

DESK-BASED ASSESSMENT

8/8A St John Street, Manchester

ARS Report N°: 2024/105



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8/8A ST JOHN STREET, MANCHESTER:

DESK-BASED ASSESSMENT

ARS LTD REPORT 2024/105



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Planning Reference: N/A
Local Authority: Manchester City Council
Site central NGR: SJ 83463 97940

EXECUTIVE SUMMARY

Project Name:	8/8A St John Street, Manchester
Planning Authority:	Manchester City Council
Planning	N/A
Reference:	
Location:	8 St John Street, Manchester, M3 4DU
Parish:	Manchester District
Bedrock Geology:	Chester Formation Sandstone
Superficial	Glaciofluvial Sheet Deposits
Geology:	
Soils:	Soilscape 15: <i>naturally wet very acid sandy and loam</i>
Site central NGR:	SJ 83463 97940
Date of Report:	January 2025

Archaeological Research Services Ltd was commissioned by Enabl on behalf of Paleto Properties Ltd to produce a Desk-Based Assessment (DBA) of an area of land at St Johns Street, Manchester. This is in advance of the submission of a planning application for the conversion of 8 and 8A St John Street from office space to residential dwelling, with new two storey dwellings fronting Artillery Street and Longworth Street, and a new three storey extension to the rear of the extant Listed Building [NHLE1270784].

The assessment found that there is a negligible/low potential for the survival of archaeological remains of all periods except from Post Medieval (particularly late 18th century), for which the potential is high. This is due to the known Post-Medieval built development (workers' terraced housing) within the PDA, which likely truncated and/or destroyed any earlier remains. Post-Medieval remains that do survive are likely to be cellars and foundations associated with the worker's terrace housing, and are expected to have a low heritage significance, due to their frequency in the existing archaeological record and lack of evidential value.

Any such remains which do survive within the footprint of the proposed development of the new two-storied dwelling would be at risk of truncation and/or destruction, due to associated groundworks down to bedrock geology. The impact of such destruction, if unmitigated, would be deemed to be a slight/moderate impact. It is recommended that a programme of archaeological evaluation trenching is undertaken across this area of proposed development on Artillery Street, in order to record any surviving archaeological remains and establish their heritage significance.

Further to this, the proposed conversion of the Grade II Listed 8 and 8A St John Street [NHLE1270784] may harm the heritage significance of the designated asset through the demolition of several original walls, potentially harming the asset's evidential value. As such, this would be deemed a moderate/large impact. It is recommended that an Historic Building Recording (Level 2/3) is undertaken within the Listed Building, in order to record those features proposed to be demolished, as well as record the historic character of the building, and so those contributions towards its overall heritage significance.



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I INTRODUCTION

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Enabl on behalf of Paleto Properties Ltd to produce a Desk-Based Assessment (DBA) of an area of land at St Johns Street, Manchester. This is in advance of the submission of a planning application for the construction of a new three storey extension to the rear of the Listed Building [NHLE1270784], with new two storey dwellings fronting Artillery Street and Longworth Street (referred to as Phase 1), and the conversion of 8 and 8A St John Street from office space to residential dwelling (referred to as Phase 2).

The PDA is divided into two areas, B1 and B2. Respectively, these refer to Phase 2 (the conversion of 8 and 8A St John Street) and Phase 1 (the construction of a new two storey dwelling on Artillery Street to the north). The Phase 2 proposed conversion works include the demolition of the Number 8a outrigging. This includes exterior walls of the northern extent of Number 8A (including related internal walls and doorways), as well as the slanted roofing in this area. The north facing windows of Number 8 are also proposed to be removed and replaced. Proposed demolition also includes the walls of the boiler room on the northern extent of the first floor, three interior walls also on this ground floor, and the central stairs of Number 8a. For specific details of the areas of demolition, see the plans within Figures 5-8.

1.2 Site description

The 'red line boundary' of the Proposed Development Area (hereafter 'PDA') is depicted by a red polygon on Figure 1, and is approximately 0.052ha in area, centred at NGR SJ 83463 97940. The PDA is found at the east end of a row of terraced properties, and is bounded to the north by Artillery Street, to the east by Longworth Street, and to the south by St John Street. It is bounded to the west by 10 St John Street, which is also a Listed Building [NHLE1270785]. The PDA is situated approximately 60m to the south-west of the crossing of Deansgate (north/south), Quay Street (west), and Peter Street (east), within the south-west extent of central Manchester. As stated above in Section 1.1, the PDA is divided into Area B1 to the south, and B2 to the north. The site location is shown on Figure 1.

1.3 Geological Landforms Assessment

The underlying solid geology of the PDA comprises Chester Formation Sandstone, laid down c. 249.9-246.7 mya. (BGS 2024).

This is overlain by a superficial deposit of Glaciofluvial Sheet deposits (dated to 116-12kya), during the last glacial period (BGS 2024). As such, these deposits may contain palaeoenvironmental deposits forming evidence for earlier Prehistoric human activity within the area. This shall be discussed in greater detail below in Section 4.1.1.

The soils of the PDA are classified by the Soilscape interactive online viewer as belonging to the Soilscape 15 soils unit. These soils are described as '*naturally wet very acid sandy and loam*' (Cranfield University 2024). Due to this acidic nature, significant preservation of organic archaeological remains (ecofacts) is unlikely.

The PDA is set within a highly urban area, sitting at approximately 34.6m above ordnance datum (AOD), in a topographically flat local landscape. The nearest watercourse is that of the River Irwell, which runs in a rough north-east/south-west orientation about 500m to the west of the PDA. This river marks the historic boundary between the cities of Manchester and Salford within Greater Manchester.

2 AIMS AND OBJECTIVES

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development on any buried and upstanding archaeological remains, the historic built environment, the historic landscape, and to assess their significance where possible. The following objectives will contribute towards accomplishing this aim:

- ◆ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ◆ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary evaluation or mitigation and/or preservation of archaeological remains.
- ◆ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.

3 METHOD STATEMENT

3.1 Approach

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential*, *historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF 2024)*, which is defined within the NPPF glossary as '*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*' (MHCLG 2024).

3.2 Study Area

The study area adopted for this assessment was agreed with Greater Manchester Archaeological Advisory Service (GMAAS), and comprises a 250m buffer offset from the PDA. This study area is depicted by a dark blue outline on Figure 1 and subsequent figures.

3.3 Information Sources

The following sources of information were consulted to inform this assessment:

- ◆ The Greater Manchester Historic Environment Record (GMHER), maintained by GMAAS for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- ◆ The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- ◆ The Manchester City Council Archives for historic maps, plans and other documents relevant to the study area.
- ◆ Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- ◆ The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- ◆ Cranfield University's Soilscape free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- ◆ Environment Agency LiDAR data.
- ◆ Google Earth and Bing online historical satellite imagery.
- ◆ Historic England Aerial Photo Explorer, for Aerial images of the site.
- ◆ Various other relevant books, journals and publications identified during the course of the assessment, details of which can be found in the references section of the report.
- ◆ A site walkover to Historic England (2017) Level 1 standard was undertaken on 02/07/2024

4 BASELINE ASSESSMENT

4.1 Archaeological and Historical Background

In the discussion that follows, where sites recorded on the GMHER are described, the relevant HER preferred reference number is provided in parenthesis. Any designated assets are referred to by their unique NHLE number, and any other sites identified as part of this assessment are referenced by their unique ARS numbers. All of these identification numbers can be found in the tables in Sections 4.2 and 4.3 below, and in the Appendices at the end of the report.

4.1.1 Early Prehistoric (1,000,000 to -4,000 BC)

Within the PDA and the wider 250m Study Area, there is no recorded evidence for Early Prehistoric activity and/or occupation. Such activity is more likely to have taken place closer to the route of the River Irwell to the west of the Study Area, where exploitation for food and water may have taken place. This would have been more likely later in the post-glacial Mesolithic, when riverine economic exploitation becomes more apparent in the archaeological record.

4.1.2 Later Prehistoric (4,000 BC to 43 AD)

Within the boundaries of the PDA, there is no recorded evidence for Later Prehistoric activity and/or occupation.

Within the wider 250m Study Area, such evidence is limited to two isolated findspots of worked Neolithic flint, situated approximately 165m to the south-west of the PDA [MGM230] and

approximately 250m to the north [MGM596]. Although this may be suggestive of some minor Neolithic activity taking place within the area, the isolated nature of this evidence and distance between the findspots does not suggest a concentration of occupation. This is despite the almost ideal location of the Study Area in proximity to the River Irwell to the west, with the potential for agricultural exploitation of the surrounding riverine soils.

Considering the relative lack of contextualised evidence of Prehistoric activity within the Study Area (and complete lack within the PDA or immediate surroundings of 180m), as well as the likely on-site Post-Medieval truncation discussed below in Section 4.1.6, the potential for Prehistoric archaeological remains surviving beneath the PDA is considered to be **negligible**.

There is a **low** likelihood of gravels containing deposits of paleoenvironmental material existing beneath the PDA, considering the lack of such evidence in those boreholes situated closest to the site (see Section 4.4.2 below).

4.1.3 Romano-British (43 to 410 AD)

Within the boundaries of the PDA, there is no recorded evidence for Romano-British activity and/or occupation.

In the context of the wider 250m buffer, the PDA and southern half of the Study Area fall within the northern extent of a Romano-British *vicus*, a civilian settlement which developed around the Roman fort of *Mamucium*. The fort itself is situated approximately 300m to the south-west of the PDA. Through this *vicus* ran the route of a road [MGM19] (leading eventually to Ribchester), which has since been replaced by Deansgate. Deansgate runs roughly north-east/south-west, 40m to the east of the PDA. The name *Mamucium* (likely from the Latin-Brithonic ‘Breast-like Hill’) is the origin of the name for Manchester itself, with the suffix ‘-chester’ originating in the Old English *ceastre*, or ‘fortified town’.

The *vicus* appears to have been occupied sometime between the end of the 1st century AD and the middle of the 3rd century AD, with a minor garrison maintaining the fort until the withdrawal of the Roman army in 410AD (Gregory 2007). Nearby excavations on Barton Street [EGM3877] suggest that large defensive ditches ([MGM17485], approximately 250m to the south-west of the PDA) of the fort were abandoned, infilled, and built over by wooden buildings (likely comprising shops and houses) during the first phase of the *vicus* in the late 1st century AD. One such building was suggested to be hostelry, with numerous finds of gaming pieces recorded. Some evidence for contemporary gravel extraction was also recorded in this area.

Within the PDA’s Study Area, the majority of Romano-British evidence falls within the known extent of the *vicus*, broadly across the south-west extent of the Study Area. This evidence largely consists of isolated findspots, such as six Roman coins [MGM617] 170m north-west of the Site, two coins and a bronze statuette [MGM681] 125m to the south-east, a gold ring, bronze statue, and coin [MGM622] 165m to the south-west, and a hoard of 19 late 1st century AD coins [MGM634], situated 10m to the south by south-west of the PDA.

A concentration of archaeological features (and therefore potential population and activity) has also been noted immediately to the north-east of the fort’s location, although such a concentration may be due to the focus of archaeological work in this particular area. Excavations during an archaeological watching brief here, situated 200m to the south-west of the PDA ([MGM13572]/[EGM3869]/[EGM3910]), revealed a small ‘V-shaped’ ditch with find inclusions of Samian pottery sherds, correlating with the known dating of the *vicus* occupation, as well as suggesting some potential relatively wealthy occupants. Trenching situated 200m south-west of the PDA ([MGM17522]/[EGM3880]) revealed further activity of this period, including possible construction trenches and some evidence for quarrying. The latter activity correlates with the 1st

century defensive ditches [MGM17485]. A pottery kiln was recorded during excavations ([MGM17520]/[EGM3879]) approximately 130m south-west of the PDA, and dated roughly to the mid-2nd century AD, with further timber buildings constructed along with a resurfacing of the north gate road by the early 3rd century AD.

Considering the concentration of recorded activity dated to across the Romano-British period within at least the south of the Study Area (largely due to the proximity of the *vicus*), the potential for such remains also surviving beneath the PDA may be considerable. Although the PDA falls outside the concentration of activity discussed above, such a lack of activity surrounding the PDA may be due to the lack of archaeological excavation in this area, and the population and activity of the *vicus* may have continued to include the PDA. However, the Post-Medieval development within the PDA (of 8/8A St John Street and associated terrace housing) is likely to have truncated and/or destroyed any such remains, through the construction of basements and foundations. This is reflected in the results of a series of trial trenching [EGM3369] 140m south by south-west, where no archaeological remains dating to before the 19th century were recorded (Burke and Holden 1999). Therefore, the potential for Romano-British remains to survive beneath the PDA is considered to be **low**.

4.1.4 Early Medieval (410 to 1066)

Within the boundaries of the PDA, there is no recorded evidence for Romano-British activity and/or occupation.

Within the wider 250m Study Area, evidence of an Early Medieval date is largely limited to findspots of coins. For instance, eight *sceattas* [MGM228] dated roughly to 450-600AD were found during the digging of foundation trenches in the early 20th century, situated 190m to the south-west of the PDA. Further to this, nine *sceattas* [MGM227] were found 185m south of the site, only 95m east by south-east of [MGM228]. The relative concentration of these two hoards may point to some form of continued occupation (or at least activity) with the remains of the Romano-British *vicus*. Other than this, evidence may be found in the form of a post hole found during excavations 250m north by north-east of the PDA. However, this interpretation of period was made based on the feature being sealed by agricultural soils containing later Medieval pottery, suggesting the posthole may have been created during the high Medieval, rather than the Early Medieval.

Considering the relative lack of contextualised evidence for Early Medieval activity within the Study Area (and complete lack within the PDA or immediate surroundings of 180m), as well as the likely on-site Post-Medieval truncation discussed above in Section 4.1.3, the potential for Early Medieval archaeological remains surviving beneath the PDA is considered to be **negligible**.

4.1.5 Medieval (1066 to 1540)

Within the boundaries of the PDA, there is no recorded evidence for Medieval activity and/or occupation.

Within the wider 250m Study Area, such archaeological evidence is also slight. The theorised extent of Medieval Manchester (as suggested by the Burgage plots outlined by Morris (1983) and the results of excavations along Deansgate) ran in an elongated shape along the east side of the River Irwell, and enters the far north of the Study Area. This suggests that the PDA and surrounding area acted as an agricultural hinterland to the city at this time, further exploiting the potentially rich alluvial soils of the Irwell.

The Domesday book of 1086 shows the lands that now encompass Greater Manchester were largely held by the Norman aristocrat Roger de Poitou, and contained at least two churches (Williams and

Martin 1992). The relative lack of information on these lands is largely due to the considerable size of Manchester for the time.

Considering the relative lack of contextualised evidence for Medieval activity within the Study Area, as well as the likely on-site Post-Medieval truncation discussed above in Section 4.1.3, the potential for Medieval archaeological remains surviving beneath the PDA is considered to be **negligible**.

4.1.6 Post-Medieval (1540 to 1901)

The PDA remains agricultural land (or at least an open field of some description) into the Post-Medieval period, until at least 1750. A map of this date is held by Manchester Archives and Local Studies (REF: *GB127.Local Studies Street Map Collection/1750 Plan of Manchester and Salford*), and is publicly available online at luna.manchester.ac.uk/luna/servlet. The map clearly shows the PDA to be situated on the outskirts of the historic core of the city of Manchester. It is situated immediately to the south of Quay Street (spelt 'Key' on the 1750 Map) and to the west of Deansgate, much as it is situated today.

The land within and immediately surrounding the PDA appears to be fields, likely pasture, at this time. However, in November 1745, Prince Charles Stuart (more popularly known as Bonnie Prince Charlie) used the surrounding fields for artillery practice during the Jacobite Uprising, as he made his way south from Scotland with his army. For this reason, the street later established to the north of the PDA is named Artillery Street.

By 1772, maps produced by Tinker, T. show some built development has occurred within and around the PDA partly spurred by the nearby development of the quay on the River Irwell in the 1730s. This map is held by Manchester Archives and Local Studies (ref: *GB127.Local Studies Street Map Collection/1772 Tinker*), and is publicly available online at luna.manchester.ac.uk/luna/servlet.

This built development includes that of the Grade II Listed 8/8A St John Street [NHLE1270784], a townhouse which sits within the south extent of the PDA. The properties to the north of this asset are also shown by this point, although whether these are the same terraced buildings is uncertain. They continue further along the route of Longworth Street to the north, until they reach Quay Street, apparently joined to further buildings lining the south of this way to the west.

A map by Charles Laurent in 1793 shows considerably more built development has occurred in and surrounding the PDA, with particularly more detail shown of the buildings within. Some form of yard can be seen behind the townhouse and what appears to be smaller residential buildings lining Longworth Street backed with a small alley or yard (also within the PDA).

Maps from throughout the first half of the 19th century appear to show little real change within the PDA and its immediate environs, with some minor development noted to the terrace immediately south of the PDA by the map of 1829. These maps are held by Manchester Archives and local studies (ref: *GB127.Local Studies Street Map Collection/1809 Dean & Pigot*, *GB127.Local Studies Street Map Collection/1816 Aston*, and *GB127.Local Studies Street Map Collection/1829 Pigot*), and are available to view at Luna.manchester.ac.uk/luna/servlet.

However, later maps (Groundsure map of 1851 and 1891) elucidate further details of the properties within the PDA, showing the location of a water pump within the shared yard and the divisions of each property along this west side of Longworth Street.

At least between the years 1850 and 1883, the townhouse appears to have been one property, and is referred to as solely Number 8 within the relevant trade directories and censuses. Slater's Directory of Manchester and Salford shows that between and including these years, the property was occupied by (or the workspace of) a Mr. George Chadfield, who was a painter.

By the 1891 census, the property has been split into 8 and 8A, with an Elizabeth Chadfield (likely a relation of George) as the head housekeeper, with two boarders (tobacconists) and a servant also living in the property. Jesse Whyatt (with his wife, two sons, and niece) are recorded as living at 8A. The Slater Trade Directory of 1895 shows Elizabeth Chadfield to still be the 'householder', although the 8 and 8A (at least, presumably, the ground floor) are the workplace of various surgeons and physicians.

Concerning the smaller, seemingly more less grand properties on Longworth Street, the occupants consist of several large families and boarders throughout the later 19th century, with occupations including oil refiner, confectioner, and blacksmith.

Built development is evident within the wider 250m Study Area from the map of 1772 onwards, with surrounding streets (St John Street, Camp Street etc.) being established into a grid-pattern. St John's Church itself [MGM11083] has also been built by this point, possibly reflecting the increasing local population following the quay's construction and resultant demand for workers. Such built development increases significantly throughout the 18th and 19th century, with the map of 1809 showing streets being extended, and terraced buildings continuing along them. The exact utility of most of these buildings is unclear at this time, although it's likely to be a mix of residential and industrial. For instance, the trade directory of 1794 shows a fustian manufacturer and warehouse present between 13 St John Street and 7 Artillery Street, immediately to the west of the PDA. The fact that the properties developed within the northern area of the PDA are seemingly not recorded within most trade directories suggest they are purely residential at this point, housing workers for local factories and warehouses.

This is further shown immediately to the north of the PDA by the establishment of the Reiss Brothers' Shipping Warehouse [MGM11129], erected in the mid to late 19th century in response to the establishment of a new quay and bridge associated with the River Irwell in the 1830s. Contemporary mapping also shows timber yards gradually developing in association with this terrace of industrial activity to the north-west. By 1881, warehouses had been built associated with the goods station approximately 195m south-east of the PDA [MGM234], responding to the demand to quickly and cheaply export those goods produced in this area of Manchester to London for use, and to Liverpool for further dispersal via the ports.

Industrial development is also clear further afield within the Study Area. A clay tobacco pipe factory [MGM13827] was situated 250m to the north-west of the PDA in the late 19th century, indicated by a contemporary report to have employed in excess of 40 workers. An archaeological evaluation [EGM3371] and excavation [EGM3387] 195m west by north-west of the PDA revealed the properties in this area (demolished by the end of the 20th century) likely had basements. Mapping from across the later 18th century and early to mid-19th century also reveals workers housing across the western extent of the Study Area ([MGM18977], [MGM18979], [MGM18980]), consisting of terraces of double-depth housing which had become back-to-back by 1831. Further housing of this nature is depicted by this point to the immediate north [MGM18019]. This emphasises the increasing intensity of the industrial role of the area and the population who lived here by the early to mid-19th century. The same time period also saw the local poorhouse ([MGM16408], situated 230m north by north-east of the PDA) fall out of use, potentially due to the encroachment of the city and associated housing and job opportunities. By 1819, the building had been converted into a Public House called the Duke of Cumberland, to serve these growing populations. However, the construction of a children's hospital [MGM18077] 200m to the north-west of the PDA by the later 18th century indicates one of the pressures such increased populations created, such as the typical poor health of the working-class of this period.

Even by the earlier 19th century, political tensions were considered wrought in this area of Manchester, seemingly influenced by such concentrated populations. This was most potently demonstrated by the so-called 'Peterloo Massacre' which occurred in 1817 on what was once an

area of field 165m east of the PDA [MGM11089]. Up to eleven people from a group of several thousand demanding political and economic reforms were killed during aggressive dispersal by the military, who had been deployed to arrest the speakers of the event.

However, not all accommodation developed at this time was of low quality and associated with workers. The so-named 'Bower's House' [MGM18018] was situated 170m north by north-east of the PDA, was established by the late 18th century. At this time, it was the home of Miles Bower, a prominent name in the central hat manufacturing business of Manchester.

By the later 18th century, properties built either side of Cupids Alley (later renamed Atkinson Street) had seen these irregular ancillary extensions to the rear of the buildings, suggesting an industrial rather than residential use, situated 120m north of the PDA. This was confirmed by the notation of one such extension as the hat manufacturing centre [MGM18020] (likely associated with the Bower family) and soda water works [MGM18021], within adjacent silk works. This represents one of the earliest industrial complexes within Manchester. The continuation of this development seems focused north of Quay Street and west of Deansgate, creating an industrial quarter for factories, chemical works, and workers' accommodation, separated from the more middle-class businesses and accommodation to the south.

Due to considerable evidence for 17th century-built development within the PDA, and little Modern development since demolition occurred (limited to hardstanding), the potential for sub-surface/foundation remains associated with the Post-Medieval to survive beneath the PDA is considered to be **high**.

4.1.7 Modern (1901 to the present day)

Maps from 1908 to 1948 (Groundsure 2024) show little change or development within the PDA itself.

Aerial photographs from 1930 and 1932 (held by the Manchester Archives and Local Studies, ref: GB127.m67588 and GB127.m67612) and 1946 (Historic England 2024, REF: raf_3g_tud_uk_185_vp1_5080) confirms this is still the case by this time, with terraced properties still lining Longworth Street within the majority of the PDA.

This use of 8 and 8A St John Street as a doctor's office continues until at least 1911, with a dentist also taking up residence by this time. The upper floors were occupied by a family and residing boarders in 1901, and an army pensioner, his wife, and their servant by 1911. The housing along Longworth Street is still extant, and home to larger groups of family and boarders, yet seemingly not as many as resided within these poor-quality properties throughout the latter 19th century.

By the National Grid map of 1951 (Groundsure 2024), these buildings have been partly removed, with number 6 and 8 replaced by wasteland. By the National Grid map of 1962 (ibid.), all but number 16 Longworth Street have been demolished, and number 16 itself is no longer recorded by the National Grid map of 1980 (ibid.), with only 8 and 8A St John Street remaining extant within the PDA. The previous point of joining between the terrace buildings and the Listed Building (with split outlines of windows) may be seen in Photograph 2. After this point, the PDA appears unchanged until the most recent Landline map of 2003 (ibid.). Sometime between the demolition of these buildings throughout the latter half of the 20th century and the present, several trees were established (and later cut down) within 6 brick planters constructed within the footprint of the old buildings (Photograph 1).

The PDA and immediately surrounding area appears to have avoided damage from the Manchester Christmas Blitz of 1940, with the nearest bomb falling 275m to the south-west, near Liverpool Street.

The wider Study Area saw continued industrial work until the mid to late-20th century. A printing works [MGM12184] had been established 215m north by north-east of the PDA by the 1930s. However, by the later 20th century, the goods stations and warehouse associated with the activity had been disused (as seen in the National Grid map of 1972), suggesting a considerable decline in industrial activity and output within the Study Area. By the 21st century, the area directly surrounding the PDA was overwhelmingly residential and commercial, with new-build flats, maintained terraced housing, and warehouses etc. converted into shopping areas and eateries. This is the character the Study Area maintains to this day. Photograph 3 shows 8/8A St John Street in its context today.

4.2 Designated Assets

4.2.1 On-Site

There is one designated heritage asset within the PDA, comprising a Grade II Listed Building. This is listed in Table 1 below and their location depicted on Figure 2.

Table 1. Listed Buildings within the PDA

Name	NHLE ID	Description
8 AND 8A, ST JOHN STREET	1270784	Town houses, now consulting rooms and house. Late C18; altered. Brown brick in Flemish bond (roof not visible). Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2 bays, with plinth, 1st-floor sill-band, altered cornice. Round-headed doorway with open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight; sashed windows with exposed boxes, raised sills and flat-arched heads. Ridge chimneys. Rear altered. Interior not inspected. Forms east end of terrace on north side of street.

4.2.2 Study Area

There are 36 designated heritage assets within the wider 250m study area beyond the PDA, comprising 33 Grade II Listed Buildings and 3 Grade II* Listed Buildings. These are listed in Table 2 below and their locations depicted on Figure 2.

Table 2. Listed Buildings within the wider study area

Name	NHLE ID	Description
FREE TRADE HALL	1246666	Former public assembly hall, later a concert hall, converted to hotel in 2004. Built 1853-6, by Edward Walters; largely reconstructed 1950-51, following war damage, by L.C. Howitt, City Architect. Sandstone ashlar (roof concealed). Trapeziform plan. Renaissance style.
COBDEN HOUSE, 19 QUAY STREET	1247447	Town house, 1770s with later additions and alterations during its use as a college in the mid-C19 and a county court from the late C19; refurbished in the 1990s for use as a set of barristers' chambers.
DEANS GATE GOODS STATION AND ATTACHED CARRIAGE RAMP	1268529	Goods station and warehouse, and attached carriage ramp, now car park. 1885-96, and 1899, for Great Northern Railway Company.
TWO BOLLARDS AT EAST END OF ST JOHNS PASSAGE	1197812	Pair of early C19 cast-iron bollards. Cannon-barrel type, with bands (2, 1 and 2); rounded tops. Correspond to slightly different pair at west end of passage on Lower Byrom Street (q.v.).

