

**35 LIVERPOOL ROAD,
CASTLEFIELD,
MANCHESTER**

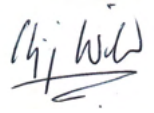
HISTORIC BUILDING INVESTIGATION

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SUMMARY

Mr Calum McGowan has secured planning consent for the refurbishment of 35 Liverpool Road in the Castlefield area of Manchester city centre (Planning Refs: 131047/FO/2021 and 131048/LO/2021). The development proposals allow for the refurbishment of the former eighteenth-century weavers' workshop dwelling (centred on NGR 383320 397722) that is afforded statutory protection as a Grade II listed building as part of the row of 29-41 Liverpool Road. The proposal allows for the change of use from a disused shop to a house, including for the demolition of a single-storey element to the rear of the property and the construction of a two-storey extension with roof terrace.

35 Liverpool Road represents one of a row of buildings constructed as weavers' workshop dwellings in the late 18th century, and was latterly used as offices for an insurance broker, and although remodelled for various uses over the years, much original fabric survives, and has been revealed by a sympathetic soft strip of modern fittings. In order to secure archaeological interests and mitigate the loss of internal and external features of the property during its proposed conversion, Manchester City Council (MCC) attached a condition to planning consent that required an appropriate scheme of archaeological investigation to be undertaken as part of the development. Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), it was agreed that the scheme of archaeological works would include an historic building survey of 35 Liverpool Road and archaeological monitoring of test pits at ground floor and cellar level. A review of the desk-based sources was also undertaken in tandem with the historic building investigation. The historic building survey, consistent with an Historic England Level 3-type building investigation, was undertaken by Raven Heritage in May 2024, in accordance with an approved Written Scheme of Investigation.

The historic building investigation revealed that the property was built as 16 Priestner Street, shortly before 1795, as one of a pair of cellared single-fronted cottages. Remains of a partially-blocked long horizontal 'garret' window on the upper floor demonstrate that the property was built for the intention of handloom weaving, and the layout of the cellar, which also included an original fireplace aperture in the front room, suggests that the property may have had a cellar loomshop to take advantage of the damp conditions of a cellar. However, early documentary data revealed that the cellar was inhabited by the early 19th century, with the whole house being used as low-quality workers housing for 14 occupants by 1841, and representing some of the poorest living conditions in the town.

For much of the mid 19th century, 35 Liverpool Road formed part of the adjacent beerhouse, with rented accommodation above and below, before becoming Richard Neild's Ladder and Barrow Works in 1872. The property remained in this use, passing to the next generation of the Neild family, and expanding and contracting into neighbouring properties in the early 20th century, before closing around the outbreak of World War II.

The property remains a well-preserved example of an 18th century weavers' cottage, which is an increasingly rare monument type, particularly in an urban setting. The investigation has revealed information that furthers the knowledge of such structures and the results will be used to ensure a sympathetic programme of remodelling to secure its future survival.



1. INTRODUCTION

SITE LOCATION

35 Liverpool Road forms part of a multi-phase terrace of eight houses on the southern side of Liverpool Road, within the Castlefield district of Manchester (Plate 1), approximately 1km south-west of the present city centre (Fig 1). The terrace forms part of the Castlefield Conservation Area and lies within the area of the former settlement associated with the Roman fort in Castlefield.



Plate 1: Recent aerial view of the site, looking south, ©Bing Maps 2024

BACKGROUND TO THE PROJECT

Mr Calum McGowan has obtained planning and listed building consent (Planning Refs: 131047/FO/2021 and 131048/LO/2021) for a proposed refurbishment of 35 Liverpool Road in the Castlefield area of Manchester city centre (centred on NGR SJ 8333 9771). The three-storey property forms part of a terrace of seven artisans' workshop dwellings that were afforded statutory protection as a Grade II listed building in 1994 on account of their historical interest as well-preserved examples of Georgian industrial housing (List Entry 1219402). The list entry description states that these workshop dwellings were erected in c 1820-30, although it is clear from the sequence of historical mapping for the area that they had been constructed by the late 18th-century.

The consented scheme allows for the restoration and conversion of a Grade II listed weavers cottage for use as a dwelling, which includes the demolition of a rear single-storey lean-to to



make space for a two-storey extension with a basement. The proposals have been carefully designed to minimise impact on historic fabric, and it is intended to expose considerable elements of original brickwork that is currently hidden behind modern wall finishes, providing an opportunity to better understand the historical development of the building.

In order to secure heritage and archaeological interests, Manchester City Council attached a condition to planning and listed building consents. Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisers to Manchester City Council, it was agreed that the scheme of archaeological works would comprise an historic building survey, coupled with a targeted archaeological watching brief during any intrusive site works. The historic building recording has been undertaken to a level consistent with an Historic England Level 2/3-type building investigation, and provides a detailed record of the workshop dwellings, in accordance with an approved Written Scheme of Investigation.

ACKNOWLEDGEMENTS

Raven Heritage would like to thank Mr Calum McGowan for commissioning the project, and for his enthusiasm and support throughout. Thanks are also expressed to Ian Miller of the Greater Manchester Archaeological Advisory Service (GMAAS), for his advice and support.

All work was undertaken by Chris Wild, with additional data processing by Lewis Stitt



2. METHODOLOGY

Building Investigation

Descriptive record: a written record of the extant structure was undertaken on site. These records are essentially descriptive, although initial interpretation was carried out on site where applicable. All work carried out was consistent with the relevant standards and procedures provided by the Chartered Institute for Archaeologists (CIfA), and their code of conduct.

Drawn record: measured survey plans of the building were supplied by the client. The drawings were used as a basis for annotation to illustrate the form and development of the building. Detail captured by the annotation included features such as window and door openings, and changes in building material and phasing. The final drawings are presented through an industry standard CAD package (AutoCAD 2020).

Photographic record : photographs were taken in high-resolution digital format (15MP). The photographic archive consists of both general shots of the building, as well as shots of specific architectural details.

Interpretation and Analysis: an inspection of the exterior of the buildings was undertaken and a description maintained to Historic England Level 3 standard (Historic England 2016) . These records are essentially descriptive, and provide a systematic account of the origin, development and use of the structure.

Archive: a full archive of the project has been prepared to professional standards, in accordance with current CIfA guidelines. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. The archive has been organised so as to be compatible with the other archaeological archives produced in the Manchester area, with the archive ultimately being deposited with the Manchester Local Studies and Archives (subject to their approval).



3. HISTORICAL BACKGROUND

INTRODUCTION

In order to better understand the present structure, it is important that it is placed within its historical context. The proximity of the Roman fort at Castlefield demonstrates human activity in the immediate vicinity for almost 2000 years, and the area is also important in the growth of the town of Manchester from the late 18th century to the present day. The broad picture for each period is outlined below, before a more detailed account of the historical development of the current structure. The extant physical evidence is then examined in the following section, and analysed in relation to the historical data in a discussion.

PREHISTORIC PERIOD

Little has been recorded for human activity within the present city of Manchester. Notable finds are all residual, having been abandoned or discovered out of any context of activity or settlement, and include a Neolithic stone hammer and arrow head, unearthed approximately 200m south-east of the site in 1845 (Sutton 1909), and . two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single sherd of late Bronze Age/iron Age pottery, recovered from excavations at 77-83 Liverpool Road, approximately 150m to the west of the site. These finds compliment a growing regional body of artefacts representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to water courses and moss lands, and it is reasonable to suggest that the Castlefield area in the centre of the city may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location (Gregory 2007).

ROMANO-BRITISH PERIOD

A wooded fort of approximately five acres was established only around 150m to the south of the site, at the location known as 'Castlefield', between 77 and 84AD, during the governorship of Agricola (Bruton 1909). The fort, known as *Mamucium* underwent several phases of development, with the earlier defences being deconstructed and improved in response to the on-going military campaigns, evolving from from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the north of England. This can be seen by a small but growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). The limits of the annexe, however, have been defined by a wide, defensive ditch and palisade, identified in various excavations in Castlefield, with the eastern limit found at 340 Deansgate (*ibid*).

As this military complex developed, so an accompanying grid of roads expanded, communicating with a substantial extramural settlement, or *vicus*. This housed civilians, attracted by the security and commercial benefits of the nearby fort. Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east, forming a well-connected trade network, allowing the fort to continue to prosper until the late third century AD. Based on archaeological excavations and the distribution of other isolated Roman finds, the limits of the *vicus* appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for approximately 100m from the north-west corner of the fort,



eastwards across Deansgate to the area now occupied by the Beetham Tower. 35 Liverpool Road lies approximately 150m east of the projected edge of the settlement.

The most significant evidence for Roman settlement in Castlefield beyond the fort, has been provided by open-area excavations at 73-83 Liverpool Road, Barton Street, 340 Deansgate and the site of the Beetham Tower, all within the assumed footprint of the *vicus*. Most of this area has been heavily disturbed by the 18th and 19th century expansion of the town of Manchester, but small pockets of undisturbed subsoils have provided important evidence for Roman activity. Structures were built of timber, rather than stone, with successive phases of timber-framed buildings, evidenced by postholes, construction trenches and beam slots, and associated occupational features, deposits and finds being observed. Evidence that earlier defensive ditches were backfilled and built over in the early second century with timber-framed buildings, aligned to roads and corresponding boundary ditches, demonstrates the expansion of the *vicus* at this time, with some of these residential areas persisting well into the third century AD, displaying signs of a flourishing and diversified settlement (Gregory 2007). Evidence of small-scale industry in the form of hearths, metal-working and potential tanning pits occurred in discrete areas of the *vicus*. However, most activity within the *vicus* was of a domestic or commercial nature. A timber and stone building with a large floor plan, excavated at 340 Deansgate, is distinctively different to surrounding domestic structures, and has been suggested as a potential high-status dwelling or commercial centre, market hall or inn (Gregory 2006, 184),

Of greatest relevance to the site of 35 Liverpool Road are the excavations undertaken in 2001 at 78-83 Liverpool Road, approximately 150m to the west of the property. Despite suggestions that the extant structures and 19th-century activity would have destroyed earlier remains, portions of the site retained evidence relating to the civilian settlement attached to the Roman fort. The earliest phase of Roman activity was characterised by a ditch, likely to have been associated with the fort. This was later back-filled, capped with clay and subject to settlement activity, including the laying out of boundary ditches and digging of pits. The final phase of activity relates to the construction of a building in the southern part of the site (Salford Archaeology 2022).

MEDIEVAL PERIOD

There is very little archaeological evidence within the wider region representing the period between the end of the Roman occupation and the Norman Conquest. The area that included Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it is possible that the settlement located around the site of the present cathedral, approximately 1km to the north of Liverpool Road, was established around this time (Farrer and Brownbill 1908).

Following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger de Poitou. He retained the manor of Salford demesne (Tupling 1962, 116), but divided the remaining land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the 13th century the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, located over 1km to the north of Liverpool Road, and it has been suggested that the medieval town grew around it (Hartwell *et al* 2004, 256).



A deer park, known as Aldport Park, was established at the southern end of Deansgate, covering an area from Quay Street, as far south as the River Medlock, and is mentioned in 13th-century texts, and was maintained possibly until the 16th century (Salford Archaeology 2022).

POST-MEDIEVAL PERIOD

The early post-medieval period marked some growth of the town of Manchester, nucleated around the present cathedral, with improvements of the crossings of the River Irwell, linking it to neighbouring Salford. Following the removal of the deer park to the south of the town, plans produced in the post-medieval period imply the land to the south of the town reverted back to agricultural use and this was certainly the case by the 18th century, with areas of Deansgate depicted under cultivation (Salford Archaeology 2022).

During the first half of the 18th century, Lancashire, and the entire Pennine region was an agricultural area with small dispersed settlements and market towns, with Manchester forming its centre, having good transport links by river and road. This basic infrastructure and a wealth of mineral resources, most notably coal, placed Manchester and the wider region in an ideal position to exploit the industrial revolution of the second half of the 18th-century, and the continued expansion of transport links, in the form of rivers, canals, and then railways, combined with an influx of entrepreneurs and merchants allowed it to flourish as one of the major world centres of this period into the 20th century.

INDUSTRIAL PERIOD - OVERVIEW OF THE DEVELOPMENT OF THE COTTON INDUSTRY

The technical revolution in the cotton-spinning industry during the second half of the 18th century transformed the economic and social structure of the region. At the beginning of this period, the manufacturing processes of spinning and weaving were still based upon the country cottage. By the end of the century, the industry had expanded to an incredible extent; between 1780 and 1800, imports of raw cotton into Lancashire increased from 5-6 million lb to 50 million lb *per annum* (Deane and Cole 1962, 52), and the number of spindles in operation increased from an estimated 1.7 million in the early 1780s to 4-5 million by 1812 (Baines 1835, 226).

By 1815, 90% of Britain's cotton industry was located in Lancashire (Holland 1976, 43). There were numerous reasons for this phenomena: local workers were experienced in textile manufacture, there were few restrictive guild regulations as cotton was a relatively new industry, the favourable climate, the availability of pure water for bleaching and calico printing, abundant coal for steam power, plenty of female and child labour, existing trading links and a good and easily accessible port in Liverpool. The growth of the export trade, especially to Europe, continued to grow during the second decade of the 19th century. The export of twist and yarn, for instance, rose from £794,465 in 1812 to £1,119,850 in 1814, and then to £2,022,153 by 1820 (Lee 1972, 57).

The onset of the American Civil War caused severe problems for the English cotton industry as the blockade of America's southern ports by the Federal navy cut off the supply of raw cotton on which Lancashire's mills depended. This resulted in the Lancashire Cotton Famine of 1862-64. During this period, raw cotton increased in price from 9d per lb in 1861 to over 2s in 1863 (Holland 1976, 142). From the peak of the famine in 1862/3, unemployment fell, but not until the end of the war, in April 1865, was normal working resumed.



Lancashire dominated the English cotton industry into the 20th century; during the early years of the 20th century, it has been estimated that some 76 per cent of the cotton operatives of the United Kingdom were within Lancashire (Chapman 1905, 37). The cotton industry reached its peak in 1914, with India, the largest single customer, buying 3,000 million yards of cotton cloth (Holland 1976, 142). However, Manchester's share of the industry declined; a total of 2,666,000 spindles were operative in Manchester and Salford at the beginning of the 20th century, compared to 11,603,000 in Oldham and 5,035,000 in Bolton (Chapman 1905, 41). Nevertheless, Manchester remained pre-eminent as a centre for the production of fine yarn, whilst Oldham was associated with coarse and Bolton with medium yarn (Walmsley 1893, 79).

Despite cotton remaining to be Britain's leading export until 1938, the industry declined rapidly between the wars, largely through a fall in exports. Countries that had formerly provided lucrative markets, and particularly India, developed their own mills. Japan captured many former British markets in China and the Far East, and the imposition of tariffs by America and Brazil caused further damage to the export of British cotton goods. A short boom period began in 1945 as a result of shortages caused by the war, but after 1952 British cotton textiles faced intense competition from manufacturers in the Far East. More seriously, however, was the widespread manufacture of man-made fibres; by 1962, 40% of British cloth production was in man-made fibres (Holland 1976, 278). The textile industry declined rapidly thereafter, and many of the mills fell into dilapidation or dereliction.

BACKGROUND TO THE DEVELOPMENT OF WORKERS' HOUSING IN MANCHESTER

The earliest dwellings for the increasing number of workers in Manchester were erected with little legislative control. The first such act, the Manchester Poor Relief Act, passed in 1790, which not only required the provision of a poor house, but more importantly granted powers to Local Improvement Commissioners to make new By Laws (Pearlman 1956). This led to the passing of a first housing act in 1792, for '*Cleansing, Lighting, Watching and Regulating the Streets, Lanes, Passages and Places within the towns of Manchester and Salford*'. This included a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between properties. A swathe of further permissive acts up to 1808 included provisions for 'rendering more commodious several of the said Streets....' and of 'party walls at least 14" (0.36m) thick in houses and warehouses, the full height of the building, except the attic or highest storey, where it is permitted to be 9" (0.23m)' (*ibid*). In the absence of any practical way of enforcement, however, the regulations were largely ignored (Hylton 2003, 152), and this has been borne out by the archaeological record. Nevertheless, there is some evidence to suggest that these early dwellings were of a superior quality to those that were built during the early 19th century (OA North 2006; Miller & Wild 2015). This reflected to a degree the increased pressures placed on the housing stock by an expanding population, coupled with rising land values.

There are several descriptions of the Manchester housing stock during the early 19th century that are available within surviving documentary accounts. One such description is provided by Dr J Farriar in the proceedings of the Board of Health in 1805, who noted that '*the number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil...*'. Farriar goes on to describe the average Manchester workers' dwelling as consisting of '*two rooms, the first of which is used as a kitchen, and though frequently noxious by its dampness and closeness, is generally preferable to the back room. The latter has only one small window, which, through on a level with the outer ground, is near the roof of the cellar*'



(quoted in Aspin 1995, 130). Whilst this paints a very unpleasant picture of such dwellings, it should be noted that a survey conducted by the Manchester Statistical Society in 1835, recorded that within the housing stock of 29,037 in Manchester and Salford, were 4,270 single room dwellings, showing that a two-roomed dwelling was not the lowest level of habitation. Furthermore, another 4,270 of the dwellings were cellars, inhabited by 18,295 individuals (quoted in Pearlman 1956).

The cartographic evidence for the demand for cheap housing in the mid-19th century in Manchester, can be clearly seen by contrasting the Bancks and Co map of 1831, with the first Edition Ordnance Survey map of 1850. The documentary sources expand the detail, with a return of 1859 recording that the housing stock had risen to 100,000 dwellings. Of these, 24,000 had an annual rent of under £6, 65,000 under £10 and 10,000 under £20 (Pearlman 1956). Almost all of those under £6 were recorded as 'older back-to-backs'.

The indiscriminate infilling of land, creating courts and blind passages typifies the increased demand for housing land in Manchester at that time. The population was still expanding at a rapid rate, and more land was being demanded by the inhabitants employers, particularly for larger engines and associated huge coal yards and even reservoirs. The resulting landscape was a common 'attraction' for visiting gentlemen, attracting a horror equal to the marvel of the factories in which these people worked. Notable such continental visitors include the Germans Karl Schinkel in 1826 and Frederick Engels, who in 1830 remarked that *'in such a hole (referring to one-roomed houses), I found two beds, which, with a staircase and chimney-place, exactly filled the room. Everywhere, before the doors, heaps of debris refuse and offal'*, relating to the common practice of keeping pigs in pens within courtyards (Engels 1973). His later iconic work, 'The Condition of the Working Class in England', published in 1845, was almost entirely based upon Manchester and the surrounding cotton towns. Of the British visitors to the slums of Manchester, the distinguished doctor JP Kay, in 1832 described the centre of Manchester in the mid-19th century as *'a mass of buildings intersected by loathsome streets and close courts defiled with refuse'*.

The Housing Problem: as outlined above, the nature of the living conditions of the urban working classes, was observed and reported by reformers, the clergy, and the medical profession, from its inception. However, it was only from the mid-19th century that the difficult issue of how to effectively house and maintain the health of the urban working classes became a major national political issue. This appears to have emerged from a result of many factors, the most pressing of which were the frequent outbreaks of cholera, and the pressure to make new land available for housing the rapidly expanding population, combined with a plethora of medical reports on the appalling health of the working classes, and the growing voice of the social reformers, like Kay and Engels. A study of urban mortality in England and Wales, during the period 1871-80, based on the largest cities and towns, succinctly summarises the health of the city: *'Manchester, the archetype for the inhumane conditions of the early phase of industrialisation, was the unhealthiest town in the English sample...the inner-city, the registration district of Manchester, was the place with the worst living conditions'* (Vogele 1998, 256).

