Cambridge Halls of Residence, Manchester Metropolitan University

Archaeological Desk-Based Assessment

AOC Project Number: 27918

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AOC Archaeology Group

ARCHAEOLOGY | HERITAGE | CONSERVATION

Cambridge Halls of Residence, Manchester Metropolitan University

Archaeological Desk-Based Assessment

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CONTENTS

List of Figures **4**
List of Plates **4**
List of Appendices **5**
1 NON-TECHNICAL SUMMARY **6**
2 INTRODUCTION **7**
2.1 Proposed Development Site 7
2.2 Development Proposal 7
2.3 Topographical and Geological Conditions 7
2.4 Government and Local Planning Policies and Guidance 7
2.5 Planning Considerations 11
2.6 Limitations of Scope 12
3 AIMS AND OBJECTIVES **12**
4 METHODOLOGY **12**
4.1 Standards 12
4.2 Data Sources 13
4.3 Report Structure 13
4.4 Assessment Criteria 13
5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE **14**
5.1 Prehistoric (500,000 BC-AD 43) 14
5.2 Roman (AD 43-410) 14
5.3 Early Medieval and Medieval (AD 410-1540) 15
5.4 Post-Medieval (AD 1540-1900) 15
5.5 Modern (AD 1900-present day) 17
5.6 Previous Archaeological Investigations (Events) 17
5.7 Aerial Photography 18
5.8 Site Walkover 18
6 CONCLUSIONS **19**
6.1 Direct Impacts 19
6.2 Mitigation 19
7. REFERENCES **21**
7.1 Bibliographic References 21
7.2 Cartographic References 23
7.3 Archives Records 24
7.4 Arial Photographic References 25
Plates **26**
Figures **27**
Appendix 1: Gazetteer of Heritage Assets **28**
Appendix 2: Assessment Scope and Criteria **32**
Appendix 3: Excerpt of Census', Register's and Trade directories for buildings within the Site **37**

List of Figures

Figure 1: Site Location Plan

Figure 2: Heritage Assets within 300m Study Area

Figure 3: Extract from Laurent's Map of 1793

Figure 4: Extract from Swire's Map of 1824

Figure 5: Extract from Banck's Map of 1832

Figure 6: Extract from Tallis' Map of 1851

Figure 7: Extract from Ordnance Survey Town Plan 1844

Figure 8: Extract from Unknown Map of 1876

Figure 9: Extract from the Ordnance Survey map of 1888

Figure 10: Extract from the Ordnance Survey Map of 1915

Figure 11: Extract from the Manchester Bomb Damage Map of 1940 - 1941

Figure 12: Extract from the Ordnance Survey Map of 1960

List of Plates

Plate 1: View towards Cambridge Street, between the Cambridge North and South Building (from the northeast)

Plate 2: View towards Cambridge Street, between the Cambridge North and South Building (from the southwest)

Plate 3: View across internal courtyard within Cambridge North Building, from the southeast

Plate 4: View across internal courtyard within Cambridge North Building, from the northwest

Plate 5: View across internal courtyard within Cambridge South Building, from the northwest

Plate 6: View across internal courtyard within Cambridge South Building, from the south

Plate 7: View across northwestern façade of Cambridge North Building, from the northeast

Plate 8: View across northeastern façade of Cambridge North Building, from the east

Plate 9: View across southeastern façade of Cambridge North Building, from the southeast

Plate 10: View across southwestern façade of Cambridge North Building, from the northwest

Plate 11: View across northwestern façade of Cambridge South Building, from the northwest

Plate 12: View across northeastern façade of Cambridge South Building, from the east

Plate 13: View across southeastern façade of Cambridge South Building, from the south

Plate 14: View across southwestern façade of Cambridge North Building, from the southeast

List of Appendices

Appendix 1: Gazetteer of Heritage Assets

Appendix 2: Assessment Scope and Criteria

Appendix 3: Excerpt of Census', Register's and Trade directories for buildings within the Site

1 NON-TECHNICAL SUMMARY

1.1 AOC Archaeology Group was commissioned by Unite Students and Manchester Metropolitan University to undertake a Desk-Based Assessment of the existing Cambridge Halls of Residence at, Manchester Metropolitan University (NGR: 384156; 396970- Figure 1). The Cambridge Halls stand to the south of Manchester City Centre between Higher Cambridge Street to the West and Higher Chatham Street to the East and lie within the local authority administrative area of Manchester City Council. For the purposes of this report the Halls will be referred to as the 'Site'.

1.2 There is a scarcity of pre-post-medieval remains recorded within the vicinity of the Site with the main area of activity located to the north. As such there is considered to be a Low potential for pre-post-medieval archaeological remains to survive on the Site. Cartographic and bibliographic sources indicate that the Site was developed from the late 18th century as part of the southern urban expansion of Manchester into the area of Chorlton-upon-Medlock. A series of east-west aligned roads, and terraced houses are recorded within the northern half of the Site, with the southern area being developed in at least two phases; the first of which includes gardens; whilst the second is characterised as industrial. Post-medieval structure remains, which correspond to a series of post-medieval cartographic representations have been recorded during redevelopment works c. 15m to the south of the Site. The Site appears to have been cleared by the late 1960's and its was redeveloped as Cambridge Halls, a series of low-rise student residences in the later 20th century. There is considered to be a High potential for post-medieval and modern archaeological remains to survive on the Site. Any remains are likely to be structural and relate to structures depicted on historic mapping, which are likely to have been truncated, damaged or even destroyed by Second World War bomb damage, demolition and redevelopment works or the construction and maintenance of services and utilities. Such remains would be considered to be of negligible to low importance.

1.3 In compliance with national and local planning policies, it is advised that a programme of invasive archaeological works may be required. Any archaeological works would take cognisance of the final proposed development design and likely take the form of a stage programme of mitigation, with a limited scale initial stage to characterise the survivability of any remains followed, if necessary, by further targeted works. If significant features are encountered, further archaeological works, including full excavation and a programme of post-excavation works may be required. The scope and requirement of any invasive mitigation should be agreed in advance with the Client, as well as with GMAAS, as archaeological advisors to Manchester City Council.

1.4 The Public Services (Social) Act 2013 states that development proposals should provide positive benefits to communities through developments. A programme of public benefit, centred on historic and archaeological research and any invasive mitigation could accompany the Proposed Development. The scope and requirement of any public benefit should be agreed by the Client and be undertaken in consultation with GMAAS and Manchester City Council.

2 INTRODUCTION

2.1 Proposed Development Site

2.1.1 AOC Archaeology Group was commissioned by Unite Students and Manchester Metropolitan University to undertake a Desk-Based Assessment of the current Cambridge Halls of Residence Manchester Metropolitan University located at Cavendish Street Manchester M15 6TT (hereafter 'the Site' – Figure 1). The Site lies within the local authority administrative area of Manchester City Council.

2.1.2 The area considered for the purpose of the EIA (NGR: 384156; 396970) measures 1.29 hectares and is part of the Manchester Metropolitan University located within the Manchester City Centre. The Site is located to the south of the A57 Motorway and is bordered to the south-west by Higher Cambridge Steet, to the south-east by Boundary Street West, to the north-east by Lower and Higher Chatham Street and to the north-west by an unnamed lane. The current halls comprise by two symmetrical buildings separated by Cavendish Street.

2.2 Development Proposal

2.2.1 The Unite Students and Manchester Metropolitan University commissioned AOC Archaeology Group to undertake an archaeological Desk-Based Assessment to support a planning application for the proposed redevelopment of Manchester Metropolitan University's Cambridge Halls of Residence.

2.2.2 The Site is currently occupied by the existing Cambridge Halls student accommodation. The proposal includes the demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis). Ground floor commercial and community uses (Flexible Use Classes E, F1 or F2). Hard and soft landscaping and associated highway works.

2.2.3 Ground-breaking works is proposed to be limited to those associated with foundation design, utilities and the construction of a small basement under one block to a maximum depth of 4m. As a worst case, the Proposed Scheme may require piled foundations.

2.3 Topographical and Geological Conditions

2.3.1 According to the British Geologial Survey GeoIndex (2024), the Site is underlain by the Chester Formation – sandstone, a sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period.

2.3.2 Mapping of the extent of superficial geological deposits by the BGS is not always accurate due to the discontinuity in distribution of these deposits and difficulties in accassing below ground data. The Site is underlain by Glacioflucial Sheet Deposits, Devensian – sand and gravel, a sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternay period.

2.3.3 There are no boreholes within the Site boundary. There are five boreholes sunk within the building to the south-west and nine boreholes sunk within the building to the north-east. These records are classed as confidential and not publicly available.

2.4 Government and Local Planning Policies and Guidance

Legislative Framework

2.4.1 Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990 and legislation for Scheduled Monuments and other buried archaeological remains is provided by the Ancient Monuments and Archaeological Areas Act 1979. The most recent legislation, the Levelling Up and Regeneration Act 2023, includes provision for designated heritage assets including Scheduled Monuments, Listed

Buildings and Registered Parks and Gardens, as well as placing a Statutory duty on Local Planning Authorities to maintain Historic Environment Records (HERs). With regard to World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Protected Wrecks and '*other area[s] of land included in a register maintained by the Historic Buildings and Monuments Commission for England [Historic England]*', Section 102 of the 2023 Act amends Section 58 of the Town and Country Planning Act 1990 to include a new section, Section 58B, which states that:

In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting (Town and Country Planning Act 1990, Section 58 as amended by LURA 2023, Section 102).

2.4.2 The Public Services (Social Value) Act 2012, requires contractors, and their supply chains, to consider not only cost when commissioning or procuring services but also how they can make a positive economic, social and / or environmental impact and suppliers are required to set out their proposals for delivering social value that results in positive benefits to communities through a development. In terms of heritage and archaeology, social value can also be referred to as "*public benefit*" (DLUHC & MCHLG Live Document; CIfA 2021a; Mann 2023).

National Planning Policy Framework (NPPF)

2.4.3 The National Planning Policy Framework (NPPF) was published by the Department for Levelling Up, Housing and Communities (DLUHC) and last updated in December 2024. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the NPPF is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as "*an irreplaceable resource"* and notes that they "*should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"* (DLUHC 2024, para 202).

2.4.4 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance that is predicted to result from either a direct impact upon a designated heritage asset or a change to its setting "should require clear and convincing justification.

Substantial harm to or loss of:

- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"* (*ibid*, para 213).

2.4.5 Regarding proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 214 states that "*local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss"* (*ibid*, para 214). Where "*a development proposal will lead to less than substantial harm to the significance of a designated asset"* Paragraph 215 states that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"* (*ibid*, para 215).

2.4.6 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 216 states that "*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced*

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (*ibid*, para 216).

2.4.7 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *"record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"* (*ibid*, para 218).

2.4.8 The NPPF sets out three objectives to achieving sustainable development: economic, social; and environmental (*ibid*, para 8). Proposals for social value/public benefit can contribute to developments achieving these objectives. In terms of heritage and archaeology, "*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats*" (*ibid*, para 203). Any proposal for a social value/public benefit strategy should take into account:

a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*

d) *opportunities to draw on the contribution made by the historic environment to the character of a place* (*ibid*).

Planning Practice Guidance (PPG)

2.4.9 Planning Practice Guidance (PPG) was published in 2016 to expand upon the NPPF and is updated periodically, though the section on the Historic Environment was last updated on the 23rd July 2019. Section 18a of the guidance is concerned with '*...enhancing and conserving the historic environment'*. The Guidance notes that *"conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest"* (DLUHC & MHCLG Live Document).

2.4.10 PPG requires assessments to consider the potential for harm of a Proposed Development on heritage assets in order to understand the impact on the significance of the heritage asset. Where designated heritage assets will be impacted upon, the PPG requires the assessment to clearly state whether that harm will be substantial or less than substantial (*ibid*, para 18).

2.4.11 When considering whether a proposal would cause substantial harm to a designated asset the PPG observes that:

Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than

substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting (ibid).

2.4.12 PPG provides a definition and guidance for public benefit where a development can achieve sustainable objectives (DLUHC 2024, para 8) and where there is the potential for harm to heritage assets. PPG states that that "*Public benefits should flow from the proposed development"* and that benefits "*should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits"* (DLUHC & MCHLG Live Document).

Local Planning Policies

Manchester Local Development Plan

2.4.13 The Site lies within the administrative area of Manchester City Council. The Manchester Local Plan which guide development within Manchester is made up of the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (2024), Core Strategy (2012) and Addendum to Manchester Core Strategy 2024 (2024), Interactive Proposals Map, Extant (remaining) Unitary Development Plan policies (2012), Greater Manchester Joint Waste DPD (2012) and Greater Manchester Joint Minerals DPD (2013). The Core Strategy policies (2012) have been partially replaced by Places for Everyone policies.

Core Strategy

2.4.14 The relevant policies included in the Core Strategy relevant to cultural heritage conservation are outlined below:

"Policy EN 3

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its district and neighbourhoods, including those of the City Centre.

…

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Addendum to Manchester Core Strategy 2024

2.4.15 The Addendum to Manchester Core Strategy 2024 identifies policies within the Core Strategy that were replaced by the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039. The second paragraph of CS Policy EN3 Heritage was replaced by Policy JP-P2.

Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039

2.4.16 The relevant policies included in the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039, relevant to cultural heritage conservation are outlined below:

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion,

enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

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

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process." (2024 p.192-194)

2.5 Planning Considerations

2.5.1 The local planning authority of the Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

2.5.2 There are no designated heritage assets recorded on the Site.

2.5.3 Within the 300m Study Area there are twelve Grade II listed buildings (Assets 1-12- see Figure 2).

2.5.4 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Conservation Area within the Study Area.

2.6 Limitations of Scope

2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2. Data from the National Heritage List for England (NHLE) was downloaded in July 2024 and an extract from the Greater Manchester Historic Environment Record (HER) was obtained on the 13th of August 2024. The information presented in the gazetteer regarding known heritage assets is current to these dates.

2.6.2 It should be noted that the report has been prepared under the express instructions and solely for the use of Unite Students and Manchester Metropolitan University and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current August 2024 and relevant United Kingdom standards and codes, technology, and legislation.

2.6.3 Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising Unite Students and Manchester Metropolitan University or associated parties of the facts or implications of any such changes in the future.

3 AIMS AND OBJECTIVES

3.1 The aim of this assessment is to identify the cultural heritage value of the site proposed for development. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of this Site and for the formulation of further mitigation strategy, should this be required.

3.2 The objectives to be undertaken in pursuing this study will be focused on the heritage significance of the land at Cambridge Halls, Manchester Metropolitan University. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, and non-designated heritage assets up to 300m of the Site. The assessment is based upon data obtained from publicly accessible sources as described in *Data Sources* (Section 4.2).

4 METHODOLOGY

4.1 Standards

4.1.1 The scope of this assessment meets the requirements of current planning regulations set out in the Planning Practice Guidance (DLUHC & MHCLG Live Document); National Planning Policy Framework (DLUHC 2024); Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990 and Town and Country Planning Act, 1990 as amended by the Levelling-up and Regeneration Act, 2023; and local planning policies.

4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CIfA) *Code of Conduct* (CIfA 2022), the CIfA *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment* (CIfA 2020a), the CIfA *Standards and Guidance for Historic Environment Desk-Based Assessments* (CIfA 2020b), the CIfA *Regulations for Professional Conduct* (CIfA 2024), and other relevant guidance.

4.1.3 AOC Archaeology Group is a Registered Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.

4.1.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4.2 Data Sources

4.2.1 The following sources were consulted during the preparation of this assessment:

- National Heritage List for England (NHLE) designated heritage asset data downloaded from Historic England's online NHLE for statutory designations;
- The Greater Manchester County Council HER for records of designated and non-designated assets and previous archaeological interventions, including relevant grey literature reports;
- Manchester City Council for details of any relevant Conservation Areas;
- Historic Maps held by the British Library and the National Library of Scotland;
- Aerial photography images from Historic England, the Britain from Above website, the National Collection of Aerial Photography (NCAP) website and the Cambridge Collection of Aerial Photography (CUCAP) website;
- The Genealogist website for relevant parish Tithe maps and apportionment details;
- British Geological Survey data for information about the geological character of the Site;
- North West Regional Research Framework;
- Manchester City Council online archives for any available pre–Ordnance Survey mapping and other documentary sources; and
- Other online resources.

4.3 Report Structure

4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1 and mapped on Figure 2. All locations of previous archaeological investigations (Events) referenced are also detailed within the accompanying gazetteer (Appendix 1) and are mapped on Figure 2. Each has been assigned an 'Asset/Event Number' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources.

4.3.2 All features of potential heritage significance located within a 300m radius of the edge of the proposed development area have been included in the assessment. The aim of this is to help predict whether any similar hitherto unknown archaeological remains survive within the proposed development area.

4.3.3 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 8.

4.4 Assessment Criteria

4.4.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 2.

4.4.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 2.

4.4.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

4.4.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, negligible or neutral.

Assessment of Direct Impacts

4.4.5 The assessment of Direct Impacts will be undertaken in line with the assessment criteria noted above and in Appendix 2. This will be done by establishing the historic environment baseline through examination of the data sources outlined in Section 4.2 and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Prehistoric (500,000 BC-AD 43)

5.1.1 The North-West Regional Research Framework (NWRRF, 2018) indicates that the wider Manchester area was occupied from at least the Early Mesolithic period with Late Palaeolithic deposits recorded throughout the North-West including the Greater Manchester area (NWRRF, 2006). A multi-season excavation at the Vicarage Garden on the Mellor Hilltop which is located approximately 13km to the south-west of the Site, found evidence that the hilltop was used repeatedly during the Early Mesolithic period based on the distinctive Early Mesolithic lithics assemblage that was recovered. The investigations were undertaken by the Mellor Archaeological Trust between 1998 and 2009 (Mellor Archaeology Trust Website).

5.1.2 Charcoal dated to the Late Iron Age activity has been recorded 995m to the north-west of the Site from a pit beneath a Roman cemetery (NWRRF, 2018).

5.1.3 The HER does not record any prehistoric heritage assets within the Site or within the 300m Study Area. As such there is considered to be a Low potential for prehistoric assets to survive within the Site.

5.2 Roman (AD 43-410)

5.2.1 Following the Roman conquest of the North-West in 79AD, Agricola constructed a series of forts, including the Mamcium in Castlefield Manchester, the easternmost extent surviving as the Scheduled remains of eastern wall of the Roman fort (SM1001953) located 997m to the north-west of the Site. The fort, originally timber built, was rebuilt and enlarged in stone. A settlement developed nearby but was abandoned following the departure of the Romans (Castlefield Conservation Area, 2024). A new settlement was later established to the north-east within what is now the Cathedral Conservation Area and it is from this settlement that Manchester subsequently developed.

5.2.2 The presumed route of the Manchester to Buxton Roman Road (Asset 13) is recorded in a roughly WNW-ESE alignment c.295m north of the Site. To the north-west of the Site, three Alexandrian coins (Asset 14) of Roman date were found in the early 19th century.

5.2.3 There is a paucity of Roman remains from within the vicinity of the Site. It is likely that any Roman activity would be centred on the Roman Road to the north or further north towards the historical core of Manchester and the Roman fort. As such there is considered to be a Low potential for Roman remains to survive on the Site.

5.3 Early Medieval and Medieval (AD 410-1540)

5.3.1 By the medieval period, Manchester was a settlement in the hundred of Salford, which was subsequently referred to as Salfordshire, although it formed part of the larger county of Lancashire. The Domesday Book does not identify any population within the settlement which in some cases refer to larger settlements. By 1086, the land was under the ownership of Roger of Poitou and included two churches and church lands. Manchester developed into a borough during 13th century with a Manor House built by the early 13th century and by that time the Lords of the Manor were the Greslet family (Manchester Cathedral, 2024). A market and fair were granted in 1227 and a charter granted in 1301 (Farrer, 1911). The town appears to have developed further during the 14th century with a collegiate church erected by 1421 (Farrer, 1911).

5.3.2 Historically the Site was located within the township of Chorlton-upon-Medlock, formerly known as Chorlton Row, and as Chorlton (Farrer 1911). The place-name has an Old English derivation, meaning the 'the peasant's tun (settlement or farm)'.

5.3.3 The HER does not identify any Early Medieval or Medieval period heritage assets within the Site or within the 300m Study Area. Activity in these periods appears to have been centred to the north. As such there is considered to be a Low potential for remains of these dates to survive on the Site.

5.4 Post-Medieval (AD 1540-1900)

5.4.1 Manchester expanded rapidly from the middle of the 18th century with the inauguration of the Mersey and Irwell Navigation and the Duke of Bridgewater's canal system which improved means of communications (Farrer, 1911). The initial growth of Chorlton-upon-Medlock, which was based on the southern expansion of the industrial town of Manchester, was slow (Farrer, 1911).

5.4.2 Pre-Ordnance Survey (OS) maps tend to be schematic and lack detail, although they give some idea of the nature of settlement and the longevity of the various settlements and place-names in the area. Laurent's map of 1793 (Figure 3) shows the surrounding streets laid out, although none on the buildings within the surrounding area, including the Site, are depicted suggesting that the urban expansion was planned but not yet built. Grosvenor Square is depicted to the north-east beyond Little Ormond Street, now Lower Ormond Street. The map also depicts a small body of water (Asset 102), possibly a pond or extraction pit within the southern part of the Site. The Site is bordered to the south by the previous sinuous course of Boundary Street West and beyond this lay the Gore Booth Estate. The Gore Booth family of Lissadell owned land in Salford and Manchester, which the fourth Baronet Sir Robert Gore Booth sold in the first half of the 19th century. Constance Markievicz (nee Gore-Booth) (1868-1927), the first woman to be elected to the House of Commons was a descendant.

5.4.3 The Site is located within the grounds of the Manchester Metropolitan University, which was established in 1824 as the Manchester Mechanic's Institute with a focus on textile and engineering. The area to the south of the River Medlock was developed by Swire's map of 1824 (Figure 4). The northern part of the Site, north of Cavendish Street, remained undeveloped. A large building was established along Cavendish Street (Asset 98) with a large garden and woodland to the south (Asset 99). A possible building or rectangular area (Asset 103) is depicted within the south-western corner of the Site.