Name	NHLE ID	Description
FORMER MARKET HALL	1197915	MANCHESTER LIVERPOOL ROAD (North side) Former Market Hall 17/05/74 GV II Formerly known as: Higher Campfield Market LIVERPOOL ROAD. Market hall. 1878, by Mangnall and Littlewood. Cast-iron and wood, with roof of corrugated sheet and glass. Square plan formed by cruciform intersecting naves with aisles in the angles.
MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM	1200807	Formerly known as: Lower Campfield Market LIVERPOOL ROAD. Market hall, now museum. 1876, by Mangnall and Littlewood. Cast-iron and wood with slate and glass roofs. Large rectangular plan in the form of a nave with north and south aisles under parallel roofs, and north and south transepts to the centre and both ends. Two storeys,
ROYAL LONDON HOUSE	1200852	Insurance office. 1904, by Charles Heathcote. Iron frame with cladding of sandstone ashlar, ground floor of dark brown polished granite; slate roof. Large rectangular plan on island site. Free Baroque style. Five storeys and attic
CASTLEFIELD INFORMATION CENTRE	1200853	Formerly known as: Nos.322 TO 330 Deansgate Free Library DEANSGATE. Includes: No.2 LIVERPOOL ROAD. Library over shops, now visitor' centre and urban studies centre.1882, by George Meek; altered. Red brick with sandstone dressings, slate roof. Rectangular plan with curved corners to the front. Romanesque style. Two storeys
ELLIOT HOUSE	1200854	GV II School Board offices. 1878, by Royle and Bennett, extended 1904 and 1914. Sandstone ashlar at ground floor, red brick with sandstone dressings and red terracotta above, slate roof. Large rectangular plan on end-of-block site. Queen Anne style.
15A, BYROM STREET	1208232	Town house. Late C18 with later alterations. Red brick in Flemish bond, slate roof. Square plan. Three storeys and basement, 2 windows; plain doorway to left with plain overlight; one sashed window and one 2-light oriel fitted with later sashes. Adjoins rear wing of 28 St John Street. Included for group value.
NUMBERS 25 TO 31 AND ATTACHED FORMER CHAPEL	1208243	Terrace row of four town houses, now offices. Late C18, altered. Red brick in Flemish bond, with sandstone dressings and slate roof. Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2+3+3 windows; moulded gutter cornice; doorways to the left, all 4-centred arched with attached Gothic doorcases composed of clustered shafts terminating in pinnacles and ogival heads with finials, and those at nos. 25 and 27 with delicate Gothic tracery in the fanlights; sashed windows with raised sills and flat-arched heads, those at nos. 25 and 27 all 12-paned (but including a tripartite sash at ground floor of no. 27), and the others mostly without glazing bars. Large multiple-flue chimneys crossing the ridge. Rear of no. 31 has attached early C19 chapel with gabled ends, openings bricked up, and coped parapets. Interiors not inspected. Forms group with similar houses in St John Street (q.v.).
184 AND 186, DEANSGATE	1210068	No.184 was formerly the Inland Revenue office and No.186 the High Court Registry (renovation or conversion in progress at time of survey). 1896. Ashlar, with slate roof. Trapeziform plan on end-of-block site. Three storeys and basement, 18-window range; with sill-bands, modillioned cornice surmounted by balustrading and small pediments, one with carved Royal Arms; ground floor has arched windows with hoodmoulds and rusticated pilasters, doorway to left with voluted pediment on consoles within arched recess, and doorway to right with coupled pilasters and entablature surmounted by blind balustrade. Upper floors have sashed windows with moulded architraves. Interior not inspected
ONWARD BUILDINGS	1210092	Band of Hope building, now shop and offices. 1903-5, by Charles Heathcote. Red brick with dressings of yellow terracotta, slate roof. Rectangular plan at right-angles to street, with rounded corners. Free Baroque style. A 4-storey 5-window facade, symmetrical, with banded ground and 3rd floors,

Name	NHLE ID	Description
		prominent bracketed cornice, hipped roof with banded chimneys to the front and sides. The ground floor has a central round-headed entrance arch with cavetto surround and keystone enriched with foliation, mask, and raised lettering "BAND OF HOPE", a curved balcony over the arch with wrought-iron railings, and a wide segmental-headed window each side; the 1st floor and 2nd floors have cross-windows, those at 1st floor taller and with eared architraves and triple keystones, and those at 2nd floor with shouldered architraves and single keystones; the 3rd floor has keyed oculi; and above the cornice is a flat-roofed dormer between the chimneys. The corners are chamfered at ground floor and curved above, with similar windows at 1st and 2nd floors only and applied lettering "ONWARD BUILDINGS" between these windows. Returned sides similar but simpler. Interior reported to have meeting hall with plaques or tiles of Lancashire Temperance Societies. History: built for federation of Temperance Societies.
235-291, DEANSGATE	1210103	Row of shops and offices forming screen wall to site of former Deansgate Goods Station. c.1899. Red brick with sandstone dressings and slate roofs (concealed). Very long range of 29 units. Four and 2 storeys, the 4-bay centre and ends 4-storeyed; with strong horizontal emphasis derived from continuous cornices to ground and 2nd floors, and sandstone sill-bands, imposts bands and intermediate bands, counteracted by vertical pilasters terminating in tall chimneys or finials. Each bay has a shop or shops at ground floor, and 4 sashed windows on each floor above, the centre pair at 1st floor linked by a single pediment. Very striking feature of the street, and forms a group with Nos 223 to 233 (including entrance to goods station), from which this item continues.
29-41, LIVERPOOL ROAD	1219402	Row of 7 garret workshop houses, now shops etc. c.1820-30, altered. Red brick (Nos.29-35 now painted white), slate roofs. Double-depth plan, each house single-fronted. Three storeys, one window each; ground floors all altered; segmental-headed windows at 1st floor, all with altered glazing but Nos 35 and 37 sashed; mostly horizontal-rectangular windows at 2nd floor (5 lights with small panes at No.31, 5 lights with altered glazing at No.33, 3 altered lights flanked by 2 blocked lights at No.41); remains of wooden modillioned eaves to Nos 35-9; ridge chimneys to Nos 35 and 37. Rear: remains of multiple-light garret windows at Nos 33, 35 and 37; segmental-headed doorway at 1st-floor of No.35. Included as interesting survival of late Georgian industrial housing.
K6 TELEPHONE KIOSK BESIDE SOUTH WEST CORNER OF NUMBER 330 DEANSGATE	1219441	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott (and made by various contractors). Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels, and margin glazing to windows and door.
HARVESTER HOUSE	1246664	Probably merchant's warehouse, now office. 1868, by Clegg and Knowles; altered. Sandstone ashlar (roof concealed but probably slate). Square plan on corner site. Italian palazzo style. Five storeys and basement, 8 bays, with vermiculated plinth, channelled rustication to ground floor and cornice over this, rusticated quoins, moulded sill-bands to all floors, plain frieze, modillioned cornice and balustraded parapet. The ground floor has a round-headed doorway to the right (altered as window), with enrichment including shafts and a cornice on elaborate consoles, an inserted C20 garage entrance to the left, and between these 2 pairs of round-headed windows with stepped voussoirs flanking a square-headed doorway (perhaps inserted) with moulded architrave and cornice. The fenestration of the upper floors is very regular, all the windows having moulded architraves, those at 1st floor with segmental pediments on consoles, those at 2nd floor with shouldered

Name	NHLE ID	Description
		architraves and alternately triangular and segmental pediments, and those to the top 2 floors with cornices, and all these windows sashed without glazing bars. The 8-bay return to Southmill Street has a continuous arcade of round-headed windows at ground floor with linking impost bands, and is otherwise in matching style. Interior not inspected.
ALBERT MEMORIAL HALL	1246727	Wesleyan Mission Hall. 1910, by W.J.Morley of Bradford, for the Manchester and Salford Wesleyan Mission. Probably iron or steel framed, with cladding of yellow terracotta (roof not visible). Rectangular plan parallel to street. Eclectic style with Baroque and Gothic elements. Three storeys and 1:5:1 bays including a 6-stage tower at the left end and an entrance bay at the right-hand end; with channelled rusticated piers, segmental arched openings and cornice to ground floor; 5 tall gabled bays to the main range, each with pilasters and large round-headed 4-light windows of 2 stages, with traceried panels between the stages, leaded glazing, tracery in the heads and shaped gables, all with corner turrets and that in the centre with traceried spandrels and an enriched pediment. Wide entrances at each end, with shallow segmental pediments; that to the right has a 3-light bow window at 1st floor and a Baroque-style 2-light window with a pediment at 2nd floor; that to the left (in the tower) has similar bow windows tiered through 1st and 2nd floors, windows of 2 and 3 lights on the upper floors, a set-back top stage and an octagonal cupola with domed roof. Interior: Ground floor with tiled wall surfaces, decorative ceiling plasterwork and half-glazed doors with decorative overlights with patterned stained glass. Large meeting room with wall panelling, and ceiling sub-divided into decorated plaster panels by plastered beams supported by plain iron column. Large meeting hall at 1st floor with horseshoe gallery, which supports side arcades with decorative spandrels. Shallow arched roof with decorative plasterwork panels and rooflights with patterned stained glass. Elaborate carved mahogany organ case and rostrum.
THE OPERA HOUSE	1247470	Formerly known as: The New Theatre QUAY STREET. Theatre, now opera house. 1912, by Richardson and Gill with Farquarson; altered. Stucco on brick, slate roof. Rectangular plan at right-angles to street. Classical style. Front block of 3 storeys with attic, 1:1:11:1:1 bays, symmetrical, the first and last bays set back; with plinth, banded rusticated stucco to all levels; giant order to 1st and 2nd floors, consisting of a 5-bay centre with engaged fluted Ionic columns, the 1st and 5th bays breaking forwards and each containing a lettered pedestal at the foot and a mask roundel at the top, flanked by 3 pilastered bays each side, these and the 3 centre bays having windows at the top with geometric glazing; entablature with frieze lettered "THE PLAY MIRRORS LIFE" in the centre and decorated in Wedgwood style in the other bays, dentilled cornice carried round and surmounted in the centre by a large semi-circular tympanum with allegorical relief; pedimental gable with moulded cornice on brackets. Five-bay wide entrance at ground floor, with later C20 canopy.
11-17, ST JOHN STREET	1254465	Terrace of 4 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, No.11 double-fronted and the others all single-fronted; with various back extensions. Three storeys over cellars, a symmetrical 14-bay facade with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, No.11 forming 5 bays and the others 3 bays each, the doorways regularly spaced between pairs of windows. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights (those at Nos 11 and 13 with elegant curvilinear tracery and the others plain); the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at

Name	NHLE ID	Description
		1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Rear: No.11 has a curved stair-turret lit by a large round-headed window with intersecting glazing bars. Interiors not inspected. Matches Nos 21 to 25 (q.v.).
12-16, ST JOHN STREET	1254466	Row of 3 town houses, now consulting rooms. Late C18; altered. Red brick in Flemish bond (roof not visible). Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, a 9-bay facade (each house with 3 windows), with plinth and modillioned cornice. Round-headed doorways with open-pedimented Tuscan doorcases, panelled doors and semi-circular fanlights with radiating glazing bars (No.16 to the left and Nos. 12 and 14 coupled); sashed windows with exposed boxes, raised sills and flat-arched heads, 12-paned at ground and 1st floors and 9-paned at 2nd floor. Ridge chimneys. Rear: large tripartite sashed windows; back extensions (Nos.14 and 16 coupled). Interior not inspected. Forms part of terrace on north side of street.
24A AND 26, ST JOHN STREET	1254468	Pair of town houses, now offices. Late C18; altered. Brown brick in Flemish bond (facade of 24A apparently rebuilt); roof not visible. Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 7 bays, with plinth, 1st-floor sill-band, plain frieze and moulded cornice. Round-headed doorways in the 4th and 5th bays, with open-pedimented Tuscan doorcases, panelled doors and semi-circular fanlights; 12- and 9-pane sashed windows with exposed boxes, raised sills and flat-arched heads, that at the left end of the 1st floor with a shaped pediment and the one above with a cornice. Ridge chimneys. Rear and interior not inspected. Forms part of terrace on north side of street.
NOS. 18 AND 20, ST JOHN STREET	1254598	Pair of town houses, now consulting rooms. Late C18; altered. Red brick in Flemish bond (roof not visible). Double-depth plan, each house single-fronted, with coupled back extensions. Three storeys over cellars, 6 bays, symmetrical, (each house with 3 windows), with plinth, and altered cornice. Round-headed doorways adjoining in the centre, with open-pedimented Tuscan doorcases, panelled doors and semi-circular fanlights; all windows have raised sills and flat-arched heads, but the glazing differs: No.18 has sashes with 4 panes at ground floor, 12 panes at 1st floor and 9 panes above, but No.20 has altered glazing at ground floor, 12-pane sashes at 1st floor and 9-pane top-hung casements at 2nd floor. Interior not inspected. Forms part of terrace on north side of street.
28, ST JOHN STREET	1254605	Town house, now office. Late C18; altered. Red brick in Flemish bond (roof not visible). Rectangular plan on corner site, single-fronted. Three storeys over cellar, 2 bays, with plinth, 1st-floor sill-band, plain frieze and moulded cornice. Large square-headed doorway to the right with late C19 or early C20 pedimented sandstone doorcase, panelled door and rectangular overlight; 12- and 9-pane sashed windows with exposed boxes, raised sills and flat-arched heads. Side-wall chimney. 5-window left return wall (to Byrom Street) with 2 early C20 oriels and other windows sashed without glazing bars. Interior not inspected. Forms left end of terrace on north side of street.
24, ST JOHN STREET	1270704	Town house or office, now office. Mid to later C19. White-painted stucco on brick, slate roof. Deep double-depth plan. Cellar, 3 storeys and attic, 5-window symmetrical facade with plinth, 1st-floor sill-band, heavy bracketed cornice, parapet to attic. The ground floor has channelled rustication, a central segmental-headed doorway with double-doors, a moulded architrave and carved keystone cartouche (including a sailing ship), protected by a prominent bracketed cornice; and segmental-headed windows with keystones; the 1st floor windows have shouldered architraves

Name	NHLE ID	Description
		except that in the centre which has a pediment on consoles; the 2nd floor windows have raised sills and simpler architraves with triangular heads; the attic windows have plain reveals; and all these windows are sashed without glazing bars. Gable chimneys. Rear and interior not inspected. Forms part of terrace on north side of street but differs from the rest.
21-25, ST JOHN STREET	1270728	Row of 3 town houses, now offices. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth plan, each house single-fronted, with various back extensions. Three storeys over cellars, 6-bays, with a plinth, 1st-floor sill-band, plain frieze and modillioned cornice, each house 2 bays. The doorways are round-headed, and have set-in doorcases with slender engaged Ionic columns and Greek-key friezes, and semi-circular fanlights; the windows are 4-pane sashes (except those at 2nd floor which are 6-pane sashes with shallow upper leaves), those at 1st floor with shallow panelled aprons and otherwise all with raised sills and flat-arched heads. The roof has large lateral chimney stacks crossing the ridge. Interiors not inspected. Matches Nos.11 to 17 (q.v.), forming west end of terrace which is uniform except for No.19 (q.v.).
8 AND 8A, ST JOHN STREET	1270784	Town houses, now consulting rooms and house. Late C18; altered. Brown brick in Flemish bond (roof not visible). Double-depth plan, each house single-fronted, with back extensions. Three storeys over cellars, 3+2 bays, with plinth, 1st-floor sill-band, altered cornice. Round-headed doorway with open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight; sashed windows with exposed boxes, raised sills and flat-arched heads. Ridge chimneys. Rear altered. Interior not inspected. Forms east end of terrace on north side of street.
10, ST JOHN STREET	1270785	Town house, now consulting rooms. Late C18; altered. Brown brick in Flemish bond (top floor apparently re-built), roof not visible. Double-depth single-fronted plan, with back extension (enlarged). Three storeys over cellars, 3 bays, with plinth, plain frieze and restored modillioned cornice. Round-headed doorway to the right with open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight; 12-pane sashed windows with exposed boxes, raised sills and flat-arched heads. Chimneys to left in front and behind the ridge. Interior not inspected. Forms part of terrace on north side of street.
19, ST JOHN STREET	1270786	Town house, now office. Late C18; altered. Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth single-fronted plan, with back extension. Three storeys over cellar, 3 bays, with a plinth, 1st-floor sill-band, plain frieze and bracketed cornice; a round-headed doorway to the right; 12-pane sashed windows except at 2nd floor which has 9-pane sashes with shallow upper leaves, all with raised sills and flat-arched heads (pink brick heads to all ground floor openings). Ridge chimney stack. Interior not inspected. Forms part of terrace, with Nos.11 to 17 to left (q.v.) and Nos.21 to 25 to right (q.v.) but is lower than these and differs from them slightly.
22, ST JOHN STREET	1270787	Town house, now consulting rooms. Late C18; altered. Red brick in Flemish bond (roof not visible). Double-depth single-fronted plan, with back extension. Three storeys over cellar, 3 window facade, with plinth, and altered cornice. Round-headed doorway to the left with open-pedimented Tuscan doorcase, panelled door and semi-circular fanlight with radiating glazing bars; 12-pane sashed windows at ground and 1st floors, 9-pane sashes at 2nd floor, all with raised sills and flat-arched heads. Interior not inspected. Forms part of terrace on north side of street.
K6 TELEPHONE KIOSK IN FRONT OF ST	1270788	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott (and made by various contractors). Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels, and margin glazing to windows and door.

Name	NHLE ID	Description
JOHN STREET CHAMBERS		
SUNLIGHT HOUSE	1270915	Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively set back, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and 1st floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over 7th floor and enriched cornice over 8th floor, plain parapet over 10th floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from 2nd to 10th floors, with carved decoration over 10th floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).
ST JOHNS COLLEGE OF FURTHER EDUCATION	1282969	School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features. Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment. Pairs of tall casement cross-windows with small panes in the top lights, square-headed at ground floor, segmental-headed at 1st floor, and square-headed with segmental relieving arches at 2nd floor. Some of the piers of the parapet are chimneys. Flat roof which formerly served as school playground. Entrances at the sides of the rear. Sides and rear have less regular fenestration, including a gabled re-entrant in the centre of the rear wall which has large tripartite windows, that at top floor with a tympanum over the centre light. Interior not inspected.
FORMER ENTRANCE TO DEANSGATE GOODS STATION INCLUDING NUMBERS 223 TO 233	1282974	Entrance to former railway goods station. 1899. Red brick with sandstone dressings. A screen wall comprising 7 bays of blank arcading divided by giant pilasters. Stone bands, frieze, cornice and blocking-course. In the left bay is the former station entrance (now pedestrian access to car park) with twin segmental vaults to the covered way which is set at an angle and fronted above by a massive blind segmental arch of 4 moulded brick rings with pedimented stone keyblock and radiating stone blocks of similar design; splayed pilasters at either side of covered way which is now blocked on right-hand side. The tympanum has raised block lettering "L.N.E.R. GOODS DEPOT". The remaining 6 bays (including a half-bay to right of entrance) have blank arches of similar character, with C20 shop-fronts at ground floor, and the tympanum of each arch with raised lettering giving the destinations of the railway. Forms group with Nos 235 to 291 (odd) which form a very long continuation to the right (q.v.).
NO. 14, BYROM STREET	1283039	Range of offices constructed to service neighbouring County Court. Dated 1896 over doorway; architect unknown. Red brick laid in Flemish bond with sandstone dressings, green slate roof. Rectangular plan laid at right-angle to

Name	NHLE ID	Description
		Byrom Street with long side over-looking St John's Churchyard. Two storeys, three-over-one windows; with a gabled entrance bay to far right of east elevation facing Byrom Street. This has a round-headed doorway which has a stone architrave including banded Ionic pilasters, a pulvinated frieze with raised lettering 'ad/1896', a dentil cornice and a pediment containing carving including the initials 'V R', and at first floor a round-headed window with stone bands and voussoirs, and a shaped gable with a finial. The three-window range has a battered stone plinth and nine-over-one sash windows on both floors; those at ground floor with raised stone sills and flat-arched heads with triple keystones and those above with moulded architraves. The left corner has a splayed ashlar ground floor with a keyed oculus. The left corner has (inter alia) a large Venetian-style window at first floor with a stone architrave including a balustraded pseudo-balcony; and beyond that a six-window range with regular fenestration matching that at the front. Interior not inspected.
TWO BOLLARDS AT WEST END OF ST JOHNS PASSAGE	1291330	Pair of bollards, late C18 or early C19. Cast-iron. Fluted shafts with mushroom caps. Slightly corroded. Correspond to slightly different pair at east end of passage, Byrom Street (q.v.).
MANCHESTER & SALFORD JUNCTION CANAL TUNNEL	1405199	WWII deep tunnel air-raid shelter. Originally a canal tunnel, 1839, by the engineer John Gilbert Jr, constructed for the Manchester & Salford Junction Canal. Brick-vaulted tunnel with some lower sections constructed of red sandstone, towpath with deep sandstone copings.

4.3 Non-Designated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

Other than the aforementioned Grade II Listed Building [NHLE1270784], there are no other recorded archaeological remains within the PDA. No other potential archaeological remains were identified during the site visit.

Study Area

There are 39 known archaeological sites and/or findspots within the wider study area. These are listed in Table 3 below and are depicted in Orange on Figure 3. Further details are provided in the gazetteer in Appendix I.

Table 3: Known archaeological sites/findspots located within the wider study area

Name	HER ID	Description
Manchester to Ribchester Roman road (Area of Roman Manchester)	MGM19	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. Almost entirely built over, and excavation has found no trace
Castlefield Roman Vicus (site of) (Area of Roman Manchester)	MGM608	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

Name	HER ID	Description
		large quantities of glass and gaming chips. After AD 250 the vicus experienced considerable decline, paralleling the decline of the fort
Area of Medieval Manchester	MGM17985	Extent of medieval Manchester, as defined from burgage plots mapped in Michael Morris's book and evidence from excavation adjacent to the John Rylands Library on Deansgate
Roman ditch on Barton Street (site of) (Area of Roman Manchester)	MGM17485	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
Barbed arrowhead (findspot) (Area of Roman Manchester)	MGM230	A Late Neolithic to Early Bronze Age barbed arrowhead was found in Tonman Street
Flint flake (Neolithic) (antiquarian find)	MGM596	A Neolithic flint flake was found at Spinning Field, Deansgate.
Roman coins at Quay Street (Area of Roman Manchester)	MGM617	Six Roman coins were found during excavations in Quay Street
Coins (Roman) and statuette at New Goods Station (Area of Roman Manchester)	MGM618	In 1897 a Roman third brass coin of Tetricus and a first brass of Germanicus were found on the site of the New Goods Station at Alport Town, Deansgate. Bronze statuette found in same area early C20th
Statuette, ring and coin (Roman) (Area of Roman Manchester)	MGM622	Bronze statuette of Jupiter Stator found in Tonman Street. It forms the frontispiece of Bruton's book. Gold ring of mercury and Trojan age coin also found on site.
Coins from 1977–1978 Tonman Street excavations (Area of Roman Manchester)	MGM634	19 coins, including 15 bronze of various denominations, 4 silver denarii. Lack of pre-Flavian and preponderance of Flavian material agrees with Agricola's foundation. Absence of late C2nd material suggests dwindling of activity – similar results from 1972 dig contrasts with pottery evidence which implies activity until the early years of the C3rd. Beware of using the limited number of coins for any statistical interpretation (1). These coins are boxed and kept by Keith Sugden in Manchester Museum.

Name	HER ID	Description
Coins (Saxon) found at Campfield Library (Area of Roman Manchester)	MGM227	Copies of eight sceattas found in digging foundations of the library in Campfield were exhibited in 1909–10. The coins are dated AD 450–600. Were in the possession of Mr Hardy at the Portico Library. In 1904 Nathan Heywood exhibited 8 sceattas in the City Art Gallery "Old Manchester & Salford Exhibition". 5 sceattas were found at the City Art Gallery in 1982/3; they had been accessioned in 1909.
Coins (Saxon) found at St Matthew's Church (Area of Roman Manchester)	MGM228	Nine sceattas found in digging foundations for Saint Matthew's Church, Tonman Street in 1821. Then in possession of Mr George Esdaile.
Castlefield (formerly Kensall) House (desk-based assessment and watching briefs at) (Area of Roman Manchester)	MGM13572	Desk-based assessment: Previous archaeological excavations in the Castlefield area have shown that the study area is crossed by the line of the Roman road which led to the north gate of the fort at Manchester and that it also lies within the area of the vicus or civilian settlement which developed along that road. Excavations in Castlefield have also produced slight evidence of earlier prehistoric activity. The study area was later the site of St Matthew's Church, built in 1822–25 to a design by the architect Charles Barry and demolished in 1951. This church contained burial vaults, which are likely to have taken the form of an integral crypt. 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 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 areas of later deep disturbance on the site. A watching brief carried out during building renovation on the western part of the site observed archaeological material linked with the construction of St Matthew's Church, some associated with construction of the present building. A small V-shaped ditch in Trench 4 yielded a single sherd of Samian ware dating to the Flavian-Trajanic period; it was noted that the Roman feature had been truncated by a modern pipe trench running parallel to Castlefield House. A further rim sherd of Samian ware was also discovered at the base of Test Pit 12, probably from central Gaul in the Hadrianic/ early Antonine period. Kensall House is marked on the 1963 OS map as Inland Revenue Office. Watching brief identified basement remains of St Matthew's Church and early activity in the form of a large pit, possibly associated with gravel extraction for construction of the Roman road running from the north gate of the fort.
Warehouse (site of), Quay Street	MGM13625	Site of square warehouse, 28x28m. First shown on 1916 map. Built on the site of a mid-19th-century hospital building. Demolished mid-20th century.
Pipe kiln (site of)	MGM13827	A clay tobacco pipe factory was in production at this site between 1884 and 1896. The 10ft to 1 mile map of 1888 the area shows two pipe kilns. The evidence of contemporary trade directories confirms this to have been the works of Edward Pollock, tobacco pipe manufacturer, at Nos.33 & 35 Gartside Street. Pollock moved his business to this address in 1884. In 1888 an article on Pollock's works at this site reported that: 'the building occupied is of large dimensions, and commodiously arranged into workshops, storerooms &c. All kinds of tobacco pipes are manufactured, and extensive stocks are kept on hand and any pattern of pipe can be made to meet the wishes of patrons. The working staff employed in this branch is over forty in number. No travellers are employed. The trade is exclusively wholesale and well established among the leading trade houses of the city &

Name	HER ID	Description
		neighbourhood'. A newspaper report of 1891 recorded a small fire in the yard of Pollock's Gartside Street premises. In 1896 the business moved again
Manchester Poor House/ Duke of Cumberland public house (site of)	MGM16408	The Duke of Cumberland was established in 1819 in a building which between 1764 & 1792 had been the Manchester Poor House. From photographic evidence the Duke of Cumberland is known to have been a 2-storey building, while mapping evidence implies that it was cellared. Remains of this building were identified during an excavation in 2007. The exterior of the property was formed of a handmade brick wall. Some interior buttresses indicated the position of cellar lights, two of which are shown on the large-scale (60" to one mile) OS map of 1849 (a). Based on the discovery of internal floor levels, it was clear that these features formed part of a half-depth basement extending to a depth of about 1.6m below the present ground surface. The basement had been modified at a comparatively early date and provisioned with a flagged floor, and it is likely that this modification occurred as part of the conversion of the property into a public house in 1819. Remains of a contemporary property adjoining to the east were also recorded, as were the severely truncated remains of two slightly later (late 18th century) properties in the central and eastern portion of the excavated area.
Land bounded by Barton St, Bridgewater St, Southern St and Liverpool Rd (Area of Roman Manchester)	MGM13627	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.
Byrom Street excavations (Area of Roman Manchester)	MGM17522	Excavations at Byrom Street and Lower Byrom Street were completed in the late 1970s but remained unpublished until 2007(as an overview). The Lower Byrom Street trench, within the suggested extent of the vicus, identified a number of features containing Roman artefacts. These include two possible quarry pits, a small circular pit, and four linear features that may have formed construction trenches associated with a timber building in this part of the vicus.
Lower Byrom Street excavations (Area of Roman Manchester)	MGM17523	Excavations at Byrom Street and Lower Byrom Street were completed in the late 1970s but remained unpublished until 2007(as an overview). Roman activity was represented in this area, within the suggested extent of the vicus, by the presence of four pits, one of which may have functioned as a latrine. Two linear gullies, one of which was truncated by a pit, were oriented north–south; the projected line corresponds with an early palisade trench identified at the Collier Street excavation to the south and the feature may represent a continuation of the western side of an early defended enclave.
Tonman, Severn and	MGM17520	Excavations in advance of development were initially confined to a strip trench but on the strength of the archaeological evidence retrieved, large-

