

HERITAGE

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Manchester
Archaeological Assessment

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EXECUTIVE SUMMARY

This Archaeological Assessment has been prepared to accompany a planning and listed building application for plot C within Sister Manchester as part of the 15-year renewal plan for the University of Manchester Institute of Science and Technology Campus ('the Site'). In line with National Planning Policy Framework a request for data from the Greater Manchester HER was made in September of 2024, the data provided has been considered as part of this assessment. Site visits to support and inform this statement were undertaken on the 23rd September and 18th October 2024 as well as two visits to the Greater Manchester Archives on the 7th and 18th October 2024.

There are no Scheduled Monuments, Registered Battlefields or Registered Parks Gardens within the Site. There are two Listed buildings within the Site and one Conservation Area. There are further Listed Buildings within the 250m Study Area, however, as this report exclusively assesses the archaeological resource these have not been considered further.

If there are unknown below ground archaeological remains within the Site, then it is likely that the impact on those remains as a result of the Proposed Development would be negative. The potential for archaeological remains to be present on-site is considered to be Low for all periods, with the exception of the Post-medieval and industrial periods; however, even for these periods the potential is only raised above Low in those area that have not been subjected to post Second World War development, where the likelihood of preservation would be increased. Any remains that are present are likely to be of a low and limited local importance.

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1. INTRODUCTION

- 1.1 BWB Consulting Limited (BWB) was instructed by ID Manchester Limited ('the Client') to undertake an Archaeological Desk Based Assessment for a site, Plot C, Sister located at the University of Manchester Campus north and south of Altrincham Street, Manchester ('the Site') in respect of an outline planning application for the renewal and redevelopment of the campus ('the Proposed Development').
- 1.2 The purpose of the report is to define the likely and possible archaeological resource contained within the Site and hence to understand the potential impacts of the Proposed Development on the archaeological resource; in line with the requirements of National Planning Policy Framework (NPPF).¹ The report constitutes an Archaeological Desk Based Assessment and therefore it is not within the scope of this report to assess the built heritage or the effect of the development on the setting of the built heritage resource.

Site Location and Topography

- 1.3 The Site is located on the southwestern edge of Manchester City Centre and is partially bound on the southern edge by the A57(M) inner ring-road. The Site is centred on National Grid Reference SJ 84638 97618, the location and proposed boundary are shown in **Figure 1** and the 15-year Phasing Masterplan is included as **Appendix 1**. The A6 Downing Street bounds the site to the east, with the northern edge being predominantly defined by the Manchester and Ordsall Lane Junction Railway Viaduct.
- 1.4 The Site comprises the former University of Manchester Institute of Science and Technology Campus, plates of the streetscape at the time of writing are shown in **Appendix 5**:
- The Barnes Wallis Building, Moffat Building and Manchester Meeting Place and associated public realm (**Plates 7 to 9**)
- 1.5 The Site predominantly slopes down from north to south and is situated at a height of approximately 53m AOD (Above Ordnance Datum) on the northern boundary by Whitworth Street. Within the Vimto Gardens the height is approximately 50m AOD, between the Renold and Barnes Wallis Building the height is approximately 45m AOD and on the southern boundary by Lower Albion Street the height is approximately 41m AOD².

¹ Ministry of Housing, Communities & Local Government, 2012 (as amended 2021), *National Planning Policy Framework*, Chapter 16, paragraph 194.

² Free Map Tools, *Elevation Finder*, <https://www.freemaptools.com/elevation-finder.htm>.

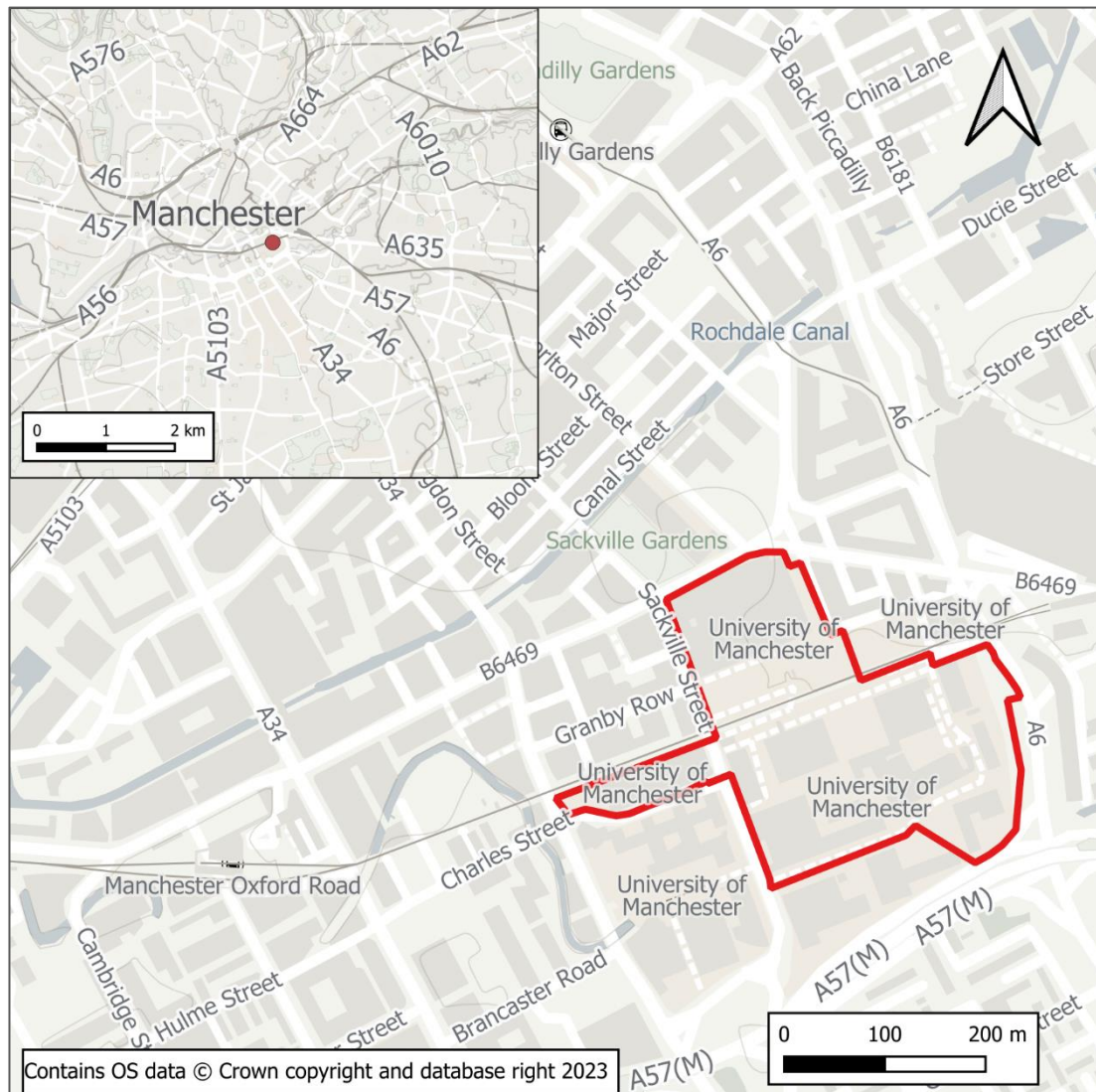


Figure 1: Site Location

Geology and Soils

- 1.6 The online British Geological Survey (BGS) mapping³ records that the Bedrock Geology on the Site consists of Chester Formation – Sandstone. Sedimentary bedrock formed between 250 and 247,1 million years ago during the Triassic period. This is overlain by Till, Devensian – Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during Quaternary period.⁴

Proposed Development

- 1.7 The proposals comprise the demolition of Barnes-Wallis, Wright Robinson, Manchester Meefing Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E).

³ British Geological Survey, Geology of Britain Viewer, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

⁴ LandIS, Soilscales Viewer, <http://www.landis.org.uk/soilscales/>.

At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment). The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works (Deloitte, 2025),

2. PLANNING BACKGROUND

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act, 1990 outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, in certain cases, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework (NPPF)⁵

- 2.2 Chapter 16 of the NPPF Paragraph 202 states, 'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.3 Chapter 16, paragraph 203 states that 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic environment to the character of a place.'
- 2.4 Paragraph 205 of the NPPF states that 'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- h) *assess the significance of heritage assets and the contribution they make to their environment; and*

⁵ National Planning Policy Framework, Chapter 16.

- i) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future'.*
- 2.5 Paragraph 206 states that 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible'.
- 2.6 Chapter 16, paragraph 207, of the NPPF states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.
- 2.7 Paragraphs 208 states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 2.8 Paragraph 210 states that 'in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.
- 2.9 Paragraph 212 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- 2.10 Paragraph 213 states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- 2.11 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- 2.12 b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.
- 2.13 Paragraph 214 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - (d) the harm or loss is outweighed by the benefit of bringing the site back into use'.
- 2.14 Paragraph 215 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 2.15 Paragraph 216 states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.
- 2.16 Paragraph 217 states that 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'.
- 2.17 Paragraph 218 states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
- 2.18 Paragraph 219 states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

- 2.19 Paragraph 220 states that 'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.
- 2.20 Paragraph 221 states that 'Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'

Local Policy

Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan 2022 to 2039⁶

Policy JP-P2: Heritage

- 2.21 Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.
- 2.22 Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
- 2.23 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.
- 2.24 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.

⁶ Places for Everyone Joint Development Plan: (Greater Manchester Combined Authority, September 2024)

3. INFORMATION SOURCES

- 3.1 The following sources of information have been consulted in order to meet the requirements of the assessment and are in line with guidelines laid down by the Chartered Institute for Archaeologists⁷ and Historic England's guidance on setting⁸ and significance.⁹
- 3.2 Historic England's National Heritage List for England Database was consulted for information on all designated assets including Listed Buildings and Conservation Areas within the study area.
- 3.3 Information on non-designated heritage assets and previous archaeological finds and investigations within the study area were obtained from a search of the Greater Manchester Historic Environment Record (HER) on the 23rd of August 2024. A meeting was held with the Heritage Management Director, of the Greater Manchester Archaeological Advisory Service (GMAAS) Ian Miller on the 3rd of September 2024 and followed up on 6th November 2024:

"...any potential archaeological remains will most likely be limited to (low) local importance and the impact of development will not be of sufficient significance to warrant the production of a dedicated ES chapter on archaeology. GMAAS does anticipate that any future planning application will be supported by a desk-based assessment, and would be content for any archaeological interests to be secured via condition" (GMAAS, 2024).

- 3.4 A review of relevant and available online historic mapping was undertaken using the National Library of Scotland (NLS) Online Map Images.¹⁰ Other internet sources, including the Historic England Aerial Photo Explorer,¹¹ and Google Earth Pro¹² were also consulted.

Site Visit

- 3.5 A Site visit was undertaken on the 23rd of September 2024 to understand the current formation of the Site, and to any unknown archaeological resource that may not have been catalogued on the HER. All buildings were entered as part of this visit. Photos from the Site visit are presented as plates in **Appendix 5** and referred to in the text where relevant.
- 3.6 The Manchester Archives were visited on the 7th and the 18th of October. Relevant Plates of plans and documents identified within that visit will be referred to in the text where relevant.

⁷ Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-based Assessment*.

⁸ The Setting of Heritage Assets: Good Practice Advice (GPA3) - Historic England 2017.

⁹ Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Advice Note 12).

¹⁰ National Library of Scotland Map Finder (last accessed 24th October 2024).

¹¹ Historic England, Aerial Photo Explorer (last accessed 24th October 2024).

¹² Google Earth Pro (last accessed 24th October 2024).

4. ASSESSMENT METHODOLOGY

- 4.1 An assessment of the importance of heritage assets within a 1 km study area of the Site has been undertaken. Scheduled Monuments, Grade I and II* Listed Buildings, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites are assessed to be of *high importance*.
- 4.2 The basis for assessing impacts on the historic environment is an understanding of the heritage assets that might be affected by a proposal. Planning policy and guidance emphasise the need to understand the cultural significance of heritage assets, including their setting, reflecting that the primary purpose is to preserve significance rather than no change. The process of gaining this understanding can be broken down into three distinct stages:
- **Description:** Research leading to a preliminary factual statement that establishes the location, nature and setting of the asset;
 - **Cultural significance:** Analysis of what we value about the asset and the contribution made by its setting, leading to a statement of cultural significance. Cultural significance is not scaled but can be expressed in terms of four key 'heritage values' (see **Table 4.1**), as outlined in Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment¹³; and
 - **Importance:** A conclusion regarding the level of protection or consideration that the asset merits in planning policy and cultural heritage legislation. A judgement on importance is scaled and can therefore be expressed in terms of the criteria set out within **Table 4.2**.

Table 4.1: Heritage Values

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

¹³ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.

Table 4.2: Importance of Heritage Assets Criteria

Importance	Examples
Very High	<ul style="list-style-type: none"> World Heritage Sites; and Places of international importance due to their 'outstanding universal value'
High	<ul style="list-style-type: none"> Scheduled Monuments; Grade I or II* Listed Buildings; Grade I or II* Registered Parks and Gardens; Battlefields; Places or structures of national importance; and Non-designated heritage assets of equivalent national importance or potential to contribute significantly to national research objectives.
Medium	<ul style="list-style-type: none"> Grade II Listed Buildings; Grade II Registered Parks and Gardens; Conservation Areas; and Non-designated assets of regional or high local importance with potential to contribute significantly to regional and local research objectives. This includes assets which have particular regional associations or may have important associations at a local level (e.g. they have significance to local population or embody something of the special identity of a locality).
Low	<ul style="list-style-type: none"> Locally Listed Buildings; and Non-designated assets which are relatively poorly preserved or have limited importance at a local level and low potential to add to local and regional research objectives.
Negligible	Assets that have very limited or no archaeological, historical or cultural importance.
Uncertain	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge.

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

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

importance of an asset and the magnitude of impact on the asset's significance (see). Where there are two options for a level of effect, it is a matter of professional judgement which should be articulated in the text description as to the level of effect appropriate.

Table 4.3: Magnitude of Impact

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

Table 4.4: Effect Matrix

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

5. BASELINE ASSESSMENT

- 5.1 The following section outlines the built heritage and archaeological background of the study area and is compiled from a review of the National Heritage List for England (NHLE) and relevant HER data, as well as the Site visit and any available secondary sources that can inform the baseline and aid in interpreting the historic development of the Site.
- 5.2 Tabulated gazetteers summarising information for all individual assets are presented in **Appendix 2 (Tables 1 and 2)**. Within **Appendix 3, Figures 2, 3 and 4** respectively depict designated heritage assets, non-designated heritage assets and previous events. Only events that are directly relevant to the archaeological potential of the Site are discussed in this document. **Appendix 4** contains the historic maps used during the map regression (**Figures 4 to 15**). **Appendix 5** contains photographs taken during the Site visit presented as plates.
- 5.3 Where designated heritage assets are referenced in the text, the relevant NHLE reference is provided. Where non-designated heritage assets and events are mentioned in the text, the relevant HER list entry numbers are given.

Designated Heritage Assets

- 5.4 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.
- 5.5 The NHLE records 47 designated assets within the study area (**Figure 3**) these are:
- Altrincham Street to Whitworth Street Conservation Area
 - Seven Grade II* Listed Buildings and 39 Grade II Listed Buildings. Being an archaeological assessment the description and assessment of the built heritage is beyond the scope of this report.