5.4.4 Banck's map of 1832 (Figure 5) indicates that the plot north of Cavendish Street has been divided in three south-west to north-east rows of terraces separated by Whitaker Street and Hadfield Street with the southernmost row of terraces (Asset 88) and Hadfield Street (Asset 89) falling within the Site boundary. The central part of the Site, north of Cavendish Street is still undeveloped. Bancks' map provides a more detailed depiction of the building to the south of Cavendish Street which is formed of five terraced houses. A building (Asset 103) is depicted in the south-western corner of the Site, fronting Boundary Street. The building may have been associated with the gardens (Asset 99). By 1851, Watkins' map (Figure 6) indicates that the central part of the Site has been developed.

5.4.5 The Ordnance Survey (OS) Town Plan of 1844 (Figure 7) depicts five blocks of south-west to north-east terraces between Cavendish Street and Devonshire Street separated by Whittaker Street, Hadfield Street, Lee Street and West Street (Assets 89-97). The southernmost block of terrace (Asset 97) is at this time only partly built up. The three southernmost blocks of terraces are located within the Site boundary. The row of terraces to the south of Cavendish Street is annotated as Cavendish Place (Asset 98) with a timber yard (Asset 100) in the south-western corner. St Ann's Square is annotated to the west of Cavendish Place (Asset 98).

5.4.6 A map of Manchester city from 1876 (Figure 8) indicates that the larger plot of land to the north of Cavendish Street has been developed into four blocks of terraces (Assets 89-97), separated by Whittaker Street, Lee Street and West Street, with three of these located within the Site boundary. There is likely an error within this map as both the previous OS map of 1844 (Figure 7) and the later OS map of 1888 (Figure 9) depicts Whittaker Street, Hadfield Street, Lee Street and West Street between Cavendish Street and Devonshire Street. Further buildings (centred Asset 100) have been established along Cambridge Street to the south of Cavendish Street.

5.4.7 The OS map of 1888 (Figure 9) indicate that the majority of the Site has been built up. The northern half of the Site consisted at the end of the 19th century of three blocks of terraces (Assets 89-97). The southern half of the Site has been mostly built up (centred Assets 98-101) with three courtyards still undeveloped. One of the buildings is annotated as *'Smithy'* suggesting that the area was at least in part in industrial use. A tramline is depicted along Cavendish Street, running through the central area of the Site in a roughly ENE-WSW alignment.

5.4.8 There are eleven Grade II Listed Buildings (Assets 1-11) of late 18th and 19th century date to the north and north-east of the Site within the 300m Study Area. These buildings can be largely characterised as industrial, educational and residential which have been altered and their function changed since their construction. A Grade II Listed statue of John Dalton (Asset 4), a scientist is located to the north of the Site within buildings associated with the University of Manchester. Full descriptions of the Listed Buildings can be found in Appendix 1 and the location of the Listed buildings are shown on Figure 2.

5.4.9 The HER records the site of numerous late 18th and 19th century residential, ecclesiastical and industrial buildings within the 300m Study Area. The records largely originate from historic map regressions with several being investigated during recent developments in the Study Area. Full details of the post-medieval assets can be found in Appendix 1 and the individual assets are shown on Figure 2.

5.4.10 The Manchester Trade Directories and historic registries for the Streets recorded within the Site, based on the buildings numbers included on the 1960 OS maps are included in Appendix 3. The majority of records illustrate the occupancy of Cavendish Street within the central area of the Site. The residents largely include trades people, several of whom were affluent enough to have domestic servants.

5.4.11 Historic Land Characterisation (HLC) notes the presence of 19th century terraced houses with gardens within the Site as shown on successive historic maps (Figures 7-9). Based on the cartographic representation these buildings (Assets 89-97) likely had basements. Previous archaeological works within the 300m Study Area have found the remains of post-medieval buildings, with 19th century structural remains (Assets 49, 53 & 54) found to survive

during evaluation and excavation works (Events 73 & 74) c. 15m south of the Site. As such there is judged to be a High potential for remains of these dates to survive on the Site. Any remains are likely to correspond to structural remains recorded on historic maps (Figures 3-9) and would be considered to be of Negligible to Low importance (Appendix 2) depending on the condition of survival.

5.5 Modern (AD 1900-present day)

5.5.1 A plan from c.1907 (GB127.M900/1/1/2/5/7865) of No. 14 Cavendish Street (Cavendish Street buildings centred Asset 97), within the central area of the Site illustrates the presence of a toilet (W/C), and concrete floor. The document outlines plans by W.H. Hesketh and Son to make alterations to the rear of an existing shop which fronted Cavendish Street at that date.

5.5.2 The OS map of 1915 (Figure 10) shows the Site as largely unchanged from the OS map of 1888 (Figure 9). Most of the southern half of the Site has been developed and annotated as *'Warehouse'*.

5.5.3 The Manchester bomb damage map of 1940 – 1941 (Figure 11) indicate that the Site, in particular the southern half of the Site was impacted by bombing during the Second World War. Six bomb detonations are recorded within the Site; two high explosive bombs and four fire-bombs, dropped in three separate raids in August, October and December 1940. Unsurprisingly, the blast radii of these bombs are shown clear of buildings on Ordnance Survey maps of the immediate post-war period. The OS map of 1960 (Figure 12) shows the southern half of the Site completely devoid of building and several of the terraced buildings to the north of Cavendish Street (Asset 97) have also been removed. By the OS map of 1980 (Not Illustrated) none of the buildings within the Site are upstanding, although the main street system appears unchanged.

5.5.4 The Manchester Polytechnic was formed in 1970 when three of the colleges merged into one institution. By 1977, the Polytechnic merged with two more schools making it the largest in the country. Manchester Polytechnic became Manchester Metropolitan University in 1992 and continued to expend, establishing further Schools and Faculties. Historic Land Characterisation (HLC) identifies the Site as Cambridge Hall (HGM12540), a late 20th century area of low-rise student flats.

5.5.5 There is one modern Grade II Listed Building within the Study Area; the Roman Catholic Church of St Augustine (Asset 12) built between 1967-68 to the east of the Site.

5.5.6 The HER records two modern industrial buildings (Assets 31 & 36) within the Study Area which have subsequently been demolished.

5.5.7 The Site underwent very few changes, barring limited alterations to existing buildings as evidenced by the plan of 1907 (GB127.M900/1/1/2/5/7865) until the 1940's, when several structures within the Site seem to have been destroyed during bomb raids. The Site was redeveloped in the later 20th century. As such there is considered to be a High potential for modern remains to survive. Any remains would likely relate to the later phases of the earlier buildings on the Site and bomb damage, both of which are highly likely to have been adversely impacted by later demolition and redevelopment works as well as service installation and maintenance on the Site. Any modern remains that do survive on the Site would likely be considered to be of negligible importance.

5.6 Previous Archaeological Investigations (Events)

5.6.1 No previous archaeological works are recorded on the Site.

5.6.2 A series of archaeological works which extended c. 15m south of the Site (Evaluation Trench 4 and Excavation Area 2), originating with a desk-based assessment (Event 68), followed by an evaluation (Event 74) and excavation (Asset 73) identified extensive structural remains which corresponded to the historic cartographic

representations of 19th century workers houses, workshops, a brewery, back-to-back and a music hall (OA, 2014). Excavations extended to a maximum depth of 2.4m.

5.6.3 Other invasive archaeological works (Events 65, 71, 72, 78, 79, 83, 84 & 86) within the Study area have identified 19th century structural remains which can be collaborated with historic mapping. The location of these Events are shown on Figure 2 and Full details of these events can be found in Appendix 1.

5.6.4 A number of desk-based archaeological works have also been recorded within the Study Area. In general these have concluded that there is a high potential for post-medieval remains to survive.

5.7 Aerial Photography

5.7.1 Aerial Photography was consulted online via Historic England Air photo portal. Full references to consulted photographs are included in Section 7.4.

5.7.2 Imagery of the Site from 1944 (US/7GR/LOC354) shows two areas of clearance within the northern portion of the Site, areas which correspond to bomb hits recorded on Figure 11. The northern portion of the Site is visible as being occupied by east-west aligned buildings (Assets 89-97), which the area south of Cavendish Street (Figure 10) appears to be occupied by a courtyard square structure, with the southernmost area, north of Boundary Street occupied by what appear to be smaller or less regular structures, likely the “Warehouses” (Asset 100 & 101) annotated on Figure 10.

5.7.3 A photograph from May 1948 (RAF/541/25) indicates that the rows of terraces north and south of Whittaker Street to the north of the Site had been demolished, likely following bomb damage. The area of the Site north of Cavendish Street appears to be occupied by rows of terraces (Assets 89-97), which correspond to the building recorded on the Site on historic mapping (Figures 7-10). The land south of Cavendish Street appears to be densely occupied by built structures, different in form to the terraces to the north, probably the “Warehouses” (Asset 100 & 101) annotated on Figure 10. There appears to be two distinct areas, the northern area, immediately south of Cavendish Street dominated by east-west aligned structures conjoined at either end by north-south aligned structures, whereas the southern portion north of Boundary Street seems to be occupied by north-south aligned buildings.

5.7.4 By the time of a photograph taken in July 1969 (RAF/543/4782) the Site had been cleared. The route of Cavendish Street is still visible. The land to the north, east, south and west of the Site shows evidence of redevelopment following the construction of the A57 and its associated roundabout and large buildings are likely in the area are likely part of the developing Manchester Polytechnic.

5.8 Site Walkover

5.8.1 A walkover survey of the Site was undertaken to investigate the condition and significance of known archaeology on the Site with the aim of identifying any previously unknown remains.

5.8.2 The visit was undertaken on the 22nd of August 2024 in overcast and wet conditions. The Site is currently occupied by the Cambridge North and Cambridge South Buildings which are accessible from Cambridge Street to the southwest via and open pedestrianised courtyard (Plate 1) and from Lower Chatham Street to the northeast via a vehicular access which runs through an opening beneath a connecting section of building (Plate 2).

5.8.3 The buildings are symmetrical in their layout, both comprised of wings which overlook central courtyards (Plates 3-6) and are modern constructions with red brick and white stone facades with black metallic window surrounds and detailing (Plates 7- 14). The internal courtyard areas within and between the Cambridge Buildings were noted to contain numerous surface water drain grates and inspection hatches, indicating that some of the subsurface of those area is disturbed by services.

5.8.4 No signs of any of the historic post-medieval buildings (Assets 88-98 and 100 -103) that were once situated on the Site were encountered during the survey. As these buildings have no basement levels it is still considered possible that elements of the post-medieval structures that once occupied the Site, especially as most appear likely to have had basements of their own, would survive beneath the modern Cambridge Buildings, albeit truncated by these modern building's foundations and associated services.

6 CONCLUSIONS

6.1 Direct Impacts

6.1.1 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing, or destroying in situ remains and artefacts during ground-breaking works (including excavation, construction, and other works associated with the Proposed Development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.

6.1.2 There is judged to be a Low potential for pre- post-medieval remains to survive on the Site. If any remains of these periods did survive, the development of the Site in from the later 18th century likely had an adverse impact on any remains which did survive.

6.1.3 There is judged to be a High potential for post-medieval and modern structural remains to survive on the Site. Whilst the Site has been redeveloped in the later 20th century, historic mapping indicates that the buildings which formerly occupied the Site likely had basement levels and these have been identified during archaeological works in close proximity to the Site. It is likely that any structural remains which may survive will correspond to historic cartography and as such would be judged to be of negligible to low importance depending on the condition of their survival.

6.2 Mitigation

6.2.1 National planning policies and planning guidance contained within the National Planning Policy Framework (DLUHC 2024), Planning Practice Guidance (DLUHC & MHCLG Live Document), as well as local plan policies, require a mitigation strategy that is designed to take cognisance of the possible impacts upon heritage assets by a Proposed Development on the Site and avoid, minimise, or offset any such impacts as appropriate. It is noted that the NPPF states that a local planning authority should require developers to "*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact*" (DLUHC 2024, para 218).

6.2.2 In accordance with national and local planning policies on heritage, a programme of invasive archaeological mitigation may be required. Any programme of archaeological mitigation will take cognisance of the final proposed development design and location and depth of groundbreaking works as well as depth and location of the basement. It is likely that any form of invasive works may take a staged approach, with limited invasive works undertaken as a watching brief or evaluation to investigate if any archaeological remains survive and characterise the depth of survival and the condition remains are in. This stage would be followed, if needed, by further evaluation or area excavations dependant on the final Proposed Development designs. If significant features are encountered, further archaeological works, including full excavation and a programme of post-excavation works may be required. The scope and requirement of any invasive mitigation should be agreed in advance with the Client, as well as with GMAAS, as archaeological advisors to Manchester City Council.

6.2.3 The Public Services (Social) Act 2013 states that development proposals should provide positive benefits to communities through developments. The Levelling-up and Regeneration Act 2023 notes that where heritage assets are to be impacted a consideration should be given to “enhancing” heritage assets. CIfA and The Association of Local Government Archaeological Officers (ALGAO) (Mann 2023) have also recently noted the need for public benefit in archaeology. In this case if a programme of public engagement and/or enhancement were to be considered, engagement could include information dissemination through a variety of media, including on perimeter hoarding around any future building works; further desk-based research into the people and businesses which used to occupy the Site based on historic mapping; or relate to the final development designs. The scope and requirement of any public benefit should be agreed by the Client and be undertaken in consultation with GMAAS and Manchester City Council.

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7.1 Bibliographic References

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7.2 Cartographic References

The following maps were last consulted on 27th August 2024 through the National Library of Scotland (NLS) website (http://maps.nls.uk), Old Maps Online (https://www.oldmapsonline.org) and The University of Manchester-Mapping Manchester (https://www.digitalcollections.manchester.ac.uk/collections/maps/2) :

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Ordnance Survey. 1915-1916. Lancashire CIV. 10. Revised 1915-1916; Published 1922

Manchester Bomb Damage Map of 1940 - 1941

Ordnance Survey. 1961. SJ8496NW-C

Ordnance Survey.1961. SJ8496NW-C

7.3 Archives Records

The Manchester Libraries, Information and Archives were visited on 22nd August 2024 and the following documents assessed:

Item 1 5570 Chorlton-on-Medlock Redevelopment Area Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M723/84/6/5570 Identifier 2: Plan file key number 5570

Item 2 Plan of: Cavendish Street and Lower Chatham Street, Central Manchester Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/6/8303 Date: 15 May 1907

Item 4 Plan of: Cavendish Street and Lower Chatham Street, Central Manchester Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/6/8303 Date: 15 May 1907

Item 5 Plan of: No. 14 Cavendish Street and West Street, Chorlton on Medlock Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/5/7865 Date: c.1907

Item 7 Plan of: Cavendish Street, Higher Ormond Street and Boundary Street West, Chorlton on Medlock Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/4/6588 Date: 4 Apr 1905

Item 9 Plan of Alison Street, Cambridge Street, Elizabeth Street & Bent Street, Cheetham Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/3/4881

Item 10 Plan of: Cambridge Street, Gleden Street Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/5/7514

The following documents could not be viewed as either they were found not to survive or were deemed to damaged, to reproduce:

Item 3 Plan of Lower Chatham Street, Chorlton-on-Medlock Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M900/1/1/2/1/292 Identifier 2: Plan number 292 Date: 1890-1898

Does not survive:

Item 6 No pub name, 34 Cavendish Street, Chorlton-on-Medlock Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M117/4/3/2/4/99 Date: c.1890-c.1903

Item 8 No pub name, 38 Boundary Street West, Chorlton-on-Medlock Category: Archive Held By: Manchester Libraries, Information and Archives Identifier: GB127.M117/4/3/2/4/65

7.4 Arial Photographic References

Sortie	Date	Link
US/7GR/LOC354	30 May 1944	https://historicengland.org.uk/images-books/archive/collections/aerial-photos/
raf_541_25_rs_4242	16 May 1948	https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_541_25_rs_4242
RAF/543/4782	4 July 1969	https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_543_4782_v2_0005

Plates

AOC Archaeology Group

Plate 1: View towards Cambridge Street, between the Cambridge North and South Building (from the northeast)

Plate 2: View towards Cambridge Street, between the Cambridge North and South Building (from the southwest)

Plate 3: View across internal courtyard within Cambridge North Building, from the southeast

Plate 4: View across internal courtyard within Cambridge North Building, from the northwest

Plate 5: View across internal courtyard within Cambridge South Building, from the northwest

Plate 6: View across internal courtyard within Cambridge South Building, from the south

Plate 7: View across northwestern façade of Cambridge North Building, from the northeast

Plate 8: View across northeastern façade of Cambridge North Building, from the east

Plate 9: View across southeastern façade of Cambridge North Building, from the southeast

Plate 10: View across southwestern façade of Cambridge North Building, from the northwest

Plate 11: View across northwestern façade of Cambridge South Building, from the northwest

Plate 12: View across northeastern façade of Cambridge South Building, from the east

Plate 13: View across southeastern façade of Cambridge South Building, from the south

Plate 14: View across southwestern façade of Cambridge North Building, from the southeast

Figures

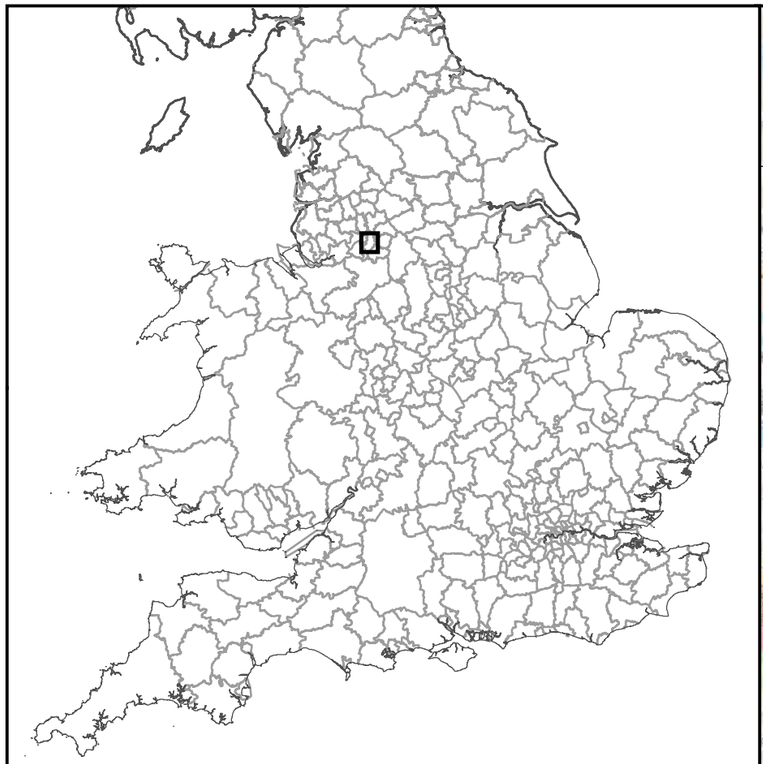

Figure	1

Site Location Plan

Legend
- Site Boundary
- EIA Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	LB/SO
DWG no:	01/27918/DBA/01/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

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SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

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SCALE

0 500 m

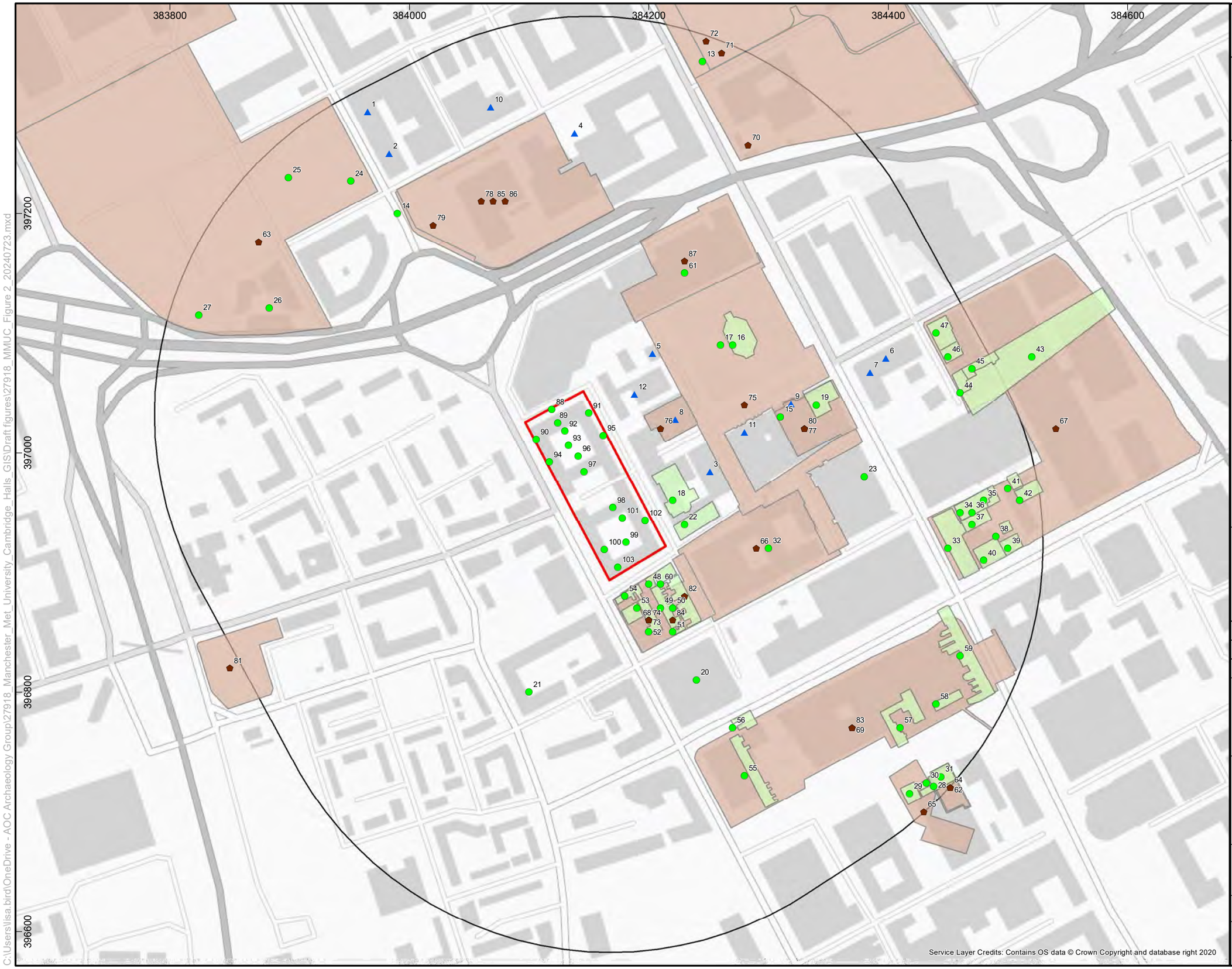

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Figure	2

Heritage Assets
within 300m Study Area

Legend
- Site Boundary
- 300m Study Area
- Grade II Listed Building
- Non-designated Heritage Asset
- Event
- HER Non-designated Asset Extent
- HER Event Extent

