

HERITIAGE

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Manchester

Archaeology Assessment

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July 2025

DOCUMENT ISSUE RECORD

Document Number:	255728-BWB-ZZ-XX-RP-LH-0001_Velvet Cutters
BWB Reference:	255728

Revision	Date of Issue	Status	Author:	Checked:	Approved:
P01	July 2025	S0/S2	S. Edwards BSc (Hons) MSc PCIfA	P. Moore BA (Hons)	J. MacQueen BA (Hons)

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1. INTRODUCTION

- 1.1 BWB Consulting Ltd (BWB) was instructed by Torsion Homes Ltd ('the Client') to undertake an archaeological assessment on a site at No. 5-7 Little Peter Street, Manchester ('the Site') in respect of a planning application for a residential development.
- 1.2 The purpose of the assessment is to assess the potential for archaeological remains to be present within a 250m study area of the Site boundary. The assessment also considers any potential impacts on heritage assets and the potential archaeological resource, in line with the requirements of National Planning Policy Framework (NPPF).¹

Site Location and Topography

- 1.3 The proposed site boundary is shown on **Figure 1**. It is centred on National Grid Reference SJ 83436 97453 and comprises former industrial/ brownfield land. The Site sits in the north-east corner of a triangular parcel of land, which is largely vacant, with part of it being used as a carpark. (**Plate 1**).
- 1.4 The Site is situated at a height of approximately 35m Above Ordnance Datum (AOD).

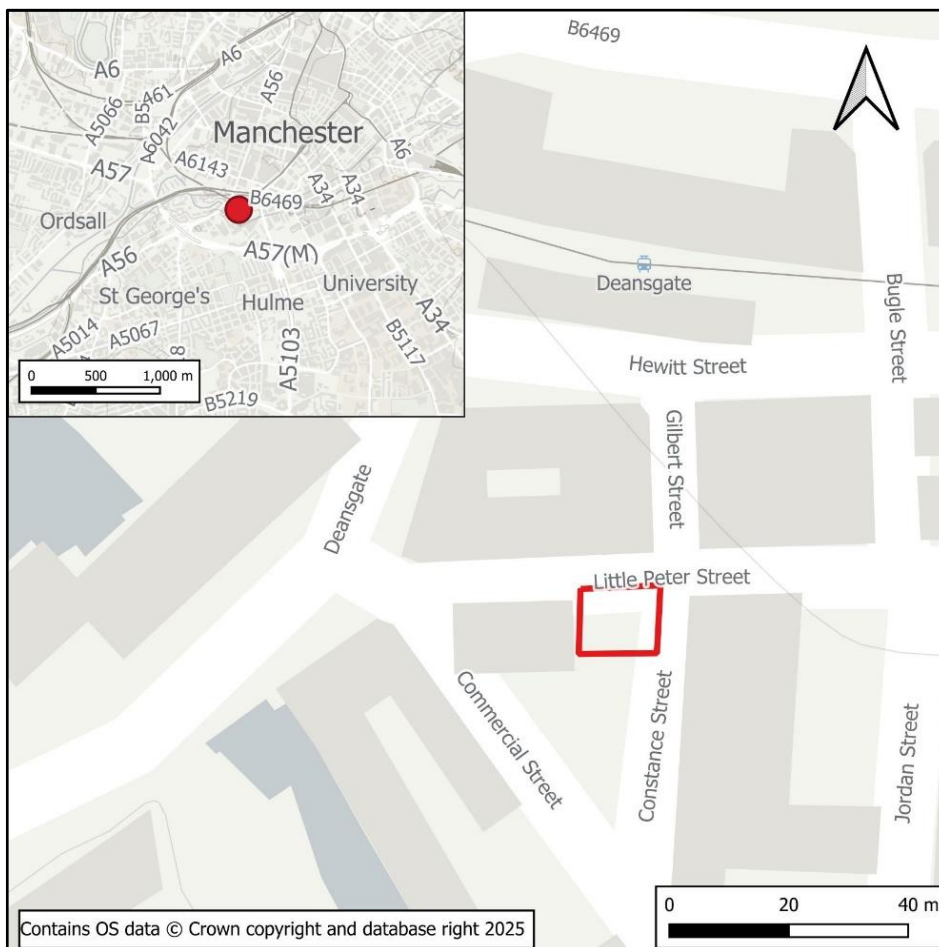


Figure 1. Site Location

¹ Ministry of Housing, Communities & Local Government, 2012 (as amended 2023), *National Planning Policy Framework*, Chapter 16, paragraph 194.

Geology and Soils

- 1.5 According to the online British Geological Survey (BGS) mapping, the underlying bedrock geology across the Site comprises Chester Formation Sandstone, a sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. Superficial deposits comprise Devensian glaciofluvial sheet deposits of sand and gravel formed between 116 and 11.8 thousand years ago, during the Quaternary period.³

Proposed Development

- 1.6 The Proposed Development comprises the re-development of a vacant corner plot, comprising of nine units (Use Class 3) over six floors (**Appendix 1**). It includes associated landscaping, highway works, and other infrastructure.
- 1.7 The proposals include a basement level for storage which will be accessible via a lift and staircase.

³ British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>; LandIS, *Soilscapes Viewer*, <http://www.landis.org.uk/soilscapes/>.

2. PLANNING BACKGROUND

National Planning Policy Framework (NPPF)⁴

- 2.1 Chapter 16 of the NPPF Paragraph 202 states, 'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved 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.
- 2.2 Chapter 16, paragraph 203 states that 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic environment to the character of a place.'
- 2.3 Paragraph 205 of the NPPF states that 'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- h) *assess the significance of heritage assets and the contribution they make to their environment; and*
 - i) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future*'.
- 2.4 Paragraph 206 states that 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible'.
- 2.5 Chapter 16, paragraph 207, of the NPPF states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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

⁴ National Planning Policy Framework, Chapter 16.

archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

- 2.6 Paragraphs 208 states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 2.7 Paragraph 210 states that 'in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.
- 2.8 Paragraph 212 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- 2.9 Paragraph 213 states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.
- 2.10 Paragraph 214 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use'.

- 2.11 Paragraph 215 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 2.12 Paragraph 216 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.
- 2.13 Paragraph 217 states that 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'.
- 2.14 Paragraph 218 states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 2.15 Paragraph 219 states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.
- 2.16 Paragraph 220 states that 'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.
- 2.17 Paragraph 221 states that 'Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'

Local Policy

Places for Everyone Joint Development Plan (Adopted)⁵

- 2.18 The Site is located in the borough of Manchester, within Greater Manchester. The current adopted Development Plan comprises the Places for Everyone Joint Development Plan, adopted in March 2024.
- 2.19 The Joint Development Plan covers nine of the ten boroughs of Greater Manchester and has been prepared in partnership with all nine local planning authorities. The Joint Development positions itself as a strategic spatial plan, setting out the overall vision and objectives for sustainable development until 2039. It contains the following policy of relevance to heritage:

Policy JP-P2: Heritage

- 2.20 We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:
1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.
- 2.21 Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity

⁵ Places for Everyone Joint Development Plan 2022 to 2039, (2024), <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>, (accessed 10 July 2025).

and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

- 2.22 Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

3. INFORMATION SOURCES

- 3.1 The following sources of information have been consulted in order to meet the requirements of the assessment and are in line with guidelines laid down by the Chartered Institute for Archaeologists.⁶
- 3.2 Historic England's National Heritage List for England Database was consulted for relevant designated assets within the study area.⁷
- 3.3 Information on previous archaeological finds and investigations within the study area was obtained from a search of the Greater Manchester Historic Environment Record (HER) on the 11th July 2025.
- 3.4 A review of relevant and available online historic mapping was undertaken using the National Library of Scotland (NLS) Online Map Images.⁸ Other internet sources, including the Historic England Aerial Photo Explorer,⁹ Historic England Aerial Archaeology Mapping Explorer¹⁰ and Google Earth Pro¹¹ were also consulted.
- 3.5 The archaeological advisor for the Greater Manchester Archaeological Advisory Service was consulted on 14th July 2025 for advice relating to the archaeology of the immediate area around the Site.

Walkover Survey

- 3.6 A site visit was conducted on the 8th July 2025. Photographs from the site visit are presented in **Appendix 4 (Plates 1 to 8)**.
- 3.7 During the Site walkover survey no evidence for standing structures, utilities or infrastructure was apparent on or immediately surrounding the Site.

⁶ Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-based Assessment*.

⁷ Historic England, *The National Heritage List for England*, <https://historicengland.org.uk/listing/the-list>.

⁸ National Library of Scotland Map Finder (last accessed July 2025).

⁹ Historic England, Aerial Photo Explorer (last accessed July 2025).

¹⁰ Historic England Aerial Archaeology Mapping Explorer (Last accessed July 2025).

¹¹ Google Earth Pro (last accessed July 2025).

4. ASSESSMENT METHODOLOGY

- 4.1 An assessment of the importance of heritage assets within a 250m study area of the Site has been undertaken. Scheduled Monuments, Grade I and II* Listed Buildings, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites are assessed to be of *high importance*.
- 4.2 The basis for assessing impacts on the historic environment is an understanding of the heritage assets that might be affected by a proposal. Planning policy and guidance emphasise the need to understand the cultural significance of heritage assets, including their setting, reflecting that the primary purpose is to preserve significance rather than no change. The process of gaining this understanding can be broken down into three distinct stages:
- **Description:** Research leading to a preliminary factual statement that establishes the location, nature and setting of the asset;
 - **Cultural significance:** Analysis of what we value about the asset and the contribution made by its setting, leading to a statement of cultural significance. Cultural significance is not scaled but can be expressed in terms of four key 'heritage values' (see **Table 4.1**), as outlined in Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment¹²; and

Table 4.1: Heritage Values

Value	Description
Evidential	The potential of a place to yield evidence about past human activity. Sites of evidential value will include those which have archaeological interest.
Historical	The ways in which past people, events and aspects of life can be connected through a place to the present. Heritage assets can either illustrate, or be associated with, past people and events
Aesthetic	The ways in which people draw sensory and intellectual stimulation from a place. Aesthetic value can arise from conscious design or fortuitously from the way the heritage asset has evolved.
Communal	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

- **Importance:** A conclusion regarding the level of protection or consideration that the asset merits in planning policy and cultural heritage legislation. A judgement on importance is scaled and can therefore be expressed in terms of the criteria set out within **Table 4.2**.

¹² English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.

Table 4.2: Importance of Heritage Assets Criteria

Importance	Examples
Very High	World Heritage Sites; and Places of international importance due to their 'outstanding universal value'.
High	Scheduled Monuments; Grade I or II* Listed Buildings; Grade I or II* Registered Parks and Gardens; Battlefields; Places or structures of national importance; and Non-designated heritage assets of equivalent national importance or potential to contribute significantly to national research objectives.
Medium	Grade II Listed Buildings; Grade II Registered Parks and Gardens; Conservation Areas; and Non-designated assets of regional or high local importance with potential to contribute significantly to regional and local research objectives. This includes assets which have particular regional associations or may have important associations at a local level (e.g. they have significance to local population or embody something of the special identity of a locality).
Low	Locally Listed Buildings; and Non-designated assets which are relatively poorly preserved or have limited importance at a local level and low potential to add to local and regional research objectives.
Negligible	Assets that have very limited or no archaeological, historical or cultural importance.
Uncertain	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge.

4.3 Having understood cultural significance, the next step is to understand the proposed change(s) and the impact they would have on cultural significance. The process of evaluating the consequences of change can be usefully broken down into three distinct analytical stages:

- **Change:** A factual statement of how a proposal would change an asset or its setting including physical, visual appearance, scale, nature and duration;
- **Impact:** An assessment of the degree to which any changes would increase or decrease the cultural significance of an asset. Impact is scaled and the magnitude of impact is a reflection of the extent to which the cultural significance of an asset is changed by a proposal. A judgement of magnitude of impact can be made based criteria set out within **Table 4.3**; and
- **Effect:** A conclusion regarding whether an impact matters or not, reflecting the importance of the affected heritage asset. The effect is the measure that brings together the magnitude of the impact and the heritage asset's importance. This a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or ultimately in the test as to whether the proposal will be acceptable and permitted. The effect can be articulated through the use of a matrix which brings together the importance of an asset and the magnitude of impact on the asset's significance (see **Table 4.4**).

Where there are two options for a level of effect, it is a matter of professional judgement which should be articulated in the text description as to the level of effect appropriate.

Table 4.3: Magnitude of Impact

Impact	Criteria
Major Negative	Causes total destruction or change to most key elements of the asset that results in substantial loss of integrity and cultural significance. Comprehensive change to the setting of the asset which is a critical aspect of the asset's cultural significance. Any such change would not normally be reversible.
Moderate Negative	Causes change to, or loss of many key elements which results in a moderate loss of integrity and cultural significance of the asset. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Minor Negative	Change to some elements which lead to a limited loss of integrity and cultural significance of the asset. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Negligible / No change	No appreciable change to the cultural significance of the asset or its setting.
Minor Positive	Change to some elements which leads to limited improvement in integrity and cultural significance of the asset, or arrests decline. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Moderate Positive	Causes change to many key elements which result in a moderate enhancement to integrity and cultural significance of the asset or reverses decline. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Major Positive	Causes significant change to most key elements of the asset that results in substantial enhancement of cultural significance. Comprehensive change to the setting of the asset which is a critical aspect of the asset's cultural significance.

Table 4.4: Effect Matrix

Importance of Asset	Magnitude of Impact			
	Major	Moderate	Minor	Negligible / No Change
Very High	Very Large	Very Large/Large	Large/Moderate	Slight/Neutral
High	Very Large/Large	Large/Moderate	Moderate/Slight	Slight/Neutral
Medium	Large/Moderate	Moderate	Slight	Neutral
Low	Moderate/Slight	Slight	Slight/Neutral	Neutral

5. BASELINE ASSESSMENT

- 5.1 The following outlines the archaeological and historical background of the Site and the study area and is compiled from a review of the relevant HER data, as well as available secondary sources that can aid in understanding the development sequence of the Site and inform the assessment of archaeological potential.
- 5.2 The assessment considers in detail the archaeological baseline within a 250m study area. Tabulated gazetteers summarising pertinent information for individual assets are presented in **Appendix 2 (Tables 1 and 2)**. Within **Appendix 3, Figure 2** depicts the locations of designated heritage assets, **Figure 3** depicts the location of non-designated heritage assets, and **Figure 4** depicts previous archaeological events. **It also** contains the historic maps used during the map regression (**Figures 5 to 10**). **Appendix 4 (Plates 1-8)** contains photographs taken during the site visit.
- 5.3 Where heritage assets and events are mentioned in the text, the relevant Greater Manchester HER or NHLE list entry number is given.

Designated Heritage Assets

- 5.4 The study area contains no World Heritage Sites, Registered Battlefields or Registered Parks and Gardens. This report will does not assess built assets and only those that can inform the archaeological potential of the Site will be detailed in the text (**Appendix 2, Figure 2**).
- 5.5 The National Heritage List for England (NHLE) records 12 designated assets within the study area. Due to its significance, and its contribution to the archaeological assessment of the Site and archaeological context of the area, the following Scheduled Monument will be included:
- Remains of eastern wall of Roman fort (**1001953**).
- 5.6 The Scheduled Monument comprises the partial remains of the Mamucium Roman fort eastern wall which is located under the existing modern viaduct and is located 200m north-west of the Site.

Archaeological and Historical Background

Prehistoric

- 5.7 There is a lack of evidence relating to the prehistoric period within the study area.
- 5.8 Early human occupation in Manchester is sparsely documented, with occasional stone tools and Bronze Age burial sites indicating prehistoric activity. The region was originally home to the Celtic Brigantes tribe prior to the Roman invasion in the 1st century AD.