Altrincham Street to Whitworth Street Conservation Area

- 5.6 The Conservation Area shows distinctive Victorian and Edwardian architecture, constructed between 1850 and 1920. These buildings reflect the city's rich history, particularly its prominence in the textile industry.
- 5.7 This area developed primarily during the Industrial Revolution, a period of massive growth for Manchester as it became the world's first industrialized city. Altrincham Street and Whitworth Street are linked to the city's textile industry, particularly the cotton trade. Cotton mills, warehouses, and transport infrastructure were integral parts of the area, serving to store and ship goods across the UK and internationally.
- 5.8 Many of the buildings in this area are grand warehouses constructed during the late 19th and early 20th centuries. These were designed to store vast quantities of raw cotton and finished textiles, demonstrating a blend of functionality and grandeur. The architectural style is largely Victorian and Edwardian, characterized by ornate stonework and large, imposing facades. The warehouses were built with high levels

of craftsmanship, incorporating intricate brickwork, stone detailing, and ironwork, reflective of the wealth generated by the cotton industry.

- 5.9 Named after Sir Joseph Whitworth, a prominent Manchester industrialist and engineer, Whitworth Street is known for some of Manchester's most notable warehouse buildings. The area surrounding the street housed merchants, cotton magnates, and played a central role in the cotton exchange economy. Some notable buildings include the Watson Building and India House, showcasing Edwardian Baroque and Neo-Renaissance architectural styles.
- 5.10 The City Council designated the area as a conservation zone in September 1974, originally encompassing Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street, and the Piccadilly to Oxford Road railway viaduct. In June 1985, the area was expanded to include a section bordered by Whitworth Street, London Road, and the same railway viaduct.¹⁴

Archaeological and Historical Background

- 5.11 The following outlines the archaeological and historical background of the study area and is compiled from a review of the Greater Manchester HER as well as available secondary sources.

Prehistoric

- 5.12 The prehistoric period within Manchester is not well understood. There are not many finds or known sites from this time and no evidence at all within the Site or the Study Area. In the wider region activity from this period is thought to be concentrated on the well-drained sands and gravels sites that are in close proximity to rivers.
- 5.13 The Projected Line of the Manchester to Buxton Roman road (**MGM81**) is denoted on the HER as passing through the study area, 225m to the south-west of the Site.
- 5.14 The core of Roman Manchester is centred around Mamucium Roman Fort, approximately 1.1km to the west of Site. The fort was established under the Governorship of Agricola and appears to have remained in use, though altered, throughout the Roman period. The fort and vicus have undergone many phases of evaluation and are generally well understood. The likelihood for roman remains to be identified in the site is Low.

Medieval and Post-medieval

- 5.15 There is no evidence within the Study Area that relates to the Early Medieval period. The early medieval development of the Burgh of Manchester dates from the reign of Edward the Elder in the early 10th Century and centres on the area that now comprises the Cathedral and Hanging Ditch, approximately 1.1km to the northwest of Site. The Site lies in the agricultural hinterland, out with the Burgh and remained so throughout the Medieval period and into the Post medieval period. The Site is bisected by the River Medlock which meandered its way through the area, the river

¹⁴ Manchester City Council (2024) Whitworth Conservation Area, https://www.manchester.gov.uk/info/511/conservation_areas/970

forms the boundary between the burghs of Manchester and Chorlton upon Medlock, formerly known as Chorlton Row. Chorlton has been suggested to derive from Churl's tun, meaning the enclosure of the Ceorls or peasant's tun, tun meaning a small woodland clearing¹⁵.

- 5.16 The site of Chorlton Hall (**MGM17531**) built in 1250 is recorded 200m south of the Site. First denoted on Laurent's Map of 1793 and with more detail on Green's Map of 1787 – 1794 (**Figure 5, Appendix 4**). The Hall comprised three ranges of buildings with formal gardens to the rear and a further range of buildings is shown on the southwest of the gardens and has been tentatively identified as a farmstead or stables. Swires map of 1824 (**Figure 9, Appendix 4**), shows the Hall is still denoted at the end of Rutland Street though the majority of its lands and gardens have been developed and the farmstead or stable have been removed and replaced with buildings on the newly constructed grid street pattern. The Hall is no longer denoted after the second world war, and it is possible that it was destroyed during the war or cleared shortly after.
- 5.17 Approximately 60m north of the Site is the former site of Garrett Hall (**MGM1968**) a black and white timber structure on the northern banks of the River Medlock and is first recorded in 1595 as being sold to Oswald Moseley. By the 18th Century it had become dilapidated and was being let as tenements. It fell into further disrepair over the next decades with parts demolished until being completely removed in 1910.
- 5.18 A pond (**MGM19244**) is recorded on the early maps of 190m southwest of Site to the south of a large meander in the River Medlock. It is likely that this was formed as an ox-bow lake or similar natural feature but was later exploited by the local population. It is no longer denoted by the 1819 Johnson map, presumably backfilled. Excavations undertaken for the redevelopment of the Former BBC site on Oxford Road (**EGM4717**) revealed the material used to fill this feature contained 17th and 18th Century pottery.

¹⁵ https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/2 Viewed October 2024

Industrial and Modern including Cartographic Analysis

- 5.19 The rapid expansion of Manchester in the Industrial revolution is well documented. The advances in power, transportation and manufacturing made Manchester the centre for cotton manufacturing. The population doubled and doubled again, and the city continued to grow beyond its limits. It was a matter of decades from the creation of the Rochdale Canal around 100m to the north of site before the agricultural land and countryside that formed the site was being subsumed by the conurbation's inexorable growth.
- 5.20 The route of the Rochdale Canal (**MGM1921**) passes approximately 100m to the north of the site. Originally Planned in the 1760's by James Brindley it was finally given Parliamentary approval in 1799 and the 1.25 mile section through Manchester City centre was completed in 1804. Linking the Bridgewater Canal to the west with the Ashton-under-Lyme Canal in the east the completion meant that coal and cotton could be easily transported into and through the city and proved the catalyst for the expedient growth of the conurbation over the following decades.
- 5.21 The maps of Green (**Figure 5, Appendix 4**) and Laurent (not reproduced) dated 1787-1794 and 1793 respectively show the land south of the Medlock as undeveloped. Both maps show a proposed grid street pattern, labels denote the proposed routes of Temple street, Weir Street and Wild Street, and the extent of Chorlton Hall (**MGM17531**) sitting awkwardly in amongst the otherwise ridged grid pattern. Chorlton Hall and its estate were bought by a consortium of businessmen in 1792 from Roger Aytoun Esq, with the intention of developing the area into a fashionable new town; however, despite one of the developers, Samuel Marsland, building a new mansion on Grosvenor street there was little interest from wealthy industrialists and the New Town failed to take off¹⁶. The land to the north of the Medlock, including Garrat Mill, and Garrat Hall, are still denoted as being owned by Roger Aytoun Esq
- 5.22 The area to the south of the Medlock undergoes a rapid expansion in the early years of the 19th Century this is charted through the many maps that were produced to record the ever-changing streetscape. A pocket map of Manchester and Salford, dated 1800 (**Figure 6, Appendix 4**), claims to contain all '*the latest improvements*', critically this map does not show any development within the meander south of the Medlock and no bridge to the east towards London Road, (denoted as Top Ardwick Street). The former field boundaries are denoted as is Grrat Mill [sic] to the north of the Medlock off Granby Row. The majority of the Site is undeveloped, possibly agricultural land with what appear to be formalised gardens to the rear of Granby Row. It could be inferred from this map that the construction of the proposed development denoted on the 18th century maps has not yet commenced.
- 5.23 The publication of the first of Pigot's series of maps in 1808 (**Figure 7, Appendix 4**) again appears to denote the proposed street plan shown in Greens Map although a slight variation of it. Further to the south of site Grosvenor Street is clearly depicted with solid lines as is the eastern part of Russel Street. Beyond that what would

¹⁶ Manchester Mapping the City, page 20 Terry Wyke, Bryon Robson& Martin Dodge, Birlinn Ltd 2018

become Temple Street is shown with a dashed line potentially indicating it was still temporary or proposed, and it is labelled as Holt Street, probably for Holt Mills which are built at the northern end. Splitting off from Holt Street are several unnamed possibly temporary roads, these disagree with the grid pattern but are later are realigned and formalised into the grid system. The first representation of buildings south of the Medlock are on this plan with the first depiction of the buildings that would become Jackson Street Mills, Duckworth Mills, Holt Mills and the Ardwick Bridge Chemical Works.

- 5.24 To the north of the Medlock there is little change, with only the addition of Lawton Street, leading from Granby Row to the river. There has also been little change of any note to the east of the Medlock by London Road with the building layout remaining the same since the earliest depictions.
- 5.25 There is a passage of ten years before there is a new map publication. In 1819 two new plans are published, an update to the Pigot Map (**Figure 8, Appendix 4**) and Johnson's Map (not reproduced). It is indicative of the rapidity of growth in this area that there should be such marked differences between these two plans that must have been surveyed in relatively short order of each other. The Johnson map is on the whole less populated with buildings and the streets denoted with dashed lines indicating that they are still proposed or in construction. However, Pigot's 1819 Map depicts roads that are constructed and plots that are occupied by buildings. Both maps show that the three mills and the chemical works have all expanded, while the first rows of workers houses appear both north and south of the Medlock. The one anomaly of the Pigot map being the more up to date is the omission of two outbuildings on the bank of the Medlock to the north of Water Street Mills which are detailed on Johnsons Map, one of these in later editions is marked as a retort house.
- 5.26 The character and form of the newly developed land south of the Medlock had been established by Pigot's Map of 1819 (**Figure 8, Appendix 4**). The original street plan had largely been put in place the larger plots were wholly occupied by mills and manufactories while others had been subdivided to accommodate tightly packed back-to-back workers housing.
- 5.27 Swire's Map of 1824 (**Figure 9, Appendix 4**) shows a property marked on the corner of Temple Street and Water Street that had been depicted in maps back to Pigot's 1808 edition; however, it is Swires's edition that artistically adds the detail of a quadrant formal garden to the rear and detail of a second small garden feature to the north. This small detail gives an indication that the building is likely to be a larger house maybe of an industrialist drawn into the original concept for the land of a New Town.
- 5.28 Further gardens are detailed to the rear of the properties on Granby Row again pointing to these being residential buildings a cut above the workers housing literally yards away. The final detail of note in this map is the printing of grass or rush type symbols in the meander north of the Medlock and the land to the north of Garrat Mill, indicating that these were still pasture or meadow.

- 5.29 Jackson Street Mills (**MGM2738**) are first depicted on the 1819 Johnson Map, although at this point the mills are not named, and the street is labelled as Water Street. The earlier Green's map shows the area of the meander in the River Medlock in which the mills now sit to be devoid of any development although the proposed street layout is 'lightly' shown, and Jackson Street Bridge is also proposed. By the publication of the Swire Map of 1824 there have been extensive developments at the mill with expansion of the main structure and additional building added to the complex, three streets of back-to-back workers cottages have been constructed to the west of the main mill building. The Swire map still shows the road to be called Water Street.
- 5.30 The printing of the Bancks and Co. Map (**Figure 10, Appendix 4**) in 1831 brings the first truly detailed map of the area since the development had kick-started in the early 1800's. As well as the main streets the back streets and alleys are also named as well as the mills, manufactories and residential buildings. Most of the street names first proposed more than 30 years later but others have been changed. Water Street has now become Jackson Street, though confusingly the Jackson Street Mills as they would become known are named here Barnes Cotton Mills. When exactly the change is unclear as contemporary maps use different names, with Water Street being used by the Pigot Editions up until the 1850's. This perhaps shows a lack of revision between Pigot Editions rather than a genuine dispute or confusion between street names.
- 5.31 The Bancks Map is also the first time that the true nature of the back-to-back workers housing is detailed, with each individual property being shown rather than a single generic block. We also gain names for some of these Terraces, Leighs Buildings, Clowes Buildings, south of Jackson Street, Whiteman's Buildings to the north of the Medlock. A check of the Census and Trade Directory provides further light on these streets giving professions and family sizes a truer picture can be built up of the overcrowded and unsanitary conditions that must have existed throughout the Site.
- 5.32 To the north of the Medlock the Garrat Mill is now denoted as Old Garrat Print Works, a new road drawn from Sackville Street in the north through the print works and down through the undeveloped meander to a new bridge crossing the Medlock. The area around Garrat Hall to the north of the Medlock has also received a new street pattern and plots are ready for construction.
- 5.33 The first edition of Ordnance Survey (OS) map to be published was the 1845 6-inch to a mile (not reproduced). This map is not as detailed on the specifics as the Bancks map of 1831 though there are some points of note. The House and gardens on the corner of Temple Street and Jackson street has been demolished and replaced with further rows of workers housing. To the north of the Medlock a new spur has been constructed off the Rochdale Canal, this leads south and ends at Granby Row. On the south side of Granby Row opposite the canal spur a mound or pit is demarcated. This is in the location of the former Garrat Mill.
- 5.34 Four years later in 1849 the OS Town Plan (**Figure 11, Appendix 4**) was published. These were produced at a larger scale than the 6-inch maps and contained far greater detail. The most significant change is the arrival of the Manchester South Junction and Altrincham Railway. This was constructed on a brick viaduct

(**MGM12785**) and passes through the site on a roughly northeast southwest orientation from Knott Mill and Deansgate Station to Piccadilly Station. Constructed by David Bellhouse Jnr between 1846 and 1849. The Viaduct appears to pass over the Site of the former Garrett Mill on the west of the site, and through the site of early terraced workers houses to the east and a block of court housing to the west. To the south and parallel with the viaduct London Road Place was extended from being a short terrace off London Road to following the viaduct through to Zara Street. This provided a new access to the top of Temple Street, stairs were constructed down from the road to the original ground level. The last of the large houses with gardens that adorned Granby Street are now gone and have been replaced by a mix of industry and housing, Timber yards, courthouses, a chapel and a church have also been constructed.

- 5.35 To the north of Granby Row, the wharfs along the spur of the Rochdale Canal are clearly labelled, the majority being coal wharfs with one Cotton Store on Zara Street and a timber yard opposite a Saw Mill on Mason Street. To the east of Mason Street the Roman Catholic Church of St Augustine has been built with a school beyond. The rest of this part of Site is made up with workers houses in amongst is a row of Slaughterhouses and the Mason's Arms Public House.
- 5.36 To the east of the Medlock there has been no discernible change since Swire's Map. The Small area of Site that extends to the west of the Medlock has only slight change with the Old Garrett Print Works now shown as the Zara Street Cabinet Manufactory the section of the former print works to the west of Zara Street is now a rope works.
- 5.37 The area within the meander to the south of the Medlock has also undergone little change. The street layout remains fixed and the differences that can be discerned are largely names, Barnes Mill has now become Jackson Street Mill, Duckworths Cotton Mill is Temple Street Mill and Holts Mill is now Chorlton Street Mills. The mapping is of a detail now that we can now discern the boiler houses, engine houses, offices, warehouses and weighing machines and hoists which are all clearly labelled. Passages through rows of workers houses, as well as their privies and communal water pumps are also now detailed. The Area of the Ardwick Bridge Chemical works also contains detailed labelling, with Joiners Shop, Nitrate of Soda Works, stores and chimneys all labelled. The Chemical Works have undergone a period of expansion and now extend across the river, with two buildings constructed above the Medlock these are a Solution of Tin House and a Covered Vat House, with Garancine Works beyond.
- 5.38 Significant change and redevelopment took place within site in the near 40 years between the first and second edition (**Figure 12, Appendix 4**) OS Town Plans. To the north of the railway the changes are not as far reaching. The canal spur has been refilled, and a new road Rifle Street has been laid out just to the east of Mason Street which has been subsumed by the area of warehouses that was the canal wharfs. The Court Houses that were to the east of Mason Street have been removed to make way for the new road layout including the construction of Whitworth Street to the north. The land between the railway and the Medlock on the eastern side of the site had to this point remained largely undeveloped, however the construction of the Manchester Nut and Bolt Works changed this. Taking up the entire irregularly

shaped block, the workers housing at Whitworth Buildings has been cleared to make room for the development.

