Viadux Plot 2, Manchester

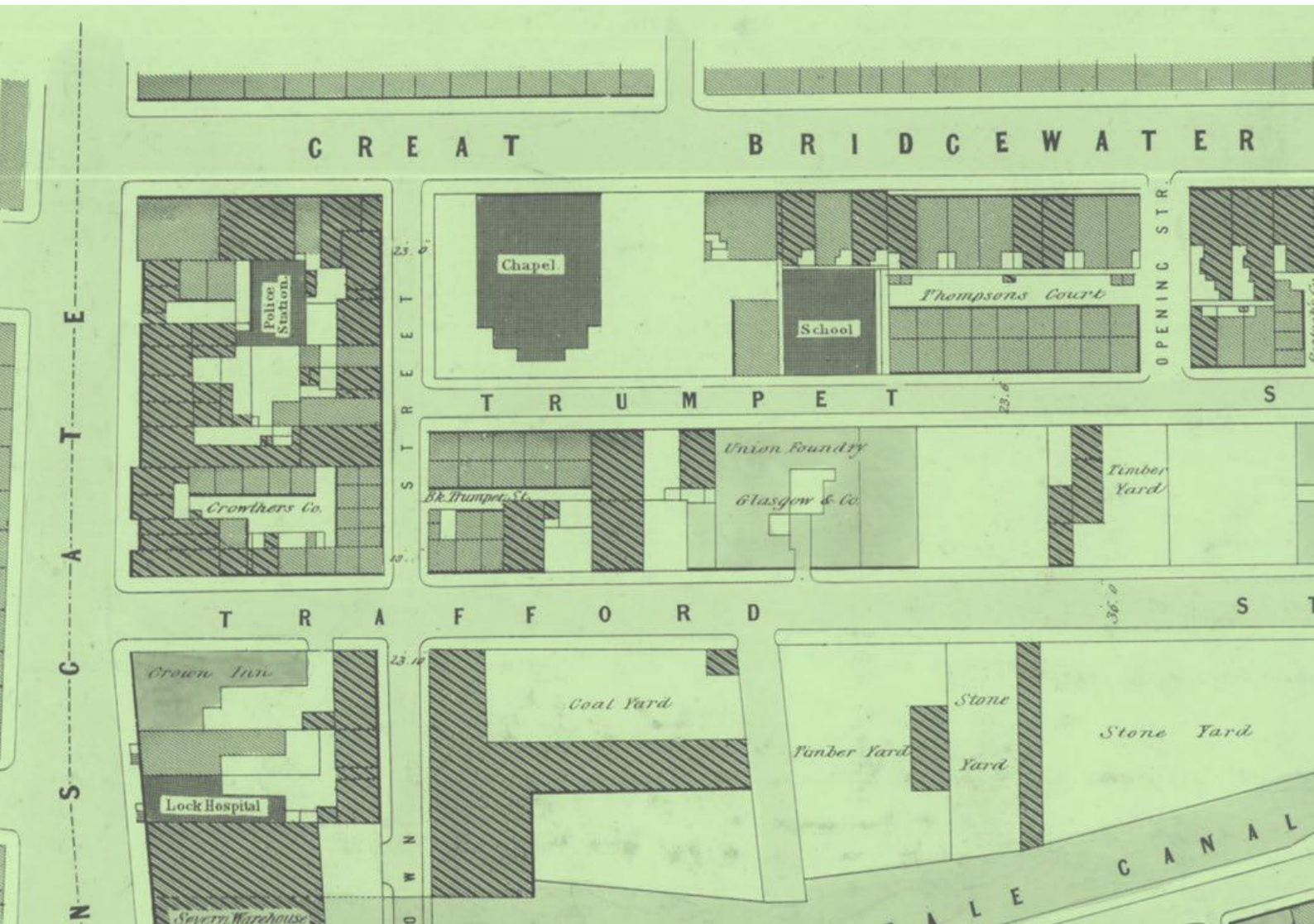
Project Design: Strip, Map and Record Evaluation

Issue 2

July 2025

PREPARED FOR

Domis Construction Limited



Project Design

Prepared By	Graham Mottershead
Reviewed By	Katie Fletcher
Report Reference	61181_Project-Design_Viadux Plot 2_Issue2
Planning Ref	139715/FO/2024
Location	NGR 383596, 397620 / SJ 83596 97620
Commissioned by	Domis Construction Limited
Client	Domis Construction Limited
Issued	30/06/2025
Front Cover	Extract from Adshead's Map of 1851

This report is the copyright of Civic Heritage and is for the sole use of the person/organisation to whom it is addressed. It may not be used or referred to in whole or in part by anyone else without the express agreement of Civic Heritage. Civic Heritage do not accept liability for any loss or damage arising from any unauthorised use of this report. Civic Heritage is a trading name of Civic Heritage Ltd (registered number 15913145), which is a limited company registered in England, registered address Carver's Warehouse, 77 Dale Street, Manchester M1 2HG.

© Civic Heritage 2025

CONTENTS

CONTENTS 1
1. Introduction 1
1.1. Background 1
1.2. Setting 2
1.3. Proposed Development 3
1.4. Recommended Activity and Scope 4
2. Historical Background 6
2.1. Contextual Background 6
2.2. Development of the Site 6
3. Aims and Objectives 8
3.1. Aims 8
3.2. Regional Research Framework 8
4. Method Statement 9
4.1. Archaeological Works 9
4.2. Report and Archive 11
5. Programme 14
5.1. Timetable 14
6. Staff Proposals 15
6.1. Team Structure 15
Bibliography 16
Appendix 1 - Figures 17

1. Introduction

1.1. Background

1.1.1. Overview of the Site

This Project Design has been produced by Civic Heritage, on behalf of Domis Construction Limited. The document has been prepared in support of an application for the redevelopment of land at Great Bridgewater Street, Manchester City Centre (centred on NGR 383596, 397620; Figures 1 and 2). This document has been commissioned Domis Construction Limited.

The proposed development will be delivered across two plots comprising the following principal uses:

Plot A: a hotel with residential apartments above.

Plot B: affordable homes.

Together with these principal uses, the Proposed Development comprises residential amenities; secure cycle parking; public realm improvements and new green landscaping; and associated works to the public highway.

