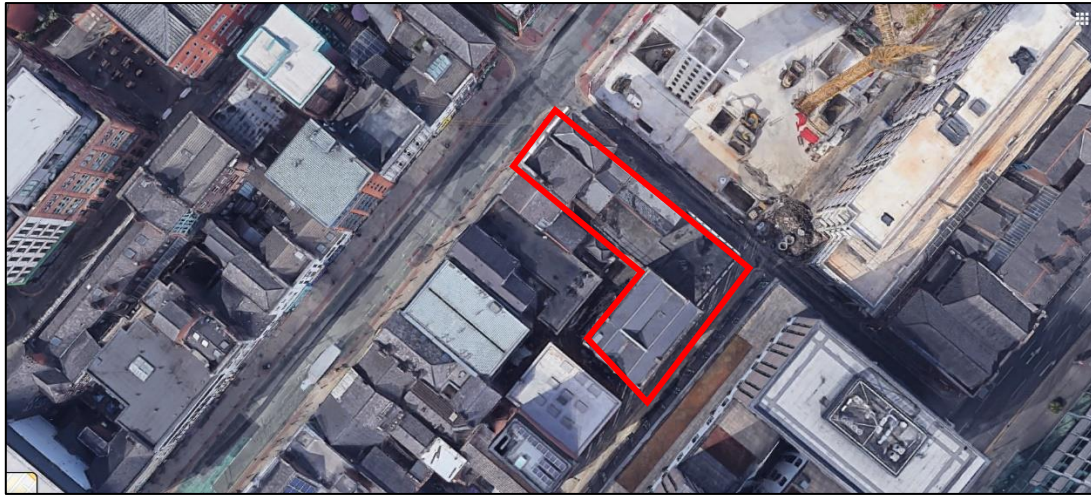


Plate 1: Recent aerial image looking north across the site

1.2.2. Geology and Topography

The solid area comprises the Chester Sandstone Formation, which is overlain by glacial deposits. These superficial deposits consist of sand and gravel and till (predominantly clay) formed up to 2 million years ago during the Quaternary Period (BGS 2021).

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 the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission, 1998, p. 125) The Site lies at a height of 47.9m above Ordnance Datum (aOD). The ground level gradually rises along the course of Oldham Street from 46.6m aOD at the southwest end of the street to 49.9m in the northwest (aOD).

1.2.3. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage and submitted to the advisory body (GMAAS) for approval prior to the commencement of any onsite activities. In addition to securing the approval of the Project Design prior to on-site commencement of activity, the nominated Project Manager will:

- Liaise with the client to ensure mutual understanding of the project deliverables, timeframes, access, health and safety, aims and resources.
- Liaise with the archaeological curator or their representative.
- Obtain background information necessary for the project (topographic surveys, service plans, SI reports).
- Oversee the production of relevant documentation such as Risk Assessments and Method Statements (RAMS).
- Ensure adequate staffing and resources (e.g. plant and welfare) are programmed.

1.2.4. Timetable

The project will commence on a date mutually agreed between the Client and Civic Heritage.

Civic Heritage will have notified GMAAS one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the building survey.

It is anticipated that the initial data collection for the historic building investigation will be completed on-site within two working days. Any significant omissions to the detail of the site survey may require supplementary measured surveys to be undertaken. Pending the results drawn from the historic building survey recording, it may be anticipated that some archaeological monitoring during aspects of the stripping out, demolition and redevelopment of 68-70 Oldham Street and 61 Spear Street, in order to record currently inaccessible or hidden fabric.

Should structural remains deemed worthy of more detailed investigation, laser scanning or possibility for preservation/retention be uncovered, the Client and GMAAS will be notified of such discoveries. Any additional work, beyond the scope of the present investigation, including detailed measured surveys (undertaken with 3d laser scanners) should be agreed and commissioned separately.

1.2.5. Report

A draft report will be submitted to GMAAS and the Client for comment within eight weeks of completion of the final phase of fieldwork. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

2. Site Information

2.1. Historic Background

The buildings at 68-70 Oldham Street and 61 Spear Street date to the mid to late 19th century, however, there have been buildings that have occupied the site since at least the later 18th century.

No.68 and 70 Oldham Street form part of a continuous frontage of buildings on Oldham Street and were originally two separate properties. Goad's fire insurance plan of 1888 depicts No.68 as a commercial premises with Slater's Trade Directory of 1888 noting a tailor's had occupied the building. No. 70 was originally constructed as a public house, firstly named the Cobden Arms then Lardards Still.

By the mid-20th century, the two buildings had been amalgamated into one property with the party wall between them having been removed. The Ordnance Survey map of 1951 shows the buildings as being occupied by a single commercial company with the rear of No.70 having been remodelled into a separate building and was entered via Warwick Street.