- 5.39 In the meander to the south of the Medlock further sweeping changes have occurred, Jackson Street Mills have expanded significantly, with large extensions to the west and north and the ornate entrance way appears to have been added by this point. Two rows of terraces have been removed to accommodate this expansion and the building sweeps round the bends of the Medlock. To the north of Jackson Street Mill, both Temple Mill and Chorlton New Mills have been removed and replaced by the larger London Road Iron Works which occupies land to the east and west of Temple Street, the works has its own tramway track for the movement of goods. The Ardwick Street Chemical Works is marked as 'disused', to the west further development has occurred off Zara Street and Charles Street.
- 5.40 The majority of non-designated archaeological assets which were identified in the Study Area date from the latter half of the 19 century; these entries in the GMHER largely consist of the sites of Mills (Piccadilly Mill **12413**, a Mill **13574**, Minshull Mill **12416**, London Road Mill **12414**, Shepley Street Mill **12415**, Hanover Mill **2740**, and Charles Street Mill 1925) or other Industrial features (Bank Top Tunnel **13576**, Bank top Wharf 19066, Ardwick Dye Works **20966**, a Brick Clamp 19245, Workshops **11100**, a Warehouse **13577**, Workers Housing **19246**, **19250**, Chorlton Row School **19252** and Piccadilly Station **1926**). These are all relatively small discrete sites that are located between 100m and 250m from the Site, they add to the overall picture of the City at this period, but none will be impacted by the development and shall not be discussed further.
- 5.41 In the early 20th Century, the rate of change slows, the 1915(not reproduced) and 1932 (**Figure 13, Appendix 4**) OS editions to the north of Granby Row there is once again change to the street layout, Rifle Steet has been removed again not long after being put in. The block is now in its present form bordered, by the grand new Whitworth Street to the North, Cobourg Street to the east Granby Row to the south and Sackville Street to the west. Within the block is a large new building the School of Technology, the Roman Catholic Church has been removed as have the terraces, leaving only the school in the southeast corner remaining from previous years. To the south of Granby Row but north of the Viaduct there are no notable changes. To the south of the Medlock the London Road Iron Works has expanded, as have the Atlas Box Works in the neighbouring meander with little else of note.
- 5.42 The first map published after the 2nd World War shows that clearance has begun, as with most of the towns and cities of the United Kingdom the period brought change and renewal. Bomb damaged buildings and areas of slums were cleared to make way for new buildings. The 1948 to 1953 1:2500 OS edition (**Figure 14, Appendix 4**) shows that houses and warehouses on Temple Street, Lion Steet, to the south of Jackson Street, Lower Albion Street have all been demolished. The Iron Works on Temple Street are now denoted as a Motor Engineering Works.
- 5.43 It is not until the 1963 1:1250 (Not reproduced) edition that we see the radical change that was brought in the middle of the century. Virtually all the workers houses have been cleared and nearly all the mills and manufactories. The land to the south of Granby Row is empty and the new university buildings have been

constructed. Much of the Medlock has been enclosed leaving only glimpses, even these would be covered over in the following years. The 1970 1:1250 OS map (Figure 15, Appendix 4) shows the site as it currently is the University Campus has been constructed and all the buildings are named.

Aerial Photography

- 5.44 There are several photographs from the same pass in 1948 which cover the Site on Historic England's Aerial Photo Explorer. They each show the site before the post war clearance that took place to allow the construction of the Manchester University Campus.¹⁷
- 5.45 Google Earth Pro contains satellite images of the Site from December 2000 until April 2023. All show the site in its current form and there are no points of note to pick out from these images.¹⁸

Historic Landscape Characterisation

- 5.46 The Historic Landscape Characterisation (HLC) identifies the Site as 'Institutional' historic landscape types.¹⁹
- 5.47 The 'Institutional' historic landscape is described as:
'Areas (with or without buildings) connected to large establishments, associations and organisations. Particularly schools, hospitals, military sites, universities etc.'

Archaeological Events

- 5.48 The Greater Manchester HER details 47 previous Archaeological Events within the 250m Study Area. The details of these are presented in Table 2 of the Gazetteer in Appendix 2 of this report. In Summary there were 19 Desk-Based Assessments, 10 Heritage Statements, 8 reports of Building Recording, 3 watching-brief reports, 4 evaluations and 4 excavations. The details of these can be found in Appendix 2.
- 5.49 No previous archaeological excavations or evaluations have been undertaken in the site or its immediate vicinity, the nearest archaeological interventions to have taken place to Site are at 60 Charles Street (**EGM5198**) which targeted but found no evidence of workers housing largely due to the impact of the basement levels of the later demolished structures. Approximately 200m to the west of Site, evaluation and excavation of the former BBC Site, Oxford Road (**EGM4717**, **EGM4277**) *'demonstrated that below-ground remains associated with the early domestic and industrial heritage survived in an excellent state of preservation at the north-eastern area of the site with variable survival across the central and south-eastern parts of the site.'*²⁰ The archaeological excavations undertaken at Mayfield (**EGM 5142**) approximately 250m southeast of site uncovered significant remains associated with the 18th and 19th Century development of the site including the

¹⁷ Historic England, *Aerial Photo Explorer*, <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> (last viewed 11 October 2024).

¹⁸ Google Earth Pro, (Last Viewed 11 October 2024)

¹⁹ ADS (2024) HLC, https://archaeologydataservice.ac.uk/archives/view/gmanchester_hlc_2012/downloads.cfm

²⁰ The Former BBC Site, Oxford Road, Manchester: An Archaeological Investigation. PCA Report No 12300 November 2015

Ardwick Tannery, Mayfield Baths, Mayfield Dyeworks Chapelfield and Ardwick Dye Works .

6. DISCUSSION

- 6.1 The prehistoric history of Manchester is not well understood, and archaeological sites and finds are few and far between within the urban centre. While the likelihood of finds or features pertaining to the prehistoric is Low the lack of existing evidence is not enough in itself to entirely rule out the possibility of activity. The Sites position within the river meanders may have been suitable for hunting or fishing; however, the Post-medieval activity is likely to have removed much of the original ground surface through the construction, demolition, grubbing out, and rebuilding of the repetitive phases of buildings. Any features should they be discovered are likely to be isolated and truncated though there they are still likely to be able to add to the knowledge of the period. Individual finds may be identified, these are almost certainly going to be residual, though again they would point to nearby activity.
- 6.2 The core of Roman activity is concentrated in and around the Castlefield Roman Fort and Vicus just over a kilometre to the west. The Roman Vicus was situated on the north and east of the Fort but would not have extended as far as the site. However, the alignment of the Roman road to Buxton is likely to have passed in relatively close proximity and possibly even through the Site. Two routes have been proposed one to the north of the Site and one to its east, however, the immediacy of the road's alignment does not automatically mean that there is likely to be Roman activity. Roman roads, as do their modern counterparts, will have passed through many miles of countryside without anything on either side. The road does raise the potential for features and finds, but as with the prehistoric above the impact of the Post-medieval and modern industrial activity is likely to have had a serious impact on any resource should there have been one.
- 6.3 Early Medieval and Medieval activity within Manchester was centred around the Cathedral and the Hanging Ditch over a kilometre northwest of the Site. Chorlton Row's medieval core is over a kilometre to the south and it is likely that the site lay within the agricultural land and open countryside between the two burghs. There are no finds recorded or archaeological features within the Site that relate to this period. In relatively close proximity to the site is Garratt Hall (**MGM1968**), north of the Medlock and Chorlton Hall (**MGM17531**) to the south. Each will have had associated park and agricultural lands within which parts of the Site may have lain.
- 6.4 Throughout the medieval period it is likely that the land remained undeveloped, given that much of it exists within the meanders of the River Medlock and may have been prone to flooding. Other than Granby Row the earliest mapping (**Plate 1**) shows no roads or tracks crossing sites, no existing buildings and few field boundaries. The possibility of agricultural activity may be limited to the vicinity of Granby Row and London Road if these follow the routes of earlier older trackways.
- 6.5 The potential for archaeological remains from the Industrial period is High, although where new University buildings with basements and deep foundations have been constructed this potential is reduced to Low. The areas that are currently public realm hold the greatest potential for the remains of the 19th century streetscape

which may not have been entirely removed in these areas during the Post Second World War clearance. There is potential for cellars of workers houses to remain as well as the foundations of the larger industrial buildings. A closer analysis of this potential will follow in the following section.

7. ARCHAEOLOGICAL POTENTIAL

- 7.1 As previously discussed, the potential for the survival of archaeological deposits from all periods prior to the 19th century is Very Low and is limited to residual or unstratified finds. Should an archaeological resource prior to the Industrial period be identified this would likely be of low importance, their value would be in their Evidential and Historical Value. Within each phase the potential for remains from the 19th century industrial growth of Manchester will be outlined.
- 7.2 Phase C is the current construction phase within a larger, multi-phase project plan, with additional phases to follow as part of the overall scheme. The archaeological potential of phases A, B, D to H will be addressed when these phases begin, and the final plans are provided.
- 7.3 The Site is currently occupied by the footprint of the Barnes Wallis Building, Moffat Building and the Manchester Meeting Place. There are two areas of existing public realm to the west and South of the Barnes Wallis building.
- 7.4 The public realm to the west of the Barnes Wallis is currently used as a recreation area and landscaped with paths and planting and the Butterfly Steps (to be demolished) which led up from this area to Altrincham Street East. The land was formerly occupied by the Duckworth Cotton Mills in the 1830s (**Figure 10, Appendix 4**) which later became the Temple Street Mills as shown on the 1849 Ordnance Survey Town plan (**Figure 11, Appendix 4**), then the London Road Iron Works as marked on the 2nd edition Ordnance Survey Town Plan (**Figure 12, Appendix 4**). These Iron Works are listed in Slater's Manchester, Salford & Suburban Directory 1911 as *Wren Henry & Co. London Road Iron Works, Altrincham street. and Temple street.*²¹ The 1932 Ordnance Survey map (**Figure 13, Appendix 4**) shows that the site had altered again becoming known as Temple Buildings. Although each phase of these works will have impacted the earlier phases the fact that no further building activity has taken place since the demolition and clearance of Temple Buildings does indicate that the possibility of remains relating to the above works is Medium to High.
- 7.5 To the south of the Barnes Wallis Building and north of the Mill is a second area of public realm, currently in use as access roads, car parking and service stores. Much of this area resides within Phase E, The Mill, and only the northern most extent is in Phase C.
- 7.6 Prior to this area's use as a car park, the land was occupied by the northern limit of the Jackson Street Mill complex and butted up against the River Medlock. There is a medium to high potential for archaeological deposits and foundations relating to the ancillary structures of the Mill. In the vicinity of this area are the Mill's Chimney and the Retort House (**Figures 12-13, Appendix 4**), although it is possible that these features are further to the south in Phase E.

²¹ Slater's Manchester, Salford & Suburban Directory, 1911: <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/id/218304/> University of Leicester, Last visited October 2024

- 7.7 The proposed masterplan available shows that the public realm between the Barnes Wallis and Renold Building is to remain in use as a landscaped area with a new access up to Altrincham Street East. As such there will be no requirement for foundation trenches or piling in this area, although there may be the addition of new services or alterations to existing. The new access to Altrincham Street East, will require footings to be made, however, these groundworks are not likely to be extensive. The potential archaeological resource is likely to consist of foundations of industrial works from the 19th Century, their value would lie in their evidential and historical value and their importance is likely to be Low. The significance of effect on the archaeological resource should one exist would be negligible to minor negative leading to a neutral or slight magnitude of impact.

8. CONCLUSION

- 8.1 This Archaeological Assessment has considered the known archaeological resource within the Site and a 250m study area surrounding it. It has assessed the potential for previously unknown archaeological assets and the likely impact the development would have on these. The study has concluded that the potential for the survival of any archaeological remains pre-dating the Industrial Revolution is Very Low.
- 8.2 The Proposed Development would have an adverse impact on any unknown archaeological remains that may be within the boundaries of the Site, except in areas that are currently, and are to remain within public realm. The potential for foundations or features relating to the industrial development through the 19th and early part of the 20th century is Medium to High but their importance is likely to be Low. Where there are existing buildings that are to be demolished the likelihood for archaeological remains to be present below the existing foundations is very Low.
- 8.3 Plot C contains one area of current public realm which is to remain in use as a recreational area and thoroughfare. There is a moderate potential for remains of the 19th century mills and manufactories to be present in this locality. Subsequently an appropriate scheme of archaeological works will be undertaken (where required) following approval of the application and after demolition. This will take into account the final scheme drawings and will be discussed with GMAAS.

