

Central Retail Park, Ancoats, Manchester

Project Design: Watching Brief and
Evaluation

APRIL 2025

PREPARED FOR

P. P. O'Connor Group



Project Design

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CONTENTS

CONTENTS.....	1
1. Introduction.....	1
1.1. Background	1
1.2. Setting	2
1.3. Proposed Development.....	3
1.4. Recommended Activity and Scope	3
2. Historical Background	4
2.1. Contextual Background	4
2.2. Development of the Site	4
2.3. Previous Archaeological Work	11
3. Aims and Objectives	12
3.1. Aims.....	12
3.2. Regional Research Framework.....	12
4. Method Statement.....	14
4.1. Archaeological Works.....	14
4.2. Report and Archive.....	18
5. Programme.....	21
5.1. Timetable.....	21
6. Staff Proposals	22
6.1. Team Structure	22
Appendix 1 - Figures	25

1. Introduction

1.1. Background

1.1.1. Overview of the Site

This Project Design has been produced by Civic Heritage, on behalf of the Government Property (GPA). The document has been prepared in support of an application for the redevelopment of the site of the former Central Retail Park in Ancoats, Manchester. This document has been commissioned by P.P.O'Connor Group, acting on behalf of the GPA.

The development proposals include the creation of a new civil service campus and associated public realm. The site occupies land bounded by Great Ancoats Street to the south, Old Mill Street to the east, Hugh Oldham Way to the north and the Rochdale Canal to the west. To the south-east lies the remainder of the former Central Retail Park, which although currently vacant will be subject to a separate application.

In order to support the planning application for the scheme, the GPA previously commissioned AtkinsRéalis to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains. The desk-based assessment identified archaeological potential in the form of former industrial complexes and workers' housing, which together will form the focus of the archaeological investigation.

1.1.2. Planning Background

The Government Property Agency (GPA) have submitted a planning application to support the redevelopment of land to the north of Great Ancoats Street (centred on: NGR SJ 85117 98416). The application (ref: 141607/FO/2024) has received approval.

The archaeological potential of the site was formally acknowledged in 2024, in an archaeological desk-based assessment produced by AtkinsRéalis (AtkinsRéalis 2024). This document outlined the chronological development of the site and highlighted that the site held potential for below-ground remains, notably in the form of industrial complexes and workers' housing. The sites of archaeological potential include several early manufactories – a pottery works, iron works and cotton mills. Several later industrial complexes were also identified, including iron and brass foundries and an oil cloth works (converted from an earlier mill building). Workers' housing, which include blocks of back-to-back and cellar dwellings infilled the rest of the site.

In light of the conclusions drawn from the desk-based assessment, and following consultation with the advisory body, the Greater Manchester Archaeological Advisory Service (GMAAS), it was recommended a programme of evaluation proceed any development of the site. The purpose of the fieldwork is to better inform client and GMAAS of the archaeological potential of the site.

This Project Design for an archaeological evaluation has been prepared by Oliver Cook of Civic Heritage on behalf of the P. P. O'Connors and the GPA. Any change to the Project Design must be agreed between the client, GMAAS and Civic Heritage.

1.2. Setting

1.2.1. Location

The site lies in the Ancoats area of Manchester (centred on NGR SJ 85117 98416). The site occupies land bounded by Great Ancoats Street to the south, Old Mill Street to the east, Hugh Oldham Way to the north and the Rochdale Canal to the west. To the south-east lies the remainder of the former Central Retail Park, which although currently vacant will be subject to a separate application.



Plate 1: Recent satellite image of the site, showing the red line development boundary

1.2.2. Topography and Geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The former Central Retail Park straddles the course of Shooter's Brook, a watercourse that once flowed openly through Manchester, emanating in Newton Heath and joining the River Medlock; the watercourse was culverted in the early 19th century. The site lies at a height of 45.70 and 49.0m above Ordnance Datum (aOD) and is relatively level.

The solid geology of the site comprises Chester Formation sandstone. This sedimentary bedrock was formed in the Triassic period between 250 and 247.1 million years ago. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

1.3. Proposed Development

1.3.1. Planning Application

The Government Property Agency (GPA) have received approval for the development across the former Central Retail Park (Planning Ref: 141607/FO/2024). The redevelopment of the site will see the creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park).

1.4. Recommended Activity and Scope

1.4.1. Recommended Activity

The consented scheme for development works will involve landscaping and earthmoving activity, which have the potential to cause loss or damage to any below-ground remains surviving within the site. To mitigate against the impact caused by the development, it is proposed that a phased programme of archaeological investigation, comprising archaeological monitoring and targeted evaluation should be undertaken to better inform the client and GMAAS of the site's archaeological potential. Where significant remains are identified and if deemed necessary, mitigation in the form of open-area excavation may be required.

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows the guidance of NPPF (revised December 2023; Paragraphs 207-8 and 218).