No.61 Spear Street was also constructed in the second half of the 19th century and was originally used as a warehouse. Goad's fire insurance plan of 1888 shows the warehouse as two adjoining premises with a structural dividing wall, No.61 and No.63-65. The southern unit, No.61 was occupied by a begging factory with an underclothing factory. The northern unit, No.63-65 was noted as a warehouse.

By the 1928 Goad plan the building was under one occupancy and is depicted as a Gown Factory. The footprint for the two buildings had been retained with a doorway within the party wall having been inserted at the eastern end. This layout has remained throughout the 20th and early 21st century. No 68-70 Oldham Street and 61 Spear Street are not designated heritage assets, although the Castle Hotel that adjoins No. 68 Oldham Street is a Grade II listed building.

3. Project Details

3.1. Aims and Objectives

The main aim of the historic building investigation will to be provide a written, drawn and photographic record of 68-70 Oldham Street and 61 Spear Street. Recovering any below-ground evidence for the development of the historic building will be a primary objective of the archaeological evaluation trenching, the requirement and scope of which will be set out in a future Project Design. This approach will offset the impact of development on the archaeological resource of the development area is in accordance with the national guidelines set out in the National Planning Policy Framework: Section 16- Conserving and enhancing the historic environment.

The objectives of the archaeological investigations are:

- To create a permanent record of 68-70 Oldham Street and 61 Spear Street prior to redevelopment;
- To enable any evidence for the original internal plan of the buildings to be recorded during the proposed redevelopment;
- To inform the scope and extent of the archaeological evaluation;
- To make available the results of the work; and
- To deposit the final report with the Greater Manchester Historic Environment Record (HER) held at the Greater Manchester Archaeological Advisory Service.

3.2. Regional Research Framework

Further, more detailed research aims may be generated and developed from the results of the archaeological investigation, with specific reference to the North West England Regional Framework of the Historic Environment ([The North West England Regional Research Framework - North West Regional Research Framework](#)). It is envisaged that the investigation may potentially improve our understanding of the following research questions:

- *GS44: How can individual site based projects make a significant contribution, in terms of defining trade centres or products?*
- *Ind60: How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?*
- *Ind105: How can the study of building interiors inform our understanding of materials and their manufacture?*

3.3. Scope

3.3.1. Techniques

The recording will comprise the following elements:

- Historic Building Recording (part analytical, part descriptive) including the following in accordance with GMAAS' requirements:
 - Historic background, including a synthesis of previous work and new information gathered from archive sources;
 - Drawn record: floor plans and elevations as a minimum, selected sections (e.g. cross- and long-sections) if deemed necessary;
 - A photographic record of the exterior of the buildings and its setting, the overall appearance of principal rooms and circulation areas, and individual features, fixtures and fittings;
 - Written report providing a detailed description of the buildings, analysis of their age, development and use, and an assessment of their importance within a local/regional/national context.
- Archaeological monitoring during soft-strip / demolition. Demolition should cease at slab level. The below ground works, including the removal of the slab, will form part of a further submitted and approved Project Design for the archaeological evaluation.

Additional stages of archaeological mitigation or publication may be required by GMAAS, depending on the results of the historic building investigation, this will be detailed within the Project Design for evaluation trenching.

It is anticipated that the project will generate the following items:

- Historic building survey report;
- Physical archive comprising research and on-site records;
- Digital data comprising photographs, measured surveys and enhanced drawings (AutoCAD and .pdf format).

4. Fieldwork Methodology

4.1.1. Statement of conformity

The principal aim of the archaeological investigation will be to create a full and comprehensive record of 68-70 Oldham Street and 61 Spear Street to a Historic England Level 2/3-type survey. The monitoring of soft strip activities to the buildings will also create a record of inaccessible elements of the complex, which could not be recorded during the main phase of building investigation. The key elements of the fieldwork methodology are presented below.

4.1.2. Historic Building Recording

The Historic Building Investigation will be conducted following the ClfA Standards for archaeological building surveys (updated 2023) and ClfA Guidance for archaeological building surveys (updated 2023) and will be commensurate with a Historic England Level 2/3-type survey.

Historic Baseline Assessment

A historic baseline for the site will be produced with reference to the following sources, where deemed appropriate:

1. Grey literature and data held by Greater Manchester Historic Environment Record;
2. Publications, including monographs and journals;
3. Aerial photographs held by the Historic England Archive (HEA);
4. Relevant historical documents of the site and its environs, including:
 - a. Census Data
 - b. Trade Directories
 - c. Newspapers
 - d. Land Valuations, rate books, and tax records
 - e. Fire Insurance Plans
 - f. Sales Catalogues
 - g. Property deeds
 - h. Inventories
 - i. Pictorial sources
 - j. Deposited building plans
 - k. Historical and modern maps

Site Drawings

A partial set of measured survey floor plans and elevations of the buildings have been provided by the Client and will be checked for accuracy as an initial part of the archaeological survey. Any requirement for additional survey will be carried out utilising a combination of rectified photography, 3D laser scanner and manual survey techniques. The resultant data will then be used as the basis of CAD drawings, which will be included within the final report as figures.