Despite this reputation for having the most appalling housing conditions, Manchester was amongst the first towns to attempt to improve the quality of the dwellings of the urban poor. Whilst the earlier legislation had been almost ineffectual, the Manchester Police Acts of 1844 and 1845, marked a sea change in the attitude of the Corporation. The first of these acts stipulated that every new house had to be provided with running water, a privy, and an ashpit, although piped water and gas only slowly found its way into the cottages of Ancoats (Marr 1903).



According to a statement subsequently made by the Town Clerk in 1869 *'the consequence of that legislation has been that in Manchester, since 1844, the building of back to back houses has been illegal'* (Pearlman 1956). It is noteworthy that the erection of back-to-backs was not prohibited in Liverpool until 1861, and in Leeds until 1909, but a loophole in that legislation meant that the last back-to-backs were built there in 1937 (Beresford 1971). The acts also restricted the height of dwellings to two storeys, excluding cellars, in any street less than 10 yards wide, and the ground floor of new dwellings was also required to be at least 6' above that of the adjoining footway or road.

Unlike earlier legislation, the 1844 Act was enforced to some degree, by a dedicated committee, which investigated some 9,400 dwellings in the first year alone (Hylton 2003, 153), with alterations being made to 3640 and 736 cellar dwellings in the following years (Pearlman 1956). Before this sweeping overhaul of the housing stock, it was estimated that each privy was shared by 13 dwellings, or an average of 78 people, whereas this was subsequently reduced to three dwellings, or 18 people (*ibid*). By 1850 over one third of Manchester's dwellings had been 'reconditioned' (Hylton 2003, 153). However, the cellar population of Manchester, calculated at 22,924 in 1845, only fell slowly to 12,396 in 1861, and rose subsequently during the cotton famine of the following years (Roberts 1993, 22).

The first national recognition of the 'Housing Problem' was probably the 1868 Artisans' and Labourers' Dwellings Act. Generally known as the Torrens Act (after its author), this national act gave local authorities the power to insist upon structural alteration or demolition in cases where dwellings were deemed unfit for human habitation. However, it was not well-received in Manchester, where the Manchester Corporation Waterworks and Improvements Act of 1867, which granted the power for inspectors to close unfit dwellings without paying compensation, unlike the Torrens act, to the owner, remained the legislative tool for dealing with sub-standard housing. However, in practice, compensation of £15 was paid for each dwelling demolished (Parkinson-Bailey 2000, 41). The other main difference between the two acts was the omission of the clause relating to compulsory reconditioning of properties from the local By Law. Between 1868 and 1872, the new act was widely used, with 2,400 cellars being closed (Pearlman 1956). By 1874, only 108 cellar dwellings remained in the city, all occupied by old people, and due to be closed when the occupants either left or died (Pearlman 1956).

The authorities in Manchester were similarly unwelcoming of the 1875 update of the Artisans' and Labourers' Dwellings Act (the Cross Act). This permissive act was the first to contemplate the idea of large-scale areas of slum clearance, rather than being confined to individual properties. It also provided for comprehensive redevelopment of the same site as that cleared. The council's chief objection was that it was *'irrational and required unjustifiable expenditure'* (Pearlman 1956), but also pointed to many of the new houses being of similarly poor construction to those replaced, being built by speculators attracted by the higher rents that the new dwellings demanded. In an address to the Social Sciences Congress of 1879, the Bishop of Manchester lamented that if the new dwellings had been *'a little more roomy, and of more solid construction, and erected under stricter sanitary regulations....then it would not have merely been an extension of the slum belt'* (Pearlman 1956). Dr Smith described this new type of house in the 1860s as being of two storeys and containing *'one sitting room, one kitchen and scullery, three bedrooms and a cellar, one privy and a midden in the back yard'* (*ibid*). In 1871, the Sanitary Committee re-iterated the opinion that privies and ashpits, properly regulated, were the best sanitation system for Manchester. However, a loophole in both the 1867 and 1868 Acts meant that the number of privies provided was severely less than intended. Rather than



providing one privy for every three houses, a single privy with four seats was often installed for a row of 12 houses, each of which might contain several dwellings. Even by this relatively enlightened stage of the 19th century, large blocks of back-to-backs were commonly only provided with a pair of privies, with a midden between. This was often little more than a deep hole, usually brick-lined, but not water-tight, and regularly placed against the rear wall of a cellar dwelling, separated solely by the single-skin, or full brick thick cellar wall. Various accounts of ensuing damp, or worse still, inundation of 'liquor' litter the documentary sources. The problem was brought to a head by the Public Health act of 1875, which prohibited 'the conveyance of sewage and filth water into any natural water course', and the 1876 River Pollution Prevention Act, which strengthened the earlier act by prohibiting 'drainage and the putting of solid materials into streams'. Although water closets were being installed into domestic dwellings by this time, the cost and associated sewer adaptations necessary, made it unfeasible for widespread installation into workers' dwellings. In Manchester, the authorities adopted the usage of pail closets in 1872, which, in its simplest form simply replaced the privy midden by inserting a bucket, or pail, beneath the seat. This could then be emptied by 'scavengers' or night soil men' and removed to a suitable site outside the city. In 1881 Manchester Corporation purchased a site in Davyhulme specifically for the purpose (Pearlman 1956), the 'soil' having allegedly been secretly poured into the Rivers Medlock and Irwell, close to the processing plant in Holt Town (Platt 2005, 397). This system was used throughout England, but was particularly popular in Birmingham, Rochdale and Manchester (Gray 1884). The ash closet, a variation of the pail closet, but with a separate chute to allow sifted ash to be thrown over the excrement, was ideally suited to Manchester, with the 'Dolly Varden' type being favoured (Parkinson-Bailey 2000, 40), and although hygienically less effective than the earth closet, it was more suitable for use in the inner suburbs of Manchester, where there was almost no 'earth' but large quantities of ash. Uptake of pail closets was initially slow, with only 696 recorded in Manchester by 1873, rising sharply to 5,026 by 1875 (Wilson 1990, 127). However, following the 1875 Public Health Act, they were rapidly installed throughout the city, with 59,931 recorded in 1880 (*ibid*). By the time of the passing of the Manhood Suffrage Act in 1884, the programme was almost complete (Platt 2005, 396), although Manchester still retained over 20,000 privy middens (Thompson 1903, 6). The council's apparent obsession with the pail closet system can be clearly demonstrated in the construction of 24 dwellings in Holt Town in 1888 by the Manchester and Salford Workmen's Dwelling Company. These were designed to provide more commodious and hygienic accommodation, with each house listed as containing a slop sink, an oven range, coal bunker, concrete floors (timber in the bedrooms upstairs), and constructed of salt-glazed brick to 5' (1.53m), below lime-washed common brick (The Builder, 8 December 1888). Each was originally intended to have a water closet, but this was changed to a pail closet at the request of the council (Pearlman 1956), possibly due to its proximity to the processing plant.

In 1890 the Medical Officer for Health reported that he could find no other reason for the abnormally high rate of mortality in the city than bad housing conditions (Pearlman 1956). The death rate had averaged 26.9 death per thousand per year over the previous five years, compared with a figure of only 20.9 in Liverpool (*ibid*). This was almost certainly in no small part, due to the continued use of privy middens, and a lack of willingness to embrace the use of water closets. Research into the incidence of typhoid fever in Nottingham, undertaken by Dr Boobbyer between 1887 and 1896, demonstrated clearly the health benefits gained by using water closets, with the incidence being only a single case in 588 houses, compared with a case for every 120 houses with pail closets, and for every 37 houses still using privy middens (Moore 1909, 14). Also in 1890, a consolidation of previous acts led to the production of a further



Artisans' Dwellings Act, which not only extended the demolition rights of the corporation, but sanctioned the principle of municipal house building, effectively making the council responsible for slum clearance and rebuilding. The previously ineffectual Unhealthy Dwellings Committee, formed in 1885, used the new legislation to implement its powers. In Ancoats it declared that the area bounded by Cornwall Street, George Leigh Street, Bengal Street and Oldham Road was an 'unhealthy area' which could only be remedied by redevelopment of the whole area under 'The Manchester Labourers' Dwellings Scheme, 1890' (Pearlman 1956). This led to the construction of the Victoria Buildings, commenced in 1892 and completed in 1894, and representing a rare extant example an early triumph in municipal social housing, comprising 237 two-roomed and 48 single room dwellings within the five storey structure, with a lobby, sink and water closet for each pair of dwellings. A further, less imposing construction of through cottages on Sanitary (now Anita) Street, immediately to the west, provided single and two-roomed flats, with much larger three-bedroomed houses constructed on the George Leigh Street frontage, all under municipal ownership. These schemes, accompanied the sanctioning of an effective waste-water sewerage scheme in 1889 (Vogele 1998), following the construction of the Davyhulme Sewage Works, completed by 1894 (Parkinson-Bailey 2000, 40), which acted as a catalyst for the adoption of water closets within workers' dwellings, with 24,300 installed that year, and 46,000 having been installed in 1902, although still a secondary alternative to pail closets, which still numbered close to 80,000 (Stanbridge 1976). The conversion continued apace, but even by 1924, when 230,046 water closets had been installed, there were still 1,108 pail closets and 35 privy middens in use (ref 18 Parkinson-Bailey 2000, 40).

Subsequent local By Laws insisted on the use of damp-proof courses for the first time, and also that houses should be erected at a density of no greater than 40/acre (Pearlman 1956). This led to the birth of the 'modern' terrace, built in the outer suburbs, now synonymous with Manchester, built in long rows, but all as through-dwellings, many containing five rooms, and each with a back yard, and internal water supply. Many housed the water closets in outhouses in the yard, and few had baths, but many had architectural embellishment to their front elevations, including bay windows.

However, during the closing years of the 19th century, overcrowding in the inner city actually increased. There are several key factors, namely the continued rise in the urban population, the greater requirement of inner city land by both industry and transport systems, and thirdly as a result of measures intended to ameliorate the lives of those in workers' dwellings. Under the new acts of 1867, and then 1890, approximately 6,000 dwellings in the inner suburbs, mostly back-to-backs were demolished, but were only locally replaced with approximately 3,000 (Pearlman 1956). Overcrowding was seen as less of a problem than hygiene for most of the 19th century (Wohl 1977), and many of the attempts to improve hygiene actually led to increased overcrowding. Whilst a swathe of housing acts from the middle of the century gave medical officers the power to demolish relatively large tracts of 'condemned' housing, these were not extensively applied (Wohl 1977), as the officers realised that, as few accommodation alternatives were available to the inhabitants, demolition of the worst housing would only lead to an overcrowding of what was only marginally better housing nearby. It was only around the turn of the 20th century that overcrowding became more of a political issue than sanitation, as it had now become the major adverse effect on health, as sanitation improved. Workers were reluctant to leave the inner suburbs, despite the living conditions, as the newer, larger dwellings in the suburbs, were not only located far away from their places of work, but were more expensive, and as highlighted above, were often seen as being 'jerry-built'. Many of the residents displaced



by closure and demolition simply crowded into the remaining housing stock, exacerbating the health and welfare issues of these districts. Even in London, where suburban housing was subsidised, in an attempt to attract migration from the inner districts, and where the new railways (which themselves incurred large tracts of housing clearance) offered viable fast transport back into the heart of the city, workers were initially unwilling to relocate. London City Council's Housing of the Working Classes Committee realised that residents would not move until cheap and rapid transport was supplied, but also that cheap workmen's trains would not be introduced by the rail operators until the dwellings in a new district were sufficiently occupied (LCC 1900).

In 1901, Manchester City Council bought 238 acres of land at Blackley with a view to erecting affordable housing and addressing the problem of sub-standard dwellings. Nearly 25,000 sub-standard houses were demolished during the following 18 years, and back-to-back housing was 'virtually eliminated by 1913' (Hylton 2003, 184). Nevertheless, the problem of poor quality housing persisted, and by 1954, when Manchester City Council renewed efforts at slum clearance, there were an estimated 70,000 homes unfit for human habitation.

DEVELOPMENT OF 35 LIVERPOOL ROAD

For the majority of the 18th century the site of 35 Liverpool Road lay within agricultural land beyond the southern limit of the town of Manchester. This is clearly depicted on Tinker's plan of Manchester of 1772, where the site is shown to the south of Tickle Street and opposite the area known as Alport Town (Plate 2). No expansion of the town within the vicinity was shown on Yates' map of Lancashire, surveyed in 1780. However, by the time of its publication in 1786, the town was expanding in all directions, with development in the area first depicted on Lewis' Trade Directory map of 1788, but shown in much greater detail on Green's plan of Manchester, surveyed between 1787 and 1794 (Plate 3). This not only shows the layout of multiple streets, but an extensive block of development to the west of Alport Street (now Deansgate), with the Site forming the eastern property of a linear row on the southern side of 'Priestner Street' (Plate 3). The detail of Green's plan appears to show three dwellings with rear yards and outbuildings, possibly privies, forming the eastern part of the row, with a much larger L-shaped property around the corner onto Collier Street, representing the White Lion public house (Plate 3).

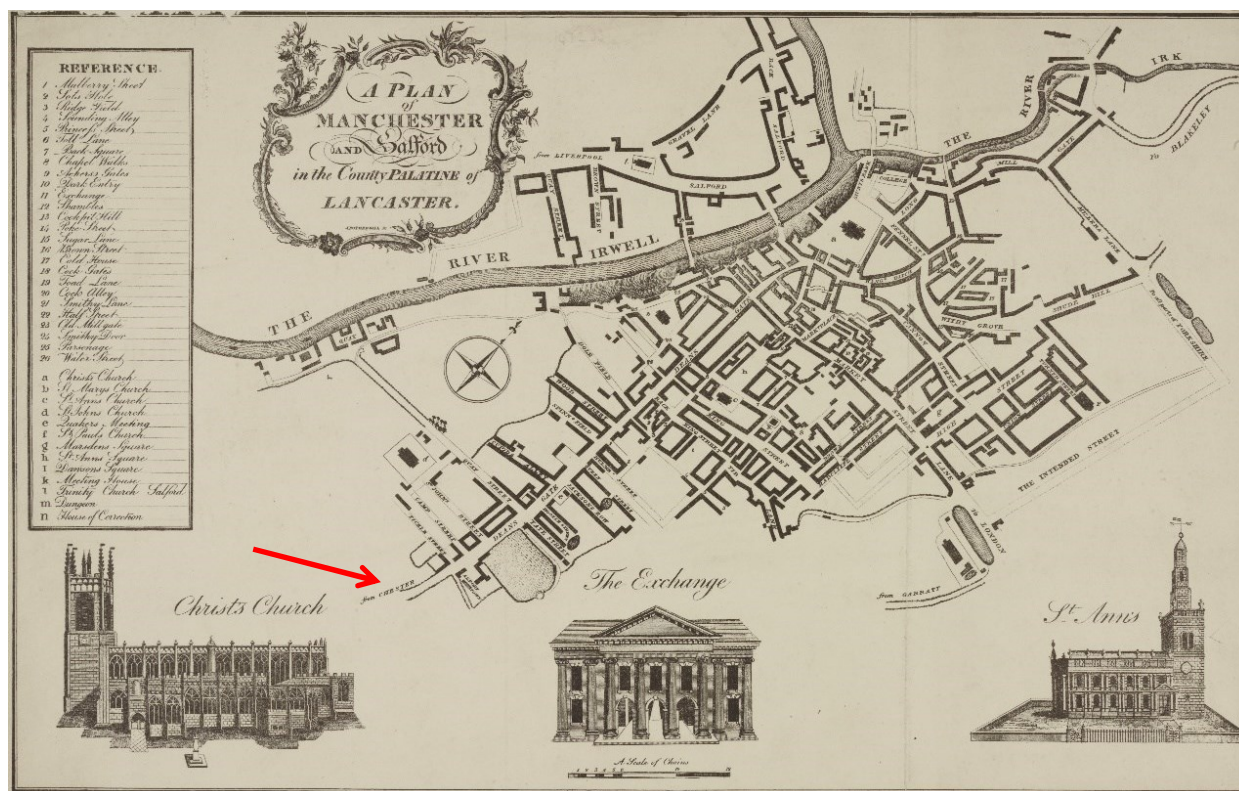


Plate 2: Tinker's plan of Manchester 1772, with arrow showing the location of the Site



Plate 3: Extract from William Green's Plan of Manchester and Salford, 1787-94, with the property highlighted adjacent to the vacant plot of 33 Liverpool Road



The property is listed as 16 Priestner Street in the 1795 Poor Rate Assessment Book for Manchester Township, with James Ashton listed as the head of the household, and paying a yearly rate of one pound 17 shillings (M 9/40/2/52). No entries exist for Numbers 13-15 Priestner Street, demonstrating that the remainder of the block to Barton Street had not been infilled at this time. The following year, the head of the household is named as Francis Simpson (M 9/40/2/53), and he remained in the property in 1798, when occupants are also listed for numbers 13-15, demonstrating that the remainder of the frontage to Priestner Street between Collier Street and Barton Street had been infilled by this date. This is clearly depicted on the Banks and Co insurance plan of 1800, which shows a complete block of buildings (Plate 4).

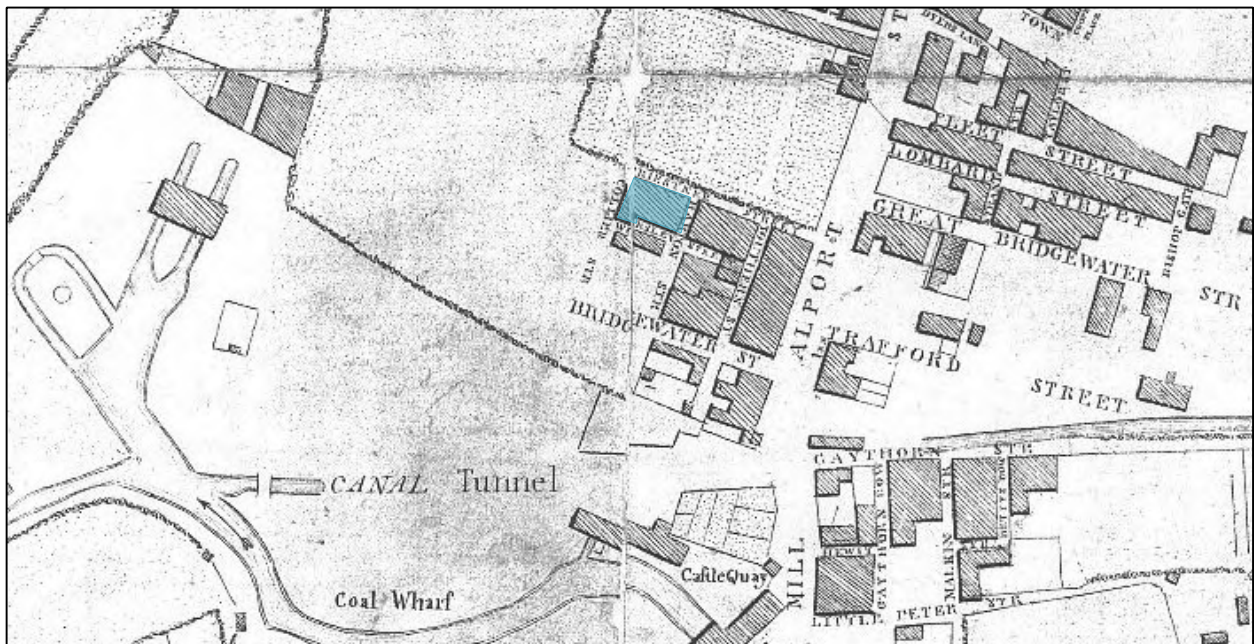


Plate 4: Extract from Banks and Thornton's map of 1800 showing the completed terrace (highlighted) fronting Priestner Street, between Collier Street and Barton Street

By 1804, the next available Poor Rate Assessment Book, the head of the household is listed as Jn^o (John) Frost, with the rates not having increased (M 9/40/2/65). John Frost is listed as the occupant of the house in 1806, but notably the cellar has a separate entry for this and the majority of other properties on the street, that of Number 16 being occupied by John Owens, with him being liable for rates of three shillings and ninepence. By the following year, his rates had increased to 5s 7½d (M 9/40/2/65). 1808 saw new occupants of both house and cellar, with households headed by John Wainwright and John Cooper respectively (M 9/40/2/72). In 1809, the only occupant for 16 Priestner St is listed as John Shaw, residing in the cellar (M 9/40/2/73). The following Rate Book of 1810 has Jos^h (Joseph) Wilson listed as householder for both 15 and 16 Priestner Street, with neither cellar listed as occupied (M 9/40/2/74). However, the Rate Book for 1811 once again records John Owen as the occupier of the cellar, possibly the same John Owens that lived there three years earlier. Wilson appears to have relinquished the house above to Thomas Dawson, but continued to reside at Number 15 (M 9/40/2/75).