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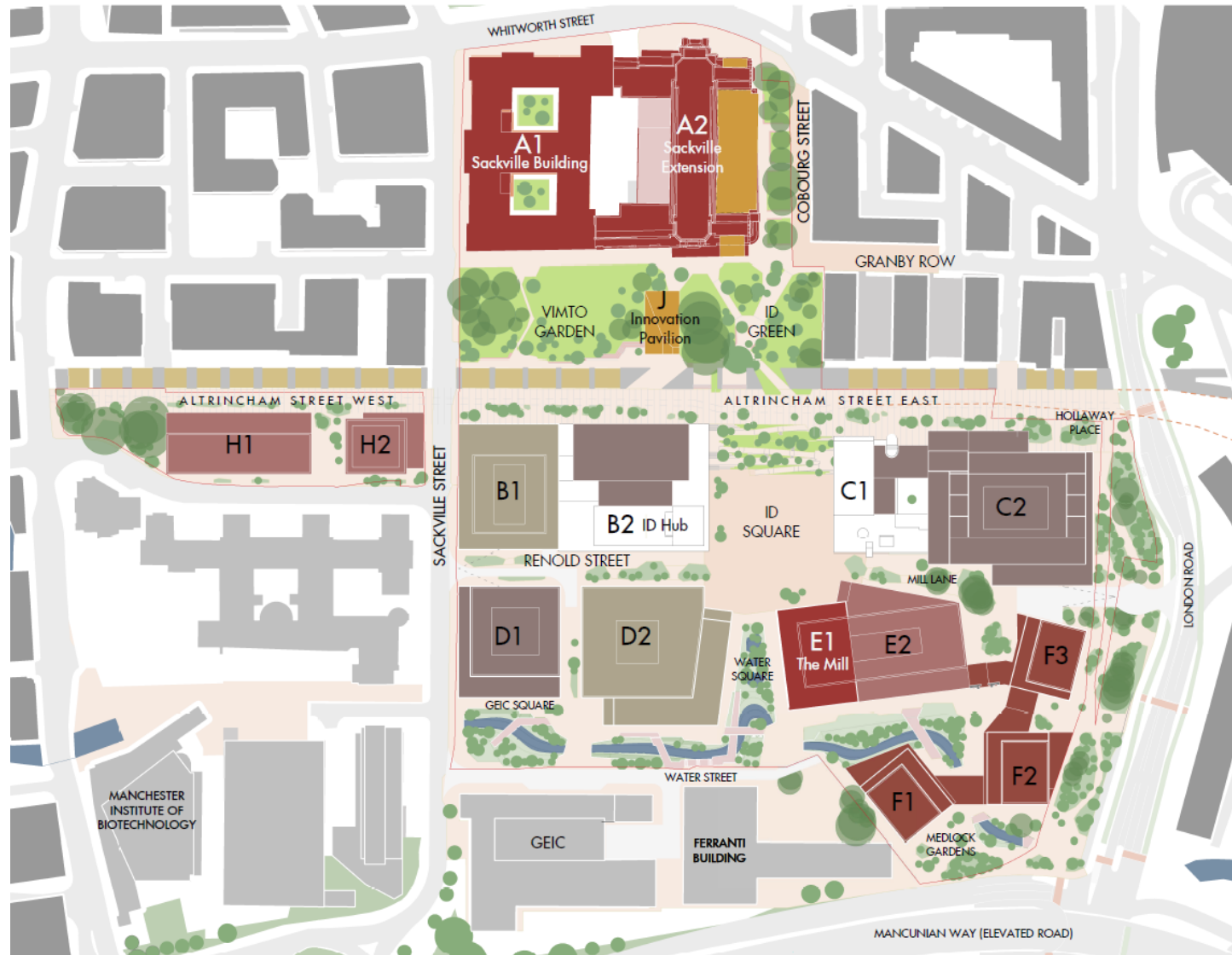
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APPENDICES

APPENDIX 1: 15-year Phasing Masterplan



APPENDIX 2: Gazetteer of Heritage Assets and Archaeological Events

APPENDIX 1

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

Table 2: Gazetteer of Non-designated Assets

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM11100	Bellhouse Workshops (site of)	SJ 8419 9766	AD 19th Century	Workshops dating to 1821. Bounded by the Rochdale Canal, Oxford Road, Rail Line and Donald Street. 1842 ET Bellhouse & Company commenced operation at the Eagle Foundry in Hunt (now Whitworth) Street. They built the Manchester South Junction Railway arched viaduct between London Road South and Ordsall Lane. It is probable that Bellhouse, at Eagle Foundry, were manufacturing hydraulic and screw presses. Eagle Foundry had gone out of production by 1903. The erection of the Palace & Refuge Assurance Building and the widening of Hunt (Whitworth) Street meant that part of the Eagle Quay Arm of the Rochdale Canal was infilled, dispensing with the old movable bridge and encroaching on timber wharfs and yards of Messrs John & William Bellhouse.
MGM11723	Wesleyan chapel (site of)	SJ 8483 9735	AD 19th Century to Late 20th Century	Large rectangular brick chapel with battlemented parapets, stone pinnacles and four-centred-arched windows, built in 1820. In 1824 it became the head of the Manchester south circuit, said at the time to have been the wealthiest circuit in British Methodism. The society was disbanded in 1927 and the chapel has since been in commercial use. It was severely damaged by fire in 1974. It originally had galleries around three sides. The chapel is no longer extant and was presumably demolished in the later C20. Not shown on the map edition of 1984–96
MGM12413	Piccadilly Mill (site of)	SJ 8457 9798	AD 18th Century to Early 20th Century	Rectangular range named as 'Mr Drinkwater's Cotton Works' on 1787–94 map, 'Plants Cotton Mill' on 1831 map, and as 'Piccadilly Mill, cotton' on 1849 map, which identifies a boiler house on the south side of the building. The 1888–89 map shows the mill to have been extended to the rear. Still shown on the 1905 map, which names this as the Piccadilly Printing Works. By 1932 the mill had been demolished and Aytoun Street extended across its site. Named as 'Mr Drinkwater's Cotton Works' on 1787–94 map, which shows it comprising a rectangular range aligned on the south side of Auburn Street, with a central projection against the south elevation. A book of plans of Manchester mills c.1822 shows the same arrangement and identifies the main range as a factory of 5 storeys with a loft, the

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				<p>western end containing a house in its lower 3 storeys with the factory continuing in the 2 storeys above; the central projection is identified as an engine house and boiler house of a single storey. Photographs show the mill to have been of 4 storeys above a half-basement; at the west end of the north elevation a doorway with a pedimented lintel probably marks the entrance to the house shown on the c.1822 plan, and the gable at this end also includes a domestic-type chimney stack (MCL 00229, 00237, 04368). The c.1822 plan names the mill as occupied by Peter Appleton & Co. This firm is also listed in contemporary directories as cotton spinners at Piccadilly Mill (Pigot & Dean 1819–20; 1821–22) while in 1814–15 T & R Appleton are named as cotton spinners at Auburn Street (Wardle & Bentham 1814–15). By 1825 the firm had become Appleton & Plant (Baines 1825, 312). The 1824 map shows that a wing had been built on the south-east of the factory, extending to Upton Street, and that a separate range had been built on the south-west along Upton Street. These additions are more clearly shown on the 1831 map which names the site as 'Plants Cotton Mill'. The firm of Joseph Plant & Co was listed in 1832 as cotton spinners at Piccadilly Mill (Pigot 1832). The 1849 map, which names the site as 'Piccadilly Mill (Cotton)', again identifies the central projection of the south side of the main range as a boiler house, and shows a chimney here, on the south wall of the main range. Site named on Adshead's map of 1850 as 'Plant and Son, Piccadilly Cotton Mill'. The 1888 map still names the factory as a cotton mill and shows that the central projection had been replaced by two narrower ranges extending almost the full length of the south elevation of the main mill. The Upton Street range had been extended on the east, where a chimney is shown, suggesting that this was the site of a new boiler house and possibly engine house. The 1905 map names the site as the Piccadilly Printing Works, and shows that a large range, fronting Upton Street, had been built across the south elevation of the main block, covering the site of the earlier range on that street. The printing works are shown unchanged on the 1915 map. By 1932 the works had been demolished and Aytoun Street extended across the western half of the site, while new building had taken place on the eastern half of the site. The 1969–70 maps show buildings on the Plant Street and Upton Street sides of the eastern half of the site, which from a photograph of 1973 appears to have been a petrol service station (MCL 00251). This eastern half of the site is now occupied by Hertz. The buildings by Plant Street and Upton Street have been demolished, and most of the site serves as car parking. There is a petrol</p>

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				<p>pump in the north-east corner and a single-storey building of modern brick in the north-west. The site of the eastern half of the early engine house and boiler house now partly underlies the south end of that building and partly a steep slope which runs across the car park and coincides with the exterior of the main mill range. The site of the western half of the engine house and boiler house is crossed by the Metrolink. (2) A targeted excavation, undertaken during February and March 2005, exposed considerable remains of the Piccadilly Mill structure, incorporating seven phases of activity, enabling a comprehensive record to be made of the in-situ fabric. In particular, the excavation revealed the south wall of the original 1789 construction, along with significant material remains of the lithographic printing processes undertaken within the mill complex during its final phase of usage. The resultant dataset is of regional significance and merits a programme of further analysis.</p>
MGM12414	London Road Mill (site of)	SJ 8457 9795	AD 19th Century to Early 20th Century	<p>Cotton mill shown on 1831 and 1849 maps as L-shaped range. On 1888–89 map only the eastern arm of the building is shown, unnamed. This is still shown on the 1905 map. By 1932 the building had been demolished and Aytoun Street extended across the site. Site vacant on 1800 map. Mill probably shown, unnamed, on 1808 map, as an L-shaped block. A book of plans of Manchester mills c.1822 shows it principally comprising two attached 7-storey factories, aligned north–south, the site of which now lies on the west side of Aytoun Street. To the south-west of these was a 2-storey engine house and to the northwest a 4-storey factory. To the east was a U-shaped group of buildings arranged around a narrow yard and comprising a 2- storey winding room and warehouse on the north, a single-storey twist room on the south and a 3-storey warehouse on the east. The plan names the mill as occupied by Edward Lewis & Co. The mill is shown with a similar arrangement on the 1831 map. The 1849 map names it as 'London Road Mill, Cotton', and shows the eastern arm of the site as a single block. Photographic evidence shows this building to have been a 7-storey spinning factory (MCL 00229, 04369). Adshead's map of 1850 names the complex as 'Lewis Williams Cotton Mill'. The 1888 map shows that much of the mill had been demolished, but the eastern factory is shown, unnamed and is still indicated on the 1915 map. By 1932 the building had been demolished and Aytoun Street extended across the site.</p>

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MGM12415	Shepley Street Mill (site of)	SJ 8461 9793	AD 19th Century to Late 20th Century	<p>Shown on 1831 and 1849 maps as large rectangular range. Named as disused on the 1888–89 map, but still shown on the 1905 map when named as Ogdens Mill. By 1932 the mill had been demolished and Aytoun Street extended across the site of its western end. Building, probably the mill, shown on this site on the 1800 and 1808 maps, on the north side of a yard. A book of plans of Manchester mills c.1822 shows that the mill now extended round three sides of a yard. The largest building lay on the north and comprised a factory of 5 storeys with a loft, and was probably the building shown on the earlier maps. An external engine house of 2 storeys, possibly also shown on those maps, is indicated on the south-east. On the east the c.1822 plan shows a smaller attached factory of 5 storeys with a loft and on the south-west an attached factory of 3 storeys, with a further factory of 5 storeys on the south of this. Adjoining this last building, a 3-storey picking and twist room ran along most of the south side of the yard, with a 2-storey stable and store room at its east end. The plan names the mill as occupied by Appleton Ogden & Son and states the engine to be of 18hp. Appleton Ogden & Son are named as cotton spinners at Shepley Street in contemporary directories (Pigot & Dean 1819–20; 1821–2; Baines 1825, 312), while Appleton & Ogden are named as cotton spinners here in 1814–15 (Wardle & Bentham 1814–15). The 1824 map shows a similar arrangement to that on the c.1822 plan. At this date the north, Shepley Street, range of the mill was adjoined by a building on its east, also shown on the 1787–94, 1800 and 1808 maps. The 1831 map, which names the site as Ogdens Cotton Mill, shows that this range had been extended eastward across the site of that building to as far as London Road, effectively doubling this range in length. To the south of this extension, two other buildings had been added on the Brook Street side of the site, one by the corner with London Road. Photographic evidence shows the extension on Shepley Street to have been of at least 4 storeys, and the building fronting this by London Road to have been of 2 (MCL 02720). The 1849 map, which names the site as 'Shepley Street Mill (Cotton)', shows further infilling on Brook Street, creating a continuous range. Adshead's map of 1850 names the site as 'Robert Ogden and Son's Cotton Mill'. Named as 'Shepley Street Mill, disused' on the 1888 map, which indicates a square chimney close to the site of the engine house on the c.1822 plan and a polygonal chimney at the northeast corner of the mill. This chimney is also known from the photographic evidence but this otherwise gives no hint of a boiler house or engine house at this end of the mill (MCL 0270). The 1905 map names the site as Ogdens Mill and</p>

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				shows the buildings still standing except for the south-west corner. Similarly shown on the 1915 map. By 1932 further demolition had occurred on the south-west and on the north-west where Aytoun Street now ran across the site, but the remainder of the mill is still shown, with the north-eastern block named as Cowley Buildings. Further demolition on the west side of the site had occurred by 1970, but the eastern half of the mill is still shown, again named as Cowley Buildings. The site of the early 5- storey factory is now largely occupied by the northern end of the car park on Aytoun Street, with the site of the engine house now coinciding with an attendant's hut.
MGM12416	Minshull Mill (site of)	SJ 8460 9779	AD 19th Century	Cotton mill shown on 1831 and 1849 maps as rectangular range. Shown on the 1888–89 map, unnamed. By 1905 it had been demolished and Fairfield Street had been built across the site.
MGM13574	Cotton mill (site of)	SJ 8464 9791	AD 18th Century to Late 20th Century	Factory of 3 storeys shown on south side of Brook Street (now Bladon Street) at junction with London Road in a book of plans of Manchester mills c.1822, the occupiers being named as J & J Ramsbottom. This mill appears to be shown, unnamed, on the 1787–94, 1800 and 1808 maps. It had been demolished by 1831, when the site was occupied by housing and, on Brook Street, by a smaller building of perhaps industrial or commercial use. By 1849 those buildings had in turn been replaced by a new cotton mill, named on Adshead's map of 1850 as occupied by Robert Ogden and Son, also occupants of Shepley Street Mill on the north side of Brook Street. In the late 19th or early 20th century, this second mill building was either rebuilt or remodelled with a new commercial façade, and in this new form was still standing in the late 20th century. Site now largely occupied by raised area on the south side of Bladon Street, partly landscaped with steps, partly overgrown. Bladon Street no longer existed by 2005.
MGM13575	London Road (site of)	SJ 8463 9799	AD 18th Century to 21st Century	Probably the buildings shown on this site on Green's map of 1787–94. Originally 4 separate properties. No.8 on the right, formerly the Coach and Horses, now under renovation; Nos.10–14 are a restaurant. No.8 is 3 storeys; the building is currently boarded over, but appears to retain a ground-floor bay window, with the entrance via steps to its right. This bay, which also rose through the 1st and 2nd floors (MCL 02726, 49420), is shown on the 1888 map and may also be indicated on the 1849 map. The north elevation is rendered and has modern windows to the ground and 1st floors, but the 2nd floor retains early windows, each 3 panes high, that on the left being 3x4 panes, the long central windows being 3x8, and that on the right being 3x3. Small brick-built extension to

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				<p>rear. Nos.10 & 12 are also of 3 storeys of different heights, No.12 being lower. They have a rendered façade, with modern windows; each has a doorway on right, approached by tiled steps, to the left of which a fenced-off area marks the site of steps to cellar, now covered, but the cellar door on No.12 is still visible. No.10 has two chimney stacks in the south gable. No.14, originally of 3 storeys, is mostly reduced to a single storey, again rendered over; modern window, with door on right. Photographic evidence shows that No.14 was of one build with the now demolished Feathers Inn, No.16 London Road (MCL 02726).</p> <p>These buildings were cleared in the early 21st century (by 2005) and the site has since been redeveloped.</p>
MGM13576	Bank Top Tunnel (Duke's Tunnel)	SJ 8450 9790	AD 18th Century	<p>Navigable tunnel built by the third Duke of Bridgewater in 1787–89 from the river Medlock to below a coal yard on the east side of London Road, where coal was winched up a shaft using a horse-gin [see also HER 16915.1.0]. Use of the tunnel for navigation is believed to have been short-lived, ending with the construction of the Rochdale Canal [HER 1386.2.0]. That canal, which received its Act in 1794, joined with the Bridgewater Canal in Castlefield. The Rochdale Canal was not finally completed until 1804, but the westernmost section, between Castlefield and Ancoats, probably opened in late 1799. (1)</p>
MGM13577	Factory/ warehousing (site of)	SJ 8460 9801	AD 19th Century to AD 20th Century	<p>Site vacant on 1831 map. Rectangular range built by 1849, and named on Adshead's map of 1850 to have had a commercial use. Still shown on mapping of 1969. Photographs show this building to have been gabled, c.5 storeys, and with a square chimney on the south-east (MCL 00238, 00251). Site now occupied by car park. (1)</p>
MGM13578	Cotton mill and possible smithy (site of)	SJ 8464 9788	AD 19th Century to 21st Century	<p>Site shown as built up on 1831 map, apparently with back-to-back housing. The 1849 map shows a single building on this site, named as a smithy. Adshead's map of 1850, however, names this as a cotton mill. These were presumably the premises of the firm of Samuel Hollins jun. & Co cotton spinners, listed in directories of 1852 and later at No.8 Pump Street, but not listed in a directory of 1851 (Slater 1851, 1852, 1855). The building currently standing on the site can be best seen from the [former] Lower Brook Street side. This north elevation is brick built, of handmade brick, of 6 storeys, the top 4 storeys having windows with cambered brick lintels; modern window fittings. At 1st-floor level on the west of this elevation is a bricked-up arched opening, suggestive of an engine house, with a taking-in door at the same level to its left. A square chimney is visible on the west gable. The south elevation is partly visible between Nos.6 and 4 Whitworth Street. On this</p>