The building record will include the following drawing types:

1. Measured plans of each floor, as existing (of no less detail than 1:100 scale);
2. Measured cross-sections or long-sections to illustrate the vertical relationships within a building (for example floor and ceiling heights, the form of roof trusses) (of no less detail than 1:50 scale);
3. Phased drawings with successive phases of fabric shown by graded tone (dark to light) or colour;
4. Measured elevations to record the building's design, development and/or function (at no less detail than 1:50 scale);

Where appropriate, the building record will also include the following drawing types:

1. Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions, and cornices) or small-scale functional detail not easily captured by photography (of no less detail than 1:10 scale);
2. Measured plan showing the building(s) recorded in relation to other structures and any related topographical and landscape features on the site (of no less detail than 1:1000 scale);
3. Three-dimensional projections (e.g. exploded diagrams of structural joints).

All hand-drawn and digital surveys will be annotated in the field to produce interpretative drawings showing the form and location of any fixtures, fittings, or structural features of interest such as: blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, historic furnishings, and extant or removed machinery or plant evidencing its former use. In some circumstances, in place of annotated survey drawings it may be acceptable to produce written notes and sketch plans from which final drawings can be produced.

Written Description

A description of the historic structures will be maintained to the standards and guidance set out by GMAAS and will be commensurate with a Level 2/3. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the buildings, which will include a description of the plan, form, fabric, function, age and development sequence. The written description will include a summary of the building's past and present use, an account of any key architectural features, fixtures and fittings, and a discussion of the relative significance of each individual component structure.

Photography

A comprehensive photographic archive for each of the buildings will be produced utilising a high-resolution digital camera with a sensor size of at least 15 megapixels to be capable of generating images in TIF (v6).

All frames, excluding general contextual views, will incorporate a graduated metric scale of appropriate size; this should be discreetly placed in photographs to preserve a sense scale. Digital photography will be undertaken in accordance with standards set by Historic England (July 2015).

A location plan showing the viewpoint directions of each photograph will be produced, together with a full photographic index, including subject, location, date, and photographer. The archive will comprise the following:

- The external appearance and setting of the building, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- General shots of the surrounding landscape;
- The general appearance of principal rooms and circulation areas;
- Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building(s), and which does not show adequately on general photographs;
- Any internal detail views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to the historic use or phasing the building.

Structural Watching Brief(s)

Pending the results drawn from the historic building survey investigation, it may be anticipated that some archaeological monitoring during aspects of the stripping out, demolition and redevelopment of the buildings may be required, in order to record currently inaccessible or hidden fabric.

The methodology for the watching brief will closely follow the guidance for the historic building investigation.

Drone flights

If deemed appropriate, drone flights may be used to capture high-level photographs of the site and will be undertaken by a trained drone operator, who is registered as an operator and holds an A2 CoC (Certificate of Competency). All equipment is regularly checked and maintained to appropriate standards. It should be noted that provision for drone surveys / photography have not been included in the current scope but can be budgeted for as and when required.

5. Post-investigation Assessment, Analysis and Reporting

5.1.1. Building Survey Report

A draft copy of the report will be submitted for comment to the client and GMAAS within eight weeks of the completion of the initial phase of investigation fieldwork. The report will be updated as necessary following the completion of any ensuing mitigation. The report will present the results obtained from the archaeological investigation, and will include:

- a non-technical summary of the findings of the investigation;
- A title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- an introduction including background information (with planning application details)

- The original research aims and objectives;
- a description of the methodologies used during the fieldwork;
- an account of the historical development of the barn, the hotel and associated buildings;
- A discussion of the published and primary documentary sources relating to the building(s) and its setting, an account of its history as given in these sources, including an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist;
- A descriptive account of the buildings:
 - overall form (structure, materials, layout);
 - fixtures and fittings associated with the hotel and barn, and their purpose.
- The results of the any artefact recovery and scientific analysis where undertaken;
- An evidenced analytical account of the:
 - successive phases of development, and past and present use;
 - circulation pattern;
 - decorative scheme;
 - sequence by which materials or processes were handled.
- A review of the narrative established by historic evidence in light of the results of the detailed record made;
- A description of the importance of the buildings, their setting, and their contribution to the character of the surrounding area in local, regional and national terms;
- A discussion of how the project has contributed towards research aims and objectives
- Supporting illustrations, including as a minimum:
 - a detailed location map;
 - all survey drawings;
 - an overall phased site plan and phased floor plan(s) of each building;
 - a selection of photographs of the site including exterior and interior views;
 - select artefact illustrations or photographs, where relevant;
 - reproductions of relevant historic maps and plans;
 - interpretative illustrations to support the analytical account.
- Supporting material, including as a minimum:
 - full bibliography and other references;
 - copies of all record photographs (excluding duplicates);
 - photograph registers and location plans.