1812 marked the renaming of Priestner Street to Liverpool Road, with the property retaining the same number with the new street name, and continuing to be occupied by Dawson and Owens, by this time paying rates of two pounds five shillings and nine shillings respectively (M 9/40/2/76). It is unlikely that Robert Owen, who occupied the house the following year, was



related to John Owen in the cellar, with the latter moving out shortly afterwards and the cellar being occupied by Sarah Twiggs from 1814 until sometime between 1820 and 1822. Robert Owen remained in the property until his death in 1839 (M 9/40/2/127), and was survived by his wife, Ann, who continued to live there until 1841.

The houses on Liverpool Road were renumbered twice during this period of the Owens' occupancy, becoming 34 Liverpool Road in 1832, and finally its present 35 Liverpool Road in 1833. A notable alteration to the property during this period, before re-numbering of the house, comprised the addition of a 'back extension' or 'outrigger'. This is not shown on Green's detailed plan of 1794, or (Plate 3), and is first reliably shown on the Bancks & Co insurance plan of 1831, which depicts a rear extension on the western side of the property, mirroring one in the adjacent structure of 37 Liverpool Road (Plate 5).

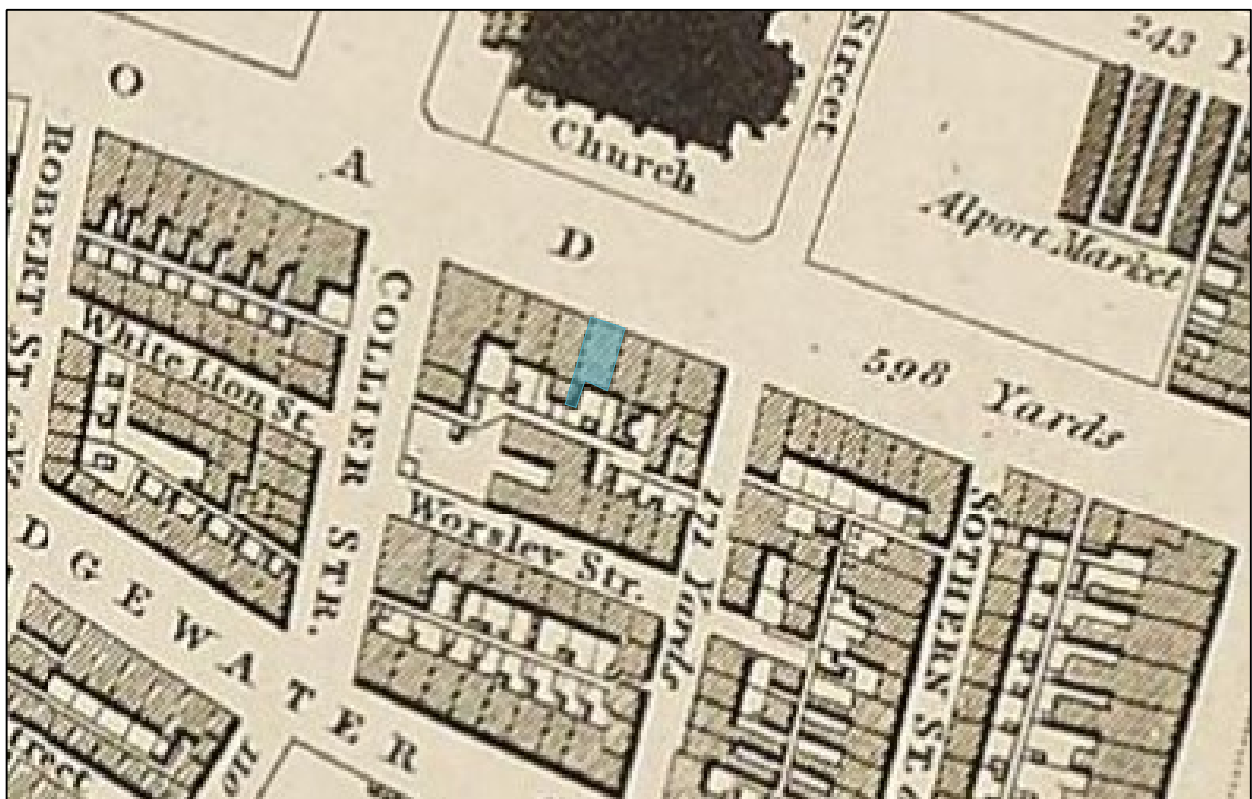


Plate 5: Extract from Bancks and Co's map, surveyed 1831, showing the back extensions to 35 and 37 Liverpool Road (highlighted)

No occupants are listed in the cellar of 35 Liverpool Road in the Rate Books for the period from 1822-1840, and it is tempting to suggest that this coincided with a period of prosperity, which included the construction of the back extension. However, the Rate Book is potentially misleading, as it does not give any information about the number of occupants within the house. This data was first included in the census return of 1841, which paints a very different picture of life within 35 Liverpool Road. As early as 1836 the Rate Book lists John Barnes as the owner of the property, suggesting that Robert Owen had always been a tenant, rather than a merchant owner of the house. The census lists 19 people within the property in 1841, clearly demonstrating that this was not a middle-class dwelling for a family with a servant, a shop and workshops. The head of the household remained Ann Owen, Robert's wife, now aged 70, and listed as having 'independent' means (Plate 6). The Speakman family, with



William, aged 40, his wife Ellen, 30, and a cotton baller, and daughter Fanny, aged 10. Margaret Gillard, also aged 30 and a cotton baller and warehouseman William Clark, 25, also appeared to live in the main house (HO107/569/8). William Smith continued to live in the cellar, having been recorded as the occupant in the Rate Book of 1840. The census return records him as being 35 years old in 1841, working as a lock keeper, presumably on the nearby Bridgewater Canal, and living with his wife Mary, 50. Mary Laycock, 30, is also listed as living in the cellar with her two sons, Thomas, 12, and Frances, 2. Eight other inhabitants are listed, apparently within the cellar, although this would appear unlikely, with them more likely being temporary lodgers within the attic. The seven men and one woman are listed as of 'unknown' age and had varying jobs as labourers, shoe makers, and a book binder (*ibid*).

PLACE	HOUSE	NAMES of each Person who abode therein the preceding Night.	AGE and SEX	PROFESSION, TRADE, EMPLOYMENT, or of INDEPENDENT MEANS.	Where Born	
					Wales Born in County	Wales Born in County
Liverpool Road		William Smith	40	Labourer	R	
		Ann Roberts	25		R	
		John Barnes	50	Key-keeper	R	
		John Barnes	35	Butcher	R	
		Martha do	35		R	
		John do	6		R	
		William do	4		R	
		Richard do	1		R	
		Margaret Barnes	25	F.S.	R	
		William Barnes	25	R. S.	R	
		Robert Barnes	45	Joiner	R	
		Elizabeth do	35		R	
		John do	3		R	
		John Bradley	29	Joiner	R	
		Thomas Barnes	15	do do	R	
		William do	12	do do	R	
		John do	10	do do	R	
		William Barnes	6	Labourer	R	
		Mary do	6		R	
		Elizabeth Barnes	5	F.S.	R	
	John Barnes	10	Ind	R		
	Margaret Barnes	10	Cotton Baller	R	150	
	Ellen Newman	35	do do	R		
	William do	40	Joiner & S.	R		
TOTAL in 35		3	14	11		
Page 11						

PLACE	HOUSE	NAMES of each Person who abode therein the preceding Night.	AGE and SEX	PROFESSION, TRADE, EMPLOYMENT, or of INDEPENDENT MEANS.	Where Born	
					Wales Born in County	Wales Born in County
Liverpool Road		Fanny Newman	10		R	
		William Clark	25	Warehouseman	R	
		William Smith	35	Lock-keeper	R	
		Mary do	50		R	
		Thomas Barnes	15	Labourer	R	
		Mary Barnes	10	Joiner	R	
		George Barnes	10	Shoe-maker	R	
		Alfred Barnes	10	Book-binder	R	
		Robert Barnes	10	Joiner	R	
		Samuel Barnes	10	Labourer	R	
		John Barnes	10	Lock-keeper	R	
		Mary Barnes	10		R	
		Thomas do	12		R	
		Frances do	2		R	
		John Barnes	10	Labourer	R	
		Elizabeth do	10		R	
		Charlotte do	20		R	
		George do	10		R	
		Mary do	10		R	
		Samuel do	10		R	
	Thomas do	10		R		
	Elizabeth do	10		R		
	Samuel Barnes	10	F.S.	R		
	John Barnes	10	Ind	R		
TOTAL in 35		2	14	11		
Page 12						

Plate 6: Extract from the census return of 1841, with the occupants of 35 Liverpool Road highlighted

The Rate Book for 1842 lists William Smith as head of household for both house and cellar, suggesting that Ann Owen had died by this time. The following year John Barnes is still listed as the owner, with John Swann's name added in the margin next to that of William Smith as occupier of the house. Swann was also listed as the householder for the adjacent 37 Liverpool Road, also renting from John Barnes, who also owned 39 Liverpool Road. Catherine Ralphs was also listed at 37 Liverpool Road, and in a separate entry within the Rate Book as the licensee of a 'Beerhouse' at 37 Liverpool Road (M 9/40/2/139). The Beerhouse Act of Parliament of 1830 had liberalised regulations relating to the brewing and sale of beer in an attempt to curb the consumption of spirits, particularly gin, due to widespread intoxication. The Act enabled any ratepayer to brew and sell beer, subject to a license costing two guineas, whilst a further act of 1840 made it necessary that the person continued to live within the building they



were selling the beer from. Beer could be consumed on the premises of a beerhouse, and they were able to open between 4am and 10pm

In 1844 the Rate Book has John Barnes listed in the occupier column, but with the annotation 'Jn^o Swann', strongly suggesting that Swann was the principal tenant at this time and that Barnes was not living in the house. This was confirmed the following year, when Swann was listed as occupying the 'Beer House' and with Catherine Ralphs running the beerhouse in the adjacent 37 Liverpool Road (M 9/40/2/145). Swann remained in the Rate Books as principal occupant of the beerhouse until 1851, when Elizabeth Swan was listed for both 35 and 37 Liverpool Road, again noted as a beerhouse. The national census of the same year (HO107/2227/392/3) again provides much greater detail about the occupants of the property, showing that Swan, a 61 year old widow, was indeed the 'Beer House Keeper' and had moved over 100 miles to live in Manchester, having been born in Lincolnshire (Plate 7). This had occurred prior to 1833, as her son, Samuel, 18, was listed as a book keeper, possibly for the beerhouse, born in Manchester. The beerhouse was obviously relatively profitable, as the family had a servant, 18 year old Mary Rouke, from Birmingham (Plate 7). Two further 'households' are listed in the census within the main house, possibly comprising the two attic rooms, although it might be expected for the servant to occupy one of those. One comprised a single woman, Mary Jemerson, aged 35, and an Irish dressmaker, with the other household comprising Daniel and Mary Blandford, and their daughter, also named Mary, aged 7.

Parish or Township of		Ecclesiastical District of		City or Borough of		Town of		Village of	
Manchester		Saint Matthews		Manchester					
No. of Householder's Name	Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the house, on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf, and Dumb
					Males	Females			
7	35 Liverpool Road Cellar	John Ogden Alice Do Ellen Kirkman John Do Michael Campbell Michael Do Mary Do	Head Wife Daughter Grandson Lodger Do Do	Mar Do Widow Gr Widower Do Do	64 65 37 9 38 16 11	Weaver Do Do Scholar Labourer Triffler Do	Prestwich Eccles Bolton Manchester Ireland Manchester Do		
8	35 Liverpool Road	Elizabeth Swan Samuel Do Mary Rouke Mary Jemerson	Head Son Servant Head	Widow W W W	61 18 18 35	Beer House Keeper Book Keeper Domestic Servant Dress Maker	Market Deeping Manchester Birmingham Ireland		
9		Daniel Blandford Mary Do Mary A Do	Head Wife Daughter	Mar Do Do	18 37 9	Labourer Do Scholar	Carterbury Ireland Chatterley		
11	35 Liverpool Road Cellar	Edmund Ashurst Charlotte Do	Head Wife	Mar Do	50 47	Labourer Do	Manchester Ashbourn		

Plate 7: Extract from the census return of 1851, with separate entries for the house and cellar of 35 Liverpool Road

The cellar of the property was listed in the 1851 census return as a separate entity, housing a family of four and three lodgers (Plate 7). The family spanned three generations, with John and Alice Ogden, both weavers in their mid-60's living with their widowed daughter Ellen Kirkman and her son John, aged 9. The lodgers were also a family, presumably sub-letting from either the Ogden's or Elizabeth Swan. They also comprised three generations, with Michael Campbell noted as a widower and labourer, living with his son Michael and his infant granddaughter of only 11 months (Plate 7).



Two maps published the same year as the census both show the property footprint in some detail (Plates 8 and 9). Adshead's map clearly shows the extension of around 1830 to the rear, south-western corner of the dwelling, and what is presumably a detached privy in the south-eastern corner of the rear yard (Plate 8). The more detailed Ordnance Survey Town Plan depicts an irregular plan of the extension, and also shows rear external stairs, as well as those to the front of the property that afforded direct access into the cellar (Plate 9).



Plate 8: Extract from Adshead's Map of Manchester, 1851, with 35 Liverpool Road highlighted



Plate 9: Extract from the Ordnance Survey 1:500 Town Plan, published 1851, with 35 Liverpool Road highlighted



The property remained in use as a beerhouse for the next 20 years, with an initially rapid turnover of principal occupants - John Walker in 1852, and Richard Graham in 1853 and 1854. The following year the property was sold by John Barnes to 'Mr Barrow' (M9/40/2/190), with George Gledhill installed as principal occupant, although he is listed on the Electoral Register for 1850-53 as living at 35 Liverpool Road, suggesting that he may have worked and lived in the property prior to this. Gledhill remained until 1862, with more detail about the family and occupation of the house provided in the census of 1861, which lists the family name as Glendell (Plate 10). George, 39, is listed as a blacksmith, suggesting that the beerhouse may have still been run from 37 Liverpool Road, where Elizabeth Styles was listed as "Beerseller" (RG09/2940/62/25). 37 Liverpool Road was known as the 'Black Horse Beer House' from at least 1853 (Salford Archaeology 2022, 15). George, his wife Mary, and eldest daughter Sarah, were all born in Yorkshire, with Sarah being listed as a barmaid, presumably working in the Black Horse. The son, Jesse, aged 14 was born in Cheshire, showing that the family had crossed the Pennines by this date. Two further daughters, Mary, aged seven and Catherine, a baby of only five months were both born in Manchester, suggesting that the family were in Manchester for at least a year before moving to Liverpool Road. The family was clearly financially stable enough to employ two servants, Elizabeth Longman, 22, and Harriet Dickinson, 21, who presumably helped run the household and raise the children of what appears to have been an aspirational lower middle-class family (Higgs 1986, 4). The family also had a lodger, listed as 'boarder' George Merron, probably living in the cellar, and had a 'visitor' at the time of the census survey, Ellen Cough, aged 25, probably staying with the lodger.

The undermentioned Houses are situate within the boundaries of the									
Parish [or Township] of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Hamlet or Tything, &c., of	Electoral District of			
No. of Sub-plot	Road, Street, &c., and No. or Name of House	ROOSES	Name and Surname of each Person	Relation to Head of Family	Condition	Age of	Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf, and-Dumb
120. 34	120. 34		James Weston Head	Head	Mar	45	Master up	Lancaster	
			James Weston do	Wife	Mar	45	Master up	do	
			James Weston do	Wife	Mar	45	Master up	do	
			James Weston do	Wife	Mar	45	Master up	do	
			James Weston do	Wife	Mar	45	Master up	do	
121. 35	121. 35		George Glendell Head	Head	Mar	39	Blacksmith	Yorkshire	
			Mary do	Wife	Mar	39	Blacksmith	do	
			Sarah do	Daughter	Mar	18	Barmaid	do	
			John do	Son	Mar	14	Blacksmith	do	
			Mary do	Daughter	Mar	7	Schooler	do	
			Elizabeth do	Daughter	Mar	5	Schooler	do	
			George Glendell do	Wife	Mar	39	Blacksmith	do	
			George Glendell do	Wife	Mar	39	Blacksmith	do	
			George Glendell do	Wife	Mar	39	Blacksmith	do	
			George Glendell do	Wife	Mar	39	Blacksmith	do	
			George Glendell do	Wife	Mar	39	Blacksmith	do	
122. 33	122. 33		Thomas Taylor Head	Head	Mar	53	Barter	Yorkshire	
			Sarah do	Wife	Mar	54	Barter	do	

Plate 10: Extract from the census of 1861, with the entry for 35 Liverpool Road highlighted

The Gledhill/Glendell family moved on shortly after the census was recorded, with the Rate Books listing John Wareing as the principal occupier of the 'Beer House' between 1862 and 1870. The census of 1871 lists the family of Edwin Frost occupying the property (Plate 11). Frost was a young man of only 26, living with his wife, Lydia, 27, and three young children under seven years old. It would appear likely that the attic rooms were occupied by Frost's younger brother Joseph, 19, and the family servant, Catherine Casey, only 15 years old. Notably the Rate Book of the same year denotes the property as 'H&S' (house and shop), as



opposed to 'B H' (beer house), which represented the entry for the previous year (M9/40/2/305; M9/40/2/297).