Evidence also points to a Neolithic farming settlement now located beneath a runway at Manchester Airport.¹³

Iron Age and Romano British

- 5.9 The earliest settlement in Manchester was at Castlefield (**MGM608**), to the south-west of the modern city centre where the Roman fort of Mamucium (**1001953**) was established in AD 79.¹⁴ Centuries later, the Grelley family made their mark, creating a manor house just north of the old fort.¹⁵
- 5.10 A section of Roman road (**MGM19**) was found to the west of the Site near to the Roman fort (**MGM642**). This partially runs along Deansgate and heads in a southwest northeast direction through the study area. This is one of several which have been partially excavated within the City. Also evident is the Manchester to Levenshulme section (**MGM81**). The existence of such a well-developed road system suggests that Manchester was an important area for Roman settlement and the distribution of materials. This is reflected in the volume and variety of archaeological discoveries made across the region.
- 5.11 The city centre has been the focus of several investigations that have uncovered significant Romano-British artefacts. Finds include: a substantial number of Roman coins found within the city centre¹⁶, both as isolated finds and within coin hoards (**MGM613**; **MGM628**; **MGM620**; **MGM623**; **MGM631**; **MGM635**); beaded bracelets (**MGM431**); an Amphora Neck (**MGM640**).
- 5.12 Along with road networks, the urban infrastructure within the town extended to areas of industrial activity (**MGM17489**; **MGM17518**; **MGM17521**; **MGM627**). Pits, ditches (**MGM612**; **MGM17485**), wells (**MGM605**) and pottery are also evident (**MGM629**; **MGM637**).
- 5.13 As settlement expanded, so did the religious infrastructure within the city, including altars (**MGM363**; **MGM630**), burial grounds and cemeteries (**MGM17462**) and isolated burials (**MGM611**).
- 5.14 Other notable finds include the possible site of a Mithraeum (**MGM17493**), boundary markers (**MGM641**), a rampart (**MGM17611**), sculpted mithric stones (**MGM639**) and centurial stones (**MGM619**).

Early Medieval and Medieval

- 5.15 In the Anglo-Saxon Chronicle, Manchester is referred to as *Mameceaster* and was likely a fortified burh (settlement) located near the former Roman fort of Mamucium (**MGM19**; **MGM642**). Evidence of Anglo-Saxon activity within the city includes finds such as a ring discovered in the city centre (**MGM11122**). There is evidence that after Roman decline, new settlements began to appear, often bearing Anglo-Saxon names. One such example is Manchester, which is recorded as Mamecestre in the Domesday Survey.¹⁷

¹³ Nevell, M (2021) The Archaeology of Manchester in 20 Digs

¹⁴ Picadilly Place: Uncovering Manchester's Industrial Origins

¹⁵ Hartwell, Clare, Manchester Pevsner Architectural Guides, Yale University Press, London

¹⁶ Roman Coins from North-West England by David Shotton (Lancaster 1990)

¹⁷ Domesday Book - Manchester

Over the following decades, Manchester's population grew rapidly, and by the late 1500s it was recognised as a centre for textile production.¹⁸

- 5.16 By the 17th century, Manchester had established a leading role in manufacturing cloth mixed with cotton, at the heart of a regional network of weaving towns across south Lancashire.¹⁹ A community of weavers was established in Manchester, which were soon operating alongside other trade in wool linen and luxury textile goods (**MGM11069**). By the end of the 16th century, the weaving of woollen cloth had reduced in favour of mixed fabrics such as fustian, velvet and mixed cotton.²⁰
- 5.17 Industrialisation increased the success of the production of textile manufacturing in the city. This was helped through revolutionary spinning and weaving machines giving Manchester a technological advancement in the textile trade. Conflict and disease briefly stalled this progress which was hampered by Civil War in 1642 and plague in 1645. Recovery was swift, however, as trade revived and newcomers replenished the population.²¹

Post-medieval and Modern

- 5.18 In the late 18th century, Manchester began to grow at an unprecedented rate. Rising land values and strong demand led to the sale and development of large plots around the town centre including several large-scale warehouses (**MGM1104**; **MGM11048**; **MGM16825**; **MGM16826**; **MGMN16840**; **MGM17297**; **MGM13675**; factories and mills (**MGM16817**; **MGM166818**; **MGM17464**; **MGM11066**; **MGM17681**; **MGM21366**; **MGM19756**; **MGM19692**; **MGM19693**; **MGM21369**; **MGM17946**) and printworks (**MGM16779**).
- 5.19 Manchester's deep roots in textile production, combined with a lack of restrictive trade guilds, helped create the conditions for dramatic change. These factors, set the stage for Manchester to become the world's first truly industrial city.²²
- 5.20 The rapid industrial development within the city was facilitated by the introduction of canals, which enabled the efficient transportation of goods to factories and workspaces within the city centre, including textiles, bulk goods, and industrial materials (**MGM1921**; **MGM19572**; **MGM11067**; **MGM19573**; **MGM19574**; **MGM17945**; **MGM9821**; **MGM13260**; **MGM9477**; **MGM13259**; **MGM12311**; **MGM2358**; **MGM12736**; **MGM12312**). The rail networks within the city also expanded, bringing the first passenger railway terminus extending between Liverpool and Manchester. The original station and warehouse of 1840 are still extant within the city. Railway stations across the city began to open between 1830 and 1842 expanding the accessibility of the city and goods transportation network (**MGM1278**; **MGM16816**).
- 5.21 As part of the urban redevelopment (**MGM13639**) of the city, there are several schools (**MGM19755**; **MGM21369**) and chapels and churches within the city centre (**MGM9599**; **MGM17502**; **MGM21368**). Other notable assets within the study area include smithies (**MGM13440**), breweries (**MGM17496**), boundary stones (**MGM12774**) and kilns

¹⁸ Kidd, Alan, *Manchester: A History*, Carnegie Publishing Ltd, Lancaster

¹⁹ Makepeace, Chris, *A Century of Manchester*, Sutton Publishing Ltd, Stroud

²⁰ Picadilly Place: Uncovering Manchester's Industrial Origins

²¹ Makepeace, Chris, *A Century of Manchester*, Sutton Publishing Ltd, Stroud

²² Makepeace, Chris, *A Century of Manchester*, Sutton Publishing Ltd, Stroud

(**MGM18994**). Manchester's growth continued well into the 20th century, with major residential, industrial (**MGM17299**) and urban development's shaping the city. This urban development progress was interrupted in 1939, when wartime bombing caused significant damage.

- 5.22 The post-war years brought major challenges. Manufacturing declined sharply, and by 1950 the cotton industry, once the foundation of Manchester's wealth had disappeared. A further wave of industrial contraction followed in the 1960s, leaving the city in economic difficulty. From the later 20th century, however, a new chapter began. Regeneration efforts focused on urban renewal and housing (**MGM18995**; **MGM17468**; **MGM17465**; **MGM21367**; **MGM18521**; **MGM17441**; **MGM12191**; **MGM11098**), gradually transforming Manchester into the modern, city we see today. Many areas of Roman Manchester were development including buildings on Commercial Street (**MGM17442**), Trafford Street (**MGM17298**), Barton Street and Bridgewater Street (**MGM13627**), Blue Ball Inn (**MGM17467**), Deansgate (**MGM17467**; **MGM17519**; **MHM16917**; **MGM18950**), Chester Road (**MGM9544**) and Olympia (**MGM17466**) (**Appendix 2: Figure 3**).

Previous Archaeological Investigations

- 5.23 The HER records 90 archaeological assessments within the study area (**Appendix 2: Figure 4**).
- 5.24 An archaeological Desk Based Assessment (DBA) was undertaken focusing on Commercial Street located immediately south of the Site, in 2008 by Oxford Archaeology. The report determined that the area was within a known area of considerable archaeological and historical significance (**EGM3858**). A subsequent trial trench evaluation was carried out in 2021 (**EGM5431**) which revealed 19th century archaeology over re-deposited clay.
- 5.25 A watching brief at Brazil Mill located 26m west of the Site (**EGM2435**) was carried out in 2007. This identified no significant archaeological features due to modern development entirely truncating the archaeological horizon.
- 5.26 A Desk-Based Assessment (DBA) and subsequent watching brief were undertaken at Jordan Street (**EGM3770**) due to the site's proximity to the Roman fort and associated vicus, as well as its potential alignment with the fort's perimeter. However, the watching brief concluded that the construction of cellars during the 19th century would have destroyed any evidence of pre-industrial or Roman activity that may once have existed on the site. The depth of 18th and 19th century building works was demonstrated by two rock-cut pits uncovered east of Jordan Street at approximately 6 m below street level, which were interpreted as foundations for brick columns supporting the cellars of the buildings above.
- 5.27 Trial trenching at Knott Mill Bridge (**EGM2743**; **MGM11992**) found evidence of Roman foundation walls, an early fulling mill, Roman post-hole and a pottery (**FGM6142**; **FGM6143**), as well as the brick foundations at the west end of the Duke of Bridgewater's warehouse.
- 5.28 An archaeological evaluation (**EGM3912**) located 163 m west of the Site on Chester Road, adjacent to the Roman road to Chester, involved nine trial trenches. Significant

Roman remains were identified in the central area, while post-medieval structures were present but less extensive than anticipated.

- 5.29 A strip, map, and sample excavation (**EGM5005**) carried on Owen Street, west of the Site, revealed a sequence of archaeological remains attributable to seven principal phases of activity, the earliest of which dated to the Roman period.
- 5.30 A series of investigations within the city have uncovered Roman remains, including a watching brief located 70m north of the Roman fort at Southern Street (**MGM17462**) which found Roman pottery. A watching brief at Southern Street (**MGM17682**) and Bridgewater Street (**MGM12192**) found a ditch and part of the vicus.

Cartographic Analysis

- 5.31 Cartographic depictions of the Site have been used to assess how the Site has developed since the 19th century. The Site boundary has been superimposed on historic maps for ease of interpretation. (**Appendix 4, Figures 5 to 10**).
- 5.32 The James Pigot Map of 1809-1819 shows the Site as undeveloped. Immediately to the north and east buildings are depicted either side of Little Peter Street (**Figure 5-6**). The wider map also shows the Bridgewater and Rochdale Canals, and the River Medlock. Knot Mill is depicted to the west of the Site and is shown to comprise a series of structures either side of the river.
- 5.33 The James Pigot Map of 1829 (**Figure 7**) shows the Site as developed with a building entirely encompassing the Site and also the neighbouring plot. The surrounding area is becoming increasingly developed, with worker houses to support the factories evident.
- 5.34 The 1848 1st edition six-inch Ordnance Survey (OS) map depicts the Site as developed but still does not label the structures present (**Figure 8**). The wider area has significantly developed as part of the continued industrialisation of Manchester. There is also significant residential expansion and what appears to be back-to-back residential housing. Census documents produced decennially from 1841-1871 make no reference to properties within the Site. The 1881 Census references buildings opposite the Site, but does not include references to Nos. 6, 8 and 10, Little Peter Street.²³
- 5.35 The 1851 edition (**Figure 9**) provides greater detail, showing three buildings occupying the Site, including No. 91 Court, a Smithy.
- 5.36 The 1896 and 1909 OS map editions show similar levels of development in lesser detail. The 1911 Census records five tenants living at No. 6, Little Peter Street and three tenants at No. 8. No. 10, Little Peter Street is also recorded as a 'Yarn Warehouse' not used for residential purposes. No. 10a is recorded as a 'Corn Mill', also not in residential use.²⁴
- 5.37 The same subdivided properties are visible in the 1922 and 1934 editions as in earlier editions (maps not depicted). The 1939 Register does not record any tenants at No. 10,

²³ The Genealogist, <https://www.thegenealogist.co.uk/search/advanced/register/1939/>, (accessed July 2025).

²⁴ The Genealogist, <https://www.thegenealogist.co.uk/search/advanced/register/1939/>, (accessed July 2025).

Little Peter Street, suggesting the property may have been in industrial rather than residential use.²⁵

- 5.38 Manchester remained an important industrial and urban hub into the early 20th century until the air raids of World War II, when bombs dropped which were intended for Salford Docks, Trafford Park and the city centre. The Manchester City Council Architects Department Location of Aerial Bombs map (**Figure 11**) on the City of Manchester shows that the Site was hit by bombs during aerial attacks on the city between 1940 and 1941.



Figure 11: Manchester City Council Architects Department 1940-1941 Aerial Bomb Map of the City of Manchester. Reproduced with the Permission of Manchester Archive.

- 5.39 The 1965 edition OS map (**Figure 10**) shows no change to the Site, but records street house numbers 6, 8 and 10. The 1960s also saw major urban development with the construction of the A57 road, the first elevated motorway within the city, which dramatically altered the surrounding area of the Site.
- 5.40 The 1972 edition OS map shows no discernible change to the Site itself or its immediate environs (map not depicted).

Aerial Photographs

- 5.41 The Historic England Aerial Photo Explorer contains a number of publicly accessible images depicting the Site (not reproduced).²⁶ An aerial image from 1946 shows the Site has been developed with several buildings within the Site and its immediate surroundings.
- 5.42 Google Earth Pro contains a number of publicly accessible satellite images of the Site (not reproduced).²⁷ Aerial images show the Site from 1985 to 2025 it as undeveloped land, used as a carpark.

²⁵ The Genealogist, <https://www.thegenealogist.co.uk/search/advanced/register/1939/>, (accessed July 2025).

²⁶ Historic England Aerial Photo Explorer (last accessed July 2025).

²⁷ Google Earth Pro (last accessed July 2025)

6. DISCUSSION

- 6.1 The potential for encountering archaeological remains dating to the prehistoric periods within the study area is Low on account of the limited evidence found within the wider area. This is in contrast to later periods where there is significantly more evidence including Roman occupation and settlement activity. Archaeological investigation undertaken near the Site has uncovered notable Roman remains, including foundation walls, pottery, and post-holes at Knott Mill Bridge (**EGM2743**; **MGM11992**; **FGM6142**; **FGM6143**). Significant Roman features were also found on Chester Road near the Roman road to Chester (**EGM3912**) and at Owen Street (**EGM5005**). In addition to their Roman pottery and structural remains such as ditches and vicus have been recorded near Southern Street and Bridgewater Street (**MGM17462**; **MGM17682**; **MGM12192**). It is noted that investigations at other sites in the locality including at Brazil Mill (**EGM2435**) and Jordan Street (**EGM3770**) encountered no surviving Roman evidence due to extensive later disturbance. This is likely to be the case with the proposed development Site on account of the extent of 19th and 20th century development and bomb damage sustained in World War II.
- 6.2 Evidence suggests that there is a lack of early-medieval archaeology within the study area. This is likely due to the significant and substantial urban and industrial development that followed in the later medieval period. By the late 16th century, Manchester had become a centre for textile production, evolving through the 17th century into a key manufacturing hub for mixed fabrics like fustian and velvet. Industrial advances, including mechanised spinning and weaving, further boosted the city's textile industry and economic status.
- 6.3 On the basis of the above it is considered that the overall potential for early-medieval and medieval archaeology to survive within the Site is Low, due to the significant urbanisation that followed into the later medieval and Post-medieval periods.
- 6.4 From the late 18th century, Manchester expanded rapidly, driven by rising land values, demand for industrial premises, and its strong textile base. The absence of restrictive guilds and the development of canals and later railways facilitated the city's transformation into the world's first industrial city, supporting large-scale warehouses, mills, factories, and associated infrastructure. The 19th century saw continued urban development, including schools, chapels, breweries, smithies, and other industrial facilities including those that existed within the Site.
- 6.5 Historic mapping shows that the Site has undergone significant change from the early 19th century to the present. Initially depicted as undeveloped on the James Pigot map of 1809–1819, the Site contained a building encompassing the entire plot by 1829. It is likely that these buildings were initially warehouses serving the surrounding factories.
- 6.6 Growth within the city continued into the early 20th century but was disrupted by bombing in 1939. Post-war brought economic decline, marked by the collapse of the cotton industry and further industrial contraction during the 1960s. From the late 20th century onward, regeneration and urban renewal reshaped Manchester into a modern city, although many historic areas including the area surrounding the Site were redeveloped during this process.