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/02/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:3,000 @ A3

SCALE

0 100 m

Figure	3

Extract from
Laurent's Map of 1793

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/03/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

NOT TO SCALE

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Figure	4

Extract from
Swire's Map of 1824

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/04/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

NOT TO SCALE

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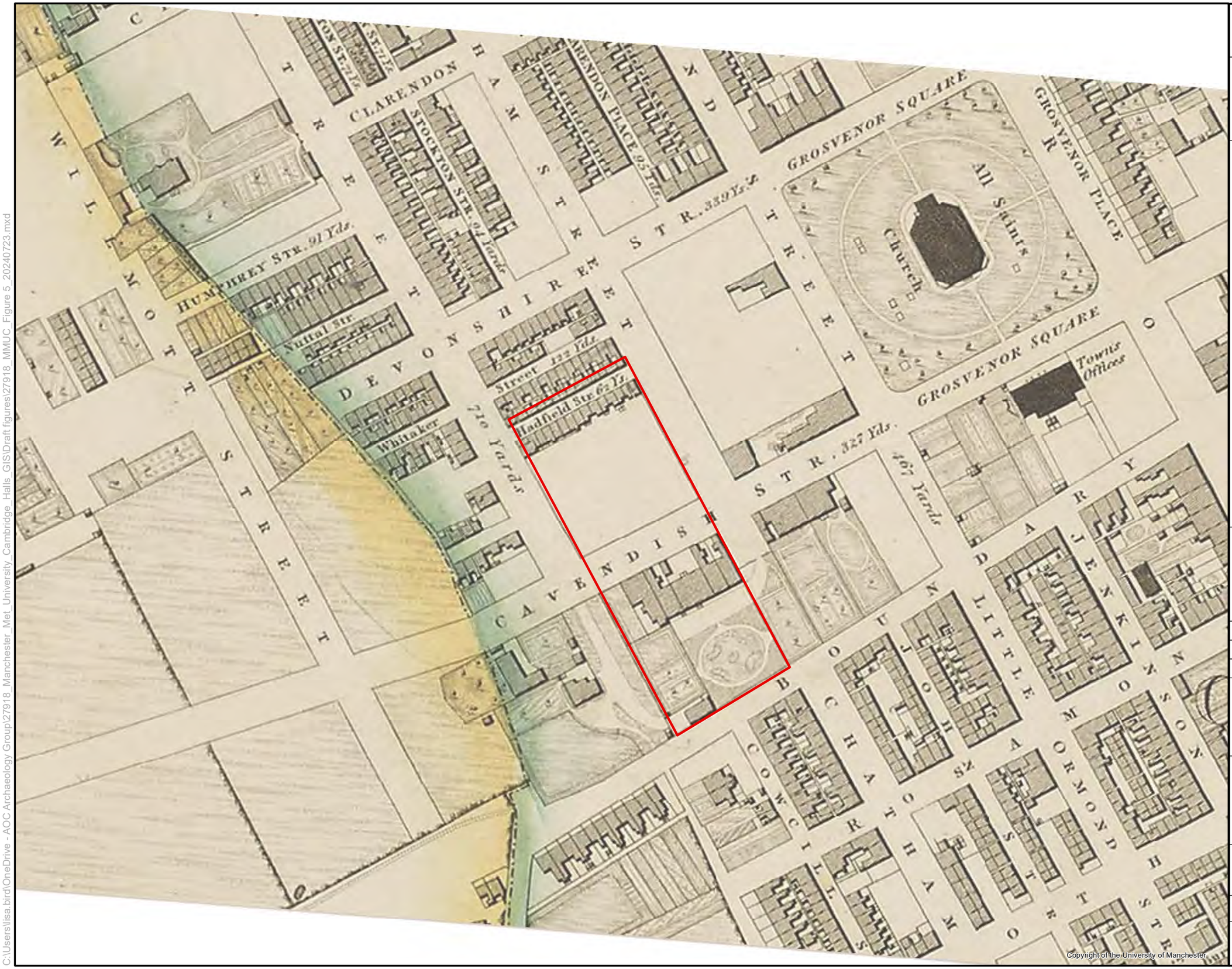

Figure	5

Extract from
Banck's Map of 1832

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/05/01
AOC Project No.:	27918

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SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

NOT TO SCALE

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Figure	6

Extract from
Tallis" Map of 1851

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/06/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

NOT TO SCALE

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Figure	7

Extract from Ordnance Survey Town Plan 1844

Legend

Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/07/01
AOC Project No.:	27918

AOC Archaeology Group

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N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:800 @ A3

SCALE

0 20m

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Figure	8

Extract from
Unknown Map of 1876

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/08/01
AOC Project No.:	27918

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N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100m

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Figure	9

Extract from the Ordnance Survey Map of 1888

Legend

Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/09/01
AOC Project No.:	27918

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N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:1,000 @ A3

SCALE

0 50m

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Figure	10

Extract from the Ordnance Survey Map of 1915

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
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Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/10/01
AOC Project No.:	27918

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N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:1,000 @ A3

SCALE

0 50m

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Figure	11

Extract from the Manchester Bomb Damage Map of 1940 - 1941

Legend

Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/11/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:1,250 @ A3

SCALE

0 50m

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Figure	12

Extract from the
Ordnance Survey Map of 1960

Legend
Site Boundary

FOR

Cambridge Hall, Manchester
The Unite Group

Drawn/checked:	AM/SO
DWG no:	01/27918/DBA/12/01
AOC Project No.:	27918

AOC Archaeology Group

(C) AOC Archaeology Group 2024

N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:1,000 @ A3

SCALE

0 50m

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Appendix 1: Gazetteer of Heritage Assets

Asset/Event Number	1
Asset/Event Name	CHORLTON OLD MILL
Type of Asset/Event	Former Mill / Housing
Date and/or Period	Post-medieval
Listing No./NRHE Number	1197775
HER Number	2271.1.0
Status	Grade II Listed Building
Easting	383965
Northing	397285
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1197775

MANCHESTER, CAMBRIDGE STREET (East side), Chorlton Old Mill

(Formerly Listed as: CAMBRIDGE STREET Mill on south-east corner of junction with Hulme Street)

Cotton spinning mill, converted to accommodation in 1993. The earliest mill on the site was built in 1795, considerably extended c1810, and then largely rebuilt in 1866. Brick with slate roof (missing at time of inspection). Single range of a formerly U-plan mill survives: six storeys over basement, 14x8 bays, each with rectangular window with flat arched head. Panelled corner pilasters. Former shallow wings to each side to rear. Interior construction is cast-iron columns and beams carrying transverse brick arches (some columns encased in steel), and with three bays of cast iron arch-braced roof trusses. Later C19 rebuilding involved re-use of some at least of the structural iron-work, but it is likely that the roof structure dates in its entirety to the 1860's.

HISTORY: as Chorlton Twist Company, the earliest mill on the site was developed by Robert Owen before he moved to New Lanark. He sold it in 1809, and a series of alterations and extensions followed. The C19 owners of the mill also developed the adjacent Chorlton New Mill, (qv) with which Chorlton Old Mill forms a group. This the surviving building on the site, is a partial rebuild of an early C19 mill, with an unusual cast-iron roof structure.

Listing NGR: SJ8396597285

HER Entry

Marked on map (1) as a cotton mill and as an "India Rubber Works" on map (2). Formerly Chorlton (Old) Mill. This site now comprises the following buildings:

A) mid- to late C19 brick-built mill of 3 main phases. Phase 1 has 5 storeys and 9x5 bays. Multi-ridge roof. Small square brick-arched windows. Includes offices added later. Boiler house, engine house and chimney added to the south-east corner.

Phase 2 also has 5 storeys and 9x5 bays. Attached to the west of Phase 1. Possibly later than Phase 1. Multi-ridge roof and similar windows to Phase 1.

Phase 3 has 5 storeys and 13x5 bays. Roof and windows as
other phases. Attached at right-angles to Phase 2. Possibly late C19. Embellished brickwork to the offices in Phase 1 of the mill, typical of the late C19.

In use by Dunlop. (3)

Cotton spinning mill, converted to accommodation in 1993. The earliest mill on the site was

built in 1795, considerably extended c.1810, and then largely rebuilt in 1866. Brick with slate roof (missing at time of inspection).

(SUMMARY)(4,5)
Site visited 21st February 2017. This building is 6 storeys high and only the chimney remains of the power system features. Good condition, occupied. Below-ground archaeological potential: low. (6)

Sources

Aerial Photograph: SF 3194 41-47.

Serial: Clarke, S. 1978. The Industrial Archaeology Review. Chorlton Mills and their neighbours.

Bibliographic reference: Association for Industrial Archaeology. 2000. Guide To The Industrial Archaeology Of Greater Manchester. R. McNeil & M. Nevell.
Photograph: 2634-35.

(1) Cartographic materials: OS. 1849. 60" to 1 mile.
(2) Cartographic materials: OS. 1910. 25" to 1 mile.
(3) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey.
(4) Website: English Heritage. 2012. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 04/10/2012
(5)Website: Historic England. 2023. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 06/09/2023
(6) Digital archive: GMAAS. 2017. GM Textile Mill Survey Review. GMAAS.

Asset/Event Number	2
Asset/Event Name	MILL ON NORTH EAST CORNER OF JUNCTION WITH CHESTER STREET
Type of Asset/Event	Former Mill / Offices
Date and/or Period	Post-medieval
Listing No./NRHE Number	1197776
HER Number	2315.1.0
Status	Grade II Listed Building
Easting	383983
Northing	397250
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1197776

Cotton spinning mill, now offices. early C19, altered. Brown brick in Flemish bond with some sandstone dressings, roof concealed by parapet. Rectangular plan. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair-turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end to Chester Street has central doorway, similar windows including one at attic level. Interior now has suspended ceilings, but construction is probably of fireproof type.

Listing NGR: SJ8398397250

HER Entry

Cotton spinning mill, now offices. Early C19, altered. Brown brick in Flemish bond with some

sandstone dressings, roof concealed by parapet. Rectangular plan. Five storeys with basement and attic, 13 windows to Cambridge Street; square stair turret attached between 8th and 9th windows, with doorway at its base; doorway inserted in 10th bay; segmental-headed windows with arched brick heads, all with altered glazing. Coped parapet. Five-window gable end to Chester Street has central doorway, similar windows including one at attic level. Interior now has suspended ceilings, but construction is probably of fireproof type. (1,2)

Marked on map (a) as a printing works.

Site visited 21st February 2017. Good condition, occupied. Below-ground archaeological potential: low. (3)

Sources

Aerial Photograph: SF 3194 41-47.
Serial: Clarke, S. 1978. Industrial Archaeology Review; Chorlton Mills & their neighbours.
(a) Cartographic materials: OS. 1904. OS 25" to 1 mile.
(1) Website: English Heritage. 2012. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 04/10/2012
(2) Website: Historic England. 2023. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 06/09/2023
(3) Digital archive: GMAAS. 2017. GM Textile Mill Survey Review. GMAAS.

Asset/Event Number	3
Asset/Event Name	RIGHTON BUILDING
Type of Asset/Event	Former shop and showrooms / Annex to School of Art
Date and/or Period	Post-medieval
Listing No./NRHE Number	1197781
HER Number	8310.1.0
Status	Grade II Listed Building
Easting	384251
Northing	396984
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1197781

Formerly known as: Cavendish House CAVENDISH STREET Chorlton-On-Medlock. Draper's shop and showrooms, now annex to school of art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905"; transomed canted oriel windows of 8 lights to the centre and 6 lights to the outer bays and the corner. Left return side (to Higher Ormond Street), 11 bays, the first 5 altered at ground floor as the front, the next 3 with oval windows at ground floor, and the last 3 with oriel windows and a doorway, all with a plain frieze and dentilled cornice, and at 1st floor canted 8-light oriels alternating with transomed 6-light windows, a segmental-arched upstand to the parapet over each of the latter, with moulded terracotta decoration. Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with open-work spandrels.

Listing NGR: SJ8425196984

HER Entry

Draper's shop and showrooms, now annex to School of Art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site. Chamfered corner. 2 storeys over cellars, 5 windows to Cavendish St. plus corner to left. Ground floor altered. Terracotta sill band, frieze, cornice, shaped parapet, centre arched with finial and banner of raised lettering "A.D. RIGHTON 1905". Transomed canted oriel windows of 8 lights to the centre and 6 lights to outer bays and corner. Interior, central atrium with gallery of superimposed cast iron columns, lower with openwork brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both
floors. (SUMMARY)(1)

Formerly known as: Cavendish House. Draper's shop and showrooms, now annex to school of art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905". Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming
elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with openwork spandrels. (SUMMARY)(2,3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State.
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	4
Asset/Event Name	DALTON STATUE IN FORECOURT OF DALTON COLLEGE
Type of Asset/Event	Statue
Date and/or Period	Post-medieval
Listing No./NRHE Number	1197791
HER Number	8334.1.0
Status	Grade II Listed Building
Easting	384138
Northing	397267
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1197791

Statue of John Dalton (1766-1844), chemist and physicist. 1854, by William Theed the younger. Bronze statue on stone plinth. Seated figure wearing draped academic gown and knee-breaches. Base inscribed "Cast by Robinson & Cottam, Pimlico, London". History: John Dalton established the C19 theory that atoms were the smallest particles of matter (superseded in 1897 by the work of J.J.Thomson). Statue removed to this site from Piccadilly Gardens in 1961,

on completion of Dalton College.

Listing NGR: SJ8413897267

HER Entry

1854. Large bronze statue of John Dalton, chemist and mathematician, by William Theed, the Younger. The figure depicted seated. Nearby an inscribed bronze plaque, set on a marble base which formed part of the Dalton memorial in the former Ardwick Cemetery. The statue was moved here from Piccadilly Gardens in 1961 after completion of Dalton College, in the forecourt of which it now stands. (1)

Statue of John Dalton (1766–1844), chemist and physicist. 1854, by William Theed the younger. Bronze statue on stone plinth. Seated figure wearing draped academic gown and knee-breeches. Base inscribed "Cast by Robinson & Cottam, Pimlico, London". History: John Dalton established the C19 theory that atoms were the smallest particles of matter (superseded in 1897 by the work of JJ Thomson). Statue removed to this site from Piccadilly Gardens in 1961, on completion of Dalton College. (2,3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 26
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	5
Asset/Event Name	FORMER MANCHESTER EAR HOSPITAL
Type of Asset/Event	Former Hospital / Office
Date and/or Period	Post-medieval
Listing No./NRHE Number	1197922
HER Number	8468.1.0
Status	Grade II Listed Building
Easting	384203
Northing	397083
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1197922

SJ8497 LOWER ORMOND STREET 698-1/20/599 (West side) 03/10/74 Chorlton-On-Medlock former Manchester Ear Hospital (Formerly Listed as: LOWER ORMOND STREET (West side) Chorlton-On-Medlock Manchester Ear Hospital)

Town house, now office. Early C19, rebuilt except for the façade 1987. Red brick with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over cellar, 3 bays, symmetrical; with stone plinth, 1st-floor sill-band, renewed eaves cornice; central doorway (up 4 steps) with panelled double doors, 3-pane overlight, and doorcase of engaged Ionic columns with corniced entablature joined to the apron of the window above, which has a pedimented architrave; 12-pane sashed windows to ground and 1st floors, 9-pane sashes to 2nd floor, with flat-arched heads (except that over the door). Gable chimneys. Interior not inspected.

Listing NGR: SJ8420397083

HER entry

Late C18/ early C19. Red brick. 3 storeys, basement. 3 windows, now fitted with modern casements, central with pediment on consoles. Band at first floor. Stucco surround to central doorway, which extends upwards to enclose central window. Ionic pilaster doorcase with panelled reveals, 6-panelled door and steps up. Moulded wood eaves cornice. Slates. (1)

Townhouse, now office. Early C19, rebuilt except for the façade 1987. Red brick with sandstone dressings and slate roof. Double-depth double-fronted plan. Three storeys over cellar, 3 bays, symmetrical; with stone plinth, first-floor sill-band, renewed eaves cornice; central doorway (up 4 steps) with panelled double doors, 3-pane overlight, and doorcase of engaged Ionic columns with corniced entablature joined to the apron of the window above, which has a pedimented architrave; 12-pane sashed windows to ground and first floors, 9-pane sashes to second floor, with flat-arched heads (except
that over the door). Gable chimneys. Interior not inspected. (2,3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 81
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	6
Asset/Event Name	ADULT DEAF AND DUMB INSTITUTE (FORMER)
Type of Asset/Event	Former Institute
Date and/or Period	Post-medieval
Listing No./NRHE Number	1200839
HER Number	8416.1.0
Status	Grade II Listed Building
Easting	384398
Northing	397079
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1200839

Former Deaf and Dumb Institute. Dated 1878 on central gable; by John Lowe; altered. Sandstone ashlar, slate roof. Gothic style. Two storeys and basement, 3 bays, symmetrical, with gabled centre; raked sills, frieze over ground floor inscribed "ADULT" "DEAF & DUMB" "INSTITUTE", corner pilasters to 1st floor, central gable with kneelers and apex cross, parapets to the outer bays. The centre has a wide doorway with large 2-centred arched head moulded in 3 orders, carved imposts, a hoodmould and carved shield with open hand, and a wrought-iron lamp bracket over this; at 1st floor a large 2-centred arch containing a pedestal with sculpture of the Good Shepherd under a cusped and gabled canopy and flanked by arched lights and roundels, raised lettering above on either side "A:D" "1878", and in the gable 3 very small lancets under a semi-circular relieving arch. The outer bays have coupled 2-centred arched windows to ground floor and 2-centred arched windows to 1st floor with 2 arched lights and a quatrefoil in the head, with hoodmoulds and gablets above. Gable chimneys. Forms group with

Grosvnor Picture Palace to right (q.v.).

Listing NGR: SJ8439897079

Sources

1878. Architect: John Lowe. Gothic style. Stone. 2 storeys. Centre, slightly projecting and gabled, has 2 pointed-arched windows in pointed-arched reveal with sculptured group of the Good Shepherd under a tabernacle. Side windows in pointedarched recesses with gabled hoodmoulds, arched doorway at centre; frieze at first floor with inscription, parapets; slates. (1)

Opened 8th June 1878 at a cost of £6,000. Building included large smoke room, general offices, college chapel (built in amphitheatre form), and a large basement. (2)

Former Deaf and Dumb Institute. Dated 1878 on central gable; by John Lowe; altered. Sandstone ashlar, slate roof. Gothic style. Two storeys and basement, 3 bays, symmetrical, with gabled centre; raked sills, frieze over ground floor inscribed "ADULT" "DEAF & DUMB" "INSTITUTE", corner pilasters to 1st floor, central gable with kneelers and apex cross, parapets to the outer bays. The centre has a wide doorway with large 2-centred-arched head moulded in 3 orders, carved imposts, a hoodmould and carved shield with open hand, and a wrought-iron lamp bracket over this; at 1st floor a large 2-centred arch containing a pedestal with sculpture of the Good Shepherd under a cusped and gabled canopy and flanked by arched lights and roundels, raised lettering above on either side "A:D" "1878", and in the gable 3 very small lancets under a semi-circular relieving arch. The outer bays have coupled 2-centred-arched windows to ground floor and 2-centred-arched windows to first floor with 2 arched lights and a quatrefoil in the head, with hoodmoulds and gablets above. Gable chimneys. Forms group with Grosvenor Picture Palace to right (q.v.). (3,4)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 55
(2) Serial: 1900. Manchester Faces & Places. 57
(3) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 14/11/2014
(4) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	7
Asset/Event Name	FORMER GROSVENOR PICTURE PALACE
Type of Asset/Event	Former Cinema / Snooker Hall
Date and/or Period	Post-medieval
Listing No./NRHE Number	1218431
HER Number	8414.1.0
Status	Grade II Listed Building
Easting	384385
Northing	397067
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1218431

Cinema, now snooker club. 1912, altered. Green and white faience tiles, slate roof. Rectangular plan on corner site, with chamfered corner. Two storeys plus corner pavilion and small attic,

with facades of four bays to Grosvenor Street and six bays to Oxford Road, hinged on a wide 3-bay canted corner surmounted by the pavilion. Ground floor of channelled green tiling, protected by an added flat metal and glass canopy suspended on metal ties; green Ionic pilasters to the Oxford Road facade, channelled green pilasters to the corner, white pilasters to Grosvenor Street, with a green frieze and cornice to all; white parapet with 4-bay attic to Grosvenor Street, upstands over centre and right-hand end of Oxford Street facade. The corner has a 3-bay entrance with Ionic columns distyle in antis (but now crossed by the canopy), at first floor a large panel in the centre with raised lettering "THE GROSVENOR PICTURE PALACE" and swagged roundels in the flanking bays; and a 3-bay open-fronted pavilion with coupled Ionic columns, geometrical metal railings, cornice, balustraded parapet and domed roof. The Oxford Road facade has panels with green aprons and keyed oculi, but the Grosvenor Street facade is less regular. Interior: glazed tiling and geometrical banding to the stairs (etc); auditorium altered by insertion of suspended ceiling, but most of original decoration survives, including gallery with moulded cartouches, swags, raised panels, etc. History: said to be the largest cinema outside London at that date.

Listing NGR: SJ8438597067

Sources

1912. Claimed as largest cinema outside London at that date. Corner site. Cream and green faience tile facing. Drafted ground storey with later? level metal canopy on metal ties. Loose Ionic order to main storey, cont. entablature and intermittent pilasters. Parapet, tiled hipped roof. 2 differing frontages. Round-headed openings, moulded architraves and triple keystones, some circular, some rectangular, with circular openings to heads and moulded sills and aprons.

Interior:
glazed tiling with geometric banding to stairs etc. Geometric window grilles. Rectangluar auditorium, transverse segmental ceiling. Gallery: moulded cartouches, swags and raised panels over key-pattern band. Wainscoting below, upper part of order of pilasters (panels in between, superimposed roundels).