1.4.2. Scope

The scope of the investigation will include an initial phase of archaeological monitoring during intrusive groundworks to determine the extent and nature of survival of the sub-surface archaeology. This would be followed where appropriate by evaluation that will include strip map and record areas across the footprint of buildings and features shown on the historic mapping. Where significant remains are encountered, these will be subject to an appropriate level of excavation and recording, to mitigate against their loss or damage as part of the site's redevelopment.

The archaeological evaluation shall be fully implemented in accordance with the approved Project Design (formerly referred to as a 'Written Scheme of Investigation') as stated in planning documentation (ClfA 2023).

2. Historical Background

2.1. Contextual Background

The archaeological and historical background of the site and its broader context has been presented in the desk-based assessment produced by AtkinsRéalis in November 2024 (AtkinsRéalis 2024) and should be referred to for more detailed information regarding the development of the site. Much of the text below has been reproduced or summarised from this assessment.

2.2. Development of the Site

2.2.1. Contextual Background

Much of the site had been developed by the late-18th century. Shooter's Brook formed a focus for the early industrial activity.

A number of sites of particular importance were highlighted within the desk-based assessment and will form the focus of the programme of phased archaeological investigation (AtkinsRéalis 2024). These sites include:

- Shooter's Brook Valley
- Shooter's Brook Pottery (shown on Green's map of 1794);
- Shooter's Brook Iron Works (17373.1.0);
- Allum Street Mill;
- The Oil Cloth Manufactory;
- Allum Street Foundry;
- Iron Foundry Pickford Street;
- Brass Foundry
- Pott Street Court (back-to-back workers' housing)
- Fawcett Street No. 1 Court (back-to-back workers' housing)

2.2.2. Shooter's Brook Pottery (Trench 1; Plate 6)

The pottery works were located on Pott Street on the western side of the valley of Shooter's Brook. The main building was first shown on Green's map of 1787-94 (Plate 2; Fig. 3), which shows that a distinctive circular structure was incorporated into the building, likely representing a bottle kiln lay at the north-western end of the building. Scholes' trade directory of 1794 (p45) notes a Thomas Davenport, potter and cotton-manufacturer, occupied 4 Brook Street (labelled Rigby Street on Green's plan; Plate 2; Fig. 3), with a warehouse, at 46 Spencer's-entry. The rate book of 1795 replicates this information mentioning that Davenport had a 'H & Potter' on Brook Street (M 9/40/2/52/M 9/40/2/50).

By 1796, John Gallimore seems to have taken over the pottery works and house. He was recorded in the rate book as occupying 4 Brook Street, 'Ho & Pot Ho' (M 9/40/2/53) and again in the 1797 rate book as 'John Gallymore, Pott House' (M 9/40/2/54). John Gallenmore was

recorded in Scholes' directory of 1797 and was recorded as a Cotton Manufacturer at 17 Marsden Street with a House at 4 Brook Street. However, Thomas Davenport seems to be recorded at 4 Brook Street from 1802 to 1811 (M 9/40/2/62; M 9/40/2/65; M 9/40/2/67; M 9/40/2/68; M 9/40/2/71; M 9/40/2/75).

In 1812 John Sykes and Thomas Davenport were recorded at Brook Street (M 9/40/2/76). The following year John Sykes was the sole occupier of the property (M 9/40/2/77 - M 9/40/2/85). The 1820 rate book recorded John as occupying 5 Brook Street "Pottery". Pigot and Dean's trade directory of 1821 recorded 'John Sykes, Potter, 4-Brooke St. Pottery' (Pigot and Dean 1821, p 25).

The structure was still partially legible on Baine's 1824 map (see ES (Volume 5) Figure 13.6) but was no longer present by the time of Bancks' map of 1831 with the buildings labelled as a *Foundry* (Fig. 4). The pottery was lost as part of the expansion of the Shooter's Brook Iron Works by the mid-19th century.



Plate 2: Shooter's Brook Pottery (indicated on Green's map of 1794)

2.2.3. Shooter's Brook Iron Works (Trench 2 and 3; Plate 6)

The Iron Works was listed in the 1794 edition of Scholes' Manchester & Salford directory as being owned by Bassett and Smith. An auction notice dating from 1794 described the Shooter's Brook Foundry as consisting of: 'a Casting House, of 60 Feet by 30 Feet, which contains (besides convenient Room for others) two Air Furnaces, Cupola, and Stove, and to which are attached Shops for Drilling, Turning, and Joiners; also a large warehouse, having under it a Brass Foundry, and Smith's Shop'.

Shooter's Brook Iron Works served as one of William Fairbairn & Son's Manchester-based

factories. William Fairbairn and his then business partner James Lillie, are listed as a Millwrights and Engineers at 122 Great Ancoats Street in 1825. The firm of Fairbairn and Lillie were responsible for innovation and improvement of mill machinery, working for both McConnel and Kennedy and the Murray Brothers in the 1810s. By the 1850s, the firm was trading as William Fairbairn & Sons and was a mechanical and civil engineering firm noted particularly for their manufacture of locomotives and engines, as well as bridge building and general engineering. Shooter's Brook Iron Works was the largest of the Manchester Fairbairn factories, utilising the large former mill-type buildings for engineering. Adshead's map of 1850 shows that arrangement of buildings within the Site, which included a cotton mill on the north side of the foundry (Plate 3).