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The undermentioned Houses are situate within the Boundaries of the

Civil Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town of	Village or Hamlet, &c., of	Local Board, or (Improvement Commissioners District) of	Electoral District of		
		St. John					St. Matthew		
No. of House	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES In, or to be built, or altered, or demolished (No.)	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION	AGE of	Rank, Profession, or OCCUPATION	WHERE BORN	1. Deaf and Dumb 2. Blind 3. Imbecile or Idiot 4. Lunatic
162	Liverpool Rd		Joseph Russell	Head	Mar	39	Master Baker	Manchester, Manchester	
			Mary	Wife	Mar	31		do	
			Stephen	Son	Mar	19	Apprentice	do	
			Elizabeth	Daughter	Mar	17	Scholar	do	
			William	Son	Mar	16	Scholar	do	
			William	Son	Mar	14	Scholar	do	
163	35	1	Edwin Frost	Head	Mar	26	Master	Manchester, Manchester	
			Julia	Wife	Mar	22		do	
			William	Son	Mar	19	Scholar	do	
			Robert	Son	Mar	17	Scholar	do	
			William	Son	Mar	15	Scholar	do	
			Robert	Son	Mar	13	Scholar	do	
			William	Son	Mar	11	Scholar	do	
164	37	1	John Nield	Head	Mar	36	Master	Manchester, Manchester	
			Mary	Wife	Mar	33		do	
			William	Son	Mar	11	Scholar	do	

Plate 11: Extract from the census of 1871, with the entry for 35 Liverpool Road highlighted

1872 represented a significant year in the occupation of 35 Liverpool Road, as it represents the first reference to Richard Nield, as a note of 'Rd Nield (sic) 6 months' in the Rate Book alongside the entry for Edwin Frost (M9/40/2/313; Plate 12). Nield is also listed on the Electoral register for 1872-3 as residing at 35 Liverpool Road

Liverpool Road

2966	5	McDonnell	Wm Robinson	Head	16	13 10/8
7	4		John Ann Tinkers		20	16 10/8
8	9		Jas Petty		20	16 10/8
9	11		Wm James		10	12 10/8
2970	13	Jackson	Wm Hughes		25	24
1	15		Wm Rogers		21	17 10/8
2	17		Sophia King	Wm Nield 3 months	17	14
3	19	Larrison	Wm Kidney		22	18 10/8
4	2		Thos Foster		22	18 10/8
5	23	Irving	Anna Duff		18	15
6	25		Jas W Davenport		21	11 10/8
7			do		21	6
8	24		St. Skelton		19	12
9	24	Chas. Wilson	Wm Hancock		28	23 10/8
2980	24		Geo Woodward		11	9
1			Thos Taylor		21	4
2	23		Jas. Russell		21	4
3			Edwin Frost		25	31
4	35	Barrow	Richard Nield 6 months		20	18 10/8

Plate 12: Extract from the Manchester Rate Book of 1872, with the reference to Richard Nield (sic) highlighted



The following year, Nield (still spelled incorrectly) is listed as the principal occupier (M9/40/2/321), and is listed in Slater's Directory of Manchester & Salford as 'Ladder maker, 35 Liverpool rd, Deansgate' in 1876. More information about Neild and his family circumstances are provided in the 1881 Census, where he is listed as a widower of 44 years old, and a wheelwright and ladder maker (Plate 13). He lived with his seven children, the oldest two boys being employed in his business, and with housekeeper Hannah Bowker, who at 41 years old had possibly been with the family for a while, and presumably acted as nanny to the three youngest children. The arrangement of the household strongly suggests that the cellar was not occupied as a dwelling by this date.

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The undermentioned Houses are situate within the Boundaries of the

Civil Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Electoral
Manchester	Manchester	St. John	Manchester		Manchester		

No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES (as inhabited (U.) or (R.))	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION as to Marriage	AGE last Birthday of	Rank, Profession, or OCCUPATION	WHERE BORN
						Males Females		
149	35 Liverpool Rd	1	Richard Neild	Head	Widower	44	Wheelwright & Ladder Maker	Deansgate, Astley
			Alfred do	Son	Married	21	do do	do Greenfield
			Herbert do	Son	Married	19	do do	do Hulme
			Hannah do	Wife	Married	41	Housekeeper	do do
			Arthur do	Son	Unmarried	15	do do	do do
			Barthol do	Son	Unmarried	13	Scholar	do do
			Florence do	Daughter	Unmarried	22	do	do do
			Richard do	Son	Unmarried	18	do	do do
			Hannah Bowker	Servant	Married	41	Housekeeper	do Manchester

Plate 13: Extract from the census of 1881, showing the entry for 35 Liverpool Road

The 1881 census represents the last appearance of 35 Liverpool Road as a dwelling, with the premises subsequently used solely for the ladder business. Slater's Directory of 1883 has a listing for 'Neild Richard, the old original ladder and barrow maker, step ladders, painters' trestles, barrows, handcarts &c. always in stock. 35 Liverpool road, Deansgate', demonstrating the amount of space required to run the business. The Ordnance Survey map of Manchester published in 1891 shows that the rear extension at the south-western corner of the building had been replaced by a much larger structure, filling most of the yard, and maximising the space with an angled eastern wall that still maintained access to the external privy (Plate 14). The detailed mapping also shows that the entry to cellar at the front of the property has also been infilled, with only the step up into the front door shown, in contrast to the remainder of the terrace (Plate 14). Richard Neild had moved to the suburbs by this date, and is listed in the census as Wheelwright and Ladder Maker, residing at 55 Egerton St, Hulme. 51 year old Hannah is Richard's wife by this date, and two of the children, Florence, a dressmaker of 22 years, and 18 year old Richard junior, listed as a wheelwright's clerk, suggesting that he had also entered into the family business. The eldest son, Alfred, aged 30, had married and moved to 6, Westminster St, also in Hulme, where he lived with his wife and her younger sister, and was described as 'Ladder makers manager' (RG12/3195/29/12). His slightly younger sibling Herbert, aged 29, still resided on Liverpool Road, having moved a few doors east to Number 21, and is listed as a ladder maker, living with his wife Hannah Orton Neild (RG12/3237/19A/33).



Plate 14: Extract of the Ordnance Survey map of 1891, showing the larger rear extension to 35 Liverpool Road, and the removal of the front cellar access

The lack of cellar entrance on the Ordnance Survey edition of 1891 is somewhat surprising, given that the cellar is advertised for rent in the *Manchester Evening News* on 28th June 1895. The listing, in the 'Miscellaneous' section of the advertisements, offers 'Four Cellars for Workrooms, together or separate. Rent 3s each. NEILD, ladder maker, 35, Liverpool Road'. The cellar of the adjacent 33 Liverpool was listed as a separate entry in the Rate Books from 1853 but was also shown as occupied in the census of 1851 (Plate 7). It does not have householders named within the Rate Books of 1894 and 1895, with Ann Royle of the house above apparently liable for the rent (M9/40/2/496). Slater's Directory of 1895 lists 33 Liverpool Road as 'James Royle, estate agent'. In 1896 the cellar of 33 Liverpool Road was occupied by 'McCardley', with 35 Liverpool Road noted as 'Workshop' occupied by Richard Neild (M9/40/2/504). The following year, both 33 and 35 Liverpool Road are listed as occupied by Richard Neild's 'shop' (Plate 15; M9/40/2/496).



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Dr.

No. 14 District

POLLING DISTRICT, No. 9

Progressive Number.	Number of House	NAME of OWNER.	Owners Assessed under "The Manchester Overseers' Act," 1858, instead of Occupiers.	NAME OF OCCUPIER.	No. of Votes.	Description of Property.	Estimated Rent per week.	Gross Estimated Rental.	Rateable Value.		Poor Rate at 6/10 in the £	First Receipt of Poor Rate.
									At £10 and under per annum.	Above £10 per annum.		
Liverpool Road												
1649	25	M ^{rs} Port Irving		Agnes Davenport		Workshop	7/9	11 10	9 10	✓	3 4 11	Aug 31 2 8 9
50	25	"	Bornagh, Hampshire	do		cell	7/-	6	5	✓	1 14 2	" 1 25 10
1	27	"		Geo. Mercer Brown		Workshop	7/-	18	15	✓	5 2 6	" 5 2 6
2	29	John Gill	Calverley, Yorkshire	Robt. Rowlands		shop	17/-	20	16 10	✓	5 12 9	Oct 30 2 16 4
3	31	"	St. Michael's, Wiltshire	Wm. Surges		Workshop	17/-	28	23 10	✓	8 - 7	" 11 1 1
14	33	"		Rich ^d Neild		shop		30	25	✓	8 10 10	Oct 9 4 5 5
5	35	Barrow		do		"		32	26 10	✓	9 1 1	" 3 6 6
6	37	"		David Valentine Johnson		Beerho'		26	21 10	✓	7 6 11	Aug 31 7 6 11

Plate 15: Extract from the Poor Rate Book of 1896, with 33 and 35 Liverpool Road highlighted

A further sign of Neild's expanding business is an advertisement for a 'Good wheelwright for Handcart and Barrow Wheel-making: piecework. Apply Richard Neild, 35, Liverpool Rd' placed in the Manchester Evening News on 1st May 1893. A year later, on May 9th, Neild was again taking out an advert in the Manchester Evening News, this time offering 'Flag poles, 12 to 66 feet long' (Plate 15). Amongst a multitude of businesses offering similar products to celebrate the impending royal visit, Neild completed the advert with 'Richard Neild's, the original ladder and barrow maker, 35, Liverpool Road' (Plate 16), possibly wishing to distinguish himself from the unrelated ladder works of Jacob Neild at 113 Liverpool Road, and possibly even his son Herbert's ladder works; Herbert is listed as a ladder maker, in the census of 1891, living with his wife at 21 Liverpool Road, and listed in Slater's Directory of 1895 as always having 500 ladders in stock at his shop at 19&21 Liverpool Road. The directory also lists Jacob Neild's ladder works at 113 Liverpool Road 'established 50 years', and the Johnson Brothers ladder works and showroom at 11 Liverpool Road, with '800 [ladders] in stock'. Two photographs from this period show both the Johnson Brothers' and Herbert Neild's ladder works (Plates 17 and 18).

ROYAL VISIT.—POLES. POLES. POLES.
THOUSANDS IN STOCK.
INMANS & CO., ROYAL RUSTIC WORKS, STRETFORD.

ROYAL VISIT.—FLAG POLES, 12 to 66 feet
long, at RICHARD NEILD'S, the old original ladder and
barrow maker, 35, Liverpool Road.

ROYAL VISIT.
BANNERS, FLAGS, AND BUNTING
CLEANED or DYED on the SHORTEST NOTICE.
YAPP'S DYEING & CLEANING WORKS, WHITEFIELD.

ROYAL VISIT.—FLAG POLES, 15ft. to 60ft.:
price lists: free delivery.
JACOB NEILD, 113, LIVERPOOL ROAD.

Plate 16: Advert placed in the Manchester Evening News, May 1894 in advance of a royal visit



Plate 17: Early photograph showing the Johnson Brothers ladder works at 11 Liverpool Road
©Manchester Libraries



Plate 18: Contemporary, more oblique view of road repairs, showing ladders stacked outside
Herbert Neild's premises at 21 Liverpool Road (highlighted) ©Manchester Libraries



The Rate Book entry for 1898 has been appended with the addition of Richard Neild as an entry for the cellar of 29 Liverpool Road, with him having apparently rented this from the same owner as 33 Liverpool Road, Joseph Midgely (M9/40/2). The entries for 1899 and 1900 list Richard Neild alongside three of his five sons, Alfred, Harold, and Richard junior, under the entries for 33 and 35 Liverpool Road (*ibid*). The electoral register for 1900 lists Alfred Neild, of Beechwood Avenue, Chorlton-cum-Hardy, and Harold and Richard Neild junior, of City Road, Old Trafford, as occupants of the 'joint shops' of 33 and 35 Liverpool Road. Richard Junior moved to Commercial Street, Salford in 1901, with all three brothers listed on the Electoral register for 33 and 35 Liverpool Road until 1906, when only Harold appears. 37 Liverpool Road is still recorded as a beerhouse throughout this period.

Richard Neild senior died in December 1906 at his home in Oswald Street, Hulme, aged 70, as reported in the Manchester Evening News of December 26th that year. The Probate Death Index record of 20th February 1907 added that he was a 'gentleman', denoting relative status within society, and left his considerable estate of almost £5,500 to his unmarried daughter, Florence Neild and Frederick Milne, an oil-works manager. A notice in the Manchester Courier on April 27th 1907 under the heading of '*London "Gazette" - Dissolution of Partnerships*' lists '*H. Neild and A. Neild (Richard Neild), ladder and barrow manufacturers, 33 and 35 Liverpool road, and 57, Chester road, Manchester*'. These two brothers were named on the Electoral Register for 1907, presumably prior to the dissolution of the partnership. A new undertaking appears to have been formed between Alfred, and youngest son, Richard junior, under the name Richard Neild Knott Mill Ladder and Barrow Works. The Electoral Register lists only Alfred Neild as the shop occupier for 33 and 35 Liverpool Road until 1911. The premises were expanded rapidly, with the acquisition of 37 Liverpool Road, as shown in signage in a photograph taken c 1909, when Slater's Directory lists the premises as incorporating 33-39 Liverpool Road. The directory also states that the ladder and barrow works was established in 1844, presumably by Richard Neild senior's father. The photograph shows barrows and short ladders outside the frontage of 39 Liverpool Road, suggesting it had been recently acquired by this time (Plate 19). Although most of the façade of 35 Liverpool is obscured by ladders, the upper floor window can clearly be seen to have been narrowed from the original garret-style aperture that survived in the adjacent 33 Liverpool Road (Plate 19). The Electoral Register was not updated following the acquisition of 37 Liverpool Road until 1911, although the beerhouse at 37 Liverpool Road is last listed in the register of 1907, and was subsequently not mentioned until it appears under the entry for Alfred Neild. 39 Liverpool Road is recorded as the house and shop of William Hutchinson in the Electoral Register of 1908.

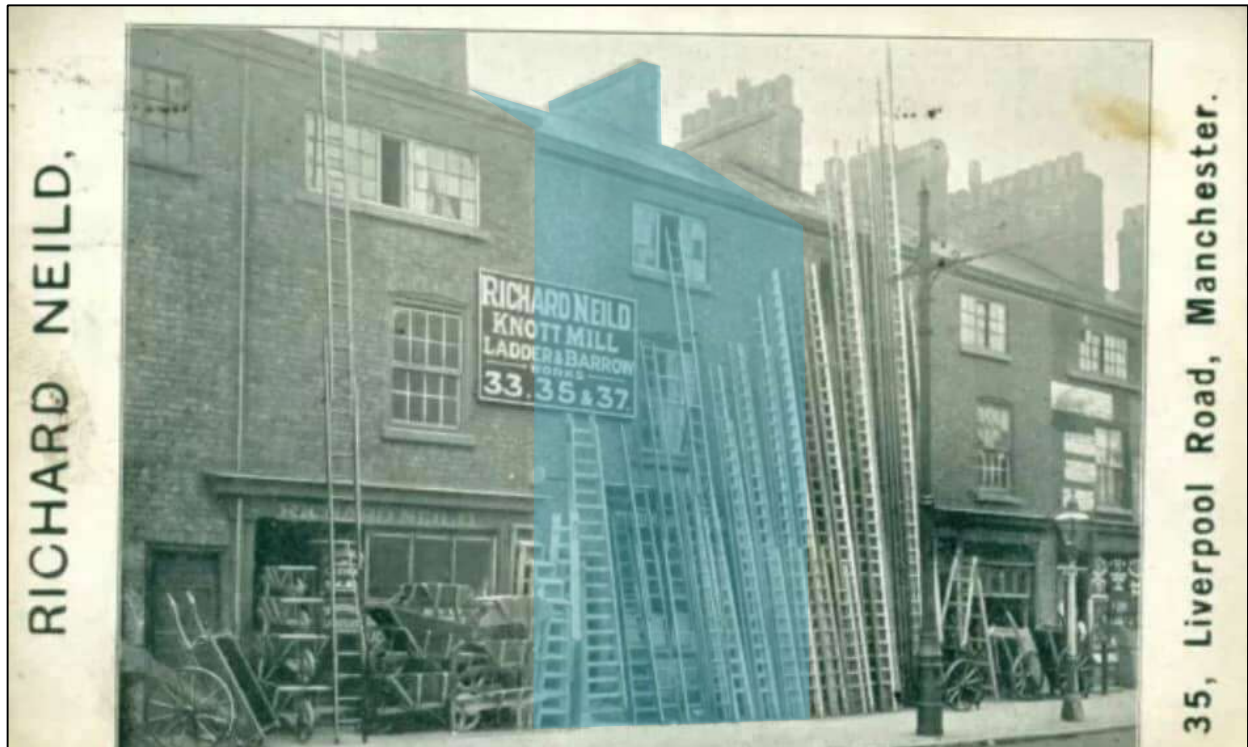


Plate 19: Photograph taken c 1909 of Richard Neild Knott Mill Ladder & Barrow Works, with 35 Liverpool Road highlighted

By 1911, 39 Liverpool Road is no longer listed as part of the ladder works in the detailed Trades & Official Directories Volume of Slater's Directory, nor the Alphabetical Volume, but is included in the Street Directory, suggesting that this may not have been updated since the previous directory of 1909. The Rate Book of the same year not only shows Richard and Alfred Neild as occupiers of 33-39 Liverpool Road, but also shows Richard living in the 'House and Shop' at 31 Liverpool Road, owned by Joseph Midgley, as was 33 Liverpool Road, but also that Alfred Neild owned 35-39 Liverpool Road (M9-10007). However, the Electoral register and census taken the same year suggests that none of the houses between 29 and 41 Liverpool Road were being used as dwellings at this date, apart from a secondary entry for 29 Liverpool Road, which listed six members of the Reddish family. Between the recording of the Electoral register, and that of the census on Sunday 2nd April 1911, Alfred Neild moved to the newly-erected garden-village of Chorltonville, in the fashionable suburb of Didsbury, into a large brick-built, semi-detached house on Claude Road, listed in the census as having five rooms. The house is located on the edge of the scheme, which was not completed and officially opened until 7th October of that year. He was 62 years old by this time, and lived with his wife, Annie, also listed as a ladder maker, 19 year old Alfred junior, noted as assisting in the business, and younger son Harold, 14, a chorister at the cathedral (RG14PN23668). Ten years later, the family all still reside at the same address, with Annie having retired from work duties, but Harold having joined the family firm (RG15PN18925).

The Electoral Register of the period has no mention of the Neild family having a shop premises at 39 Liverpool Road, but that of 1913 includes 31 Liverpool Road in the terrace forming the ladder works. The passing of the Representation of the People Act of 1918 allowed Annie Neild to be added to the Electoral Register for 35/39 Liverpool Road, being one of around 8.5 million



women aged over 30 given voting rights by the Act. Alfred and Annie Neild remained on the register as business occupants for 35 to 39 Liverpool Road until 1928, with Alfred being noted as 'senior' for the latter few of years. A trade list published in the Edinburgh Gazette on October 13th 1925 lists '*Alfred Neild, of 35, 37, and 39 Liverpool Road, and 50 Claude Road, Chorlton-cum-Hardy....ladder maker's manager*'.

The electoral registers from 1923-1927 list Daniel and Betsy Rigby as the business premises occupiers of 33 Liverpool Road, with the Rate Book of 1926 adding the detail that it was now owned by Joseph Midgley junior. The Rate Book also noted that Alfred Neild still owned 35-39 Liverpool Road, with younger brother Richard listed as the principal occupier of the 'shops', above Alfred and his Wife Annie Louisa (M9-10594). By 1928 the Electoral Register still records the Neilds at 35/39 Liverpool Road, but also has the Rigbys listed at 39 Liverpool Road, with 33 Liverpool Road recorded as a dwelling occupied by Florence Prince and four other residents. In 1931 Alfred senior is still recorded as owning 35-39 Liverpool Road, with the latter still rented to the Rigbys. The following year Annie Louisa Neild died, aged 66, and Alfred Senior moved to Collier Street, almost adjacent to the shop on Liverpool Road, with his son Harold remaining at Claude Road. No occupant is listed for 33 Liverpool Road in the Electoral Register for this date. Kelly's Directory of 1933 lists the Knott Mill Ladder and Barrow Works at 35 and 37 Liverpool Road, and by 1936, John Cooper Worrall has a workshop at 33 Liverpool Road, and Daniel Rigby still has the workshop at 39 Liverpool Road. Alfred Neild has retired from the family business by this point, with Alfred Neild junior noted as the occupier of both 35 and 37 Liverpool Road in the Rate Book entry, with younger brother 'Harold Derbyshire Neild' crossed out as joint occupier. Alfred is listed as owner for 35 Liverpool Road, with Harold owning both 37 and 39 Liverpool Road (M9/10701/1936-1937).