Plot 2a is located immediately east of the recently completed Phase 1 building, on land currently comprising the grade II listed Castlefield Viaduct. This plot will deliver a 76-storey mixed use tower comprising a hotel (Use Class C1) and residential units above comprising 1, 2 and 3 bed, and penthouse apartments (Use Class C3). Residents' amenity spaces and commercial units (Use Class E) are provided within the arches at ground floor opening onto Great Bridgewater Street. Secure cycle spaces, serving this and the Phase 1 building, are provided within the basement. At viaduct level, a redesigned service yard for the conference centre is enclosed by a new podium structure with residents' external amenity space above. A section of the Great Bridgewater Street bridge (deck) is removed to bring light into the street below.

Plot 2b, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23- storey residential building accommodating affordable 1-, 2- and 3-bed apartments (Use Class C3), secure cycle parking spaces, flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.

In order to support the planning application for the scheme, Salboy Ltd previously commissioned Civic Heritage to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains. The desk-based assessment identified archaeological potential in the form of Romano-British remains associated with the Roman Vicus, which will form the focus of the archaeological investigation.

1.1.2. Planning Background

Salboy Ltd have submitted a planning application to support the redevelopment of land at

Great Bridgewater Street, Manchester City Centre (centred on NGR 383596, 397620). The application (ref: 139715/FO/2024) is currently awaiting approval.

The archaeological potential of the site was formally acknowledged in 2024, in an archaeological desk-based assessment produced by Civic Heritage (Civic Heritage 2024). This document outlined the chronological development of the site and highlighted that the site held potential for below-ground remains, notably in the form of prehistoric remains, Roman activity, late medieval to post-medieval relict soils and field boundaries, a burial ground and associated religious buildings, an early 19th-century cotton mill and early 19th-century foundries. This work follows on from archaeological works carried out between 2016 and 2023 for the adjacent Viadux 1 development, which also covers part of Viadux 2a. These works include three desk-based-assessments (Salford Archaeology 2016, 2019 and 2023), an evaluation report (Salford Archaeology 2020), and a draft excavation report (Salford Archaeology 2023).

In light of the conclusions drawn from the desk-based assessment, and following consultation with the advisory body, the Greater Manchester Archaeological Advisory Service (GMAAS), it was recommended a programme of evaluation proceed any development of the site, potentially followed by mitigation excavation, and that monitoring via a watching brief is maintained during intrusive groundworks in designated areas not subject to evaluation/mitigation (Figure 3). The purpose of the fieldwork is to better inform client and GMAAS of the archaeological potential of the site, and ultimately to mitigate the loss of archaeologically significant remains.

This Project Design for an archaeological evaluation has been prepared by Graham Mottershead of Civic Heritage on behalf of Salboy Ltd and Domis Construction Ltd. Any change to the Project Design must be agreed between the client, GMAAS and Civic Heritage.

1.2. Setting

1.2.1. Location

The site is located in Manchester city centre (centred on NGR 383596, 397620; Figure 1) and is bounded by the Manchester Central Conference Complex and Great Northern Warehouse to the north, Albion Street to the east, the Deansgate Castlefield Metrolink station and Deansgate Locks to the south, and the Beetham Tower to the west. It extends to 1.49 ha.

Plate 1 below shows the overall Viadux development boundary. Viadux 2a lies in the central part the development area, to the south of GMEX and to the west of the Metrolink line. Viadux 2b lies at the northwestern side of the boundary, to the northwest of Viadux 1 (the red rectangle in the centre of the development boundary), between the railway undercroft to the immediate south-east and Beetham Tower to the immediate northwest (Figure 2).

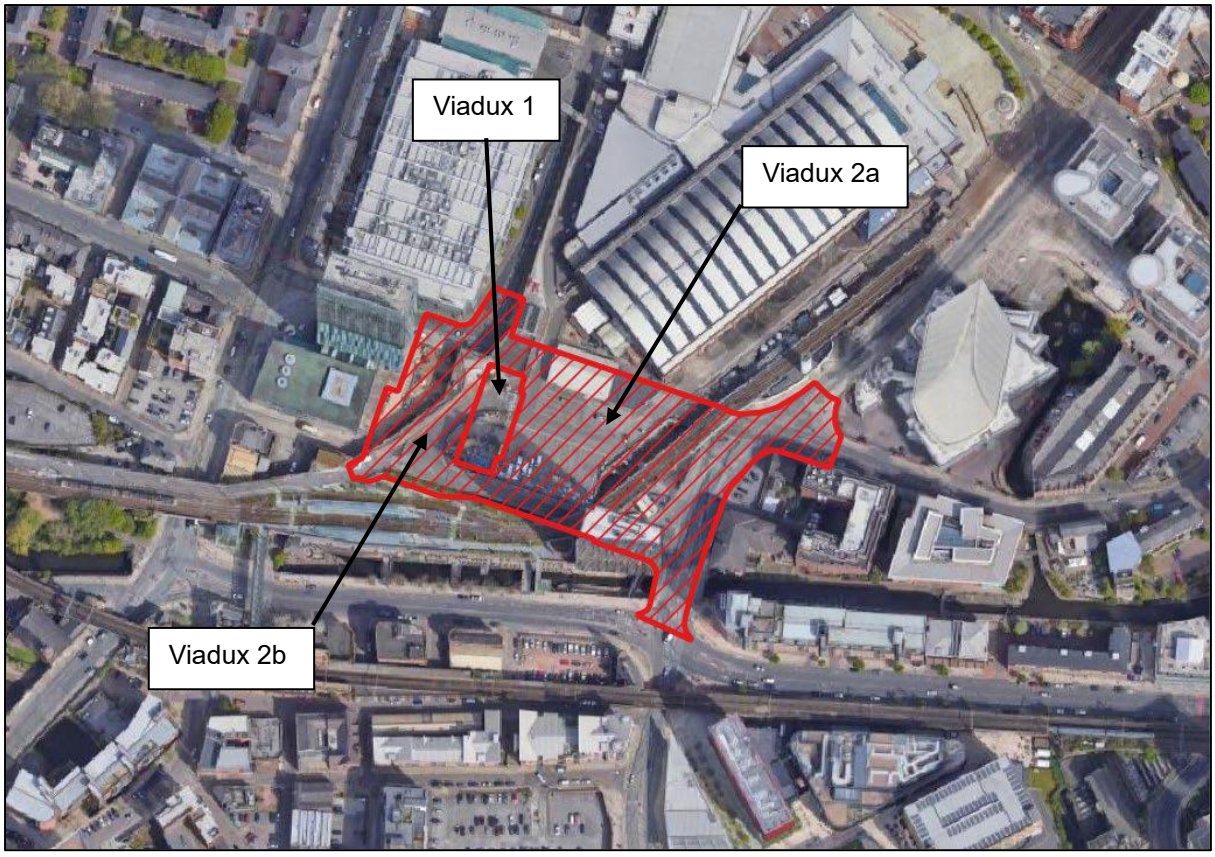


Plate 1: Recent satellite image of the site, showing the red line development boundary