An article published in the *Engineer* in June 1856 noted that the Shooter's Brooks Works was rather old fashioned at that time and was principally involved in the manufacture of railway locomotives. The works remained in use until 1875 when a newspaper advert records the company going into liquidation, selling off an extensive collection of machinery from the Ancoats works. The building remained extant but had been extended and repurposed as a tin works and timber yard by the early 20th century known as Parker's Timber Store. This was subject to significant bomb damage (AtkinsRéalis 2024).



Plate 3 Adshead's map of 1850, showing the Iron Foundry occupied by renowned engineer William Fairbairn & Sons

2.2.4. Allum Street Mill (Watching Brief)

A plan of Allum Street Mill is included in the book of 'Plans of Spinning Factories within the township of Manchester' dating from 1822 (Plate 4). This reveals that the premises covered an area of c. 541 yards (452m²). The mill comprised two buildings: a five-storey factory and an attached one-storey boiler shed which was located to the north of the complex, beyond the site boundary. The chimney wasn't shown on the 1822 plan but was labelled on the 1851 Ordnance Survey map to have been centrally located to the north of the mill, likely between the factory and boiler shed (Fig 5). This may suggest that a beam engine was housed transversely across the northern end of the mill, shedding light on the development of early steam power.

Adshead's 1851 map of Manchester labelled the mill as Miller & Mitchell's Cotton Manufactory. The firm of Miller, Micthell and Co. are listed in the 1853 Slater's Trades Directory as cotton manufacturers, with offices based on Fountain Street in central Manchester, and mills at both Allum Street and Fair Street.

By the early 20th century, the western portion of the mill was in use as stores for the adjacent Kay & Lee clothing factory. Early 20th-century maps reveal that Allum Street Mill to have comprised a five-storey brick-built building, with stone stairs and hoist located against the west elevation. Brick jack arched construction supported on cast iron columns (and probably beams) is noted in the main body of the mill. A pair of boilers are shown to the east of the building, in the same position as indicated by the 1822 plan, however this block is now of five, as opposed to one storey. The building remained in industrial use until at least the late 1960s, when it is labelled as Imperial Mill and produced cardboard boxes. Allum Street Mill was demolished in the 20th century, and its site subsequently developed as the Central Retail Park (AtkinsRéalís 2024).

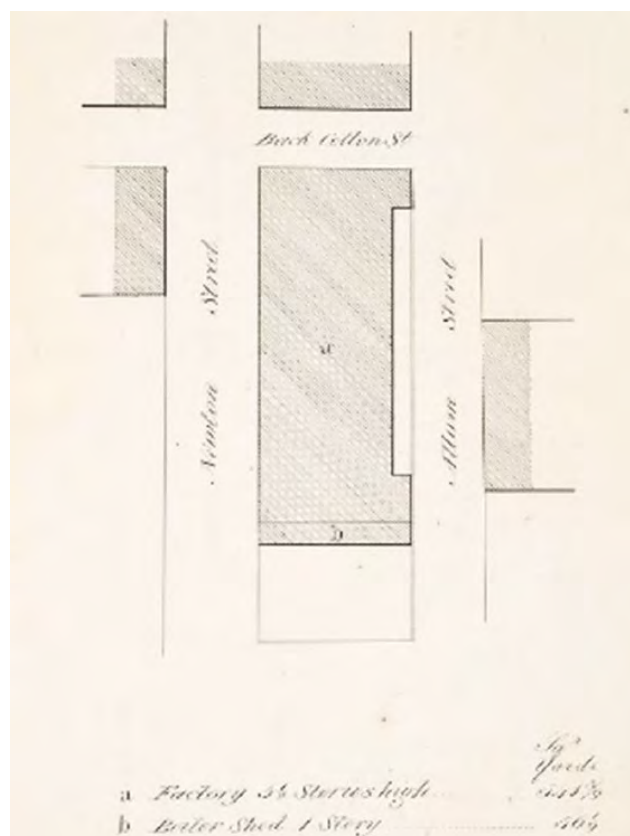


Plate 4 Extract from the c 1822. Plans of all the Spinning Factories within the township of Manchester, showing Allum Street Mill

2.2.5. The Oil Cloth Manufactory (Trench 4; Plate 6)

A building is shown on the site of the Oil Cloth Manufactory to the west of Henry Street on Green's 1794 map of Manchester (Fig 3). A plan of the building is included in the book of 'Plans of Spinning Factories within the township of Manchester' dating from 1822 (Plate 5). This shows that the mill was a U-shaped range of buildings arranged between Henry Street, Pickford Street and the Rochdale Canal. The complex is identified to have been under the ownership of James Kennedy, one of the owners of the large-scale McConnel & Kennedy Mills located to the north of the Rochdale Canal. The plan identifies the factory to have covered an area of approximately 578 yards² (483m²). The factory fronted onto Henry Street and was of five storeys with a loft. A parallel two-storey range fronted onto Pickford Street which contained the cotton room, reeling rooms, counting house and shops. No specific use is attributed to the single-storey structure located against the canal and linking the Henry and Pickford Street ranges. It is possible that this structure may have housed the engine or boiler as these are not identified on the plan. A further building to the south of Pickford Street was also labelled as part of the complex.