- 6.7 The overall potential for encountering deposits and or structures dating to the Post medieval to 19th century is Low given the extent of later development and likely destruction caused to the Site in World War II.
- 6.8 By the late 19th and early 20th centuries, the Site was sub-divided for mixed residential and industrial use, including a yarn warehouse and corn mill. Residential occupation declined by the late 1930s, and the Site sustained bomb damage during World War II, although post-war maps show little immediate change. Major redevelopment in the 1960s, including the construction of the A57, altered the surrounding area, and by the mid-1980s all buildings on the Site had been cleared. Since then, it has remained open land, primarily used as a car park accessed from Constance Street. It is currently unknown if the Site has a basement level. However, after consultation with the City Archaeologist for Manchester, it was confirmed that other buildings in the immediate vicinity of the Site are known to have had double-depth basements. It is therefore considered likely that 20th century development has already truncated or removed the surviving archaeological potential of the Site.

7. CONCLUSION

- 7.1 The assessment has considered the available and relevant information sources with an aim of determining the presence of archaeological remains within the Site and, where possible, to determine and assess any potential impacts on their significance. To inform the baseline, the assessment has considered relevant HER entries within a 250m study area, as well as other secondary sources. The assessment has also been informed by a site visit.
- 7.2 The survival of archaeology within the Site is deemed to be low given the extensive development within it and its surroundings since at least the early 19th century. Historic mapping (OS editions of 1896 and 1909) shows the Site transitioning from residential to warehouse use, and records infer the presence of warehouses and workhouses in the vicinity which generally included basement levels. It seems likely that those structures within the Site also had a basement. The construction of this will have fully truncated any archaeological deposits and or features. Subsequently the potential for archaeological remains from all periods is considered to be Low to Negligible. On this basis no further works are recommended.

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The Historic England GIS Data contained in this material was obtained on 11th July 2025. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk).

APPENDICES

APPENDIX 1: Masterplan

03
PROPOSALS

PROPOSED PLANS: BASEMENT



9no. Apartments

ACCOMMODATION SCHEDULE		
4no. 1 Bed Apartments (556sqft ave.)	2,225sqft	
2no. 2 Bed Apartments (705sqft ave.)	1,410sqft	
2no. 3 Bed Apartments (1260sqft ave.)	2,520sqft	
1no. 2 Bed Penthouse (1260sqft ave.)	1,260sqft	
NIA		7,415sqft
Circulation	1,495sqft	
Bins/Bikes/Plant	330sqft	
GIA		9,240sqft

03
PROPOSALS

PROPOSED PLANS: GROUND FLOOR



9no. Apartments

ACCOMMODATION SCHEDULE		
4no. 1 Bed Apartments (556sqft ave.)	2,225sqft	
2no. 2 Bed Apartments (705sqft ave.)	1,410sqft	
2no. 3 Bed Apartments (1260sqft ave.)	2,520sqft	
1no. 2 Bed Penthouse (1260sqft ave.)	1,260sqft	
NIA		7,415sqft
Circulation	1,495sqft	
Bins/Bikes/Plant	330sqft	
GIA		9,240sqft

03
PROPOSALS

PROPOSED PLANS: 1ST AND 2ND FLOORS



9no. Apartments

ACCOMMODATION SCHEDULE		
4no. 1 Bed Apartments (556sqft ave.)	2,225sqft	
2no. 2 Bed Apartments (705sqft ave.)	1,410sqft	
2no. 3 Bed Apartments (1260sqft ave.)	2,520sqft	
1no. 2 Bed Penthouse (1260sqft ave.)	1,260sqft	
NIA	7,415sqft	
Circulation	1,495sqft	
Bins/Bikes/Plant	330sqft	
GIA	9,240sqft	

03
PROPOSALS

PROPOSED PLANS: 3RD & 4TH FLOORS



9no. Apartments

ACCOMMODATION SCHEDULE		
4no. 1 Bed Apartments (556sqft ave.)		2,225sqft
2no. 2 Bed Apartments (705sqft ave.)		1,410sqft
2no. 3 Bed Apartments (1260sqft ave.)		2,520sqft
1no. 2 Bed Penthouse (1260sqft ave.)		1,260sqft
NIA		7,415sqft
Circulation		1,495sqft
Bins/Bikes/Plant		330sqft
GIA		9,240sqft

03
PROPOSALS

PROPOSED PLANS: 5TH FLOOR



9no. Apartments

ACCOMMODATION SCHEDULE		
4no. 1 Bed Apartments (556sqft ave.)	2,225sqft	
2no. 2 Bed Apartments (705sqft ave.)	1,410sqft	
2no. 3 Bed Apartments (1260sqft ave.)	2,520sqft	
1no. 2 Bed Penthouse (1260sqft ave.)	1,260sqft	
NIA		7,415sqft
Circulation	1,495sqft	
Bins/Bikes/Plant	330sqft	
GIA		9,240sqft

APPENDIX 2:
Gazetteer of Heritage Assets and Archaeological Events

APPENDIX 1

Catalogue entries for heritage assets and archaeological events recorded on the GMASS Historic Environment Record (HER), and those identified as part of this assessment, are provided below. Each entry includes a National Grid Reference (NGR) and the relevant List Entry or HER reference numbers.

Table 1: Gazetteer of Designated Assets

REF (List Entry No./ HER)	NAME	GRID REF	GRADE	DESCRIPTION
1001953	Remains of Eastern wall of the Roman Fort	SJ 83268 97584	Scheduled Monument	Partial remains of Eastern wall of the Roman Fort under existing modern viaduct.

Table 2: Gazetteer of Non-designated Assets

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM11047	Grocers' Warehouse (Henshall Gilbert & Co) (site of)	SJ 8328 9753	AD 18th Century to Mid 20th Century	Oldest warehouse on canal, demolished 1960; survey showed difference in height between street level and quayside. Original building extended to north and east. Castle Street façade rebuilt above street level – 5 storeys from quay to eaves. Canalside elevation had some decorative detail. Plan awkward because it was built over canal arm – window symmetry on Castle Street unbalanced. Central shipping hole over canal added on east end pre-1807. West side 3 chambers cut into rock. Foundations on rock. H Henshall was the brother-in-law of Brindley; probably 1st private carrier on Manchester–Liverpool canal (Dir ref 1781)(1). Also TLCAS LXV 91-103 (2). Long rectangular building [aligned] west–east with loading bay extending to south-west side and porch on north-east side. Loading bay off river Medlock to south-west side

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM11048	Duke's Warehouse (site of)	SJ 8336 9746	AD 18th Century to Late 20th Century	By 1789 a second warehouse [had been built] at the Castlefield terminus of the Bridgewater Canal. This was built across the Knott Mill canal end next to the road and was called Knott Mill Warehouse, then Old Warehouse. Probably older than Grocers' [HER 9848.1.0]. Existed on site which in 1789 was reported burnt down. 1795 spanned head of canal at Knott Mill Bridge. Probably 1st warehouse was gable end on to quay and road. Vast improvement made by spanning water and making basement loading dock. Warehouse always appeared to be controlled by Duke of Bridgewater – the Trustees and Bridgewater Navigation Company.
MGM11067	Watermill, mill culvert (water leat) (site of)	SJ 8320 9740	Post Medieval to AD 18th Century	Quoting Whitaker, on the discovery of a sluice of a mill c.1747 "...a little above the ancient ford of the Medlock". On the margin of Dyers Croft and opposite Mr Markland Constructions (supposed to be No.35 Deansgate), the north bank of the Medlock collapsed and showed a tunnel. Exposed by Whitaker c.1760s, about a metre wide by one metre, uncapped and hand picked. The watermill was at the top of Jackson's Lane to the left side of Chester Road.
MGM11992	Knott Mill Bridge (evaluation at)	SJ 8337 9747	Roman to Post Medieval	An evaluation found fragmentary evidence of Roman remains and foundation walls for the west end of the Duke of Bridgewater's warehouse. Also, possible wall remains of an early fulling mill which may have had a wheel pit as curvilinear blocks had been reused. It is possible that these blocks came from an arched window or door surround. A possible Roman post-hole, pottery and ground surface were located in Trench 2. The area had been culverted and Trench 3 revealed a brick domed feature which proved to be a well c.5m below the excavated surface.
MGM431	Bracelet with beads (antiquarian findspot) (area of Roman Manchester)	SJ 8329 9759	Undated	Two rings of brass, possibly a pair, each containing a bead of bluish pottery, were found in 1796 in Castlefield. One was in a state of disintegration.
MGM611	Roman burial (coffin) (area of Roman Manchester)	SJ 8320 9745	Roman	A coffin was found, in 1832, on digging on the south side of the river Medlock. It was enclosed within a casing of red earthenware, and appeared to have been made of oak, though it soon fell to dust. Bones were seen in it when it was opened, but they crumbled on exposure to air. The coffin was 6ft long. The reported earthenware was identified from a drawing as roofing tile.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM612	Roman pit and finds (area of Roman Manchester)	SJ 8341 9762	Roman	During the rebuilding of the Crown Inn, Deansgate, in 1904, pottery, charcoal, iron, piece of oak and coins, one of them gold, were found. The coins were sold off by the workmen.
MGM613	Coin hoard (Roman) at Knott Mill [Deansgate] railway station (area of Roman Manchester)	SJ 8345 9749	Roman	This hoard of coins was found in digging the foundations of Knott Mill [now Deansgate] railway station, Castlefield, in 1852. Over 1600 in number ranging from Sabina (wife of Hadrian) AD 128 to 136 to Valens AD 364–378 (1). A great deal of pottery was found by Mr Roeder at this site (2). The coins are mainly from the House of Constantine in the 4th century, deposited probably between AD 375 and 380. Two coins were displayed in Manchester Museum, caption reads "Left (obverse) shows bust of Constantine II who died in 340 AD and shows how stylised coins had become.
MGM628	Sal ammoniac and coin (Roman) (area of Roman Manchester)	SJ 8344 9752	Roman	Lump of Sal Ammoniac and coin of Tetricus (AD 267–72) found by Barrit 1788. Now lost.
MGM629	Roman pottery at site of police station (area of Roman Manchester)	SJ 8332 9762	Roman	Mr Charles Roeder had found substantial amounts of pottery at this site.
MGM636	Inscribed Roman altar (antiquarian find) (area of Roman Manchester)	SJ 8340 9740	Roman	In 1612, an inscribed altar without either capital or base was found under the roots of an oak tree on the bank of the river Medlock, near Knott Mill. The inscription reads "to fortune the preserver, Lucius Senecianus Martius, a centurion of the sixth legion, surnamed the Victorious". There is a Patera carved on the right side, and on the left a jug with handle for pouring liquid for the sacrifice. Probably not earlier than AD 120. Now in the Ashmolean Museum in Oxford. Measures 27 x 15 x 11 inches.
MGM640	Roman amphora neck (antiquarian findspot) (area of Roman Manchester)	SJ 8359 9758	Roman	Neck of large amphora found at Trafford Street, Manchester.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM642	Roman road (section south of Central Station) (area of Roman Manchester)	SJ 8359 9759	Roman	The Roman road was seen in section to the south of Central Railway Station, consisting of "3in of stiff clay on the pre-Roman surface, covered by 5in of burnt brick, small stones, charcoal, fragments of pottery and nails, on which boulders were bedded, about 8in in thickness, and 8in of gravel with 2in of stone and clay over it, making a total of 26in. The road passed within 100yds of the Roman fort, which it entered by a short branch road, leading to the Eastgate. Considering that the road was seen to the south of Central Station, it has to mean that it was travelling eastwards from Castlefield fort. This means the road can be one of two:- Manchester to Oldham, or the Manchester to Buxton. I personally think it is the Buxton road."
MGM13639	Little Peter Street/ Albion Street redevelopment area	SJ 8355 9747	AD 18th Century to AD 19th Century	An archaeological watching brief was conducted during the ground reduction phase of works at a redevelopment site. The site was partly of interest due to the late 18th- and early 19th-century housing that had occupied it before the area was used as an industrial zone in the mid-to late 19th century. These industrial buildings had gone out of use and were demolished prior to the commencement of building works but were the most recent structures to have been built on the site. The redevelopment site lies close to the site of the Roman fort at Castlefield to the north-west, and in close proximity to several Roman roads and several findspots of Roman coins which occurred at Knott Mill in the late 19th century. Over the last 150 years, during various stages of growth and development, past evidence for human occupation and industrial activity has been found in the area, significantly during the construction of the railway system which lies only 10m from the northern side of the redevelopment. Four features were found in the basement curtain walls of the mill and works buildings that led into subterranean tunnels. The exact nature of the function of the brick tunnels with their semi-circular-arched entrances is not clear but it is probable that these were used to supply the buildings with fuel, as a dump of coal was located at the west side entrances. It is also feasible to suggest that the tunnels were used to carry goods down to the canal at the nearby Albion Lock.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM13675	Medlock Street Glass Works (site of)	SJ 835 972	AD 19th Century	William Robinson (1832–86). This was a small glass works with a single kiln. It was constructed as an L-shaped block 25m by 40m with a central chimney. Access to the site from Shortcroft Street was shared with a brewery. The site was redeveloped in the 1890s as Victoria Iron Works. Site recently completely redeveloped by modern apartment block with basement car park.
MGM630	Roman altar (findspot) (area of Roman Manchester)	SJ 8330 9759	Roman	Tiny altar now at Warrington Museum, plate 55. Projecting stone top and pedestal – height 4". Hachering [hachuring?] on sides of both and rough pattern inscribed on shaft.
MGM620	Coin hoard (Roman) (area of Roman Manchester)	SJ 8330 9759	Roman	In 1840 a hoard of 200 coins was found. Now all lost. Mostly silver, 10 gold; only one brass Domitianus was saved.
MGM610	Urns, Roman (part of cemetery) (area of Roman Manchester)	SJ 8332 9759	Roman	In 1754 a glazed urn filled with animal bones was found on the eastern boundary of Castlefield. Another with ashes inside was found in 1765. From the potter's stamp "Advocisi" it is dated to the Hadrianic period (AD 117–161). Both were covered with a tile lid. Nearby, in 1766, a Roman clasp, coin and lachrymatory glass bottle were found. (1) In 1849 numerous urns were found as well as a grave 4ft deep and 18in wide, cut into rock and containing charred bone. The area is thought to be Castlefield Fort's cemetery.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM16779	Print works/ dye works (site of)	SJ 83666 97345	AD 18th Century to 21st Century	Shown on Green's map of 1787-94 and Laurent's map of 1793 as an irregular group of buildings on the Chorlton-on-Medlock bank of the river Medlock alongside the southern bend in the river, and named as Messrs B & S Gratrix's Printing Works. The works are shown as supplied by a watercourse flowing from the south-east. One branch of this flowed beneath the easternmost buildings to discharge into the Medlock while another fed a reservoir on the west of the site. On the south the system also included a smaller channel which avoided the eastern branch to link directly with the reservoir. Johnson's map of 1818-19 and Swire's map of 1824 show that Gratrix Street, now Albion Street/ Medlock Street, had been constructed on the western side of the site, causing truncation and rebuilding of the buildings on this side. Johnson's map also indicates that a new range had been built on the southern side of the site adjacent to the eastern branch channel. Swire's map also implies that the easternmost building on the site had been demolished. However, Bancks & Co's map of 1831 seems to show the same building here as on Green's map, but extended on the north-east. The 1845 and 1849 OS maps show that further building work had taken place on the site, which is now named as Medlock Street Dye Works. The main watercourse supplying the site is still shown on Johnson's map, but not the smaller southern divisionary channel.
MGM11069	Spinning mill (Cheethams, Gaythorn) (site of)	SJ 8363 9741	AD 18th Century to AD 19th Century	Mill present with star symbol on this site (1). The building is shown as rectangular with the "wheel" at the eastern end and the long end of the mill parallel with the river. This map and Green's (2) make it clear that the mill drew water from a basin to the north-east of the site, apparently on the course of the river Tib. The mill is not named but occurs in a parcel of land seemingly owned by Messrs Cheethams (2). Baines map shows the mill in existence (or a building of similar plan), with a new road (since 1794) called Medlock Street passing the west end of the building (3). Gaythorn Mills to the north-east of here is a finishing works (No.12144, Mills Archive).