1.2.2. Topography and Geology

The site lies within Greater Manchester, a modern county formed from the historic counties of Lancashire, Cheshire, and the West Riding of Yorkshire. Manchester lies within an undulating lowland basin, with the Pennines rising to the east and to the north. The principal rivers include the Mersey, Irwell and Tame. The course of the River Mersey has been partly modified to form the Manchester Ship Canal. Important tributaries in Manchester include the rivers Medlock and Irk. The county as a whole is characterised as a dense urban and industrialised area.

The development site lies within the City Centre, to the east of the main thoroughfare of Deansgate. GMEX and Great Northern Warehouse lie to the north, Beetham Tower to the west, Albion Street to the east and Axis Tower and the Rochdale Canal to the south.

The solid geology of the site comprises Chester Formation sandstone. This sedimentary bedrock was formed in the Triassic period between 250 and 247.1 million years ago. 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, 2025).

1.3. Proposed Development

1.3.1. Planning Application

Salboy Ltd have submitted a planning application for the redevelopment of the site. The Proposed Development will be delivered across two plots comprising the following principal uses:

Plot A: a hotel with residential apartments above.

Plot B: affordable homes.

Together with these principal uses, the Proposed Development comprises residential amenities; secure cycle parking; public realm improvements and new green landscaping; and associated works to the public highway.

Plot 2a is located immediately east of the recently completed Phase 1 building, on land currently comprising the grade II listed Castlefield Viaduct. This plot will deliver a 76-storey mixed use tower comprising a hotel (Use Class C1) and residential units above comprising 1, 2 and 3 bed, and penthouse apartments (Use Class C3). Residents' amenity spaces and commercial units (Use Class E) are provided within the arches at ground floor opening onto Great Bridgewater Street. Secure cycle spaces, serving this and the Phase 1 building, are provided within the basement. At viaduct level, a redesigned service yard for the conference centre is enclosed by a new podium structure with residents' external amenity space above. A section of the Great Bridgewater Street bridge (deck) is removed to bring light into the street below.

Plot 2b, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23- storey residential building accommodating affordable 1-, 2- and 3-bed apartments (Use Class C3), secure cycle parking spaces, flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.

1.4. Recommended Activity and Scope

1.4.1. Recommended Activity

The consented scheme for development works will involve landscaping and earthmoving activity, which have the potential to cause loss or damage to any below-ground remains surviving within the site. To mitigate against the impact caused by the development, it is proposed that a phased programme of archaeological investigation, comprising initial 'strip, map and record' (SMR) evaluation in two designated areas should be undertaken to better inform the client and GMAAS of the site's archaeological potential. Where significant remains are identified and if deemed necessary, mitigation in the form of open-area excavation may be required. Additionally, any works remedial works carried out along Great Bridgewater Street, Albion Street and Trafford Street, and in the area immediately southeast of the Metrolink, should be monitored via archaeological watching brief (Figure 3).

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows the guidance of NPPF (revised December 2023; Paragraphs 207-8 and 218).

1.4.2. Scope

The SMR evaluation will be carried out in the two designated evaluation areas prior to any construction works commencing. It is understood that the client will remove all hard standing in these areas under archaeological monitoring, followed by the areas being stripped under archaeological conditions in order to evaluate any remains that may be present. Due to any restrictions any plant activity in the immediate vicinity of the Metrolink viaduct will be carried

out by the client and/or their representatives, under archaeological monitoring, followed by hand cleaning and excavation by Civic Heritage. If remains are present within these areas then they will need to be mitigated via full archaeological excavation (Figure 3 shaded blue). Any such mitigation works would be beyond the scope of the evaluation and would require an update to the Project Design and a variation in costs.

The areas designated for archaeological watching brief will be attended by a qualified archaeologist during all intrusive groundworks (excavation, surface stripping, drainage, services, etc; Figure 3 shaded green).

No construction works are planned within the area of the substation at the northwest end of the undercroft, or in the area to its immediate northeast (Figure 3 hatched red).

The archaeological evaluation shall be fully implemented in accordance with the approved Project Design (formerly referred to as a 'Written Scheme of Investigation') as stated in planning documentation (CIfA 2023).

2. Historical Background

2.1. Contextual Background

The archaeological and historical background of the site and its broader context has been presented in the desk-based assessment produced by Civic Heritage in October 2024 (Fletcher, 2024) and should be referred to for more detailed information regarding the development of the site. Much of the text below has been reproduced or summarised from this assessment.

2.2. Development of the Site

2.2.1. Introduction

The historical and archaeological background to the site is presented in detail within the desk-based assessment (Civic Heritage 2024) which should be read in conjunction with the Project Design. The following is summarised from that document.

2.2.2. Archaeological and Historical Background

The site lies within the Castlefield area of Manchester, which is believed to have been conducive for prehistoric activity based on several finds that have been excavated in the area. During an excavation that took place in 2020 associated with Phase 1, two potential prehistoric pits were excavated near to the present site.

The site is located within the area of Castlefield Roman Vicus. Previous investigations revealed Roman remains within the north-west part of the site, comprising a Romano-British pit or linear feature. Further remains were discovered within broadly the centre of the site, including revealed evidence of a series of Roman pits and ditches that likely relate to the Roman civilian settlement located outside of the fort wall. In addition, previous Roman findspots lie within the site, together with a section of Roman road associated with either the Manchester to Oldham road, or the Manchester to Buxton road.

No medieval activity is known within the site and it lies beyond Manchester's medieval core, though several medieval findspots are within the vicinity of the site. The site was most likely arable land during this period.