(SUMMARY)(1)
Cinema, now snooker club. 1912, altered. Green and white faience tiles, slate roof. Rectangular plan on corner site, with chamfered corner. Two storeys plus corner pavilion and small attic, with façades of 4 bays to Grosvenor Street and 6 bays to Oxford Road, hinged on a wide 3-bay canted corner surmounted by the pavilion. Ground floor of channelled green tiling, protected by an added flat metal and glass canopy suspended on metal ties; green Ionic pilasters to the Oxford Road façade, channelled green pilasters to the corner, white pilasters to Grosvenor Street, with a green frieze and cornice to all; white parapet with 4-bay attic to Grosvenor Street, upstands over centre and right-hand end of Oxford Street façade. The corner has a 3-bay entrance with Ionic columns distyle in antis (but now crossed by the canopy), at 1st floor a large panel in the centre with raised lettering "THE GROSVENOR PICTURE PALACE" and swagged roundels in the flanking bays; and a 3-bay open-fronted pavilion with coupled Ionic columns, geometrical metal railings, cornice, balustraded parapet and domed roof. The Oxford Road façade has panels with green aprons and keyed oculi, but the Grosvenor Street façade is less regular. Interior: glazed tiling and geometrical banding to the stairs (etc); auditorium altered by insertion of suspended ceiling, but most of original decoration survives, including gallery with moulded cartouches, swags, raised panels, etc.
History: said to be the largest cinema outside London at that date. (2,4)

The building was in use as a public house by 2006. (3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State.
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 14/11/2014
(3) Cartographic materials: OS. 2006. Master Map. Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed

10/06/2024

Asset/Event Number	8
Asset/Event Name	Ormond Building, Manchester Metropolitan University (Formerly municipal offices)
Type of Asset/Event	Former Office / University Building
Date and/or Period	Post-medieval
Listing No./NRHE Number	1219718
HER Number	8467.1.0
Status	Grade II Listed Building
Easting	384222
Northing	397028
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1219718

(Formerly Listed as Ormond Building, Manchester Polytechnic (formerly Municipal Offices)) (Formerly Listed as LOWER ORMOND STREET (West side) Chorlton-On-Medlock Former Municipal Offices (Manchester Polytechnic))

Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs. Rectangular plan on corner site. Two storeys over basement, facades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel tables, moulded stone cornices and brick parapets (part balustraded). The corner block has a symmetrical 3-bay facade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, round-headed lights and moulded stone heads with mask keystones, round-headed sashes at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both facades are similar but slightly lower and simpler, and the end bays have tripartite windows to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices.

HER Entry

1880. Originally Chorlton Union Offices. Architects: Mangnall & Littlewood. Brick, stone dressings. 2 storeys and part with attic. Right-hand wing has segmental-headed windows with hoodmoulds in stone architraves with cornices. Ground-floor windows have semi-circular arched heads with keyblocks and traceried lights. Head and sill bands. Polygonal bay on lefthand
side, rising above eaves as octagonal cupola with lantern. Doorway with segmental head and cornice hood on consoles, voluted pediment. Parapet, surmounted above left-hand bay by open balustrade and entablature with pediment. (1)

Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs.

Rectangular plan on corner site. Two storeys over basement, façades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel tables, moulded stone cornices and brick parapets (part balustraded). The corner block
has a symmetrical 3-bay façade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, roundheaded lights and moulded stone heads with mask keystones, round-headed sashes at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both façades are similar but slightly lower and simpler, and the end bays have tripartite windows to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices. (2,3)

Sources

Unpublished document: Stephen Levrant: Heritage Architecture Ltd. 2017. Ormond Building, Manchester. Heritage Statement : Significance & Impact. Stephen Levrant & Lee Hutchings.
(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 81
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	9
Asset/Event Name	Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University
Type of Asset/Event	Former Town Hall Façade / University Building
Date and/or Period	Post-medieval
Listing No./NRHE Number	1283062
HER Number	8308.1.0
Status	Grade II Listed Building
Easting	384319
Northing	397041
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1283062

II (Formerly Listed as Manchester Polytechnic Refectory) (Formerly Listed as Chorlton Town hall)

Town hall, facade to Polytechnic Refectory at the time of listing. 1830-1, by Richard Lane; recently demolished and rebuilt except the facade. Sandstone ashlar. Greek Revival style. Two storeys, 1:2:3:2:1 bays, symmetrical, with outer bays breaking forwards very slightly and 3-bay portico to the centre, channelled rustication to ground floor, pilasters to the end bays, entablature with plain frieze, cornice and parapet. Tetrastyle portico of fluted Doric columns with four paterae on the frieze, mounted on a base of three steps; central doorway with moulded architrave, panelled double doors, and rectangular 2-pane overlight; smaller

doorways to the 2nd and 8th bays, in similar style; 12-pane sashed windows to both floors with plain reveals. Forms group with the former Manchester Polytechnic School of Art to the right (q.v.).

Listing NGR: SJ8431997041

HER Entry

1830–31. Architect: Richard Lane. Monumental Classic style. Stone, 2 storeys. 9 sash windows, slight projection at each side. Plain Doric pilasters supporting frieze, cornice and parapet. Advanced central portico with fluted Doric columns, pediments. Main entrance under portico with plain architrave and divided door (temporarily removed). 2 subsidiary entrances at each side of portico having plain architraves, rectangular fanlights and 6-panelled doors. Only the façade and portico of original building remain, which will form façade of a new building under construction at time of survey (1973). (1)

Town hall, façade to Polytechnic Refectory at the time of listing. 1830–31, by Richard Lane; recently demolished and rebuilt except the façade. Sandstone ashlar. Greek Revival style. Two storeys, 1:2:3:2:1 bays, symmetrical, with outer bays breaking forwards very slightly and 3-bay portico to the centre, channelled rustication to ground floor, pilasters to the end bays, entablature with plain frieze, cornice and parapet. Tetrastyle portico of fluted Doric columns with four paterae on the frieze, mounted on a base of three steps; central doorway with moulded architrave, panelled double doors, and rectangular 2-pane overlight; smaller doorways to the 2nd and 8th bays, in similar style; 12-pane sashed windows to both floors, with plain reveals. Forms group with the former Manchester Polytechnic School of Art to the right (q.v.). (2,3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 17
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	10
Asset/Event Name	CHATHAM MILL
Type of Asset/Event	Former Mill / Warehouse
Date and/or Period	Post-medieval
Listing No./NRHE Number	1293040
HER Number	2149.1.0
Status	Grade II Listed Building
Easting	384068
Northing	397289
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1293040

Cotton spinning mill, now used as warehousing etc. 1820, with extension of 1823 along Lower Ormand Street. Brick with slate roof, which has clerestory windows. Original block is 6-storeyed, 17 bays, with site of internal engine house against gable wall to SW (round-arched opening partially blocked and cut by C20 loading bay), with remains of chimney aligned with

this to NW. Taking-in doors to all floors towards centre of rear elevation, reinforced with cast iron. Entrance leading to staircase in rusticated arch in NE corner, within archway to courtyard formed after extension of mill. Small rectangular windows with cambered brickheads in each bay. 4-storeyed 12 bay wing to Lower Ormand Street, with courtyard entry to left, and central doorway. Interior construction has timber floors carried on cast iron columns in original range, and fireproof construction to 1823 wing, in which cast iron columns and beams carry transverse brick arches. Layout of mill, including position of taking-in doors suggests possible origins as room and power mill. Included as a typical and coherent example of an early C19 mill, in which a single range has been extended to form an L-plan, itself a typical pattern of growth.

Listing NGR: SJ8406897289

HER entry

Marked on map (1) as a cotton waste mill. The main building on this site was erected by 1820.

The site comprises the following:

A) a 6-storey mill built in 1820 with timber floors. 18x6 bays. Gable slate roof. Internal beam engine house to the west end. Internal circular stair tower in the north-east corner. Added tall sprinkler tower atop east end gable wall. Small segmental-headed windows. Arched entrance to the stair tower. Loading bay to each storey.

B) a 4-storey 12x4 bay extension was added to north in 1823. Arched entrance. Fireproof internal structure. Internal circular stair tower to the northwest corner. A warehousing and office block.

C) a 1-storey 6x1 bay possible boiler house with an arched window below the apex.

D) a 2-storey mid-C19 6x2 bay extension to C). (2,3,4,5)

Cotton spinning mill, now used as warehousing etc. 1820, with extension of 1823 along Lower Ormond Street. Brick with slate roof, which has clerestory windows. Original block is 6-storeyed, 17 bays, with site of internal engine house against gable wall to south-west (round-arched opening partially blocked and cut by C20 loading bay), with remains of chimney aligned with this to north-west.

(SUMMARY)(6,7)
Site visited 21st February 2017. Appears to be as described above. Fair condition, partly occupied. Below-ground archaeological potential: low. (8)

Sources

Aerial Photograph: SF 3194 45-48.
Bibliographic reference: Association for Industrial Archaeology. 2000. Guide To The Industrial Archaeology Of Greater Manchester. R. McNeil & M. Nevell.
Photograph: 2638-9, 41.

(1) Cartographic materials: OS. 1910. 25" to 1 mile.
(2) Serial: Clarke, S. 1978. Industrial Archaeology Review; Chorlton Mills & their neighbours. 210
(3) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey.
(4) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
(5) Unpublished document: RCHME. 1996. Pre-1866 fireproof textile mills in Greater Manchester. Williams, Mike.
(6) Website: English Heritage. 2012. The National Heritage List for England: http://list.englishheritage. org.uk/. Accessed 04/10/2012
(7) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

(8) Digital archive: GMAAS. 2017. GM Textile Mill Survey Review. GMAAS.

Asset/Event Number	11
Asset/Event Name	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design
Type of Asset/Event	Former House / School of Art
Date and/or Period	Post-medieval
Listing No./NRHE Number	1293192
HER Number	8309.1.0
Status	Grade II Listed Building
Easting	384280
Northing	397017
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1293192

Manchester Municipal School of Art. 1880-1, by G.T.Redmayne, with 1898 addition to rear by J.G.Sankey. Sandstone ashlar, and red brick with buff terracotta dressings (respectively), slate roofs with glass skylights. The original building is a rectangular block, parallel to the street, 2 storeys over a basement, 1:3:1:3:1 bays, in Gothic style, with large gabled and pinnacled wings flanking a buttressed and arcaded main range. The centre has a chamfered doorway with moulded arched head and carved spandrels, and over this a small canted oriel with 4 small arched lights and steep weathered roof against a crocketed gable with corner pinnacles and apex finial; the flanking arcaded bays have rectangular windows set under 2-centred blank arches and corbel tables; a parapet runs across the whole range, as does a continuous skylight to the lower half of the roof. The gabled wings have giant depressed arches containing tripartite windows to both floors, the upper composed of tall 2-centred arched lights. Behind the ridge of the main ridge rises an octagonal chimney with machicolated and embattled top. The right-hand return wall has 5 bays of giant arches with windows to both floors. The addition to the rear has 3 gabled bays with broad pilasters to almost full height with a dentilled band over, a string-course stepped over a terracotta panel in the centre of each bay, and at ground floor of each bay an arcade of 3 round-headed 2-light windows with raked sills, moulded surrounds and 2-centred arched lights with central shafts and carved spandrels, those of the 2nd and 3rd bays with much higher sills, and beneath the centre of the 2nd bay a terracotta tablet with Art Nouveau enrichment and raised lettering commemorating the gift by the Council and Guarantors of the Manchester Royal Jubilee Exhibition 1887 of the sum of »10,000 towards the erection of the Royal Jubilee Exhibition Wing of the Manchester Municipal School of Art. Interior not inspected.

Listing NGR: SJ8428097017

HER Entry

1880–81. Architect: GT Redmayne. Gothic style. Symmetrical. Stone, 2 storeys. Large gables at sides, each with 3 pointedarched windows in an arched recess. Centre has 6 large studio windows with blind arches, corbel table. Central pointed arched doorway with elaborately carved spandrels, buttresses, pinnacles, crocketed finials etc., stone stacks, slates. Later brick additions at rear added 1898 by JG Sankey. (1)

Manchester Municipal School of Art. 1880–81, by GT Redmayne, with 1898 addition to rear by JG Sankey. Sandstone ashlar, and red brick with buff terracotta dressings (respectively), slate roofs with glass skylights. The original building is a rectangular block, parallel to the street, 2 storeys over a basement, 1:3:1:3:1 bays, in Gothic style, with large gabled and pinnacled wings flanking a buttressed and arcaded main range. The centre has a chamfered doorway with

moulded arched head and carved spandrels, and over this a small canted oriel with 4 small arched lights and steep weathered roof against a crocketed gable with corner pinnacles and apex finial; the flanking arcaded bays have rectangular windows set under 2-centred blank arches and corbel tables; a parapet runs across the whole range, as does a continuous skylight to the lower half of the roof. The gabled wings have giant depressed arches containing tripartite windows to both floors, the upper
composed of tall 2-centred-arched lights. Behind the ridge of the main ridge rises an octagonal chimney with machicolated and embattled top. The right-hand return wall has 5 bays of giant arches with windows to both floors. The addition to the rear has 3 gabled bays with broad pilasters to almost full height with a dentilled band over, a string-course stepped over a terracotta panel in the centre of each bay, and at ground floor of each bay an arcade of 3 round-headed 2-light windows with raked sills, moulded surrounds and 2-centred-arched lights with central shafts and carved spandrels, those of the 2nd and 3rd bays with much higher sills, and beneath the centre of the 2nd bay a terracotta tablet with Art Nouveau enrichment and raised lettering commemorating the gift by the Council and Guarantors of the Manchester Royal Jubilee Exhibition 1887 of the sum of £10,000 towards the erection of the Royal Jubilee Exhibition Wing of the Manchester Municipal School of Art.
Interior not inspected. (2,3)

Sources

(1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 17
(2) Website: English Heritage. 2014. The National Heritage List for England: http://list.englishheritage.org.uk/. Accessed 14/11/2014
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	12
Asset/Event Name	ROMAN CATHOLIC CHURCH OF ST AUGUSTINE
Type of Asset/Event	Church
Date and/or Period	Modern
Listing No./NRHE Number	1392331
HER Number	15813.1.0
Status	Grade II Listed Building
Easting	384188
Northing	397049
Council	Manchester
Description	https://historicengland.org.uk/listing/the-list/list-entry/1392331

II Roman Catholic Church 1967-8, by Desmond Williams & Associates. Load-bearing dark brown brick construction with felt roofs supported on Vierendeel girders, with rear range in brick and timber cladding.

EXTERIOR: Body of church virtually square, with corridor at rear right leading to cross wing containing offices and accommodation. Windowless façade with floating service projection to the left and four full height brick fins to the right of wide recessed central entrance reached by low flight of steps. On the projection a ceramic plaque with star and mitre and on the inner face of the left hand fin a figure of the Madonna, both by Robert Brumby. Set back returns of 6 bays, divided by pairs of projecting slim brick piers. Openings between the pairs of piers filled with coloured chipped French glass. Secondary entrance beneath large cantilevered canopy in first bay of left hand return. Slender linking block containing sacristy. The rear presbytery

range, containing first floor hall, meeting rooms, kitchen, chaplaincy offices and accommodation for four priests (only one in residence) is of lesser interest. Bell tower rising from parish rooms block.

INTERIOR: Orientation reversed in simple box plan with ceiling of steel trusses clad with timber and clerestory north lights. Sanctuary of three stepped platforms with white marble altar set forward. Large ceramic reredos sculpture of Christ in Majesty by Robert Brumby of York. Bays containing either projecting confessionals or chapel recesses are divided by pairs of projecting slim brick piers. Deeply recessed within the full height narrow slot in each pair are windows of coloured glass chips in free abstract designs by the Whitefriars Studio, with tones ranging from blue at the West end through yellow, to red at the East end. Fixed seating in angular U-shape surrounding Sanctuary. Side chapel to left. Narthex. West gallery above originally with seating, now housing organ. Unified scheme of decoration by Brumby including the external plaque and statue, holy water stoups, wall light brackets, circular font with ceramic inset and aluminium lid, altar table with bronze inset and, probably, Stations of the Cross sculptures. Also by Brumby, a memorial plaque fashioned from mangled plate, damaged in the Blitz, commemorating the earlier parish church which this replaced. Interiors of the ancillary rooms are not of special interest.

HISTORY: The original St Augustine's was one of the oldest Roman Catholic churches in Manchester, having been established at Granby Row in 1820. This church was sold in 1905 to make way for the Manchester Municipal Technical College, and a new church built on York Street. This church was destroyed in the Manchester Blitz of 1940. The present site previously housed a chapel of ease in a building bought from the Methodists in the 1870s. It had briefly been a separate parish, but in 1908 was amalgamated with St Augustine's parish. After the War it was the only surviving church in the parish. The new St Augustine's was built here with the help of a grant from the War Damage Commission, at a cost of £138,000, when it was clear that the original building was inadequate. The new building was opened in 1968 and consecrated in 1970. Robert Brumby, born 1934, also created a sculpture for the Lady Chapel at the Metropolitan Cathedral of Christ the King in Liverpool.

SOURCES: Dawson, Rev. Christopher P.P. unpub. notes Hartwell, Clare Pevsner Architectural Guides - Manchester, 2001, pp310-311 Sharp,Dennis,ed., Studio Vista 'Manchester', 1969, p52. Unknown Architecture North West, No 33, 1969, pp 18-20

SUMMARY OF IMPORTANCE The Roman Catholic Church of St Augustine was built in 1967-8, using money from the War Damage Commission to help fund both the building and its artistic scheme. It meets the criteria for listing by virtue of its strong modern design by Desmond Williams, imaginative use of the constricted site, innovative internal arrangements in keeping with the recommendations of the Second Vatican Council of 1962-5, and outstanding artwork by Robert Brumby. The special interest of the church is not sustained throughout the ancillary buildings which are attached, and, while forming part of the overall ensemble, possess a much lesser degree of special interest.

HER Entry

Roman Catholic Church 1967–68, by Desmond Williams & Associates. Load-bearing dark brown brick construction with felt
roofs supported on Vierendeel girders, with rear range in brick and timber cladding. (EXTRACT)(1,2,3)
The Roman Catholic Church of St Augustine was built in 1967–68, using money from the War Damage Commission to help fund both the building and its artistic scheme. It meets the criteria for listing by virtue of its strong modern design by Desmond Williams, imaginative use of the constricted site, innovative internal arrangements in keeping with the recommendations of the Second Vatican Council of 1962–65, and outstanding artwork by Robert Brumby. The special interest of the church is not sustained throughout the ancillary buildings which are attached, and, while forming part of the
overall ensemble, possess a much lesser degree of special interest. (EXTRACT)(1,2,3)

Sources

(1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
(2) Website: Historic England. 2015. The National Heritage List for England: https://www.historicengland.org.uk/listing/the-list. Accessed 09/07/2015
(3) Website: Historic England. 2024. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 10/06/2024

Asset/Event Number	13
Asset/Event Name	Manchester to Buxton Roman road (Manchester to
Type of Asset/Event	Road
Date and/or Period	Roman
Listing No./NRHE Number	
HER Number	28.1.3
Status	Non-designated Heritage Asset
Easting	384245
Northing	397327
Council	Manchester
Description	Part of the Roman road from Buxton to Manchester. "There seems no doubt that the very direct road through Stockport to Manchester does indeed mark the course." (1) Unpublished document: Salford Archaeology. 2023. Hotspur Press, Manchester: Archaeological Desk-based Assessment. Katie Fletcher and Jade Foxall. (1) Monograph: Margary, ID. 1957. Roman Roads in Britain. 97

Asset/Event Number	14
Asset/Event Name	Three Alexandrian coins (findspot)
Type of Asset/Event	Findspot
Date and/or Period	Roman
Listing No./NRHE Number	
HER Number	1375.1.0
Status	Non-designated Heritage Asset
Easting	383990
Northing	397200
Council	Manchester
Description	Three Alexandrian coins [Roman Provincial coins], Gallienus, Claudius Gothicus and Aurelianus, found in the channel of the river Medlock at Cambridge Street, Manchester. (1) (1) Serial: 1903. Trans. Lancs & Cheshire Antiq. Soc.. 180

Asset/Event Number	15
Asset/Event Name	Town Hall and Dispensary (site of)
Type of Asset/Event	Town Hall and Dispensary (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	8623.1.0
Status	Non-designated Heritage Asset
Easting	384310
Northing	397030
Council	Manchester
Description	Shown as a small building on the south side of the street opposite the church on the OS 1st edition map (1). Built in 1831 (2). "Town Hall and Dispensary" built in classical style with portico and Doric columns. Architect: R Lane (3). Extended to approximately double the size by the time of the OS 2nd edition map (4). Now part of the Manchester Metropolitan University. Town hall demolished in later C20; front of building retained as façade with new building to rear. The façade is a listed structure [see HER 8308.1.0]. Sources (1) Cartographic materials: OS. 1848. OS 6" to 1 mile, 1st Edition. Sheet 104. (2) Serial: Farrer, W., & Brownbill, J. 1912. Victoria County History of Lancashire. 5. 251 (3) Monograph: Stewart, C. 1956. The Stones of Manchester. 30 (4) Cartographic materials: OS. 1896. OS 6" to 1 mile, 2nd Edition. Sheet 104.

Asset/Event Number	16
Asset/Event Name	Church of All Saints (site of)
Type of Asset/Event	Church (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	9870.1.0
Status	Non-designated Heritage Asset
Easting	384270
Northing	397090
Council	Manchester
Description	1820. All Saints had Mission Church called St Matthias (3). Square, with north side porch, set in central plot in Grosvenor Square on OS 2nd edition map (2). Church now demolished and new church erected on south side of square. Church suffered wartime damage. Land bought and building funded by Rev. Charles Burton 1819. Consecrated Aug 20 1820. Irregular octagon in plan, Grecian style. 1835 tower, cornice, balustrade and dome completed.