- An archive index.
- Acknowledgements identifying those involved in the project, including the contribution of GMAAS.

The client will be provided with a digital copy of the report (pdf format), printed copies will be available upon request and may be subject to an additional fee.

6. Archive

6.1.1. Archive

Project Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current ClfA guidance (ClfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the investigation.

The site archive will be so organised as to be compatible with the other archaeological archives produced in Greater Manchester. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with Museum of Science and Industry (MOSI).

The archaeological archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive.

It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy should this be required as part of the mitigation strategy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

6.1.2. Dissemination

The results of the investigation will ultimately be disseminated through deposit of the findings of the investigation in a technical report, together with some form of publication, if required.

- The report will be submitted to the relevant HER within three months of production of the completed report.
- As a minimum a short summary note of the results obtained from the fieldwork will be sent for inclusion in the annual roundup of archaeological fieldwork published in a relevant journal (Medieval Archaeology/Post-Medieval Archaeology/Industrial Archaeology Review).
- Pending what remains are encountered it may be necessary to produce a full article for inclusion in a suitable academic journal.
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- Civic Heritage may utilise social media to communicate the discovery of archaeological findings and any artefacts of interest at any time. Discretion will be taken not to disclose such information or make site locations anonymous if specifically asked to do so by the client.
- The Project Archive, including artefactual material will be deposited as outlined above. In addition a hard copy of the report will be deposited with Museum of Science and Industry (MOSI).

7. Staff Proposals

7.1. Team Structure

7.1.1. Responsibilities and Fieldwork Staff

The project will be overseen, managed and undertaken by **Lewis Stitt** BSc (Historic Buildings Archaeologist and Project Manager, Civic Heritage). Lewis has more than 15 years' continuous experience as a professional archaeologist working across Great Britain, but for the past seven years has specialised in historic building recording. Lewis has carried out numerous historic building investigations ranging from Level 1 photographic surveys to detailed and comprehensive Level 4 surveys of historic hotels and public houses, workshop dwellings, and industrial buildings across the North of England. He recently carried out a Level 4 survey of Manchester Town Hall, a Level 3 survey of the Grade II listed Black Friar public house on Chapel Street in Salford, a Level 2/3 survey of the 19th century Grade II* Crimble Mill in Rochdale and has just completed Level 3 survey at the former Marina Ropeworks in Heywood. Lewis has extensive experience of Total Station survey, Reflectorless Total Station survey, three-dimensional laser survey, and GPS survey, and the manipulation of this data to produce report quality drawings via three-dimensional CAD packages, and in creating three-dimensional models of historic structures using both data recorded during fieldwork and historical sources.

His role will also be to ensure that the Project Design is implemented within the framework of the Project Objectives and will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. Fulfil

7.1.2. External Specialists

The following list of internal and external specialists will be contacted if required:

- Industrial Built Heritage Specialist - Chris Wild (independent)

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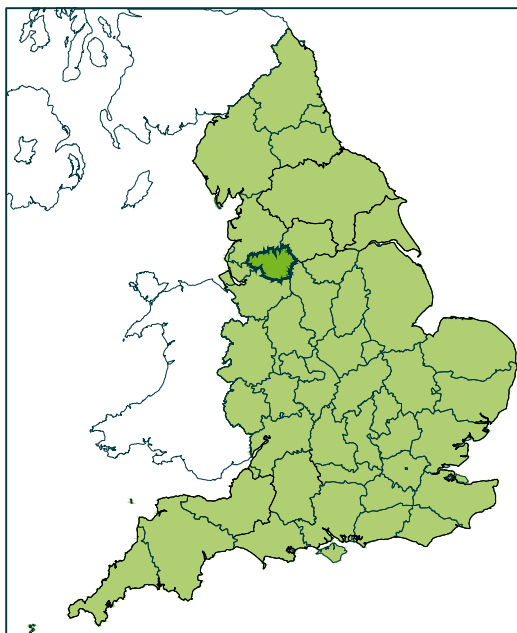
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Appendix 1 - Figures

Figure 1 Site Location



68-70 Oldham Street, Manchester

Project Code: 61254

Figure 1: site location

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