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				<p>elevation the building is of 4 storeys, the lower 2 being obscured by the entrance to Chesterfields health club. The form of this building is consistent with this being the mill of about 1850.</p> <p>Five-storey, 6 by 2 bay structure erected as a cotton mill with walls of 2-brick thickness to the lower three floors, and 1½- brick thickness to the upper floors. Built in irregular 4 to 6 stretcher English Garden Wall bond, of handmade brick. The upper four storeys had camber-arched windows with lintels externally formed of end-set and header bricks. An externally blocked window on the south elevation retained a 16-light timber casement – possibly original fenestration. The penultimate bay of the ground floor housed an entrance doorway, with flat sandstone lintel, whilst the adjacent bay had a blocked tall roundheaded window, indicative of an internal engine house. Above the ground-floor doorway, the wall below the windows of the penultimate bay of the north wall were all rebuilt, suggesting that the bay originally housed a loading loophole, with this being moved to the penultimate eastern bay of the south elevation following the addition of new structures to the south and east. The mill had a 4'3" x 4' internal rectangular section chimney in its SW corner. It is believed given the narrow width of the mill the associated boiler would have been of a haystack type or possibly housed in an adjacent external boiler house. Internally the mill was of non-fireproof construction, with several timber beams displaying Baltic shipping marks. The beams were supported at their mid-point by hollow cylindrical cast-iron columns of 4" diameter.</p> <p>The excavation trench measured 10.2m and up to 4.8m wide with in-situ remains of the foundation blocks for a beam engine at a depth of 4m below the modern level of Whitworth Street. At the south-western end of the engine bed were foundations of a small square-section chimney (1.6 x 1.1m), appearing to be contemporary with the construction of the adjacent wall. In total a length of 3m of the engine house wall was exposed in the trench. A flue was identified to the south-east, sloping downwards and made of handmade bricks with stone flag cappings. It suggests the flue wrapped around the outer wall of the engine house before entering the base of the chimney.</p> <p>No longer extant. The area had been redeveloped by June 2015.</p>
MGM15679	Building (site of), Aytoun Street	SJ 8455 9804	AD 19th Century	<p>Rectangular building shown on Swire's map of 1824 (2) and Bancks & Co's map of 1831, with a small extension to the south being indicated on the 1849 OS map. Set within north-east corner of rectangular enclosure identified on the 1849 map as a stone mason at the</p>

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				southern end of Aytoun Street. Building demolished prior to OS mapping of 1888–89 when Aytoun Street had been extended across the western half of the stone yard and the eastern half had been absorbed within the adjoining timber yard.
MGM17531	Chorlton Hall (site of)	SJ 8464 9730	AD 13th Century to Mid 20th Century	<p>Site of Chorlton Hall. Lands in Chorlton are mentioned in documents from the 13th century onwards. The hall itself is mentioned in September 1590, when it is mortgaged to Ralph Sorocold (1). The hall is shown on Laurent's map of 1773. It comprises three ranges at the north-east end of a rectangular plot of formal gardens. To the north of the buildings is a subtriangular feature enclosed within a boundary wall, possibly a private garden or more likely a terrace for the end of a previous driveway. The access to the hall appears to be from the south, from Brook Street, where there is a further range of buildings, possibly a farmstead or stables. A further access point appears on the north side from Greek Street. The hall and its grounds are shown surrounded by a grid of streets which do not respect their alignment (2). On Green's map of 1794 the arrangement of the formal garden is modified and two of the buildings at the north have been connected by a small range or corridor (3). By the 1844–49 large-scale survey of Manchester the garden arrangement, including the possible private garden at the north, is not illustrated. The possible farm complex at the south has been demolished and the area redeveloped. Access to Chorlton Hall is now by Rutland Street at the north. St Luke's Church is shown at the north-west, the westerly of the three buildings at the north has been extended and has its own grounds, and the site of the easterly building has been heavily built up (4). The 1st edition 25" OS map shows that the easterly section has been redeveloped further; the building from the earlier maps has probably been demolished. The central building is now annotated as a Rectory, whilst the western building appears to have been demolished and a pair of buildings, one annotated as a school, are shown on the site (5). This layout persists on the OS mapping until after the Second World War, where the central building, the remaining section of the original hall complex, is not shown. There is the possibility that it was destroyed or damaged during the Blitz (6). Modern mapping shows that St Luke's and the school complex have been demolished and that the site is partially occupied by late C20 flats. However, the eastern part of the central building is not covered by the buildings and the sites of the other two northern buildings also have areas uncovered by the modern buildings (7).</p>

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				The estate attached to Chorlton Hall was one of the principal estates developed in Manchester from the late C18. It was owned by the Minshulls and comprised land south-east of Piccadilly, with Roger Aytoun laying out and selling land between Piccadilly, Portland Street, Princess Street and the Medlock in the 1770s. (8)
MGM18566	6 Whitworth Street to 34 London Road (former buildings at)	SJ 8466 9787	AD 19th Century to 21st Century	<p>No.34 is the east-west aligned component of an L-shaped block that was originally built c.1876 as offices for the Manchester, Sheffield & Lincolnshire Railway Company and subsequently converted for use as the Hotel International. The London Road façade is of four storeys with a central gable, and central windows on the first and second floors are set between pilasters that continue as an arch-framed window within the gable. The façade is decorated with a chequerboard pattern below the second-floor windows. The transom glass over the front door is decorated with the logo of the Manchester, Sheffield & Lincolnshire Railway. The north-facing elevation is of six storeys. (1)</p> <p>The building had been demolished and the site redeveloped as 'Motel One' by 2015 (2). Block of late 19th-/early 20th-century commercial buildings, brick-built with stone decoration. Nos.4 and 6 Whitworth Street appear on the 1888 map. No.4 is 3 storeys, with arched opening to ground floor, 1st- and 2nd-floor windows set between pilasters, with stone bands at sill and lintel level, and herringbone brickwork below the 2nd-floor windows. No.6 is of 3 storeys with a gabled façade. The ground floor has a wide central doorway, with narrower openings to either side, all set below pointed arches with sawtooth brickwork; similar brickwork above 1st- and 2nd-floor windows which are set between pilasters. On either side of Monroes is a building shown on the 1905 map. That on Whitworth Street is of 4 storeys with a gabled façade. Stone bands at sill and lintel levels. The ground-, 1st- and 2nd-floor windows are surmounted by floral terracotta decoration set within arches highlighted by blue Staffordshire brick. 3rd floor has central window within an arch with decorative keystone, and flanked by strapwork decoration. Ball finials to gable and corners, those at the corners having terracotta floral panels below. No. 34 London Road is of 4 storeys with a central gable; stone footings to ground floor, brick above with stone detailing. Central windows in 1st and 2nd floor set between pilasters which continue as arch framing window within the gable. Chequerboard decoration below 2nd-floor windows. The north elevation of No.34, facing Lower Brook Street, is of 6 storeys; on the right, the lower 4 floors have large camber-headed windows,</p>

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				<p>with smaller flat-headed windows to the upper two floors, and a taking-in door on the 4th floor; more irregular arrangement of flat-headed windows on left. (3)</p> <p>In 2012 Nos.4 & 6 Whitworth Street were proposed for statutory listing, a measure prompted by plans for demolition. The building was formerly known as The Twisted Wheel Club; the club was started in 1963 by Ivor Abadi as a rhythm and blues venue at an unlicensed coffee bar on Brazennose Street, in the Deansgate area of Manchester. As well as playing records, the club also hosted live performances by artists such as The Spencer Davis Group, John Lee Hooker, and Solomon Burke, becoming a centre for the Modernist ('Mod') youth subculture, which had spread to the north of England from London. As the premises at Brazennose Street became too small the club moved, in September 1965, to the ground floor and basement of 6 Whitworth Street, a mid- to late C19 warehouse and manufactory with a mid-C19 former cotton mill building attached to the rear. Ivor Abadi employed the DJ Roger Earle, who played records from a cage constructed of twisted bicycle wheels. 6 Whitworth Street is a three-storey building plus basement constructed of red brick with a slate roof that is largely hidden from view. The gabled front (south-east) elevation is of four bays with a rendered ground-floor level. To the centre of the ground floor is a large segmental-arched opening, which is glazed to the lower part and blocked-up to the upper part, and is flanked by altered, pointed-arched doorways. All the ground-floor openings have saw-tooth brickwork hoodmoulds above. The firstfloor windows have square heads with pressed-brick relieving arches above, whilst those to the second floor have segmentalheaded openings with pressed-brick heads; all the windows have been boarded over. Also comprising 6 Whitworth Street is a six-storey mid-C19 former mill building attached to the rear [see HER 12346.1.0], which is constructed of mellow red brick with a pitched slate roof, and is connected to No.6 internally at ground and basement levels; the buildings are connected at ground-floor level by a covered link. Internally the top floor of No.6 Whitworth Street has a king-post roof structure. The upper floors of the former mill building to the rear are open-plan with floorboard floors and substantial ceiling beams supported by slender cast-iron columns. (4)</p> <p>The listing application was rejected, with the following conclusion reached in the assessment report: "6 Whitworth Street is a typical mid-late C19 warehouse building with an attached mid-C19 mill of equally conventional form that are of local interest, but</p>

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				<p>which do not possess special architectural interest within a national context. The building's association with The Twisted Wheel Club and Northern Soul is of some historic and socio-cultural interest. However, the areas that originally formed the club have been subject to significant alteration since its closure in 1971, rendering this association no longer clearly evident in the physical fabric. Consequently, the national criteria for listing are not fulfilled." (4)</p> <p>A detailed photographic record of this group of buildings was made in 2013, prior to their demolition. The photographs comprise general views of the exterior and interior of each of the buildings, as well as shots of architectural details, fixtures and fittings. The survey was carried out prior to any demolition work, and during the stripping of modern materials to enable historic fabric obscured behind modern wall finishing to be captured. (5)</p>
MGM19066	Bank Top Coal Wharf (site of)	SJ 8468 9797	AD 18th Century	<p>The 'Dukes Tunnel' [see HER 12344.1.0] was constructed during the late 18th century to provide a canal link between Bank Top and the river Medlock. A vertical shaft, or 'eye', was used for lifting coal from barges inside the tunnel; the coal wharf was located just to the south-west of the study area. The wharf was made redundant when the Rochdale Canal linked through to the Bridgewater. (1)</p>
MGM1921	Rochdale Canal	SJ 8422 9816	AD 19th Century to 21st Century	<p>Linear SJ 8486 9834 to SJ 834 976. Urban canal section c.1.25 miles long, connected with the Ashton-under-Lyne Canal at Dale Street. Nine broad locks down to the Bridgewater Canal at Castlefield which gave it the name 'Rochdale Nines'. A third junction is formed with the Manchester & Salford Canal in Great Bridgewater Street area. Infilled canal arms. Part of the Cheshire Ring of canal navigations. Parliamentary approval of 1799, and 1800. Completed 1804. Now mainly used for pleasure craft. (1)(2)</p> <p>Originally proposed in 1766, but not built until 30 years later, the 33-mile canal linked the Bridgewater Canal to the Calder and Hebble Navigation in Yorkshire. The Manchester section, over 8 miles long with 8 locks, opened in 1804. (3)</p>
MGM19244	Pond (site of)	SJ 8436 9737	Post Medieval to AD 18th Century	<p>Available evidence suggests that this site was part of an area of undeveloped agricultural land up until the early 19th century. A large pond is shown at this location on Laurent's and Green's maps of the 1790s, just to the south of a major bend in the river Medlock. It is likely that the pond originally developed naturally as a cut-off feature of the river but was probably subsequently exploited by the local population. The pond was still extant at the time of Pigot's Plan of Manchester and Salford of 1800, but had been filled in by the time of his New Plan of 1819. (1)</p>

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				During a 2015 evaluation, substantial thicknesses of backfill material associated with the former pond were revealed within three of the excavated trenches. Only a small assemblage of finds was recovered from the backfill but this included three sherds of pottery and an oyster shell. The pottery broadly dated from the 17th to 18th centuries, supporting the presumed date when the pond was backfilled. (2)
MGM19245	Brick clamp (site of)	SJ 8430 9746	AD 19th Century	<p>An evaluation in 2015 revealed a group of deposits and features that were interpreted as the basal remains of a brick-drying chamber, potentially of the early C19. A further area around the evaluation trench was opened up in order to investigate the structure. The remains were found to comprise an initial levelling and consolidation deposit, probably laid down prior to construction of the brick-drying chamber, truncated by a NW–SE aligned robber-trench interpreted as representing the chamber's south-westernmost external wall. A substantial heat-affected deposit forming a series of NE–SW aligned rows lay to the north-east of the robbed-out wall that represented the basal remnants of the internal area of the brick-drying chamber. This was exposed for a maximum distance of about 5m NE–SW by about 8.5m NW–SE. The linear rows probably represent the location of a series of parallel brick walls that would have formed flue channels which would have drawn heated air under the floor and discharged it through vents or chimneys. Both the initial levelling and consolidation deposit and the basal deposit of the flues were at some time exposed to high temperatures, suggesting that the heat source was located in the near vicinity. (1)</p> <p>An additional area of the brick clamp was also observed during a subsequent watching brief on development groundworks. Parallel rows of alternating black and burnt orange clay formed a distinctive pattern to the brick clamp base. The rows were aligned NE–SW and varied in width from 0.14 to 0.20m. The kiln had been built on level ground and there was little variation in height across the deposit. Heat-affected material penetrated the ground to a depth of 0.20m. No evidence of any bedding layer could be seen; the structure was apparently constructed directly over the natural deposits. The level of ground discoloration indicated that the layer had been exposed to high temperatures, in excess of 500°C. Significantly, the burnt deposit had been truncated in several places by the walls of later workers' houses [see HER 17063.1.0], indicating a pre-1849 date for the clamp. (2)</p>