During the post-medieval period, the site was likely in agricultural use and divided by field boundaries.

By the late 18th century, three cottages had been established within the site boundary, together with a row of single-depth dwellings on the south side of Strand Court. By 1801 the Great Bridgewater Street Wesleyan Chapel had been erected, and by 1809 a rectory, Sunday School, and the chapel's burial ground had been established. In addition, two double-depth properties had been established on the south side of Trumpet Street, along with a narrow rectangular commercial building. An iron foundry had been established in c.1806, at the junction of Great Bridgewater Street and Albion Street, and Commercial Mill (Marsden's Mill), had been erected by 1809, between Trumpet Street and Trafford Street.

By 1824/1831, the remainder of the site had been developed including Union Iron Foundry, and various types of workers' housing, including double-depth, blind-back and back-to-back houses. Open yards occupied the south side of Trumpet Street.

The site was subject to significant reorganisation in the late 1880s, when a new railway viaduct, the listed Castlefield Viaduct, was built linking Central Station to the existing network, which is currently extant and is designated as a Grade II Listed Building. The construction of the viaduct led to the clearance of all of the houses, Union Iron Foundry, the open yards, and some of the buildings associated with the chapel.

The burial ground was reported to have been 'swept away' prior to the construction of the Great Northern Railway Company's viaduct, however, the burial ground is still marked on maps following the construction of the railway viaduct. Several businesses occupied the brick arches beneath the viaduct. The burial ground lay between Trumpet Street and Great Bridgewater Street, and therefore beyond the specific boundary of Viadux 2a and 2b.

An automobile engineering works had replaced the buildings formerly associated with the Great Bridgewater Street Methodist Chapel in the west of the site by 1922. By the 1940-60s, the former foundry on the eastern edge of the site was utilised as an engineering works.

2.2.3. Previous Archaeological Investigation

An excavation associated with Phase 1 was undertaken in 2020 (Figure 4). The excavation correlates with much of Plot 2a, and revealed potential prehistoric pits, Roman remains, 19th-century workers' houses, and part of an early 19th-century mill. A small portion of the north-west corner of the site was also excavated (covering the northeast edge of Plot 2b) and indicates that the remainder of the site has high potential to contain archaeological remains.

2.2.4. Archaeological Potential

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include prehistoric remains, Roman activity, late medieval to post-medieval relict soils and field boundaries, an early 19th-century cotton mill and early 19th-century foundries. Any remains that do exist within the site are likely to be of low (local) to medium (regional) significance and, without a programmed sequence of mitigation, the scheme could damage or destroy these remains (Figures 5 to 8).

3. Aims and Objectives

3.1. Aims

The main aim of the evaluation will be to identify any archaeologically significant remains that survive within the site. This will be achieved through Strip, Map and Record (SMR) evaluation of the two designated areas comprising the footprint of building 2b and anywhere within the area immediately southeast of the undercroft that will be subject to intrusive groundworks (excavation, surface stripping, piling, service trenches, etc; figure 3). If remains are present then they will be fully excavated in order to mitigate their loss. Additionally, any intrusive groundworks within areas designated for monitoring (figure 3) will be subject to an archaeological watching brief in order to identify and record any remains in these areas.

The specific aims of the investigation will be:

- to record, as far as is reasonably possible, the location, extent, condition, significance, and quality of any surviving archaeological remains observed;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation;
- to fully excavate and record any remains encountered within the SMR areas;
- to monitor intrusive groundworks in the watching brief areas and record any remains encountered;
- to recover any artefactual material related to the past uses of the site;
- to produce a post-excavation assessment detailing the findings of the works, quantifying, and assessing the potential of collected material and data, and setting out tasks and costs for final analysis, reporting, publication, and archiving; and
- to make available the results of the work

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 Regional Research Framework (NWRRF 2024). The specific research agendas set out within the NWRRF will be taken into account at all stages of the evaluation/mitigation.

4. Method Statement

4.1. Archaeological Works

4.1.1. Overview

A programme of fieldwork will take place. The initial stage of work will comprise the SMR evaluation of the two designated areas (marked in blue on figure 3). If significant remains are encountered then further mitigation of the remains may be required. In addition, a programme of monitoring and recording via archaeological watching brief will be carried out during any intrusive groundworks in the designated watching brief areas (marked in green on figure 3).

4.1.2. 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 the completion and 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
- 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.

4.1.3. Evaluation Methodology

General Methodology

All archaeological work shall be conducted following the Standards for Archaeological Field Evaluation (CIfA 2023a) and Guidance for Archaeological Field Evaluation (CIfA 2023b). Before commencement all interested parties will agree an acceptable method of proceeding. Prior to the commencement of any works, the location of the areas targeted for archaeological investigation will be laid out accurately with respect to the Ordnance Survey national grid.

Prior to commencement of the SMR the client will break up and remove all hardstanding and bedding material from the designated SMR areas under archaeological monitoring.

The areas will be excavated using a mechanical excavator of appropriate size and power (fitted with a toothless ditching bucket); the excavator will excavate, under archaeological supervision, down to the first significant archaeological horizon or geological deposits, whichever is reached first. Thereafter, remains will be cleaned manually to define their extent, nature, form and, where possible, date.

If it proves necessary for trenches to be excavated deeper than 1.2m, or if the trench sides appear to be loose or unstable at any depth, then trenches may be stepped inwards or battered to a safe angle.

It is understood that restrictions may be placed on excavations within the vicinity of the

Metrolink viaduct. Any necessary mechanical excavation works in this area will be carried out by the client and/or their representatives, under archaeological monitoring. Once archaeological levels have been reached Civic Heritage will continue evaluation works by hand.

Context Recording

All contexts will be recorded using pro-forma sheets, allowing details to be incorporated into a Harris matrix. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from record sheets using sequential numbering.

Photography

A full and detailed digital photographic record of individual contexts and context groups will be maintained and similarly general views from standard view points of the overall site at all stages of the excavation will be generated. Photography will be undertaken in accordance with HE guidance, Digital Image Capture and File Storage Guidelines for Best Practice (July 2015). All frames will include a visible, graduated metric scale. Photographs records will be maintained on photographic pro-forma sheets.