By the time of the Ordnance Survey town plan of 1851 (Fig 5) the building had been converted into an Oil Cloth Manufactory and the buildings fronting Pickford Street and the Rochdale Canal have been removed, with houses constructed along the Pickford Street frontage. Oil cloth manufacture involved the treatment of long pieces of densely woven canvas with linseed-oil based paint to waterproof the fabric, before finishing with a block printed pattern. It is unknown whether the cloth was manufactured on site or imported, possibly from Scotland.

The Oil Cloth Manufactory had been demolished and replaced with a building which is labelled in 1891 (Fig. 6) as a saw mill. The site was cleared by the mid-20th century and used as a timber yard (AtkinsRéalis 2024).

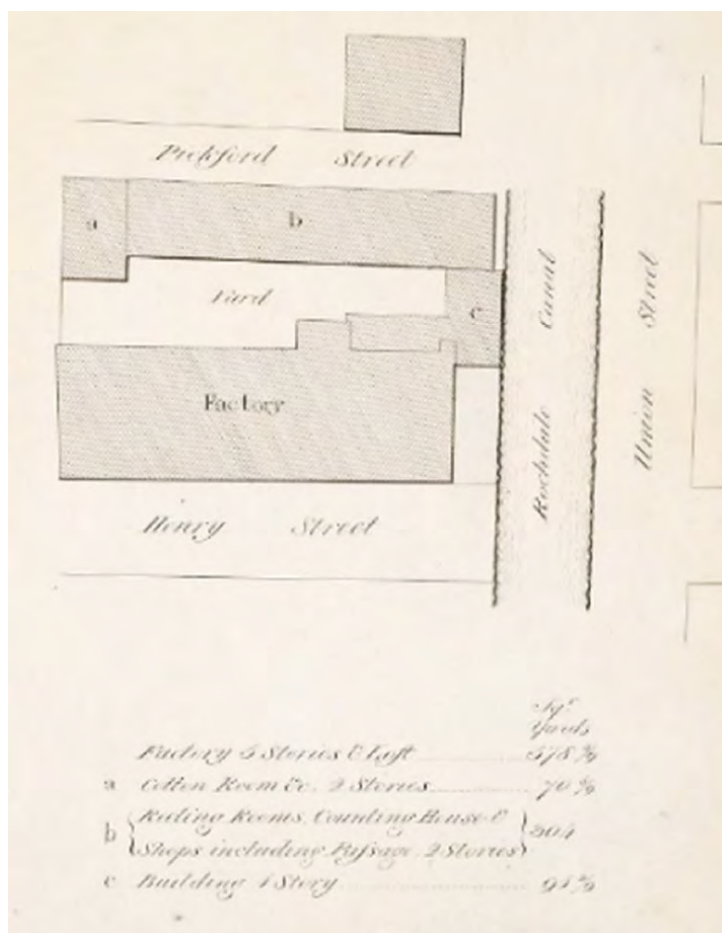


Plate 5 Extract from the c 1822. Plans of all the Spinning Factories within the township of Manchester, showing a mill on the site of the Oil Cloth Manufactory

2.2.6. Allum Street Iron Foundry (Trenches 5 and 6; Plate 6)

Allum Street was formerly located in the north corner of the site. A small building and pond are depicted on the site of Allum Street Foundry on Green's 1794 map (Fig. 3). The L-plan building was first labelled as a foundry on Bank's map of 1831 (Fig. 4) and was identified on the 1851 Ordnance Survey map (Fig. 5) as Allum Street Foundry (Engine and Mill Work). The plan shows a chimney located to the north of the complex that indicates the site of the engine.

Documentary evidence relating to the mill is scant. A newspaper advert from 1836 records the sale of equipment from Allum Street Foundry due to the retirement of Mr. J. P. Firmstone. Firmstone is listed in the 1834 Pigot's Directory as an iron and brass founder, machinist and machine maker, based in Allum Street. Adshead's 1851 map of Manchester identifies the building as Allum Street Iron Works, under William Crossley, who is listed as an iron and brass founder, engineer & millwright at Alum Street Iron Works in 1850 Slater's Directory of Manchester.

By the time of the 1891 Ordnance Survey map (Fig 6) the site was no longer identified as an iron works, and the building footprint was altered, with the L-shaped range replaced by three

large, parallel rectangular ranges arranged perpendicular to the canal. The building functioned as a sheet metal works and waterproof clothing factory in the early 20th century. It is unclear from available evidence if these ranges incorporated the original iron foundry buildings.