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM16816	Medlock Bridge Mill (site of)	SJ 83632 97439	AD 19th Century	Site vacant on Green's map of 1787–94 and Laurent's map of 1793. A building is shown on Johnson's map of 1818–19. Swire's map of 1824 shows that this had either been replaced or extended westwards so that it extended to Gratrix Street, now Albion Street. Bancks & Co's map of 1831 suggests that the building had also been extended to the east and shows it as forming part of a cotton mill (see HER 9868.1.0). The 1845 OS map shows that a wing had been added on the north-west and another on the north-east, creating two sides of a yard. The site is named on the 1849 OS map as 'Medlock Bridge Mill (Cotton)' and as 'Wood, Penny & Bro Cotton Mill' on Adshead's map of 1850. OS mapping of 1888 shows that the mill had been demolished and its site incorporated within the Gaythorn gas works.
MGM16817	Tannery (site of)	SJ 83675 97441	AD 19th Century	Site vacant on Green's map of 1787–94 and Laurent's map of 1793. An L-shaped range is indicated on Johnson's map of 1818–19. Swire's map of 1824 shows that a small T-shaped building had been added on the north. On Bancks & Co's map of 1831 the southern wing of the main block is no longer shown but this is indicated again on the OS map of 1849, which also shows tenters at its southern end; the map names the site as Gaythorn Tannery. On Adshead's map of 1850 it is named as 'J Webster's Skin Yard'. A drawing of the river Tib made in 1873 shows a 2-storey block along the east bank of the river with a taller northern range to its rear; both parts were lit by extensive multi-pane windows. OS mapping of 1888 shows that the tannery had been demolished and its site incorporated within the Gaythorn gas works. Trade directories list John & Joseph Webster, gluemakers, Gaythorn in 1841; Joseph Webster, glue manufacturer and tanner, 78 Hewitt Street, in 1850; J & G Webster, fellmongers & size makers, Hewitt Street, 1861; and Joshua Webster, fellmonger, leather dresser & woolstapler, Hewitt Street, Gaythorn in 1869.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM16818	Size works (site of)	SJ 83677 97409	AD 19th Century	Site vacant on Green's map of 1787–94 and Laurent's map of 1793. A rectangular range is shown on Johnson's map of 1818–19, on the southern side of the confluence of the rivers Medlock and Tib, but the site is shown as vacant on Swire's map of 1824 and Bancks & Co's map of 1831. The 1845 OS map shows a number of small structures in the northern part of the site. The 1849 OS map names one of these as a tank, and identifies the whole site as 'Finch Street Size Works'. The site is named as 'M Bakewell's Chemical Works' on Adshead's map of 1850. OS mapping of 1888 shows that the works had been demolished and the site incorporated within the Gaythorn gasworks. Trade directories of 1841 and 1850 list Mary Bakewell, size maker, Finch Street, Gaythorn. By 1855 the site does not appear to be listed.
MGM16825	Gaythorn Mill, Albion Street (site of)	SJ 83582 97415	AD 19th Century to Late 20th Century	Site vacant on Green's map of 1787–94 and Laurent's map of 1793. A rectangular range is shown on Johnson's map of 1818–19, on the southern side of the confluence of the rivers Medlock and Tib, but the site is shown as vacant on Swire's map of 1824 and Bancks & Co's map of 1831. The 1845 OS map shows a number of small structures in the northern part of the site. The 1849 OS map names one of these as a tank, and identifies the whole site as 'Finch Street Size Works'. The site is named as 'M Bakewell's Chemical Works' on Adshead's map of 1850. OS mapping of 1888 shows that the works had been demolished and the site incorporated within the Gaythorn gasworks. Trade directories of 1841 and 1850 list Mary Bakewell, size maker, Finch Street, Gaythorn. By 1855 the site does not appear to be listed.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM16826	Gaythorn Vaults public house and workers' housing (site of)	SJ 83648 97480	AD 19th Century to AD 20th Century	Site vacant on Johnson's map of 1818–19. Swire's map of 1824 shows a block aligned east–west, with splayed ends. On Bancks & Co's map of 1831 this is shown as composed of back-to-backs, with a blind-back at the eastern end. On the OS map of 1849 the western end is now shown as a public house, the Gaythorn Vaults. This map also shows external lightwells and steps, pointing to the buildings being cellared. It also shows an additional building, on the south side of the Gaythorn Vaults, which seems to have been added since the OS survey of 1845. Adshead's map of 1850 names the pub as the Gaythorn Tavern. The 1888 OS map shows that roughly half this site had been demolished, leaving the pub and adjoining properties which included a new build on its south side; map names the pub as the Gaythorn Vaults. By 1905 the last of the workers' houses on the east side of the pub had been demolished. The pub is shown unchanged on mapping of 1932. The OS map of 1965 shows that it had been extended on the east and names it as the Gaythorn Hotel. A photograph of the western elevation of the pub taken in 1971 shows it to have been of 3 storeys and 3 bays; the ground floor had been modified, possibly in the early 20th century, with a large inserted central window; the upper two floors retained tall windows with stone sills. The photograph shows the mid- to late 19th-century build on the south side of the pub to have also been of 3 storeys, with a shop frontage to the ground floor. The large-scale OS mapping shows probable lightwells against the north elevation of the pub and the two adjoining houses on the east, suggesting that these were cellared. The Gaythorn Tavern, Albion Street, is documented in 1825.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM16840	Chemical works, Little Peter Street (site of)	SJ 83536 97415	AD 19th Century to Late 20th Century	Site vacant on the 1849 OS map. Adshead's map of 1850 shows a narrow range of buildings along the north-west side of the site, with a smaller [range] fronting Little Peter Street, and names the site as a timber yard. The 1888 OS map shows the site built over with an irregular group of buildings, which are named on the 1905 and 1915 maps as 'Gum and Starch Works'. The Goad's insurance plan of 1928-30 shows the buildings as being of 1 or 2 storeys. This plan names the westernmost range as a 'Colour and Chemical Warehouse'; the other buildings are shown as occupied by 'Austin Walters & Son Ltd, Electrical Engineers'. On the 1932 OS map the site is named as 'Joinery'. The 1965 map shows that some additional building had been carried out on the site, which is named as 'Mill'. Photographs of 1973 show that the 'mill' had been demolished and the site had become a car park. Trade directories do not appear to list the site in 1861 but in 1863 James Higgin & Co, manufacturing chemists, are listed here, with the address given as 22 Little Peter Street. In 1879 the firm is listed as Higgin, Lloyd and Co, stearine and oil manufacturers and manufacturing chemists, 22 Little Peter Street. This firm is still listed here in 1915, but by 1930 the site was subdivided between several businesses: J Lowlas Ltd, oil lamp manufacturers, Ernest Goss & Co, aniline colour manufacturers, Whitehead & Hay, joiners, and Lewis & Crabtree Motors Ltd, service depot, all listed under 22 Little Peter Street; and Wallbank Mayer Jn, joiner, and Austin Walters & Son Ltd, sign specialists, both listed under 24 Little Peter Street. In the riverside wall the extent of the chemical works site appears to be defined by brick walling capped with stone coping, with a modern parapet of machine-made brick above this.
MGM17297	Weighing machine (site of)	SJ 83598 97566	AD 19th Century	The 1845 OS map shows a small building, named 'Weighing Machine' on the 1849 OS map. By 1888-89 the weighing machine had been demolished.
MGM17298	Building, Trafford Street (site of)	SJ 83582 97566	AD 19th Century	The building had been constructed by the time of the 1845 OS map. It was L-shaped in plan. The 1849 large-scale OS map indicates that this building contained a covered passage, allowing access to an area which is denoted as a 'Coal Wharf' on Adshead's 1850 map. By the time of the 1888-89 map the building had been demolished, or partially demolished and modified. A 1900 Goad's Insurance plan indicates that this new, or modified, building was of 4 storeys and had a tank constructed on top of its roof.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17442	Buildings on Commercial Street (site of) (area of Roman Manchester)	SJ 83425 97441	AD 19th Century to AD 20th Century	Building range aligned east-west, almost certainly domestic properties and shown on 1831 map (Bancks & Co) and subsequent mapping as blind-back houses, demolished by the late C19. The remainder of the site was subject to small piecemeal development, although some parts were only developed as yards. The site has potential to retain buried remains of archaeological interest as it possibly lies within an area which formed part of the Roman cemetery.
MGM13627	Land bounded by Barton St, Bridgewater St, Southern St and Liverpool Rd (desk-based assessment findings) (area of Roman Manchester)	SJ 8336 9768	AD 18th Century to AD 20th Century	Desk-based assessment. The study area is partly occupied by several standing buildings, with the vacant areas between these being mostly used for parking. The earliest of the buildings appear to date from the late 18th century and to have formed part of a development between Liverpool Road, Bridgewater Street, Deansgate and Castlefield. The most recent buildings within the study area date from the C20. No archaeological investigations are known to have been carried out in the study area, nor are any finds known to have been made there. However, from archaeological work carried out elsewhere in Castlefield, including an excavation in 1979-81 on a site at Worsley Street, it is likely that the study area included part of the vicus or civilian settlement [HER 415.2.0] which developed outside the Roman fort at Manchester. There are no known below-ground remains within the proposed development area which are considered to be of national importance, and therefore meriting preservation in situ. However, the area may contain Roman deposits of regional importance which would require preservation by record should these be affected by any proposed development. There is the possibility that the truncated remains of deeply cut features survive below the floor level of the basements on the site.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17462	Southern Street watching brief (area of Roman Manchester)	SJ 83348 97680	Roman	Area located in Castlefield, 70m north of the Roman fort, within the area of the Roman civilian settlement or vicus. Roman archaeology was found across the development site, suggesting a similar level of survival in adjacent plots. The depth of archaeology also appears to suggest that the pre-industrial ground surface dipped by at least 0.5m from the Roman road leading from the Northgate towards the major arterial Roman road running along the course of Deansgate. The form of the Roman remains appears consistent with less intensive activity in this area of the vicus, which may suggest that more intense commercial, residential and public developments were clustered and concentrated along the major routeways that both exited and ran adjacent to the fort. Features included a number of pits of varying size and possibly function, and two linear features. Small assemblage of Roman pottery including a Dressel 20 amphora, two sherds of Flavian/ Trajanic oxidised ware, and a mortaria rim.
MGM17464	Brodie & Co/ Galloway's Knott Mill Iron Foundry (site of) (area of Roman Manchester)	SJ 83359 97372	AD 18th Century to Early 20th Century	Site area first recorded as being developed in the late 18th century, initially with a kiln building associated with Knott Mill, on the opposite side of the road within the site boundary. By 1794 the Brodie and Co Iron Foundry had been constructed on the northern half of the site area with a dye works to the south. This foundry was demolished some time after 1815 and replaced by Galloway's Knott Mill Iron Foundry by 1843. The dye works remained at the site until the late 19th century when the foundry expanded southwards. In the early 1930s Galloways closed and was replaced by the Area of Olympia [HER 13926.1.0] in 1938.
MGM17465	Housing at Owen Street (site of)	SJ 83382 97272	AD 19th Century to Mid 20th Century	Terraced buildings with yards of early and late 19th-century date were present along the north-eastern side of Owen Street. Back-to-back workers' housing of early 19th-century date was present at Owen Court and small terraced buildings along the southern side of Ferneley Street, within the proposed development area. Late 19th-century housing was present in the southern part on either side of Pond Place. All of the housing had been replaced by industrial buildings by the mid-20th century. Potential for remains of this housing is considered to be high.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17466	Area of Olympia (site of), Owen Street	SJ 83416 97298	Mid 20th Century to Late 20th Century	In the early 1930s Galloways Knott Mill Iron Foundry on this site [HER 13924.1.0] was demolished. It was replaced by the Area of Olympia in 1938, a mix of numerous small businesses that were mostly automobile related. The site had been cleared by the early 1980s and has since been used as a car park.
MGM17467	Blue Ball Inn (site of) (area of Roman Manchester)	SJ 83311 97397	AD 19th Century to Mid 20th Century	Blue Ball Inn present on 1831 map and listed in trade directories of 1841 and 1850. Still listed in 1936 trade directory. No longer indicated on 1965 OS map.
MGM17468	Buildings on Chester Road (site of) (area of Roman Manchester)	SJ 83252 97362	AD 19th Century to Late 20th Century	Area is to the south of the Roman fort and thought to lie within or on the southern boundary of the vicus. Green's map of 1787–94 shows agricultural land adjacent to small farm buildings and a NE–SW-aligned field boundary, faint evidence of other similar features. By 1819 north–south road Arthur Street separated the site into two areas, with a concentration of buildings fronting Jacksons Lane and modern Chester Road. The buildings probably represented dwellings associated with Manchester's massive population explosion at the beginning of the 19th century. The 1844 OS map shows buildings fronting the roads and courtyards and yard areas behind, Slater's Directory listing various artisans and professional people such as schoolteachers, wheelwright and silk merchant. Large timber yard to NW with cistern present on east side.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM11066	Corn Mill, Brazil Mill (site of)	SJ 8339 9744	AD 18th Century to 21st Century	Shown as a medium-sized rectangular block on the east bank of the river Medlock, with a small porch projection to the front (north) side and extensions to the rear. Described as a corn mill. (1) Site may be seen on both the 1st and 2nd edition OS maps but they are not labelled. (2)(3) The corn mill appears to have originated during the late 18th century. This mill is likely to have been water powered and whilst there is no supporting evidence within the available archival sources, the waterwheel may have been internal to the building. The corn mill was supplanted by a textile mill during the C19. The nature of the original power system employed within this factory remains uncertain, although the possibility of it having utilised the existing waterwheel cannot be discounted. However, an expansion of the textile complex prior to 1819 appears to have included the installation of a steam engine. The mill complex was remodelled during the late C19 in response to a change in function, and was completely rebuilt during the mid-C20.
MGM619	Centurial stones (Roman) (area of Roman Manchester)	SJ 8326 9757	Roman	A centurial stone was found in 1796 on the site of the Roman fort at Castlefield. Measures 15"x11". In the possession of Dr Charles White until his death in 1813 but since lost. It was found in the area of the gateway. (1) 4 centurial stones have been found at Castlefield, 3 of the 1st Cohort of Frisarones and 1 unnamed Cohort. First one noted by Dr Dee, second found 1760 on S bank of river Medlock near Knott Mill, third in 1796 as above, and fourth one inscribed "CANDIDI P XX11" was mentioned by Camden: "In the neighbouring park of Lord Derby called Alpark, we saw the foundations of an ancient fortress of square shape, where the river Medlock flows in to the Irwell, it is called Mamcastle.....here I saw the following inscription on an ancient stone".