Planning

The precise location of all excavations and any archaeological remains encountered therein will be surveyed using a combination of manual drawing, total station/GPS survey, 3D laser scanning, and/or aerial drone/Hi-view photogrammetry. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale but can be output at any scale required. All information will be georectified to the Ordnance Survey National Grid and all levels will be tied into Ordnance Datum.

Human Remains

Human remains are not expected within the site area. If they are found they will be left in-situ covered and protected, and the Ministry of Justice, Local Planning Authority and GMAAS will be informed immediately. Removal of human remains is beyond the scope of this investigation and, should any be encountered, all works will cease until a mitigation strategy has been developed, an updated Project Design produced, and a Ministry of Justice licence obtained.

Finds Policy

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, Standard and guidance for the collection, documentation, conservation, and research of archaeological materials (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC 1990).

Any finds falling within the definition of 'treasure' recovered during the course of the investigation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

Deposit Sampling

Samples will be collected from any suitable deposits encountered during the evaluation with the aim of identifying any residual evidence of the past environment or industrial processes

and potential dating. The samples should be collected, where possible, in line with the Historic England guidelines (Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation, Second Edition EH 2011), appropriating 30 – 40 litres per sample, and sampled in as close to sterile conditions as feasible in external areas, although these guidelines may have to be adapted to given the small-scale nature of the investigation.

4.1.4. Watching Brief Methodology

A suitably qualified archaeologist will be in attendance for the removal of hardstanding in the SMR areas and for the duration of intrusive groundworks within the designated watching brief areas (Figure 3).

The purpose of this work will be to create a record of any remains encountered within the designated but not of a great enough significance to merit evaluation/mitigation.

The attending archaeologist will monitor the client's groundworks. If archaeological remains are encountered, the monitoring archaeologist will have the opportunity to halt the excavation and adequate time will be afforded to allow rapid cleaning and recording of any exposed archaeology. In the eventuality that significantly complex or significant remains are encountered, Civic will immediately contact the principal contractor and, where appropriate, the client and GMAAS to agree an acceptable course of action. Areas where extensive survival or importance will be raised as having potential for further stages of work, namely evaluation and/or mitigation.

4.2. Report and Archive

4.2.1. Evaluation/Mitigation Post-Excavation Assessment Report

A draft copy of a post-excavation assessment report for the evaluation/mitigation will be submitted for comment to the client and GMAAS within six weeks of the completion of all site works (subject to the requirement for external specialist analysis). This will present the results obtained from the archaeological investigation, and will include:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- a description of the archaeological background;
- an account of the historical development of the site;
- a description of the methodologies used during the fieldwork;
- a description of the findings of the fieldwork;
- detailed drawings (plans and relevant sections) at appropriate scales of the excavated area, showing the archaeological features exposed;
- photographs with a good depth of field, appropriately lit and in clear focus of all archaeological features of potential significance;
- a catalogue quantifying each element of data and material collected with an assessment of its significance and potential for analysis;
- an Updated Project Design, including a task list, that will allow for detailed analysis of any material categories that warrant further study and culminating in an appropriate level of publication;

- a list, where appropriate, of internal and external specialists to be consulted on each element of data and material.

Alongside the post-excavation assessment report, but separate from it, the client will be presented with a quote for the final analysis, report production and dissemination.

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.

4.2.2. 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 CIfA guidance (CIfA 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 CIfA 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 the North West of England. 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 Science & Industry Museum, should they agree to receive it.

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 requested 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. The integrity of the digital and paper archive will be maintained by Civic Heritage until its deposition with an appropriate repository body.

The archive will be amalgamated with the archives for the Phase 1 and Slot Site works, forming a full combined archive for the entire Viadux project works.

4.2.3. Dissemination and Publication

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

- 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).
- 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.

It is understood, in consultation with GMAAS, that the results of Viadux 2 will be combined with those of Viadux 1 and the Slot Site to produce an overall publication for all works across the development. The post-ex assessment for Phase 1, submitted in February 2024, stated: '*It is proposed that the results of the archaeological works will be synthesised and prepared for publication in a format appropriate to their significance. This will be done in consultation with a representative from GMAAS and is expected to take the form of a monograph, providing up-to-date coverage of archaeological interventions within Roman Manchester.*' The detailed scope for the monograph will be determined, in consultation with GMAAS, as part of the post-excavation assessment. The publication will fulfill the final elements of the planning conditions for both planning applications.

4.3. Public Engagement

Due to the nature of the evaluation/watching and the site (I.E. a live construction) it is not felt that public involvement is appropriate in this instance. Pending the results of the evaluation and any additional fieldwork requirements, there could be scope to hold an open-day or give a public talk/seminar on the results of the investigation.

5. Programme

5.1. Timetable

5.1.1. Fieldwork

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

Civic Heritage will notify GMAAS one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the evaluation.

It is anticipated that the evaluation of the Plot a and Plot b evaluation areas (based on the provisional excavation plan) will be completed on-site within five working days each. The time required for the watching brief will depend on the client's planned groundworks in the designated areas. Should extensive or well-preserved remains deemed worthy of further investigation be uncovered in the evaluation areas, these may require an additional phase of works.

5.1.2. Report

A draft post-excavation assessment (PXA) report will be submitted to GMAAS and the Client for comment within six weeks of completion of the final phase of fieldwork, subject to the requirement for external specialist input. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

On completion of the final phase of fieldwork Civic Heritage will contact GMAAS to obtain a 'comfort statement' email stating that GMAAS are happy for the client to continue construction works whilst the PXA, final analysis and final report are being produced.

5.1.3. Project Monitoring

Civic Heritage will notify GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed PD will only be made in consultation with the Heritage Management Director (at GMAAS) acting on behalf of the local planning authority.

6. Staff Proposals

6.1. Team Structure

6.1.1. Responsibilities

The project will be overseen and managed by Graham Mottershead (Associate Director, Civic Heritage). Graham is an experienced field archaeologist with over 35 years' experience and has undertaken many investigations across the country, including the previous evaluation and excavation at Viadux 1. Graham holds current valid SMSTS and PRINCE2 certification.

His role will 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.

6.1.2. Fieldwork Staff

It is not possible to provide details of specific archaeologists that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience, who will be working for Civic Heritage.