Parts of the site of the former Allum Street Foundry were bombed in the Second World War, as indicated on 1940s survey of aerial bomb damage (AtkinsRéalis 2024). The parallel ranges remained *in-situ* on site until at least the late 1960s.

2.2.7. Small-scale industry (Trenches 7 and 8; Plate 6)

A number of small-scale industries were also based within the site. A small brass foundry and iron foundry are shown in the east of the site on the Ordnance Survey map of 1851 (Fig 5).

2.2.8. Workers' Housing (Trenches 9 and 10; Plate 6)

The site largely consisted of workers' housing interspersed with industrial factories and premises. The speed of industrialisation and the rapid construction of housing resulted in poor quality construction and living conditions within the site. Houses were erected quickly and cheaply, packing as many units as possible into the available space, with little consideration of ventilation, lighting, sanitation or maintenance (AtkinsRéalis 2024).

Green's map of 1787-94 (Fig 3) shows that much of the site had been developed into workers' housing, such as those on Fawcett Street. Bancks' plan of 1831 (Fig 4) shows that the entire site had been developed and details the individual footprint of properties within the site. The plan shows that the site was occupied by several different types of houses, including back-to-backs, single-depth dwellings, cellared dwellings and slightly larger double-depth dwellings with yards. One of the worst housing types were back-to-backs, which shared walls to the back and sides. The development of back-to-back houses sought to maximise the number of houses within the land parcel, constructing around the perimeter of the site to form an internal courtyard, lined by back-to-back houses. These had shared yards and privies.

Census return data from 1851 reveals the high-density of residents that occupied houses within the site. The high-density of residents can be seen in the number of residents listed at individual addresses, frequently around 10 people, but up to 19 people in one house on Back Cotton Street. The presence of multiple families at single addresses suggests the subdivision of buildings, whilst specific reference is made to cellar dwellings on Allum Street, reflecting the high density of population living within the site. The site also had a significant Irish population, reflecting the large-scale movement of people due to the famine of the 1840s. People of Irish origin frequently constituted 25-30% of residents on individual streets and notably over 80% of residents on Pott Street Court (AtkinsRéalis 2024).

One of the poorest and most densely populated streets within the Proposed Development Site was Pott Street Court, a court of back-to-back houses between Pott Street and John Street. The census for Pott Street Court records 179 people to have been resident within c 18 houses, an average of c 10 people per back-to-back-house, c 80% of which were born in Ireland. The poverty of the residents of Pott Street Court can be seen in their occupations which included labourers, hawkers, scavengers, parish poor relief, match maker and a small number of residents whose occupation was listed as 'nothing' (AtkinsRéalis 2024).

Detail shown on the 1851 Ordnance Survey town plan (Fig 5) may indicate the presence of cellar dwellings on streets such as Fawcett Street due to the presence of flights of stairs laid

out parallel to the principal Elevation (AtkinsRéalis 2024).

2.3. Previous Archaeological Work

Oxford Archaeology carried out an archaeological watching brief at the site in April 2023 during phase 1 ground investigation works required as part of the pre-planning application process. The watching brief monitored the machine-excavation of a series of trial pits and boreholes across the north-western half of the proposed development site (OA 2023, 5).

The watching brief confirmed that archaeological remains survived within the site, revealing evidence of organic waterlogged deposits in the northern corner of the site likely related to pond-like features illustrated on Green's map of 1794. A small assemblage of later post-medieval finds recovered from the deposits is suggestive of waste deposition. Remnants of brick wall foundations and a stone/brick surface were also identified and most likely related to housing (probably cellaring) and industrial buildings that once occupied the site during the 19th century (*ibid*).

The natural geology was encountered in most trial pits, between 0.3-2.2m below ground level. This was overlay by demolition deposits and overlying made ground associated with the later 20th-century clearance of the site prior to the construction of the Central Retail Park (*ibid*).

3. Aims and Objectives

3.1. Aims

The main aim of the archaeological work will be to identify any archaeologically significant remains survive within the site. This will be achieved firstly through targeted monitoring and recording ('watching brief') over archaeologically sensitive areas during intrusive earthmoving activities, namely slab-lifting / service removals. Once this work has been completed, the proposed locations for trenching will be subject to More specific aims of the investigation will be:

- to record, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation;
- to identify the survival of structural remains associated with the former industrial complexes within the site, specifically those related to industrial processes or power systems within the works;
- establish the survival of remains or artefactual remains associated with the former Shooter's Brook Pottery;
- to recover any artefactual material related to the industrial processes on site;
- to involve the local community in a manner commensurate with the significance of the results; and
- to make available the results of the work

3.2. Regional Research Framework

Further, more detailed research aims may be generated and developed from the results of the archaeological investigation, with specific reference to the North West Regional Research Framework (NWRRF 2024). It is envisaged that the investigation may potentially improve our understanding of the following research questions:

Industrial:

- **Ind29:** How can we establish a typology of modern buildings, particularly of the 20th century, and how does this vary within the region?
- **Ind53:** What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?
- **Ind55:** What is the evidence for the development of power production?
- **Ind58:** How have industrial buildings adapted to new technology and processes?
- **Ind60:** How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?