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM13440	Smithy and ball-pot house (site of)	SJ 8328 9742	AD 18th Century to Mid 20th Century	The Roman road from Manchester to Chester is believed to have crossed the river at Knott Mill, just to the east of this site, and may have continued along the line of the present Chester Road or crossed or encroached upon the site itself [see HER 14.1.0]. By 1771 a range of buildings lay along the southern edge of the site. This is named as 'the smithy and Ball pothouse' (public house). These had been demolished by the early 19th century but other buildings were erected on the site in the late 18th and 19th centuries. All had been demolished by the 1950s when a petrol station was constructed. The site has some potential to contain remains of high regional or local significance, and these would require recording should they be directly affected by development. The areas in which such remains may have survived are likely to have been limited by later development, including the installation of petrol tanks in the southern part of the site.
MGM623	Coin hoard (Roman Knott Mill Hoard No.3) (area of Roman Manchester)	SJ 8339 9759	Roman	[Roman] coin found during the digging of foundations of an arch for the Manchester South Junction and Altrincham railway at Knott Mill. 68 coins collected by an old lock keeper of the canal at Castlefield. 4th century in date. (1)
MGM631	Great Jackson Street coin hoard (area of Roman Manchester)	SJ 8319 9739	Roman	26 coins found, c.1897, at No.26. Variety of coins including several from Alexandria, Egypt. Coin displayed – sestertius of Antoninus Pius, mid-C2nd AD. Some coins of Claudius Gothicus (AD 268–70) appears to be latest date. Coins with Keith Sugden in Manchester Museum. Probably part of Knott Mill coin hoards. Note by J Blackburn, Nov 1926: coins were found by some navvies working on sewer drains or demolition of cottage property in Great Jackson St, Hulme... brought by them during their dinner hour to Publican in Gt Jackson St & disposed of for a few shillings & pints of beer. Owned by JB since. 28 coins given to Manchester Museum 2 Mar 1927. Roman coins 1607 & 68 & 41 found c.1852 at Knott Mill Railway Station, Castlefield. 3 coins found in cutting c.1890.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM639	Sculptured Mithraic stones (antiquarian find) (area of Roman Manchester)	SJ 8320 9740	Roman	Three sculptured stones were found at a depth of 6ft in gravel by workmen sinking a drain at Hulme in 1821. One has a figure of a man standing, the second with a head standing on a pedestal, the third is an image in a flowing dress. (1) From the sculpture of one of these stones they have been attributed to the worship of the deity Mithras. They are now in Peel Park Museum, Salford [now Salford Museum and Art Gallery]. (2) One was a cross-legged figure, the second a head with coarse features and hair turned backwards, standing on a pedestal, and the third has hands folded in front plus flowing robes. Found on line of Roman (Chester) road only a few hundred yards from the Roman fort at Castlefield.
MGM637	Roman pottery and quern (antiquarian finds) (area of Roman Manchester)	SJ 8335 9745	Roman	Roman pottery and a small hand quern found at Knott Mill around 1898.
MGM614	Building stone (Roman) (area of Roman Manchester)	SJ 8336 9742	Roman	Roman building stone found in 1760, 200m east of the fort on the south side of the river Medlock. Now lost. (1) The site lies within the development area, although any in-situ remains are likely to have been disturbed or damaged by later development.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM12192	Bridgewater Street watching brief (area of Roman Manchester)	SJ 8331 9767	Roman	In 1897, local antiquarian Charles Roeder undertook a watching brief during groundworks for the construction of the police station on Bridgewater Street, confirming Roman levels. His findings were briefly reported in a published account (1), and an unpublished site plan and section drawing are held within the collection of Roeder documents in Manchester Central Library. From his site plan, the groundworks observed by Roeder correspond with the footprint of the police station building, leaving the central yard effectively untouched (2). Roeder's plan delineates a band on the north side of the police station site but indicates no finds here, only a 'blueish clay at bottom': this band corresponds with an area shown on earlier maps as containing basements, which can be presumed to have removed all but the deepest Roman features here. To the south of those basements, Roeder compiled a section drawing of the western side of the police station site. Roeder believed that this area included evidence for the outermost ditches of the fort. This is undoubtedly erroneous. Modern excavations have demonstrated that the line of the ditches did not extend this far from the fort and that any Roman remains on the police station site are likely to have formed part of the vicus. Nevertheless, Roeder's work may have some value as a record of the depth of Roman levels in this part of the site. At both the southern and northern ends of his section, he depicts the stratigraphy from ground level down to the natural gravels. In both cases he shows the uppermost layer as 'recent tip' c.0.5m deep. At the northern end of the section he unambiguously indicates this as directly overlying the surviving Roman levels.
MGM17489	Roman industrial activity, Barton Street (site of) (area of Roman Manchester)	SJ 83323 97671	Roman	An industrial zone existed in the southern portion of the site which extended to the opposite side of the [Roman fort] north gate exit road. Industrial buildings and furnaces were initially established in the early to mid-second century AD, alongside domestic/ commercial buildings, but by the late second century the area had been completely industrialised and was the site of numerous metalworkers' furnaces, smithing hearths and workshops.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17484	Beetham Tower site (area of Roman Manchester)	SJ 83444 97644	AD 2nd Century to 21st Century	Excavation undertaken in advance of a 47-storey tower development, located in the Castlefield area at the junction of Deansgate, Great Bridgewater Street and Trafford Street. The site was formerly occupied by the Great Northern Railway viaduct, demolished immediately prior to archaeological investigation. The viaduct ran south-west to north-east across the western portion of the site, feeding into the Great Northern Warehouse to the north, whilst the remainder of the site was used as a car park. Due to the high level of impact from the railway viaduct and earlier terraced housing it was thought unlikely that pre-19th-century archaeological remains would survive at the site. However, important remains dating from the Roman period were identified in three of the evaluation trenches and it was therefore decided to abandon the evaluation and proceed straight to open-area 'rescue excavation'. The remains were interpreted as being associated with the vicus or civilian settlement attached to the Roman fort of Mamucium, situated 120m to the south-west.
MGM17493	Possible site of Mithraeum (area of Roman Manchester)	SJ 83261 97281	Roman	The site lies on the opposite side of the river Medlock to the Roman fort and the suggested area of the northern vicus, but there is some evidence for Roman activity in this area: Chester Road, immediately to the north, is believed to follow the line of the Roman road between Manchester and Chester; a number of finds have also been recorded in the vicinity, as reported by Charles Roeder in the 19th century "close to the Roman road to Chester, where many other sepulchral stones have been secured", which appears to suggest that a Roman cemetery existed in the vicinity of the study area. "Three sculptured stones" reported to have been found by workmen sinking a drain during groundworks on Great Jackson Street include one identified with Cautpoates, a figure associated with the worship of Mithras, from which it is inferred that a Mithraeum or building used for the worship of the god stood within the locality.
MGM17494	Mr Jackson's Farm (site of)	SJ 83291 97254	AD 18th Century to AD 19th Century	Prior to the industrial expansion of Manchester in the late 18th century, the study area appears to have fallen within an area of farmland associated with 'Mr Jackson's' farmhouse.
MGM17519	Remains of C18 properties at 340 Deansgate (site of)	SJ 83391 97672	AD 18th Century to AD 20th Century	Industrial-period remains at this excavation site included the basements of two adjacent late 18th-century properties which potentially functioned as cellar dwellings during the early 19th century.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17518	Roman remains at 340 Deansgate (area of Roman Manchester)	SJ 83391 97674	AD 1st Century to AD 3rd Century	Roman remains were uncovered during an excavation at this site, which falls within the boundary of the Roman settlement or vicus. These could be chronologically divided into two periods, dating between the late first and late second centuries AD, and covered six main phases of activity. In the earliest phase a possible earth bank was constructed and a number of large extraction pits were dug, presumably relating to road construction within the vicus. A large ditch was then placed across the area, associated with a palisade. During the early to mid-second century three buildings were constructed. Two of these were of timber whilst the third was more substantial and constructed of both timber and stone. Associated with the buildings were numerous pits and a possible smithing hearth, set within a four-post structure.
MGM17521	Roman remains on Bridgewater Street (site of) (area of Roman Manchester)	SJ 83345 97665	Roman	Evaluation indicated that Roman archaeology had survived within the yard area to the rear of the properties which originally fronted Barton Street and Southern Street. These remains included a series of timber buildings, probably dating to the Hadrianic–early Antonine period, and two Roman ditches which had been backfilled during the early second century. The position and form of these ditches indicate that they probably linked with a comparable ditch system found at Barton Street and formed part of an early military annexe which surrounded the earliest Roman fort at Manchester. The depth of the remains lay at 1.5m below present street level.
MGM605	Well, Castlefield (area of Roman Manchester)	SJ 8328 9759	Roman	Possibly Roman as the description is similar to a well found in the north-west area. Discovered in 1830, a square timberlined well with a number of boulders/ ballistas at the bottom. Found a "few yards west of the wall".
MGM17496	Brewery (site of) on former Hulme Place	SJ 83235 97295	AD 18th Century to Mid 20th Century	Large square building with two protruding wings which is denoted on Green's map of 1787–94 as a 'Brewery', fronting Hulme Place (later renamed as Silver Street). Johnson's map indicates that this had been demolished by 1818–19 and replaced by housing.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17611	Roman rampart (area of Roman Manchester)	SJ 83205 97650	Roman	In 1907 Bruton identified the line of an internal ditch sealed beneath a later stone and timber building [at the site of Manchester's Roman fort]. During the 1980s there was no trace of the associated rampart and it was postulated that the primary rampart lies beneath the present-day Duke Street. A second rampart constructed of stone and clay was built over the primary outer ditch and at a later date it was revetted with a sandstone wall. (1) UMAU evaluation of Castlefield Quay found in-situ deposits truncated by 19th-century features. These included two phases of turf rampart associated with a sherd of Samian ware and the outer stone revetment wall of the Roman fort. Surviving portions of wall consisted of mortared sandstone rubble core, this structure contained within a construction cut truncating the earlier turf rampart.
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MGM17681	Workers' housing (site of) and later warehouse building, 10-12 Whitworth Street West	SJ 83574 97517	AD 19th Century to 21st Century	Green's map of 1794 shows that at this time the area was undeveloped, lying within an area enclosed as a field owned by Mssrs Cheetham. Development first occurred between 1818 and 1824 during the huge development of Manchester as a commercial and manufacturing centre. Smith Street was laid out on an east-west alignment across the site and workers' housing was built along the northern side and part of the southern side. Further double-depth and back-to-back houses were built on the south side between 1831 and 1845. These houses were demolished in 1899 when Whitworth Street was built to provide a broad thoroughfare between Oxford Road and Deansgate.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17682	Watching brief at 10 Southern Street (area of Roman Manchester)	SJ 83364 97681	Roman to AD 20th Century	This site lies adjacent to the area of the Roman fort of Mamucium and within the suggested area of the vicus. However, no Roman remains, deposits or artefacts were encountered during a watching brief undertaken in 2009. The majority of the remains identified comprised hand-made brick walls and structures, representing below-ground remains of two C19 domestic properties plotted on the 1849 survey, which were provisioned with basements, also with yard area and privy. The watching brief also identified relict ploughsoil predating construction of these properties, at base of trench about 0.4m below the level of the former car park, which in other areas of Roman Manchester (e.g. immediately north and south of Bridgewater Street) has sealed Roman archaeology.
MGM17945	Excavated features south of the river Medlock	SJ 8340 9724	Post Medieval	1982 evaluation: Trench F was excavated between the Pond Street pavement and the concrete raft. A deposit of dark sandy loam with charcoal flecks contained two possible archaeological features – a shallow feature 2m long and 0.6m deep, and a U-shaped feature 0.7m long and 0.5m deep. Both were cut into the natural subsoil. Evidence from this trench and others in the area led to the conclusion that this part of the evaluation site did contain preindustrial deposits. It was not possible to establish with any certainty what these deposits represented, but their general sterility (coupled with the good soil formation observed in Trenches D, E and probably F) suggests that they were agricultural soils probably dating to the post-medieval period.
MGM17946	Knott Mill Dye Works (site of)	SJ 8337 9731	AD 18th Century to AD 19th Century	Trench C was cut through a hole in a concrete raft and revealed extensive vaulted cellaring. A large dye works comprising several buildings, reservoirs and a tenter ground shown on Green's map of 1794. The dye works had been expanded by the mid-1820s and remained in use until the late 19th century, when it was subsumed by the Knott Mill Iron Works.
MGM12774	Boundary stone on Knott Mill Bridge	SJ 8337 9743	AD 18th Century to 21st Century	Township boundary stone. Probably C18. Sandstone. A low round-headed slab with very slightly canted face, inscribed lettering "TOWNSHIP" round the head and remains of lettering on each side of centre line (so much eroded as to be mostly illegible, but probably "MANCHESTER" and "HULME").