Name	HER ID	Description
Eltoft Street excavations (Area of Roman Manchester)		scale open-area excavation proceeded in the vicinity of Eltoft Street & Severn Street [now Porchfield Square] and Byrom Street. Excavated remains were placed into four main periods encompassing six separate phases of activity: Period 1 – late 1st/ early 2nd century AD – included an initial version of the military road, a linear gully which might represent a property boundary and a number of rubbish/ extraction pits. Period 2 – early to mid-2nd century AD – north gate road expanded and resurfaced on a number of occasions and provisioned with roadside ditches. On the eastern side of the road the earliest structure discovered was a pottery kiln and a linear feature which may have formed part of a small timber structure or shed. Industrial activity appears to have increased in the area of the vicus and witnessed the construction of three buildings. Period 3 – late 2nd century AD – witnessed a resurfacing of the north gate road and construction of new buildings which replaced earlier Roman buildings. Period 4 – late 2nd to early 3rd century AD – further resurfacing of north gate road and construction of six timber buildings on either side of the road, suggesting dense occupation in this area of the vicus
Quay Street/ Lower Byrom Street, Castlefield	MGM13634	Site lies to the north of the Roman fort and it was believed that the vicus extended to Quay Street. Mapping indicates that the southern half of the site was occupied by housing by 1794. By 1848 the entire site was occupied by terraced housing. Properties appear to have been basemented, with central alley and back yards running down centre. By 1948 only terraces fronting the south end of Little John Street remained, and tyre warehouse located in central area. Subsequently light industrial works and warehousing established on site, demolished by 1980 and site levelled; currently utilised as car park. (1) Evaluation identified a possible Roman extraction pit partly re-excavated in the late 18th/19th century. Deposits relating to demolition of 18th–19th-century housing and subsequent buildings were recorded in all parts of the excavation area, overlain by the modern car park. No evidence of Roman activity was found during the evaluation, possibly indicating the limit of the vicus area.
Buildings at Spinningfields Plots 301&307 (site of)	MGM18007	A watching brief was undertaken during groundworks associated with redevelopment. Archaeological remains found within the study area were mainly linked with its later phase of development during the late 18th and early 19th centuries and included the brick walls of cellarage and the site of a brick-constructed drain. Though the study area lay in close proximity to the river Irwell and the Roman fort at Manchester, no finds dating to the prehistoric or Roman periods were detected. Other deposits encountered were natural formations of riverine sands, gravels and clay. Use of the site during the historic period was largely agricultural until the late C18 and early C19, when the site started to be used for industrial purposes. By the mid-C19 housing, schools and industrial yards were present, and in the late C19 a children's hospital was added. A clay pipe factory and a warehouse were also constructed at this time
Bower's House (site of)	MGM18018	Site of a large house in the 18th and early 19th centuries. This house was one of the largest mansions in Manchester during the 18th century. It is depicted in an engraving by Robert Whitworth dated 1734. On a map published in the 1740s by Casson and Berry a vignette also depicts the building's façade, and denotes it as 'Messrs Miles Bower and Son. Houses. 'From the pictorial and cartographic evidence the building is known to have been of three storeys, with a symmetrical façade, and to have comprised a main central block with a wing, set back, on either side. The façade of the main block was divided into two halves, defined by a central pilaster, with others at the corners and with a parapet running across at roof level. Each of the two halves had a symmetrical arrangement of a central doorway at first-

Name	HER ID	Description
		<p>floor level, with a classical surround and fronted by a flight of steps, with two windows to either side of this doorway and five windows on the floor above. The wings each appear to have been of five bays, with an entrance at first-floor level in the angle with the main block, and with the endmost two bays in each wing projecting slightly forward. A boundary wall fronted the property on Deansgate. Two gateways with piers capped by ball finials, corresponding with the two halves of the main block, opened onto a drive which led around a central lawn. Flanking this drive, Green's map dating to 1787–94 shows two large detached buildings, not indicated on the 1741 map and vignette. To the rear of the house, Green's map also shows a circular lawn bordered by a path, and flanked by trees or gardens. Later cartographic evidence indicates that the house had been demolished by 1818–19. The presence of the Bower family in a house at this location is significant, as an industrial complex immediately to the south [HER 16081.1.0] is known to have functioned as a hat factory by the late 18th century. Miles Bower senior and Miles Bower junior were prominent figures in C18 Manchester who derived their wealth from, and were closely associated with, the town's role as a centre of hat manufacture. Moreover, the Bower family appears to have been connected to hat manufacturing from a relatively early date and it seems quite possible that they might have established a hat manufactory close to their house. (1) See also HER 11240.1.0.</p>
Housing on Hardman Street and Tivoli Street (site of)	MGM18019	<p>Hardman Street (originally known as Parliament Street) had been constructed by 1824. More detailed mapping of the mid-19th century shows terraced housing on the south side of Hardman Street and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). A covered passageway between houses of the terrace on Hardman Street gave access to Back Hardman Street, itself a narrow passage running along the back of those houses. In the late C19 the back-to-back houses were converted into through houses, which was in line with late C19 improvements in housing. Cartographic evidence indicates that all of the housing that once fronted Hardman Street and Tivoli Street had been demolished by 1932. An evaluation of the area in 2004 revealed a stretch of handmade brick wall which probably formed the front wall of one of the back-to-back houses (Trench 1), and a further series of handmade brick walls that were interpreted as likely to represent privies, house and yard walls associated with the early C19 housing (Trench 3).</p>
Hat manufactory (site of)	MGM18020	<p>An 18th-century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787–94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. It is possible that the hat factory dates</p>

Name	HER ID	Description
		<p>to the earlier part of the C18 as Bradshaw notes that the Bower family had a hat works close to their Deansgate residence [HER 16079.1.0]. The hat factory buildings appear to have survived into the later C20, when photographic evidence shows the two ranges on Atkinson Street which flanked the entrance to the works yard as brick built and of a tall three storeys. However, between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room, which also incorporated the former soda water manufactory/chemical works. The auction room complex was demolished during the 1980s. The remains of the hat manufactory and the soda water/chemical works were investigated by an excavation in 2004. The foundations of buildings and other structures dating predominantly to the 18th century were exposed. These remains embodied a fairly dynamic structural history, which involved different phases of modification, rebuilding and refurbishment over the course of at least 250 years. Six main phases of construction were identified. Phase 1 dated to the early-mid-18th century and witnessed the construction of two 3-storey buildings fronting Cupid's Alley. An ancillary building, which appears to have functioned as a dyeing house, was also constructed to the rear of one of the buildings and this suggests that hat manufacturing was occurring on the site during the early-mid-C18. Phase 2 dated to the mid-C18 and saw the remodelling and expansion of the ancillary building. Phase 3 dated to the mid-/late C18, and it was during this period that a 'planking room' was added to the hat works. During Phase 4, dating to the late C18, further additions and modifications were made to the hat works, whilst a chemical/soda works was established in the adjacent premises. Phase 5 and Phase 6 dated to the early C19 and late C19/ early C20 respectively and saw further alterations to the hat and soda works.</p> <p>The investigation of these premises represents the first comprehensive archaeological investigation of both a hat and a soda works, and also the first archaeological investigation of an early 18th-century industrial complex within the City of Manchester.</p>
Soda water manufactory (site of)	MGM18021	<p>An 18th-century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. Documentary evidence suggests that the chemical works may have been in operation from at least 1813 when a trade directory lists Samuel Thompstone as a 'chymist' at No.20 Cupid's Alley. By 1888-89, mapping appears to show that the 'Soda Manufacturing Works' had been provided with a wing on the north, giving the site a new L-shaped plan. The wing partly covered the open yard previously on this site and a photograph of 1920 shows that it also incorporated a row of three early C19 houses on Joddrell Street.</p>

Name	HER ID	Description
Postpit at Plot 106 Spinningfields	MGM18261	During an excavation undertaken in advance of redevelopment, the earliest feature identified was found in the central portion of the trench in an area that was sealed beneath C18 archaeological remains. This feature was an oval-shaped pit, cut into the natural glacial sands and gravels, which appears to have originally secured a timber post. This postpit measured c.0.8 by 0.3m and was c.0.55m deep. A number of water-worn cobbles were present, which may have acted as post-packing stones. The feature was sealed by a late medieval agricultural soil that contained medieval pottery, suggesting that the post was erected in the medieval or pre-medieval period. The medieval agricultural soil was sealed by a further layer of soil that contained 17th- to 18th-century pottery, 3 slightly earlier sherds, and fragments of clay tobacco pipe, suggesting that it represented the remains of a post-medieval garden soil.
Quay Street/ Lower Byrom Street (Area of Roman Manchester)	MGM17608	This site lies to the north of the Roman fort and it was believed that the vicus extended to Quay Street. Mapping indicates that the southern half of the site was occupied by housing by 1794. By 1848 the entire site was occupied by terraced housing. The properties appear to have been basemented with a central alley and back yards running down the centre. By 1948 only terraces fronting the south end of Little John Street remained and a tyre warehouse was located in the central area. Subsequently light industrial works and warehousing were established on the site. These were demolished by 1980 and the site levelled; it was subsequently utilised as a car park. Possible Roman features were identified in the central area of the site, with an extraction pit and possibly associated postholes similar to others of confirmed Roman date. Backfilled cellars of 18th-century properties and subsequent buildings were noted across several evaluation trenches.
Cheshire Lines Railway Goods Shed (site of) (Area of Roman Manchester)	MGM234	Site of Cheshire Lines Committee Railways Warehouse in Watson Street, built in 1881 to serve the adjoining Central Station. Now demolished. The retaining wall for the Cheshire Lines Warehouse was observed in trial pits 1, 2 and 3. This was of brick and had been cut into the natural clay to a depth of 1.75m below the existing ground surface.
Spinningfields, Hardman Street (observations from a desk- based assessment)	MGM13586	Desk-based assessment of land at Hardman Street, Spinningfields reports it is possible the study area is crossed by the line of the Roman road to the north gate of the fort at Castlefield. There is also the potential, although perhaps slight, for evidence of prehistoric activity. In the 18th century, the study area included part of the Bower's House, one of the largest mansions in Manchester at this period, set in its own grounds. On the southern side of the study area, on Atkinson Street, were a group of three building complexes also of 18th-century date, which in the 19th century are firmly documented as having an industrial use. One, a hat works, may have been associated with the owners of the Bower's House. Remains of another of these three buildings are still evident in the fabric of the present Nos.2 and 4 Atkinson Street, Invicta House. The study area also includes the site of C18 and C19 workers' housing and, at its eastern end, the late-C19 county court building, Nos.184 and 186 Deansgate (Listed Grade II)
Charles Street (site of)	MGM18977	Workers' housing that is shown on Green's map of 1794 to have comprised two double-depth houses with outshuts, situated on the north side of Charles Street in the south-eastern corner of the present study area. The block of housing had been expanded by the mid-1820s, and is shown to have had a garden area to the rear on Swire's map of 1824. By 1831, the block comprised two rows of double-depth housing, arranged back-to-back and separated by a narrow passage, infilling the plot bounded by Charles Street, Lower Byrom Street, Great John Street and Atherton Street. The OS

Name	HER ID	Description
		map of 1851 appears to depict some of the houses with cellar lights, suggesting that they had cellars. All of the houses are shown on the OS map of 1932, but more than half had been demolished by 1948. The site of the houses was subsequently landscaped, and a new building erected as part of the television studios. Buried remains of the western part of the block of houses are likely to have been destroyed during late C20 redevelopment, although elements of the houses to the east may survive in situ.
Lower Byrom Street/ Garden Court (site of)	MGM18979	Three parallel rows of workers' housing occupying the eastern part of the present study area, as depicted on William Green's map of 1794. Subsequent mapping shows the northern row, fronting onto Charles Street, to have comprised double-depth houses with outshuts to the rear, separated from the middle row of properties by a narrow passage. The detail provided by the OS map of 1851 indicates that these double-depth houses had cellars. The middle row of houses, fronting onto Garden Court, appear to have been single-depth houses, which did not contain cellars. These were separated from the southern row of houses by another narrow passage, accessed from Dumbar Street. The southern row similarly comprised single-depth houses. Most of these houses had been demolished by the 1890s to enable an expansion of the railway infrastructure associated with the Liverpool Road Goods Station. It is likely that any buried remains will have been largely destroyed during construction of the railway infrastructure in the late 19th century, although the cellars that formed part of the double-depth workers' housing fronting onto Charles Street may survive.
Dumbar Street (site of)	MGM18980	A row of single-depth workers' housing along the south side of Dumbar Street, first shown on Swire's map of 1824. The detailed OS map of 1851 indicates that these houses had cellars. The houses had been demolished by the 1890s to enable an expansion of the railway infrastructure associated with the Liverpool Road Goods Station. Notwithstanding the development of the site during the 20th century, it is possible that elements of the cellars survive in situ.
Site of Peter's Field (Peterloo Massacre)	MGM11089	Popular radical societies formed from the 1790s to address the issue of political reform. Into the early 1800s, Manchester was considered so radical that troops were permanently stationed there. After peace was declared with France in 1815 the economy was even more hard pressed; the call for political reform increased, and on March 10th 1817, 12,000 gathered at St Peter's Field to support the march of petitioners to London. The crowd was cleared by troops. The reform meeting which ended with the 'Peterloo Massacre' was held on 16 August 1819, and was the culmination of a campaign of mass meetings in the Manchester region, held in the hope that a show of popular support would bring pressure to bear for reform. The August meeting was intended to be the greatest display of radical strength in the provinces. Intentions were purely peaceful, and the demonstrators heeded instructions and did not arm themselves. Estimates of the size of the crowd vary widely from 30,000 to 150,000; in fact it was impossible for eye-witnesses to count those present with any degree of accuracy, but even the lower estimate would suggest a gathering of unprecedented proportions. The Manchester magistrates registered their concern at the event by calling the military to stand by, and eventually decided to have the speakers arrested and the meeting dispersed. The 15th Hussars and troops from the volunteer Manchester and Cheshire Yeoman Cavalry attended. The arrests were made, but then members of the Yeomanry began to strike out at the crowd. The field was cleared very rapidly, but this led to the deaths of at least eleven people with over six hundred injured, many affected by trampling or crushing in the panic. Almost immediately the events became

Name	HER ID	Description
		known as the 'Peterloo Massacre', arguably the single most important day in Manchester's history and a major event in British history. The site where it happened is a triangular area between Peter Street and Windmill Street, now occupied by a number of buildings including the Free Trade Hall and the Theatre Royal.
Northcliffe House (site of)	MGM12184	On a map of c.1740 (1), the site comprises a narrow strip of gardens surrounded by a wall and the remainder is occupied by a 'Mr Bower's House'. This was one of the largest private mansions in 18th-century Manchester. Tinker's map in 1772 (2) shows that the south side of Spinningfield was now built upon and that buildings fronted Deansgate between Spinningfield and Bower's house, presumably replacing the former walled gardens. Bancks's map of 1831 shows that Bower's House had been demolished and that Parliament Street (the present Hardman Street) ran across its site (3). Several other streets ran across the site in later years with buildings – commercial and domestic – erected and subsequently demolished, including a chapel named as 'St Davids'. Many of these buildings were cellared. By 1932 (4) the chapel and its neighbours had been demolished and a substantial area of the site formed Northcliffe House Printing Works. It is the area of the printing works as shown on the 1932 map which contains the present deep basements. The printing works was comprised of the c.1930 building which still stands at present and a substantial shed straddling the former Royton Street. By 1956 the buildings to the north of Northcliffe House had been demolished and replaced by a modern shop. By 1971 (5) premises to the west and north-west had been demolished, as well as the c.1930 shed to the rear of Northcliffe House, and further structures had been built, including the present Manchester Evening News (MEN) offices. (6) Northcliffe House and the MEN offices are no longer extant; the site had been cleared and redeveloped by 2006
Alde-Parc (Aldport) (Area of Roman Manchester)	MGM217	Area of Roman Manchester defined by recorded evidence for activity
St John's Church (site of)	MGM11083	Whitaker writes of the new church, St John's, founded 1769 (1). Illustration of St John's Street [St John Street] with the church in the background. Shown as a square castellated main body with pointed-arch doors and windows. Square clock tower with finials (2). Edward Byrom, son of literary John Byrom, commemorated his famous father by building St John's Church – consecrated by the Bishop of Chester in 1769. A descendant of the family estate died in 1870 and specified by will that the land on which the church was built would never be built over. It was demolished in 1931 and replaced with gardens(3).
Reiss Brothers Shipping Warehouse (site of)	MGM11129	The new bridge had made Quay Street a busy thoroughfare. Elevation[s] on Longworth Street and Artillery Street. Fireproof construction; 8 floors; continental Gothic style. Chimney flues in Longworth Street elevation. Floors linked by wide stone staircases. Three steam-powered boilers. Demolished c.1960 after neglect. Reproduces two architects' drawings for the Reiss Bros warehouse: the Quay Street elevation, dated 1870, and a cross-section through the building. Named 'Oversea [sic] House' on 1950s mapping
Manchester Reform Synagogue, Jackson's Row	MGM19226	1953 by Peter Cummings with Eric Levy. Reddish brown brick. Set back from the street, with a central entrance flanked by thin piers. Projecting bays on each side have tall narrow window strips. Galleries, including a choir gallery behind the Ark; clerestory lighting. Oak furnishings: Ark where the Torah scrolls are kept, with a marble surround; in front of this a bima, from which

Name	HER ID	Description
		the Torah is read. Ground-floor windows with unusual figurative stained glass by C Lightfoot of Manchester, 1953 to design by John Bradshaw

4.3.2 Historic Built Environment

On-Site

Other than the Grade II Listed building discussed above, there is no built heritage within the PDA

Study Area

There are 3 elements of the historic built environment recorded by the HER within the wider study area beyond the PDA. These are listed in Table 4 below and are depicted on Figure 3. Further details are provided in the gazetteers in Appendix II.

Table 4: Elements of the historic built environment located within the wider study area

Name	HER ID	Description
72 to 76 Gartside Street	MGM12876	Three attached late C18 houses. Red brick, the ground storey painted; 3 storeys and basement; 2 sash windows each, generally minus glazing bars. Each has a moulded stone doorcase with Roman Doric columns and pediment and semi-circular fanlights, that to No.74 retaining good iron fret; modern doors except for No.72 which retains a 6-panelled door; modillion eaves cornice; gable ends; slates. List formerly included No.78, which has been demolished. (No.78 has presumably been rebuilt like for like, as the terrace was complete again by 2012. The ground storey is no longer painted.
White Lion Inn	MGM1899	18th century with alterations (brick roughcast). Two storeys, three windows, with wings at each side. Rear, south, has central pediment and windows have keystones. Slate roof. Recessed sash windows. Interior has white boarded doors, bevelled beams, many altered and plastered
Accumulator Tower	MGM18982	Built in c.1880, the accumulator was used to furnish machinery in the railway goods yard with a supply of hydraulic power. It comprises a tall square brick tower, which originally stood isolated against the boundary wall of the Liverpool Road railway goods yard. The tower and yard were entered from Grape Street through a gate located in a high brick wall that faced onto the street. The accumulator tower will be retained in situ as part of the development proposals.

4.4 Previous Investigations

4.4.1 Archaeological Events

A total of 62 archaeological investigations undertaken within the study area are currently recorded on the Greater Manchester HER. These are detailed in Appendix IV and their locations illustrated on Figure 4.

Within the PDA itself, a Desk Based Assessment (DBA) was produced in July 2020 (Martin and Nash 2020). It came to the conclusion that there is a low potential for any archaeology prior to later 18th century to survive beneath the site due to built development after this point. The DBA states that such archaeology that did survive would likely take the form of foundations and cellars, as well as domestic material culture (pottery sherds etc.), all of which would be considered of lower heritage significance.

Archaeological fieldwork (such as evaluations and excavations) has been limited in the area directly surrounding the PDA, with any previous investigations largely consisting of other DBAs and historic

building surveys (such as [EGM5504]). Therefore, there is limited understanding as to the actual survival of archaeology beneath the visible built development.

4.4.2 Geotechnical Investigations

There have been no reports regarding geotechnical investigations supplied by the client. The nearest such piece of evidence publicly available (BGS 2024) is that of a borehole 40m to the east of the PDA on Deansgate. It records 'ballast and loose ground' at 3.66m, and the same until sandstone bedrock is hit at 5.18m. No superficial gravels or alluvium were noted. The nearest borehole which notes potential gravels was situated 100m to the north-west of the PDA.

4.4.3 Historic Landscape

On-Site

HLC data has not been provided as part of the HER search from GMAAS. However, it must be noted that the Site falls in its entirety within the St John Street Conservation Area, as the only surviving Georgian terraced street within the central Manchester area.

5 ASSESSMENT OF THE SIGNIFICANCE OF AFFECTED HERITAGE ASSETS

This assessment has identified that the assets likely to be affected by the proposed development include any as yet unknown archaeological remains which survive beneath the PDA. The potential for surviving archaeological remains of each period (as discussed in Section 4.1) is outlined below:

- ◆ Prehistoric: Low
- ◆ Romano-British: Low
- ◆ Early Medieval: Negligible
- ◆ Medieval: Negligible
- ◆ Post-Medieval: High

Due to their negligible potential, the heritage significance of Early Medieval and Medieval archaeological remains shall not be assessed here.

Concerning Prehistoric remains, there is a low potential for the survival of palaeoenvironmental deposits within potential post-glacial gravels beneath the PDA. If these did survive, they would provide further evidence and data to partly contribute towards answering research questions on Prehistoric Environments (NWRRF 2024, PH18: *What can palaeoenvironmental analysis of buried soils tell us about prehistoric environments?*). Furthermore, such sites may allow researchers to develop techniques and approaches for such sampling (PH19). Owing to the general lack of such evidence within the PDA's Study Area (and the surrounding region), such remains would constitute considerable evidential value, and contribute towards a medium/regional heritage significance.

Concerning Romano-British remains, there is a low potential for such archaeology to survive beneath the PDA, due to later Post-Medieval built development. Any such remains that did survive would constitute some evidential value, as they contribute to furthering research questions concerning the development and extent of the Roman activity, possibly connected to the *vicus*, such as R14: *What were the date, extent, function and changes over time of extra-mural settlement (vici) in the region?* (NWRRF 2024). As such, any such remains would potentially be of medium/regional heritage significance.

Concerning Post-Medieval archaeology, there is a high potential for the survival of such remains beneath the PDA. These would likely take the form of the foundations and possible cellars/basements associated with the later 18th century terraced housing demolished in the later 20th century. Although such remains constitute some evidential value, as they contribute towards answering some quite specific research questions on Post-Medieval settlement and urbanism (Ind33: *How well studied and understood are the back yards of workers housing and what is their significance?*), remains of this type and period are well evidenced across the region. Remains beneath the PDA are unlikely to significantly develop understanding or contribute to this research. Therefore, such potential remains are considered to be of low (local) heritage significance.

The assessment has also identified there shall be some physical change to the surviving property within the PDA, 8 and 8A St John Street. As this building is a Grade II Listed Building [NHLE1270784] and as such a legally designated asset, the asset is considered to be of high heritage significance. This is due to the asset being a well-preserved example (at least from the street façade) of a later 18th century townhouse. This constitutes considerable historical (illustrative) as well as architectural value. Internally (where the majority of changes are proposed to take place, see Section 1.1 above and Figures 7-10 for details), such value is largely seen to be *evidential/archaeological*. This is due to the potential for preserved fabric of the building to contribute towards regional and national research questions. For instance, there is the potential to investigate development of the building in its social context through dendrochronological analysis of timber elements, such question PM03: *How do large domestic buildings relate to their wider social context?* As the current interior of the building has not been inspected by heritage professionals (according to the information found on the National Heritage List for England (NHLE) and by the lack of Historical Building Record noted on the GMHER), the exact nature, survival, and significance of the designated assets internal layout is currently unknown. Analysis and recording of such internal structures would likely provide valuable data concerning aspects of construction and domestic life during this time period.

6 ASSESSMENT OF POTENTIAL IMPACTS

As part of the construction of the new-build dwellings in the northern part of the PDA, wall foundations and associated groundworks would require the truncation of the ground within the building's footprint, likely down to the PDA's solid geology. The footprint would consist of the majority of remaining land north of the Listed building. Archaeological remains surviving within this footprint of development are likely to be truncated or removed completely.

As outlined above in Section 5, the most likely remains to survive beneath this footprint would be Post-Medieval foundations and possible basements. As these potential remains are considered to be of low heritage significance and their destruction a major magnitude of change, the overall negative impact concerning these potential assets would be considered slight/moderate.

Although they hold only a low potential for survival, remains dated to the Prehistoric or Romano-British period would be considered of medium heritage significance. Therefore, their destruction (also a major magnitude of change) would be considered to be moderate/large negative impact.

In order to mitigate these impacts, it is recommended that a programme of archaeological evaluation trenching is undertaken across this area of proposed development on Artillery Street. This is in order to record any surviving archaeological remains and establish their heritage significance.

As outlined above in Section 1.1, the proposed conversion of the Grade II Listed 8/8a St John Street includes considerable demolition of potentially historic fabric, including walls, the stairway and some roofing. The installation of new internal walls also holds the possibility of directly impacting historic fabric in the associated ceilings and floors. These proposed developments and associated works

would constitute a direct (physical) change to the Listed Building as a designated built heritage asset. Any such changes to the fabric of the designated building would have to be assessed in so far as they are impacting original fabric/materials of the house. Any original elements would be recommended to be recorded (and so preserved by record), due to their *evidential/archaeological* value, and the potentially considerable contribution such data may make towards the overall heritage significance of the designated heritage asset. Without such recording, the potential loss of this historic fabric would be considered a moderate/large impact upon the *evidential* value of the Listed Building, and so its overall heritage value.

As such, it is recommended that an Historic Building Recording (Level 2/3) is undertaken within the Listed Building. This is in order to identify and record any surviving original historical fabric within the building, particularly those elements proposed to be demolished as part of the proposed works, and so mitigating the potential impacts upon the asset's heritage significance. Furthermore, the recommended archaeological works provide an opportunity to create a record of the internal layout, character, and any significant fixtures and fittings of the Listed Building. Such a record is currently missing from the GMHER, as well as the NHLE, and would deepen the understanding of the designated asset's heritage significance.

7 STATEMENTS AND ACKNOWLEDGEMENTS

7.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the GMHER.

A PDF copy of the report will also be uploaded as part of the OASIS online record (<http://ads.ahds.ac.uk/project/oasis/>).