Main entrance to Devonshire Street. Large gallery supported by 12 Doric columns. Damaged by fire 1850. Demolished 1949, land sold to Corporation. Churchyard first used 19 April 1820. 16572 recorded burials. Open common graves until 1840s, then the smell of decay gave offence and the burials were covered (1). (AM 1993)

Sources

(1) Monograph: Brumhead, D., Wyke, T. 1987. A Walk Round All Saints.
(2) Cartographic materials: OS. 1896. OS 6" to 1 mile. 2nd Edition, Sheet 104.9.
(3) Serial: Farrer, W., & Brownbill, J. 1911. Victoria County History of Lancashire 5. 254

Asset/Event Number	17
Asset/Event Name	All Saints Churchyard (site of)
Type of Asset/Event	Churchyard (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	9870.2.0
Status	Non-designated Heritage Asset
Easting	384260
Northing	397090
Council	Manchester
Description	All Saints Church and yard were constructed in 1820 by the Reverend Charles Burton and used until demolished in 1949. During excavation, Trench A revealed the foundations of the church, a wall and an inverted arch. Trenches B and C showed two graves and the remains of a timber coffin at 2.34m and 1.7m depths. Trench D exposed only human remains at 2.2m depth. Finally Trench E revealed gravestones at 80cm depth and a large stone pedestal in the south-east corner. This excavation was carried out in order to record the level at which human remains would be found and to ensure that they would not be disturbed when re-landscaping. Sources Unpublished document: Arrowsmith, P. 1994. All Saints Churchyard, Manchester. Archaeological Evaluation Report.

Asset/Event Number	18
Asset/Event Name	Congregational chapel (site of)
Type of Asset/Event	Chapel (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	9877.1.0
Status	Non-designated Heritage Asset
Easting	384220

Northing	396960
Council	Manchester
Description	Built for increased congregation attracted by preaching of Dr RS McAll and Dr Robert Halley. Large stone chapel – C13 Gothic style by Edward Walters of Manchester. Comprises: nave and aisles,with transepts, polygonal organ apse, tall corner tower with broach spire. Interior: 125ft length, designed to hold '1,500 adults in pews & 600 children', galleries above aisles and open timber roof. Behind the chapel is the former day school for 700 pupils with a hall on the upper floor. (Chapel demolished 1973–74). Glass: principal window of north-west front, naturalistic patterns of flowers and foliage with formal panels and inscribed scrolls – c.1848. Monuments: chapel – Rev Robert Stephens McAll LlD, 12 years pastor 1838, inscribed sarcophagus-shaped tablet; vestibule – 6 monuments. (1) Shown on the 2nd edition OS map as a cruciform chapel (2). Now built over and occupied by the Manchester Metropolitan University. The Congregational church once stood on the corner of Cavendish Street and Higher Chatham Street not far from Grosvenor Square. It was located between Righton's Drapery Store on one side and Paulden's Department Store on the other. The church was designed by Edward Walters, a prominent Manchester architect responsible for many important buildings in the city including the Free Trade Hall. It was built between 1847 and 1848 at a cost of £30,000. It was described by the architectural historian Henry-Russell Hitchcock as "Perhaps the first dissenting church to appear like a contemporary Anglican church." The building had a 171-foot tower which rather dominated the area. The church closed in 1969 and was demolished in 1973. (3) Sources Monograph: Nightingale, B. 1893. Lancashire Nonconformity. 107-47 Monograph: Congregational Union. 1849. The Congregational Yearbook. 211-12 (1) Monograph: RCHME. 1994. Nonconformist Chapels and Meeting Houses. Stell, C. 114 (2) Cartographic materials: OS. 1896. OS 6" to 1 mile. 2nd Edition, Sheet 104.9. (3) Website: David Boardman. ND. http://manchesterhistory.net/manchester/tours/tour8/area8Apage19.html. David Boardman. Accessed 07/07/2015 (4) Website: David Boardman. ND. http://manchesterhistory.net/manchester/gone/cavendishchurch.html. David Boardman. Accessed 07/07/2015

Asset/Event Number	19
Asset/Event Name	St Andrew's Chapel (Presbyterian Free Church) and Sunday school
Type of Asset/Event	Chapel and Sunday school (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	10470.1.0
Status	Non-designated Heritage Asset
Easting	384340

Northing	397040
Council	Manchester
Description	In 1844 the foundation stone was laid for St Andrew's Free Church of Scotland on this corner of Oxford Road and Cavendish Street. The church was designed by Edward Walters, famous in Manchester for The Free Trade Hall. Walters also designed the Sunday school located beside St Andrews. The "Stranger's Guide To Manchester, 1850" says that "... the cost of erecting St. Andrews was about £1700. The interior is neatly fitted up; the body of the church will hold 600, and the galleries 400. The dimensions of the interior are 80 feet by 48." The church was still extant on May 13th, 1953. I haven't been able to discover when the church closed as a place of worship, but clearly at some point it was transformed into commercial premises owned by the Singer Sewing Machine company. The church, adjacent buildings on Oxford Road and most of the Chorlton-on-Medlock Town Hall (next door on Cavendish Street) were demolished to make way for construction of the Mabel Tylecote Building, built in 1973 and part of Manchester Metropolitan University since 1991. Source Website: David Boardman. ND. http://manchesterhistory.net/manchester/tours/tour8/area8Apage19.html. David Boardman. Accessed 07/07/2015

Asset/Event Number	20
Asset/Event Name	United Friends Meeting House (site of)
Type of Asset/Event	Meeting House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	11256.1.0
Status	Non-designated Heritage Asset
Easting	384240
Northing	396810
Council	Manchester
Description	The area of the proposed development site lies on the west side of the Royal Northern College of Music. The 1831 map is the earliest known to show the plans of buildings within the study area. Over half the area had been built over with terraced housing. The OS maps show that most of the houses were provided with basements, the exception being the southernmost 4 dwellings on the east side of Cowgill Street. By 1848 housing, including basements, covered everywhere but the southwest corner of the study area. This part of the study area had been partly infilled by buildings, possibly of commercial or light industrial use, by 1844. They had been expanded by 1888, at which date this complex is shown on the 10ft to 1 mile OS map as having basements. By 1888 three houses on Chatham Street, adjoining this possible commercial or industrial block, had been replaced by a single structure with a square plan. This is named on the OS 10ft to 1 mile maps of 1888 and 1908 as a United Friends Meeting House with seats for 400, although on the 1:2500 OS map of 1905 it is identified as a school. On the 1961 map it is identified as 'Works'. This last map also shows that some clearance of buildings within the study area had begun. In recent years the site has been used as a car park. (1) Source

Unpublished document: UMAU. 2000. Royal Northern College Of Music, Manchester. A Archaeological Desk-Based Assessment. Arrowsmith, P.

Asset/Event Number	21
Asset/Event Name	Bridgewater Music Hall/ The Alcazar (21 Higher Cambridge Street)
Type of Asset/Event	Music Hall (Site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	11758.1.0
Status	Non-designated Heritage Asset
Easting	384100
Northing	396800
Council	Manchester
Description	Circa 1890. Originally the Bridgewater Music Hall, later renamed The Alcazar. Nondescript exterior has 2-storey cement front to street with 1 window attic (former projection room?) at centre, 2 modern windows and 2 at sides blocked, central doorway with segmental handrail, recessed modern doors. The interior, now used by a firm of shop fitters, has a small auditorium which retains original stage and horseshoe gallery with cast iron balustrade, also remnants of decorated wall plaster. The building, which is probably unique in the area, is included mainly for historic interest. (1) No longer extant; cleared in the second half of the 20th century (2). Pair of double-depth houses with rear outshuts, shown on 1831 map. Remodelled as music hall in about 1880. Large-scale OS mapping shows external lightwells, implying that the property was cellared, and an external photograph also shows a possible basement window. However, a geotechnical sample which seems to have been situated against the south wall of the music hall identified no made ground below 0.7m. (3) An evaluation trench excavated in 2013 (Trench 3) revealed well-preserved remains of the cellars for the houses at this location. A NE–SW-aligned wall is likely to have been the remains of the dividing wall between the houses rather than an internal aprtition within the later music hall; the fabric of this wall, comprising hand-made bricks set in lime-based mortar, was consistent with an early-C19 construction date. A structure thought to represent elements of the narrow passage to the rear of the houses was identified within Trench 2, to the east. (5) The two workers' houses, with outshuts and yards to the rear, and walled front yards, were built between 1818/19 and 1824. Their size and apparent layout was typical of larger terraced domestic properties of the period. Further remains of the former music hall and cellars of the original two houses were recorded during an open-area excavation which expanded the area covered by the evaluation trenches. The excavators concluded that it is most likely the houses were remodelled and extended in order to build the music hall. Features recorded included two square plinths of handmade bricks, one of which was surmounted by a square stone cap and a cast-iron column base. A cellared room at the rear of the building may have been some kind of pit below the music hall stage. This featured two rounded corners and fragmentary remains of a stoneflagged floor. Large-scale demolition of buildings in this part of Manchester began during the later 1960s, and by 1978 the former music hall was the only building left standing within the boundary of the study area. However, this had also been demolished by 1982. In the 1900s the Bridgewater Music Hall had been put to new uses, first as the Bridgewater Chapel or City Mission and then as a boxing stadium known as the City Athletic Club, before being converted to a cinema, the Bridgewater Electric Picture Palace, in 1914. It

was later occupied by a firm of shopfitters and in the 1970s was acquired by Manchester Corporation on behalf of Manchester Polytechnic. The theatre measured less than 50ft deep by about 42ft wide, with a stage measuring 17ft by 10ft, but was said to seat around 750 people. (4)

Sources

(1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
(2) Cartographic materials: O S. 1984-1996. National Grid 10560 1984-1996.
Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester
(3) Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 6
(4) Unpublished document: Oxford Archaeology North. 2014. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Excavation. Mottershead, G. pp22-28, 50 & 52
(5) Unpublished document: Oxford Archaeology North. 2013. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Evaluation. Mottershead, G. p19

Asset/Event Number	22
Asset/Event Name	Former Congregational Church Sunday school (site of)
Type of Asset/Event	Sunday school (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	11766.1.0
Status	Non-designated Heritage Asset
Easting	384230
Northing	396940
Council	Manchester
Description	Circa 1850. Architect, Edward Walters. Stone; 2 storeys; 7 mullion and transom windows with traceried arched lights and hoodmoulds; canted oriel windows and gables to right and left; central arched doorway with tabernacle work; moulded bands; battlemented parapets. Now used as studios by the Regional College of Art. (1) No longer extant; the site was redeveloped in the second half of the 20th century (2). Sources (1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State. (2) Cartographic materials: O S. 1984-1996. National Grid 10560 1984-1996.

Asset/Event Number	23
Asset/Event Name	90 to 100 Oxford Road (site of)
Type of Asset/Event	Terraced Housing (site of)
Date and/or Period	Post-medieval

Listing No./NRHE Number	
HER Number	11777.1.0
Status	Non-designated Heritage Asset
Easting	384380
Northing	396980
Council	Manchester
Description	A terrace range of late C18/ early C19 houses with later alterations. Brick; 2 storeys and semi-basement. Each house has 3 sash windows (only No.100 with glazing bars). 4 Tuscan pilaster doorcases, 3 with semi-circular fanlights and No.94 with good radial fret. The upper façade of No.90 rebuilt in modern brick; wood eaves; slates. C19 shop fronts with modern glazing and sympathetic modern bank front to No.94. (1) No longer extant; now the site of the Geoffrey Manton Building of the Manchester Metropolitan University. Sources (1) Monograph: Manchester CC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Asset/Event Number	24
Asset/Event Name	Cambridge Street Mill (site of)
Type of Asset/Event	Mill /Engine House / Brass Foundry / Boiler House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	15510.1.0
Status	Non-designated Heritage Asset
Easting	383951
Northing	397227
Council	Manchester
Description	Site vacant on Green's map of 1787–94 and Laurent's map of 1793. A rectangular building is shown on Johnson's map of 1818–19, with a central projection on the west. Swire's map of 1824 shows a wing added on the south-west. Bancks & Co's map of 1831 shows the site as an L-shaped range, without the central projection, and with a yard to the rear. The 1844 OS map names the main block as 'Cambridge Street Mills (Cotton)' and shows that the south-west wing was occupied by an engine house, with a circular chimney at its north-west corner; the map also indicates that a store house had been built in the north-west corner of the yard, with a small range linking this to the main mill. The 1888 OS map names the building as a 'Brass Foundry' and shows that an extension had been added at the south-west, extending to the rear of the yard. The site is named on the 1894 OS revision as 'Foundry'. There are photographs of this site dating from 1896 which show the L-shaped range to have comprised two main elements. One was a southern wing, with a gabled frontage on Chester Street; this was of 4x4 bays, of 3 storeys with a half basement and an attic which was lit by a lunette in each gable. A tall square chimney was set at its north-west corner. Abutting this wing on the north was a range of 9 bays and 4 storeys above a half-basement. The photographs also show that the mid- to late 19th century south-west extension of the building comprised a single-storey boiler house, with a hipped roof and three semi-circular-

headed openings to Chester Street. The store house was of 2 storeys, with a gabled roof and chimneys.

The 1905 map shows that the yard had been infilled, so that all the site's rectangular footprint was now built upon. The site is similarly shown on the 1909 map.

On the 1915 map and later maps no internal divisions are shown within this unit, but an aerial photograph of 1927 shows that the early buildings were still standing.

The Goad's insurance plan of 1928–30 identifies the north range, on Cambridge Street, as being of 4 storeys, and the south range, on Chester Street, as being of 3½ with a basement; both are shown as containing cast-iron columns, and
stone stairs are shown in the angle between the two. A hoist is indicated in the position of the mill chimney, with a smaller hoist shown adjoining the north side of the stone stairs. At the west end of the south range, where the earlier photographs show a single-storey boiler house, the Goad's plan indicates a further build of 3½ storeys with a basement, again with castiron columns and with a concrete floor on the 2nd floor. The store house range at the north-west of the site is again shown as 2 storeys, while the yard between this and the main mill building is shown as covered with glass roofing. The plan names the site as occupied by Woodhouse & Co Ltd, plumbers, used as a warehouse and lead pipe factory.

The site is still shown, unnamed, on the 1932 & 1965 OS maps. The buildings were demolished by 1985, prior to the Greater Manchester Textile Mill Survey in the mid-1980s. The site is now a public car park. (1)

Sources

(1) Unpublished document: Arrowsmith, P. 2006. Central Spine – Media Zone, Manchester. An Archaeological Desk-Based Assessment. UMAU. Gazetteer ref. 9

Asset/Event Number	25
Asset/Event Name	Workers' housing, Cambridge Street (site of)
Type of Asset/Event	Terraced Housing / Dwellings (site of)
Date and/or Period	Post-medieval to Modern
Listing No./NRHE Number	
HER Number	15512.1.0
Status	Non-designated Heritage Asset
Easting	383899
Northing	397230
Council	Manchester
Description	Two rectangular ranges shown on Johnson's map of 1818–19 set to the west of Cambridge Street Mill (HER 15510.1.0) and the adjacent houses on Cambridge Street (HER 15511.1.0). Swire's map of 1824 shows that four additional blocks had been built in the area between these ranges and the Cambridge Street buildings. Bancks & Co's map of 1831 shows that all these ranges comprised workers' houses, consisting mostly of back-to-backs, but with the row immediately to the rear of the Cambridge Street Mill being blind-backs. The 1844 OS map shows that further workers' housing had been built in the adjacent area to the west, bounded by Wilmott Street, and indicates that these comprised blind-backs on the east and back to-backs on the west. This western area also included two coal yards.

The 1888 OS map shows that all of these buildings had been removed, leaving the site vacant, and it is still shown as such on the OS revision of 1894.

The 1905 OS map, however, shows that the site had been redeveloped with new housing with rear yards. Photographs show that this new development was built in 1898 and comprised model housing, of two storeys with first-floor balconies to the rear elevations. This later housing is still indicated on the 1965 map, which shows it to have comprised 72 apartments. (1)

Sources

(1) Unpublished document: Arrowsmith, P. 2006. Central Spine – Media Zone, Manchester. An Archaeological Desk-Based Assessment. UMAU. Gazetteer ref. 11

Asset/Event Number	26
Asset/Event Name	St Philip's Church, school and rectory (site of)
Type of Asset/Event	Church, school and rectory (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	15521.1.0
Status	Non-designated Heritage Asset
Easting	383883
Northing	397121
Council	Manchester
Description	Church, school and rectory, shown on the 1888 OS map and built on the site of workers' housing of the 1830s/40s [HER 15516.1.0].

The church was constructed, along with the school and rectory, in 1860 to designs by the Manchester architects Shellard and Brown. It was built in stone in a Decorated Gothic style and consisted of a nave with side aisle and a tower, with a spire at the north-east corner, and a chancel with a north side aisle. The rectory was described as being in the 'Elizabethan' style. The church stood on the north-west of the site, with the school, for girls and infants, forming most of a block running along the southern side of the site, with the two being separated by a central playground. A separate playground adjoined this on the east. The south-west corner of the site was occupied by the rectory, abutting the school on the east. The same plan appears on later mapping, including the map of 1965. Photographs taken in 1971 show the church still standing. Since demolished. (1)

Sources

(1) Unpublished document: Arrowsmith, P. 2006. Central Spine – Media Zone, Manchester. An Archaeological Desk-Based Assessment. UMAU.

Asset/Event Number	27
Asset/Event Name	Club, Newcastle Street (site of)
Type of Asset/Event	Club (site of)

Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	15522.1.0
Status	Non-designated Heritage Asset
Easting	383824
Northing	397115
Council	Manchester
Description	Site vacant on 1849 OS map. A building is shown on the 1888 OS map which names it as 'St Philip's Workmen's Club'. Directories do not list the site in 1881 but in 1884 name it as 'St Philip's British Workmen Room', and in 1888 as 'St Philip's Parish Rooms'. Still standing in 1965 when named as 'Institute'. Since demolished. (1) Sources (1) Unpublished document: Arrowsmith, P. 2006. Central Spine – Media Zone, Manchester. An Archaeological Desk-Based Assessment. UMAU. Gazetteer ref. 22

Asset/Event Number	28
Asset/Event Name	Workers' housing, Tuer Street (site of)
Type of Asset/Event	Terraced Housing (Site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16064.1.0
Status	Non-designated Heritage Asset
Easting	384438
Northing	396721
Council	Manchester
Description	Row of six single-bay houses, presumably one-up one-down, completed by 1831 and occupied into the early C20, which geotechnical investigations suggest to have been cellared. (1) A row of six workers' houses was built on the north side of Tuer Street in the early 19th century (after 1819 but before 1831). The houses were presumably one-up one-down, and the results of geotechnical investigations suggest that they were cellared. Evaluation of the area in July 2005 prior to development indicated that the remains of the houses had been badly disturbed by the construction of a C20 sub station [HER 16012.1.0] and other modern services. The remains of some walls of handmade brick were nevertheless identified. (2) Sources (1) Unpublished document: UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment. Arrowsmith, P. p13; gazetteer ref. 2b (2) Unpublished document: UMAU. 2006. New Humanities Building: An Archaeological Investigation. Arrowsmith, P, Gregory, R & Noble, P.

Asset/Event Number	29
Asset/Event Name	Eagle Inn (site of)
Type of Asset/Event	Public House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16010.1.0
Status	Non-designated Heritage Asset
Easting	384418
Northing	396715
Council	Manchester
Description	Public houses documented in 1813. Shown on Johnson's map of 1818–19. Closed in 1914. Building demolished between 1932 and 1963. Rectangular plan. Large-scale mapping shows possible lightwells to front elevation – possibly the building was cellared. In the early C19 the pub had its own attached brewhouse, presumably located in one or more of a number of buildings in a yard to the rear. One such building that was probably associated with the inn was a rectangular range along the rear of a row of 6 single-bay houses fronting onto Tuer Street [HER 16064.1.0] shown on mapping of 1824 and 1831 and later extended further eastwards. (1) Remains associated with the Eagle Inn and other structures were identified during an evaluation in 2005. Subsequently an open-area excavation was undertaken over the site of the inn, exposing the basement. This comprised six rooms, including one vaulted room, and was connected to a 'barrel drop' and an outbuilding in the courtyard to the rear. Although the pub is shown on the 1915 and 1932 maps, it is reported to have been closed down in 1914 on the grounds of 'the bad character of the house', one of several pubs in Chorlton-on-Medlock shut in the late C19 and early C20 for this reason. (2) Sources (1) Unpublished document: UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment. Arrowsmith, P. p13; gazetteer ref. 1 (2) Unpublished document: UMAU. 2006. New Humanities Building: An Archaeological Investigation. Arrowsmith, P, Gregory, R & Noble, P.

Asset/Event Number	30
Asset/Event Name	Workshop and smithy, north side of Tuer Street (site of)
Type of Asset/Event	Workshop and smithy (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16010.1.1
Status	Non-designated Heritage Asset
Easting	384432
Northing	396724
Council	Manchester
Description	Rectangular range set back from Tuer Street, to the east of the Eagle Inn [HER 16010.1.0], shown on mapping of 1824 and 1831. Of uncertain function, but probably associated with the inn. A row of six single-bay houses fronting onto Tuer Street lay along this range, to the south

[HER 16064.1.0].

The range was extended in the 1840s, with rate books suggesting that the new buildings here comprised a workshop and a smithy associated with the inn. The 1849 OS map shows a pump against the north wall of the original range, suggesting the existence of a well. (1)

Source

(1) Unpublished document: UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment. Arrowsmith, P. p13; Gazetteer ref. 2

Asset/Event Number	31
Asset/Event Name	Tuer Street Estates Depot (site of) – former Manchester Corporation
Type of Asset/Event	Substation (site of)
Date and/or Period	Modern
Listing No./NRHE Number	
HER Number	16012.1.0
Status	Non-designated Heritage Asset
Easting	384444
Northing	396729
Council	Manchester
Description	These two buildings [with HER 12682.1.0] were previously a Manchester Corporation stable block of two brick-built wings and a large lofty single-storey brick and steel building that originally housed an electricity sub station. Though built some thirty years apart – the stables between 1888–89 & 1904 and the substation in 1924 – they were both constructed by the Manchester Corporation using a standard brick type and an apparently standardised design. Though very different buildings, visual elements of the same basic design occurred in both, suggesting either a Corporation pattern for buildings or the same architect's office producing the designs. The stables was a traditional brick building while the sub station incorporated the (then relatively new) construction techniques of brickwork filling a steel frame that supported the bulk of the building. Both buildings had most of their original internal fittings removed with late C20 adaptations for storage and office space with welfare facilities. (1) Manchester Corporation electricity sub station built, on the evidence of trade directories, in 1924–25. Brick built of a very tall single storey. Interior contains a crane by Vaughan Crane Co Ltd of Manchester. Building now part of the University Estates' Tuer Street Depot. (2) The Tuer Street depot, including the sub station, was cleared prior to redevelopment of the site for a new Humanities building at the University of Manchester. It is no longer shown on mapping by 2005 (3). Sources (1) Unpublished document: UMAU. 2005. The University of Manchester Tuer Street Estates' Depot: An Archaeological Building Survey. Carolanne King & Dr M Nevell. (2) Unpublished document: UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment. Arrowsmith, P. pp13-14; gazetteer ref. 6 (3) Cartographic materials: OS. 2005. OS 1:10,000 mapping.