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM12312	Bridgewater/ Chester Road Viaduct	SJ 8332 9749	AD 19th Century to 21st Century	Built over Castlefield Basin in 1843; six-arched bridge 154m in length. Crosses former valley of the river Medlock and the terminal arm of the Bridgewater Canal. Built to bypass original Chester Road/ Deansgate river crossing at Knott Mill.
MGM17299	Industrial building, Trafford Street (site of)	SJ 83608 97564	AD 19th Century to Late 20th Century	Three joining industrial/ commercial buildings are depicted on the 1888–89 OS map. The Goad's Insurance plan indicates that all of the buildings were one-storeyed and were the premises of 'Smith & Co.' in 1900. Later OS mapping indicates that these buildings were extant until at least 1965 but have since been demolished
MGM11122	Ring (Anglo-Saxon) (findspot)	SJ 832 975	Saxon	Provenance traced to Castlefield by BJN Edwards; now in British Museum. Gold finger ring has raised inscription against a niello background translated to "Aedred owns me, Eanred engraved me" (cf. BM No.SL 64, Ring cat. No.181). First recorded by Stukeley in a note "Remains of a Roman Temple at Borow hill (Vero metu) Castle field Manchester as big as Lincolns Inn Square...Coyns found frequently and not long agoe a large gold Roman Ring". A marginal note reads "Now cal'd KnocCastle", "The Ring is in the possession of Sir Hans Sloan has a Saxon Inscription described in Dr. Hicks Large Saxon Grammar. RMM" RMM probable initials of Richard Middleton Massey in the FSA in 1718. Ring in the museum was in the ownership of Sloane, with the catalogue of the Sloane Collection recording its provenance as "Lancashire".
MGM9599	378–380 Deansgate – former Congregational chapel (formerly Artingstalls Auctioneers; formerly described as 'Independent Chapel')	SJ 8333 9752	AD 19th Century to 21st Century	Former Independent chapel, now auctioneers, 1858. Designed by Edward Walters. Italianate, red brick, slate low-pitched roof. Nave, aisles, north-west tower. Pedimented west end with 3 bay pilastered centre and lower bays to each side with round-headed entrances and panelled doors with oculi over. Round-headed windows, paired to lower part of façade and single above. Oculus to pediment. Square, pilastered, tower with blind pilastered arched openings, cornice, and subsidiary cornice. Square slated spire. Triplet arched openings, cornice and subsidiary cornice. Triplet-arched clerestory windows. Arched aisle windows. Interior not inspected.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM9821	Lock-Keeper's Cottage at Lock No.91 next to Gaythorn Tunnel	SJ 8344 9757	AD 19th Century to 21st Century	Lock-keeper's cottage and lock c.1800. Cottage of Flemish bond brick, stone sills, parapet. Welsh slate hipped roof. Lock has coursed ashlar sides and double timber gates. Cottage rectangular, 2 storeys, basement to canal side. 3-bay symmetrical front to canal has central round-headed entrance in recessed square jambs with simple moulded capitals and 5- pane segmental fanlight set in segmental brick arch with keystone, modern door. All fenestration 4-pane sashes except basement storey at gable end which has 15-pane fixed light. Interior not inspected. Lock and cottage form a group. (1) Lock keeper's cottage, now derelict. c.1805, altered. Red brick in Flemish bond, with sandstone dressings and now painted white above basement level, with slate roof. Rectangular single-depth double-fronted plan. Three storeys and 3 windows, the first storey being a full-height basement and the 2nd effectively the "ground floor" at street level. The basement wall is projected in the centre and to the left, providing an access deck from the street to the doorway (protected by remains of castiron railings); the doorway is round-headed, with imposts and keystone and recessed inner surround with imposts; the windows are large, with raised sills and flat-arched heads, all either blocked or damaged (at time of survey); stone parapet and hipped roof.
MGM627	Roman finds along railway arches (area of Roman Manchester)	SJ 8346 9750	Roman	Pottery, iron nails, charcoal, lead, broken tiles, fragments of glass found along railway arches of Manchester South Junction and Altrincham Railway, between Gilbert Street and Mount Street.
MGM635	Coin hoard (Roman) (area of Roman Manchester)	SJ 8343 9762	Roman	In 1840 a hoard of 200 coins was found. Now all lost. Mostly silver, 10 gold; only one brass Domitianus was saved.
MGM12736	Floodgate on east side of Knott Mill Bridge	SJ 8337 9743	AD 18th Century to 21st Century	Floodgate. Probably 1765, by James Brindley, for Duke of Bridgewater, altered in C19 and C20. Stone. Part of hydraulic system by which the Bridgewater Canal terminus basin exploited the course of the river Medlock, which was diverted through a culvert running from this position to Potato Wharf, and the canal overflow was returned to the river via a weir known as the Giant's Basin. Simple stucture of national historical importance. See also culvert arches, New Elm Road, and the Giant's Basin, Potato Wharf.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM13260	Rochdale Canal Lock No.91 (Tunnel Lock), at east end of Gaythorn Tunnel	SJ 8345 9756	AD 19th Century to 21st Century	Canal lock. 1804–05, for Rochdale Canal Company; restored. Coursed squared sandstone, wooden gates. Chamber of 14- foot width with pairs of gates at both ends, ladder in centre of north side, towpath "island" on south side with curved stone staircase at lower end. Eighth in series of 9 locks on extension linking former Rochdale Canal basin at Dale Street with Bridgewater Canal basin at Castlefield, all in working order. Forms group with Lock Keeper's Cottage on north side.
MGM16917	Deansgate Station (formerly Knott Mill Station)	SJ 8342 9752	AD 19th Century to 21st Century	Railway station. Dated 1896. Built of red brick with blue brick bands and stone and terracotta dressings, slate roof almost entirely hidden from the street. On a very angular site with the entrance at the sharply curved corner. Two stories [sic] in a Baronial style. Paired entrances on the corner with terracotta surround, pointed arch doorways with mock portcullises, gabled heads on colonettes, paired between the doors. Blue brick base with stone banding, band at first floor cill level, machicolated band at eaves level, parapet stepped up and down as mock battlements. Shield with date 1896 and stone scroll carved with the original name KNOTT MILL STATION. The first floor has a paired window over the doors and single ones on either side, all 1-over-1 plate-glass sashes with carved stone heads. A turret pilaster frames this central feature on either side. The left return has a single and a tripartite cross-framed casement below and similar 2-over-2 sashes above. The right return has two original framed shopfronts with later windows, and sashes above as before.
MGM641	Boundary marker (site of) (area of Roman Manchester)	SJ 8329 9754	Roman	A "wooden box" formed of 4 upright parts driven into a bed of clay with sides and bottom made of roughly hewn logs 5" to 6" square was found in 1836, 12ft below field level. It was filled with boulder stones. It was near to the Bridgewater Canal; probably a boundary marker.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17502	Silver Street Methodist Chapel, Crowngate (site of)	SJ 83237 97309	AD 19th Century to Mid 20th Century	Site of a chapel positioned at the junction of Silver Street and Great Jackson Street, first plotted on Swire's map of 1824. It is quite possible that the chapel replaced an area of housing that is depicted on Johnson's 1818–19 map, although it is equally possible due to the comparatively crude nature of this map that the building represented is in fact this chapel. On Bancks & Co's map of 1831 it is denoted "Independents Chapel" and is shown within a walled enclosure which runs parallel with Great Jackson Street and "Crown Court". A small square ancillary building is also located within this enclosure. By the time of the 1849 OS map the site is denoted as a "Welsh Independent Chapel" and the earlier ancillary building had been replaced by a school built directly against the southern wall of the chapel. This map also depicts a small square building, perhaps a privy, to the east of the school. The 1888 map denotes the site as a "Methodist Church (Free United)" and indicates that by this date the adjoining school had been demolished. An additional southern wing for the chapel and a square ancillary building were constructed in its place. This map also suggests that the chapel was provisioned with a cellar. Although the building was still extant until at least 1965 it is only denoted as a chapel up until the time of the 1915–16 OS survey.
MGM18950	Deansgate/ Gaythorn Tunnel	SJ 8337 9756	AD 19th Century to 21st Century	The Rochdale Canal, extension opened 1805, joins Castlefield Basin north of Merchant's Warehouse. To the east is Deansgate Tunnel, later opened up except for a short stretch under Deansgate itself.
MGM18994	Castle Field Kiln (site of)	SJ 8335 9741	AD 18th Century to AD 19th Century	A kiln shown on a plan of 1771. The site was subsumed by Brodie & Co's Iron Foundry (HER 13924.1.0) in the late 18th century, although the kiln may have been incorporated into the foundry complex. The site was cleared during the early 1820s and the footprint of the kiln was redeveloped subsequently for workers' housing (HER 16847.1.0). (1) The site lies within the northern part of the development area, although buried remains are likely to have been damaged or destroyed by 19th- and 20th-century redevelopment.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM18995	Houses fronting Chester Road (site of)	SJ 8335 9741	AD 19th Century	Site of a terrace of properties fronting onto Chester Road. Not shown on Bancks & Co's map of 1831, but depicted on the detailed OS map of 1851. The absence of pavement lights shown on this map suggests that the houses did not contain cellars. The houses had been subsumed by an expansion of the Knott Mill Iron Works by the end of the 19th century. Any buried remains are likely to be fragmentary due to damage caused by 20th-century redevelopment.
MGM18996	Pond Place (site of)	SJ 8340 9727	AD 19th Century to Mid 20th Century	Two parallel rows of workers' housing fronting onto either side of Pond Place, with small yards and privies to the rear. Not shown on Bancks & Co's map of 1831, but depicted on the detailed Ordnance Survey map of 1851. This map also seems to show that each house was served by a set of steps from Pond Place, suggesting that the ground floor was raised above street level, although there is no evidence to indicate that the houses contained cellars. The houses are shown on successive editions of OS mapping up to the edition of 1932, but had been demolished by 1950–51 to allow for the development of the Olympia Garage engineering works. Buried remains are likely to be fragmentary due to damage caused by C20 redevelopment.
MGM9544	2-4 Chester Road (manager's house) (site of)	SJ 8323 9743	AD 18th Century to 21st Century	Pair of small townhouses, now in one. Probably later C18; restored and remodelled late C20. Red brick in Flemish bond, slate roof. Double-depth plan, each former house single fronted. Two storeys, a 4-window façade, with stone modillion eaves cornice; round-headed doorway in doorcase of engaged Tuscan columns with fluted caps, with plain frieze and moulded cornice; one window to the left and two to the right (one of these replacing a former similar doorway), 4 windows at 1st floor, all segmental-headed with raised sills and keystones, and now furnished with 12-pane glazing. Rear and interior not inspected.
MGM9477	Albion Wharf (19 Albion Street)	SJ 8366 9757	AD 19th Century to 21st Century	A late C19 warehouse. Gothic style. Red brick with stone dressings; 4 storeys; 3-light windows with foliated pilasters, pointedarched traceried heads and pierced quatrefoils, those to 2nd storey in segmental-headed reveals; stone sill bands and brick corbel coursing at 3rd storey; dogtooth brick bands; corbel table to eaves; slates. Modern showroom to ground storey.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM13259	Rochdale Canal Lock No.90, west of Albion Bridge	SJ 8359 9755	AD 19th Century to 21st Century	Canal lock. 1804–05, for Rochdale Canal Company; restored. Coursed squared sandstone, wooden gates. Chamber 14-foot width with pairs of gates at both ends, ladder in centre of north side. Seventh in series of 9 locks on extension linking former Rochdale Canal basin at Dale Street with Bridgewater Canal basin at Castlefield, all in working order. Forms part of group with Lock No.91 and Lock Keeper's Cottage to west.
MGM12311	River Medlock sluice (Knott Mill)	SJ 8335 9743	AD 18th Century to 21st Century	Built next to the original line of Deansgate (reputed to be on the site of Roman ford), this self-acting sluice diverts surplus water from the river Medlock away from the basin. It eventually discharges into the Medlock downstream of the weir in the Giant's Basin. Present structure under control of the Manchester Ship Canal Co. In 2001 a planning application was accepted by Manchester City Council for the creation of a pedestrian area and the refurbishment of the existing lock structure.
MGM2358	Viaduct, west from Knott Mill and Deansgate Station to Dawson Street	SJ 8329 9756	AD 19th Century to 21st Century	The original Listed Building entry for this structure has been revoked. However, the structure has been incorporated into a consolidated list entry for the length of the viaduct from west of Knott Mill/ Deansgate Station to Piccadilly Station. See 11681.1.0.
MGM19572	Electricity Junction Box on Castle Street, Manchester	SJ 8327 9754	AD 20th Century to 21st Century	Electricity junction box, early C20, manufactured by Hardy and Padmore of Worcester, for Manchester City Council
MGM19573	Electricity junction box in Castlefield canal basin, Manchester (1 of 2)	SJ 8333 9751	AD 20th Century to 21st Century	Electricity junction box, early C20, manufactured by Hardy and Padmore of Worcester, for Manchester City Council.
MGM19574	Electricity junction box in Castlefield canal basin, Manchester (2 of 2)	SJ 8332 9747	AD 20th Century to 21st Century	Electricity junction box, early C20, manufactured by Hardy and Padmore of Worcester, for Manchester City Council.
MGM217	Alde-Parc (Aldport) (area of Roman Manchester)	SJ 8348 9770	AD 13th Century	A small park called Alde Park (Aldport) is mentioned in 1282. It was used by the tenants of Manchester for pannage, and contained within it an eyrie of hawks and eagles. Bounded by rivers Irwell and Medlock in the west & south, and by the modern Quay Street, Peter Street and Oxford Street in the north & east.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM19692	Marsden's Mill (site of)	SJ 8362 9758	AD 19th Century	A cotton mill established by Thomas Marsden that first appears as two blocks on Dean & Pigot's map of 1809. The main block is situated at the junction of Trumpet Street and Albion Street, occupying the depth of the plot between Trumpet Street and Trafford Street. Pigot's commercial directory for 1818 refers to the buildings as Commercial Mill, and indicates that it was still owned by Thomas Marsden. The mill is included in the 'Plans of the Cotton Spinning Mills in Manchester' of c.1822, which shows the main factory block to the south, annotated as being of five storeys with a loft, and an L-shaped single-storey range to the north.
MGM19693	Great Bridgewater Street Foundry (site of)	SJ 8363 9759	AD 19th Century to Late 20th Century	The development of the site commences with two adjoining buildings that formed an L-shaped block, at the eastern end of Great Bridgewater Street and Trumpet Street. The footprint of the foundry is shown on Dean & Pigot's plan of 1809. The site was fully developed by 1824, as shown on Swire's plan of that year. The footprint of the foundry is rectangular with a central courtyard, accessed from Great Bridgewater Street. The site had been surveyed more accurately by 1831 but was only modified significantly in the 1850s with two extensions built in the central yard, perhaps to house an engine. Use of the building points to two firms; Galloway, Bowman & Glasgow; and, later, Robinson's Machine Works. The configuration of buildings presented in mapping from the 1850s remains largely unaltered until the construction of the railway viaduct in 1880. The earlier, western wing was demolished and possibly built over. Goad's insurance map from 1889 indicates that the buildings were later used for other purposes, showing them as carpenters' workshops. 20th-century mapping indicates the buildings were standing until the 1980s.
MGM19755	St Mark's District School (site of)	SJ 8359 9728	AD 18th Century to Early 20th Century	A detached rectangular building shown on Green's map of 1787–94, which appears to be the same building that is identified as St Mark's District School on the Ordnance Survey town plan of 1851. The building survived throughout the 19th and early 20th centuries, but is absent from Goad's fire insurance map of 1928, which shows the site of the building as an open yard. The footprint of the building does not appear to have been developed subsequently.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM19756	Short Street Chandelier Manufactory (site of)	SJ 8359 9727	AD 19th Century to AD 20th Century	A long, rectangular building occupying the eastern side of Short Street along the western boundary of the site, first shown on the Ordnance Survey Town Plan of 1891. This detailed plan marks a chimney on the south-western corner of the building, overlooking the junction of Short Street and Glass Street, betraying the industrial function of the building. Trade directories for 1895, 1903 and 1909 list Clayton, Turner & Co as chandelier manufacturers at 2 Short Street and 25 City Road, although the firm is not listed in a directory for 1911. Shown on Goad's fire insurance map of 1928 as a two-storey building with the upper floor in use as a saw mill, with a large chimney at its southern end. The building was demolished in the second half of the 20th century, and the site does not appear to have been redeveloped subsequently.
MGM21368	Great Bridgewater Street Wesleyan Chapel (site of)	SJ 8348 9766	AD 19th Century	The Great Bridgewater Street Wesleyan Chapel, built in 1801, first appears on the historic map sequence in 1809. It was located on the corner of Great Bridgewater Street and Crown Street. The footprint of the building extended between Great Bridgewater Street and Trumpet Street, the chancel located at its southern end. It is flanked by two narrow strips of land either side, probably used for burial plots. By 1831 the chapel grounds were extended eastwards (1). The site is last shown on the 1891 Ordnance Survey map, by which time the grounds are marked as disused; this is supported by archival evidence indicating that the burial ground went out of use in 1854. The Great Bridgewater Street Chapel Trust Minute Book reported that a plan of the graveyard alongside a record of the grave inscriptions was prepared by George Priestley in 1895. A later meeting in 1897 reported that the Great Northern Railway Company were 'determined to remove all of the human remains at their own expense'. An additional report from 1898 reveals that it was 'swept away' prior to the construction of the Great Northern Company's viaduct (to the west of the site) in 1899.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM21369	Sunday school (site of)	SJ 8351 9764	AD 19th Century	A rectangular building can be located on early 19th-century historic maps to the east of Great Bridgewater Street Wesleyan Chapel [HER 19099.1.0]. It is simply represented on the sequence of maps until Bancks & Co's survey of 1831 (1), which reveals a rectangular plan, oriented lengthways along Trumpet Street. Behind the building are a narrow yard and outbuildings. The building is first identified as a school on the Ordnance Survey map, surveyed 1848–50, and Adshead's map of 1851. The internal floorplan is shown on the OS map as divided into four separate rooms. The façade of the building faced west towards the Methodist chapel (2). The building is last shown on the OS map of 1891; it was cleared c.1898–99 ahead of the construction of the railway viaduct.
MGM21370	Union Foundry (site of)	SJ 8350 9762	AD 19th Century	During the first quarter of the 19th century, a foundry was developed on Trumpet Street around an established building. This earlier configuration of the site consists of a single rectangular building with the adjacent plots of land laid out. At the time of Swire's map (1) the footprint of the complex occupied a rectangular plot of land and had an inverted 'T'-shaped courtyard on the eastern side. The foundry is last shown on Adshead's map of 1851 and was cleared prior to the construction of the railway arches and viaduct in 1880.
MGM21366	Trumpet Street Mill (site of)	SJ 8362 9762	AD 19th Century to Late 20th Century	The development of the site commences with the construction of the Great Bridgewater Street Foundry in the early 19th century (see HER 17372.1.0). The site was modified significantly in the 1850s with two extensions built in the central yard, which may reflect the repurposing of the building; it is identified as Trumpet Street Mill on the Ordnance Survey Town Plan of 1851. The configuration of buildings presented on mapping from the 1850s remains largely unaltered until the construction of the railway viaduct in 1880. The earlier, western wing was demolished and possibly built over. Goad's insurance plan from 1889 indicates that the buildings were later used for other purposes, showing them as carpenters' workshops. 20th-century mapping indicates that the buildings were standing until the 1980s.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM21367	Chapel House (site of)	SJ 8351 9766	AD 19th Century to AD 20th Century	A square building is shown to the east of the Methodist chapel grounds [see HER 19099.1.0]. This detached property first appears on Dean and Pigot's map of 1809. It is shown abutting the eastern wall of the chapel grounds. Swire's 1824 map does not differentiate between this detached property and the adjacent row of terraced houses. Bancks and Co's map of 1831 (2) clearly shows the property within the confines of the chapel grounds, the eastern wall of the grounds having been moved westwards. The building was self-contained with a small yard and outbuilding to the rear. The 1851 Ordnance Survey map indicates that the building was cellared. By the time of the 1891 OS map, the building had been remodelled and an extension built between it and the Sunday school [HER 19099.2.0] to the south. Slater's commercial directory for 1879 indicates that Henry Douthwaite occupied the residence associated with the Wesleyan chapel – Chapel House. A trial trench evaluation and small open-area trench were excavated within the footprint of the building; however, there was no belowground evidence of the 19th-century structure.
MGM19	Manchester to Ribchester Roman road (area of Roman Manchester)	SJ 8342 9857	Roman	This forms part of the Roman road from Manchester to Ribchester. The road leaves the fort in Manchester heading north. It passes Strangeways Prison and on toward Radcliffe following the Bury New Road.
MGM81	Manchester to Buxton Roman road (Manchester to Levenshulme section)	SJ 8536 9615	Roman	Part of the Roman road from Buxton to Manchester. "There seems no doubt that the very direct road through Stockport to Manchester does indeed mark the course."
MGM608	Castlefield Roman Vicus (site of) (area of Roman Manchester)	SJ 8333 9768	Roman	Early activity in the area outside of the Roman fort at Castlefield began with the first timber fort (see HER 415.1.2). Part of the vicus was excavated in 1972 and 1981. It was found that the ditch system surrounding the fort was abandoned during the Flavian period and covered by timber shops and houses. A road and associated buildings were built in the Hadrianic period. A hostelry, of timber structure, was uncovered, its function ascertained from large quantities of glass and gaming chips. After AD 250 the vicus experienced considerable decline, paralleling the decline of the fort.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM608	Castlefield Roman Vicus (site of) (area of Roman Manchester)	SJ 8333 9768	Roman	Early activity in the area outside of the Roman fort at Castlefield began with the first timber fort (see HER 415.1.2). Part of the vicus was excavated in 1972 and 1981. It was found that the ditch system surrounding the fort was abandoned during the Flavian period and covered by timber shops and houses. A road and associated buildings were built in the Hadrianic period. A hostelry, of timber structure, was uncovered, its function ascertained from large quantities of glass and gaming chips. After AD 250 the vicus experienced considerable decline, paralleling the decline of the fort.
MGM1921	Rochdale Canal	SJ 8422 9816	AD 19th Century to 21st Century	Linear SJ 8486 9834 to SJ 834 976. Urban canal section c.1.25 miles long, connected with the Ashton-under-Lyne Canal at Dale Street. Nine broad locks down to the Bridgewater Canal at Castlefield which gave it the name 'Rochdale Nines'. A third junction is formed with the Manchester & Salford Canal in Great Bridgewater Street area. Infilled canal arms. Part of the Cheshire Ring of canal navigations. Parliamentary approval of 1799, and 1800. Completed 1804. Now mainly used for pleasure craft. (1)(2) Originally proposed in 1766, but not built until 30 years later, the 33-mile canal linked the Bridgewater Canal to the Calder and Hebble Navigation in Yorkshire. The Manchester section, over 8 miles long with 8 locks, opened in 1804.