7.2 Publicity, Confidentiality and Copyright

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

7.3 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

7.4 Acknowledgements

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HER Entries

Name	HER ID	Description
Manchester to Ribchester Roman road (Area of Roman Manchester)	MGM19	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. Almost entirely built over, and excavation has found no trace
Castlefield Roman Vicus (site of) (Area of Roman Manchester)	MGM608	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
Area of Medieval Manchester	MGM17985	Extent of medieval Manchester, as defined from burgage plots mapped in Michael Morris's book and evidence from excavation adjacent to the John Rylands Library on Deansgate
Roman ditch on Barton Street (site of) (Area of Roman Manchester)	MGM17485	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
Barbed arrowhead (findspot) (Area of Roman Manchester)	MGM230	A Late Neolithic to Early Bronze Age barbed arrowhead was found in Tonman Street
Flint flake (Neolithic) (antiquarian find)	MGM596	A Neolithic flint flake was found at Spinning Field, Deansgate.
Roman coins at Quay Street (Area of Roman Manchester)	MGM617	Six Roman coins were found during excavations in Quay Street
Coins (Roman) and statuette at New Goods Station (Area of Roman Manchester)	MGM618	In 1897 a Roman third brass coin of Tetricus and a first brass of Germanicus were found on the site of the New Goods Station at Alport Town, Deansgate. Bronze statuette found in same area early C20th

Name	HER ID	Description
Statuette, ring and coin (Roman) (Area of Roman Manchester)	MGM622	Bronze statuette of Jupiter Stator found in Tonman Street. It forms the frontispiece of Bruton's book. Gold ring of mercury and Trojan age coin also found on site.
Coins from 1977-1978 Tonman Street excavations (Area of Roman Manchester)	MGM634	19 coins, including 15 bronze of various denominations, 4 silver denarii. Lack of pre-Flavian and preponderance of Flavian material agrees with Agricola foundation. Absence of late C2nd material suggests dwindling of activity – similar results from 1972 dig contrasts with pottery evidence which implies activity until the early years of the C3rd. Beware of using the limited number of coins for any statistical interpretation (1). These coins are boxed and kept by Keith Sugden in Manchester Museum.
Coins (Saxon) found at Campfield Library (Area of Roman Manchester)	MGM227	Copies of eight sceattas found in digging foundations of the library in Campfield were exhibited in 1909–10. The coins are dated AD 450–600. Were in the possession of Mr Hardy at the Portico Library. In 1904 Nathan Heywood exhibited 8 sceattas in the City Art Gallery "Old Manchester & Salford Exhibition". 5 sceattas were found at the City Art Gallery in 1982/3; they had been accessioned in 1909
Coins (Saxon) found at St Matthew's Church (Area of Roman Manchester)	MGM228	Nine sceattas found in digging foundations for Saint Matthew's Church, Tonman Street in 1821. Then in possession of Mr George Esdaile.
Castlefield (formerly Kensall) House (desk-based assessment and watching briefs at) (Area of Roman Manchester)	MGM13572	Desk-based assessment: Previous archaeological excavations in the Castlefield area have shown that the study area is crossed by the line of the Roman road which led to the north gate of the fort at Manchester and that it also lies within the area of the vicus or civilian settlement which developed along that road. Excavations in Castlefield have also produced slight evidence of earlier prehistoric activity. The study area was later the site of St Matthew's Church, built in 1822–25 to a design by the architect Charles Barry and demolished in 1951. This church contained burial vaults, which are likely to have taken the form of an integral crypt. 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 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 areas of later deep disturbance on the site. A watching brief carried out during building renovation on the western part of the site observed archaeological material linked with the construction of St Matthew's Church, some associated with construction of the present building. A small V-shaped ditch in Trench 4 yielded a single sherd of Samian ware dating to the Flavian-Trajanic period; it was noted that the Roman feature had been truncated by a modern pipe trench running parallel to Castlefield House. A further rim sherd of Samian ware was also discovered at the base of Test Pit 12, probably from central Gaul in the Hadrianic/ early Antonine period. Kensall House is marked on the 1963 OS map as Inland Revenue Office. Watching brief identified basement remains of St Matthew's Church and early activity in the form of a large pit, possibly associated with gravel extraction for construction of the Roman road running from the north gate of the fort.

Name	HER ID	Description
Warehouse (site of), Quay Street	MGM13625	Site of square warehouse, 28x28m. First shown on 1916 map. Built on the site of a mid-19th-century hospital building. Demolished mid-20th century.
Pipe kiln (site of)	MGM13827	A clay tobacco pipe factory was in production at this site between 1884 and 1896. The 10ft to 1 mile map of 1888 the area shows two pipe kilns. The evidence of contemporary trade directories confirms this to have been the works of Edward Pollock, tobacco pipe manufacturer, at Nos.33 & 35 Gartside Street. Pollock moved his business to this address in 1884. In 1888 an article on Pollock's works at this site reported that: 'the building occupied is of large dimensions, and commodiously arranged into workshops, storerooms &c. All kinds of tobacco pipes are manufactured, and extensive stocks are kept on hand and any pattern of pipe can be made to meet the wishes of patrons. The working staff employed in this branch is over forty in number. No travellers are employed. The trade is exclusively wholesale and well established among the leading trade houses of the city & neighbourhood'. A newspaper report of 1891 recorded a small fire in the yard of Pollock's Gartside Street premises. In 1896 the business moved again
Manchester Poor House/ Duke of Cumberland public house (site of)	MGM16408	The Duke of Cumberland was established in 1819 in a building which between 1764 & 1792 had been the Manchester Poor House. From photographic evidence the Duke of Cumberland is known to have been a 2-storey building, while mapping evidence implies that it was cellared. Remains of this building were identified during an excavation in 2007. The exterior of the property was formed of a handmade brick wall. Some interior buttresses indicated the position of cellar lights, two of which are shown on the large-scale (60" to one mile) OS map of 1849 (a). Based on the discovery of internal floor levels, it was clear that these features formed part of a half-depth basement extending to a depth of about 1.6m below the present ground surface. The basement had been modified at a comparatively early date and provisioned with a flagged floor, and it is likely that this modification occurred as part of the conversion of the property into a public house in 1819. Remains of a contemporary property adjoining to the east were also recorded, as were the severely truncated remains of two slightly later (late 18th century) properties in the central and eastern portion of the excavated area.
Land bounded by Barton St, Bridgewater St, Southern St and Liverpool Rd (Area of Roman Manchester)	MGM13627	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.

Name	HER ID	Description
Byrom Street excavations (Area of Roman Manchester)	MGM17522	Excavations at Byrom Street and Lower Byrom Street were completed in the late 1970s but remained unpublished until 2007(as an overview). The Lower Byrom Street trench, within the suggested extent of the vicus, identified a number of features containing Roman artefacts. These include two possible quarry pits, a small circular pit, and four linear features that may have formed construction trenches associated with a timber building in this part of the vicus.
Lower Byrom Street excavations (Area of Roman Manchester)	MGM17523	Excavations at Byrom Street and Lower Byrom Street were completed in the late 1970s but remained unpublished until 2007(as an overview). Roman activity was represented in this area, within the suggested extent of the vicus, by the presence of four pits, one of which may have functioned as a latrine. Two linear gullies, one of which was truncated by a pit, were oriented north–south; the projected line corresponds with an early palisade trench identified at the Collier Street excavation to the south and the feature may represent a continuation of the western side of an early defended enclave.
Tonman, Severn and Eltoft Street excavations (Area of Roman Manchester)	MGM17520	Excavations in advance of development were initially confined to a strip trench but on the strength of the archaeological evidence retrieved, large-scale open-area excavation proceeded in the vicinity of Eltoft Street & Severn Street [now Porchfield Square] and Byrom Street. Excavated remains were placed into four main periods encompassing six separate phases of activity: Period 1 – late 1st/ early 2nd century AD – included an initial version of the military road, a linear gully which might represent a property boundary and a number of rubbish/ extraction pits. Period 2 – early to mid-2nd century AD – north gate road expanded and resurfaced on a number of occasions and provisioned with roadside ditches. On the eastern side of the road the earliest structure discovered was a pottery kiln and a linear feature which may have formed part of a small timber structure or shed. Industrial activity appears to have increased in the area of the vicus and witnessed the construction of three buildings. Period 3 – late 2nd century AD – witnessed a resurfacing of the north gate road and construction of new buildings which replaced earlier Roman buildings. Period 4 – late 2nd to early 3rd century AD – further resurfacing of north gate road and construction of six timber buildings on either side of the road, suggesting dense occupation in this area of the vicus
Quay Street/ Lower Byrom Street, Castlefield	MGM13634	Site lies to the north of the Roman fort and it was believed that the vicus extended to Quay Street. Mapping indicates that the southern half of the site was occupied by housing by 1794. By 1848 the entire site was occupied by terraced housing. Properties appear to have been basemented, with central alley and back yards running down centre. By 1948 only terraces fronting the south end of Little John Street remained, and tyre warehouse located in central area. Subsequently light industrial works and warehousing established on site, demolished by 1980 and site levelled; currently utilised as car park. (1) Evaluation identified a possible Roman extraction pit partly re-excavated in the late 18th/19th century. Deposits relating to demolition of 18th–19th-century housing and subsequent buildings were recorded in all parts of the excavation area, overlain by the modern car park. No evidence of Roman activity was found during the evaluation, possibly indicating the limit of the vicus area.
Buildings at Spinningfields Plots 301&307 (site of)	MGM18007	A watching brief was undertaken during groundworks associated with redevelopment. Archaeological remains found within the study area were mainly linked with its later phase of development during the late 18th and early 19th centuries and included the brick walls of cellarage and the site of a brick-constructed drain. Though the study area lay in close proximity to the river Irwell and the Roman fort at Manchester, no finds dating to

Name	HER ID	Description
		the prehistoric or Roman periods were detected. Other deposits encountered were natural formations of riverine sands, gravels and clay. Use of the site during the historic period was largely agricultural until the late C18 and early C19, when the site started to be used for industrial purposes. By the mid-C19 housing, schools and industrial yards were present, and in the late C19 a children's hospital was added. A clay pipe factory and a warehouse were also constructed at this time
Bower's House (site of)	MGM18018	Site of a large house in the 18th and early 19th centuries. This house was one of the largest mansions in Manchester during the 18th century. It is depicted in an engraving by Robert Whitworth dated 1734. On a map published in the 1740s by Casson and Berry a vignette also depicts the building's façade, and denotes it as 'Messrs Miles Bower and Son. Houses. 'From the pictorial and cartographic evidence the building is known to have been of three storeys, with a symmetrical façade, and to have comprised a main central block with a wing, set back, on either side. The façade of the main block was divided into two halves, defined by a central pilaster, with others at the corners and with a parapet running across at roof level. Each of the two halves had a symmetrical arrangement of a central doorway at first-floor level, with a classical surround and fronted by a flight of steps, with two windows to either side of this doorway and five windows on the floor above. The wings each appear to have been of five bays, with an entrance at first-floor level in the angle with the main block, and with the endmost two bays in each wing projecting slightly forward. A boundary wall fronted the property on Deansgate. Two gateways with piers capped by ball finials, corresponding with the two halves of the main block, opened onto a drive which led around a central lawn. Flanking this drive, Green's map dating to 1787–94 shows two large detached buildings, not indicated on the 1741 map and vignette. To the rear of the house, Green's map also shows a circular lawn bordered by a path, and flanked by trees or gardens. Later cartographic evidence indicates that the house had been demolished by 1818–19. The presence of the Bower family in a house at this location is significant, as an industrial complex immediately to the south [HER 16081.1.0] is known to have functioned as a hat factory by the late 18th century. Miles Bower senior and Miles Bower junior were prominent figures in C18 Manchester who derived their wealth from, and were closely associated with, the town's role as a centre of hat manufacture. Moreover, the Bower family appears to have been connected to hat manufacturing from a relatively early date and it seems quite possible that they might have established a hat manufactory close to their house. (1) See also HER 11240.1.0.
Housing on Hardman Street and Tivoli Street (site of)	MGM18019	Hardman Street (originally known as Parliament Street) had been constructed by 1824. More detailed mapping of the mid-19th century shows terraced housing on the south side of Hardman Street and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). A covered passageway between houses of the terrace on Hardman Street gave access to Back Hardman Street, itself a narrow passage running along the back of those houses. In the late C19 the back-to-back houses were converted into through houses, which was in line with late C19 improvements in housing. Cartographic evidence indicates that all of the housing that once fronted Hardman Street and Tivoli Street had been demolished by 1932. An evaluation of the area in 2004 revealed a stretch of handmade brick wall which probably formed the front wall of one of the back-to-back houses (Trench 1), and a further series of handmade brick walls that were

Name	HER ID	Description
		interpreted as likely to represent privies, house and yard walls associated with the early C19 housing (Trench 3).
Hat manufactory (site of)	MGM18020	<p>An 18th-century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787–94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. It is possible that the hat factory dates to the earlier part of the C18 as Bradshaw notes that the Bower family had a hat works close to their Deansgate residence [HER 16079.1.0]. The hat factory buildings appear to have survived into the later C20, when photographic evidence shows the two ranges on Atkinson Street which flanked the entrance to the works yard as brick built and of a tall three storeys. However, between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room, which also incorporated the former soda water manufactory/chemical works. The auction room complex was demolished during the 1980s. The remains of the hat manufactory and the soda water/chemical works were investigated by an excavation in 2004. The foundations of buildings and other structures dating predominantly to the 18th century were exposed. These remains embodied a fairly dynamic structural history, which involved different phases of modification, rebuilding and refurbishment over the course of at least 250 years. Six main phases of construction were identified. Phase 1 dated to the early–mid-18th century and witnessed the construction of two 3-storey buildings fronting Cupid's Alley. An ancillary building, which appears to have functioned as a dyeing house, was also constructed to the rear of one of the buildings and this suggests that hat manufacturing was occurring on the site during the early–mid-C18. Phase 2 dated to the mid-C18 and saw the remodelling and expansion of the ancillary building. Phase 3 dated to the mid-/late C18, and it was during this period that a 'planking room' was added to the hat works. During Phase 4, dating to the late C18, further additions and modifications were made to the hat works, whilst a chemical/soda works was established in the adjacent premises. Phase 5 and Phase 6 dated to the early C19 and late C19/ early C20 respectively and saw further alterations to the hat and soda works.</p> <p>The investigation of these premises represents the first comprehensive archaeological investigation of both a hat and a soda works, and also the first archaeological investigation of an early 18th-century industrial complex within the City of Manchester.</p>
Soda water manufactory (site of)	MGM18021	An 18th-century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures

Name	HER ID	Description
		to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787–94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular-shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on a map of 1831 [Bancks & Co] and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. On Adshead's map of the following year, these properties are named as 'Thompstone's Chemical Works' and 'Hampson's Hat Factory'. Documentary evidence suggests that the chemical works may have been in operation from at least 1813 when a trade directory lists Samuel Thompstone as a 'chymist' at No.20 Cupid's Alley. By 1888–89, mapping appears to show that the 'Soda Manufacturing Works' had been provided with a wing on the north, giving the site a new L-shaped plan. The wing partly covered the open yard previously on this site and a photograph of 1920 shows that it also incorporated a row of three early C19 houses on Joddrell Street.
Postpit at Plot 106 Spinningfields	MGM18261	During an excavation undertaken in advance of redevelopment, the earliest feature identified was found in the central portion of the trench in an area that was sealed beneath C18 archaeological remains. This feature was an oval-shaped pit, cut into the natural glacial sands and gravels, which appears to have originally secured a timber post. This postpit measured c.0.8 by 0.3m and was c.0.55m deep. A number of water-worn cobbles were present, which may have acted as post-packing stones. The feature was sealed by a late medieval agricultural soil that contained medieval pottery, suggesting that the post was erected in the medieval or pre-medieval period. The medieval agricultural soil was sealed by a further layer of soil that contained 17th- to 18th-century pottery, 3 slightly earlier sherds, and fragments of clay tobacco pipe, suggesting that it represented the remains of a post-medieval garden soil.
Quay Street/ Lower Byrom Street (Area of Roman Manchester)	MGM17608	This site lies to the north of the Roman fort and it was believed that the vicus extended to Quay Street. Mapping indicates that the southern half of the site was occupied by housing by 1794. By 1848 the entire site was occupied by terraced housing. The properties appear to have been basemented with a central alley and back yards running down the centre. By 1948 only terraces fronting the south end of Little John Street remained and a tyre warehouse was located in the central area. Subsequently light industrial works and warehousing were established on the site. These were demolished by 1980 and the site levelled; it was subsequently utilised as a car park. Possible Roman features were identified in the central area of the site, with an extraction pit and possibly associated postholes similar to others of confirmed Roman date. Backfilled cellars of 18th-century properties and subsequent buildings were noted across several evaluation trenches.
Cheshire Lines Railway Goods Shed (site of) (Area of Roman Manchester)	MGM234	Site of Cheshire Lines Committee Railways Warehouse in Watson Street, built in 1881 to serve the adjoining Central Station. Now demolished. The retaining wall for the Cheshire Lines Warehouse was observed in trial pits 1, 2 and 3. This was of brick and had been cut into the natural clay to a depth of 1.75m below the existing ground surface.

Name	HER ID	Description
Spinningfields, Hardman Street (observations from a desk-based assessment)	MGM13586	Desk-based assessment of land at Hardman Street, Spinningfields reports it is possible the study area is crossed by the line of the Roman road to the north gate of the fort at Castlefield. There is also the potential, although perhaps slight, for evidence of prehistoric activity. In the 18th century, the study area included part of the Bower's House, one of the largest mansions in Manchester at this period, set in its own grounds. On the southern side of the study area, on Atkinson Street, were a group of three building complexes also of 18th-century date, which in the 19th century are firmly documented as having an industrial use. One, a hat works, may have been associated with the owners of the Bower's House. Remains of another of these three buildings are still evident in the fabric of the present Nos.2 and 4 Atkinson Street, Invicta House. The study area also includes the site of C18 and C19 workers' housing and, at its eastern end, the late-C19 county court building, Nos.184 and 186 Deansgate (Listed Grade II)
Charles Street (site of)	MGM18977	Workers' housing that is shown on Green's map of 1794 to have comprised two double-depth houses with outshuts, situated on the north side of Charles Street in the south-eastern corner of the present study area. The block of housing had been expanded by the mid-1820s, and is shown to have had a garden area to the rear on Swire's map of 1824. By 1831, the block comprised two rows of double-depth housing, arranged back-to-back and separated by a narrow passage, infilling the plot bounded by Charles Street, Lower Byrom Street, Great John Street and Atherton Street. The OS map of 1851 appears to depict some of the houses with cellar lights, suggesting that they had cellars. All of the houses are shown on the OS map of 1932, but more than half had been demolished by 1948. The site of the houses was subsequently landscaped, and a new building erected as part of the television studios. Buried remains of the western part of the block of houses are likely to have been destroyed during late C20 redevelopment, although elements of the houses to the east may survive in situ.
Lower Byrom Street/ Garden Court (site of)	MGM18979	Three parallel rows of workers' housing occupying the eastern part of the present study area, as depicted on William Green's map of 1794. Subsequent mapping shows the northern row, fronting onto Charles Street, to have comprised double-depth houses with outshuts to the rear, separated from the middle row of properties by a narrow passage. The detail provided by the OS map of 1851 indicates that these double-depth houses had cellars. The middle row of houses, fronting onto Garden Court, appear to have been single-depth houses, which did not contain cellars. These were separated from the southern row of houses by another narrow passage, accessed from Dumbar Street. The southern row similarly comprised single-depth houses. Most of these houses had been demolished by the 1890s to enable an expansion of the railway infrastructure associated with the Liverpool Road Goods Station. It is likely that any buried remains will have been largely destroyed during construction of the railway infrastructure in the late 19th century, although the cellars that formed part of the double-depth workers' housing fronting onto Charles Street may survive.
Dumbar Street (site of)	MGM18980	A row of single-depth workers' housing along the south side of Dumbar Street, first shown on Swire's map of 1824. The detailed OS map of 1851 indicates that these houses had cellars. The houses had been demolished by the 1890s to enable an expansion of the railway infrastructure associated with the Liverpool Road Goods Station. Notwithstanding the development of the site during the 20th century, it is possible that elements of the cellars survive in situ.

Name	HER ID	Description
Site of Peter's Field (Peterloo Massacre)	MGM11089	Popular radical societies formed from the 1790s to address the issue of political reform. Into the early 1800s, Manchester was considered so radical that troops were permanently stationed there. After peace was declared with France in 1815 the economy was even more hard pressed; the call for political reform increased, and on March 10th 1817, 12,000 gathered at St Peter's Field to support the march of petitioners to London. The crowd was cleared by troops. The reform meeting which ended with the 'Peterloo Massacre' was held on 16 August 1819, and was the culmination of a campaign of mass meetings in the Manchester region, held in the hope that a show of popular support would bring pressure to bear for reform. The August meeting was intended to be the greatest display of radical strength in the provinces. Intentions were purely peaceful, and the demonstrators heeded instructions and did not arm themselves. Estimates of the size of the crowd vary widely from 30,000 to 150,000; in fact it was impossible for eye-witnesses to count those present with any degree of accuracy, but even the lower estimate would suggest a gathering of unprecedented proportions. The Manchester magistrates registered their concern at the event by calling the military to stand by, and eventually decided to have the speakers arrested and the meeting dispersed. The 15th Hussars and troops from the volunteer Manchester and Cheshire Yeoman Cavalry attended. The arrests were made, but then members of the Yeomanry began to strike out at the crowd. The field was cleared very rapidly, but this led to the deaths of at least eleven people with over six hundred injured, many affected by trampling or crushing in the panic. Almost immediately the events became known as the 'Peterloo Massacre', arguably the single most important day in Manchester's history and a major event in British history. The site where it happened is a triangular area between Peter Street and Windmill Street, now occupied by a number of buildings including the Free Trade Hall and the Theatre Royal.
Northcliffe House (site of)	MGM12184	On a map of c.1740 (1), the site comprises a narrow strip of gardens surrounded by a wall and the remainder is occupied by a 'Mr Bower's House'. This was one of the largest private mansions in 18th-century Manchester. Tinker's map in 1772 (2) shows that the south side of Spinningfield was now built upon and that buildings fronted Deansgate between Spinningfield and Bower's house, presumably replacing the former walled gardens. Bancks's map of 1831 shows that Bower's House had been demolished and that Parliament Street (the present Hardman Street) ran across its site (3). Several other streets ran across the site in later years with buildings – commercial and domestic – erected and subsequently demolished, including a chapel named as 'St Davids'. Many of these buildings were cellared. By 1932 (4) the chapel and its neighbours had been demolished and a substantial area of the site formed Northcliffe House Printing Works. It is the area of the printing works as shown on the 1932 map which contains the present deep basements. The printing works was comprised of the c.1930 building which still stands at present and a substantial shed straddling the former Royton Street. By 1956 the buildings to the north of Northcliffe House had been demolished and replaced by a modern shop. By 1971 (5) premises to the west and north-west had been demolished, as well as the c.1930 shed to the rear of Northcliffe House, and further structures had been built, including the present Manchester Evening News (MEN) offices. (6) Northcliffe House and the MEN offices are no longer extant; the site had been cleared and redeveloped by 2006

Name	HER ID	Description
Alde-Parc (Aldport) (Area of Roman Manchester)	MGM217	Area of Roman Manchester defined by recorded evidence for activity.
St John's Church (site of)	MGM11083	Whitaker writes of the new church, St John's, founded 1769 (1). Illustration of St John's Street [St John Street] with the church in the background. Shown as a square castellated main body with pointed-arch doors and windows. Square clock tower with finials (2). Edward Byrom, son of literary John Byrom, commemorated his famous father by building St John's Church – consecrated by the Bishop of Chester in 1769. A descendant of the family estate died in 1870 and specified by will that the land on which the church was built would never be built over. It was demolished in 1931 and replaced with gardens (3).
Reiss Brothers Shipping Warehouse (site of)	MGM11129	The new bridge had made Quay Street a busy thoroughfare. Elevation[s] on Longworth Street and Artillery Street. Fireproof construction; 8 floors; continental Gothic style. Chimney flues in Longworth Street elevation. Floors linked by wide stone staircases. Three steam-powered boilers. Demolished c.1960 after neglect. Reproduces two architects' drawings for the Reiss Bros warehouse: the Quay Street elevation, dated 1870, and a cross-section through the building. Named 'Oversea [sic] House' on 1950s mapping
Manchester Reform Synagogue, Jackson's Row	MGM19226	1953 by Peter Cummings with Eric Levy. Reddish brown brick. Set back from the street, with a central entrance flanked by thin piers. Projecting bays on each side have tall narrow window strips. Galleries, including a choir gallery behind the Ark; clerestory lighting. Oak furnishings: Ark where the Torah scrolls are kept, with a marble surround; in front of this a bima, from which the Torah is read. Ground-floor windows with unusual figurative stained glass by C Lightfoot of Manchester, 1953 to design by John Bradshaw

APPENDIX II GAZETTEER OF THE HISTORIC BUILT ENVIRONMENT

HER Entries

Name	HER ID	Description
72 to 76 Gartside Street	MGM12876	Three attached late C18 houses. Red brick, the ground storey painted; 3 storeys and basement; 2 sash windows each, generally minus glazing bars. Each has a moulded stone doorcase with Roman Doric columns and pediment and semi-circular fanlights, that to No.74 retaining good iron fret; modern doors except for No.72 which retains a 6-panelled door; modillion eaves cornice; gable ends; slates. List formerly included No.78, which has been demolished. (No.78 has presumably been rebuilt like for like, as the terrace was complete again by 2012. The ground storey is no longer painted.
White Lion Inn	MGM1899	18th century with alterations (brick roughcast). Two storeys, three windows, with wings at each side. Rear, south, has central pediment and windows have keystones. Slate roof. Recessed sash windows. Interior has white boarded doors, bevelled beams, many altered and plastered
Accumulator Tower	MGM18982	Built in c.1880, the accumulator was used to furnish machinery in the railway goods yard with a supply of hydraulic power. It comprises a tall square brick tower, which originally stood isolated against the boundary wall of the Liverpool Road railway goods yard. The tower and yard were entered from Grape Street through a gate located in a high brick wall that faced onto the street. The accumulator tower will be retained in situ as part of the development proposals.