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MGM19246	Workers' housing (site of)	SJ 8429 9743	AD 19th Century to Mid 20th Century	<p>Available evidence suggests that this 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. This was mostly high-density, lowquality workers' housing, though some larger residences and industrial premises were also built. The site layout remained relatively unchanged up to the end of the C19, though the number of industrial premises increased and the number of smaller houses declined. The area was completely redeveloped from the mid-1970s to 1980s with the construction of the BBC New Broadcasting House complex. (1)</p> <p>An evaluation was conducted in 2015, and some trenches revealed structures, features and deposits associated with the development of the site during the C19. These included deposits representing levelling and consolidation activity, probably laid down in the early C19. In addition, brick structures representing elements of back-to-back residential buildings were recorded which closely correlated with housing as depicted on the 1849–50 Ordnance Survey map. A substantial wall represented the south-east external wall for the back-to-back houses that fronted onto Harker's Buildings. For the most part of the wall a light grey lime mortar was present that was indicative of construction materials used during the C19. The upper portion of a large section of the south-west part of this wall had been rebuilt using a dark grey concrete mortar indicating that it had been partially rebuilt, presumably during the early part of the 20th century. It was observed that the central part of this wall was unstable and slumping into a void, which probably represented a partially backfilled basement structure. Remains of dwellings that would have fronted onto Sorton Street and Pritchard Street were also revealed. Here, each dwelling area contained a possible corridor structure formed by two NW–SE aligned walls, with the north-westernmost structure retaining part of its brick surface. For the central and south-easternmost dwellings, rectangular areas of brick surfaces were located immediately to the south-west of the corridor structures and may have represented the basal elements of stairwells. Three adjoining basement structures were recorded between the central and south-easternmost dwelling areas. The south-west and north-east basements both comprised flagstone surfaces with the central basement structure surface built in brick. The central basement structure was later subdivided by a single-skin brick wall. Abutting the subdividing wall was a further single skin brick wall running parallel to the south-east basement wall, the function of which is uncertain. The</p>

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
				<p>excavated backfill deposits produced artefactual material indicating a deposition date in the early to late 19th century. Structural elements representing back-to-back buildings that fronted onto both Hesketh Street and Leigh Street were recorded in Trench 7, including two parallel NE–SW aligned brick walls and [an] associated flagstone surface. These structures probably represent elements of a basement structure associated with these residential buildings. However, due to the limited exposure, definitive interpretation is impossible.</p> <p>During a subsequent watching brief further observations of remains of back-to-back housing were made. In Zone 1A of the site a number of brick walls, fireplaces, thresholds, drains and floor surfaces from these residential properties were recorded. In Zone 3 truncation of the archaeology by the BBC complex was found to have been more severe, although some structures did survive and could be identified from the 1849 OS map. These included a substantial section of an east–west aligned cobbled road, Saville Street, together with the remains of Lower Buxton Street and York Street. The walls and stone floor of a red brick cellar which belonged to the Cotton Tree Inn, adjacent to Saville Street, were also recorded.</p>
MGM19250	Services associated with workers' housing (site of)	SJ 8430 9742	AD 19th Century	<p>During an evaluation, trenches excavated to investigate 19th-century workers' housing [see HER 17063.1.0] also revealed features representing drainage and services associated with the dwellings. These included a brick-lined culvert, a brick manhole and associated service trenches. Pottery recovered from the culvert indicated a C19 date for deposition, indicating that this structure went out of use at broadly the same time as the dwellings.</p>
MGM19251	Charles Street Mill (site of)	SJ 8432 9748	AD 19th Century	<p>During a 2015 evaluation, a trench sited to investigate Charles Street Mill as shown on mid-C19 mapping revealed a substantial NW–SE aligned brick wall. This probably represented the south-west entrance of the mill, fronting onto the street annotated 'Harker's Buildings'. The uppermost height of the wall was encountered at a depth of about 0.40m below the present ground level. (1)</p> <p>During a subsequent watching brief, significant elements of the outer walls of the mill were uncovered. These included three walls with traces of blue–green paint, likely to have formed part of the entrance into the mill. Some remains of internal structures were also seen to the north. Adjacent to the remains of the Charles Street Mill were two substantial,</p>

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
				parallel sandstone walls, forming part of an industrial structure shown but not named on 1890s mapping. (2)
MGM19252	Charlton Row School (site of)	SJ 8433 9737	AD 19th Century to Mid 20th Century	During a 2015 evaluation, a trench was sited to determine the survival of archaeological remains associated with back-to-back buildings fronting onto Sorton Street and Charlton Row School, located between Sorton Street and Hesketh Street as depicted on mid-C19 mapping. A wall associated with the school building was recorded at the central portion of the trench. No structural remains associated with the back-to-back buildings were recorded. The wall, which was aligned NW-SE, was recorded within a broad construction cut extending across the trench for 2.14m and continuing beyond the limits of excavation. The wall was 0.58m wide and built using handmade unfrogged red brick bonded with light grey mortar. It was exposed to three courses, to a maximum of 0.30m high, laid in two courses of stretcher bond and a single course of header bond. No datable material was recovered from the construction cut's firm silty sand backfill. In terms of location and orientation this wall corresponds closely to the north-east wall of the Charlton Row School building as depicted on the 1849-50 Ordnance Survey map. However, due to the limited degree that it was possible to expose this wall, its definitive interpretation remains inconclusive. (1)
MGM1926	Piccadilly Station (former London Road Station)	SJ 8475 9788	AD 19th Century to 21st Century	Opened in 1842 by Manchester Birmingham Railway. Afterwards used jointly with Manchester, Sheffield & Lincolnshire Railway. Rebuilt as joint station 1865-66. Companies had separate platforms, offices and passenger accommodation. Enlarged 1880-82. MSLR side also used by Midland Railway 1867-84. (1) Whole site remodelled in 1959 when the South Junction Railway platforms were made part of the plan and from 3rd May 1971 trains from Altrincham could run through to Piccadilly from Oxford Road. The name Piccadilly became official on 12th September 1960. (2) The Midland Region Office architect was RL Moorcroft. (3)
MGM19599	Mayfield Public Baths (site of)	SJ 8502 9756	AD 19th Century to Mid 20th Century	The Mayfield baths were built in approximately 1857 and abutted the Mayfield Printworks. The plunge bath at the establishment measured 63ft long. The baths were highly decorated with ironwork constructed by ET Bellhouse & Co. The Mayfield Baths, along with Leaf Street Baths, were bought by the Corporation of Manchester from the Manchester and Salford Baths and Laundries Company in October 1877 for £19,000. It is likely that the baths were shut shortly after they were purchased for alterations and

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
				improvements, as the plans to do so were expressed in the Manchester Courier and Lancashire General Advertiser (3rd October 1877). (1) The building is marked 'Ruins' on 1950s mapping. (2)
MGM1968	Garrett Hall (site of)	SJ 8434 9761	AD 16th Century to Edwardian	Garrett Hall [lay] on the north bank of the river Medlock close to the junction with Shooter's Brook. A black and white timber mansion on stone base, apparently fallen into decay by the end of the 18th century and let as tenements. House sold to Oswald Moseley 1595, said to be extant 1824. One wing remained c.1864. Final fragment demolished 1910. Hall's position on the Medlock originally defensive, though later surrounded by a park through which Shooter's Brook ran on the north side. Long before the hall disappeared, it was closed in by other buildings and all traces of the park and original surroundings had long since gone. Hall dated from 16th century and was probably earlier. Mosley married the daughter of Rev. R Gerrard and bought the Garrett estate from a relative of his wife. Died at the hall in 1622.
MGM20959	Penny Baths (site of)	SJ 8499 9756	AD 19th Century to Second World War	A small, detached pool that was added to the Mayfield Baths [HER 17319.1.0] in 1860, occupying a site on the western side of Stove Street. These were again designed by Thomas Worthington and were intended specially for boys, the depth of the water being nowhere more than 4ft (1.22m). These were the first public baths of their kind, but were short-lived following complaints that boys persistently lingered in the street begging for entrance money, and the building was converted into a gentlemen's subscription swimming bath in 1866. The Mayfield Baths (including the detached pool) were purchased by Manchester Corporation on 29 September 1877, and was administered thereafter by the Baths and Washhouses Committee. It was reported in June 1879 that the Penny Baths had latterly been used exclusively by those who paid an annual subscription, but was being refurbished for use by the public. (1)
MGM20966	Ardwick Dye Works (site of)	SJ 8497 9753	AD 18th Century to Second World War	Laurent's map of 1793 (1) shows a large complex that is identified on Bancks & Co's 1831 map (2) as a dye works and on the Ordnance Survey Town Plan of 1849 (3) as "Dye Works (Ardwick Print Works)", occupying land between Stove Street (later Baring Street) and the river Medlock. Broadly the same footprint of buildings is shown on the next edition of OS mapping, published in 1891. By 1948, the print and dye works had been replaced by a leather and cloth factory. (4)

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM2740	Hanover Mill (site of)	SJ 8493 9755	AD 19th Century to AD 20th Century	<p>Shown on the OS 1st edition map as a rectangular building of medium size, on the northern side of the river Medlock (a). A smaller "Mill" appears on the site by the OS 2nd edition map, possibly part of the earlier building. Later building still roughly rectangular (b). [Text from duplicate entry 9851.1.0]</p> <p>Marked on map (1) as a cotton mill and on maps (2,3,4) as "Hanover Mill". The spinning mill is late C19 and brick built. It has 7 storeys and 10x7 bays. Square windows with stone lintels and sills. Flat roof. Pilasters to the corner. Modified water tower. Possible internal engine house. Boiler house, but no chimney. The offices are situated in the yard: early to mid-C20, brick built, of 2 storeys and 10x2 bays. The warehouse is early C20 and brick built, 1 storey and 6x1 bays. Slate roof supported by steel. All the buildings are now divided into separate units occupied by individual tenants. Further aerial photograph nos: SF 4012 11-14 (5). The main building on site is surrounded by more modern prefabricated structures of the mid-C20. Main spinning block severely damaged by fire, December 2001.</p> <p>The surviving structure of Hanover Mill dates largely from the period 1831 (the date from which Hodgkinson-style cast-iron beams were used) to 1845 (when it first appears on the maps for the area), and may be regarded as a single-period site. The main structural features to survive from this date included the use of fireproof construction (brick barrel vaulting supported by pilasters with stone cornices to each corner) and the use of handmade bricks from iron moulds. The mill has seven storeys, is brick built, and has 10x9 bays. The roof structure was flat and was supported by cast-iron framing. There was very little original detailing within the structure, although remains of the power system were visible on several floor levels. A survey by the Manchester Region Industrial Archaeology Society in the summer of 2000 indicated that 31 mills were standing in the city centre, of which 19 were built before 1850. Of these nine belong to the period 1826-50. Hanover Mill thus falls within the second most common period of mill building to be represented within the city, although the surviving buildings from this period represent less than 8.3% of the total number of textile mill sites (108) known in Manchester. (6) The mill had been demolished and the site redeveloped for residential use by 2005 (7). Subject to building survey by UMAU in 2001 and site redeveloped. Below-ground archaeological potential: low. (8)</p>

REF (HER)	NAME	GRID REF	PERIOD	DESCRIPTION
MGM81	Manchester to Buxton Roman road (Manchester to Levenshulme section)	SJ 8536 9615	Roman	Part of the Roman road from Buxton to Manchester. "There seems no doubt that the very direct road through Stockport to Manchester does indeed mark the course."

Table 3: Gazetteer of Archaeological Events

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM1950	A57 Hyde Road improvement	SJ 8742 9654	Assessment of the archaeological implications of proposed improvements to the A57 between Debdale and Ardwick. The object was to identify sites of significance and, where necessary, make recommendations. The survey consisted of the examination of published and unpublished map series, documentary material from a variety of published sources, and field survey of the area, in order to relate research findings to the existing landscape.
EGM3191	109 Princess Street	SJ 8426 9777	Building survey of a Grade II Listed former shipping merchant's warehouse built in the 1860s.
EGM3192	Asia House	SJ 8428 9761	Architectural survey of a Grade II* Listed former packing and shipping warehouse built in 1906–09
EGM3197	Lancaster House	SJ 8426 9764	Architectural survey of a Grade II* Listed former packing and shipping warehouse built in two phases between 1905 and 1912.
EGM3198	46 Sackville Street	SJ 8439 9776	Architectural survey of a Grade II Listed former warehouse built in the 1870s.
EGM3334	Piccadilly Triangle	SJ 8463 9793	Assessment, aiming to identify as far as possible the nature of the archaeological resource in order to enable informed recommendations to be made for the future treatment of any archaeological remains which may be affected by proposed development. The assessment consisted of a desk-based study and a site inspection. It concludes that the area has the potential to contain remains of regional significance, including remains of the early engine houses at the demolished Piccadilly Mill and Shepley Street Mill, which would require preservation by record should they be directly affected by redevelopment.
EGM3337	Hanover Mill	SJ 8493 9754	An archaeological building survey, undertaken in response to a planning condition attached to consent for change of use and conversion to apartments. [The mill was subsequently demolished.]
EGM3356	Ashton Canal Corridor	SJ 8558 9829	Archaeological assessment of a study area which comprised the proposed route corridor for the fast bus routes and combined pedestrian and cycle routes to the Commonwealth Games Stadium, together with areas of proposed site-based environmental improvements along that corridor.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM3359	38 Whitworth Street	SJ 8440 9775	Architectural survey of a Grade II Listed former warehouse of the later C19, undertaken prior to its conversion into apartments.
EGM3553	Land at Aytoun Street	SJ 8456 9805	Desk-based assessment. Concludes that there are potentially remains of regional and local significance which would be destroyed by the proposed development.
EGM3728	Piccadilly Mill	SJ 8459 9800	Two trial trenches were excavated as part of a programme of archaeological investigation conducted in advance of a major new development in the Piccadilly area. The study area formed part of the focus for several of Manchester's early textile factories and, in particular, incorporated the site of the earliest purpose-built steam-powered cotton spinning mill in the north-west of England. The two excavated trenches exposed substantial structural remains across the site, including elements of a C19 extension to the mill.
EGM3792	Piccadilly Place	SJ 8463 9792	A programme of archaeological investigation was conducted in advance of a major new development involving substantial earth-moving works. The study area formed the focus for several of Manchester's early textile mills and associated workers' housing. A previous evaluation had exposed substantial remains of the former Shepley Street Mill, and of cellar dwellings fronting the present-day Aytoun Street at the southern end of the site. These two areas were subjected to archaeological excavation to provide a mitigation record in advance of their destruction, followed by a watching brief to monitor ground-reduction works in the vicinity of the former Brook Street.
EGM4125	Motel One	SJ 8465 9787	Desk-based assessment commissioned in order to inform and support a planning application for proposed redevelopment. The proposals include the demolition of four buildings: an L-shaped building built originally c.1876 and later expanded as offices for the Manchester, Sheffield and Lincolnshire Railway Company; a multi-storey block erected mid-C19 as a cotton mill; and Nos.4 and 6 Whitworth Street, 3-storey warehouses of the second half of the C19. It is recommended that these buildings are recorded prior to demolition. There is a potential for buried remains of late C18 buildings to survive; recording of these remains is also recommended.
EGM4126	Motel One	SJ 8465 9787	Photographic survey (English Heritage Level 1), undertaken prior to the demolition of a group of 19th century buildings ahead of the construction of a hotel.
EGM4127	Motel One	SJ 8463 9787	Targeted excavation of the steam power plant for an early C19 cotton mill, undertaken ahead of redevelopment.
EGM4151	58 Richmond Street (Heritage Assessment)	SJ 8429 9780	Heritage assessment of a small workshop in Manchester city centre, built of reinforced concrete in 1911 and now proposed for demolition. [The building was subsequently Listed.]
EGM4216	Aytoun Street	SJ 8456 9805	Archaeological desk-based assessment of the site of a proposed development.