6.1.3. External Specialists

The following list of internal and external specialists can be called if required:

- *Ceramics* Jeremy Bradley (independent specialist)
- *CBM* Jeremy Bradley (independent specialist)
- *Pipeclay* Jeremy Bradley (independent specialist)
- *Glass* David Dungworth (independent specialist)
- *Iron/Steel objects* David Dungworth (independent specialist)
- *Industrial residues* David Dungworth (independent specialist)
- *Animal Bone* Hannah Russ (Archaeology.Biz)
- *Leather* Quita Mould (independent specialist)
- *Conservation* Karen Barker (independent specialist)

Bibliography

Primary Sources

Secondary Sources

CIfA, 2020a. *Standards and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials,* Reading: s.n.

CIfA, 2020b. *Standards and Guidelines for the Creation, Compilation, Transportation and Deposition of Archaeological Archives,* Reading: s.n.

CIfA, 2020c. Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures, Reading: s.n.

CIfA, 2023a. *Standards for Archaeological Monitoring and Recording*, Reading: s.n.

CIfA, 2023b. *Universal Guidance for Archaeological Monitoring and Recording*, Reading: s.n.

Department of Levelling Up, Housing and Communities (DLUHC), 2023. *National Planning Policy Framework*

Fletcher K, 2024, *Viadux Plot 2a and Plot 2b, Manchester, Greater Manchester: Archaeological Desk-Based Assessment* Civic Heritage PRN_61041 unpubl client report

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*

NWRRF, 2024. *North West Regional Research Framework.* [Online]
[Accessed 23 05 2025].

United Kingdom Institute for Conservation (UKIC), 1990. *Guidelines for the Preparation of Archives for Long-Term Storage,* London: s.n.

Websites

BGS, 2025. *Geology Viewer.* [Online]
Available at: https://geologyviewer.bgs.ac.uk/
[Accessed 23/05/2025].

Appendix 1 - Figures

Figure 1 Site Location

Figure 2 Site boundary

Figure 3 Location of proposed archaeological investigation areas

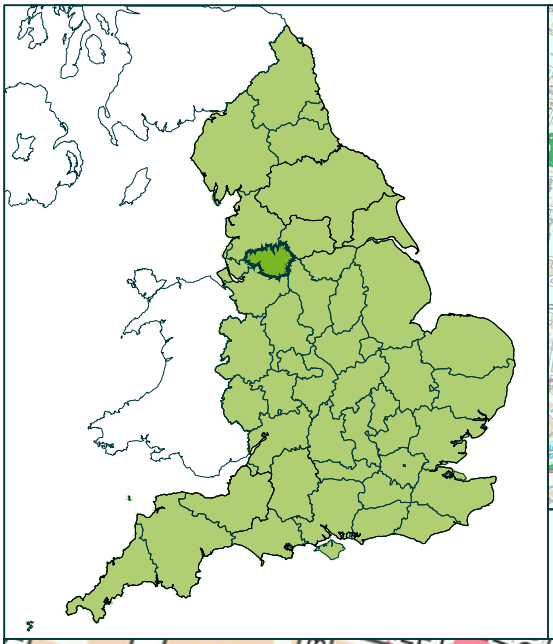
Figure 4 Proposed archaeological investigation areas with previous excavations

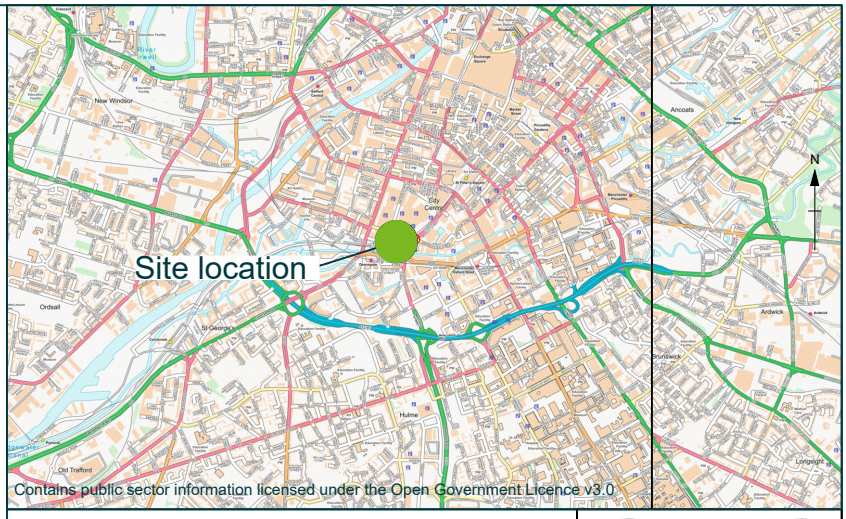
Figure 5 Location of proposed archaeological investigation areas with sites identified in the DBA

Figure 6 Location of proposed archaeological investigation areas superimposed onto Bancks & Co's map of 1831

Figure 7 Location of proposed archaeological investigation areas superimposed onto OS 60" to 1 Mile Town Plan 1851

Figure 8 Location of proposed archaeological investigation areas superimposed onto OS 1:500 Town Plan 1891