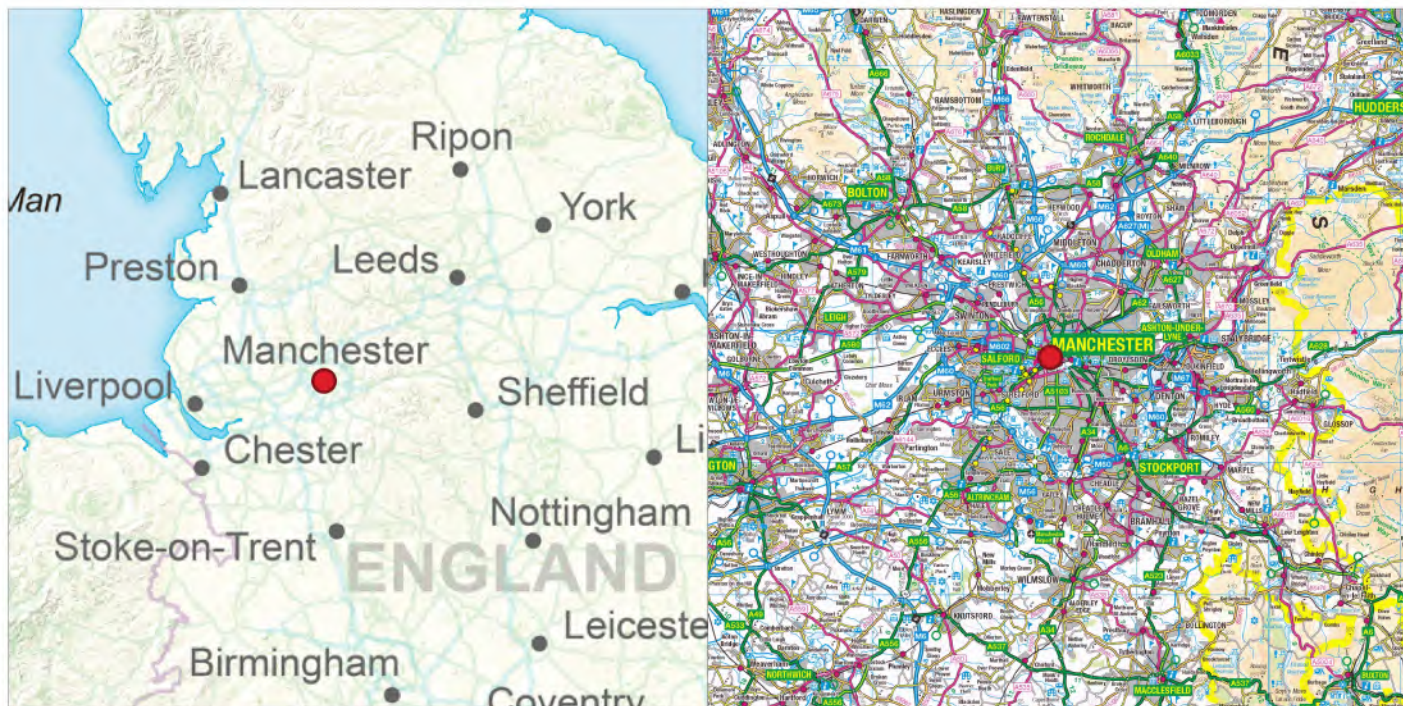
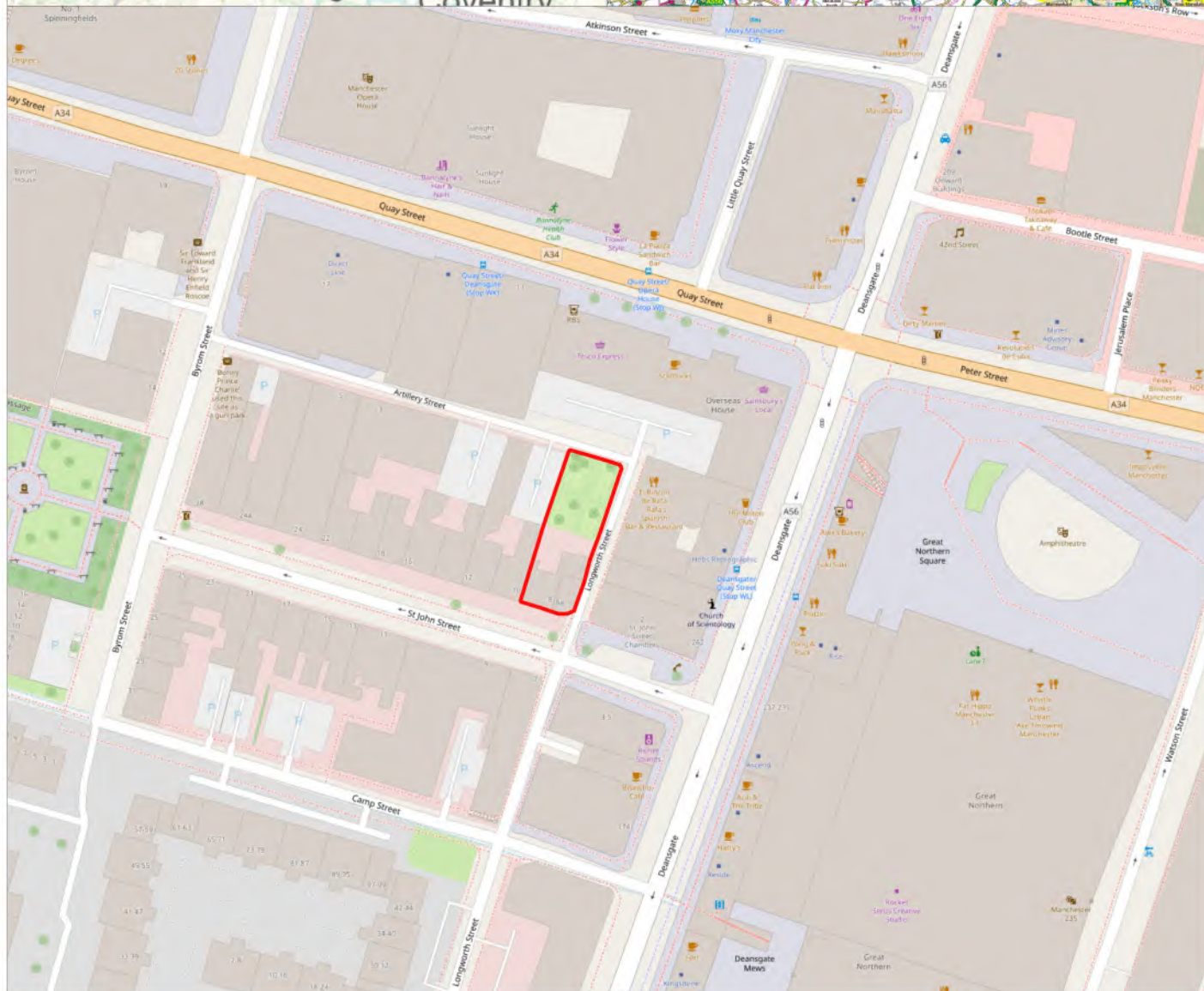
APPENDIX III GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

Name	HER ID	Type
Northcliffe House Site, Spinningfields	EGM3354	DBA
No.1, Spinningfields, Northcliffe House Site	EGM3481	WB
Plots 301-307, Spinningfields	EGM3448	DBA
Spinningfields Plots 102/103 & 106	EGM3567	DBA
340 Deansgate	EGM3817	EXC
Land Bounded by Barton Street, Bridgewater Street and Collier Street	EGM3145	DBA
Land bounded by Barton Street, Bridgewater Street, Southern Street and Liverpool Road	EGM3342	DBA
Castlefield House (formerly Kensall House)	EGM3332	DBA
Southern Street	EGM3865	WB
White Lion Street/ Collier Street Excavation (1972)	EGM569	EXC
White Lion Street/ Collier Street Excavation (1972)	EGM569	EXC
White Lion Street/ Collier Street Excavation (1972)	EGM569	EXC
Great Northern Warehouse	EGM3369	Eva
Great Northern Warehouse Slot Site	EGM3374	WB
Great Northern Railway Company's Goods Warehouse	EGM3228	WB
Quay Street/ Lower Byrom Street	EGM3387	EXC
Quay Street/ Lower Byrom Street	EGM3371	Eva
Tonman, Severn and Eltoft Street excavations	EGM3879	EXC
Byrom and Lower Byrom Street Excavations	EGM3880	EXC
Byrom and Lower Byrom Street Excavations	EGM3880	EXC
10 Southern Street	EGM3913	WB
Plot 106, Spinningfields	EGM3935	EXC
The Museum of Science and Industry	EGM3943	WB
Spinningfields Plots 301-307	EGM3965	WB
Hardman Street, Spinningfields	EGM3987	EXC
Spinningfields, Hardman Street Site	EGM3336	DBA
New Magistrate's Courthouse	EGM3173	DBA
Manchester Grande	EGM4201	DBA
The Village, St John	EGM4202	DBA
14 Byrom Street	EGM4501	HS
Manchester Central	EGM4508	HS
19 St John Street	EGM4513	HS
Lincoln Square	EGM4550	WB
29-31 Byrom Street and 1 Camp Street	EGM4733	BUI
Great Northern	EGM4829	DBA
The Factory, St Johns	EGM4834	Eva
Lincoln Square	EGM4906	DBA
Great Northern Manchester Phases 1 & 2	EGM4912	HS
21 St John Street	EGM4915	HS
Manchester Energy Network	EGM4929	DBA
Spinningfields Plots 402-405	EGM3357	DBA
St Michael's Phase 2a	EGM5334	Eva
Invicta House	EGM5410	HS
Great Northern Railway Company's Goods Warehouse	EGM3314	BUI
Castlefield House (formerly Kensall House)	EGM3869	WB
Castlefield House (formerly Kensall House)	EGM3910	WB
Great Northern	EGM4861	DBA
Great Northern Complex	EGM5453	HS

Name	HER ID	Type
St Michael's Phase 2b, Jackson's Row	EGM5471	Eva
St Michael's Phase 2b, Jackson's Row	EGM5471	Eva
Barton Street	EGM3877	EXC
28 St John Street	EGM5504	HS
St James Chambers	EGM4532	PHO
The White Lion Hotel	EGM5550	HS
Upper & Lower Campfield Markets: Heritage Appraisal	EGM5592	HIA
Upper & Lower Campfield Markets: Heritage Appraisal	EGM5592	HIA
Upper Campfield Market	EGM5593	HS
Lower Campfield Market, Liverpool Road, Manchester: Heritage Statement	EGM5594	HS
Upper Campfield Market	EGM5625	BUI
Lower Campfield Market	EGM5626	BUI
35 Liverpool Road	EGM5640	HS
Viadux Phase 2	EGM5645	DBA

APPENDIX IV FIGURES



Site name: 8/8a St John's Street
 Date: January 2025
 Drawn by: HT
 Scale: Varies

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Figure 1:
Site location



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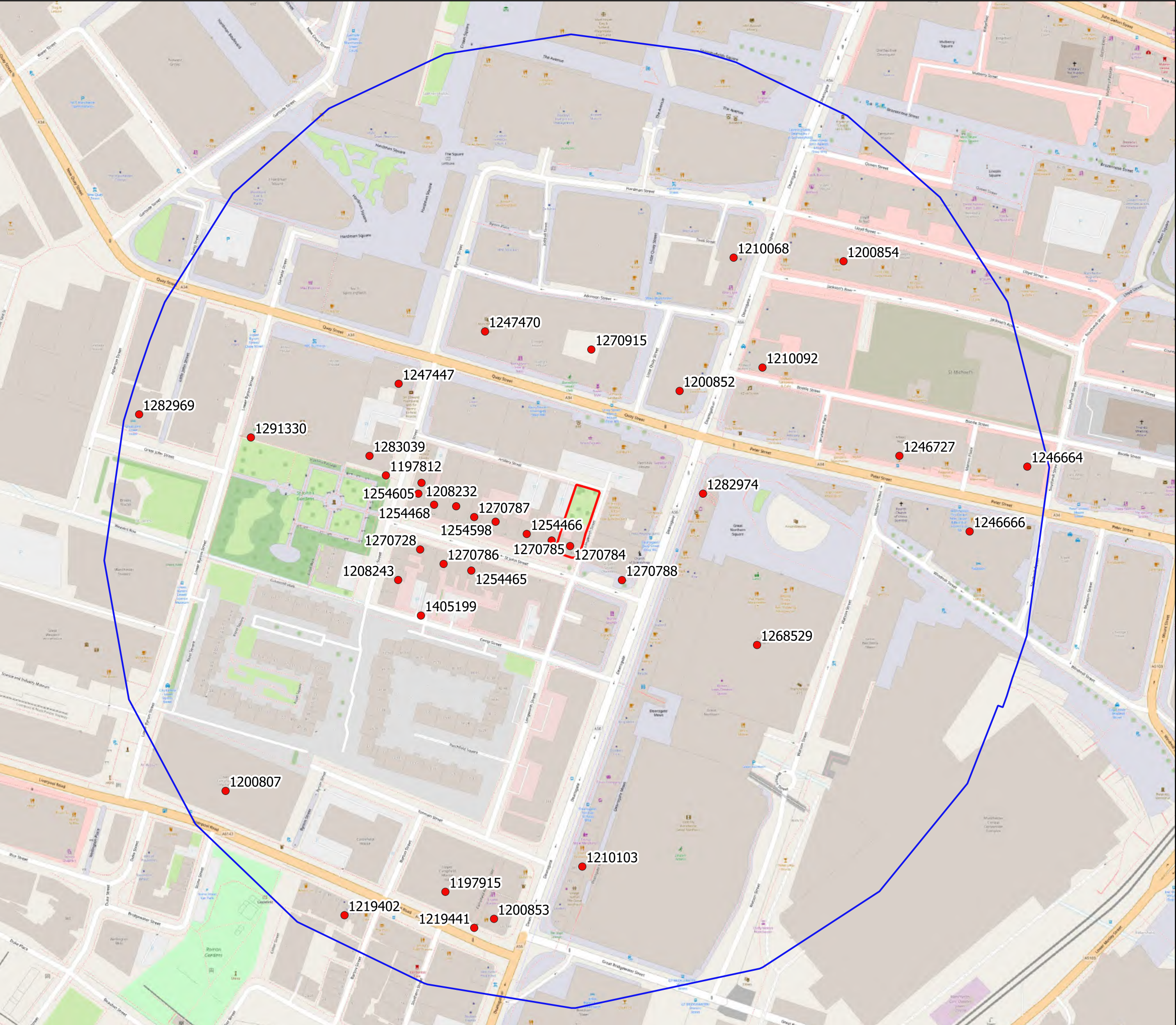
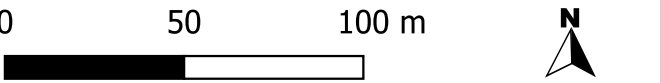


Figure 2: Designated Assets

- PDA
- 250m Buffer
- Listed Buildings

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Site name: 8/8a St John Street
Date: January 2025
Drawn by: HT
Scale: 1:2000 at A3

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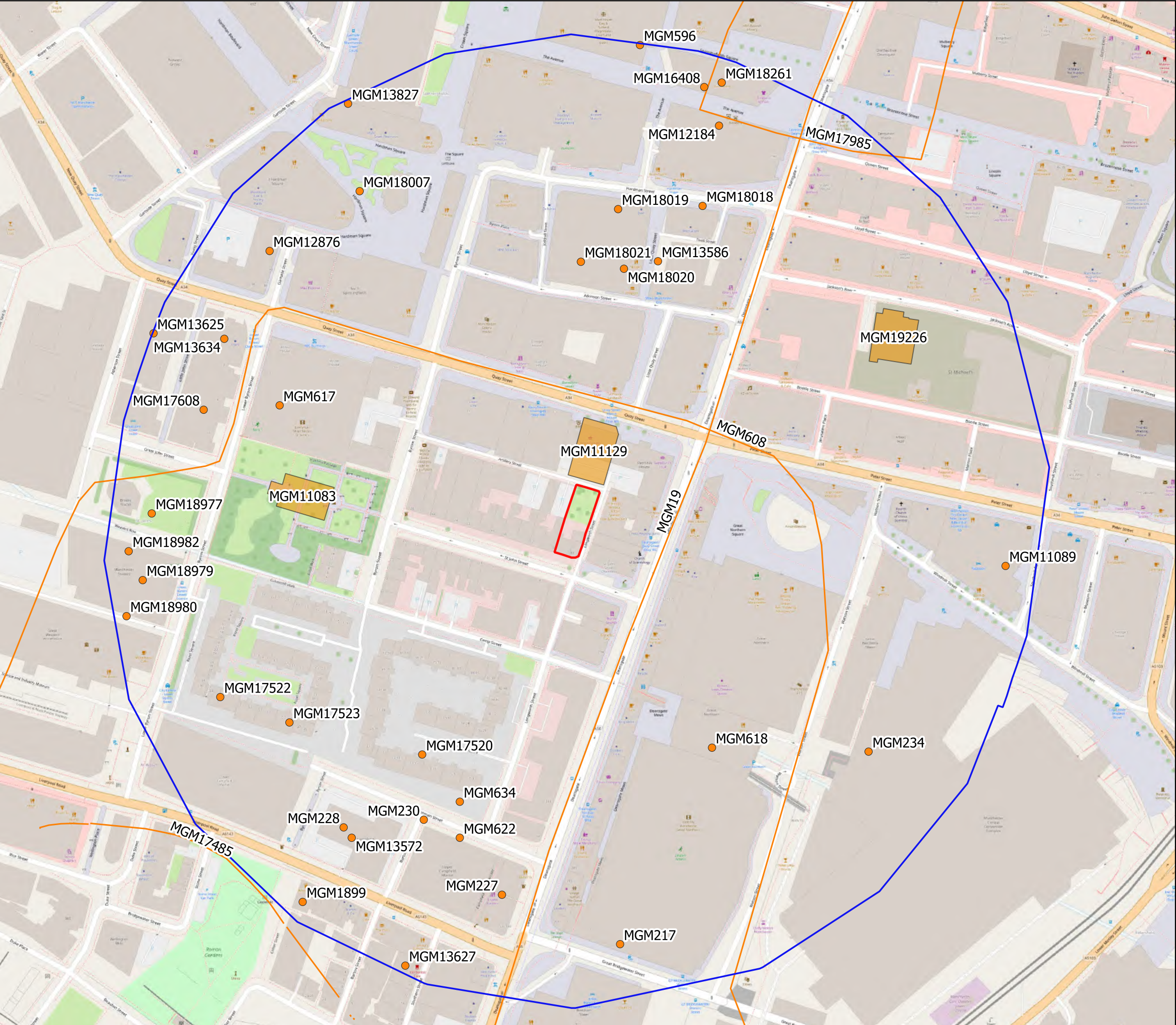
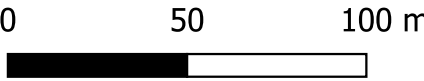


Figure 3: Non-Designated Assets

- PDA
- 250m Buffer
- Non-Designated Assets (Line)
- Non-Designated Assets (Point)
- ▭ Non-Designated Assets (Polygon)

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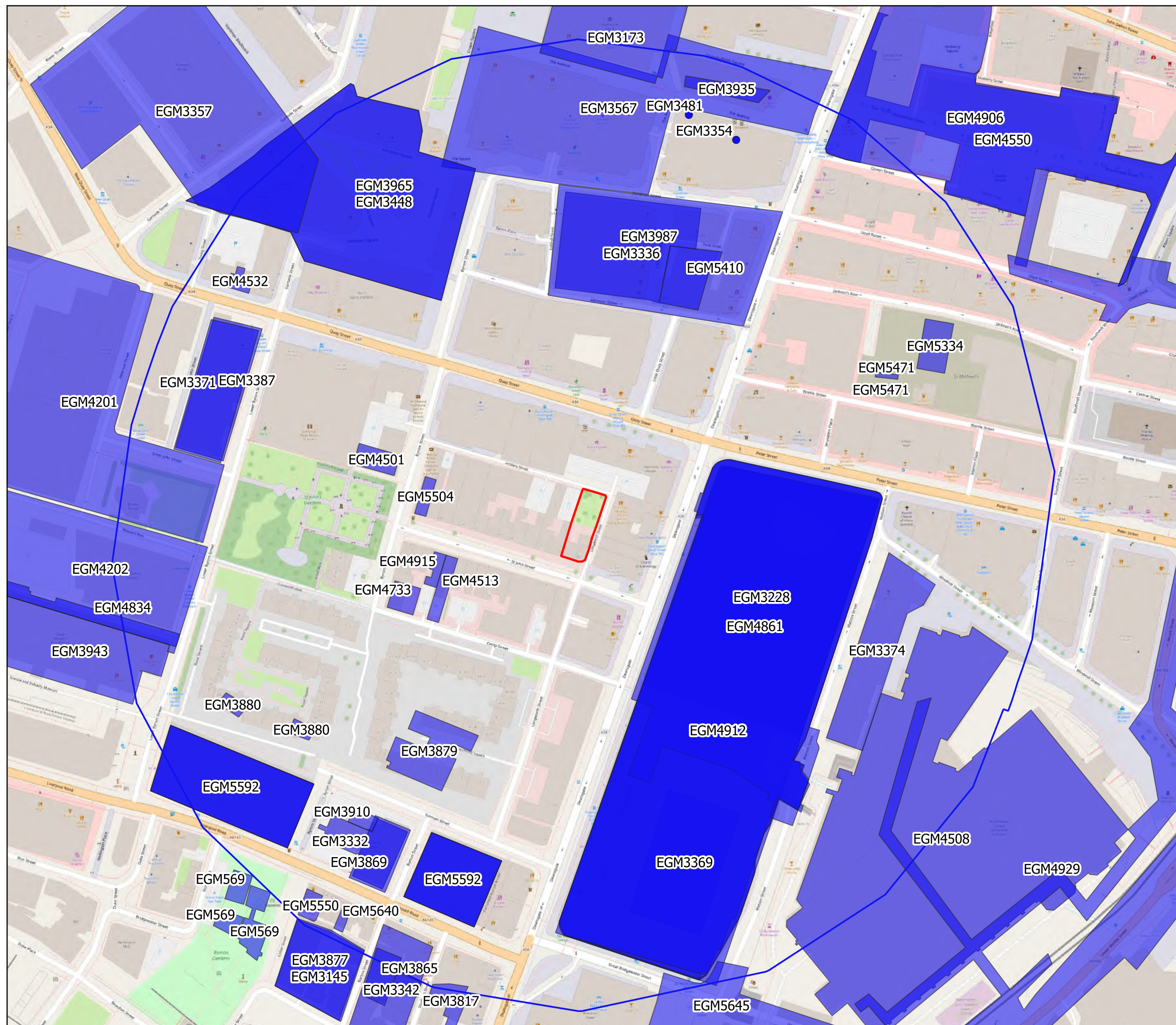


Figure 4: Previous Archaeological Events

-  PDA
-  250m Buffer
-  Previous Archaeological Events (Point)
-  Previous Archaeological Events (Polygon)

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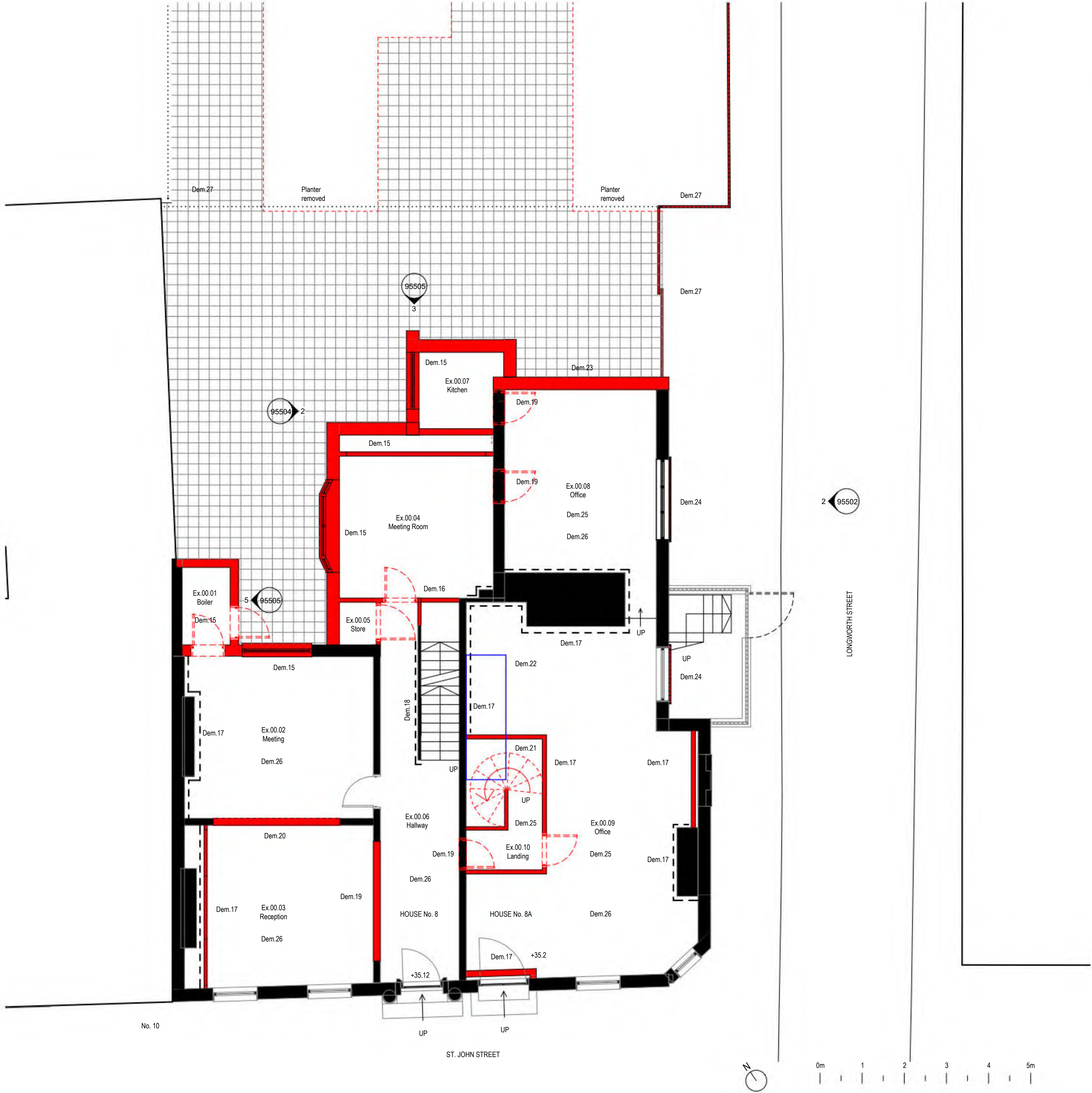
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Figure 5: Proposed Ground Floor Demolition



General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to, Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

- Original walls - Historic fabric relating to the original 18th century building and the later 19th century additions
 - Demolition works
 - Modern plasterboard boxing in, encasement and partitioning removed
 - Floor aperture created
 - Non original radiator covers removed
- To be read in conjunction with Schedule of Works document 1084-TGA-XX-XX-SH-A-FI_40_78_00003Schedule of Works

Key Plan

Rev	Description	Date	By
P01	Draft issue to Design Team	13.12.24	SD
P02	Issued for review and comment	13.01.25	SD

Title

B1 Ground Floor - Demolition Plan

Drawing No.	Revision
1084-TGA-B1-00-DR-A-95304	P02
Status	Scale
Planning	1 : 50@A1
Project	Client
St John Street	Mr. Ford

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

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Figure 6: Proposed First Floor Demolition



General Notes

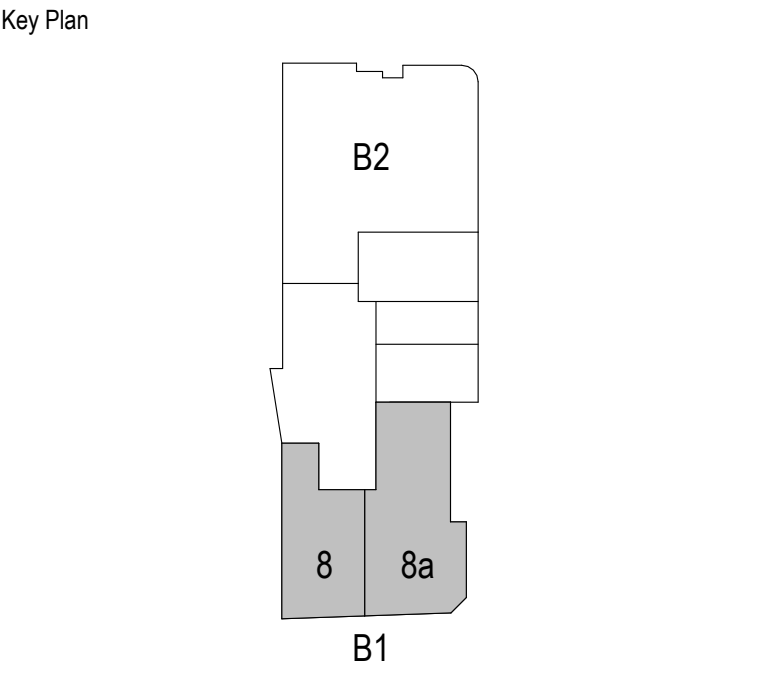
Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

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- Original walls - Historic fabric relating to the original 18th century building and the later 19th century additions
 - Demolition works
 - Modern plasterboard boxing in, encasement and partitioning removed
 - Floor aperture created
 - Non original radiator covers removed
- To be read in conjunction with Schedule of Works document 1084-TGA-XX-XX-SH-A-FI_40_78_00003 Schedule of Works