- **Ind105:** How can the study of building interiors inform our understanding of materials and their manufacture?

4. Method Statement

4.1. Archaeological Works

4.1.1. Overview

A phased programme of fieldwork will take place. The initial stages of work will involve an archaeological watching brief – a programme of monitoring and recording across key areas of the site targeting buildings shown on historic mapping (see 4.1.3), followed by evaluation (see 4.1.4) and/or mitigation, where deemed appropriate (Plate 6; Fig 2).



Plate 6: Location Plan showing Areas of Archaeological Potential (purple) and proposed evaluation trenches (blue)

4.1.2. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage and submitted to the advisory body (GMAAS) for approval prior to the commencement of any onsite activities. In addition to the completion and approval of the Project Design prior to on-site commencement of activity, the nominated Project Manager will:

- Liaise with the client to ensure mutual understanding of the project deliverables, timeframes, access, health and safety, aims and resources.
- Liaise with the archaeological curator or their representative.
- Obtain background information necessary for the project
- Oversee the production of relevant documentation such as Risk Assessments and Method Statements (RAMS).

- Ensure adequate staffing and resources (e.g. plant and welfare) are programmed.

4.1.3. Watching Brief

A suitably qualified archaeologist will be in attendance for the duration of specified intrusive below ground works such as slab-lifting and service removal. It is expected that attendance will be coordinated to work with the early stages of the site remediation, enabling works and construction, when most of the intrusive works will occur. The watching brief will be focused on the areas of archaeological potential, as indicated on the historic mapping, including the footprint of historic buildings (Figs 3-6; including Allum Street Mill) and the western valley side adjacent to Shooter's Brook.

The purpose of this work will be to create a record of the survival, thickness and characteristics of the archaeological deposits, and to establish the survival of any surviving deposits, features or structural remains. The watching brief will also be used to identify areas where modern activity has caused significant disturbance (truncation) to the archaeological horizons. The results of the watching brief will be used to inform the suitability evaluation strategy.

If archaeological remains are encountered, the monitoring archaeologist will have the opportunity to halt the excavation. Adequate time will be afforded to allow cleaning and recording of any exposed archaeology. In the eventuality that significantly complex or significant remains are encountered, Civic will immediately contact the principal contractor (P.P.O'Connor) and where appropriate client and GMAAS to agree an acceptable course of action. Areas where extensive survival or importance will be raised as having potential for further stages of work, namely evaluation and/or mitigation.

4.1.4. Evaluation Methodology

The principal aim of the archaeological evaluation will be to establish the presence or absence of any buried remains of archaeological interest and, if present, sufficiently characterise the remains present to enable an informed decision to be reached regarding the archaeological potential of the site and requirement for mitigation.

4.1.4.1. Trench Rationale

The rationale for the evaluation trenching is outlined below:

1. **Shooter's Brook Pottery** (44m x 20m) located in the eastern part of the development site and targeted on the footprint of the pottery, including the kiln and immediate valley of the Shooter's Brook, where dumping of pottery wasters and kiln furniture is anticipated to have occurred.
2. **Shooter's Brook Iron Works** (25m x 6m) in addition to the trench across the footprint of the pottery, an additional trench will target the northern footprint of the iron works.
3. **Shooter's Brook Iron Works** (25m x 9m) this trench will target the southern footprint of the iron works within the site.
4. **The Oil Cloth Manufactory** (16m x 16m) located in the western part of the development site. The trench will target the attached building at the north-western end, adjacent to the canal, as shown on the OS 1850 Town Plan, which represents the probable location for the manufactory's power systems.

5. **Allum Street Foundry** (25m x 4.5m) located in the western part of the development site and targeted on the footprint of a building bordering the canal making up part of the Allum Street Foundry. The trench will also examine the chimney shown on the OS 1850 Town Plan.
6. **Allum Street Foundry** (10m x 8m) located in the western part of the development site and targeted within the internal footprint of the Allum Street Foundry.
7. **Iron Foundry, Pickford Street** (10m x 1.80m) located in the south-western part of the development site and targeted on an iron foundry shown on the OS 1850 Town Plan.
8. **Brass Foundry** (15m x 3m) located in the south-western part of the development site and targeted on the principal buildings of the brass foundry.
9. **Pott Street Court** (22m x 12m) located in the eastern part of the development site, and targeted on a block of back-to-back dwellings, arranged around a court; the strip, map and record area will encompass eight dwellings on either side of the court. The dwellings are shown as cellared on the 1850 OS Town Plan.
10. **Fawcett Street No. 1 Court** (22m x 10m) located in the central part of the development site and targeted on a row of court houses. The strip, map and record area take in four of the dwellings. The dwellings are shown as cellared on the 1850 OS Town Plan.