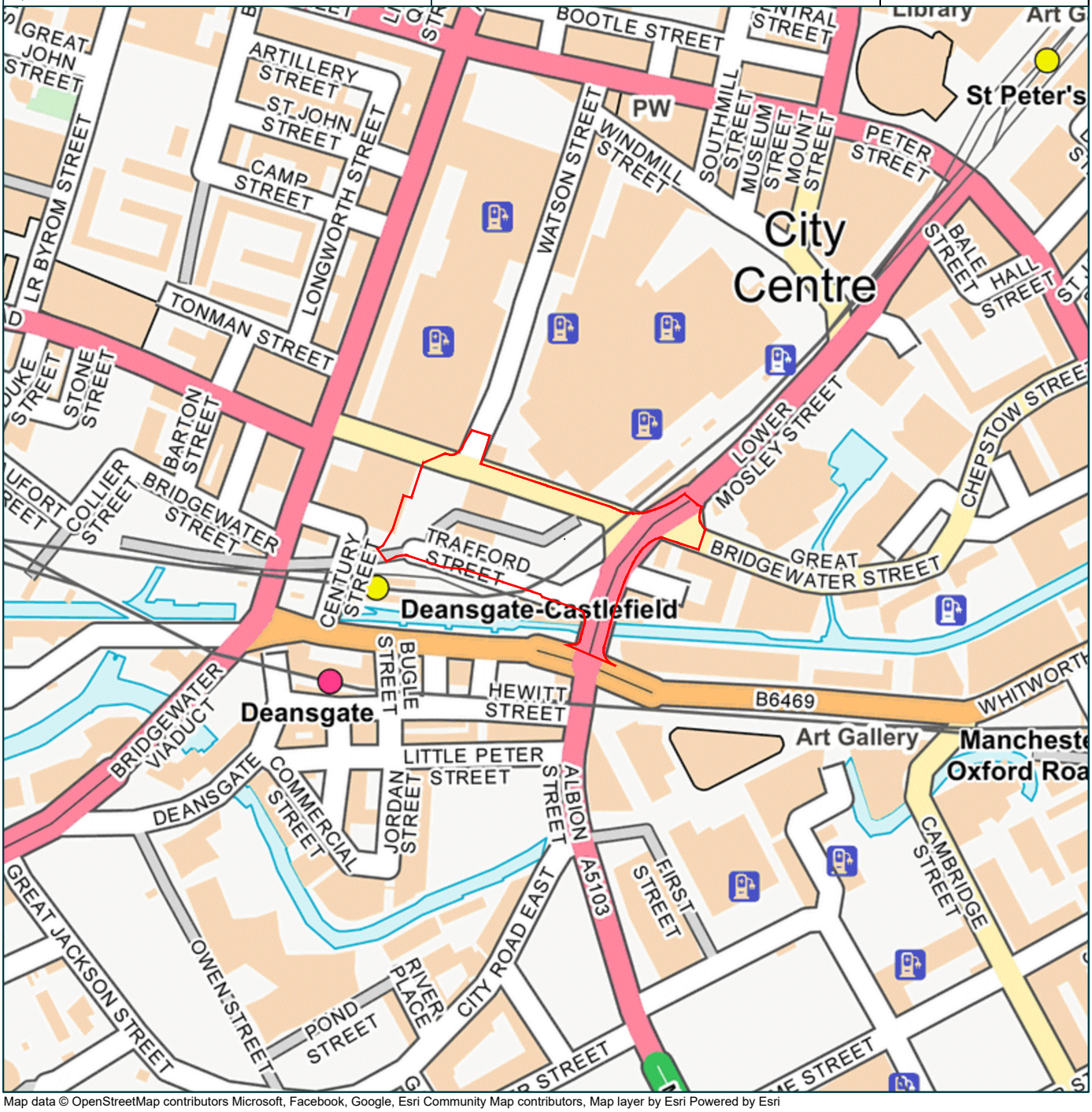


Contains public sector information licensed under the Open Government Licence v3.0

Viadux 2 Project Code: 61181

Figure 1: site location

CIVIC HERITAGE



Map data © OpenStreetMap contributors Microsoft, Facebook, Google, Esri Community Map contributors, Map layer by Esri Powered by Esri

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2 Project Code: 61181

Figure 2: Site boundary and tower locations

N

Key:

- Site boundary
- Proposed towers
- Existing tower

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2

Project Code: 61181

Figure 3: Location of proposed archaeological investigation areas

N

Key:

- Site boundary
- SMR evaluation areas
- Watching brief areas
- Metrolink viaduct
- Area of no works

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2

Project Code: 61181

Figure 4: Proposed archaeological investigation areas with previous excavations

N

Key:

- Site boundary
- SMR evaluation areas
- Watching brief areas
- Phase 1 excavation
- Phase 1 watching brief

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2

Project Code: 61181

Figure 5: Location of proposed archaeological investigation areas with sites identified in the DBA

N

Key:

- Site boundary
- SMR evaluation areas
- Watching brief areas
- DBA sites

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2

Project Code: 61181

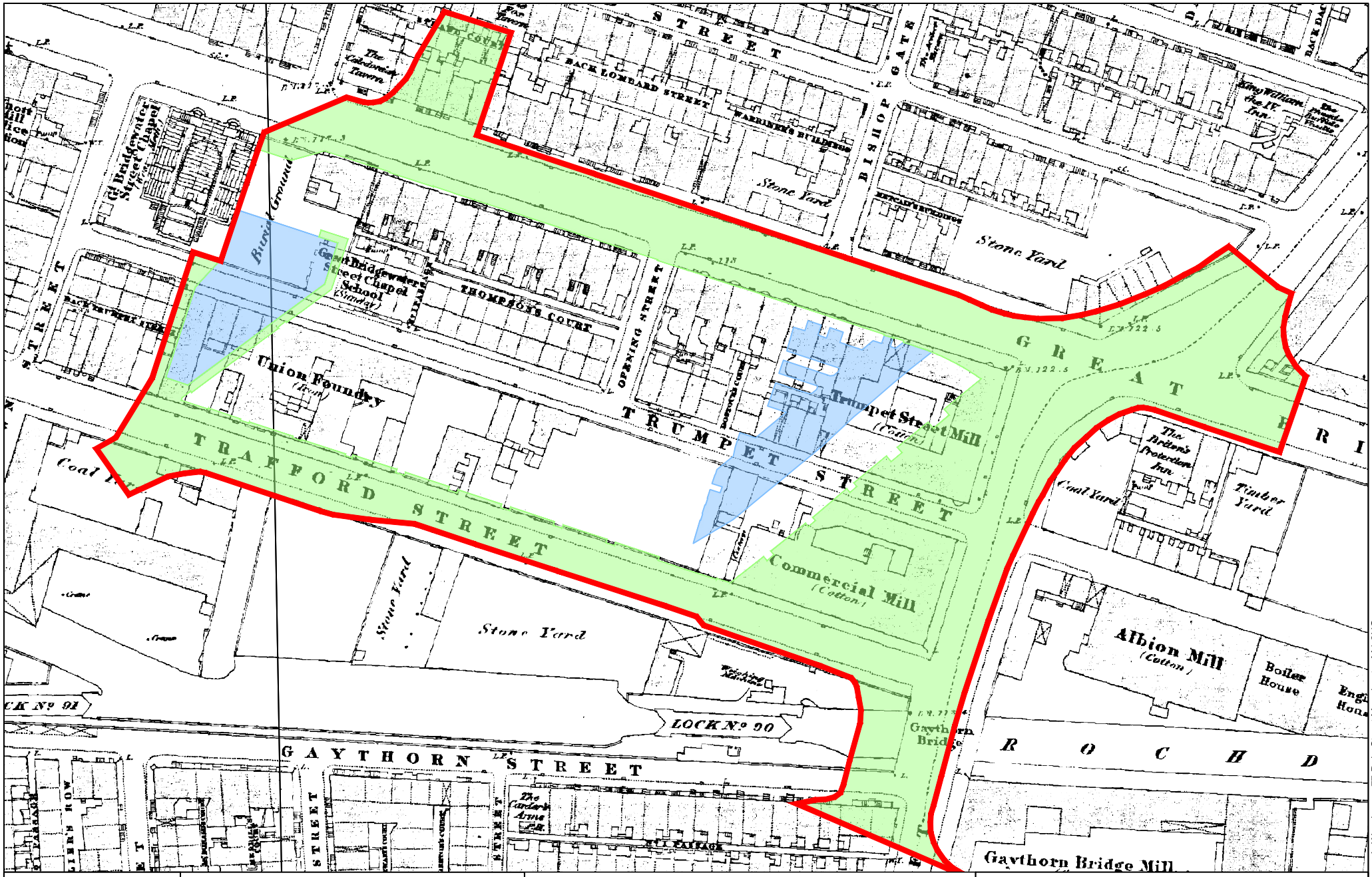
Figure 6: Location of proposed archaeological investigation areas superimposed onto Bancks & Co's map of 1831