Rev	Description	Date	By
P01	Draft issue to Design Team	13.12.24	SD
P02	Issued for review and comment	13.01.25	SD

Title B1 First Floor - Demolition Plan	
Drawing No. 1084-TGA-B1-01-DR-A-95307	Revision P02
Status Planning	Scale 1 : 50 @ A1
Project St John Street	Client Mr. Ford

Figure 7: Proposed Second Floor Demolition



General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to: Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Legend:

- Original walls - Historic fabric relating to the original 18th century building and the later 19th century additions
- Demolition works
- Modern plasterboard boxing in, encasement and partitioning removed
- Floor aperture created
- Non original radiator covers removed

To be read in conjunction with Schedule of Works document 1084-TGA-XX-XX-SH-A-FI_40_78_00003 Schedule of Works

Key Plan

Rev	Description	Date	By
P01	Draft issue to Design Team	13.12.24	SD
P02	Issued for review and comment	13.01.25	SD

Title
B1 Second Floor - Demolition Plan

Drawing No.	Revision
1084-TGA-B1-02-DR-A-95310	P02

Status	Scale
Planning	1 : 50@A1

Project	Client
St John Street	Mr. Ford

TIM GROOM ARCHITECTS

Eastgate, 2 Castle Street, Manchester, M3 4LZ 0161 870 1152

Figure 8: Proposed Basement Demolition



General Notes

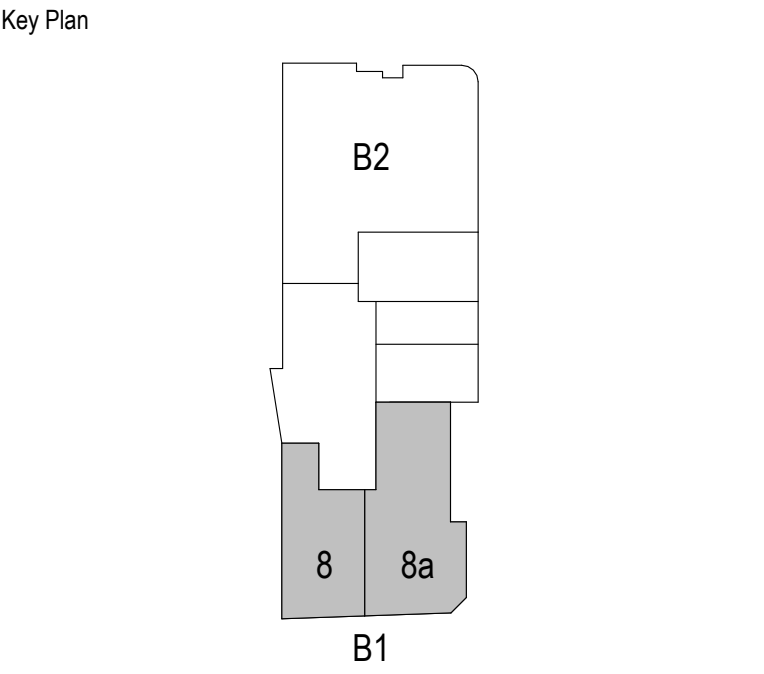
Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to: Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

- Original walls - Historic fabric relating to the original 18th century building and the later 19th century additions
 - Demolition works
 - Modern plasterboard boxing in, encasement and partitioning removed
 - Floor aperture created
 - Non original radiator covers removed
- To be read in conjunction with Schedule of Works document 1084-TGA-XX-XX-SH-A-FI_40_78_00003 Schedule of Works



Rev	Description	Date	By
P01	Draft issue to Design Team	13.12.24	SD
P02	Issued for review and comment	13.01.25	SD

Title B1 Basement Floor - Demolition Plan	
Drawing No. 1084-TGA-B1-B0-DR-A-95301	Revision P02
Status Planning	Scale 1 : 50@A1
Project St John Street	Client Mr. Ford

APPENDIX V PHOTOGRAPHS



Photograph 1: The Rear of 8/8A St John Street with planters, looking south

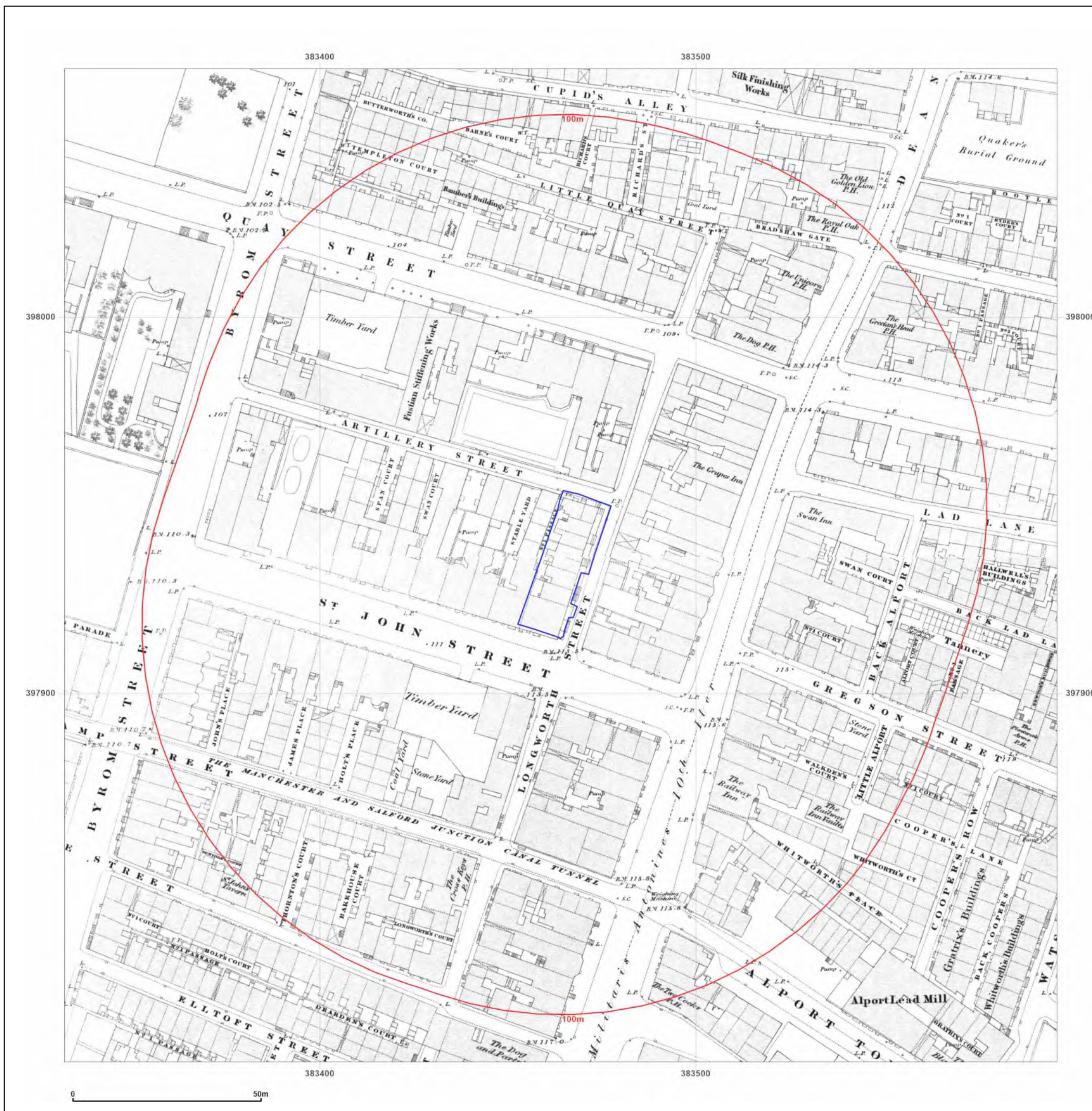


Photograph 2: Point of joining between 8/8A St John Street and old workers' terrace (bisected window noted by red arrow), looking north-west



Photograph 3: 8/8A St John Street Façade, looking north

APPENDIX VI GROUNDSURE LARGE-SCALE HISTORIC MAP REPORT



Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Edition 1891
Copyright N/A
Levelled N/A

Surveyed 1891
Revised N/A
Edition 1891
Copyright N/A
Levelled N/A

Surveyed 1891
Revised N/A
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Surveyed 1891
Revised N/A
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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1908
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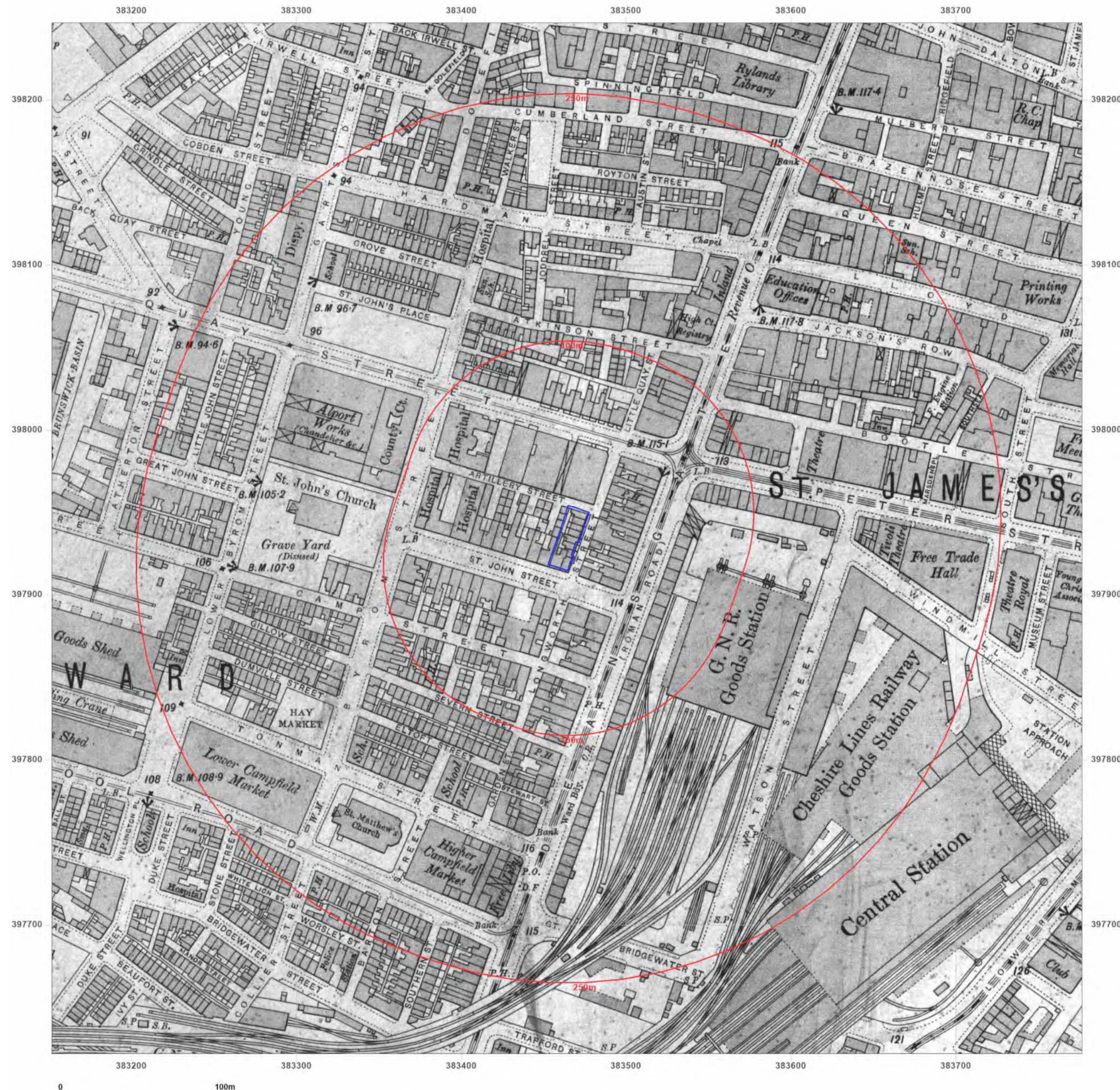


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1932
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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1948

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

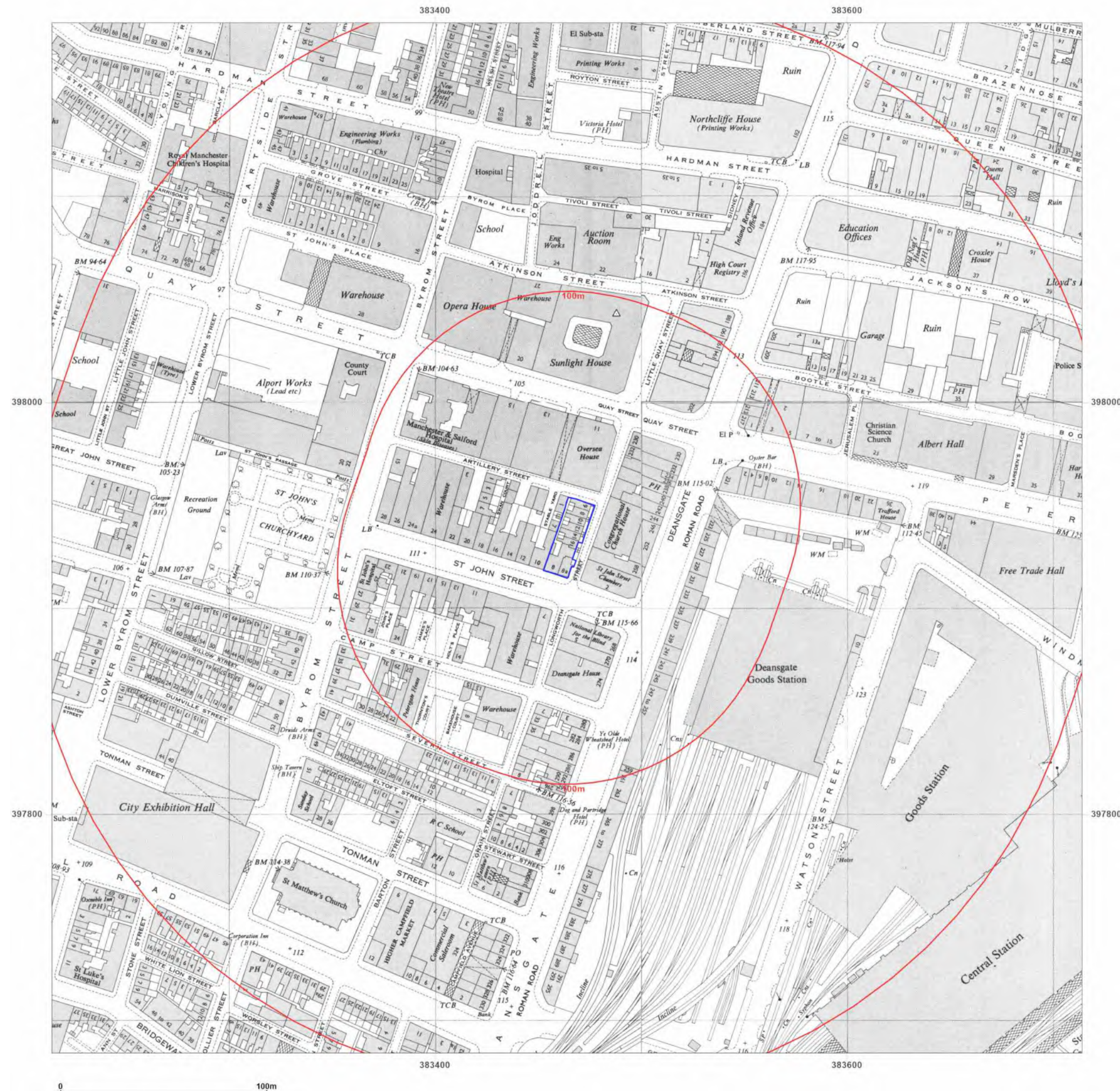


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Site Details:

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Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

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Printed at: 1:2,500



Surveyed 1948
Revised 1948
Edition N/A
Copyright 1949
Levelled 1927

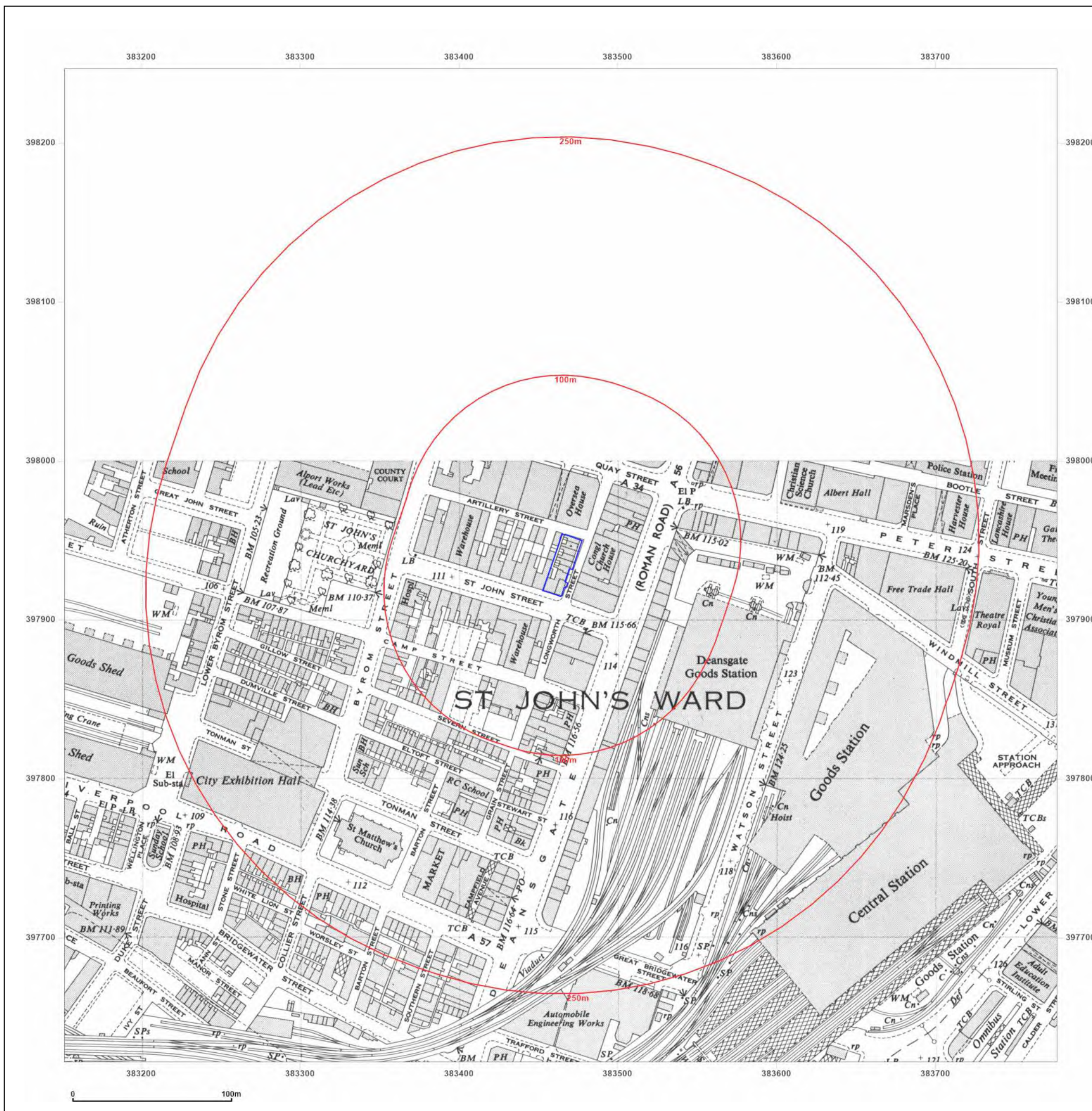


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834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

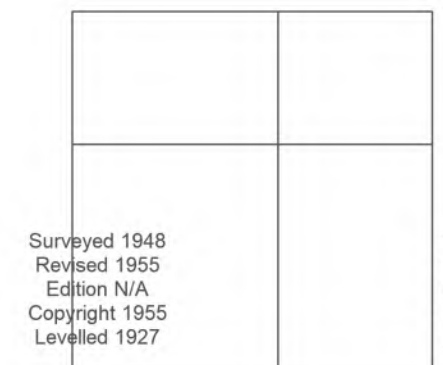
Map date: 1951-1955

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
Copyright 1955
Levelled 1927



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Revised 1955
Edition N/A
Copyright 1955
Levelled 1927

Surveyed 1951
Revised 1951
Edition N/A
Copyright 1951
Levelled 1927

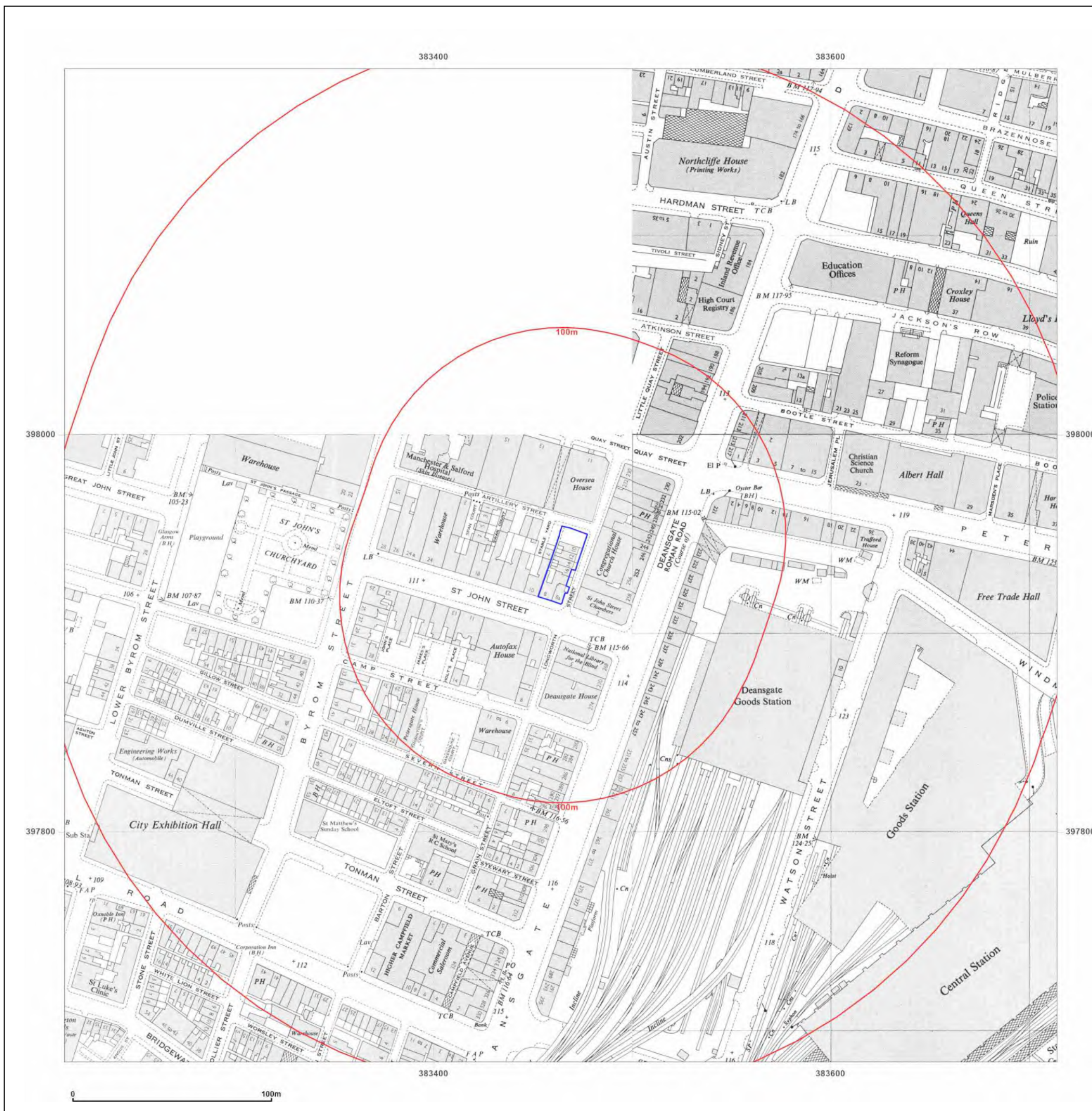


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Site Details:

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Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

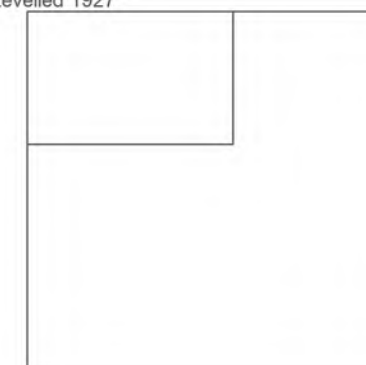
Map date: 1957

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
Revised 1957
Edition N/A
Copyright N/A
Levelled 1927

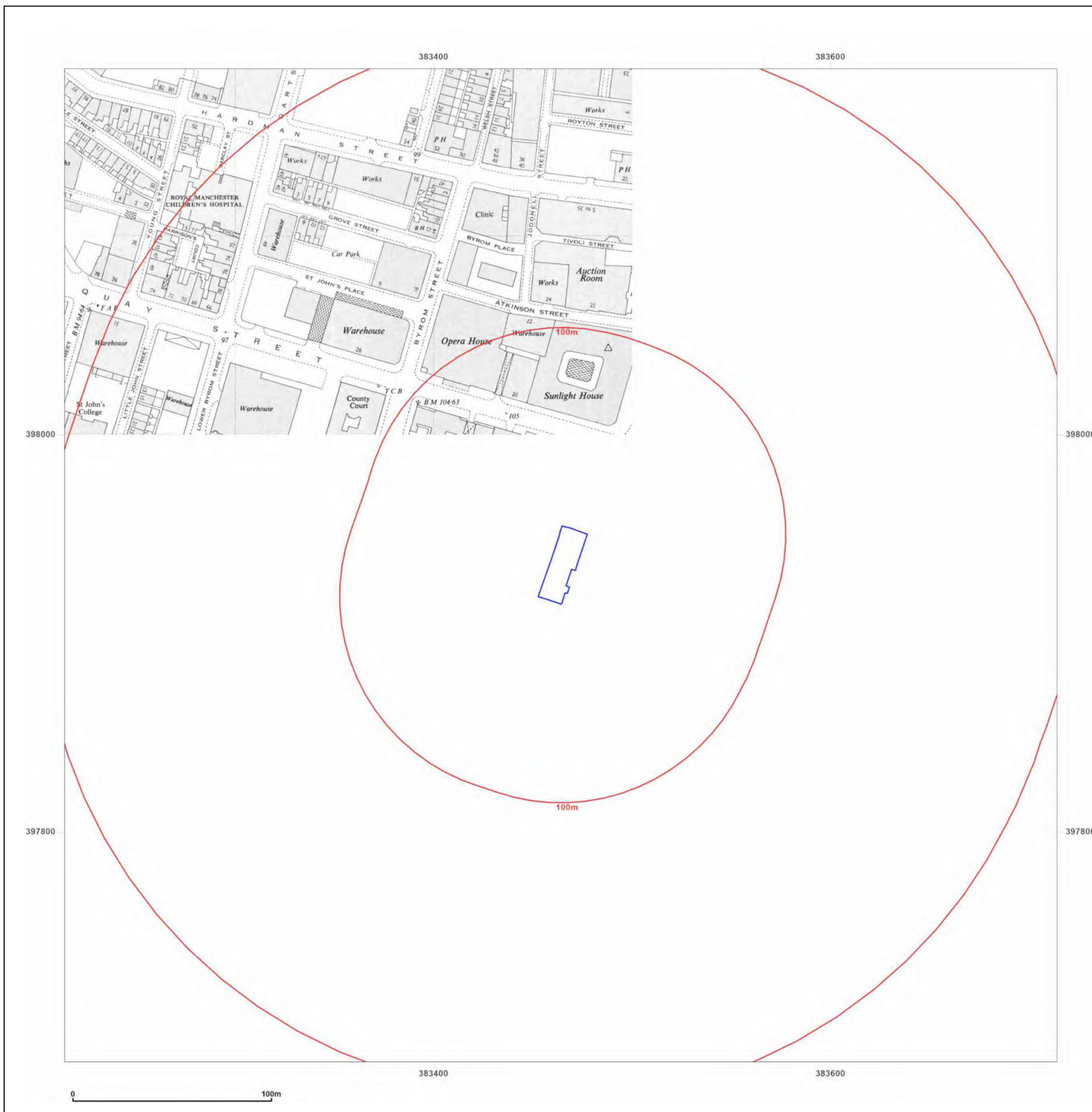


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Site Details:

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Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

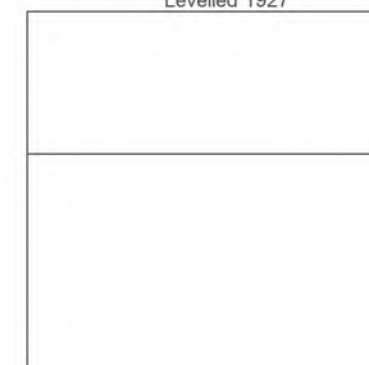
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1949
Revised 1949
Edition N/A
Copyright 1958
Levelled 1927

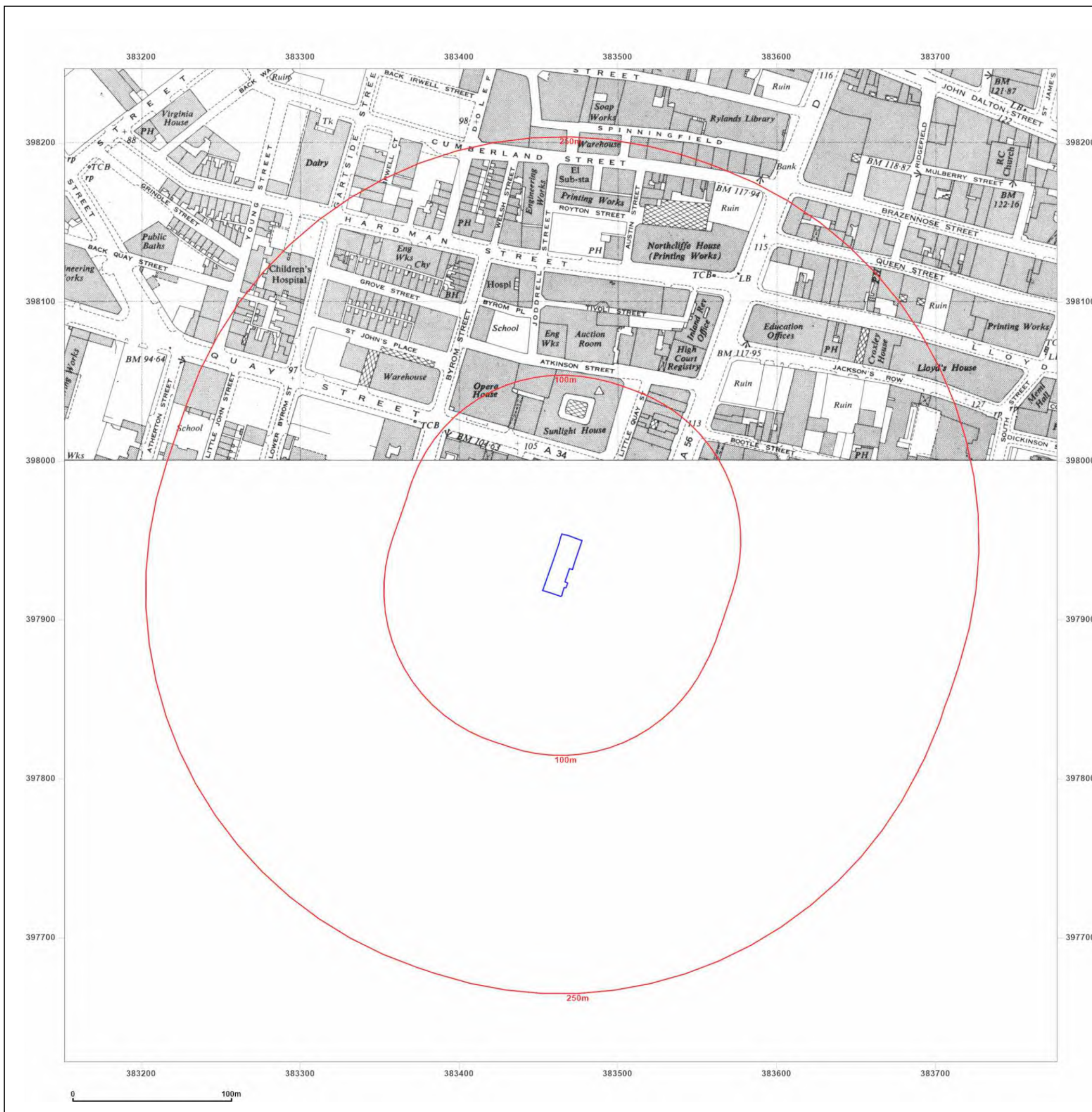


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834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1956-1958

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled 1927

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1957
Levelled 1927

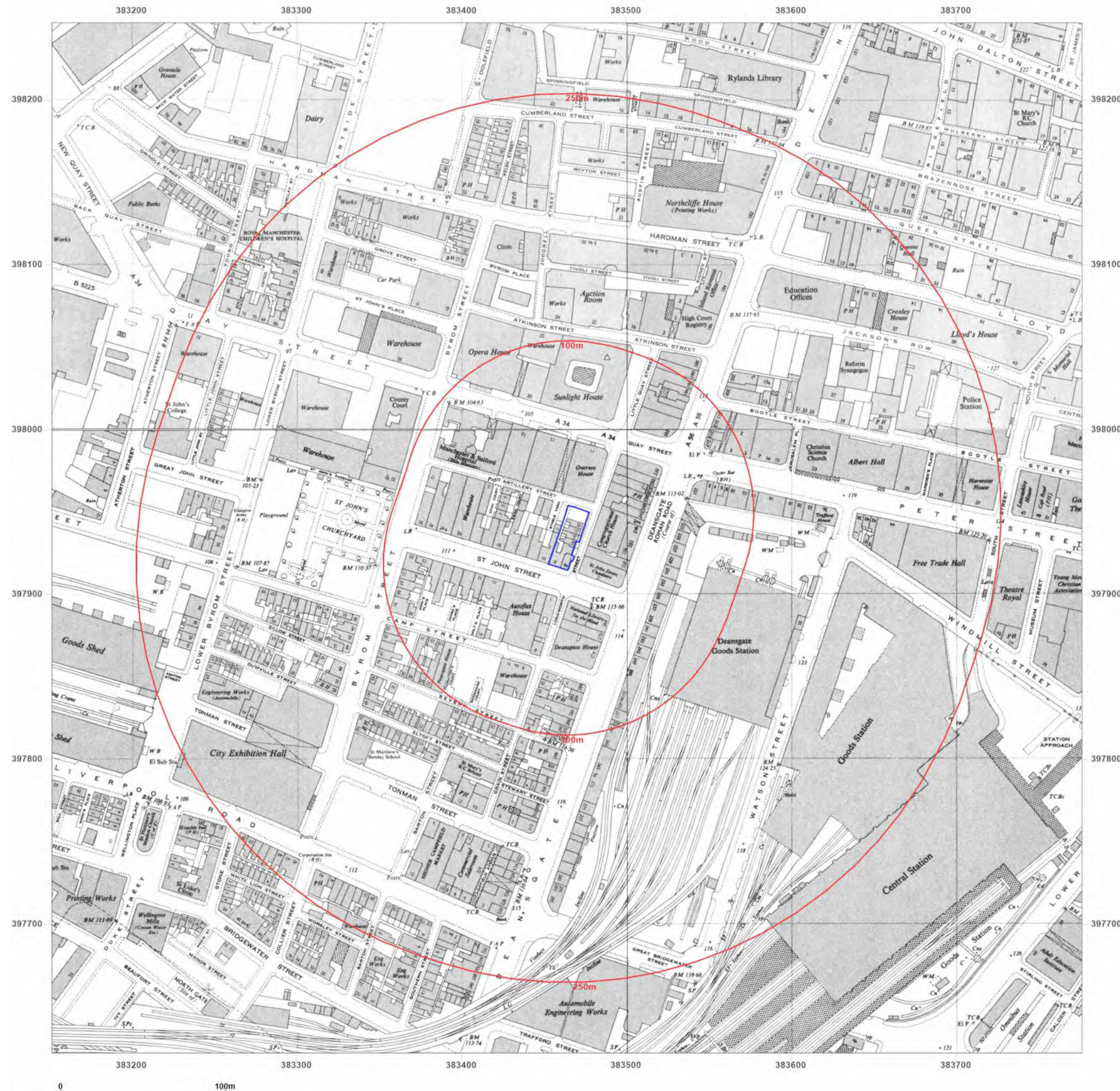


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1962-1963

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
Revised 1961
Edition N/A
Copyright 1962
Levelled 1958

Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958

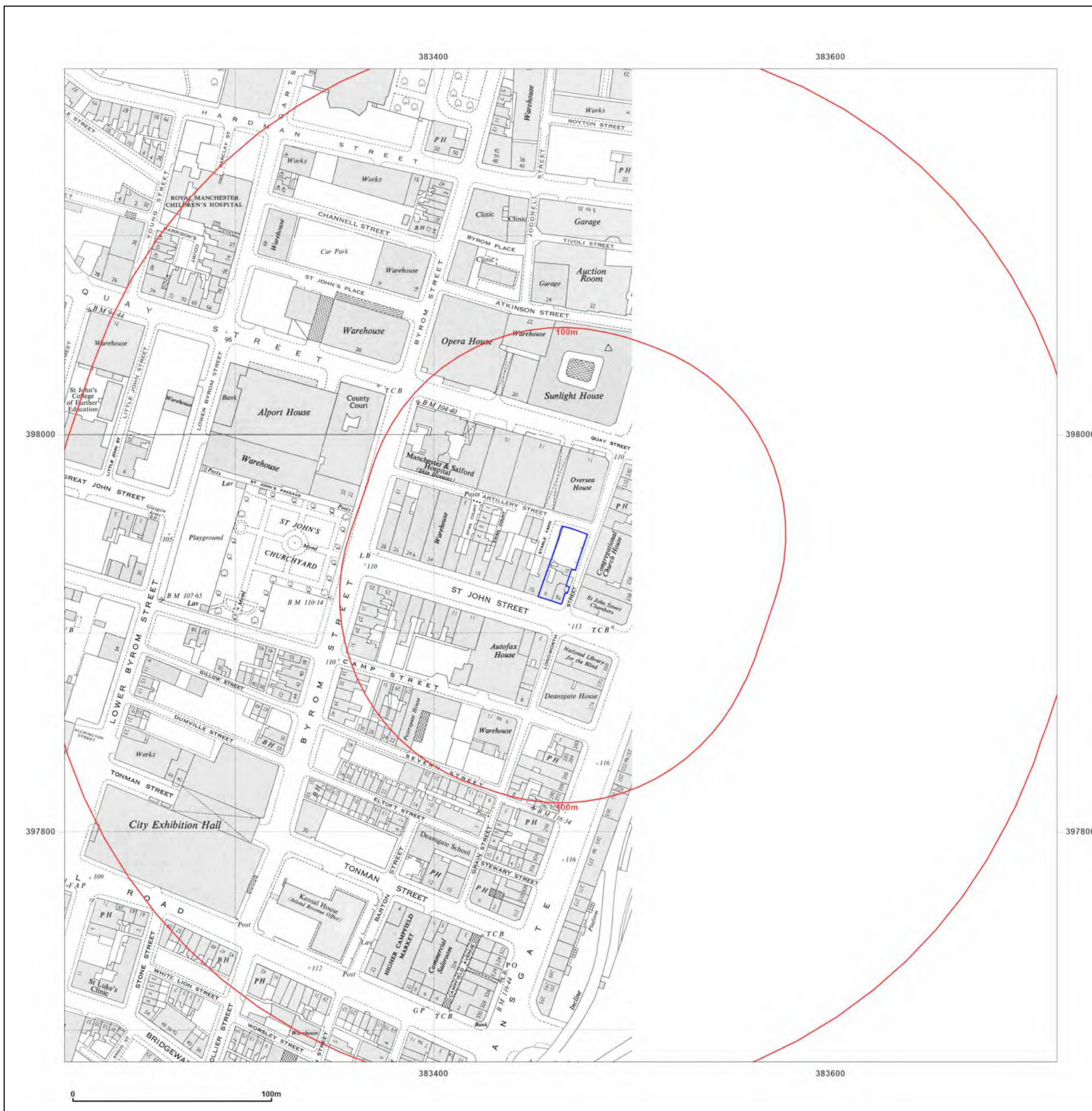


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Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

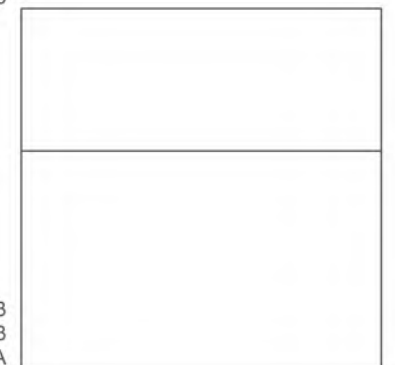
Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1965
Levelled 1958

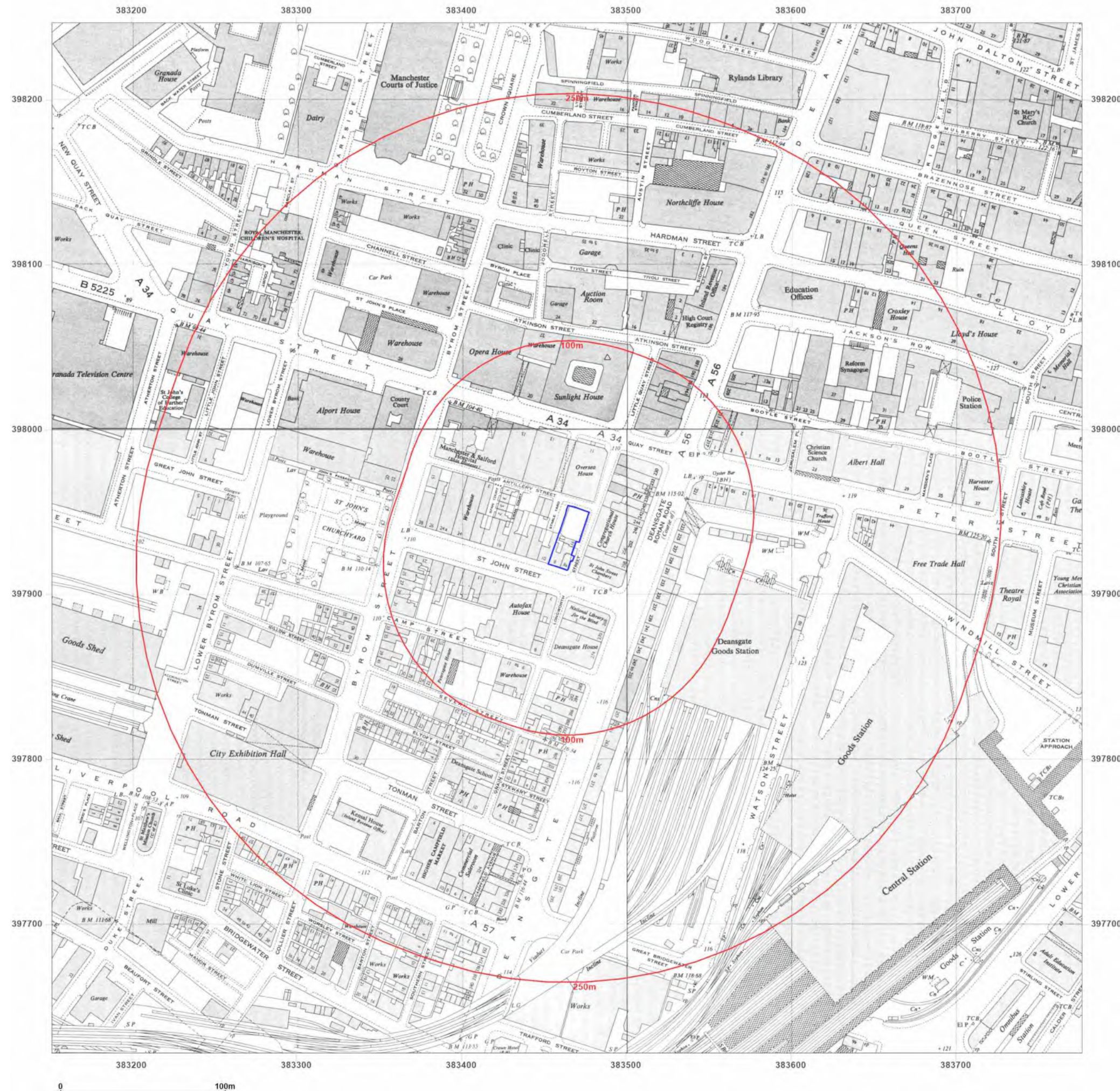


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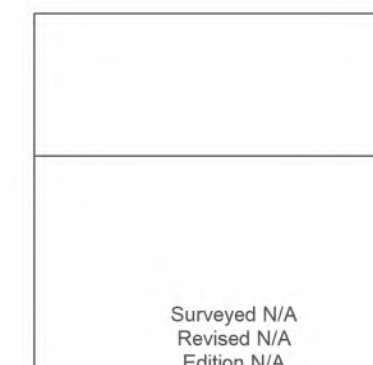
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Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

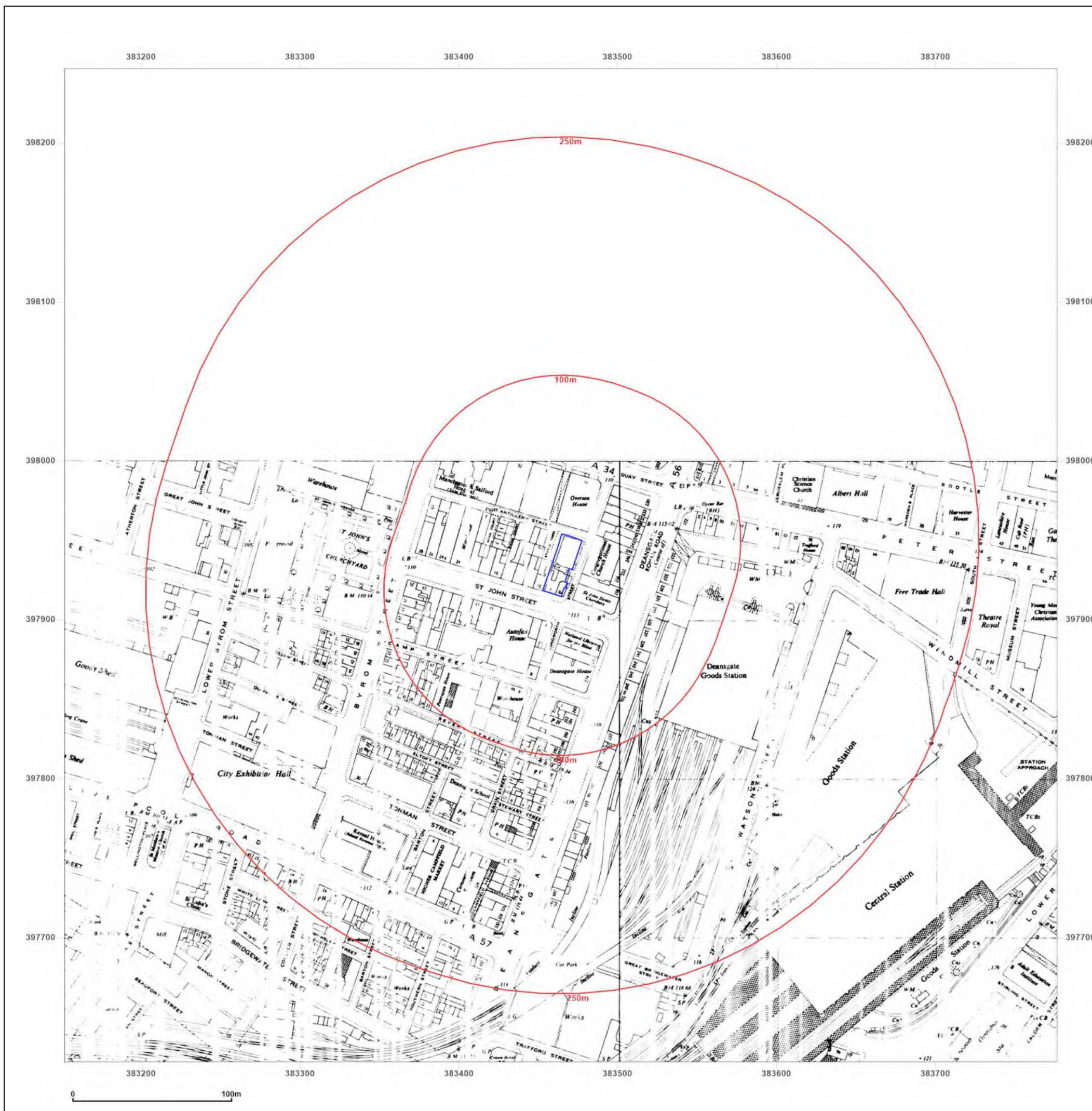


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Map Name: National Grid

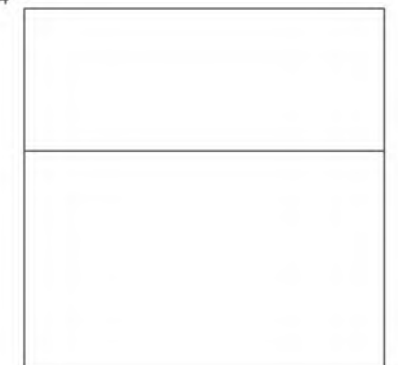
Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

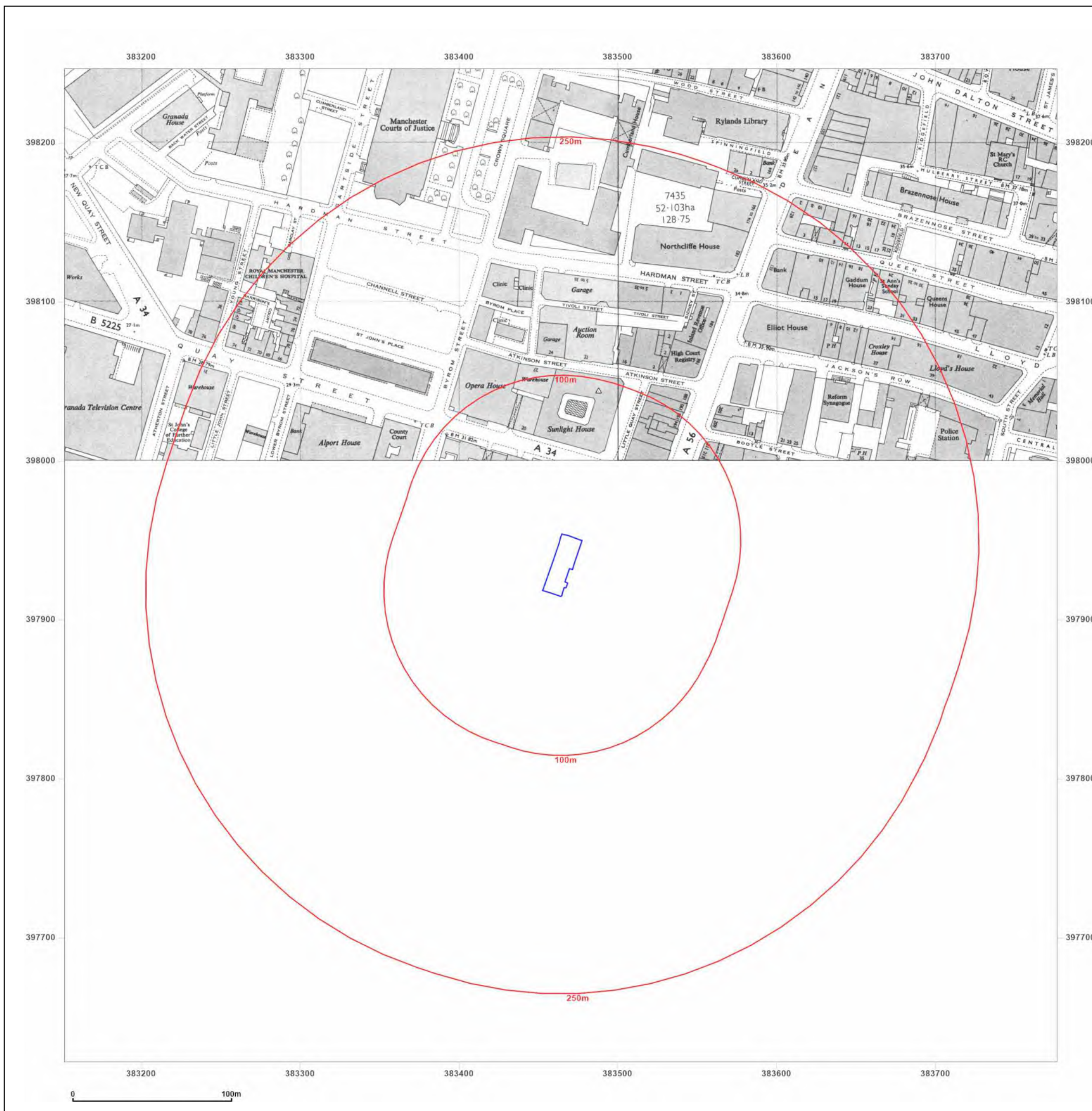


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Site Details:

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834121596

Client Ref: 2024095
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Map Name: National Grid

Map date: 1970-1973

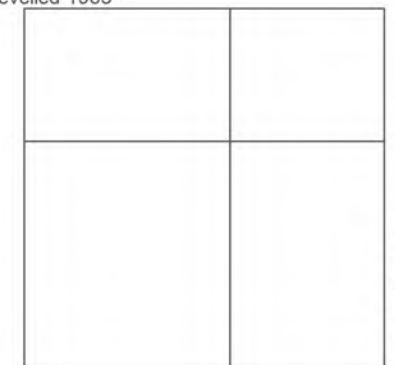
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Printed at: 1:2,000



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Revised 1972
Edition N/A
Copyright 1973
Levelled 1963