REF (HER)	NAME	GRID REF	DESCRIPTION
EGM4229	Northern Hub Piccadilly/ Oxford Road	SJ 8446 9762	Assessment undertaken to support a planning application for proposed improvements to Manchester Oxford Road and Piccadilly railway stations.
EGM4276	The Former BBC Site	SJ 8432 9737	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.
EGM4277	The Former BBC Site	SJ 8430 9740	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.
EGM4278	The Former BBC Site	SJ 8430 9741	Targeted archaeological watching brief undertaken during groundworks at a development site.
EGM4488	Mayfield, Manchester	SJ 8511 9754	A desk-based assessment prepared to support a planning application for redevelopment at Mayfield identified a diverse range of industrial businesses that were based on the site, attracted by the location on the edge of Manchester as well as easy access to the River Medlock. One of the earliest, and certainly most famous of these businesses was the Mayfield Printworks, which grew from humble beginnings in 1782 to become the largest textile finishing business in the country during the 19th century.
EGM4528	London Road Fire Station	SJ 8466 9782	Archaeological desk-based assessment prepared on behalf of Britannia Hotels Ltd in connection with proposals for development of a Grade II* Listed former fire station. It provides a description of the known and potential archaeological remains at the site in relation to the proposed development. This assessment is primarily concerned with the subsurface archaeological considerations at the site, which principally relate to remains predating the fire station. There are no other recorded historic environment assets within the site boundary, although previously unknown remains are likely to be present.
EGM4612	London Road Fire Station	SJ 8466 9782	Desk-based assessment of a Grade II* Listed former fire station. The assessment aimed to identify, as far as possible, the nature, extent and significance of the below-ground archaeological resource, and was required to inform and support a planning application for the proposed redevelopment of the site. The historic building complex has been subject to several studies previously and, most recently, a Heritage Significance Impact Assessment has been prepared by Stephen Levrant Heritage Architecture Ltd and Levitt Bernstein to support the current planning application. The present archaeological assessment is thus concerned primarily with the below-ground archaeological resource, and should be read in conjunction with the Heritage Impact Assessment [EGM4784]. The report contains a strategic outline for further investigation.
EGM4674	Kampus, Aytoun Street	SJ 8450 9788	Archaeological impact assessment of the former Manchester Metropolitan University Aytoun Street Campus in advance of proposed redevelopment and demolition of the 1960s buildings on site, with the

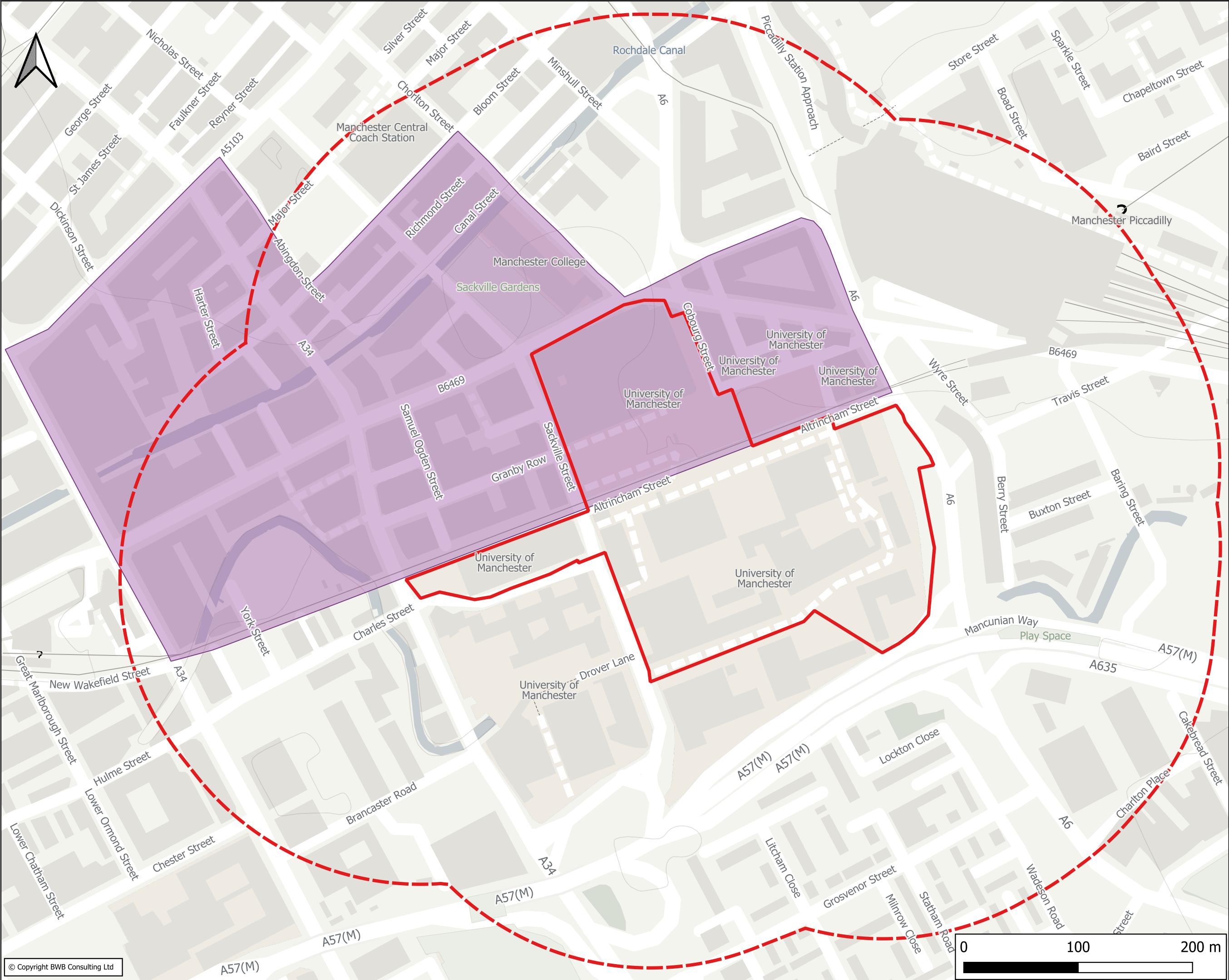
REF (HER)	NAME	GRID REF	DESCRIPTION
			exception of the central tower, which will be refurbished. The aim of the assessment was to assess and identify areas of the site with potential for below-ground archaeological remains. Suggested on-site fieldwork to confirm the presence of surviving archaeological resources.
EGM4708	34 London Road and 4, 6 & 8 Whitworth Street	SJ 8465 9787	Heritage statement, prepared to support a proposed application for demolition of existing buildings and redevelopment of the site as a part 7- and part 14-storey hotel. The report provides an assessment of the heritage significance of the existing buildings and a visual impact assessment of the proposed development on the surrounding heritage assets. In summary, the buildings within the subject site yield some special interest on a local, possibly regional, level as a group of buildings dating to the mid-19th century.
EGM4717	Former BBC Site	SJ 8440 9731	Archaeological evaluation undertaken in advance of proposed construction of a multi-storey car park on the site currently occupied by Armstrong House. Four trial trenches were located within accessible areas of the site so as to target possible remains identified from map regression work within a previous DBA.
EGM4742	Minto & Turner Building	SJ 8446 9790	Heritage statement commissioned to support a planning application for proposed mixed-use conversion of the Grade II Listed Minto & Turner Building. The aim of the statement was to investigate the potential impact of the proposed development upon the historic building fabric. Comprised documentary research based upon primary and secondary sources including maps, drawings and reports; building survey; field survey and visual inspection.
EGM4744	Minshull House	SJ 8449 9788	Heritage statement commissioned to inform conservation-focused proposals concerning a Grade II Listed Building. The aim of the statement is to describe the significance of the affected heritage assets and the consequent impact the proposed development may have upon the study site. Comprised documentary research based upon primary and secondary sources including maps, drawings and reports; building survey; field survey; visual inspection.
EGM4784	London Road Fire Station	SJ 8466 9782	Heritage statement regarding the Grade II* Listed London Road Fire Station. The report describes the historical development of the site and aims to present an objective assessment of the significance of the building and its fabric within the local, regional and national context. Examines the historic development of the building, site and area; examines the historic and morphological development of the building; assesses the character and significance of its architectural, historic and cultural interest; addresses heritage and conservation issues that will inform design processes towards redevelopment of the building as a hotel; considers conservation principles, policies and guidance to outline opportunities and constraints for a sustainable reuse of the building, ensuring its long-term preservation. Work comprised documentary research including primary and secondary sources such as maps, drawings and reports; building survey; site survey and visual inspection. Surveys of the site and surrounding areas were conducted in May 2010

REF (HER)	NAME	GRID REF	DESCRIPTION
			and 2016 by visual inspection, in order to map out and identify the relevant parts of the Conservation Areas, as well as the setting of the designated heritage assets that could be affected by the proposals.
EGM4798	Land at Richmond Street	SJ 8430 9782	Archaeological desk-based assessment. Aimed to draw together available information on designated and non-designated archaeological assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. Assessment comprised documentary research supplemented by published and unpublished, maps etc, and site survey. In order to better assess the archaeological potential of the site in advance of proposed development, it is considered likely that further targeted archaeological works will be required on site.
EGM4835	Unite Students	SJ 8411 9744	Environmental statement prepared in advance of proposed development. The aim of the assessment was to investigate the likely significant effects of the proposed development on archaeological remains. Comprised documentary research and field survey.
EGM4855	Echo Street	SJ 8467 9770	Archaeological desk-based assessment commissioned in advance of proposed development. The aim was to provide a description of the baseline archaeological conditions within the development site, a description of the archaeological potential of the development site, and an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance. Comprised documentary research and a site visit.
EGM4885	Aytoun Street	SJ 8450 9788	Archaeological watching brief, commissioned in order to fulfil a condition of planning consent in advance of proposed redevelopment of the former Manchester Metropolitan University Aytoun Street Campus for residential and commercial use.
EGM4955	New Wakefield Street	SJ 8411 9744	Historic building investigation undertaken in advance of proposed development of a 31-storey building. The aim of the investigation was to determine the historic and cultural significance of the building within the site prior to its demolition.
EGM4984	New Wakefield Street	SJ 8411 9744	Archaeological excavation of a plot of land in advance of proposed development of a 30-storey building to form student accommodation. Two evaluation trenches had previously demonstrated that structural elements of a 19th-century machine works, converted subsequently to a textile finishing works, coupled with a block of early C19 back-to-back workers' housing and a C19 distillery, survived in situ. Further excavation undertaken in April 2018 enabled a detailed record of the surviving archaeological remains on the site to be compiled.
EGM5070	58 Richmond Street	SJ 8429 9780	Heritage statement, commissioned to inform a planning application for proposed development comprising repair and refurbishment of a Grade II Listed Building for residential purposes and the erection of a small five-storey apartment block. The aim of the statement was to consider the significance of the building and

REF (HER)	NAME	GRID REF	DESCRIPTION
			its setting to enable the heritage impact of proposals to be assessed. Comprised desk-based research and a visual inspection of the building and its surroundings. No.58 Richmond Street is a small three-storey building that was erected in 1911, and used initially as a workshop for a boot-lining manufacturer. It provides an early example of a building in which the main structure and wall panels are built of reinforced concrete, an attribute that was the principal consideration for its statutory designation.
EGM5096	60 Charles Street	SJ 8420 9747	Archaeological desk-based assessment, commissioned in support of a planning application for a proposed 17-storey hotel. The aim of the assessment was to investigate the potential for the presence or absence of buried remains of archaeological interest within the site. Comprised documentary research and a field inspection.
EGM5133	60 Charles Street	SJ 8420 9747	Heritage statement, prepared with the purpose of identifying features of the historic built environment within the context of an application site, providing a description of their significance in order to understand the potential impact of proposed development. Comprised documentary research and visual inspection of the site and surrounding areas.
EGM5142	Mayfield	SJ 8512 9754	An archaeological excavation undertaken in two phases, the first during November & December 2020 and the second in February 2021. Both elements of the excavation uncovered significant remains associated with the 18th- and 19th-century development of the site. Area 1 was located across a portion of the mid-19th century Ardwick Tannery, uncovering a series of walls, floor surfaces, boiler beds, a chimney and flues, which formed a key part of the power-systems within the complex. Area 2 uncovered considerable remains of the mid-19th- to mid-20th-century remains of the Mayfield Baths. It uncovered the remains of two swimming pools, two boilers, flues, engine-beds, and a chimney. Area 3 selectively targeted a range of buildings forming a small part of the extensive complex of Mayfield Dyeworks in the north of the site. This complex spanned the 18th to 19th centuries and included a suite of structural remains forming the boiler house, economising house, flues and a chimney, multiple engine- and machine beds, dye-vat bases and subfloor drainage. Area 4 investigated the Chapelfield and Ardwick Dye Works, founded in the late 18th century and continuing until the late 19th century when converted into an India rubber factory.
EGM5162	55 Portland Street	SJ 8423 9791	Archaeological watching brief undertaken in advance of proposed development and during the demolition of a multi-storey building with a deep basement, constructed c.1953. The watching brief aimed to further investigate the character, dimensions, alignment and condition of the structure in order to elucidate its construction, date and position.
EGM5198	60 Charles Street	SJ 8420 9747	Evaluation carried out in advance of proposed development. The evaluation was undertaken in order to fulfil a requirement of planning consent, and aimed to establish the presence or absence of buried archaeological remains on the site, and if present, characterise the level of preservation and significance,

REF (HER)	NAME	GRID REF	DESCRIPTION
			and provide a good understanding of their potential. Comprised archaeological excavation of targeted evaluation trenches.
EGM5241	London Road Fire Station	SJ 8466 9782	Desk-based assessment of a Grade II* Listed former fire station. The assessment aimed to identify, as far as possible, the nature, extent and significance of the below-ground archaeological resource, and was required to inform and support a planning application for proposed redevelopment. A site inspection was undertaken in order to relate the findings of the desk-based study to the existing land use of the site. In addition, a watching brief was maintained during the excavation of a small number of trial pits across the site in 2017. The assessment updates an earlier assessment produced in December 2016/ January 2017 [EGM4612], in the light of a revised design proposal which omits the proposed excavation for a new basement in the courtyard.
EGM5573	41 Richmond Street	SJ 8433 9782	Heritage statement, prepared to support an application for redevelopment, including the demolition of the existing buildings. The study concluded that 39–41 Richmond Street survives from c.1800, as the shell of a pair former terraced residences. It has been rendered largely unrecognisable by modern alterations, including the current use as a nightclub.
EGM5613	Charles Street	SJ 8423 9748	Desk-based assessment prepared to support an application for redevelopment. Four assets were identified within the site boundary, comprising shops of Charles Street, workers' houses of York Street, an 18th-century field boundary and early 19th-century gardens. The houses and shops within the site were terraced, with yards to the rear containing wooden structures. The houses are shown to be cellared on the late 19th-century mapping. None of these assets warrant further investigation.
EGM5614	Charles Street	SJ 8423 9748	A heritage statement prepared to support an application for the redevelopment of land at the junction of Charles Street and York Street in Manchester city centre.
EGM5674	Baring Street	SJ 8498 9754	A desk-based assessment of a site off Baring Street. The application area was occupied by a dye and textile-printing works by the late 18th century. A terrace of workers' housing was erected adjacent to this works in the early 19th century, with a small brewery occupying the north-eastern part of the site by 1850. More workers' houses were built in the later 19th century, together with a public baths. The assessment has identified areas of potential buried archaeological interest across the site.