Asset/Event Number	32
Asset/Event Name	Workers' housing between Boundary Street West and Rosamond
Type of Asset/Event	Terraced Housing (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16120.1.0
Status	Non-designated Heritage Asset
Easting	384300
Northing	396920
Council	Manchester
Description	Archaeological desk-based assessment was undertaken of the site of the Chatham Building within the All Saints Campus of the Manchester Metropolitan University. Until the early 19th century the study area comprised agricultural land on the south side of Boundary Lane, the forerunner of Boundary Street West. It was then built over with workers' housing as part of the suburb of Chorlton-upon-Medlock. The earliest houses, in the eastern third of the study area, were built by 1818–19. Those in the rest of the study area were built between that time and 1824. The dwellings included a mixture of through houses, back-to-backs and blind0backs, and many contained cellars. They were demolished in the 20th century and the present Chatham Building subsequently built on the site. (1) Sources (1) Unpublished document: Dr Arrowsmith, P.. 2010. Art and Design Project, All Saints, Manchester. An Archaeological Desk-Based Assessment. Arrowsmith, P. p1

Asset/Event Number	33
Asset/Event Name	Goolden Place (site of)
Type of Asset/Event	Terraced Housing (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16542.1.0
Status	Non-designated Heritage Asset
Easting	384450
Northing	396920
Council	Manchester
Description	Former site of a row of houses on Oxford Road, built 1818–24. Large-scale OS mapping implies that these were cellared. A photograph of c.1902 shows the southernmost house to have been of two storeys. Except for that house, between 1849 and 1889 the houses on Goolden Place were replaced by a new row of commercial buildings. Photographs show these new buildings to have been of three storeys. The two northernmost properties are shown on mapping of 1948 as a public house.

Potts records that this was in existence from 1878 to 1965, originally being known as Cima's Restaurant, and later as Frascati Restaurant. Large-scale mapping shows probable lightwells to this building. The site of the southernmost house was redeveloped in 1904–05 with a 3-storey commercial building in a neo-classical style. The site of Goolden Place was cleared of all buildings in the 1970s. It is now occupied by the Manchester Business School East building. (1)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p10; gazetteer ref. 1

Asset/Event Number	34
Asset/Event Name	Primitive Methodist chapel, Rosamond Street East (site of)
Type of Asset/Event	Chapel (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16543.1.0
Status	Non-designated Heritage Asset
Easting	384460
Northing	396950
Council	Manchester
Description	Primitive Methodist chapel, first depicted on 1845 map on former site of gardens to rear of Goolden Place (HER 16542.1.0). Trade directories indicate that the chapel was built between 1841 and 1843. Large-scale mapping implies that the chapel was basemented. Photographs show this building to have been in a Gothic style, with the long elevations divided into five bays by six buttresses. The entrance was in the easternmost bay on the Rosamond Street façade. The four other bays in the long elevations each contained a tall upper window, with a gable to the fourth bay containing a circular traceried window. There were three small central lancet windows in the west gable. From mapping evidence, the chapel seems to have gone out of use in 1904–05. It was later used as a factory in conjunction with the building to its east. The chapel was demolished in the 1970s. The site is now partly occupied by the Manchester Business School East building. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p10; gazetteer ref. 2

Asset/Event Number	35
Asset/Event Name	Workers' housing/ Lord Stanley public house/ Eagle Vaults,

Type of Asset/Event	Housing / Public House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16544.1.0
Status	Non-designated Heritage Asset
Easting	384480
Northing	396960
Council	Manchester
Description	Pair of double-depth workers' houses built on the corner of Rosamond Street East and Higher York Street between 1831 and 1845. On former site of gardens to rear of Goolden Place (HER 16542.1.0). Large-scale mapping shows probable lightwells to these houses, implying that they were cellared. Between 1905 and 1915 the site of the more westerly house was replaced by a factory building (HER 16545.1.0) which extended to the former chapel (HER 16543.1.0). The other property, 51 Rosamond Street, was the Lord Stanley public house, also known in the 1930s–50s as the Eagle Vaults, which was in existence from 1864 to 1969. Photographs show this to have been of two storeys, with a cellar. The site was cleared of buildings in the 1970s and is now largely occupied by a paved area. (1) Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. pp10-11; gazetteer ref. 3

Asset/Event Number	36
Asset/Event Name	Rosamond Factory, Rosamond Street East (site of)
Type of Asset/Event	Factory (site of)
Date and/or Period	Modern
Listing No./NRHE Number	
HER Number	16545.1.0
Status	Non-designated Heritage Asset
Easting	384470
Northing	396950
Council	Manchester
Description	Between 1905 and 1915 the site of the more westerly of two workers' houses of the 1830s or 1840s (see HER 16544.1.0) was replaced by a factory building which extended to a former chapel to the west (HER 16543.1.0). Photographs show the factory to have been of four storeys. It was occupied by Provis and Squires Ltd, shirtmakers. The site was cleared of buildings in the 1970s and is now largely occupied by a paved area. (1) Source (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. pp10-11; gazetteer ref. 3

Asset/Event Number	37
Asset/Event Name	Houses, Goolden Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16558.1.0
Status	Non-designated Heritage Asset
Easting	384470
Northing	396940
Council	Manchester
Description	Row of six double-depth workers' houses on Goolden Street built between 1831 and 1845, on former site of gardens to rear of Goolden Place. Large-scale mapping of 1888 shows a probable lightwell to the easternmost of these houses, implying that it was cellared. By 1888 the two westernmost houses had been remodelled as, or replaced by, a single building, with two semi-circular bays to the rear and probable lightwells to the front elevation. This site was cleared of buildings in the 1970s. The site is now partly occupied by the Manchester Business School East building. (1) Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p11; gazetteer ref. 4

Asset/Event Number	38
Asset/Event Name	Workers' houses, Higher York Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16559.1.0
Status	Non-designated Heritage Asset
Easting	384490
Northing	396930
Council	Manchester
Description	Small square building built between 1824 and 1831 on Higher York Street, in garden to rear of Goolden Place. Between 1845 and 1849 this was replaced by a double-depth workers' house, abutted on the south by an L-shaped property with steps at the rear. By 1888 the steps were replaced by a small outshut. Large-scale mapping shows probable lightwells to these houses, implying that they were cellared. These buildings were demolished between 1948 and 1961. The site is now largely occupied by a paved area. (1)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p11; gazetteer ref. 5

Asset/Event Number	39
Asset/Event Name	Houses, Booth Street East (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16560.1.0
Status	Non-designated Heritage Asset
Easting	384500
Northing	396920
Council	Manchester
Description	Row of three double-depth houses with outshuts on Booth Street East on former site of gardens to rear of Goolden Place. The easternmost property was built between 1824 and 1831, the others between 1831 and 1845. Large-scale mapping shows probable lightwells to these houses, implying that they were cellared. A photograph of the two western houses in 1966 shows them to have been of two storeys. The houses were demolished in the 1970s. The site is now occupied by a paved area, an electricity sub station and a sunken area to the rear. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p11; gazetteer ref. 6

Asset/Event Number	40
Asset/Event Name	Houses/ George Hotel, Booth Street East (site of)
Type of Asset/Event	Houses /Hotel (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16561.1.0
Status	Non-designated Heritage Asset
Easting	384480
Northing	396910

Council	Manchester
Description	Row of three double-depth houses with outshuts on Booth Street East built between 1824 and 1831 on former site of gardens to rear of Goolden Place. They were adjoined on the east by a single-depth house. By 1888 this single-depth house and the easternmost double-depth house had been rebuilt as the George Hotel. This public house was in existence from 1859 to 1971. A photograph of 1966 shows it to have been of three storeys with a cellar. The site was cleared in the 1970s. The site is now largely occupied by the Manchester Business School East building. (1) Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p11; gazetteer ref. 7

Asset/Event Number	41
Asset/Event Name	Buildings and Gladstone Arms public house, Higher York Street/
Type of Asset/Event	Buildings / Houses / Public House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16566.1.0
Status	Non-designated Heritage Asset
Easting	384500
Northing	396970
Council	Manchester
Description	L-shaped building on Higher York Street built between 1824 and 1831. Between 1831 and 1845 a house was built at the NE of this group, fronting Rosamond Street East. Between 1849 and 1888 this site was redeveloped with a single building, shown on large-scale mapping with probable lightwells implying that the building was cellared. This is identified on mapping of 1948 as a beerhouse. This was the Gladstone Arms, in existence between 1857 and 1966. A photograph of 1956 shows this building to have been of two storeys. The pub was demolished by 1968. The site is now occupied by a car park area. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p12; gazetteer ref. 12

Asset/Event Number	42
Asset/Event Name	Smithy, Higher York Street/ Henry Street (site of)
Type of Asset/Event	Smithy (site of)

Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16567.1.0
Status	Non-designated Heritage Asset
Easting	384510
Northing	396960
Council	Manchester
Description	Building on Higher York Street, built between 1831 and 1845. By 1849 Henry Street had been extended across the southern end of this building, which was now abutted on the east by a range on that street. These early buildings lay on the west side of a yard. Other buildings had been added on the east abd south sides of this yard by 1888. Between 1915 and 1932 these buildings were replaced by a single building. This was demolished in the 1960s. Trade directories list Henry Tomlin, whitesmith, at 5 Higher York Street in 1886, and Evan Bush & Son, whitesmiths, at 3 Higher York Street in 1895. A John Woodall, blacksmith and farrier, is listed on Henry Street in 1863, and Edward Woodall as a blacksmith in 1843, but the address in this last case is given as 35 Henry Street. In 1838 Edward Woodall is listed as a blacksmith on Grosvenor Street. The site is now partly occupied by Bowden Court Block 3 and on the west extends into a car park area. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. pp12-13; gazetteer ref. 13

Asset/Event Number	43
Asset/Event Name	Bloomsbury, Rusholme Road (site of)
Type of Asset/Event	Houses / Childrens Hospital / Printing Works (site of)
Date and/or Period	Post-medieval to Modern
Listing No./NRHE Number	
HER Number	16585.1.0
Status	Non-designated Heritage Asset
Easting	384520
Northing	397080
Council	Manchester
Description	Row of double-depth houses with outshuts and small front gardens, built on Rusholme Road by 1818–19. Between 1831 and 1845 the row was extended on the east by the addition of five other houses. Large-scale mapping shows steps and probable lightwells to the houses, implying that all were cellared. A photograph of the rear of the easternmost house shows it to have been of three storeys. The 1888 mapping shows that two of the houses towards the west end of the row had been converted to a 'Home & Hospital' for children and widows.

Between 1915 and 1932 that building was either rebuilt or extended, and converted to a printing works. A few houses, to either side of that works, had been removed by 1948.

The printing works and several houses were still standing in 1968. The site is now crossed by the Materials Science Centre and Grosvenor Place, with a substation on the south-west. (1)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. pp16-17; gazetteer ref. 31

Asset/Event Number	44
Asset/Event Name	Houses, York Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16586.1.0
Status	Non-designated Heritage Asset
Easting	384460
Northing	397050
Council	Manchester
Description	Two houses on York Street, of which the southern house was built by 1831 and the northern by 1824. Large-scale mapping shows probable lightwells, implying that they were cellared. These houses were still standing in 1968. The site now lies within a grass-covered area which includes some trees. (1) Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p17; gazetteer ref. 32

Asset/Event Number	45
Asset/Event Name	Buildings, Boundary Street East (site of)
Type of Asset/Event	Buildings (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16587.1.0
Status	Non-designated Heritage Asset
Easting	384470

Northing	397070
Council	Manchester
Description	Row of buildings built to rear of the Bloomsbury houses on Rusholme Road, and possibly associated with them. The earliest were built by 1824, with later additions of 1831–45. Between 1915 and 1932 the site of the easternmost of these buildings became part of a printing works [see HER 16585.1.0], and two western buildings were removed between 1932 and 1948. The last of these buildings was demolished by or during the 1960s. Their site is now partly crossed by Grosvenor Place, with grass-covered areas on the east and west. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p17; gazetteer ref. 33

Asset/Event Number	46
Asset/Event Name	Workers' houses/ Griffin Inn, York Street (site of)
Type of Asset/Event	Houses / Public House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16588.1.0
Status	Non-designated Heritage Asset
Easting	384450
Northing	397080
Council	Manchester
Description	Pair of houses, built by 1818–19. A third house was added to the north between 1824 and 1831 [see HER 16589.1.0]. By 1888 the two houses had been rebuilt as a single property, named on the 1948 map as the Griffin Inn. This beer house, No.133 York Street, nicknamed 'The Daft House', was in existence from 1857 to 1970. The site now lies within a grasscovered area which includes some trees. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. p17; gazetteer ref. 34

Asset/Event Number	47
Asset/Event Name	Marble & Stone Yard (site of); Assembly Rooms (site of), York
Type of Asset/Event	Marble & Stone Yard (site of) / Assembly Rooms (site of)
Date and/or Period	Post-medieval

Listing No./NRHE Number	
HER Number	16589.1.0
Status	Non-designated Heritage Asset
Easting	384440
Northing	397100
Council	Manchester
Description	Yard with two small buildings built between 1824 and 1831. The northern building had been extended by 1845. The 1849 map identifies the site as a marble and stone yard. A house immediately to the south, fronting onto York Street, was also built between 1824 and 1831, adjoining a pair of slightly earlier houses [see HER 16588.1.0]. By 1888 the site of the yard and the neighbouring house had been built over with a single building named on mapping as Assembly Rooms. Large-scale mapping shows a passageway on the west side of the building, accessed by steps, implying that it was cellared. Trade directories show that James Burslem was a stone and marble mason at this site in the 1840s, and Benjamin Burslem in the 1860s. Directories also show the hall to have been built between 1873 and 1876 and to have housed the Secular Institute, with the Owen Memorial Hall Co Ltd being listed at the same address, 125 Grosvenor Street. In the 1880s it is also listed as the Grosvenor Assembly Rooms. In 1895 it was occupied by George Crabbe & Sons, teachers of dancing. The Assembly Rooms building was still standing in 1948 and was demolished either by or during the 1960s. The site now lies within a grasscovered area which includes some trees. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.. pp17-18; gazetteer refs. 34 & 35

Asset/Event Number	48
Asset/Event Name	Workers' houses, Boundary Street West/ Cowcill Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16849.1.0
Status	Non-designated Heritage Asset
Easting	384200
Northing	396890
Council	Manchester
Description	Single-depth and double-depth housing, shown on 1818–19 map. Large-scale OS mapping shows one or more external lightwells, implying that the houses were cellared. The single-depth housing in this group lay outside the study area. (1) Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter

Arrowsmith. p9; Gazetteer ref 1

Asset/Event Number	49
Asset/Event Name	Workers' houses, Cowcill Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16850.1.0
Status	Non-designated Heritage Asset
Easting	384210
Northing	396870
Council	Manchester
Description	Row of double-depth houses with rear outshuts shown on 1818–19 map (1). [Also] pair of double-depth houses with rear outshuts shown on 1824 map. Large-scale OS mapping shows external lightwells, implying that the houses were cellared. (2) An evaluation trench excavated in 2013 towards the SE end of this block uncovered remains that represented the cellar rooms in one of the houses. One wall appeared to be the rear wall of the house, with another representing the dividing wall of the adjacent property [meaning 'between this and the adjacent property' rather than 'of the adjacent property'?]. A brick floor represented the floor of the rear cellar, with the main cellar to the SW having a flagstone floor. Another wall may have been the front wall of the house, with a brick surface beyond it at ground level, adjacent to the former Cowcill Street. (4) A subsequent excavation extended the area of the evaluation trench, targeting the footprint of one of the pair of houses described above as (2), and also including elements of the adjoining house to the north. The excavated area measured 12 x 5m, and exposed the foundations and cellar of the two houses. A stone-flagged floor was exposed in the SW part, forming a basement beneath the front room of the property. A ceramic drain was set into the stone-flagged floor on the SE side. The surviving fabric comprised handmade bricks, and contained clear evidence for two phases of alteration. A narrow doorway built into the NW end, still retaining fragments of a wooden door reused from elsewhere, afforded access into a small chamber. This is likely to have been a coal store served by a coal-drop from pavement level. The remains of another basement room were revealed to the NW and probably represented part of the cellar beneath the front room of the adjacent property. To the rear of the front cellar of the southern house was a smaller cellar, measuring 3.05 x 1.75m. The fabric of the floor comprised handmade bricks, and was bounded by handmade brick walls. The room at the rear of the house, forming the outshut depicted on historical mapping, did not contain a cellar. The remains of part of another room that was similarly without a cellar were exposed to the NW, forming the outshut to the rear of the northern house. The partition wall between the two rooms appeared to have been rebuilt, also in handmade brick but in a different construction style. It seems likely that the partition wall between the two outshuts had been knocked through at some point and subsequently rebuilt, possibly during a period when use of the buildings switched from domestic to commercial – the SE property was converted into a works at some point between 1932 and 1951. The cellars appear to have been serviced originally by an external passage, suggesting that access may have been afforded separately from the remainder of the property. However, this access appears to have been disused at an early date, indicating that the cellar did form part of the same accommodation as the overlying floors. The houses were demolished in the later 1960s or early 1970s. (3)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 2
(2) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 4
(3) Unpublished document: Oxford Archaeology North. 2014. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Excavation. Mottershead, G. pp16, 18-22, 52-53
(4) Unpublished document: Oxford Archaeology North. 2013. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Evaluation. Mottershead, G. p19

Asset/Event Number	50
Asset/Event Name	Workers' houses, Higher Chatham Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16851.1.0
Status	Non-designated Heritage Asset
Easting	384220
Northing	396870
Council	Manchester
Description	Row of double-depth houses with rear outshuts, shown on 1824 map. Large-scale OS mapping shows external lightwells, implying that the houses were cellared. On 1844 map a pump is indicated in the yard of the southernmost house, suggesting the presence of a well. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 3

Asset/Event Number	51
Asset/Event Name	Workers' houses, Rosamond Street/ Cowcill Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	6852.1.0
Status	Non-designated Heritage Asset
Easting	384220
Northing	396850

Council	Manchester
Description	Single-depth houses, shown on 1831 map. Large-scale OS mapping shows external lightwells, implying that the houses were cellared. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 5

Asset/Event Number	52
Asset/Event Name	Workers' houses, Cowcill Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16853.1.0
Status	Non-designated Heritage Asset
Easting	384200
Northing	396850
Council	Manchester
Description	Row of four double-depth workers' houses; the southern pair, with outshuts, were built by 1824, the other pair added by 1831. Large-scale OS mapping shows external lightwells, implying that the houses were cellared. The area to their south, vacant in 1845, had been built over with two houses by 1888. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9-10; Gazetteer ref 7

Asset/Event Number	53
Asset/Event Name	Cowcill Street Brewery (site of)
Type of Asset/Event	Brewery (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16854.1.0
Status	Non-designated Heritage Asset
Easting	384190
Northing	396870
Council	Manchester

Description

Small brewery in rectangular range. Established in or very shortly before 1838; building said to have been converted to stables in the 1870s, but on Ordnance Survey mapping of 1888 it is shown either replaced or remodelled as a row of three houses. Large-scale OS mapping shows possible external lightwells to the brewery, suggesting that the building was cellared, and a geotechnical sample identified made ground here to a depth of 3.1m. (1)

According to Potts, writing in 1914, in 1838 "Edward Whitehead brewed at premises in Cowcil [sic] Street and this small brewery changed hands a number of times over the years. In the 1870s William Brookes, founder of the Albert Brewery in Moss Side, converted the Cowcill Street Brewery into stables for his horses". (2)(3)

The buildings were first built between 1831 and 1845, and are labelled on the 1850 OS map as 'Cowcill Street Brewery'. (3)

An evaluation trench excavated in 2013 targeted the footprint of the brewery. The evaluation report notes that the brewery was established in 1838 and converted into stables in 1870, going on to state: "By 1888, three single-depth workers' houses are shown on the site, and continue through until the 1951 mapping where they appear to have been converted into a single building. The outer floor plan of the three houses is exactly the same as that of the brewery, suggesting that it was converted into houses rather than being replaced. This is corroborated by the fabric of two walls, which comprised hand-made bricks bonded in lime-based mortar, consistent with a construction date in the first half of the C19. Elements of the later cottages,
however, may also be represented by walls and and their associated drains, which are likely to have been connected to privies." (2)

However, a subsequent excavation extended the area of the evaluation trench and revealed the footprint of the buildings to be a row of what appeared to be six small back-to-back workers' houses of an early C19 type, with three houses fronting Cowcill Street and three to the rear. Of these, the north-west and central pairs were excavated. Apertures for cellar lights were present on the Cowcill Street side of the row. At the SW side, each cellar had a small cellar-level alley in front of it, which was aligned NW–SE along the front of the houses before turning north-east to provide access into the cellars fronting Cowcill Street. This suggests that steps led down to the south-west cellars, affording separate access into each and raising the possibility that they may have been used as individual dwellings, separate from the overlying floors of the house. However, this could not be tested archaeologically – asbestos sheeting that had been dumped into the backfill of the cellar
precluded its excavation. Nevertheless, it was clear that each cellar had a fireplace, indicative of the rooms being intended for accommodation. The fabric of the cellars and their fireplaces comprised hand-made bricks in a lime-based mortar, consistent with an early/ mid-C19 construction date rather than a later C19 remodelling. It is uncertain, however, whether these buildings were actually used for domestic accommodation originally, as documentary research has provided compelling evidence for the existence of the Cowcill Street Brewery very shortly after the buildings were erected. Their conversion for use as a brewery would not necessarily require much remodelling and, similarly, their conversion into houses following the closure of the brewery could potentially have been achieved without much structural alteration. By the 1890s, the building comprised a row of three double-depth houses, which seemingly derived from merging the original back-to-back layout of two properties into one. It is likely that boilers for which evidence was found in the cellars were installed at this time, and were intended to provide domestic laundry facilities. This form of double-depth housing remained until their demolition during the late 1960s/ early 1970s. (3)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p10; Gazetteer ref 8
(2) Unpublished document: Oxford Archaeology North. 2013. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Evaluation. Mottershead, G. pp6, 19
(3) Unpublished document: Oxford Archaeology North. 2014. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Excavation. Mottershead, G. pp8, 56