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM17485	Roman ditch on Barton Street (site of) (area of Roman Manchester)	SJ 83254 97713	AD 1st Century to Roman	An archaeological excavation at Barton Street was one of the largest and most significant within Roman Manchester, allowing the first detailed analysis of a large Roman artefact assemblage and significant insights into the development and demise of the garrison settlement or vicus. The earliest Roman feature at Barton Street was a ditch c.4m wide, aligned NW-SE across the complete span of the site with two associated pits. One section indicated a shallow V-shaped profile with a clearly defined sump or 'ankle breaker' at its base. Excavated sections suggest a depth of 1.3m. Based on evidence at this site and at nearby Bridgewater Street, it seems a series of defensive ditches probably defined the boundary of a military annexe. There was a period of deliberate backfilling at the close of the 1st century. Following backfilling a series of gravel extraction pits were dug in the northern half of the site. By the third century evidence for activity was sporadic, suggesting this area of the vicus had been abandoned by the mid-third century.
MGM12785	Manchester South Junction and Altrincham Railway Viaduct	SJ 8382 9770	AD 19th Century to 21st Century	Railway Viaduct, Viaduct
MGM11098	Crown Hotel (now The Deansgate) (area of Roman Manchester)	SJ 8342 9762	AD 18th Century to 21st Century	Public House, Hotel, Well
MGM12191	Police station (former) (area of Roman Manchester)	SJ 8331 9767	AD 18th Century to 21st Century	Police Station, House, Building
MGM18521	12-16 Southern Street	SJ 8336 9767	AD 18th Century to 21st Century	House, Cellar Dwelling, Loomshop?
MGM17441	Building (former iron foundry?) (site of) (area of Roman Manchester)	SJ 83437 97428	AD 19th Century to 21st Century	Iron Foundry?, Building