Alfred Neild senior died in 1938, aged 79. This may have prompted the demise of the ladder works, as the 1939 national Register lists Harold Neild as a 'Cashier Government Clothing Contractor' (RG101/4468G/011/24), suggesting that he was doing office work for the World War II war effort. Alfred junior is not included in the 1939 Register, possibly suggesting that he had joined the military prior to conscription beginning in January 1940, as the register only included the civilian population. Alfred is recorded as the occupier of 6 Holmdale Avenue, Manchester in the 1941 Rate Book, and a lack of an entry for this address in the 1939 Register again points to him serving in the armed forces. The subsequent lack of a death record for Alfred also suggests that he died abroad during World War II. The Rate Book of 1941 originally listed Alfred Neild Jnr as the occupant of 37 Liverpool Road, and owner of 35-39 Liverpool Road, with Daniel Ridby still the tenant at 39 Liverpool Road and Thomas Brown having a workshop within 35 Liverpool Rd (Plate 20). However, the typed record has handwritten amendments, showing that Rigby had purchased 35-39 Liverpool Road, a, with 35 becoming a shop, rather than a workshop, and occupied by Alexander Lees Limited, although this also appears to have been crossed out in the register (Plate 20). The 1939 Register lists Daniel Rigby, 78 years old, as an 'Iron and Steel Merchant', living in Sale, with wife Betsy, 66 years old, and son Norman, 34, listed as 'Iron and Steel Merchant Manager'. Daniel died in December 1940, but the company continued trading, with Kelly's directory of 1954 listing 'Rigby D. (Metals) Ltd, iron merchants' at 39 Liverpool Road. The directory also carries an advert for Johnson's Ladders (Woodworkers) LTD, 35 Liverpool Road, Manchester (Plate 21), although it is unclear whether this was the firm operating at 19 Liverpool Rd since the late-19th century. The claim 'established 1844' probably relates to Neild's ladder works formerly occupying the premises.

[illegible]

Plate 20: Extract from the 1941 Rate Book, with the entries for 35-39 Liverpool Road highlighted

1872 KNI TRADES DIRECTORY. [KELLY'S]

JOHNSON'S LADDERS (Woodworkers) LTD.

LADDERS IN TIMBER AND ALUMINIUM ALLOY, HANDCARTS, TRUCKS, TRESTLES, STEPS, ETC.

TELEPHONE: 35 LIVERPOOL ROAD, MANCHESTER 3 ESTABLISHED 1844
BLACKFRIARS 9347

Plate 21: Advertisement within Kelly's Trade Directory of 1954

The extant single-storey rear extension, occupying the whole of the rear yard, was added between the Ordnance Survey editions of 1948 and 1959, probably constructed during the occupancy of Johnson's Ladders. A photograph of 1972, looking south-easterly along Liverpool Road shows the frontage of 35 Liverpool Road (Plate 22). The upper floors have boarded windows, with painted signage for Johnson's Ladders remaining visible, whilst the ground floor shows the extant window frontage of E.F. Dawes motor insurance brokers (Plate 22). The signage was replaced prior to a photograph taken in 1980 (Plate 23), with the sign that was extant at the time of the survey, and clearly stating that the firm was established in 1949. The



photograph also shows the frontage had been repainted, and the first floor window replaced, whilst the upper floor window remains boarded and painted (Plate 23).



Plate 22: Photograph of Liverpool Road in 1972, with 35 Liverpool shown with an arrow



Plate 23: Photograph of Liverpool Road in 1980, with 35 Liverpool shown with an arrow



4. BUILDING INVESTIGATION

INTRODUCTION

The building was erected as the eastern of four single-fronted, three-storey cottages on the southern side of what was then called 'Priestner Street' prior to 1788, when it is roughly depicted on Lewis's Directory map (Miller 2012). The plot is more clearly shown on William Green's Plan of Manchester and Salford, surveyed 1787-94 (Plate 3), but appears to have been constructed in several phases, with clear butt joints visible either side of the contemporary pair of repeated plan cottages that form 35 and 37 Liverpool Road (Plate 24), and with several phases of construction visible in the larger row, which when completed in the late-18th century comprised eight properties (Plate 25).



Plate 24: Principal façade of 35 Liverpool Road (painted in the late 20th century) with vertical construction breaks to 33 and 39 Liverpool Road (highlighted)



Plate 25: The completed row of properties on Liverpool Road between Barton St (left) and Collier Street (removed, now parkland), with 35 Liverpool Road having the painted façade

EXTERNAL DESCRIPTION

The pair of single-fronted cottages was constructed in hand-made, mould-thrown brick, typically of $8\frac{1}{2}$ – $8\frac{3}{4}$ " x 4 – $4\frac{1}{2}$ " x $2\frac{7}{8}$ " (216–222 x 102–114 x 73mm), typical of the late 18th century. These were laid in Flemish bond on the principal northern façade, and four-stretcher English Garden Wall bond on the rear of the property, denoting an attempt to afford status to the cottages during their initial construction. The cottages have a repeated plan form, with doorways at the eastern end of the elevation, flanked by vertical windows (Plate 24). The western of the two cottages (37 Liverpool Road) was slightly narrower at 12'6" (3.81m) with 35 Liverpool road being over 3' (0.91m) wider at 15'9" (4.80m).

The ground floor has been heavily altered externally, with a timber shop frontage inserted to the west of the doorway, probably in the mid-20th century, and with the door and its step also representing replacements. Originally, there would have been an open 'area' in front of the building, with steps down to the cellar from the west, as has been re-installed at the adjacent properties (Plate 25). The Ordnance Survey Town Plan of 1891 suggests that the external cellar entrance from Liverpool Road had been removed by this date (Plate 14).

The first floor of the principal façade retains a rectangular vertical window, with a shallow segmental arch of gauged brick, offset slightly to the west of centre, similar to the contemporary cottage to the west (Plate 24). This has a two-light replacement timber frame, probably dating to the mid-20th century, replacing a fixed window of multiple small lights, shown on a photograph of c 1909 (Plate 19). A wide 'garret' window to the second floor had been partially narrowed prior to 1909 (Plate 19), and was subsequently narrowed to form a two-light timber-framed casement window in the mid-20th century. Many of the other cottages in the row retain, or have remodelled original sized garret window apertures (Plate 25). The top of the elevation retains a dentilated cornice in timber below a timber gutter and a slate roof. A rectangular chimney stack projects above the west wall, similar to the adjacent cottage, representing the only survival of such features within the row (Plate 25), all having been extant in the early 20th century (Plate 19) and some surviving into the latter part of the century (Plate 23).



The 'back extension' or 'outrigger' to the property, first shown by Bancks & Co in 1831, mirrored a similar but apparently wider extension to the adjacent structure (Plate 5). This is not shown on Green's relatively detailed plan of 1794 (Plate 3), and the fact that it is mirrored in 37 Liverpool Road, whilst the frontage is of repeated form, strongly suggests this to be an extension. No evidence for such an outshut can be seen in the visible fabric of the external rear elevation, at first and second-floor levels, suggesting that it butted the existing wall, with no attempt to key the brickwork to the original structure, or that it was only constructed to single-storey height, forming what was more commonly known as a 'back room' (Mutehsius 1982, 89) where all evidence has been removed by the erection of a late extension throughout the rear yard (Plate 26). The late extension also removed external evidence for the privy in the south-eastern corner of the original yard (Plates 5, 8, 9, and 14), the enlarged trapezoidal extension shown in 1891 (Plate 14), or the yard wall itself.



Plate 26: Rear of 35 Liverpool Road, above the late single-storey extension, showing no wall scars for a 'back extension'

INTERNAL DESCRIPTION

Internally, the partial soft strip of the property has revealed extensive detail about the original layout and development of the property, adding significantly to the original inspection undertaken in 2012 as part of the preparation of a Heritage Statement (Miller 2012), and allowing an update to the interpretation and phasing of the extant fabric.

Ground Floor: the ground floor of the property is currently 'open plan' (Fig 2; Plate 27), with only a partition wall to the late extension to the rear. The original layout would have comprised two rooms, each with a fireplace, that in the front room being significantly larger (Plates 27 and 28), whilst that in the rear room retains elements of the cast-iron framing of a very simple



'range' which would have represented an early / mid-19th century improvement (Plate 29). Between these two fireplaces, the stub of the original single-skin brick partition between the two rooms survives, with its joint with the western wall concealed by 1¼" (0.03m) thickness of lime plaster (Fig 2: Plates 27 and 29). The eastern end of this wall also survives, housing a round-headed arch above the foot of the half-turn stair (Plate 27). Two large-scantling 9" deep, 3" wide (0.23 x 0.08m) timber beams, placed together, span the room where the remainder of the wall has been removed, with the eastern end of the beams latterly supported by a steel prop (Plate 27).



Plate 27: View of ground floor from the front doorway looking south-west



Plate 28: Fireplace in northern 'front' room of ground floor with hearthstone and shelved alcove



Plate 29: Fireplace in rear room of ground floor with cast iron framing and stub of original partition (right)

A stair in the south-east corner of the original structure has been renewed, but appears to have retained its original position, and is undersealed to all floor levels with lime plaster with horse-hair inclusions, demonstrating that it has been in this position from at least the mid-19th century. The stair wall is of plank construction (Plate 30), with the planks being lap-jointed rather than tongue and grooved (Plate 31), suggesting a relatively early date, but probably not original, where butt-jointed planking would be more likely. The structure of the stair is unusual, and potentially original, comprising two large-scantling beams with timber chocks beneath treads and risers (Plate 32). The stair wall partially overlies a flagstone at its northern end (Plate 32), suggesting that the rear room may have originally had a flagged floor, with a higher status timber floor in the front room only, or that the whole of the ground floor originally had a flagged floor.



Plate 30: Timber-planked stair wall revealed by the removal of late stud partitioning



Plate 31: Detail of lap-jointing of timber planks on the inner face of the stair wall, with ends of planked floor boards below scale bar



Plate 32: Underside of ground floor stairs, with planked partition and remnant of flagged floor (highlighted)

The timber floor of the ground floor was only visible in part of the front (northern) room, being obscured by chipboard sheeting in the rear room at the time of the survey (Plates 27 and 33). However, the ends of planks forming the floor of the south floor were observed beneath the base rail of the stair wall (Plate 31), demonstrating some survival of a timber floor in this room. That exposed in the front room had almost certainly been renewed, typically comprising planks of 7" (0.18m) width (Plate 32), with sandstone hearth stones to each of the fireplaces. Three flagstone survive at the foot of the stairs (Plate 33), forming an area of 4' x 3' (1.22 x 0.91m), at the southern end of what would've been a ground-floor hallway, placed against the east wall. A joint-line in the floorboards to the north, placed at a corresponding 4' (1.22m) distance from the east wall (Plate 33), and a slight scar in the north wall (Plate 34) show the position of this passage to the front door. It is currently unclear whether this represents an original feature, or was added at a relatively early date, when the property was divided into multiple occupancy dwellings. It is likely that the front, northern, room represented a shop, or more accurately a parlour where business would have been conducted for the purchase of raw materials and selling finished cloth. Whilst the shelving in the alcoves appears to be of late-19th or early-20th century date (Plates 28 and 29), almost certainly relating to Neild's ladder & Barrow Works, it may well have replaced earlier similar shelving where cloth was stored or displayed for sale. Lath and plaster stud walling appears to have formed a small vestibule from the rear room directly to the stairs, suggesting the corridor may have formed an original feature, and a parlour or 'shop' opening off a hallway would certainly have represented higher status than the front door opening directly into the parlour.



Plate 33: Flagstones set within planked corridor at foot of the stairs to first floor



Plate 34: Slight wall scar for probably partition wall of ground-floor level corridor from entrance door



Removal of wall finishes obscuring the ground-floor level wall at the rear of the original property revealed it to be late, built with 20th-century machine-made brick (Fig 2; Plate 35), and almost certainly contemporary with the extension of that time.



Plate 35: Rebuilt wall in position of original south external wall at ground floor level

The extension was internally rendered, obscuring any detail, and had hardboard sheeting to the flat timber boarded roof (Plate 36). A horizontal two-light casement window into the original structure to the north (Plate 35) represented the only window. The south wall replaced the earlier yard wall and had a door at its western end into the rear passageway (Plate 36). Brickwork was exposed where test pits had been excavated through the concrete floor, revealing machine-made brick, bonded in a grey cement mortar, and appeared to be laid in English Garden Wall bond.



Plate 36: General view of the mid 20th-century extension, with door in the south-west corner

Cellar: the cellar is currently accessed by a temporary ladder beneath the ground to first-floor stair. No evidence was observed for an original straight stair in this position, although the walls throughout the basement retain large patches of painted and damaged plasterwork, possibly obscuring wall scars for such a feature (Plate 37). It is probable that there was access between the ground floor and cellar within the original layout of the property, although this was probably removed at a relatively early date when the cellar became a dwelling space. External access to the cellar undoubtedly formed part of the original construction, with access afforded into the front part of the cellar from external street level through a doorway at the eastern end of the north wall (Fig 3; Plate 38). An associated external stair appears to have been blocked in the late 19th century, with the doorway and a large 5' (1.52m) wide tall window providing as much natural light into the room as possible, both having recently been temporarily blocked with concrete blocks to prevent further water ingress (Plate 38).



Plate 37: General view of the rear cellar, showing the extant ladder access to the ground floor



Plate 38: North wall of cellar, with blocked window and doorway onto street access



The west wall retains a large fireplace (Fig 3; Plate 39), demonstrating that the front room was originally heated, almost certainly representing a workshop, as it is unlikely to have formed a dwelling in the initial layout of the property. Shelving in the alcoves to either side is later, but may represent renewal of earlier shelves that would almost certainly have been inserted once the cellar became part of the ladder works and no longer a dwelling in the latter part of the 19th century. The ceiling is of close-set rectangular section joists, many probably being renewed, but with those along the eastern edge of the room being set transversely to a large scantling beam, placed 4' (1.22m) from the wall (Fig 3; Plate 40), suggesting the presence of a corridor at cellar level, below that on the ground floor. A blocked doorway was observed within the dividing wall between the two cellars at the southern end of this probable corridor, and had been blocked and rendered in the 19th century (Plate 40). The partition wall between the two rooms was of full-brick thickness, unlike at ground-floor level, and had a new doorway punched through the brickwork at its western end, with ragged edges to a plain timber architrave to the more modern opening (Plate 40).



Plate 39: Fireplace in west wall of northern cellar room, with later shelving to alcove



Plate 40: Differing arrangement of ceiling joists in cellar suggesting passage to blocked doorway in partition wall, with later doorway inserted to right

The rear room of the cellar differed from the front room, having brick supporting pillars for the fireplace above and would not have had its own fireplace. These have stepped brick corbels to ceiling level carrying the hearth stone above (Plate 41). The rear, southern, wall had a 4' (1.22m) wide window aperture that has been narrowed initially by a full brick width (9" (0.23m)), likely for the framing for a cellar light, and subsequently infilled to form a small opening that possibly represented a coal chute (Plate 42). To the west of the window, a vaulted brick tunnel had been butted up against the rear wall which had been cut through to form an entrance (Fig 3; Plate 43). It was bonded in a mid-brown lime mortar, suggesting that it was of 19th century date, and was probably added as a store when the 'back room' was erected prior to 1831. Only its western wall survived, and a few courses of the barrel vault, with the rest of the crown having been removed for the insertion of a flagstone floor, possibly during the late 19th-century remodelling of the 'back room', or following its demolition and rebuilding in the mid 20th century.



Plate 41: Brick piers for ground-floor level chimney breast and hearth stone in rear room of cellar



Plate 42: Blocked cellar light window in rear wall of cellar



Plate 43: Vaulted chamber butted against the rear wall of the cellar

First Floor: the first floor of the property was largely open-plan (Fig 4; Plate 44), with a partitioned landing between the ground floor half-turn stair and quarter-turn stair to the upper floor. This partition wall retains three phases of construction, the earliest of which was possibly original, and comprised edge-set handmade brick within a timber stud framework at the northern end of the extant wall (Fig 4; Plate 45). The southern end of the wall was faced on its western side with lath and plaster, over timber stud work, representing a second phase, possibly of mid 19th- century date. The central section of the wall, and most of its eastern face were covered with mid/late 20th-century plasterboard, with some replacement timber studs also inserted at this time. Similar stud framing had been inserted across the south elevation, with the removal of the plasterboard sheeting revealing that the original rear wall survived, comprising hand-made brick, bonded with lime-based mortar, in what appeared to be three-stretcher English Garden Wall bond (Plate 46). This originally housed a central 4' (1.22m) wide window that had recessed brick blocking below its retained brick sill, demonstrating that there was no access into the early 19th-century extension (Fig 4; Plate 46).



Plate 44: General view of the first floor, looking south-west



Plate 45: Partition wall to stair landing at first floor level



Plate 46: Timber studs from plasterboard wall concealing original rear wall with central brick-blocked window

The southern room at first-floor level has a central 6' (1.83m) wide chimney breast on the west wall projecting 1'6" (0.46m) from the wall face (Fig 4). This houses a well-preserved hearth, offset to the western side of centre, and retaining a dressed stone surround, affixed to the brick wall face (Plate 47). The aperture also retains the almost complete survival of a self-acting cottage range-type oven, suggesting this room formed a kitchen for the family above work rooms and shop / parlour below. This was the simplest form of range, where the oven, in this case placed on the left side, was heated only by a central flue, and possibly an ash box below. More expensive ranges had a narrow water boiler on the opposite side of the grate and flue, but this cheap example had a false front to brickwork behind (Plate 47). A horizontal timber placed above the fireplace, possibly serving as a picture rail or shelf mount comprises the re-used side rail of a ladder (Plate 47). This bears a makers stamp of 'G. BRO^S' suggesting that Neild's refurbished old ladders, or used them for spare parts. A vertical butt joint within the alcove to the south probably represents an inserted narrow doorway between numbers 35 and 37 Liverpool Road when the latter was added into the ladder works in the early 20th century (Fig 4). This was blocked with machine-made brick, in a dark mortar, once 37 Liverpool Road had once again become a separate concern in the mid 20th century (Plate 48).



Plate 47: detail of fireplace in the rear room at first-floor level, with ladder rail mounted above



Plate 48: Blocked narrow doorway between 35 and 37 Liverpool Road



A small stub (0.2m) of the original single-skin partition wall between the front and rear rooms survives at its eastern end (Fig 4; Plates 44 and 49), and is plastered on both sides. A brick pier of approximately 9" (0.23m) section has been inserted at the eastern end of the surviving wall. This has the remains of an arch spring at its upper edge (Plate 49), possibly similar to that of a doorway into the stairwell at ground-floor level at the eastern side of the room, although the latter may be an original feature, and the arch within the stub wall is certainly a remodelling. The pier carries a ceiling beam of 8" x 4½" (0.20 x 0.11m) section across the room, supported at its eastern end by a vertical post of 4" x 3" (0.10 x 0.08m) section that forms part of the stud walling of the stair landing, and continuing across a flat-headed doorway into the northern room of the first floor (Plate 44).



Plate 49: Detail of cross wall stub, with arched head

The front wall of the first floor housed a large vertical 4' (1.22m) wide window to ceiling height that retains what appeared to be a 19th century two-light sash window, set within later boxing but retaining a reused timber sill, with simple roll moulding at the face (Plate 50). A chimney breast of 6'1½" (1.87m) width projects 1'7" (0.48m) from the western wall face (Fig 4), and has a brick-blocked central hearth of 3' (0.91m) width, which has a shallow segmental arch (Plates 44 and 50). This appears to have been blocked in the early 20th century, as the covering render contains large quantities of dark grey soot, whilst the wider surround and wall above are of horse hair plaster. A flagstone hearth for the fireplace, with timber edging surround, is set into the north/south aligned plank floor, which appears largely intact and comprises boards up to 10½" (0.27m) thick throughout the whole first floor level (Plates 44 and 50). Similar planks were observed in the ceiling, where the plasterboard has been removed, both representing early or original flooring, and with those in the ceiling carried by 5" x 2½-3" (0.13 x 0.06-0.08m) section transverse joists on approximately 1'4" (0.41m) centres.