The trench rationale will be subject to review pending the results of the watching brief. There is also scope to consider adopting a more iterative methodology during the slab-lifting exercise, which may present an opportunity to strip and assess these areas ahead of the evaluation.

4.1.5. Evaluation Methodology

General Methodology

All archaeological work shall be conducted following the Standards for Archaeological Field Evaluation (CIfA 2023a) and Guidance for Archaeological Field Evaluation (CIfA 2023b). Before commencement all interested parties will agree an acceptable method of proceeding. Prior to the commencement of any works, the location of the areas targeted for archaeological investigation will be laid out accurately with respect to the Ordnance Survey national grid.

The areas will be excavated using a mechanical excavator of appropriate size and power (fitted with a toothless ditching bucket); the excavator will excavate down to the first significant archaeological horizon or geological deposits, whichever is reached first. Thereafter, remains will be cleaned manually to define their extent, nature, form and, where possible, date.

If it proves necessary for trenches to be excavated deeper than 1.2m, or if the trench sides appear to be loose or unstable at any depth, then trenches may be stepped inwards.

Context Recording

All contexts will be recorded using pro-forma sheets, allowing details to be incorporated into a Harris matrix. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from record sheets using sequential numbering.

Photography

A full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the excavation will be generated. Photography will be undertaken in accordance with HE guidance, Digital Image Capture and File Storage Guidelines for Best Practice (July 2015). All frames will include a visible, graduated metric scale. Photographs records will be maintained on photographic pro-forma sheets.

Planning

The precise location of all the excavated test pits and any archaeological remains encountered therein will be surveyed using a combination of manual drawing, total station/GPS survey, 3D laser scanning, and/or aerial drone/Hi-view photogrammetry. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale but can be output at any scale required. All information will be georectified to the Ordnance Survey National Grid and all levels will be tied into Ordnance Datum.

Human Remains

Human remains are not expected within the site area. If they are found they will be left in-situ covered and protected, and the Ministry of Justice, Local Planning Authority and GMAAS will be informed immediately. Removal of human remains is beyond the scope of this investigation and, should any be encountered, all works will cease until a mitigation strategy has been developed and an updated Project Design produced.

Finds Policy

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, Standard and guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC 1990).

Any finds falling within the definition of 'treasure' recovered during the course of the investigation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

Deposit Sampling

Samples will be collected from any suitable deposits encountered during the evaluation with the aim of identifying any residual evidence of the past environment or industrial processes and potential dating. The samples should be collected, where possible, in line with the Historic England guidelines (Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation, Second Edition EH 2011), appropriating 30 – 40 litres per sample, and sampled in as close to sterile conditions as feasible in external areas, although these guidelines may have to be adapted to given the small-scale nature of the investigation.

4.2. Report and Archive

4.2.1. Report

A draft copy of a report will be submitted for comment to the client and GMAAS within eight weeks of the completion of the final phase of investigation fieldwork. This will present the results obtained from the archaeological investigation, and will include as a minimum:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- a description of the archaeological background;
- an account of the historical development of the site;
- a description of the methodologies used during the fieldwork;
- a description of the findings of the fieldwork;
- detailed drawings (plans and relevant sections) at appropriate scales of the excavated trenches, showing the archaeological features exposed;
- Photographs with a good depth of field, appropriately lit and in clear focus of all archaeological features of potential significance;
- A catalogue and assessment of each category of artefact recovered during the investigation and biological samples, including the potential for further analysis;
- a summary, assessment, and interpretation of the results of the archaeological investigation;
- a consideration of the importance of the archaeological remains present on the site in local, regional and national terms;
- recommendations for dissemination in consultation with GMAAS

Depending on the outcome of the fieldwork, it may be necessary to produce a post-excavation assessment report. This would be an appropriate procedure in the eventuality the evaluation leads to mitigation, or the fieldwork generates a significant artefactual assemblage or material suitable for sampling or scientific analysis. The post-excavation assessment report is a standard procedure for archaeological reports under NPPF and is a report that presents all the gathered data and material, quantifies it, assesses its potential and determines whether further analysis is required to produce the final site report. It will also provide a task list, methodology and associated costs should further analysis be required.

The client will be provided with a digital copy of the report (pdf format), printed copies will be available upon request and may be subject to an additional fee.

4.2.2. Archive

Project Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current ClfA guidance (ClfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the investigation.

The site archive will be so organised as to be compatible with the other archaeological archives produced in the North West of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with Science & Industry Museum, should they agree to receive it.

The archaeological archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive

It is likely that a large element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy should this be requested as part of the mitigation strategy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive. The integrity of the digital and paper archive will be maintained by Civic Heritage until its deposition with an appropriate repository body.

4.2.3. Dissemination

The results of the investigation will ultimately be disseminated through deposit of the findings of the investigation in a technical report, together with some form of publication, if required.

- The report will be submitted to the relevant HER within three months of production of the completed report.
- As a minimum a short summary note of the results obtained from the fieldwork will be

sent for inclusion in the annual roundup of archaeological fieldwork published in a relevant journal (Medieval Archaeology/Post-Medieval Archaeology/Industrial Archaeology Review).