Asset/Event Number	54
Asset/Event Name	Workers' houses, Boundary Street West (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16855.1.0
Status	Non-designated Heritage Asset
Easting	384180
Northing	396880
Council	Manchester
Description	Row of four irregular, mostly single-depth, houses, built by 1844; a fifth property at their east end is named on 1844 mapping as 'Store House' and was double-depth, with a small rear wing between this property and the Cowcill Street Brewery [HER 16854.1.0]. By 1888 the 'Store House' was divided into two properties, and the rear wing had been replaced by a single depth building. (1) An evaluation trench excavated in 2013 (Trench 4) uncovered walls and cellars relating to the houses. The evaluation report notes that the same building form persisted throughout the sequence of historical mapping until demolition of the buildings after 1960. (2) Subsequent open-area excavation uncovered several structures, comprising three small, irregular single-depth houses built between 1831 and 1845 and a store house for the adjacent Cowcill Street Brewery to the south [see HER 16854.1.0]. The houses are labelled on the mapping of 1951 as 41, 43 and 45 Boundary Street West. The remains of No.45 only partially lay within the excavated area, and were represented by two small rooms uncovered at the very north-western edge of the excavation. The partially excavated cellared room to the north-east of this, and its smaller rear south-east room, was No.43. No.41 was a larger building encompassing a partially stone-flagged room to the north-east of No.43, and the smaller two rooms at its rear. To the south-east was a square walled yard to No.41, with an outshut privy and washhouse. A covered alleyway is shown between Nos.45 and 43 on the OS map of 1891, and this layout remained until No.43 was demolished between 1908 and 1915, with the alleyway remaining. It is likely that the covered alleyway was at ground level rather than cellar level, as no evidence of it was observed during the excavation. The layout of Nos.41 and 45 remained static until the demolition of the buildings during the late 1960s or early 1970s, but they seem to have undergone a lot of small internal changes. (3) The building in the northern corner of the site was built as a double-depth house between 1831 and 1845, with rear outshut and yard. Although it is labelled as a 'Store House' on the mapping of 1849, the excavated cellar was of an early C19 workers' house form and it is likely that the house was being used as a store at the time of the mapping and was later converted back into housing. The hearth revealed within the cellar was an original feature. It is uncertain whether the stone sink was original, or was inserted later. The OS map of 1891 no longer annotates the building as a store; by that date it had been converted into two houses, labelled subsequently as 39 Boundary Street West and 2 Cowcill Street. It is likely that this conversion was carried out during the 1860s. From 1888 onwards a series of small outbuildings are shown on the historical mapping in the yard area to the SE of No.2 Cowcill Street, between the house and the brewery. These are different on each map edition, and no physical evidence for them was identified during the excavation. The yard area was not cellared, and it would suggest that these were temporary outbuildings built from less sturdy materials, probably erected and demolished to fit the changing needs of the

property. (3)

Sources

(1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p10; Gazetteer ref 12
(2) Unpublished document: Oxford Archaeology North. 2013. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Evaluation. Mottershead, G. p19
(3) Unpublished document: Oxford Archaeology North. 2014. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Excavation. Mottershead, G. p55

Asset/Event Number	55
Asset/Event Name	Houses, east side of Cowcill Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16864.1.0
Status	Non-designated Heritage Asset
Easting	384280
Northing	396730
Council	Manchester
Description	Site vacant on Johnson's map of 1818–19. Houses on east side of Cowcill Street, shown on the 1824 map. Bancks & Co's map of 1831 shows these comprising, from south to north, a block of four double-depth houses with outshuts, a block of six double-depth houses each with a small rear yard containing a privy and, separated by a vacant plot, a pair of double-depth houses with outshuts and rear privies. Between 1831 and 1845 the vacant plot was infilled with a double-depth house with a large rear outshut. Large-scale mapping shows probable lightwells, as well as steps, in front of almost all these houses, implying that they were cellared. They were demolished between 1932 and 1948, except for the three northernmost houses, which were removed by 1961. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 1

Asset/Event Number	56
Asset/Event Name	House, and Wellington public house (site of)
Type of Asset/Event	House /Public House (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16865.1.0

Status	Non-designated Heritage Asset
Easting	384270
Northing	396770
Council	Manchester
Description	Site vacant on Johnson's map of 1818–19. An L-shaped range at the corner of Booth Street West and Higher Chatham Street is shown on the 1824 map. Bancks & Co's map of 1831 shows this as two double-depth houses with outshuts. The 1849 map identifies the more northerly (outside the study area) as the Wellington public house. Mapping of 1888 and later also shows the southern building as part of the pub. Large-scale mapping shows probable lightwells implying both parts of the range to have been cellared. The Wellington was licensed from 1823 and closed in 1967. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p9; Gazetteer ref 2

Asset/Event Number	57
Asset/Event Name	Brewery, Jenkinson Street (site of)
Type of Asset/Event	Brewery / Chocolate Factory / Aluminium Works (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16866.1.0
Status	Non-designated Heritage Asset
Easting	384410
Northing	396770
Council	Manchester
Description	This is documented in 1816 as the Chorlton Row Brewery, run by Sheen Wilson. Its name changed on several occasions, reflecting changes in occupancy. Thomas Bake, who took over the premises in about 1838, renamed it the Chorlton-upon- Medlock Brewery. After he moved to new premises in 1856, the next occupant, Joseph Taylor, renamed it the Dolphin Brewery. When Taylor left in about 1860, the brewers Beaumont and Heathcote arrived and made a final change of name to the Standard Brewery. In 1896 Beaumont and Heathcote Ltd merged with Kay's Atlas Brewery Ltd of Longsight and the Standard Brewery was sold off. Mapping from the early 19th century onwards shows the brewery buildings arranged around the sides of a yard, which on the south was originally bounded by the open course of the Corn Brook. The entrance to the site was adjacent to the brook on Jenkinson Street, to the north of which was a large rectangular range which was the main brewery building. An aerial photograph of 1937 suggests that the northern part of this range was three or four storeys high, while the southern part was a storey lower. It is first firmly shown on Bancks's map of 1831 but may also be indicated on earlier mapping. At its SW corner, a curved bay (window?) suggests the position of the brewery

office, adjacent to the entrance. At the SW corner of the site was a large square building, recognizable on mapping from at least 1824. The aerial photograph appears to show that this building had one or more chimney stacks. On large-scale mapping it is shown with steps leading up from the yard to a central doorway, and its form suggests that this was a dwelling house with a central hall and staircase. As such it can be identified as the manager's house documented in 1856 and the 'good dwelling house' in
1897. The steps also imply that the building was cellared.

To its north, by 1831 was a group of smaller buildings arranged along the west side of the yard. By 1845 others also enclosed the yard's north side. Between 1888 and 1908 the brewery was extended on this north side, incorporating earlier housing. Large-scale mapping of 1888 identifies a square chimney,
next to a small lightwell, within the northern part of the site, suggesting that the brewery's boiler house and engine house were also located in this area.

In 1910 it was occupied by the Sun confectionery firm. On maps of 1908 and 1915–16 it is described as a chocolate works.

After being converted to a chocolate works, by the early 1930s the former brewery buildings were in use as an aluminium foundry. In 1948, however, the site was a ruin, and by 1961 the buildings had been demolished. (1)

Sources

Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p7-8; Section 2.3.4

Asset/Event Number	58
Asset/Event Name	Back-to-back houses, east side of Jenkinson Street (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16867.1.0
Status	Non-designated Heritage Asset
Easting	384440
Northing	396790
Council	Manchester
Description	Block of six pairs of back-to-back houses, shown on the 1824 map and possibly on Johnson's map of 1818–19. Large-scale mapping shows two pairs of steps against the west elevation, leading up to the door and down to cellarage. The houses are still shown on mapping of 1888 but in 1908 the range is shown as a single block. This was demolished by 1915–16. The site was still vacant in 1961. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p12; Gazetteer ref 21

Asset/Event Number	59
Asset/Event Name	Houses, Oxford Road (site of)
Type of Asset/Event	Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	16868.1.0
Status	Non-designated Heritage Asset
Easting	384460
Northing	396830
Council	Manchester
Description	Row of houses fronting Oxford Road. Shown on Johnson's map of 1818–19, and indicated on later mapping as double-depth with outshuts. Large-scale mapping shows probable lightwells, implying that these buildings were cellared. Most were still standing in 1961. (1) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. p12; Gazetteer ref 22

Asset/Event Number	60
Asset/Event Name	The Salutation public house
Type of Asset/Event	Public House
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	17118.1.0
Status	Non-designated Heritage Asset
Easting	384210
Northing	396890
Council	Manchester
Description	Public house, licensed in 1828. By 1818–19 this site was partly built over by an L-shaped block. Comparison with later mapping indicates that this included the Salutation and neighbouring houses on Boundary Street West. OS mapping implies that the Salutation originally occupied a former dwelling house on the corner of Boundary Street West and Higher Chatham Street, before expanding into the neighbouring house between 1844 and 1888. (1) Named 'The Salutation Tavern' on mid-C19 mapping and 'Salutation Inn' in 1888. (1, Figs 7 & 8) Sources (1) Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith. 2.3.2 (pp6–7)

Asset/Event Number	61
Asset/Event Name	Manchester Carriage & Tramway Company's Depot (All Saints
Type of Asset/Event	Carriage & Tramway Depot (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	17361.1.0
Status	Non-designated Heritage Asset
Easting	384230
Northing	397150
Council	Manchester
Description	The "All Saints" tram depot is identified on a fold-out drawing at the back of (1). It stood on the north side of Grosvenor Square (know also known as All Saints Square) fronting onto Devonshire Street (from where it took access), Miller Street and Angle Street. There are no remains standing and there are unlikely to be below-ground remains as the site is now occupied by the modern Manchester Metropolitan University's All Saints' Library building. Interestingly this depot was on three floors, including stables on both the first and second floors above the tram car shed on the ground floor. This is the only such multi-storey depot shown on the fold-out drawing in (1) (which identifies all the Company's depots). A building of the correct plan-form and location appears on the Ordnance Survey 1:2500 Lancashire (1st revision) map of 1908 but is not annotated as a tram depot (which is inconsistent with other such depots on this map), nor is it shown as having tramlines running to it. By the time of the OS 1:2500 2nd revision map of 1922 the site is occupied by a freestanding building annotated 'School'. Sources Monograph: Manchester Transport Museum Society. 1977. The Manchester Carriage and Tramways Company. Edward Gray.

Asset/Event Number	62
Asset/Event Name	Tuer Street Estates' Depot
Type of Asset/Event	Building Recording
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM3517
Status	Event
Easting	384452
Northing	396720
Council	Manchester
Description	Archaeological building survey undertaken in advance of the demolition of a building complex formerly used by the Estates Office of the University of Manchester. The complex comprised a

former Manchester Corporation electricity sub station of the early C20, and a late C19 stable block, originally part of a Corporation stone yard.

Unpublished document: UMAU. 2005. The University of Manchester Tuer Street Estates' Depot: An Archaeological Building Survey. Carolanne King & Dr M Nevell.

Asset/Event Number	63
Asset/Event Name	Central Spine – Media Zone
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM3653
Status	Event
Easting	383874
Northing	397176
Council	Manchester
Description	Desk-based assessment. Details of possible redevelopment of study area not available but reduction in ground levels for any future redevelopment could destroy below-ground archaeology. The proposal area has the potential to contain below-ground remains of regional and local significance which would require preservation by record, should these be affected by development works. Source Unpublished document: Arrowsmith, P. 2006. Central Spine – Media Zone, Manchester. An Archaeological Desk-Based Assessment. UMAU.

Asset/Event Number	64
Asset/Event Name	University of Manchester: New Humanities Building
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM3921
Status	Event
Easting	384452
Northing	396720
Council	Manchester
Description	Desk-based assessment of the site of a proposed new building at the University of Manchester. The aim of the assessment was to identify as far as possible the nature of the archaeological resource at the site, to enable informed recommendations to be made for the future treatment of any potential remains. A rapid photographic survey of the standing buildings is recommended, as well as evaluation by trial trenching.

Unpublished document: UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment. Arrowsmith, P.

Asset/Event Number	65
Asset/Event Name	University of Manchester: New Humanities Building
Type of Asset/Event	Excavation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM3969
Status	Event
Easting	384430
Northing	396700
Council	Manchester
Description	Archaeological evaluation (in July 2005) and subsequent excavation (October 2005). The excavation targeted the northern portion of the site, exposing remains of the Eagle Inn, a 19th-century public house. Unpublished document: UMAU. 2006. New Humanities Building: An Archaeological Investigation. Arrowsmith, P, Gregory, R & Noble, P.

Asset/Event Number	66
Asset/Event Name	Art and Design Project
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4012
Status	Event
Easting	384290
Northing	396920
Council	Manchester
Description	Desk-based assessment of the site of the Chatham Building at Manchester Metropolitan University. The aim of the assessment was to identify, as far as reasonably possible, the nature and significance of the archaeological resource within the study area and the potential impact of the proposed development on that resource, and to make appropriate recommendations for mitigation. It is concluded that the area has potential to contain remains of early C19 workers' housing. Sources Unpublished document: Dr Arrowsmith, P.. 2010. Art and Design Project, All Saints, Manchester. An Archaeological Desk-Based Assessment. Arrowsmith, P.

Asset/Event Number	67
Asset/Event Name	Manchester Engineering Campus Development
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4128
Status	Event
Easting	384540
Northing	397020
Council	Manchester
Description	Desk-based assessment of a proposed development site; assessment was confined to potential belowground archaeology. The study area may contain remains of local significance which merit preservation by record, should they be affected by any proposed development. These comprise remains of workers' houses on the former Back Grosvenor Street. The area also includes Oddfellows Hall, a Listed Building. It is understood that issues relating to this building are to be addressed in a separate report [SGM13699] Source Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2014. Manchester Engineering Campus Development. An Archaeological Desk-based Assessment - July 2014. Dr Arrowsmith, P.

Asset/Event Number	68
Asset/Event Name	Manchester Metropolitan University Students' Union
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4211
Status	Event
Easting	384200
Northing	396860
Council	Manchester
Description	Desk-based assessment, commissioned to support a planning application for a proposed new Students' Union building. The assessment comprised a desk-top study and a site inspection. The study area comprised agricultural land on the south of Boundary Lane (the forerunner of Boundary Street West) until the early to mid-19th century, when it was developed as part of Manchester's suburb of Chorlton-upon-Medlock. The buildings erected at that time mostly comprised workers' housing but also included a small brewery. Evaluation of the site by trial trenching is recommended.

Sources

Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2012. Manchester Metropolitan University Students' Union. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith.

Asset/Event Number	69
Asset/Event Name	Manchester Businesss School
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4214
Status	Event
Easting	384370
Northing	396770
Council	Manchester
Description	Desk-based assessment carried out to support planning applications for building construction and refurbishment at two adjacent application sites. The study area was first developed in about the 1810s as part of the growth of Chorlton-upon-Medlock as a suburb of Manchester, and contained a group of buildings mainly erected between that time and the early 1840s. These comprised mostly housing, which included back-to-backs and blind backs, modest double-depth dwellings, and larger dwellings on Oxford Road and Ormond Street. The building stock also included a brewery, established by 1816 and continuing in use until the 1890s. Sources Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2013. Manchester Business School, Booth Street West, Manchester. An Archaeological Desk-based Assessment. Dr Peter Arrowsmith.

Asset/Event Number	70
Asset/Event Name	The Former BBC Site
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4276
Status	Event
Easting	384283
Northing	397257
Council	Manchester

Description	Desk-based assessment undertaken prior to submission of a planning application for redevelopment. The available evidence suggests that the site remained as open agricultural land up until the early 19th century when it was rapidly developed, with a street grid established and numerous buildings constructed, mostly high-density, low-quality housing although some larger residences and industrial premises were also built. Source Unpublished document: Pre-Construct Archaeology. 2015. The Former BBC Site, Oxford Road, Manchester: An Historic Environment Desk-Based Assessment. Peter Boyer.

Asset/Event Number	71
Asset/Event Name	The Former BBC Site
Type of Asset/Event	Evaluation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4277
Status	Event
Easting	384261
Northing	397334
Council	Manchester
Description	Pre-determination evaluation designed to assess the extent and nature of any archaeological remains at the site and to assess the impact of the proposed development on the archaeological resource. Source Unpublished document: Pre-Construct Archaeology. 2015. The Former BBC Site, Oxford Road, Manchester: An Archaeological Investigation. Aaron Goode.

Asset/Event Number	72
Asset/Event Name	The Former BBC Site
Type of Asset/Event	Watching Brief
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4278
Status	Event
Easting	384248
Northing	397344
Council	Manchester

Description	Targeted archaeological watching brief undertaken during groundworks at a development site. Unpublished document: Pre-Construct Archaeology. 2016. Assessment of Archaeological Investigations at the Former BBC Site, Oxford Road, Manchester. Mike Tunnicliffe.

Asset/Event Number	73
Asset/Event Name	MMU Students' Union, Higher Chatham Street
Type of Asset/Event	Excavation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4300
Status	Event
Easting	384200
Northing	396860
Council	Manchester
Description	Archaeological excavation carried out prior to redevelopment. The investigation facilitated an examination of several different types of workers' housing and the evolution of the buildings up to their demolition in the C20. Unpublished document: Oxford Archaeology North. 2014. MMU Students' Union, Higher Chatham Street, Manchester: Archaeological Excavation. Mottershead, G.

Asset/Event Number	74
Asset/Event Name	MMU Students' Union, Higher Chatham Street
Type of Asset/Event	Evaluation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4354
Status	Event
Easting	384200
Northing	396860
Council	Manchester
Description	Four targeted evaluation trenches were excavated with the intention of determining the extent, depth, character and relative significance of any surviving buried archaeological remains. Well-preserved structural remains of early to mid-C19 domestic cellars, a brewery and possibly elements of a music hall were revealed, and further excavation was recommended. Sources Unpublished document: Oxford Archaeology North. 2013. MMU Students' Union, Higher

Chatham Street, Manchester: Archaeological Evaluation. Mottershead, G.

Asset/Event Number	75
Asset/Event Name	MMU Public Realm
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4586
Status	Event
Easting	384280
Northing	397040
Council	Manchester
Description	Desk-based assessment, commissioned in order to inform proposals for a public realm scheme focused on a park which includes the former site of an early C19 church. The assessment was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed scheme and the future treatment of any surviving remains. It is demonstrated that the proposed development site is likely to contain buried archaeological remains of local or borough significance relating to C19 burial practices, which have the potential to be disturbed by any ground-breaking works reaching depths below 1m. Sources Unpublished document: Salford Archaeology. Archaeological Desk-Based Assessment. MMU Public Realm, Manchester. Ashley Brogan.

Asset/Event Number	76
Asset/Event Name	Ormond Building
Type of Asset/Event	Heritage Statement
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4722
Status	Event
Easting	384210
Northing	397020
Council	Manchester
Description	Heritage statement regarding the Grade II Listed Ormond Building, formerly the Chorlton Union Offices, in advance of proposed conversion into accommodation for the Vice Chancellor. The aim of the statement is to investigate the potential impact of the proposed development on the historic building fabric and to describe the significance of affected heritage assets.

	Sources Unpublished document: Stephen Levrant: Heritage Architecture Ltd. 2017. Ormond Building, Manchester. Heritage Statement : Significance & Impact. Stephen Levrant & Lee Hutchings.

Asset/Event Number	77
Asset/Event Name	New Arts & Media Building
Type of Asset/Event	Heritage Statement
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4752
Status	Event
Easting	384330
Northing	397020
Council	Manchester
Description	Heritage statement, prepared in support of a planning application for the erection of a new building and an application for Listed Building Consent to integrate the Grade II Listed former town hall façade at the site of the Mabel Tylcote Building. The key heritage issues to be taken into consideration are the effect of the connecting works of the new building to the former town hall façade on its special interest, together with the indirect effect of the development on the setting of nearby Listed Buildings. Sources Unpublished document: Turley Heritage. 2017. New Arts & Media Building: Heritage Statement. Not identified.

Asset/Event Number	78
Asset/Event Name	ManMet Science and Engineering
Type of Asset/Event	Watching Brief
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4897
Status	Event
Easting	384060
Northing	397210
Council	Manchester
Description	A watching brief carried out pursuant to an open-area excavation. This was targeted on the footprint of a former oakum works that could not be accessed during the initial stage of works. The watching brief demonstrated that no remains of the works had survived the construction

of late 20th-century
development.

Source

Unpublished document: Salford Archaeology. 2021. Archaeological Watching Brief: ManMet Science and Engineering, Chester Street, Manchester. Graham Mottershead.

Asset/Event Number	79
Asset/Event Name	ManMet Science and Engineering
Type of Asset/Event	Excavation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4898
Status	Event
Easting	384020
Northing	397190
Council	Manchester
Description	An archaeological excavation that targeted 19th-century workers' housing comprising back-to-back dwellings between Cambridge Street and Billington Street, a second plot of back-to-backs on Billington Street and Back Billington Street, and blind-back dwellings on Waddington Court. The most significant remains included the footprints of early to mid-19th-century back-to-back houses and the cellar remains of blind-back houses on Waddington Court, which underwent several phases of redevelopment. Sources Unpublished document: Salford Archaeology. 2020. Archaeological Excavation: ManMet Science and Engineering, Chester Street, Manchester. Katie Fletcher and Graham Mottershead.

Asset/Event Number	80
Asset/Event Name	Mabel Tylecote Building
Type of Asset/Event	Building Recording
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM4940
Status	Event
Easting	384330
Northing	397020
Council	Manchester
Description	Archaeological building recording and watching brief, undertaken in advance of proposed

development of a new arts and media building. The work was required as a condition of planning consent. The investigation included a watching brief, building survey and laser scanning survey.

Source

Unpublished document: Salford Archaeology. 2018. Archaeological Building Recording and Watching Brief: Mabel Tylecote Building, Cavendish Street, Manchester. Oliver Cook.