Plate 50: North room at first-floor level

Both rooms at first-floor level retained elements of multiple phases of wallpaper and wall paint, several of which maybe of 19th century date (Plate 51), reflecting the relatively high status of the rooms on this floor, and probably representing the main family living accommodation of kitchen and main bedroom.



Plate 51: Example of printed wallpaper from the first-floor level front room



Upper Floor: the tread and risers of the staircase to the top floor have been recently renewed, but the skirting is earlier, as is the short half-landing below the upper floor, which comprises 7" (0.18m) wide planks that may have formed part of the original stair to the attic (Plate 52). This landing also retains a simply-turned newel post with cylindrical-section shaft and simply decorated square-section foot and head (Plate 52). This style is consistent with a late-18th century date, and it would be unlikely to have an open stairwell into servant's or lodger's quarters if the staircase had been renewed, also suggesting that it represents an original feature. The treads of the short flight to the upper floor level having been replaced, although the lower riser is possibly original (Plate 52). The upper riser is missing, revealing the lath and plaster undersealing of the stair, which is almost certainly contemporary with its original construction.



Plate 52: Detail of half-landing and possibly original newel post to the upper floor stair



The flooring of the upper floor is presently unsafe and has been covered with boards to form a level and safe floor (Plate 53). Some of the levelling has been undertaken using ladder rails that had been discarded within the property when the 20th century ladder shop closed (Plate 54). The south wall houses a large inserted window that appears to represent an enlarged original aperture, with the present fixed three-light timber window most probably contemporary with the extension at ground floor level (Fig 5; Plate 53). The wall to either side and below the window was exposed at this upper level, clearly demonstrating it to have been constructed in hand-made brick in three-stretcher English Garden Wall bond (Plate 53).



Plate 53: General view of the upper floor, looking south



Plate 54: Detail of ladder rail used in floor levelling beneath the extant chipboard sheeting



The north wall retains a remodelled garret window, typical of a late 18th century loomshop, narrowed to its present size, but retaining the original lintel (Fig 5; Plate 55). The original form would have comprised five vertical windows, each of approximately 1'6" (0.46m) width, divided by substantial chamfered timber mullions, two of which survive, and are of 3" (0.08m) thickness (Plates 55 and 56). The sill and any original framing in the reveals appears to have been removed.



Plate 55: Narrowed garret window in north wall, retaining lintel across the original wider aperture



Plate 56: Detail of original chamfered window mullion head, below extant full-length lintel



The west wall houses two large flues for chimneys in the front and rear rooms of the floors below (Fig 5; Plate 57). However both flues also have fireplaces set within them, with shallow segmentally arched heads (Plate 57). That in the front room is 1'9" (0.53m) wide, retains wall plaster to either side and is brick-blocked (Plates 57 and 58), whilst that in the rear room was larger, at 2'10" (0.86m) wide. The brickwork around this fireplace was less obscured (Plate 59), revealing no evidence that it had been inserted, strongly suggesting that the upper floor was originally partitioned, with a heated loomshop to the front, and the principal bedroom to the rear. A ceiling height can also be determined from plaster wall scars, approximately 8' (2.44m) above floor level, and slightly lower at the eaves (Plates 57 and 60). The northern part of the flue within the west wall had a blocked, approximately rectangular, aperture set into the flue above and outside the fireplace (Plates 57 and 58). This almost certainly represents an aperture that was cut into the flue from the floors below, possibly to clear a blockage. This and the southern fireplace were blocked in brick bonded in a dark sooty mortar, consistent with a late-19th or early 20th century date, when the premises were converted to a ladder works, and at which time the upper floors ceased to be used as either dwellings or workshops. The arched alcove between the flues was formed using a single row of edge-set brick and had the slight scar for a central 4" (0.10m) wide partition, with matching scar within the wall face of the otherwise blank east wall (Fig 5; Plate 60).



Plate 57: Fireplaces and flues against the west wall of the upper floor



Plate 58: Detail of the northern fireplace in the west wall of the upper floor



Plate 59: Detail of the southern fireplace in the west wall of the upper floor



Plate 60: East wall of upper floor, with vertical scar for single-skin brick partition wall

A late plasterboard ceiling has been removed to reveal joists spanning between the lower of the two purlins on approximately 2' (0.61m) centres and probably of relatively late date. The roof structure comprises two large-scantling rectangular section purlins to each pitch, below a slender ridge board, suggesting a refurbishment of the roof in the late 19th century at the earliest. The purlins carry rectangular-section rafters on 1'6" (0.46m) centres below a Welsh slate roof to both pitches, and which has relatively recently been renewed and sealed with expanding foam (Plate 61). The end of what appear to be original rectangular-section oak purlins project through the eastern wall from the slightly later 18th century construction of 33 Liverpool Road (Plate 61), possibly representing the style of the original purlins within 35 Liverpool Road .



Plate 61: Purlin on south pitch projecting through wall from 33 Liverpool Road



5. ARCHAEOLOGICAL TEST PITS

INTRODUCTION

Five test pits were excavated at ground floor and cellar levels in order to investigate wall footings and deposits that lay below floor levels (Figs 2 and 3). Given the potential for archaeological remains, particularly those relating to Roman occupation observed within the vicinity, GMAAS, in their advisory role to Manchester City Council, requested that monitoring and recording of the pits be undertaken by a suitably qualified archaeologist.

All test pits were excavated by hand, with three placed within the cellar, and two in the rear yard of the property at ground floor level, latterly enclosed within a single-storey extension (Fig).

RESULTS

TP1: this 1.60 x 0.60m rectangular trench was placed against the east wall of the north room of the cellar (Fig 3), and was excavated to a depth of 0.47m. The upper 40mm deposit comprised a soft greyish brown make up layer for the flagged floor seen elsewhere within the room. This overlay mid-brown sandy alluvial gravel for the remainder of the depth of excavation (Plate 62).



Plate 62: View of TP1, looking north-east

TP2: a narrower rectangular trench was placed between the support piers for the ground floor fireplace against the west wall of the southern room (Fig 3) and measured 1.10 x 0.65m (Plate 63). Excavation revealed a single thickness brick floor of 75mm, overlying 50mm of sand. This sealed a hard mortar deposit of 90mm thickness containing lime fragments and charcoal inclusions. This overlay a 0.22m thick deposit of mixed mid-brown sandy clay soil with rounded pebble inclusions that was devoid of finds, and was probably of 19th century origin,



relating to a relaying of the floor. It sealed the natural, orangey, sandy alluvial gravel, which was excavated to a depth of 0.25m to the limit of excavation



Plate 63: View of TP2, looking west

TP3: a further trench in the rear room of the cellar was placed in its south east corner (Fig 3) and measured 1.15 x 0.65m. Excavation revealed the the extant brick floor within the room was of single brick-thickness, set on a 90mm layer of mid brown mixed sandy clay, similar to that observed in TP2, but of much lesser depth (Plate 64). This overlay the natural alluvial gravels seen elsewhere, which were excavated to a depth of 0.45m.



Plate 64: View of TP3, looking south

TP4: the western of two further test pits excavated in the rear room of the property at ground floor level, was placed against the dividing wall to 37 Liverpool Road (Fig 2), and measured 1.55 x 1.35m. It was excavated to a maximum depth of 1.30m, revealing that the northern 0.65m of the trench had been disturbed by the insertion of a brick-vaulted “tunnel” within the basement, comprising edge-set hand made bricks (Plate 65). The crown of the arch had been removed but its apex was estimated as having been originally set at 0.1m below the base of the extant 0.10m thick concrete floor. The stepped rear wall of the tunnel was of full brick thickness (Plate 65). To the south of the brick arch, the late concrete floor overlay 0.12m of dark silty backfill above a possible broken floor of edge set brick of 0.15m thickness, but visible only in the western 0.5m of the southern section of the trench (Plate 65). This overlay 30mm of ash, which presumably formed a levelling layer, above a 0.07m thickness of a soft mortar deposit. This in turn overlay a 0.25m thickness of mixed grey brown silty gravel with rounded pebble inclusions, sealing a 0.05 m deep further deposit of black ash. This sealed a further single-brick thickness floor of hand-made bricks, aligned with the west wall and placed 0.78m below current floor level (Plates 65 and 66). This was only excavated within a 0.8m wide sondage within the western half of the trench, where it was observed to butt against the rear of the brick-arched tunnel, with the final brick being laid on an angle up against the face of the wall (Plate 66), demonstrating it to be a later feature. The floor and overlay a further deposit of mixed grey silty clay backfill to the limit of excavation.



Plate 65: View of TP4, looking south, with brick-vaulted feature in foreground, and extant brick floor to rear below possible edge-set floor revealed in the southern section of the trench



Plate 66: Extant brick floor within TP4 butting the earlier vaulted tunnel to the north.

TP5: the south-eastern trench at this level was much larger than the other test pits, measuring 2.3 x 1.4m (Fig 2), and excavated to a maximum depth of 1.4m. This part of the former rear yard of the property was the most heavily disturbed, with the extant concrete floor overlying a 0.2m thickness of concrete within much of the trench (Plate 67). This had large brick inclusions suggesting a probable earlier 20th century date. The concrete butted what appeared to be a brick tank in the south-western corner of the trench, measuring 1.7 x 0.6m where it was exposed within the trench and observed to a depth of 0.53m, where it overlay a single-skin brick floor, similar to that observed in TP4 (Plates 67 and 68). The brick floor sealed a further deposit of mixed backfill with a further linear brick feature observed in plan within the base of the trench. The foundation of the wall dividing the property from 33 Liverpool Road continued to a depth of 1.15m below present floor level. This somewhat excessive depth possibly reflects the historical disturbance of the ground, and that 35 Liverpool Road formed the end of the row of cottages prior to the subsequent erection of 31 and 33 Liverpool Road. In the north-east corner of the trench the late extant concrete floor immediately overlay a 3" (0.08m) thick flagstone (Plate 69). This was recessed into the brick wall (Plate 69), and below this level, the wall was recessed by 2" (0.05m; Plates 67-69). It is unclear whether this flagstone represents part of the original yard surface, but it almost certainly represents its level, with the narrow wall below forming the foundation of the yard wall.



Plate 67: TP5 looking south-east, with brick floor in foreground and brick and concrete base



Plate 68: Detail of brick floor, and reduced wall thickness below floor level



Plate 69: Remnant of flagstone yard wall under north section of trench, rebated underneath adjacent wall

A glazed ceramic pipe was revealed in plan in the western edge of the test pit (Plate 70). This is almost certainly of late 19th or early 20th century date, and represents evidence for a large-scale improvement to drainage and sewerage systems implemented across the entirety of Manchester and Salford during this period. It probably relates to the conversion of the privy, placed in the south-east corner of the yard, from an ash closet into a flushing water closet.



Plate 70: Salt-glazed ceramic drainage pipe revealed in the western section of the test pit



6. DISCUSSION

INTRODUCTION

The survey of 35 Liverpool Road has revealed a detailed, multi-phase history of an important local landmark that represents a rare survival of a late 18th century weaver's cottage. This is reflected in its Grade II Listed Building designation, and the survey has provided a more detailed study and analysis of the extant structure and documentary resources.

Several phases of construction have been revealed within the extant fabric, and this discussion combines this with those obtained from the documentary sources to create six main phases of use for the property.

PHASING

Phase 1: the original phase dates to the late 18th century, when a pair of artisan weaver's cottages were constructed on Priestner Street, most probably during the 1780s. The terrace appears to have been constructed as a row of self-contained workshop dwellings, each with an attic which incorporated long multi-light windows to maximise natural light to workshops on the upper floor. This would aid skilled workers in the operation of hand powered looms for the production of heavy-duty cotton fabric, known as Fustian, for which Manchester was known at the end of the eighteenth century. Fustian cutters and weavers are recorded as living on Liverpool Road in 1800 and as late as 1820 (Nevell, 2018). The survey has confirmed that the row was not constructed as a single build, and although many of the cottages are of similar style, they were constructed at different times, with several butt-joints visible in the principal façade on Liverpool Road.

The construction of 35 Liverpool Road, then 16 Priestner Street, was as the eastern of a pair of repeated-plan, single-fronted cottages, of three-storey height forming artisan weavers' workshops and dwellings. The original layout appears to have comprised a shop, and or, meeting room at the front of the property at ground-floor level, probably accessed from a hallway, which afforded separate access into a rear room that may have formed a small workshop or living room. This probably had access to the cellar and into the rear yard, that housed a privy. The cellar comprised two rooms, the front of which had external access from street level, and was heated in its front room, suggesting that it may have been used as a cellar loomshop, where damp and humid conditions were well-suited to weaving (Timmins 1977). A doorway, possibly at the end of a passage along the eastern wall, afforded access into an unheated rear room, which probably formed a store, and was lit by a cellar-light window in the rear wall.

The first floor appears to have formed the primary accommodation for the family at this time, with a kitchen in the rear room and either a living room or a heated bedroom to the front of the property. The upper floor appears to have been sub-divided into two rooms, given that both rooms retain what appear to be original fireplaces. The inclusion of a timber newel post to a half landing not only demonstrates more status than a planked partition wall, but also suggests a greater need for open access and the transport of products up and down the stairs. The scar for the partition between rooms strongly suggests that it was of single-skin brickwork, as seen on floors below. This possibly reflects the high build quality of the premises, as an artisan's workshop and dwelling, as timber partitions to upper floors were commonly used in early dwellings in the region, as at 36 Oldham Road, Ancoats (OA North 2007). The front room of the



upper floor formed a heated 'garret' loomshop, with partial survival of the long horizontal window that clearly define such structures. The rear room had a larger fireplace, and a remodelled window, making it more difficult to demonstrate that it also formed a loomshop, with the possibility that it represented a large heated bedroom, given the size of the fireplace. However, the house was built on an approximately north/south axis, so a loomshop in the southern room would take greater advantage of natural daylight, especially in the winter months, when this was at a premium, suggesting that both rooms were used for cotton spinning.

However, as early as 1806, 35 Liverpool Road is listed as having living accommodation in the cellar, and the relatively rapid turnover in occupants of the house above, as shown in the Poor Rate Books from 1795 through to this time suggests that the property was not occupied by an established artisan merchant within ten years of its construction. The likelihood is that the cottages were built by property speculators as either plot became available for sale, or as they accrued the necessary finances to built on plots they had purchased, and were then rented out to single or multiple tenants. The rapid trading of plots by property speculators was commonplace in late 18th century Manchester, as large profits could be generated from the rising demand for land on which to built to fuel the expanding town and its textile industry. Details of such transactions were observed at Piccadilly Place, approximately 1.5km to the east of 35 Liverpool Road, where plots changed hands 11 times in a two year period in the early 1790s (Miller *et al* 2010). There is a distinct possibility that the whole row of cottages were built with the possibility of offering premises to handloom weavers, but were instead rented to several occupants to generate a greater income. However, handloom weaving peaked in the early 19th century, with approximately 170,000 handloom weavers in Lancashire alone in 1820 (Timmins 1993), suggesting that there would certainly have been a market for such properties in the 1780s, when 35 Liverpool Road was built, particularly in Manchester where few of the burgeoning new textile mills were doing anything other than spinning cotton to be woven on handlooms. Decline of the handloom industry was relatively rapid through the early years of the 19th century, after a number of advances in the reliability and productivity of power looms, culminating in the Roberts Loom in 1830, when single-storey weaving sheds began to proliferate, with only 55,000 handloom weavers recorded in the census of 1851 (Timmins 1996).

Phase 2: the property was expanded in the early 19th century, prior to 1831, with the addition of a rear extension at the western end of the south wall. A brick vaulted store, or possible larder at basement level almost certainly formed part of this extension, which appears to have been only of single-storey height, typical of the first half of the 19th century, and generally known as a 'back room' (Muthesius 1982, 89). By this date, the property was known as 16 Liverpool Road, and had been occupied by Robert and Anne Owens, who's residency spanned almost 20 years. The house was owned by John Barnes from at least 1836, and it is possible that he bought the house earlier and added the rear extension at that time. Whilst it is tempting to suggest that the rear extension and vaulted chamber beneath represented an improvement to living conditions and storage, the fact that the cellar remained occupied at the time of its construction, and the house is listed as having 14 occupants in the census return of 1841, only a few years after the construction would suggest that it was more likely associated with increased subdivision of the property into a multi-occupancy dwelling.

The partial and more complete survival of range fireplaces at ground and first-floor levels are both of very simple self-acting cottage range style. Neither has a water boiler, which was common by the late 1820s (Parkes 1829, 169), suggesting that they were inserted as cheaply



as possible when the premises was converted into several single-room dwellings in the early 19th century.

The first census of 1841 did not record “weaver” amongst the trade of any occupants within the row of four cottages, with Robert Hardistry, a joiner, being the likely principal occupant of the property (Miller 2012), reflecting the national decline in home weaving. However, as the population of the town expanded rapidly through the mid 19th century, the middle classes moved out to new suburbs and properties were subdivided into multiple tenancy dwellings. This was clearly the case at 35 Liverpool Road, where five households were recorded within the property, and a total of 14 inhabitants (*ibid*). Given that the property likely contained two rooms to four floors at this time, at least two of the families must have lived in single-room dwellings, and it is almost certain that the cellar formed a two-room dwelling, representing some of the worst living conditions of the period. The extant fabric suggests that no attempt to heat the rear of these two rooms was made. Hallways to the ground and first floors would have been necessary to provide access to each separate dwelling within the property, so would have been added at this date if not already in place.

The Liverpool Road and wider Castlefield locality of Manchester was not amongst the worst slum areas of the town, with Liverpool Road forming one of the main thoroughfares to Deansgate and giving access to the thriving Liverpool and Manchester Railway terminus. The philosopher and political theorist Friedrich Engels documented that properties fronting the main thoroughfares in the town were of higher standard than those hidden in the back streets and courtyards, effectively hiding the housing crisis in Manchester, and the plight of the urban poor (Engels 1973).

Phase 3: 35 Liverpool Road is first noted as part of the Black Horse beerhouse run by Elizabeth Swann at 37 Liverpool Road in 1845. It remained as part of this concern until 1870, but also appears to have retained at least one cellar dwelling throughout the period, even though these were deemed highly unsuitable accommodation by the mid 19th century, with their construction having been effectively banned within the town by 1844 (Pearlman 1956).

The versatility of the single-fronted cottage plan form allowed many possible uses with little need for internal remodelling, and thus it is extremely difficult to directly associate any of the extant fabric to the period of use as a beerhouse. No communication can be seen between the two properties of 35 and 37 Liverpool Road, although such a doorway is likely concealed in the front alcove at ground floor level, behind shelving and wall plaster. A much narrower aperture was observed in the rear room at first floor level, and appears to have been blocked in brick in the early 20th century, and combined with the narrowness of the aperture, suggests that this more probably related to the occupancy of both properties by Neild’s Ladderworks around the turn of the century.

The property was sold to Mr Barrow in 1855, with a sitting tenant George Gledhill and family. They continued to live in the property for a further seven years, and appeared to have nothing to do with the beerhouse, demonstrating that the upper two floors would still have been rented as dwellings. The census of 1861 shows that the Gledhills were financially stable enough to employ two young maids, also demonstrating that the house above the beerhouse was rented as a single entity by this time, rather than as single room dwellings.

It may finally have been the more stringent implementation of the Torrens Act of 1867 that finally forced the closure of the cellar dwelling, making the enlarged beerhouse unviable, reverting to a dwelling by 1871.



Phase 4: by 1871 the census return records only a single family occupying the property, with two servants, undoubtedly living in the attic, possibly prompting the reduction in size of the loomshop window in the north wall. The evidence for wallpaper throughout the first floor may also date from this period, reflecting the higher status of the accommodation by this date, and more fitting for the aspirational middle-class Frost family. The external entrance to the cellar may also have been infilled at this time.