Table 3: Gazetteer of Archaeological Events

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3383	Little Peter Street/ Albion Street Redevelopment Area	SJ 8356 9747	Watching brief maintained during the ground reduction phase of works at a redevelopment site located close to the site of the Roman fort at Castlefield. Below-ground features belonging to previously documented buildings that had stood on the site over the last 200 years were observed, but no artefacts with a date earlier than the 19th or 20th century were recovered.
EGM3870	Castlegate	N/A	Watching brief undertaken during ground disturbance works at a construction site located close to Manchester's Roman fort, in order to fulfil a condition attached to planning consent. A previous deskbased assessment identified that considerable disturbance to ground levels within the study area had likely been caused by later activity and that any surviving Roman remains were likely to be limited to localised areas.
EGM3939	Knott Mill	SJ 83379 97310	Archaeological trial excavations. Documentary sources had indicated proximity to Roman activity. Area heavily truncated by industrial activity but some indication of pre-industrial deposits in south-west corner.
EGM3654	Brazil Mill, Knott Mill	SJ 83396 97440	Desk-based assessment undertaken ahead of proposed development. Extant building considered to of little archaeological or historical value, although on site of 18th-century water-powered corn mill and later 19th-century textile complex. Also potential for Roman remains as site lies in area thought to have formed part of Roman cemetery.
EGM3653	Central Spine Media Zone	SJ 83741 97296	Desk-based assessment. Details of possible redevelopment of study area not available but reduction in ground levels for any future redevelopment could destroy below-ground archaeology. The proposal area has the potential to contain below-ground remains of regional and local significance which would require preservation by record, should these be affected by development works.
EGM3788	Chester Road	SJ 83269 97360	Desk-based assessment undertaken prior to redevelopment. It is considered that further site investigations will be required.
EGM3770	Land at Jordan Street	SJ 83511 97393	Desk-based assessment and watching brief undertaken ahead of residential development at a site located at the edge of the Roman settlement area at Castlefield. Industrial period development within the area included workers' housing as well as mills and warehousing.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3800	Land at Great Jackson Street	SJ 83440 97188	Desk-based assessment undertaken ahead of proposed development involving demolition of existing structures at the site and construction of a new residential/ mixed use development. Research comprised analysis of relevant data from the SMR; documentary and cartographic searches of libraries and archives for published and unpublished sources; and use of information from web resources. A site visit/ walkover survey was also undertaken. The study identified a moderate potential for the survival of Roman remains within the proposal site, and a high potential for the survival of remains of C19 housing. Archaeological evaluation is recommended.
EGM3809	Land Adjacent to Albion Street	SJ 83603 97569	Desk-based assessment of a proposed development site. The proposal area originally contained midC19 buildings and a weighing machine forming part of a coal wharf adjacent to the Rochdale Canal. No further archaeological recording is recommended.
EGM3817	340 Deansgate	SJ 83391 97667	Archaeological excavation. Uncovered Roman archaeology as well as later industrial-period remains dating to the late 18th century.
EGM3818	Bridgewater Street	SJ 83351 97663	Archaeological evaluation. Uncovered Roman archaeology within the yard area to the rear of the properties which originally fronted Barton Street and Southern Street.
EGM3858	Commercial Street	N/A	Archaeological desk-based assessment undertaken to support a planning application for proposed development within an area of considerable archaeological and historical significance. It is likely that a programme of archaeological investigation will be required in advance of the proposed development.
EGM3145	Land Bounded by Barton Street, Bridgewater Street and Collier Street	SJ 8331 9768	Desk-based assessment of a proposed development site within an area of Roman activity associated with the civilian settlement outside Manchester's Roman fort. Consisted of a desk-based study and a site inspection.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3342	Land bounded by Barton Street, Bridgewater Street, Southern Street and Liverpool Road	SJ 8335 9767	Desk-based assessment. Aimed to identify as far as possible the nature of the archaeological resource to enable informed recommendations to be made for the future treatment of any remains. There are no known below-ground remains within the proposed development area which are considered to be of national importance, and therefore meriting preservation in situ. However, the proposed development area may contain Roman deposits of regional importance which would require preservation by record should these be affected by any proposed development. Evaluation by trial trenching is recommended.
EGM3865	Southern Street	N/A	Watching brief undertaken following an archaeological desk-based assessment, to observe and minimally record any Roman deposits which might be exposed during the area stripping of the site and the subsequent placement of foundation and service trenches. Results indicate survival of Roman archaeology across the development site and suggest a similar level of survival in adjacent plots.
EGM3866	Land at Owen Street	SJ 83395 97336	Desk-based assessment of a site on the north-eastern side of Owen Street, to the south-east of the Castlefield area of the proposed World Heritage Site for Manchester, commissioned ahead of proposed development. Concludes that the site has a high potential for Roman archaeological remains, perhaps including roadside cemetery activity, as well as high potential for remains of historically significant C19 workers' housing. However, previous development and industrial activity at the site will have caused significant disturbance to any below-ground archaeological remains of earlier date, whilst later remains of workers' housing and earlier industrial buildings are likely to survive in a fragmentary state. Contamination from previous industrial activities is also likely to be present.
EGM3329	Castlefield	SJ 8327 9762	Watching brief undertaken during ground disturbance works at a construction site located close to Manchester's Roman fort, in order to fulfil a condition attached to planning consent. A previous deskbased assessment identified that considerable disturbance to ground levels within the study area had likely been caused by later activity and that any surviving Roman remains were likely to be limited to localised areas.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM2435	Brazil Mill	SJ 8339 9744	Archaeological watching brief carried out in a single day [exact date not specified] during earthmoving works at the site of the former Brazil Mill. Indications are that the C18 mill was completely rebuilt during the mid-C20, leaving virtually no historic fabric along the Deansgate frontage.
EGM3177	Castlegate	SJ 8320 9743	Watching brief undertaken during ground disturbance works at a construction site located close to Manchester's Roman fort, in order to fulfil a condition attached to planning consent. A previous deskbased assessment identified that considerable disturbance to ground levels within the study area had likely been caused by later activity and that any surviving Roman remains were likely to be limited to localised areas.
EGM2743	Knott Mill Bridge	N/A	Trial trenching evaluation undertaken ahead of proposed development. Recorded a possible Roman post-hole, stone and brick foundations of west end of the Duke of Bridgewater's warehouse, and the head of a capped well.
EGM3144	Worsley Street Excavations 1978â–81	SJ 8330 9768	1979–81; no report produced. Excavation by Barri Jones.
EGM3733	Beetham Tower Site	SJ 83452 97660	Excavation undertaken ahead of development. Archaeological remains survived in the western portion of the site associated with the vicus or civilian settlement attached to Manchester's Roman fort.
EGM3657	4 Chester Road	N/A	Desk-based assessment undertaken prior to redevelopment. It is considered that further site investigations will be required.
EGM3912	Chester Road/ Great Jackson Street	N/A	Archaeological evaluation undertaken ahead of proposed redevelopment at a site which lay to the south of Manchester's Roman fort and associated settlement, adjacent to the line of the Roman road to Chester. 9 trial trenches were excavated, and it was found that significant Roman remains survived within the central portion of the site. Although some post-medieval structural remains were also preserved below the standing building, this period was not as well represented as might have been anticipated.
EGM3916	Pillo Hotel	SJ 83579 97516	Archaeological desk-based assessment and building appraisal of proposed Pillo Hotel development, with no further recommendations for archaeological work.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3913	10 Southern Street	SJ 83367 97680	A watching brief that monitored the mechanical excavation of a series of trial pits within the vicus of Manchester's Roman settlement. It was observed that most of the area was cellared to a depth of 1.9m to 2.1m below the existing ground surface, and that the south-eastern edge of the cellars postdating the mid-19th century impinged on the north-western edge of the study area. Buried soils survived in a small area in the central north-western side of the plot, within the small yards of two former double-depth houses that had been erected by 1849.
EGM4100	16 Southern Street	SJ 8336 9767	Assessment of existing sources. Site visit on 6th June 2014 for visual inspection and photographic record. Instigated by proposal for residential conversion.
EGM3864	Land at Bridgewater Viaduct	SJ 83296 97433	Assessment comprising desk-based study and a site inspection, undertaken ahead of proposed development. No remains considered to be of national importance were identified, although the Roman road to Chester is thought to have crossed the river just to the east and chance Roman finds have been found in the area. Any remains present at the site itself are likely to have been truncated by the installation of large fuel tanks dating from recent use of the site as a filling station.
EGM4204	Bridgewater Point	SJ 8329 9743	Desk-based assessment of a proposed development site within the area of the Roman settlement associated with the fort at Castlefield.
EGM4205	4 Chester Road	SJ 8325 9745	Desk-based assessment commissioned to inform the design and planning application process for redevelopment of land at the south-western edge of Manchester city centre, within the area of the Roman settlement. This identified that the site has some potential to contain buried remains pertaining to Manchester's Roman settlement, but that this potential is limited to the western part of the site due to development and subsequent demolition within the eastern part.
EGM4210	Owen Street	SJ 8338 9733	Desk-based assessment commissioned to facilitate the design and application process for redevelopment of a site with four multi-storey blocks. The site lies within the area that formed part of the Roman settlement associated with the fort at Castlefield. The site was developed fairly intensively from the late C18, and has considerable potential to contain significant buried remains pertaining to the industrial development of Manchester.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM4229	Northern Hub Piccadilly/ Oxford Road	SJ 8446 9762	Assessment undertaken to support a planning application for proposed improvements to Manchester Oxford Road and Piccadilly railway stations.
EGM4519	13 Southern Street	SJ 8338 9765	Planning, conservation, design and access statement prepared in support of an application to convert a late C19 building to office use. The building had been used as a vehicle workshop and garage in the later 20th century. Significant alterations to the building had been carried out, and the report finds that the building did not contain any significant internal or external historic fabric.
EGM4543	Deansgate South: Scoping Report	SJ 8329 9743	A scoping report prepared to inform a proposed development of student accommodation on land off Deansgate.
EGM4778	Plot F, Great Jackson Street	SJ 8340 9725	A desk-based assessment prepared to support a planning application. Late 18th-century maps indicate that the site was bounded by Mr Jackson's farm to the west and Knott Mill Dye Works to the north. During the 19th century, rows of workers' houses were constructed across the site with map evidence suggesting that these dwellings ranged in size from back-to-backs to large terraced houses.
EGM4826	Land at Great Jackson Street	SJ 8330 9730	Archaeological desk-based assessment, commissioned in advance of proposed demolition of four buildings and the redevelopment of the site into a residential estate. The aim of the assessment was to investigate the possibility of surviving evidence relating to the former residential dwellings, courtyards, alleyways and roads that were in existence during the mid-19th to early 20th centuries as well as possible Roman remains. Comprised a DBA and supporting documentary research including the GMHER, NHLE, NRHE, GM Archives, and other relevant books and journals.
EGM4829	Great Northern	SJ 8354 9782	Desk-based assessment, including a site inspection, commissioned to support a planning application for a proposed mixed-use scheme comprising residential, office and retail uses on land surrounding the Grade II* Listed Great Northern Warehouse. The proposed development allows for the construction of several commercial units across the site and considerable landscaping of the currently open spaces.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM4912	Great Northern Manchester Phases 1 & 2	SJ 8353 9782	Heritage statement, prepared in support of Listed Building Consent and planning applications for the reuse and sensitive adaptation of the Grade II* Listed Great Northern Warehouse and Grade II Listed Deansgate Terrace, alongside the re-design of Great Northern Square. The subject site currently comprises an approximately 10-acre former railway goods station site, including original warehouse and shops, which were refurbished and converted into leisure, facilities, shops and restaurants in c.2000. Documentary research and visual inspection of the site were undertaken.
EGM4925	Marketing Suite	SJ 8326 9727	Archaeological desk-based assessment completed to support a planning application for a temporary marketing suite off Great Jackson Street in the Castlefield area of Manchester. The aim of the assessment was to identify the nature, extent and significance of the archaeological resource and the potential impact of the proposed development upon that resource so as to enable informed recommendations to be made for the future treatment of any surviving remains. Comprised documentary research, a field inspection, and compilation of a document presenting historical and archaeological evidence of the site.
EGM5005	Owen Street	SJ 8339 9733	Post-excavation assessment of an investigation carried out on land adjacent to Owen Street in advance of proposed residential development. The work involved the initial mechanical stripping of the modern ground surface from the entire development area, carried out under close archaeological supervision, followed by further excavation of those areas that were identified to be of archaeological interest, and assessment by specialists. The excavation revealed a sequence of archaeological remains that can be ascribed to seven principal phases of activity, the earliest of which dated to the Roman period.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM5061	327 Deansgate	SJ 8343 9759	Desk-based assessment, commissioned in support of two planning applications and an application for Listed Building Consent for a proposed mixed-use scheme comprising an aparthotel and commercial uses. The aim of the assessment was to investigate the potential for the site to contain buried remains of archaeological interest; the presence or absence of remains requires verification through archaeological evaluation prior to development, and pending the extent and significance of any surviving resource, further archaeological excavation may be required to mitigate the loss of buried remains during proposed development. Comprised a site inspection and documentary research consulting a variety of sources.
EGM5062	Whitworth Street West Development	SJ 8351 9752	Desk-based assessment and a separate heritage statement undertaken in support of a planning application for proposed development of a hotel. The aim of the assessment was to identify the nature, extent and significance of the potential archaeological remains within the study area, and to inform any decisions about the future treatment of the archaeological resource. Comprised a site inspection and documentary research.
EGM5388	Bridgewater House	SJ 8320 9733	A heritage statement setting out the origins, development and significance of Bridgewater House, a Grade II Listed Building.
EGM3878	Crowngate	SJ 83178 97286	Desk-based assessment carried out ahead of proposed development. Study area contains: Grade II Listed Building; possible Roman remains relating to domestic, ritual or funerary activity; northern wing of a pre-1790s farmhouse; later 18th-century brewery; early C19 cotton mill; early/mid-C19 housing; two mid-C19 breweries.
EGM3314	Great Northern Railway Company's Goods Warehouse	SJ 8354 9782	The Great Northern Warehouse is an important example of a 3-way transport and warehousing interchange with connections to road, rail and canal infrastructure. It is a Grade II* Listed Building, and consent for its development was conditional on a programme of archaeological study. Much of the survey work was undertaken by the former RCHME, project managed by CgMs, prior to development. A watching brief and survey of buildings during the development process was undertaken by CgMs, whilst the Architectural History Practice undertook a detailed review of historical sources.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM5431	Land at 1 Commercial Street	SJ 8342 9742	An archaeological evaluation comprising two trenches. The trenches revealed late 19th-century archaeology close to the surface, over redeposited clay. This covered post-medieval plough soils at a depth of c. 2m below the ground surface, which lay over a natural sand.
EGM5453	Great Northern Complex	SJ 8354 9782	Heritage statement, prepared to support a revised application for Great Northern Square in Manchester city centre. The report aimed to establish the relative heritage significance of the Grade II* Great Northern Warehouse and the Grade II listed Deansgate Terrace.
EGM3877	Barton Street	SJ 83318 97688	Excavation undertaken in advance of residential development, immediately north of the Roman fort of Mamucium and within an area originally forming part of Manchester's Roman garrison settlement.
EGM3458	Castlefield Quay	SJ 83271 97618	Archaeological evaluation undertaken at a proposed development site. The proposal area is known to contain nearly half of the interior of Manchester's Roman fort and its outer defensive ditches, and probably included part of the civil settlement (vicus) known to have existed on the northern side of the fort. The development area also contains a series of upstanding and below-ground remains which have some relevance for understanding the industrialisation of Manchester during the 18th and 19th centuries.
EGM5528	Crown Street Plot D	SJ 8329 9721	An archaeological desk-based assessment prepared to support a planning application for redevelopment. The report concluded that the site has potential to contain archaeological remains deriving from Romano-British agricultural activity, a post-medieval farmstead and 19th-century workers' houses.
EGM5529	Plot D, Great Jackson Street	SJ 8329 9721	Heritage statement, prepared to support an application for redevelopment. Historically, the site was developed with a farmhouse and later terraced housing, before being cleared for light industrial/ commercial use and associated car parking.
EGM5533	Crown Street, Phase 3	SJ 8327 9728	A desk-based assessment prepared to support a proposed development. This concluded that there is some potential for remains deriving from Romano-British activity and also the foundations of late 18th- and 19th-century buildings, and recommended that the site warranted further investigation in advance of development.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM5627	One City Road	SJ 8361 9731	A desk-based assessment of a site in Manchester city centre. 13 non-designated sites of potential below-ground archaeological interest have been identified within the boundary of the site. These comprise an 18th-century building that was used subsequently as a district school and latterly as a saw mill, a reservoir that probably served an 18th-century textile-printing works, several terraces of mid-19th-century workers' housing and commercial buildings, and a later 19th-century chandelier manufactory and saw mill. It was recommended that evaluation trenches were opened, targeted on the footprint of the former school, the 19th-century chandelier manufactory and areas in the central part of the site that do not appear to have been developed intensively.
EGM5644	Viadux	SJ 8357 9762	An archaeological evaluation and excavation carried out as part of the Viadux Phase 1 development. The excavation uncovered the remains of several pits of possible prehistoric date, overlain by a sequence of Roman occupation layers, a boundary ditch, three square enclosures, a rectangular enclosure, a putative Roman road, and a series of Roman gullies, re-cuts, and pits which likely relate to the agricultural land that supported the Roman civilian settlement located outside the fort walls. The remains of a post-Roman plough soil of medieval/post-medieval occupation date, post-medieval pits, and an 18th-century trackway was also observed, along with the remains of 19th-century workers' housing and the remains of a mill dating to 1851.
EGM5645	Viadux Phase 2	SJ 8359 9761	A desk-based assessment of land within the Castlefield area of Manchester city centre. 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, a burial ground and associated religious buildings, an early 19th-century cotton mill and early 19th-century foundries. The report was updated in October 2024 to reflect changes in the development design proposal.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM5666	Plot F, Great Jackson Street	SJ 8339 9725	An archaeological evaluation followed by the excavation of two targeted areas. The evaluation comprised the excavation of 12 trenches that demonstrated the survival of furrows and a boundary ditch relating to elements of a post-medieval field system. Later structural remains relate mainly to double-depth housing constructed in the early to mid-19th century. The two open-area excavations were targeted on the field systems uncovered in the initial trenches.
EGM5750	2-4 Whitworth Street West	SJ 8351 9751	A desk-based assessment of 2-4 Whitworth Street in Manchester city centre. The report concludes that the site warrants further investigation in advance of development.
EGM5759	Crown Street Phase 2	SJ 8316 9726	A desk-based assessment and a separate heritage statement of land on Crown Street. The archaeological assessment concluded that whilst the potential sub-surface archaeological resource is not considered to represent a significant constraint on the proposed scheme, it would be appropriate to undertake some intrusive archaeological investigation in advance of development. This should be targeted in particular on the footprint of late 18th- and early 19th-century workers' housing.
EGM3733	Beetham Tower Site	SJ 83452 97660	Excavation undertaken ahead of development. Archaeological remains survived in the western portion of the site associated with the vicus or civilian settlement attached to Manchester's Roman fort.
EGM5892	Bridgewater House	SJ 8321 9734	An evaluation of land adjacent to Bridgewater House on Silvercroft Street. A possible curvilinear gully was found to be cut into the natural clay within one of the four trenches excavated, and although charcoal flecks were observed within the fill no finds were recovered. Fragments of pottery potentially dating back to the late 16th century were recovered from a layer of redeposited natural. The report concluded that some further investigation is warranted.
EGM5915	One City Road	SJ 8359 9727	An evaluation of a site in Manchester city centre. The only remains of interest uncovered in the three trenches excavated were of a brick-lined well, which warrants further investigation via a watching brief during development groundworks.
EGM5915	One City Road	SJ 8359 9727	An evaluation of a site in Manchester city centre. The only remains of interest uncovered in the three trenches excavated were of a brick-lined well, which warrants further investigation via a watching brief during development groundworks.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM5925	8-10 Southern Street	SJ 8336 9768	A watching brief that monitored the mechanical excavation of a series of trial pits within the vicus of Manchester's Roman settlement. It was observed that most of the area was cellared to a depth of 1.9m to 2.1m below the existing ground surface, and that the south-eastern edge of the cellars postdating the mid-19th century impinged on the north-western edge of the study area. Buried soils survived in a small area in the central north-western side of the plot, within the small yards of two former double-depth houses that had been erected by 1849.
EGM4988	Marketing Suite, Great Jackson Street	SJ 8325 9727	Watching brief, undertaken in order to satisfy a condition attached to planning consent for the proposed development. The aim of the watching brief was to enable a record to be compiled of the archaeological remains exposed during ground reduction works for a temporary marketing suite.
EGM6201	Roman Gardens	SJ 8325 9770	Desk-based study of the Roman Gardens in the Castlefield area of Manchester city centre.
EGM6220	Owen Street site	SJ 8339 9733	Heritage statement, prepared in support of a planning application for redevelopment of a 1.2ha site in Manchester city centre. The proposed scheme will deliver 1,508 apartments within four residential buildings. The statement appraises identified features of the historic built environment within the context of the application site, providing a description of their significance in order to understand the potential impact of the proposals on the historic built environment.

**APPENDIX 3:
Figures**



Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

4. Any discrepancies noted on site are to be reported to the engineer immediately.

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Key

- Site Boundary
- Study Area
- Scheduled Monument

Rev	Date	Details of issues/ revision	Drw	Rev
P01	15.07.25	FINAL ISSUE	LP	SE

Issues & Revisions

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Client

TORSION HOMES

Project Title

**VELVET CUTTERS,
MANCHESTER**

Drawing Title

**FIGURE 2: DESIGNATED
HERITAGE ASSETS**

Drawn:	LEONIE PRICE	Reviewed:	SASKIA EDWARDS
BWB Ref:	255728	Date:	15.07.25
		Scale@A3:	NTS

Drawing Status

FINAL

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
255728-BWB-ZZ-XX-RP-LH-0001	S2	P01



Notes

1.Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.

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3.All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.

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Key

Site Boundary

Study Area

Monument Event

Monument Line

Monument Polygon

P01	15.07.25	FINAL ISSUE		LP	SE																																
Rev	Date	Details of issues/ revision		Draw	Rev																																
Issues & Revisions																																					
BWB CONSULTANCY ENVIRONMENT INFRASTRUCTURE BUILDINGS Birmingham 0121 233 3322 Leeds 0113 233 8000 London 0207 407 2879 Manchester 0161 233 4260 Nottingham 0115 924 1100 www.bwbconsulting.com Client TORSION HOMES Project Title VELVET CUTTERS, MANCHESTER Drawing Title FIGURE 3: LOCATION OF NON-DESIGNATED ASSETS <table><tr><td>Drawn:</td><td>LEONIE PRICE</td><td>Reviewed:</td><td>SASKIA EDWARDS</td></tr><tr><td>BWB Ref:</td><td>255728</td><td>Date:</td><td>15.07.25</td></tr><tr><td></td><td></td><td>Scale@A3:</td><td>NTS</td></tr><tr><td colspan="4">Drawing Status</td></tr><tr><td colspan="4">FINAL</td></tr><tr><td colspan="4">Project - Originator - Zone - Level - Type - Role - Number</td></tr><tr><td colspan="4">255728-BWB-ZZ-XX-RP-LH-0001</td></tr><tr><td>Status</td><td>S2</td><td>Rev</td><td>P01</td></tr></table> © Copyright BWB Consulting Ltd						Drawn:	LEONIE PRICE	Reviewed:	SASKIA EDWARDS	BWB Ref:	255728	Date:	15.07.25			Scale@A3:	NTS	Drawing Status				FINAL				Project - Originator - Zone - Level - Type - Role - Number				255728-BWB-ZZ-XX-RP-LH-0001				Status	S2	Rev	P01
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255728-BWB-ZZ-XX-RP-LH-0001																																					
Status	S2	Rev	P01																																		



Figure 5: James Pigot Plan of Manchester and Salford , Sheet: GB127 , Surveyed: 1809, Published: 1809. Reproduced with the permission of the Manchester Libraries



Figure 6: James Pigot Plan of Manchester and Salford , Sheet: GB127 , Surveyed: 1819, Published: 1819. Reproduced with the permission of the Manchester Libraries



Figure 7: James Pigot Plan of Manchester and Salford , Sheet: GB127 , Surveyed: 1829, Published: 1829. Reproduced with the permission of the Manchester Libraries

APPENDIX 4



Figure 8: Lancashire, Sheet CIV, Surveyed: 1845, Revised: 1848, Published: 1848. Reproduced with the permission of the National Library of Scotland.



Figure 9: Manchester and Salford, Sheet 33, Surveyed: 1849, Revised: 1851, Published: 1851. Reproduced with the permission of the National Library of Scotland.



Figure 10: SJ8297-SJ8397, Sheet BC, Surveyed: 1951, Revised: 1951-1963, Published: 1965. Reproduced with the permission of the National Library of Scotland.

**APPENDIX 4:
Plates**

APPENDIX 5



Plate 1: View to the north—west facing Little Peter Street



Plate 2: View to the south-east along Constance Street.



Plate 3: View to the south-east facing Constance Street from Little Peter Street



Plate 4: View to the north facing Little Peter Street from neighboring land



Plate 5: View to the south towards Commercial Street



Plate 6: View to the south-west showing neighboring building



Plate 7: View to the west from the Site



Plate 8: View to the east from Little Peter Street