Asset/Event Number	81
Asset/Event Name	Birley Residences, Phase 2
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5007
Status	Event
Easting	383850
Northing	396820
Council	Manchester
Description	Archaeological desk-based assessment, commissioned to support a planning application for redevelopment of a site as student accommodation. Comprised documentary research consulting a variety of sources, in order to evaluate the site's potential to contain archaeological remains. Source Unpublished document: CFA Archaeology Ltd. 2018. Birley Residences, Phase 2, Bonsall Street, Manchester: Archaeological Desk-Based Assessment. Hannah Tweedie.

Asset/Event Number	82
Asset/Event Name	MMU, School of Ditigal Arts
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5022
Status	Event
Easting	384230
Northing	396880
Council	Manchester
Description	Desk-based assessment, commissioned in support of a planning application for a proposed School of Digital Arts. In 2012 an archaeological desk-based assessment was carried out in support of a planning application for MMU's proposed Students' Union [see EGM4211].

The study area for that assessment included the part of the present proposed development lying on the west side of Higher Chatham Street. The assessment was followed in 2013 by archaeological evaluation of the proposed
Student's Union site by trial trenching [EGM4354]. This was in turn followed by archaeological excavation [EGM4300].

The present report draws on the assessment carried out in 2012 and takes
into account the results of the subsequent fieldwork. The assessment comprised a desk-top study and a site inspection. It identifies that the study area potentially contains remains of early C19 workers' housing; evaluation by trial trenching is recommended.

Sources

Unpublished document: Dr Peter Arrowsmith, Archaeological Consultant. 2018. Manchester Metropolitan University School of Digital Arts. An Archaeological Desk-Based Assessment. Dr Peter Arrowsmith.

Asset/Event Number	83
Asset/Event Name	Manchester Business School
Type of Asset/Event	Watching Brief
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5139
Status	Event
Easting	384370
Northing	396770
Council	Manchester
Description	Archaeological watching brief, undertaken in fulfilment of a condition of planning consent for redevelopment works involving the reconfiguration of existing buildings, necessitating some groundbreaking works. Unpublished document: Salford Archaeology. 2019. Archaeological Watching Brief: Manchester Business School, Booth Street West, Manchester. Lewis Stitt.

Asset/Event Number	84
Asset/Event Name	School of Digital Arts
Type of Asset/Event	Excavation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5158
Status	Event
Easting	384220

Northing	396860
Council	Manchester
Description	Archaeological excavation, undertaken in advance of proposed development. The excavation aimed to fully record as much as possible of two of the early C19 cellared houses at the site, a process which would fit with several of the initiatives for archaeological research of the industrial and modern periods stated in the current Archaeological Research Framework for North West England. Sources Unpublished document: Salford Archaeology. 2019. Archaeological Excavation: School of Digital Arts, Higher Chatham Street, Manchester. Katie Harvey and Graham Mottershead.

Asset/Event Number	85
Asset/Event Name	MMU Science and Engineering Building
Type of Asset/Event	Desk Based Assessment
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5233
Status	Event
Easting	384070
Northing	397210
Council	Manchester
Description	Desk-based assessment, commissioned in advance of proposed demolition of an existing building followed by redevelopment. The assessment aimed to investigate the potential for the presence of remains of archaeological significance, and non-designated heritage assets. Sources Unpublished document: Nexus Heritage. 2019. Manchester Metropolitan University, Science & Engineering Building, Manchester: Archaeological Desk Based Assessment (Phase 1). Anthony Martin and Liz Gardner.

Asset/Event Number	86
Asset/Event Name	ManMet Science and Engineering
Type of Asset/Event	Evaluation
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5424
Status	Event
Easting	384080
Northing	397210

Council	Manchester
Description	An archaeological evaluation comprising the excavation of nine trenches, which revealed extensive remains of workers' housing across much of the site including double-depth and single-depth houses, back-to-back houses and blind-backs. Alongside this were the remains of several industrial and commercial buildings including the Chorlton Union Oakum Works, the Kings Arms public house and the Swan Inn beer house. Further investigation via an open-area excavation is recommended. Sources Unpublished document: Salford Archaeology. 2020. Archaeological Evaluation. ManMet Science and Engineering, Chester Street, Manchester. Mandy Burns.

Asset/Event Number	87
Asset/Event Name	MMU Library Transformation Project
Type of Asset/Event	Heritage Statement
Date and/or Period	
Listing No./NRHE Number	
HER Number	EGM5590
Status	Event
Easting	384230
Northing	397160
Council	Manchester
Description	Heritage statement prepared to support an application for the development of a new library on All Saints Campus off Oxford Road. Unpublished document: Deloitte. 2023. Manchester Metropolitan University Library Transformation Project, Manchester: Heritage Statement. Eleanor Scrafton, Rachel Hopkins and Katie Wray.

Asset/Event Number	88
Asset/Event Name	Terraces on Hadfield Street, North Side (site of)
Type of Asset/Event	Terraced Houses
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384119
Northing	397036
Council	Manchester

Description	*GM *23/08/2024 *Historical Cartographic Sources *Terrace style houses, shown on 1832 map. Later larger-scale OS mapping (1844) shows external lightwells, implying that the houses were cellared. Some amalgamation of structures depicited on OS maps of early 20th century (1915). 1940 bomb damage map shows western end of terrace had been struck near junction with Cambridge Street. Builings appear to have been cleared by 1948 OS map. 1972 OS map shows new office buidling occupying the plot. Area now occupied by northwestern end of Cambridge North Building with road and hardstanding beyond. *Covered an area measuring c.56m by c.5.6m

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Asset/Event Number	89
Asset/Event Name	Terraces and Public House on Hadfield Street, South Side (site of)
Type of Asset/Event	Terraced Houses / Public House (site of)
Date and/or Period	Post-medieval to Modern
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384124
Northing	397025
Council	Manchester
Description	*GM *23/08/2024 *Historical Cartographic Sources *Terrace style houses, shown on 1832 map. Later larger-scale OS mapping (1844) shows external lightwells, implying that the houses were cellared. Some amalgamation of structures depicted on OS maps of early 20th century (1915), including one larger corner structure annotated as B.H. (brew house?) which is later annotated as a public house. Some of the buildings have been cleared on the OS map of 1960. 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by northwestern range of Cambridge North Building. *Covered an area measuring c.56m by c.8m

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Asset/Event Number	90
Asset/Event Name	Housing facing Cambridge Street between Hadfield Street and Len Street
Type of Asset/Event	Housing
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384106
Northing	397011

Council	Manchester
Description	*GM *23/08/2024 *Historical Cartographic Sources *Four houses, shown on 1844 map. Map shows external lightwells, implying that the houses were cellared. Some amalgamation of structures depicted on OS maps of early 20th century (1915). 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by southwestern range of Cambridge North Building. *Covered an area measuring c.16m by c.6.6m

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Asset/Event Number	91
Asset/Event Name	Housing facing Higher Chatham Street between Hadfield Street and Len Street
Type of Asset/Event	Houses
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384150
Northing	397033
Council	Manchester
Description	*GM *23/08/2024 *Historical Cartographic Sources *Two houses, shown on 1844 map. Map shows external lightwells, implying that the houses were cellared. Some amalgamation of structures depicted on OS maps of early 20th century (1915). 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by northeastern range of Cambridge North Building. *Covered an area measuring c.16m by c.6.6m

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Asset/Event Number	92
Asset/Event Name	Terraces on Len Street, North Side (site of)
Type of Asset/Event	Terraced Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384130
Northing	397018
Council	Manchester

Description	*GM *23/08/2024 *Historical Cartographic Sources *Terrace style houses, shown on 1844 map. Mapping (1844) shows external lightwells, implying that the houses were cellared. Some minor alteration of structures depicted on OS maps of mid 20th century (1948). 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by northwestern range of Cambridge North Building and part of its intenral courtyard. *Covered an area measuring c.56m by c.8m

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Asset/Event Number	93
Asset/Event Name	Terraces on Len Street, South Side (site of)
Type of Asset/Event	Terraced Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384133
Northing	397006
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *Terrace style houses, shown on 1844 map. Mapping (1844) shows external lightwells, implying that the houses were cellared. Some minor alteration of structures depicted on OS maps of mid 20th century (1948). Some of building towards northwestern end of terrace removed on 1960 OS map. 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by northwestern range of Cambridge North Building and part of its internal courtyard. *Covered an area measuring c.44m by c.8m

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Asset/Event Number	94
Asset/Event Name	Housing facing Cambridge Street between Len Street and West Street
Type of Asset/Event	Housing (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384117
Northing	396992
Council	Manchester
Description	*GM *23/08/2024

*Historical Cartographic Sources
*Four houses, shown on 1844 map, with yard spaces to their rear. Map shows external lightwells, implying that the houses were cellared. One of the buidlngis has been demolised on the OS map of 1915. 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by southwestern range of Cambridge North Building and its internal courtyard.
*Covered an area measuring c.18m by c.6.2m

Asset/Event Number	95
Asset/Event Name	Housing facing High Chatham Street between Len Street and West Street
Type of Asset/Event	Housing (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384162
Northing	397014
Council	Manchester
Description	*GM *23/08/2024 *Historical Cartographic Sources *Four houses, shown on 1844 map. Map shows external lightwells, implying that the houses were cellared. Some amalgamation of structures depicted on OS maps of early 20th century (1915) to make three structures. Buildings in northern corner removed on 1960 OS map.1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by northeastern range of Cambridge North Building. *Covered an area measuring c.17m by c.7.8m

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Asset/Event Number	96
Asset/Event Name	Terraces on West Street, North Side (site of)
Type of Asset/Event	Terraced Houses (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384141
Northing	396997
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *Terrace style houses, shown on 1844 map. Mapping (1844) shows external lightwells, implying that the houses were cellared. Some minor alteration of structures depicted on OS

maps of mid 20th century (1948). Some of building towards northwestern end of terrace removed on 1960 OS map. 1972 OS map shows that all of the buildings have been cleared to make way for open areas and office buildings. Area now occupied by southeastern range of Cambridge North Building and part of its internal courtyard.
*Covered an area measuring c.44m by c.8.5m

Asset/Event Number	97
Asset/Event Name	Large Buildings between West Street and Cavenish Street (site of)
Type of Asset/Event	Large Buildings (Shops/warehouses?) (site of)
Date and/or Period	
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384146
Northing	396984
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *Large Buildings fronting on to Cavendish Street with yards and access to the rear off of West Street. Only four buildings are visible on 1844 map, with the rest of th plot being filled in by the time of the 1888 OS map (for 12 buidlings in total). The larger scale mapping shows external lightwells, implying that the buildings were cellared. Some minor alteration of structures depicted on OS maps of early to mid 20th century (1932 and 1960). 1972 OS map shows a row of buildings as still being extant. Area now occupied by southeastern range of Cambridge North Building and part of the courtyard to its southeast. *Covered an area measuring c.55m by c.12m

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Asset/Event Number	98
Asset/Event Name	House/Houses off of Cavendish Street, south side (site of)
Type of Asset/Event	House/Houses (site of)
Date and/or Period	
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384170
Northing	396954
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *One large building depicted as a solitary structure on Wales map of 1824; Bancks map of 1832 dpeicts same external layout as ealri map but subdivides structure in to 5 buildings which seem to front to a garden area to the south (see Asset 99). 1844 town plan annotated these buildings

as Cavendish Place. 1888 OS map shows that these buildings and a large area of the gardens to their south have been repalced with a large, likely warehouse, building. 1915 OS map shows that this warehouse has expanded to cover the entire plot between Cavendish Street, Cambridge Street, Boundary Street and High Chatham Street (see Asset 102). Area now occupied by northwestern range of Cambridge South Building.
*Covered an area measuring c.44m by c.22m

Asset/Event Number	99
Asset/Event Name	Cavendish Place Gardens
Type of Asset/Event	Gardens
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384181
Northing	396925
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *Gardens depicted on Wales map of 1824 with woodland along its western edge. 1832 map shows gardens remain but woodland has been cleared. 1844 town plan annotates tha buidlings to north of gardens as Cavendish Place. 1888 OS map shows that these buildings and a large area of the gardens to their south have been repalced with a large, likely warehouse, building. 1915 OS map shows that this warehouse has expanded to cover the entire plot between Cavendish Street, Cambridge Street, Boundary Street and High Chatham Street (see Asset 102). Area now occupied by northwestern range of Cambridge South Building. *Covered an area measuring c.44m by c.22m

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Asset/Event Number	100
Asset/Event Name	Buildings/Timber Yards/Smithy on Cambrdige Street (site of)
Type of Asset/Event	Buildings/Timber Yards/Smithy (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384163
Northing	396919
Council	Manchester
Description	*Historical Cartographic Sources *Five rectangular buildings facing on to Cambridge Street on Bancks map of 1832. 1844 town plan annotates these buildings timber yards. 1888 OS map shows that these buildings have been altered/repalced with a new arrangement

including and internal yard and smithy. 1915 OS map shows that a warehouse has expanded to cover the entire plot between Cavendish Street, Cambridge Street, Boundary Street and High Chatham Street (see Asset 102). Area now occupied by southwestern range of Cambridge South Building.
*Covered an area measuring c.66m by c.19m

Asset/Event Number	101
Asset/Event Name	Warehouse? at Cavendish Place (site of)
Type of Asset/Event	Warehouse? (site of)
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384178
Northing	396945
Council	Manchester
Description	*23/08/2024 *Historical Cartographic Sources *One large building depicted as a solitary structure on OS map of 1888 which has covered over former are of Cavendish Place and its gardens. The 1915 OS map shows that this warehouse has expanded/been replaced to cover the entire plot between Cavendish Street, Cambridge Street, Boundary Street and High Chatham Street (see Asset 102). Area now occupied by northeastern range of Cambridge South Building and its internal courtyard *Covered an area measuring c.44m by c.22m

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Asset/Event Number	102
Asset/Event Name	Possible Pond/Pit
Type of Asset/Event	Pond/Pit
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384197
Northing	396943
Council	Manchester
Description	*AM *27/08/2024 *Historical Cartographic Sources *An irregular pond or pit to the north of an irregular road, aligned roughly NE-SW within the southern area of the Site. *Covered an area measuring 40m x25m

Asset/Event Number	103
Asset/Event Name	Building
Type of Asset/Event	Building
Date and/or Period	Post-medieval
Listing No./NRHE Number	
HER Number	
Status	Non-designated Heritage Asset
Easting	384174
Northing	396904
Council	Manchester
Description	*LB *27/08/2024 *Historical Cartographic Sources *A defined rectangular area within the southern portion of the Site depicted on the Wales ap of 1824. it appears as a rectangular building fornting onto Boundary Street by Bancks map of 1832 and may have been associated with the gardens (Asset 99) *Measures c. 13m x 7m

Appendix 2: Assessment Scope and Criteria

Scope of the Assessment

This report details the results of a Heritage Impact Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

Archaeological Potential

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;

Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.

Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.

Uncertain – Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of Heritage Assets	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens and Registered Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact	
LEVEL OF MAGNITUDE	**DEFINITION**
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the significance of the asset.
NEUTRAL	
NEUTRAL	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change, but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long-term effect on the significance of the asset.
LOW	Minimal enhancement to an asset or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
MEDIUM	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset's setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.
HIGH	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Appendix 3: Excerpt of Census', Register's and Trade directories for buildings within the Site

Year/Source	Cavendish Street											
	12	14	16	18	20	22	24	26	28	30	32	34
Slater's Directory of Manchester & Salford, 1850					Richard Holt, General Dealer		Hannah Hindle Butcher John Hindle, Butcher					
Census Transcript Household Lancashire 1871	Anne Fairhurst 35 Wife Mary Anne 17 Domestic Servant Augusta Doye, 24 Assistant		Elizabeth Davis, 50, Head, Draper and Shopman Ellen Davis, 16, Daughter, scholar James Davis 18, Son, Salesman	William Lord, 33, Head Accountant and Agent Maria Lord, 27, Wife, Milliner Emily Ashley, 14, General Servant	Thomas Morgan, 51, Head, Watch and Clerk Waker Martha A Margan, 25 Daughter, Scholar Hannah M B Morgan, 212, Daughter, Scholar Jusialla Morgan, 19 Daughter, Scholar	John Robinson, 44, Head, Journeyman Tailor Ann Robinson, 42, Wait in Shop Isaac Waldon, Nephew, Scholar	Alice Wilson, 46, Head, Dealer in Baby Liners Fancy and Smal lwares Sarah Wilson, 44, Sister, Work Adalaide Wilson, Sister, 40, Alice Wilson, 81, Mother		Joseph Ogden, 35, Head, Bookseller Elizabeth Ogden, 32, Wife Henry Ogden, 68 Mother Esther Ogden, 25 Sister Eizabeth Ogden, 15 months, Daughter	Hannah Marden, 54, head, Maid Porte Tuner John Marden, 59, Brother Ann A Marden, 22, Daughter John Marden, 20, Son, Shopman George A Marden, 12 Son, Scholar Mary E Marden, 17, Daughter	Martha Fildes, 35, Head, Furnishing Ironmonger Hannah Fildes, 13, Daughter, Scholar Annie Fildes, 15, Daughter Martha J Fildes, 71, Daughter, Scholar Hannah Fildes, 66, Motherin law, Annuitant Sarah Boyer, 15, Servant	Matthew Stoddart, 49, Head, Confectioner Employer 2 Men and 81 Boys Isabella Stoddart, 50 Wife Jemima Hall, 27, Niece, Assistant in business Eliza Hollan, 16, servant
Census Transcript Household Lancashire 1881			Ethel Marshall, 9 month, Daughter	Charles W Simpson, 25, head, Draper Master Employing 1 girl Elizabeth Palfreyman, 30, Servant, House Keeper William Palfreyman, 42, Boader, Joiner	Ellen Roberts, 44, Head, Hoiser and Draper Alice Roberts, 41, Sister Mary Ince, 20, Neice, Hosier and Draper Assistant	James Gillespie, 35, Head, Shop Keeper Toys and Earthware Jane Gillespie, 42, Wife, Shop Keeper Toys and Earthware Mary Brownbill, 39, sister in law, Toys Shop Harriet Bishop, 16, Servant	Alice Wilson, 56, Head, Shop Keeper in Baby Liners Fancy Sarah Wilson, 54, Sister, Draper Shop keeper Baby linen and Fancy Adalaide Wilson, Sister, 40, Shop keeper Baby linen and Fancy Mary Sutcliffe, 57, Sister, Annuitant	John Wilde, 32, Head, manager Soap and Oil Works Boiler Emma J Wilde, 24, Wife Harold D White, 5, Son, Scholar William D Wilde, 4, Son, Scholar Ann Boman, 17, Servant	Robert Smith, 33, Head, Tobacconist Louisa Smith, 37, Wife	Samuel C Lowe, 46, Head, Decorator Fanny Lowe, 46, Wife William O, 23, Son, Decorator Clara Lowe, 21, Daughter Harry Lowe, 18, Son, Plumber		Thomas Banks, 38, Head, Confectioner Master Employing 1 Man and 2 Boys Jemima Bank, 39, Wife Thomas Banks, 3, Son Isabella Banks, 1, Daughter Elizabeth Hall, 21, Servant Mary Heywood, 16, Servant
Census Transcript Household Lancashire 1891		Sarah E Sharp, 27, Head, confectioner Sarah Ratcliffe, 14, servant		Charles W Simpson, 36, Head, house Catherine B Simpson, 30, Wife Margaret W Simpson, 7, Daughter, Scholar Dorothy Simson, 4, Daughter George Simpson, 46, Son Annie Cartwright, 28, Servant		Egerton, Lowe, 32, Dryer and Cleaner Emma Lowe, 30, Wife Cammillans Lowe, Nephew, Scholar John higgins, 22, Visitor, Painter	Alice Wilson, 66, Head, Shop Keepers Toy & Fancy Gard Sarah Wilson, 64, Sister, Fancy Adelaide Wilson, 60, Sister		Gibert Smith, 43, Head, Tobacconist Louisa Smith, 47, Wife, Tobacconist		Samuel C Lowe, 54, Head, Decorator Fanny Lowe, 52, Wife William D, 10, Son, Decorator Kathleen Lowe, 8, Daughter	Jemima Banks, 48, Wife, Confectioner Isabella Banks, 11, Daughter, Scholar James Banks, 9, Son, Scholar

										Mabel Lowe, 5, Grand Daughter Elizabeth Garmer? Vistor	William Banks, 7, Son, Scholar Bessie Hall, 30, Confectioner Martha E Davies, 18, Servant
Census Transcript Household Lancashire 1901	Margaret Laithwaite, 66, Mother			Charles W Simpson, 46, Head, Shopkeeper Hosiery Catherine B Simpson, 42, Wife Margaret W Simpson, 17, Daughter, Scholar George Simpson, 10, Son Charles C Sampson, 6, Son	Egerton, Lowe, 42, House Painter Emma Lowe, 40, Wife Cammillans Lowe, 21, Nephew, House Pianter			George Lindop, 27, Head, Tobacconist Hannah Lindop, 28, Wife John Lindop, 10m, Son		Alfred C Blason, 49, Head, Shop Keeper, milliner Annie Blason, 49, Wife Alfred B, 19, Son, Ship Brokers Clerk	Bessie Hall, 41, Head Isabella Banks, 21, niece James Banks, 19, Confectioner's Manager William Banks, 16 Henrietta Ballis, 20 Confectioner's Shop Keeper Servant
Census Transcript Household Lancashire 1911			Mary Mcgrath, 50, Saleswomen Elizabeth Mcgrath, 54, Sister	George Fredrick Jeune, 45, Head, Gentleman's Outfitter Eliza Charlotte Jeune, 51, Dressmaker Elizabeth Muriel, Daughter, 15				Lillian Alberton, 30, Tobacconist Edith Helens Alberton, 34, Servant		Arnold William Sykes, 32, Head, Gramophone Dealers Manager Edith Sykes, 23, Saleswoman Alice Edith Sykes, 1, Daughter	
1939 Register								John William Kahler, 54, Hotel Chef Emily Kahler, 53, wife			Leonard Pratt, 26, Confectioner Bread & Cake Make Elsie Pratt, 24, Confectionery Shop Assistant

Year/Source	West Street
	6
Census Transcript Household Lancashire 1911	High Leah, 49, Head, Bleachers Porter Annie Leah, 49, Wife

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