Surveyed 1948
Revised 1970
Edition N/A
Copyright 1970
Levelled 1963



Surveyed 1948
Revised 1972
Edition N/A
Copyright 1973
Levelled 1963

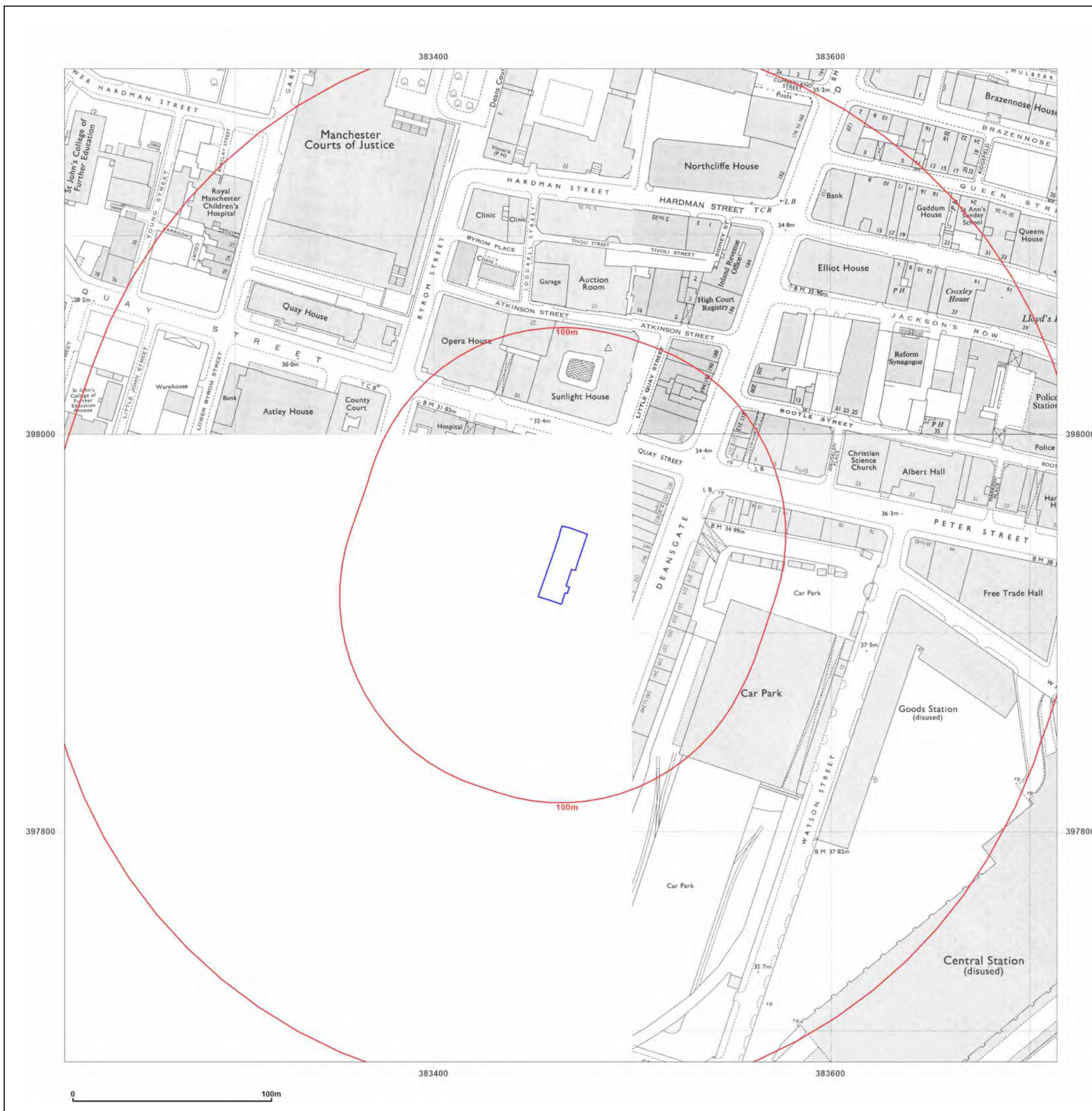


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834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1980-1985

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Levelled 1963

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Revised N/A
Edition N/A
Copyright 1980
Levelled 1964

Surveyed 1948
Revised 1979
Edition N/A
Copyright 1981
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled 1963

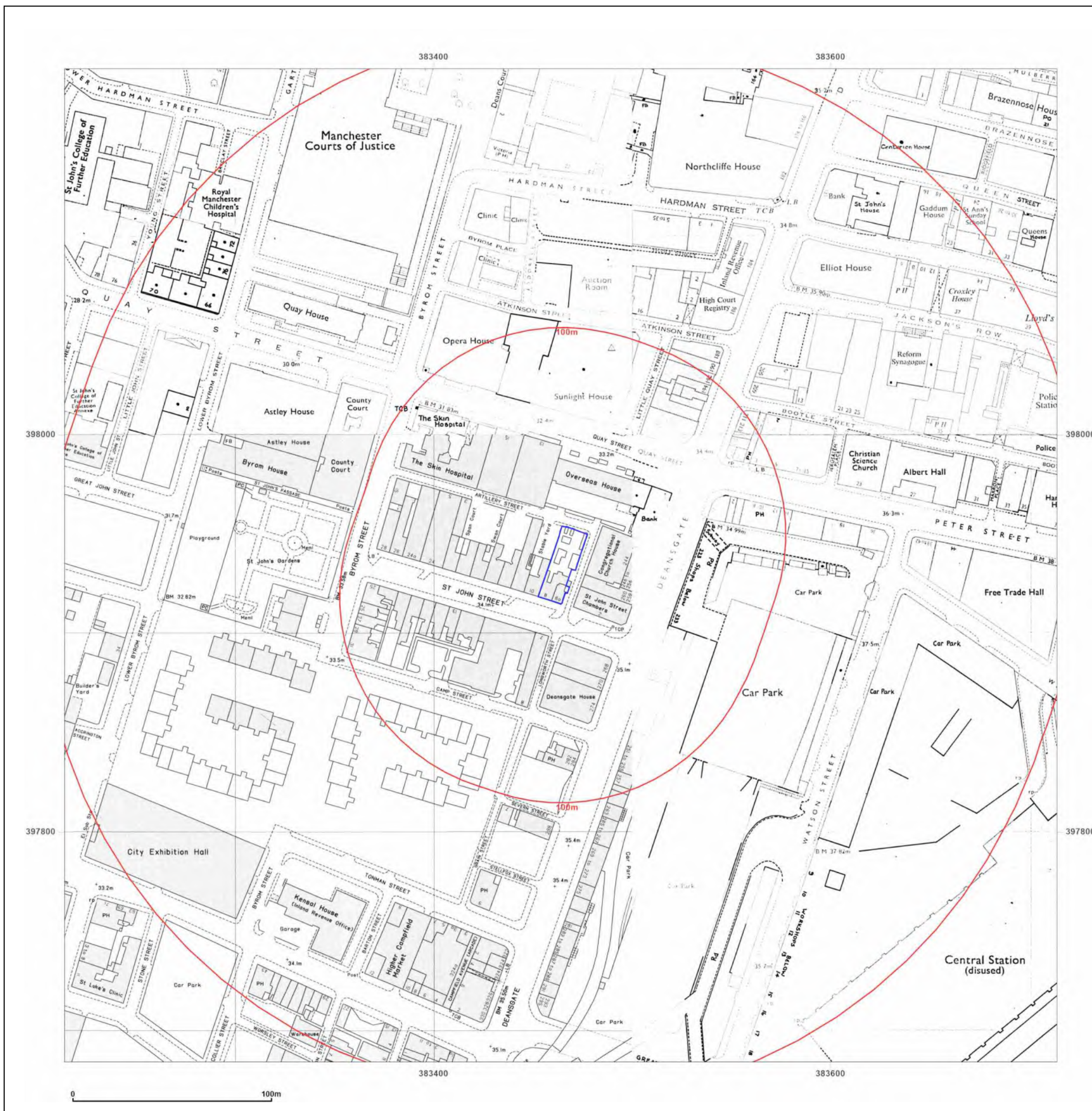


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1986-1990

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1970
Edition N/A
Copyright 1990
Levelled N/A

Surveyed 1964
Revised 1986
Edition N/A
Copyright 1986
Levelled 1964

Surveyed 1963
Revised 1986
Edition N/A
Copyright 1986
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled 1963

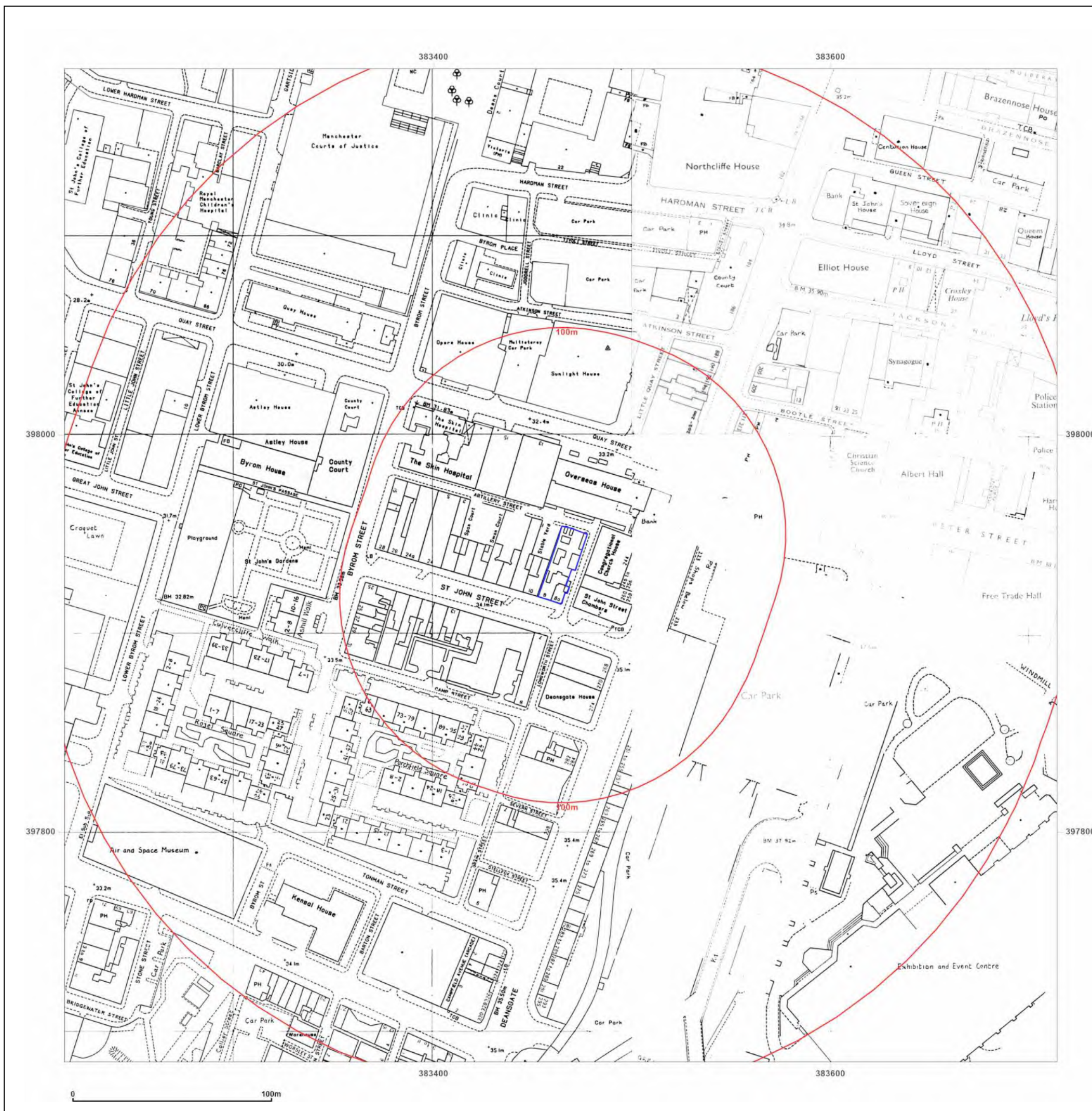


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1992
Edition N/A
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Levelled N/A

Surveyed 1948
Revised 1989
Edition N/A
Copyright 1989
Levelled N/A

Surveyed 1948
Revised 1979
Edition N/A
Copyright 1990
Levelled N/A

Surveyed 1948
Revised 1987
Edition N/A
Copyright 1988
Levelled 1963



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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1995
Edition N/A
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Levelled N/A

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Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

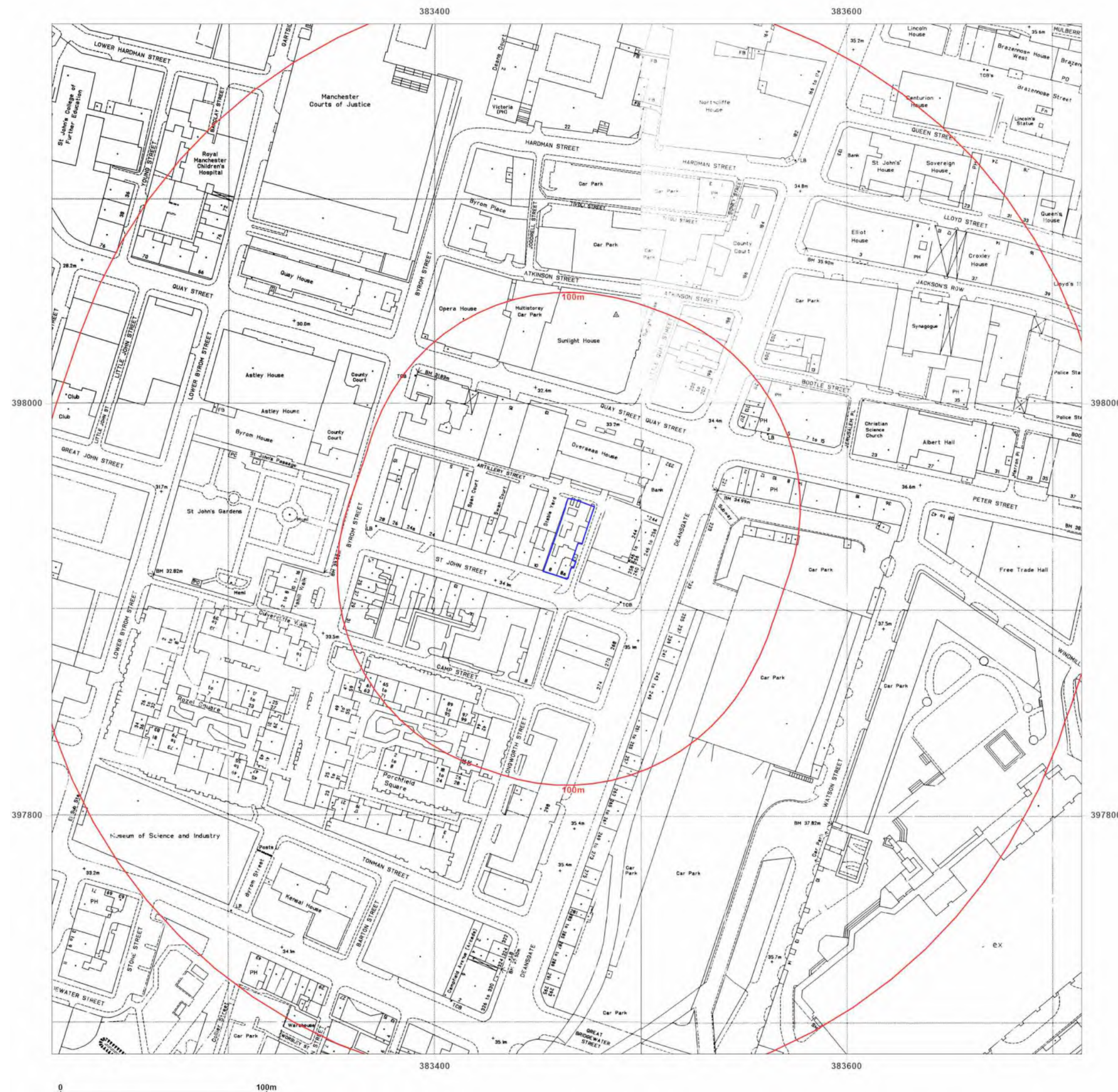


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Site Details:

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834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
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Revised 1994
Edition N/A
Copyright 1994
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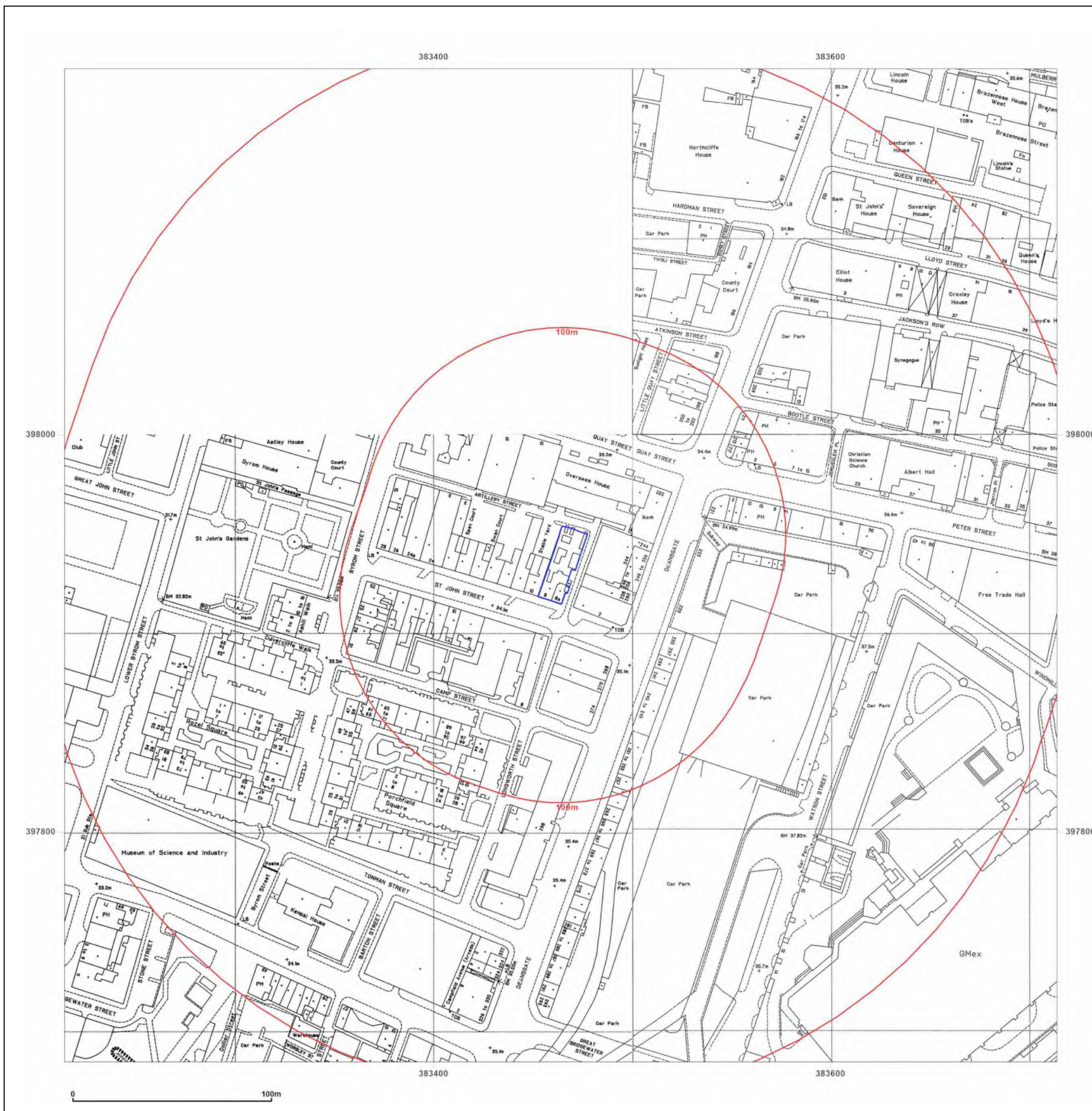


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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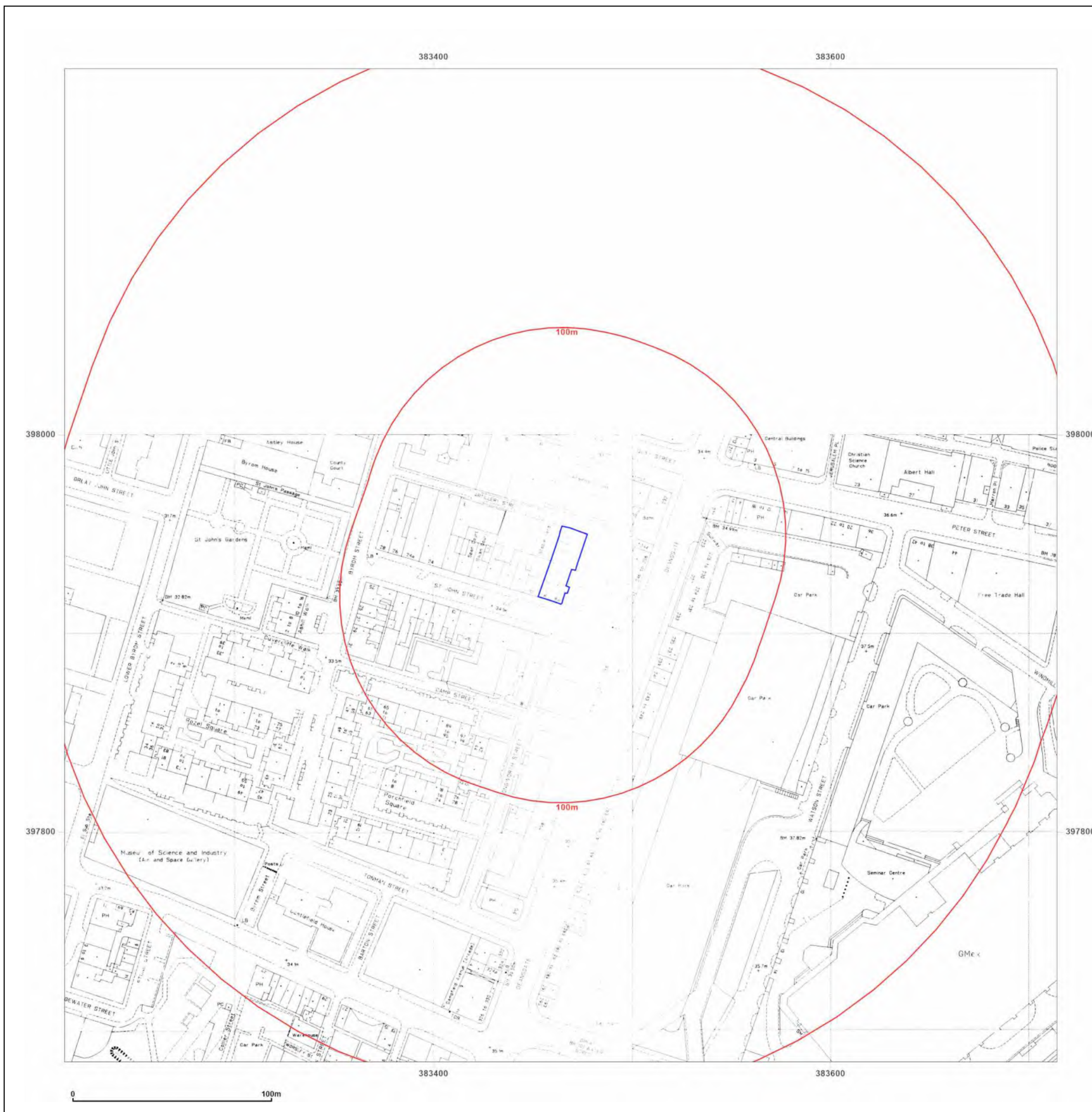


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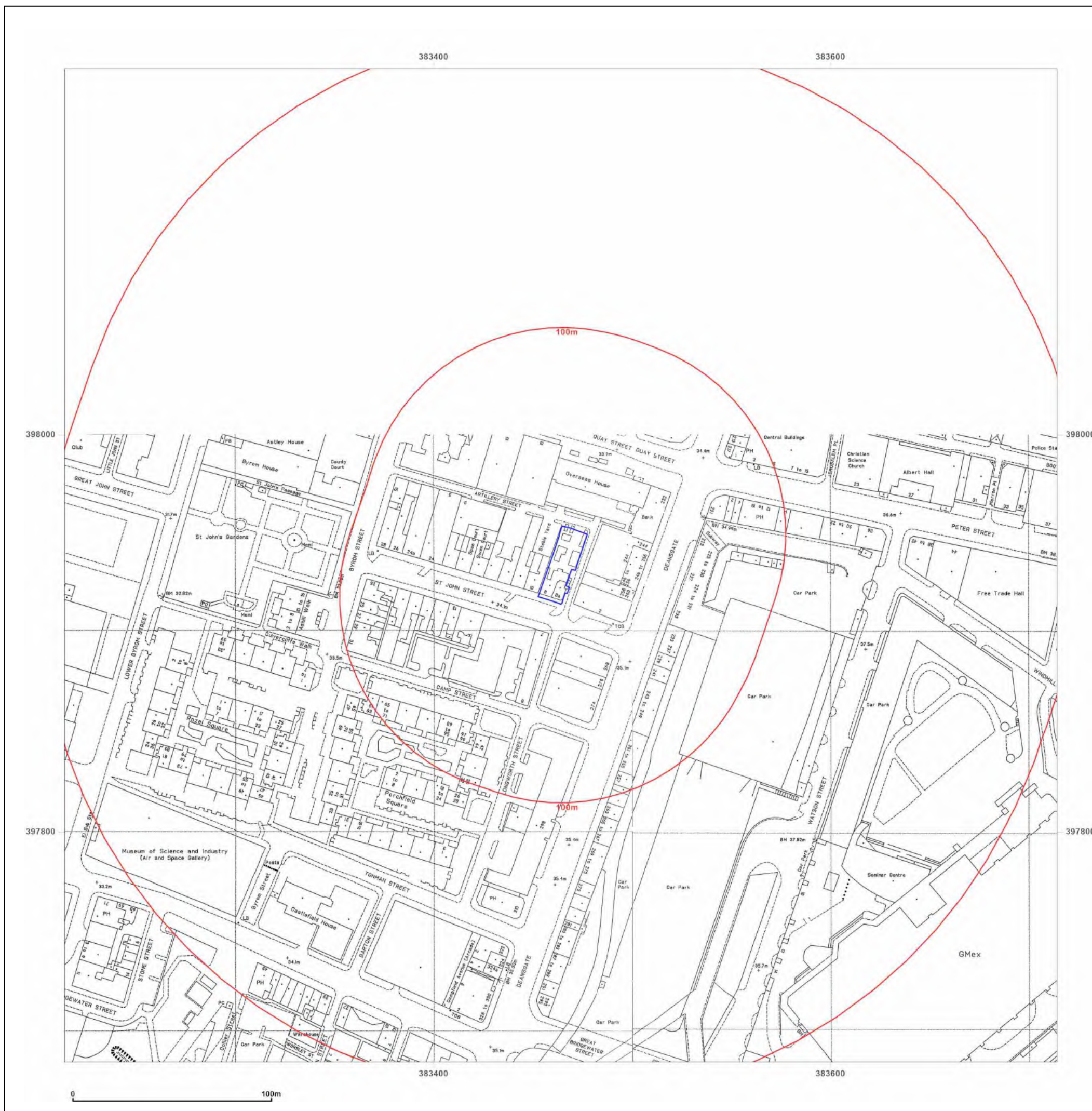


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Site Details:

383465.05817110033,397935.4
834121596

Client Ref: 2024095
Report Ref: GS-7LB-ES7-LSX-2DL
Grid Ref: 383464, 397934

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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