- Pending what remains are encountered it may be necessary to produce a full article for inclusion in a suitable academic journal and popular publication in booklet format to form part of the *Greater Manchester Past Revealed* series.
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- Civic Heritage may utilise social media to communicate the discovery of archaeological findings and any artefacts of interest at any time. Discretion will be taken not to disclose such information or make site locations anonymous if specifically asked to do so by the client.
- The Project Archive, including artefactual material will be deposited as outlined above.

4.2.4. Outreach and Public Engagement

Pending the results of the evaluation and any additional fieldwork requirements, there could be scope to hold an open-day or give a public talk / seminar on the results of the investigation.

5. Programme

5.1. Timetable

5.1.1. Fieldwork

The project will commence on a date mutually agreed between the Client and Civic Heritage.

Civic Heritage have notified GMAAS one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the evaluation.

An initial phase of archaeological monitoring will be undertaken at an early stage in the project. This will commence on a date mutually agreed between P.P. O'Connor and Civic Heritage. The programme of the watching brief will be dependent on the duration of the groundworks. It is anticipated that this might take place over 4-6 weeks with monitoring to be scheduled for works taking place over the zones of archaeological potential.

It is anticipated that the evaluation (based on the provisional trench plan) will be completed on-site within ten working days. Should extensive or well-preserved remains deemed worthy of further investigation be uncovered, these may require additional phase of works.

5.1.2. Report

A draft report will be submitted to GMAAS and the Client for comment within six weeks of completion of the final phase of fieldwork. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

5.1.3. Project Monitoring

Civic Heritage will notify GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed PD will only be made in consultation with the Heritage Management Director (at GMAAS) acting on behalf of the local planning authority.

6. Staff Proposals

6.1. Team Structure

6.1.1. Responsibilities

The project will be overseen and managed by Oliver Cook (Director, Civic Heritage). Oliver is an experienced field archaeologist with over 11 years' experience and has undertaken many investigations and excavations across the country. Oliver holds current valid CSCS certification.

His role will be to ensure that the Project Design is implemented within the framework of the Project Objectives and will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme.

6.1.2. Fieldwork Staff

It is not possible to provide details of specific archaeologists that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience, who will be working for Civic Heritage.

6.1.3. External Specialists

The following list of internal and external specialists can be called if required:

- Post-med pottery Jeremy Bradley (independent specialist)
- CBM Jeremy Bradley (independent specialist)
- Phil Mills (independent specialist)
- Clay tobacco pipes Jeremy Bradley (independent specialist)
- Glass David Dungworth (independent specialist)
- Iron/Steel objects David Dungworth (independent specialist)
- Industrial residues Gerry McDonnell (independent specialist)
- Hannah Russ (Archaeology.Biz)
- Leather Quita Mould (independent specialist)
- Conservation Karen Barker (independent specialist)

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M 9/40/2/52/M 9/40/2/50

M 9/40/2/53

M 9/40/2/54

M 9/40/2/56

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Appendix 1 - Figures

Figure 1 Site Location

Figure 2 Site boundary showing areas of potential archaeology and proposed evaluation trenches

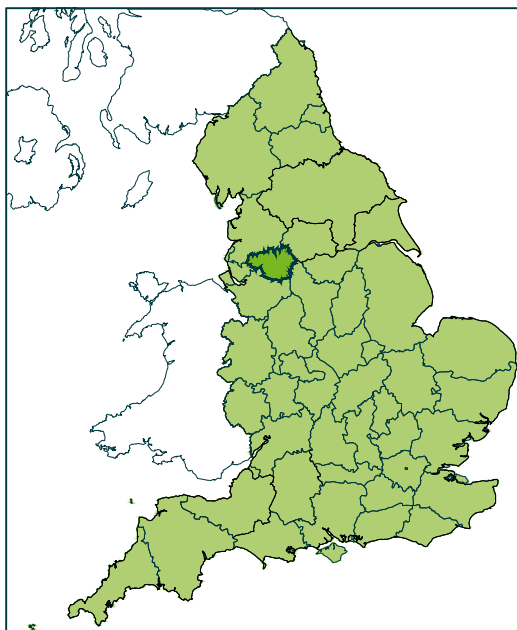
Figure 3 Site boundary, areas of potential archaeology and proposed evaluation trenches superimposed on Green's 1794 map of Manchester and Salford

Figure 4 Site boundary, areas of potential archaeology and proposed evaluation trenches superimposed on Bancks & Cos 1831 plan of Manchester & Salford

Figure 5 Site boundary, areas of potential archaeology and proposed evaluation trenches superimposed on the 1851 Ordnance Survey town plan

Figure 6 Site boundary, areas of potential archaeology and proposed evaluation trenches superimposed on the 1891 Ordnance Survey town plan

CIVIC



Central Retail Park, Ancoats, Manchester

Project Code: 61184

Figure 1: site location



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