Phase 5: Richard Neild acquired the property in 1875 for his ladder works, latterly known as Knott Mill Ladder and Barrow Works. Initially, the Neild family moved into the house, and presumably used the ground floor as the shop, with a housekeeper / nanny for his younger children, presumably living in the attic. It appears very unlikely that the cellar was used as a dwelling at this time, and if the entrance had not already been infilled, it was certainly removed early within this phase.

It was probably also around this time that the rear extension was demolished, and replaced with a longer thinner structure, presumably only to ground floor level, and infilling most of the yard, whilst maintaining access to the privy in the south-east corner of the yard for the family, still residing above the shop. The size of the extension would be consistent with the storage of ladders. By 1891 the Neild family had moved out, and the premises was solely used as the ladder works. The removal of internal partitions between front and rear rooms at all floor levels almost certainly relates to this change. Between 1903 and 1909 Neild acquired 33, 37, and 39 Liverpool Road. Possible communication between Numbers 35 and 37 was only observed at first-floor level. Richard's son, Alfred Neild, acquired ownership rights for the property, along with those for 37 and 39 Liverpool Road in 1909.

The completion of the Davyhulme Sewage Works in 1894 prompted the mass installation of water closets within Manchester, and it is possible that the ceramic pipe observed within the ground floor test pit represents evidence of the early adoption of a water closet at 35 Liverpool Road, as one of around 30,000 installed in dwellings in the city prior to them moving to the newly-built, and far more affluent garden village suburb of Chortlonville (Stanbridge 1976).

Phase 6: following the death of Alfred Neild senior in 1938 and the outbreak of war in 1939, the ladder works appears to have ceased to trade. Alfred junior retained owner of the property, which was listed as Thomas Brown's workshop by 1941, although appears to have sold the premises to Daniel Rigby before the end of the year, with the premises becoming part of his ironworks shop. By 1954, the premises was once again serving as a ladder works, forming part of the Johnson's Ladders Ltd establishment, probably that previously trading at 19 Liverpool Road. It is likely that the extant large single-storey extension filling the rear yard was constructed during this second phase of ladder works, being built between 1948 and 1959.

By 1972 the premises were used as offices for a motor insurance broker, with boarded windows to the upper floors suggesting that these were disused. EF Dawes retained use of the property into the 21st century.

REGIONAL RESEARCH AGENDA

In 1996 the English Heritage (now Historic England) publication '*Frameworks for our Past*' (Olivier 1996) highlighted the need for research frameworks for the historic environment as a tool for establishing long-term objectives. The Department for Culture, Media and Sport (DCMS) document '*Historic Environment: a Force for our Future*' (2001) stated that English



Heritage had been 'commissioned to frame a co-ordinated approach to research across the historic environment sector'. Research Frameworks help identify what is important or significant archaeologically, by providing research questions and objectives to help co-ordinate and focus the research effort. It is, therefore, important that all archaeological projects not only form a basic record of sites before they are altered or lost, but include an attempt to further regional research by considering relevant questions within the current Research Agenda.

Presented within this section are the pertinent questions from the Industrial Agenda for the North West Regional Research Framework, along with brief summaries of relevant research priorities (<https://researchframeworks.org/nwrf/industrial/>). For each question, results of the investigation at 35 Liverpool Road are discussed:

- ***Ind22: How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?***

A great deal of targeted excavation has taken place over the last 11 years in Greater Manchester historic industrial centres, especially Manchester and Salford. This has been targeted on back-to-back and blind-back housing, especially cellar 'dwellings' made infamous by mid-19th century social commentators

35 Liverpool Road represents a rare survival of an early example of workers' housing within the 18th-century town of Manchester. As outlined in the framework question, much of the research undertaken has been the excavation of demolished remains of housing, making the opportunity to examine a standing building an important opportunity to add more detail, particularly about the form and function of the upper parts of such structures.

Whilst the greater access to Rate Books and Electoral Registers provided by internet searches and websites allows more detail to be gleaned about the inhabitants of workers housing before, and between census returns, their lack of detail on the number of occupants can be very misleading. For example the continued tenancy of one family at 25 Liverpool road during the 1830s might suggest an artisan merchant, using the loomshop to run a successful small business. However the census of 1841 shows that 14 people were residing in the building, which had effectively become a slum dwelling of several single-two room occupancies.

The majority of the working class in Manchester lived in single-fronted cottages in the 19th century, often as tenants of a single floor or room. The investigation at 35 Liverpool Road has shown how a building constructed as an artisan's workshop and house could easily be converted for such purposes, and may well have been built with this option in mind, given the number of original fireplaces. Basic cottage ranges installed in at least two rooms also possibly suggest conversion of spaces into simple dwellings, and the lack of a hearth in the rear room of the cellar possibly points to the lowest level of accommodation available in mid 19th-century Manchester.

The use of part of the property as an extension to the adjacent beerhouse is further evidence for the importance of drinking establishments in the daily life of the working class in the mid 19th century. The Rate Books list at least two beerhouses and two public houses on this small section of Liverpool road for most of this period show that although the working class had very little or no disposable income, alcohol, sociability, and



possibly somewhere to be warm, proved necessary distractions from the hardship of daily life.

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

Take a holistic approach, taking account of architectural history. Target urban and suburban areas of towns/cities where rapid industrialisation and growth took place. Use Historic Landscape Characterisation, historic mapping, review desk based assessments and urban survey data, examine relationship of early transport development with growth of suburbia. Aim to identify significant examples of e.g. suburban villa development (well-understood in e.g. Victoria Park, Manchester but less well in other towns and cities)

At the time of its construction, 16 Priestner Street would probably have been considered as a property for an aspiring merchant class of skilled artisans. It afforded spacious accommodation for workshops and family, erected on a wide street opposite open green space on the fringes of the newly-expanding town. The construction of the impressive St Matthews Church, completed in 1825, immediately opposite the property, on what was Liverpool Road by this date, with retained open spaces to either side, still suggests that although housing density had increased massively behind the main street frontages, Liverpool Road was still an affluent thoroughfare to the main arterial route of Deansgate.

Census data for 1841 clearly demonstrates that this part of Liverpool Road had not retained its affluence, comprising beerhouses and cellar dwellings, with cramped living conditions on a par with those seen in the more poorly constructed inner suburbs and courtyards. Liverpool Road appears to have regained some of its status in the latter part of the 19th century, possibly partly due to the success of the Liverpool and Manchester Railway increasing footfall along the street and allowing the majority of properties to include a successful shop of some sort. By the recording of the 1871 census, 35 Liverpool Road was of sufficient comfort and status to house a single family with servants, the very basic trappings of an aspiration to a middle-class life at this time. However, it can probably be interpreted more as a stepping stone to an escape to the newly-emerging suburbs, as the Frost family departed quickly, being replaced by Richard Neild and his large family, as a suitable premises for his established ladder and barrow works. The Neilds were certainly an aspirational family, and as soon as finances allowed, they too left Liverpool Road for the unfinished garden-village of Chorltonville, completed on the fringes of the fashionable suburb of Didsbury in 1911, to the south-west of the city centre.

A further interesting revelation of the survey, relating to the middle classes in the early 20th century, was that of Anne Neild, wife of Alfred senior, who ran the ladder works at 35 Liverpool Road at the time when she was afforded the right to vote in 1918, following the passing of the Representation of the People act and years of women's suffrage. Only around 8.5 million women were given voting privileges at this time, based on their age being over 30 and them having '*minimum property qualifications*'.

- ***Ind32: To what extent did houses and shops incorporate workshops and warehousing?***

Synthesis and review published and unpublished surveys. Identify significant examples.

The relatively complete survival of Liverpool Road, and the detailed archive revealed by the building investigation, clearly shows that Liverpool Road combined dwelling space,



workshop areas and a shop, to varying degrees, and even for different trades, throughout its history.

The initial intended layout appears to have provided loomshops at cellar and attic levels, with storage in the rear cellar. The ground floor would have comprised a parlour at the front, where meetings and trade would have been undertaken, with probable storage to the rear. Accommodation was provided in two large rooms at first floor level. When the property was used as an extension to the beerhouse at 37 Liverpool Road, it is assumed that this only comprised the ground floor level, presumably in the form of two 'snugs' retaining the fittings of the dwellings it replaced. It may also have been during this period that the ground floor partition was removed to create an open-plan space, and this would almost certainly have been the case during use of the property as a ladder and barrow works, where a more open-plan arrangement would have allowed easier movement of ladders. A larger extension in the rear yard presumably formed a store for ladders and barrows, with the cellar probably serving as a workshop. Initially the Neild family lived above the shop, but as the business grew they moved out and the upper rooms presumably became used as further workshops and storage.

- ***Ind33: How well studied and understood are the back yards of workers housing and what is their significance?***

Workers housing beyond terraces, infilled yards. Search published material including excavations. Include courts, study whole land plot. Include workshops behind the Chester Rows. Links with Q39

35 Liverpool Road was built with a relatively extensive rear yard, probably reflecting its status as an artisan dwelling and workshop, rather than having been built purely to house the expanding urban population. This yard is clearly shown on Green's map of 1987-94 (Plate 3), and a structure shown against the west wall of the yard almost certainly represents a privy. As outlined in the background section on the development of workers' housing, having an individual privy for a house was the exception in mid 19th century Manchester, but is regularly seen in these earlier properties. The more detailed editions of 19th century mapping show the privy in the south-east corner of the yard, along with a 'back extension' to the house. These became common features of terraced houses in the second half of the 19th century, when more space could easily be added during construction to form a ground floor larder or pantry, with small bedrooms above. However, multi-storey back extensions were not common until the second half of the 19th century (Muthesius 1982, 89), corroborating the structural evidence observed that suggested the extension was only of single-storey height, a structure commonly referred to as the 'back room' in the late-Georgian and early-Victorian period (*ibid*).

The importance of the yard and its privy were highlighted by the Ordnance Survey mapping of 1891 (Plate 14), which shows a much larger extension, presumably associated with storage for the ladder works, but whilst maintaining access to the privy, and presumably sufficient space for a washing line. A ceramic pipe observed in one of the test pits within the yard revealed not only remnants of brick and flagged floors at various depths, but also a salt-glazed ceramic pipe, possibly forming evidence for a relatively early conversion of the privy from an ash closet to a water closet, around the turn of the 20th century.



The yard was latterly fully infilled with a new structure in the mid 20th century, removing evidence for any earlier structures. Test pits within the yard revealed evidence for such features, but in disparate elements allowing for little interpretation of the possible structures that they represented.

- **Ind37: What do we understand about the historic development and character of retail outlets?**

Former corner shops to department stores to malls.

35 Liverpool Road was erected with the intention of being a handloom weaver's cottage. As such, it would have included a 'shop' where finished cloth could be sold, and probably where deals on raw materials would have been struck. This shop would probably have been in the form of a principal 'parlour' located at the front of the house at ground floor level, and used for entertaining clients and customers, and fitted with the most expensive trappings that the family could afford, in order to refer status to the merchant. It is likely that the room had a larger window than a standard single fronted cottage, to allow wares to be displayed, but later remodelling of the frontage has removed any evidence for this.

Little or no remodelling would have been require to turn the original 'shop' into a dwelling, or possibly for use as part of a beerhouse in the mid 19th century, a different form of retail premises. When the property finally became a ladder and barrow works in the early 1870s it is likely that the ground floor partition between front and rear rooms was removed to allow for the easier movement of large ladders and multiple barrows. Photographic evidence from the turn of the 20th century shows that ladder works typically displayed many of their products externally during the day (Plates 17-19).

In the second half of the 20th century the property was used firstly as an ironmongers store, as part of a shop already occupying 37 and 39 Liverpool Road, and latterly as an office for a motor insurance broker. It is likely that the large window frontage dates to the latter of these two uses for the shop, affording more natural light into the office as well as allowing potential customers a view within A photograph of 1972 suggests that the upper floors were unused at this date, or possibly used solely for storage.

- **Ind39: What do we know about pre By Law workers housing and where are significant examples?**

Study good examples in Lancashire and Kendal. Links with Q33

The Manchester Poor Relief act of 1790 paved the way for the first housing By Law in the town in 1792. This mainly related to the area out side properties and the maintenance of streets rather than the layout and standards within individual properties. However, it did include some specific construction requirements, such as the inclusion of party walls between properties. This would therefore be the first act to impact on 35 Liverpool Road which may have post-dated this first local housing By Law, having been built some time prior to 1795. The property does include full-height party walls of brick to the adjacent 37 Liverpool Road, with which it formed a constructional repeated plan form pair of single-fronted cottages.

It has been suggested however, that the early By Laws had limited enforcement and were largely ignored (Hylton 2003, 152), although the evidence from 35 Liverpool Road, and from excavations elsewhere in Manchester (OA North 2006; Miller & Wild 2015) suggest that artisan workshops combined with dwellings, built in the late 18th century in



Manchester were of higher standard than required by the early By Laws, as they were built for a higher class of occupant with different needs to purely domestic accommodation.

However, as observed in the notorious Angel Meadow district of the town (Miller & Wild 2015), such properties could rapidly become those with some of the worst living conditions within the town, as the artisan class left the rapidly overcrowded inner suburbs, and these relatively large properties were subdivided into multi-occupancy tenancies.

It would also appear that little regard was paid to later legislation regarding the use of cellar dwellings, as suggested by previous studies (e.g. Pearlman 1956). The Manchester Police Act of 1844 prompted the clearance of cellars as dwellings with some degree of success (*ibid*) although there were still in excess of 12,000 people living in cellars in 1861, almost certainly including at 35 Liverpool Road. Dwelling in the cellar of 35 Liverpool Road appears to have ceased by 1871, possibly as a result of the beginning of economic recovery following the Lancashire Cotton Famine of 1861-1865, or following the passing of the Artisans' and Labourers' Dwellings (Torrens) Act in 1868, which resulted in the closure of 2,400 cellars by 1872 (*ibid*), possibly including that at 35 Liverpool Road.

It therefore appears that whilst the investigation of 35 Liverpool Road may not reveal much detail about pre By Law accommodation, it provides good documentary evidence to support previous studies on the series of By Laws and national Acts of Parliament throughout the 19th century.

- ***Ind41: Where are the best-preserved examples of industrial townscapes and how well protected is their significance?***

Townscapes are not just built structures but include natural elements e.g. tree-lined streets in 19th century suburbs. Are these valued and protected? Use historic landscape characterisation data to look at concordance between Conservation Areas and well-preserved industrial landscapes, also surveys such as those for textile mills. Both of these have been briefly examined in Greater Manchester but much more could be done.

35 Liverpool Road forms part of a short terraced row of early handloom weavers' dwellings and represents a rare survival of this monument type, as reflected by its Listed Building designation. Whilst this pattern of cottages would have been repeated along much of the length of the southern side of Liverpool Road, the row containing Number 35 now represents the only example of this important townscape. The refurbishment of adjacent properties has restored external stairs to cellar entrances, and the wide pavement of Liverpool Road also survives, reflecting the rare inclusion of a sense of open space within the crowded 19th century townscape, but this remains the only remnant of its former aspect.

- ***Ind53: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?***

Identify urban factories and rural workshops, to tie products to source with identifiable typologies and to examine differences in technology, organisation and marketing between the large factories and smaller rural potteries.

This question ties in with Q37 in relation to 35 Liverpool Road and its use as a ladder and barrow works from the late 19th century. This is one of the ancillary trades that is needed



within a growing large town, providing tools for construction and maintenance of the ever increasing building stock. Slater's Directory of 1895 was the first to have a specific section for the trade of ladder maker, listing nine companies, four of which had premises on Liverpool Road. Of these, three were members of the Neild Family, with Jacob presumably being a brother of Richard who set up the ladder works at 35 Liverpool Road in the 1870s.

It is noteworthy that several of the ladder manufacturers were among businesses listed as having goods for sale to celebrate the royal visit of 1894, demonstrating that businesses could generate income from such an occasion even in relatively poor inner city areas in the late 19th century.

- ***Ind57: In what ways can we identify domestic buildings adapted for the textile industry?***

Establish a typology of regional building traditions. Research the development of industry and its impact upon landscape and settlement morphology.

35 Liverpool Road was constructed as a building for the textile industry of the late 18th century in Lancashire, and as such, was not adapted for such purposes. However, the building type, a two-storey single-fronted cottage with cellar, was a dwelling type that remained in use into the 20th century. In order to adapt this housing type for use as a handloom weaver's cottage, the primary requirement was to make the building slightly taller than a standard cottage, to allow the attic to be turned into a loomshop. A large horizontal window placed in the front wall below the eaves would afford sufficient light into the roof space to make it a viable workshop.

The first floor would be used for accommodation, as in a normal two-storey cottage, but the role of the ground floor would differ slightly, in that the front room would not be a typical family parlour, but would be a more formal visitors parlour, or shop, where business was conducted regarding the buy of materials or the selling of woven cloth. The rear room would have either formed a workshop or kitchen, possibly depending on the availability and use of a cellar.

Where possible, a cottage constructed for handloom weaving would incorporate a cellar, to allow more space for the dual purpose of living and dwelling in small house. The cellar would normally have a separate entrance, direct from the street, which would not only allow for the delivery of goods directly down into the lowest part of the house, where it could be stored, most commonly in the rear room, but also afforded the possibility to rent the cellar to a different merchant, for them to use as workshop or store, without impacting on the life of the family and business above. In the first half of the 19th century in particular, the cellars of such properties were often rented out as accommodation, either as a whole unit, or as single-roomed dwellings, representing some of the lowest form of accommodation in Victorian England.

Peculiar to Lancashire was the cellar loomshop, where weaving was undertaken in the basement of a cottage, taking advantage of the humidity (Timmins 1977). Large windows to the external stairwell, or 'area' provided the maximum light possible, and such cellars were often heated, as at 35 Liverpool Road, where cellar weaving was a distinct possibility in its earliest phase.



- **Ind62: What are the key themes relating to the technology of construction and how can we record them?**

Themes include: concrete, steel framing, fire proofing, cavity walling. Link between fabric and built heritage types: timber framing to concrete and steel.

35 Liverpool Road provides a rare early example of a late 18th century cottage within the urban environment of Manchester. The survey has provided good detail of construction methodologies and fabric used at this early period, against which the later developments and innovations can be assessed, making it an important benchmark.

Construction followed the local vernacular tradition, using brick in Manchester, rather than the more common stone of the Pennine region. Single-skin brick walls were also used for internal partitions, again following local tradition. Room sizes were certainly larger than those associated with later workers housing, being approximately 13'6"² (4.11m), as opposed to a more typical 10' (3.05m), as observed in many excavation and building investigations surveys (e.g. Miller and Wild 2010, Miller *et al* 2015, OA North 2007), possibly due to the pressure on space following initial development in the late 18th century.

SIGNIFICANCE

As highlighted in the earlier Heritage Statement (Miller 2012), 35 Liverpool Road is building of national significance, reflected in its designation as a Grade II Listed Building. The building represents a rare local and regional survival of a late 18th century weavers' cottage, possibly amongst the oldest extant dwellings within the city of Manchester.

The results of the Historic Building Investigation, undertaken during a sympathetic soft-strip of the property suggest that much of the original fabric survives, with elements relating to several subsequent phases that representatively chart the wider social and economic fortunes of the town and region, visible within the extant fabric, and enhancing the rich documentary records revealed for the property and its occupants. It is likely that the property encompassed both attic 'garret' loomshop and cellar loomshop within its original layout, further increasing its significance and forming a rare survival of this uniquely regional building type.

RECOMMENDATIONS

The Historic Building Investigation of 35 Liverpool Road has provided a detailed record and analysis of the extant structure, following the removal of late partitions and other features that negatively impacted on the ability to interpret the early form and fabric of this important building.