N

Key:

- Site boundary
- SMR evaluation areas
- Watching brief areas

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

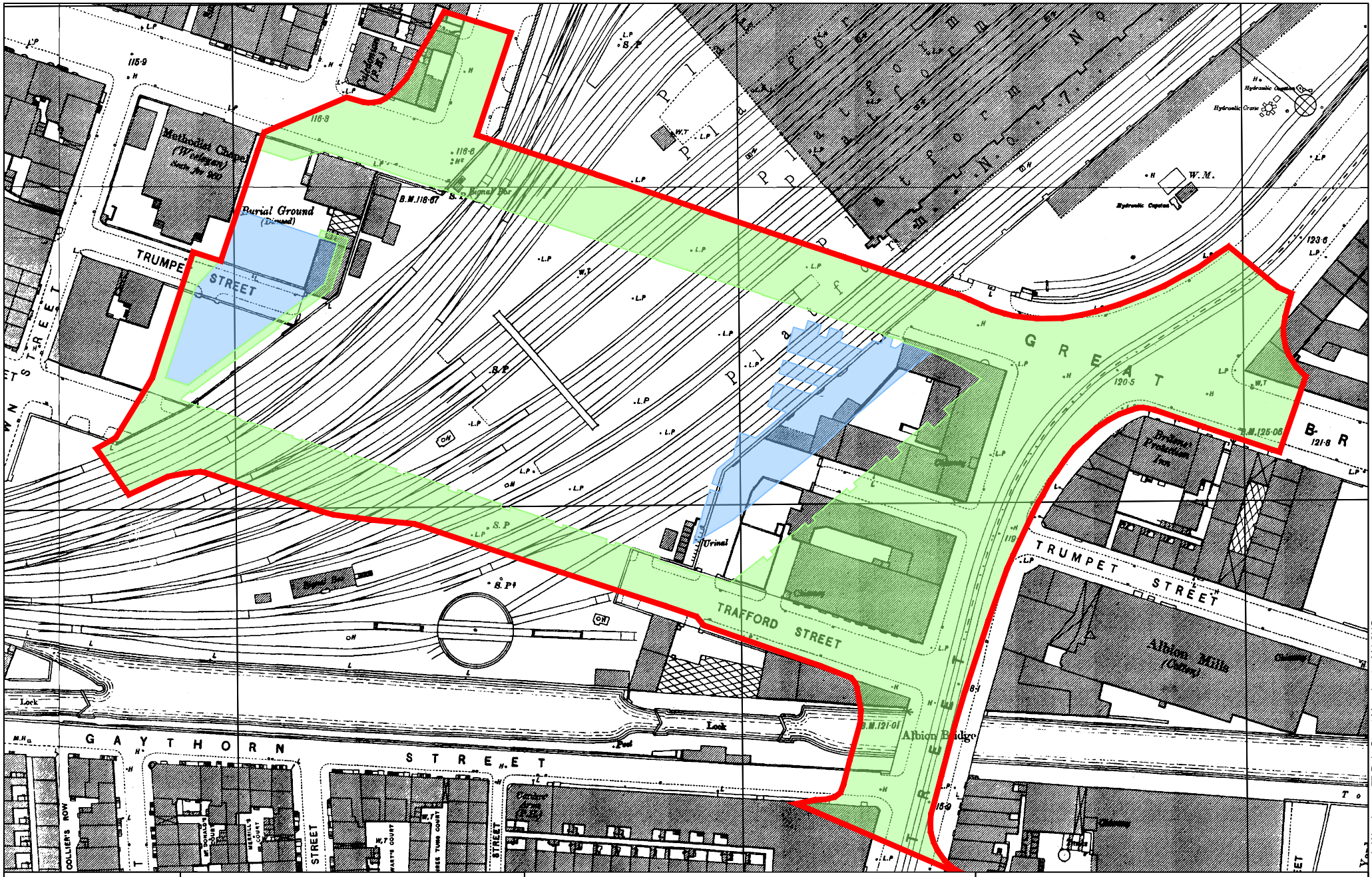
Viadux 2 Project Code: 61181

Figure 7: Location of proposed archaeological investigation areas superimposed onto OS 60" to 1 Mile Town Plan 1851

N

Key:
- Site boundary
- SMR evaluation areas
- Watching brief areas

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG



CIVIC HERITAGE

0 50 m

Scale at A4 1:1000

Viadux 2

Project Code: 61181

Figure 8: Location of proposed archaeological investigation areas superimposed onto OS 1:500 Town Plan 1891

N

Civic Heritage, Carver's Warehouse 77 Dale Street Manchester M1 2HG

CIVIC

team-civic.com

thriving
together