APPENDIX 3: Figures



Notes

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

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

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

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

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Key

- Site Boundary
- 250m Study Area
- Altrincham Street & Whitworth Street Conservation Area

P01		30.10.24		DRAFT ISSUE		GA		JM	
Rev	Date	Details of issues/ revision				Draw	Rev		

Issues & Revisions

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Client

ID Manchester Limited

Project Title

**ID MANCHESTER
ARCHAEOLOGICAL
ASSESSMNET**

Drawing Title

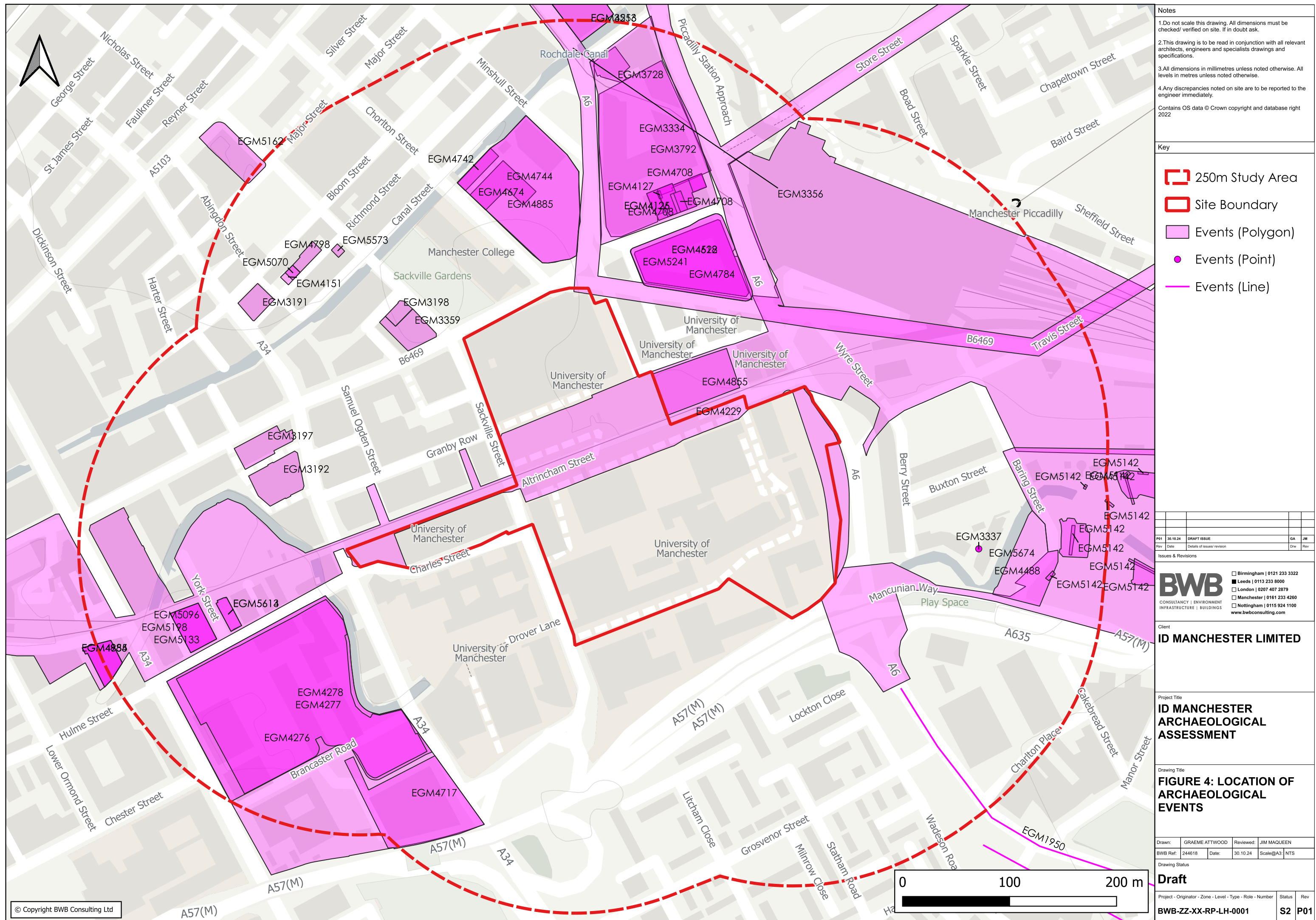
**FIGURE 2: LOCATION OF
DESIGNATED ASSETS**

Drawn:	GRAEME ATTWOOD		Reviewed:	JIM MACQUEEN	
BWB Ref:	244618	Date:	30.10.24	Scale@A3:	NTS

Drawing Status

DRAFT

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



APPENDIX 4: Map Regression

APPENDIX 4



Figure 5: Green's Map of 1787-1794: Site boundary superimposed in red for all maps.



Figure 6: A Pocket Plan of Manchester and Salford, 1800



Figure 7: Pigot's Map of 1808





Figure 9: Swire's Map of 1824

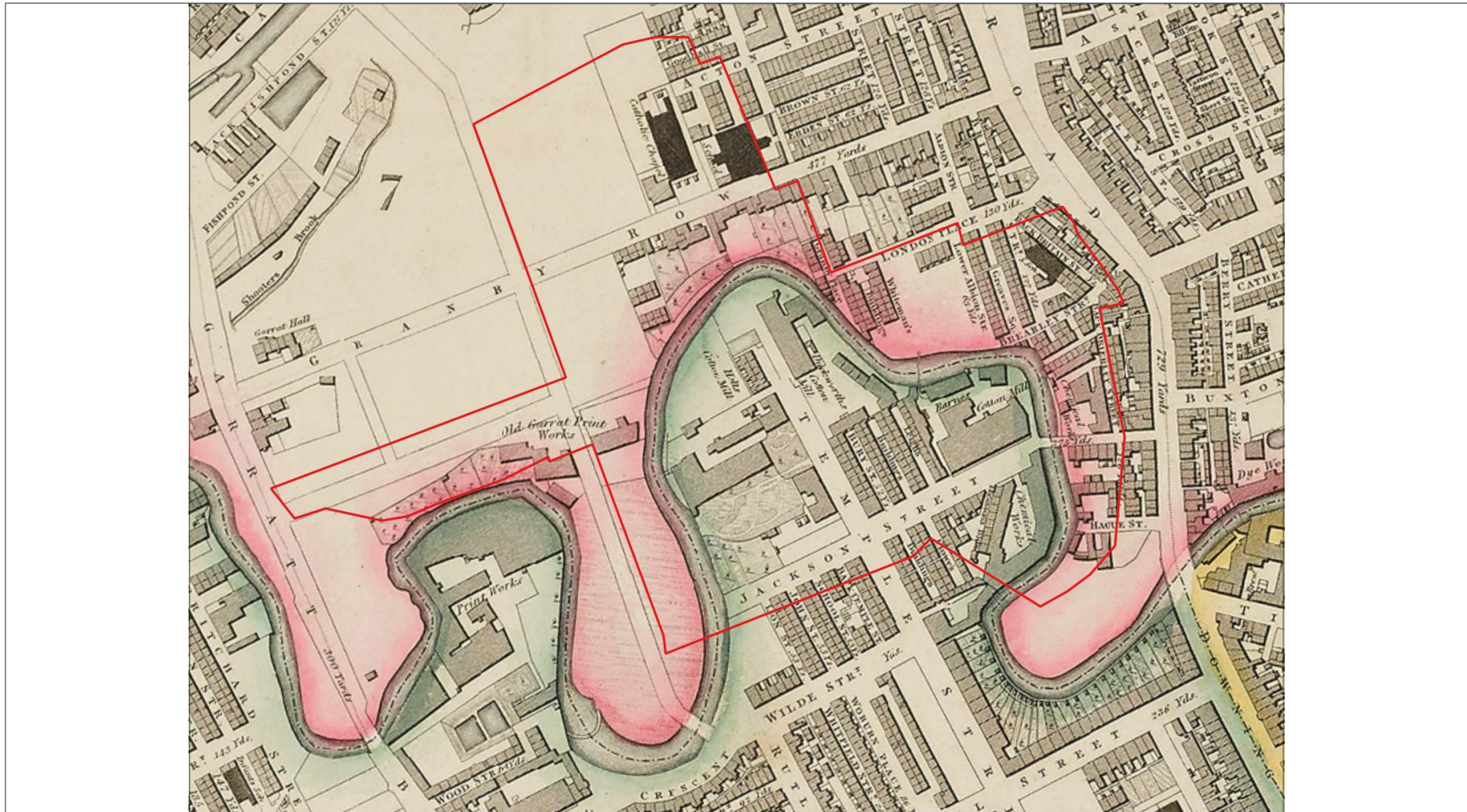
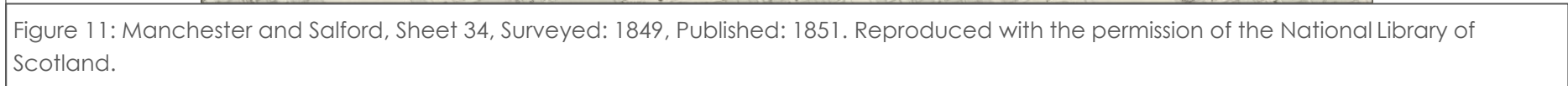
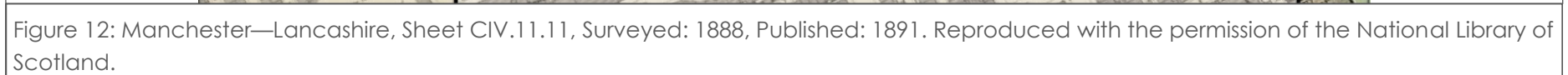


Figure 10: Plan of Manchester and Salford, Bancks & Co (Manchester, England), 1831





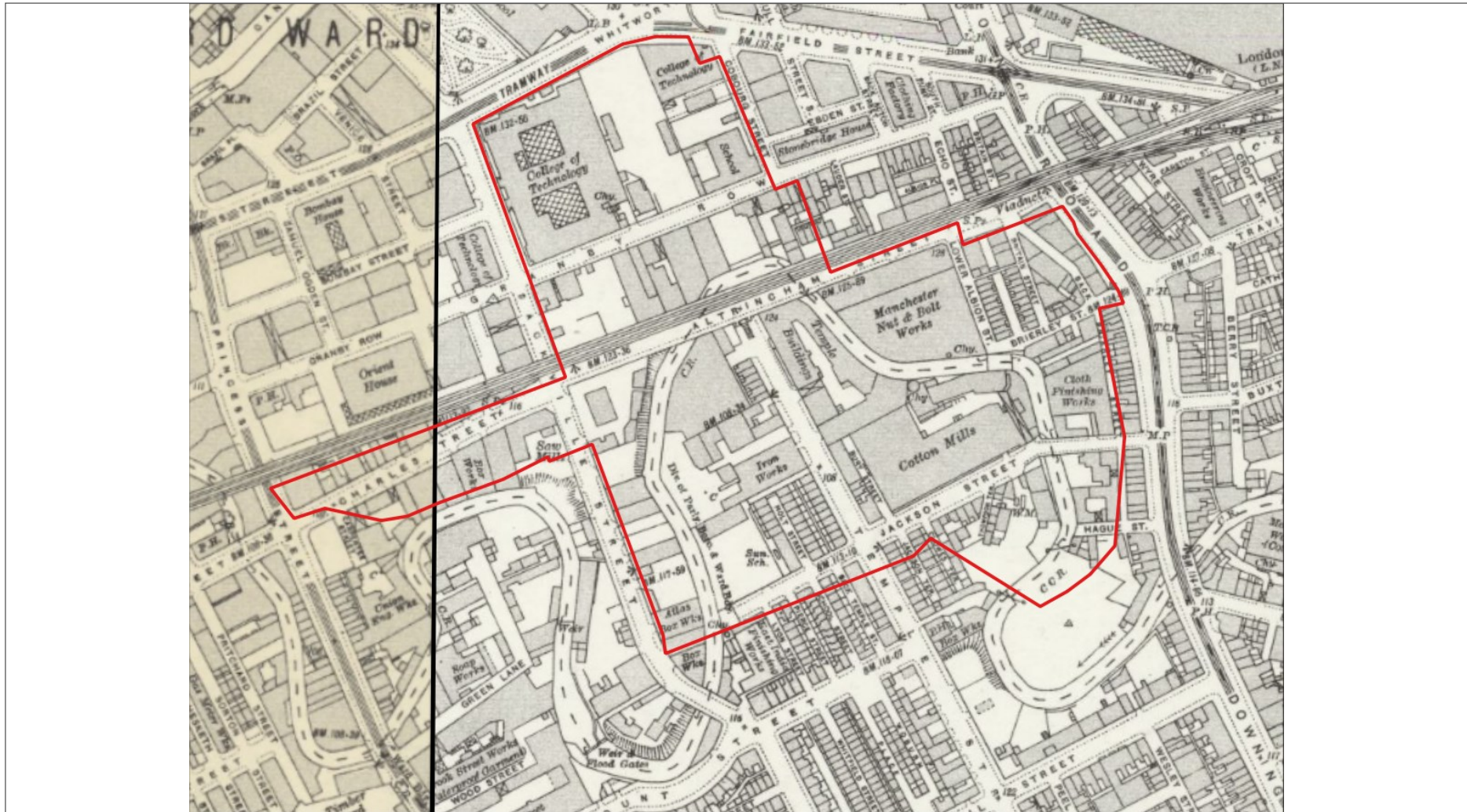


Figure 13: Lancashire, Sheet CIV.11, Revised: 1932, Published: 1935. Reproduced with the permission of the National Library of Scotland.



Figure 14: 1:2500, Sheet SJ8497, Revised: 1948 to 1953, Published: 1955. Reproduced with the permission of the National Library of Scotland.



Figure 15: 1:1250, Sheet SJ8497, Revised: 1968, Published: 1970. Reproduced with the permission of the National Library of Scotland.

APPENDIX 5: Plates

APPENDIX 4



Plate 1: Sackville Street Building from Fairfield Street.



Plate 2: Vimto Gardens, looking east .



Plate 3: Cobourg Street, looking north.



Plate 4: Altrincham Street East, looking east from the Gatehouse.



Plate 5: Altrincham Street East and Renold Building looking west.



Plate 6: Sackville Street and the Paper Science Building, looking south.



Plate 7: Barnes Wallace Building with Manchester Meeting Place to the right, looking east.



Plate 8: Butterfly steps, looking North.



Plate 9: Moffat Building, looking east.



Plate 10: The Pariser Building and associated public realm, looking southwest.



Plate 11: Jackson Street Mill east end, looking north.



Plate 12: Looking south west - earlier section of mill visible with distinct arched windows.



Plate 13: Jackson Street Mill, west end, looking north.



Plate 14: Charles Street Car Park, looking north.