It is recommended that close liaison is maintained between the client, planning and conservation officers, GMAAS (acting as advisers to Manchester City Council), and a suitably experienced and qualified historic building expert, in order that watching briefs, further survey, and relevant advice can be given during the refurbishment of the property, to allow the fullest understanding of the extant fabric, and minimise or mitigate any loss of fabric of heritage significance. This is of particular importance for the opening up of the cellar entrance at the front of the property, where it is recommended that further recording work is undertaken following a watching brief of the emptying of the staircase and doorway.



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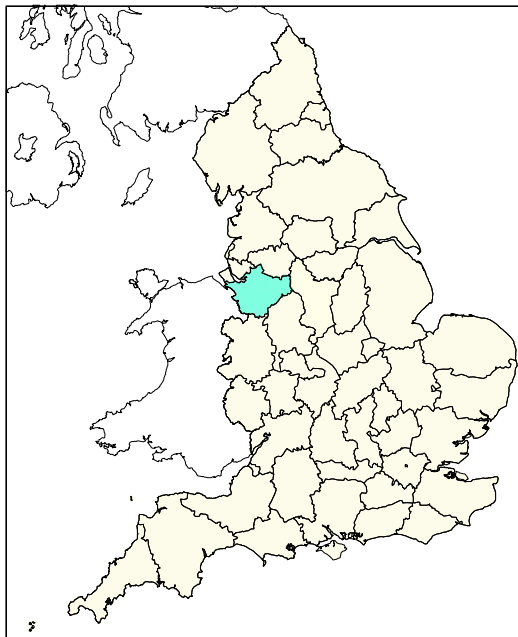
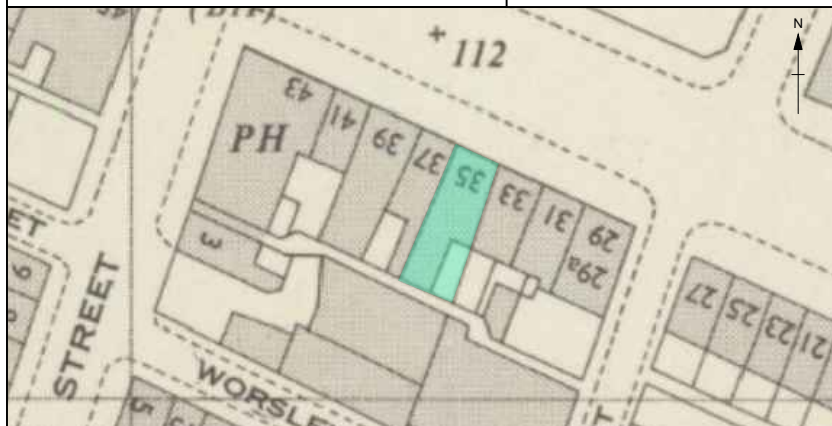


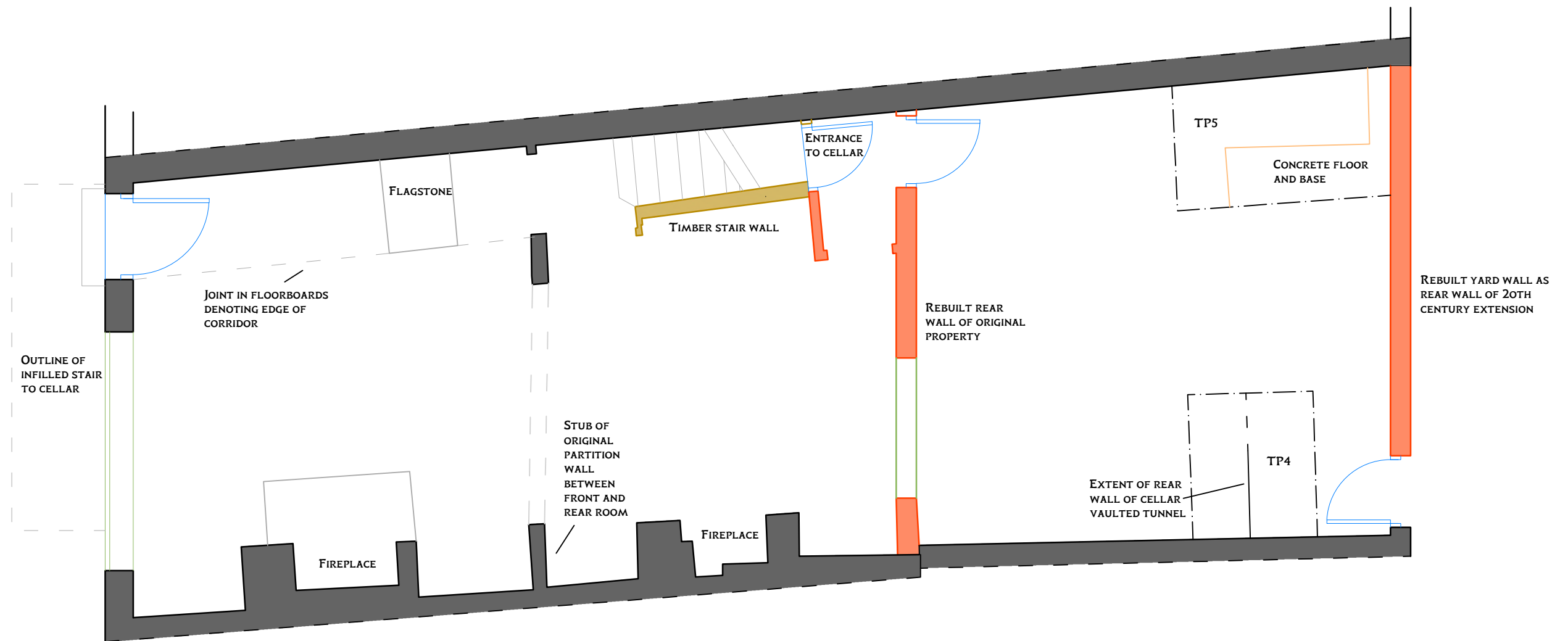
**FIGURE 1:
35 LIVERPOOL ROAD
SITE LOCATION**



EXTRACT FROM 1948 ORDNANCE SURVEY 1:1250 PLAN



SITE LOCATION



Based on drawing supplied by Studio Maurice Shapero 2H, Second Floor, Beehive Mill, Jersey Street, Ancoats, Manchester. M4 6JG. 07830 153 229. info@mauriceshapero.com



TITLE:

FIGURE 2: GROUND FLOOR PLAN, 35 LIVERPOOL ROAD

0 2 M
SCALE AT A3 1:50

z ←

KEY:

BRICK WALL

REBUILT / INSERTED WALL

TIMBER

CONCRETE

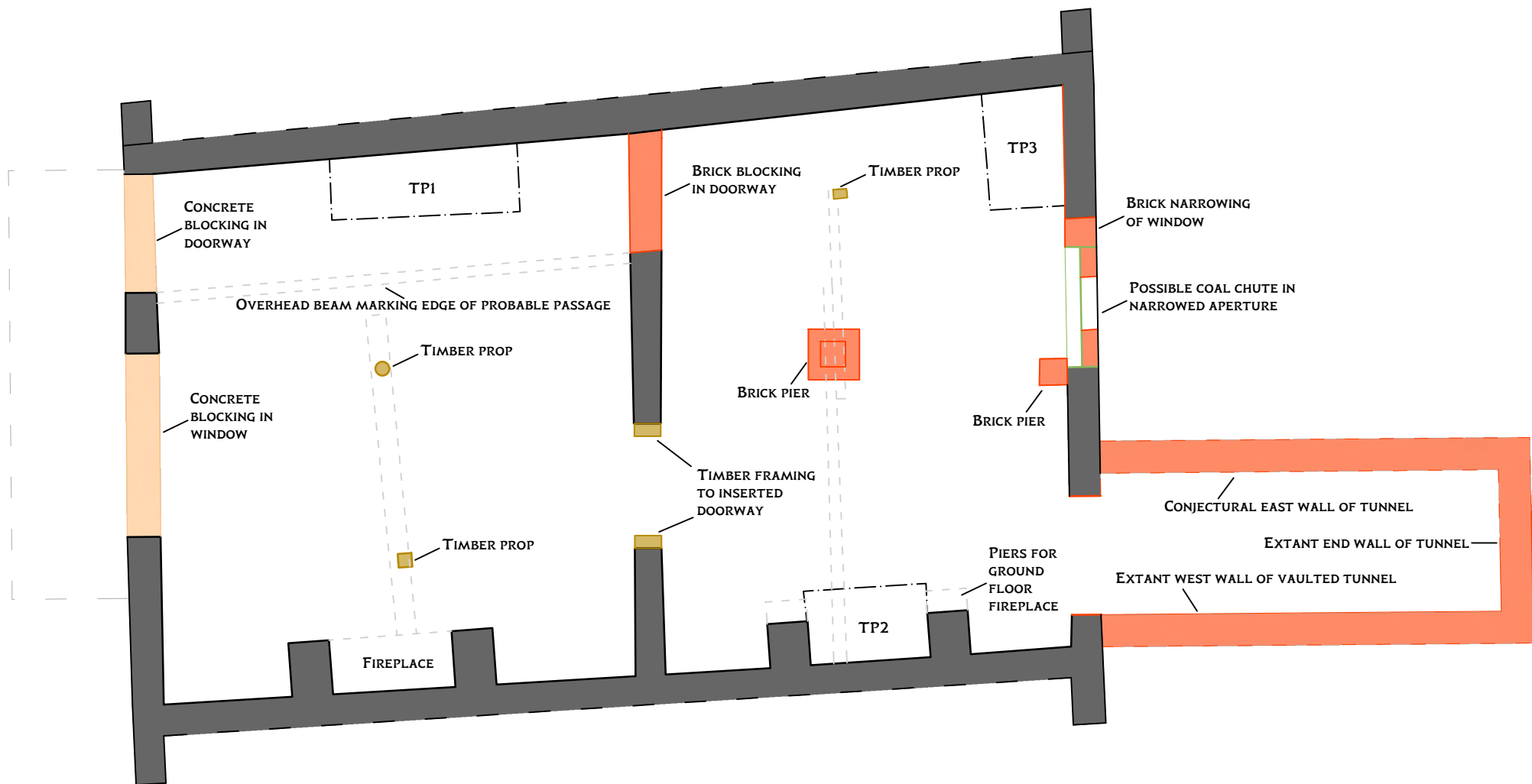
FLAGSTONE FLOOR

DOOR

WINDOW

TEST PIT OUTLINE

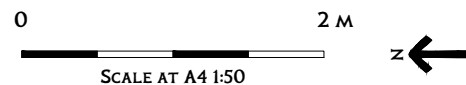
OVERHEAD DETAIL



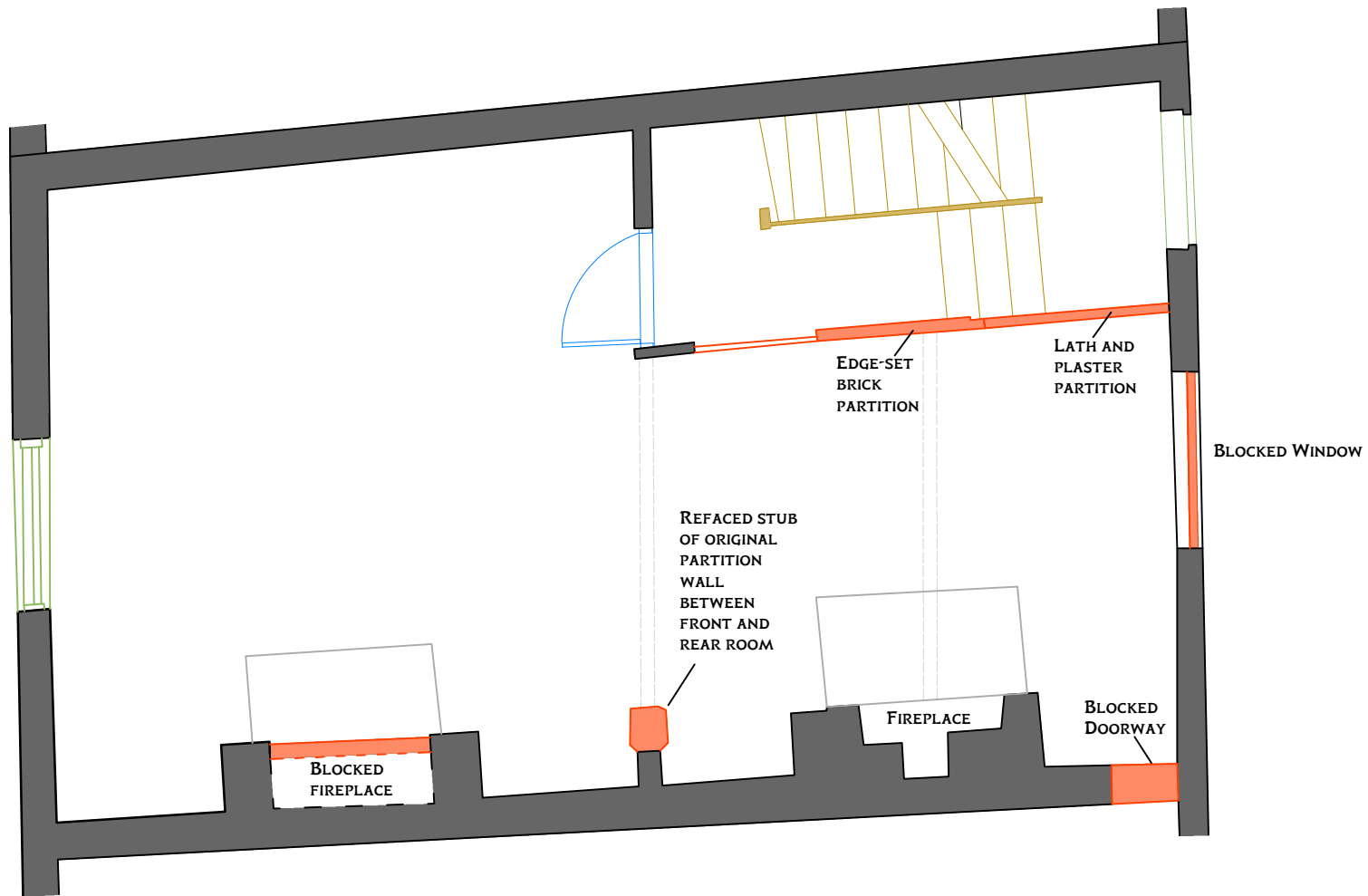
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TITLE:
FIGURE 3: CELLAR PLAN, 35 LIVERPOOL ROAD



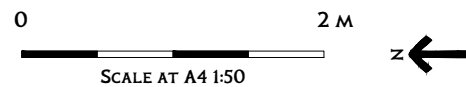
KEY:			
BRICK WALL	CONCRETE	WINDOW	TEST PIT OUTLINE
REBUILT / INSERTED WALL	FLAGSTONE FLOOR		OVERHEAD DETAIL
TIMBER	DOOR		



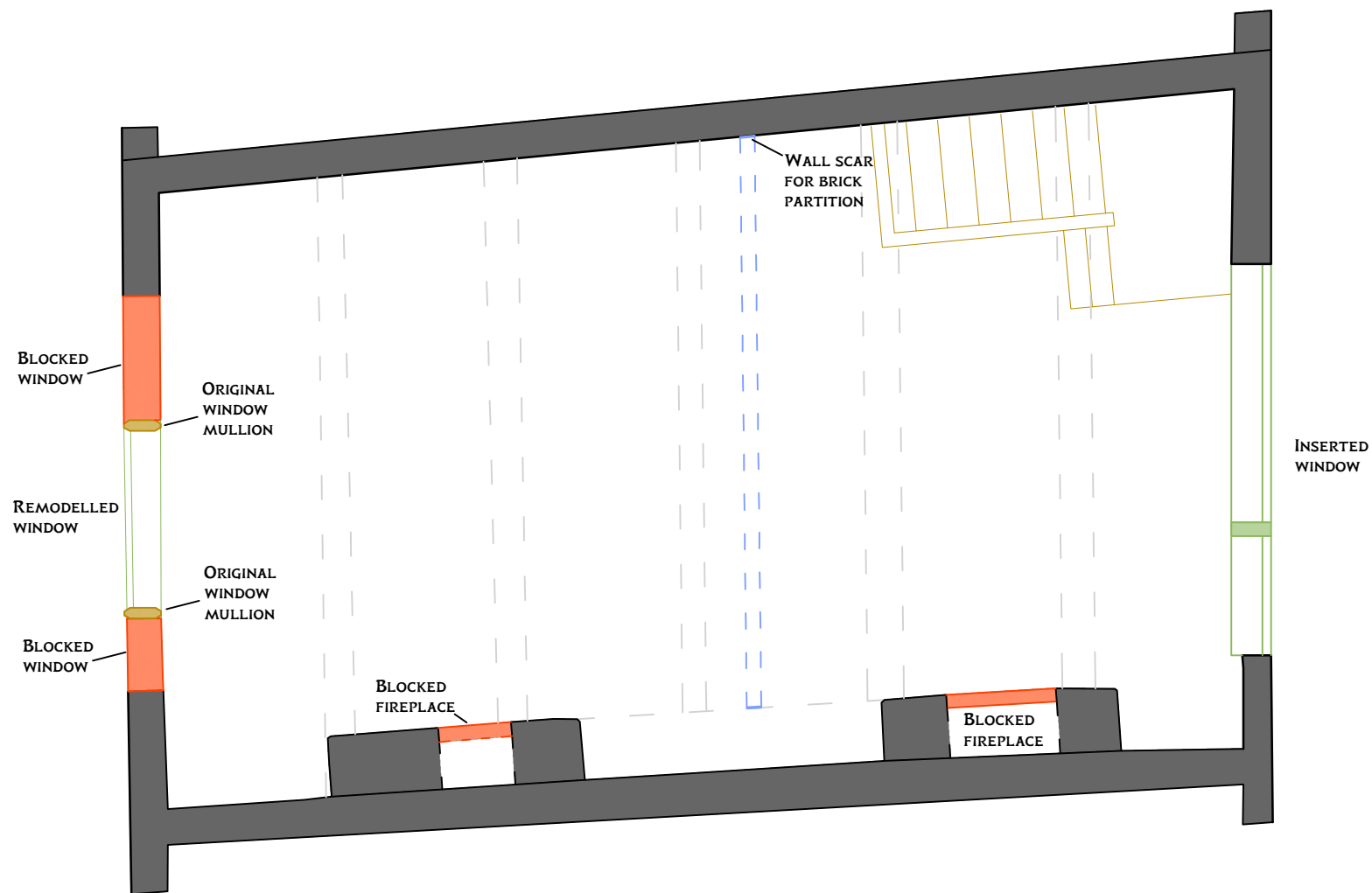
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TITLE:
FIGURE 4: FIRST FLOOR PLAN, 35 LIVERPOOL ROAD



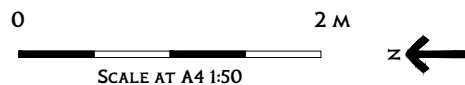
KEY:			
BRICK WALL	FLAGSTONE FLOOR	DOOR	OVERHEAD DETAIL
REBUILT / INSERTED WALL			
TIMBER		WINDOW	



Based on drawing supplied by Studio Maurice Shapero 2H, Second Floor, Beehive Mill, Jersey Street, Ancoats, Manchester. M4 6JG. 07830 153 229. info@mauriceshapero.com



TITLE:
FIGURE 5: SECOND FLOOR PLAN, 35 LIVERPOOL ROAD



KEY:	
BRICK WALL	SCAR OF ORIGINAL PARTITION
REBUILT / INSERTED WALL	OVERHEAD DETAIL
TIMBER	WINDOW