DESK BASED ASSESSMENT

Cross Keys Street, Greater Manchester

ARS Report N°: 2024/42

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CROSS KEYS STREET, GREATER MANCHESTER

DESK-BASED ASSESSMENT

ARS LTD REPORT 2024/42

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Prepared on behalf of:	Cert Property Ltd
Date of compilation:	04/2024
Compiled by:	Shaun Hetherington & Harry Twining
Checked by:	Lucie McCarthy
Approved for issue by:	Lucie McCarthy
Planning Reference:	Pre-planning
Local Authority:	Manchester City Council
Site central NGR:	SJ 84681 98868

EXECUTIVE SUMMARY

Project Name:	Cross Keys Street, Greater Manchester
Planning Authority:	Manchester City Council
Planning Reference:	Pre-planning
Location:	Junction between Cross Keys Street, Goulden Street, Chadderton Street and Marshall Street, Manchester
Parish:	Manchester
Bedrock Geology:	Chester Formation – Sandstone, Sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period (BGS, 2024).
Superficial Geology:	Till, Devensian – Diamicton, Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS, 2024).
Soils:	Soilscape 17: Slowly permeable seasonally wet acid loamy and clayey soils (LandIS, 2024).
Site central NGR:	SJ 84681 98868
Date of Report:	April 2024

Archaeological Research Services Ltd was commissioned on behalf of Cert Property to produce a Desk-Based Assessment (DBA) of an area of land at Ancoats, Manchester, at Cross Keys and Marshall Street.

This is in advance of the submission of a planning application for the Proposed Development Area (PDA) comprising the construction of a 9-storey multiuse office block, with an maximum elevation of c.30m above ground level.

A review of the relevant archaeological baseline has revealed no evidence for activity dating to the Prehistoric, Romano-British, Early Medieval, or Medieval periods. There is considerable evidence for the industrial expansion of this area of Greater Manchester throughout the later 18th century and 19th century.

Any indirect impacts upon Built Heritage assets due to changes in setting by the Proposed Development would be negligible, as the site does not fall within the significant setting of any such immediate assets.

It has been concluded that the PDA has a high potential to contain the below ground remains of the Royal Lancastrian School which previously occupied the site. There is also potential for earlier foundations of 19th century workers' housing to have survived beneath the site. If unmitigated, the ground works associated with the Proposed Development would likely truncate or destroy any surviving remains, removing them permanently from the archaeological record and causing a direct impact on their heritage significance.

Due to this conclusion, it is recommended that an archaeological watching brief (archaeological recording and monitoring brief) is undertaken throughout any groundworks associated with the Proposed Development within the PDA. The methodology of such shall be clearly described in a Written Scheme of Investigation to be produced and agreed upon before the beginning of any archaeological works.

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1 Introduction

1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned on behalf of Cert Property (hereafter referred to as 'the Client') to produce a Desk-Based Assessment (DBA) of an area of land at Cross Keys Street, Manchester. This is in advance of the submission of a planning application for the development of an 8-story residential building.

1.2 Site description

The 'red line boundary' of the Proposed Development Area (hereafter 'PDA') is depicted by a red polygon on Figure 1, and is *c.*0.185 ha in area, centred at NGR SJ 84681 98868. The PDA is bounded to the north by Goulden Street and the site of the former police station (now demolished) and to the east by Chadderton Street. Marshall Street lies to the south and to the west by the Cross Keys Street junction.

1.3 Geology and Soils

The underlying solid geology of the PDA comprises Chester Formation – Sandstone, Sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period (BGS, 2024). This is overlain by a superficial deposit of Till, Devensian – Diamicton, Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS, 2024).

The soils of the PDA are classified by the *Soilscapes* interactive online viewer as belonging to the Soilscapes 17 soils unit. These soils are described as slowly permeable seasonally wet acid loamy and clayey soils (LandIS, 2024).

2 Aims and Objectives

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

- To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- To provide an initial assessment of potential impacts of the proposed development to the settings of cultural heritage assets and make recommendations for further detailed assessment should this be considered necessary.

3 Method Statement

3.1 Approach

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

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical (*either *illustrative* or *associative), aesthetic* or *communal*. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework (NPPF)*, which is defined as the *'value of a heritage asset to this and future generations because of its heritage interest. That interest may be* archaeological, architectural, artistic *or* historic*. Significance derives not only from a heritage asset's physical presence, but also from its setting'* (MHCLG 2021, 71-72).

3.2 Study Area

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

3.3 Information Sources

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

- The Greater Manchester Historic Environment Record (GMHER), maintained by Greater Manchester Archaeological Advisory Service (GMAAS) for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (HLC) mapping.
- The National Record of the Historic Environment (NRHE), maintained by the Historic England Archives.
- The National Heritage List for England (NHLE) maintained by Historic England for information regarding designated assets.
- Groundsure Historic Mapping Report for historic Ordnance Survey maps.
- The British Geological Survey onshore digital maps at 1:50 000 scale (DiGMapGB-50 – WMS).
- Cranfield University's *Soilscapes* free interactive online viewer for a simplified version of the 1:250,000 scale Digital National Soil Map for England and Wales.
- Various other relevant books, journals and publications identified during the assessment, details of which can be found in the references section of the report.
- A site walkover to Historic England (2017) Level 1 standard was undertaken in sunny conditions on 30/04/2024.

4 Baseline Assessment

4.1 Archaeological and Historical Background

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

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

There is no recorded evidence for Early Prehistoric activity within the PDA or 250m Study Area. Due to this, and considerable later development within the PDA, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be negligible.

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

There is no recorded evidence for Later Prehistoric activity within the PDA or 250m Study Area. Due to this, and considerable later development within the PDA, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be negligible.

4.1.3 Romano-British (43 to 410 AD)

There is no recorded evidence for Romano British activity within the PDA or 250m Study Area. The nearest evidence is the possible route of a Roman road, running roughly N/S c.700m to the west of the PDA. The road is thought to have provided a link between the 1st century Roman forts constructed in west Manchester and those based in Castleshaw, through the Ancoats area south and west of the PDA. The name 'Manchester' itself was partly derived from *ceaster,* for Roman fort or site, yet the focus of such activity was some way to the southwest of the PDA.

Due to the lack of recorded evidence, and considerable later development within the PDA, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be negligible.

4.1.4 Early Medieval (410 to 1066 AD)

There is no recorded evidence for Early Medieval activity within the PDA or 250m Study Area. The fact that no place names in the immediate locale of the PDA have Anglo-Saxon or earlier names supports the marginalisation of any activity of this period within the PDA or Study Area.

Due to this, and considerable later development within the PDA, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be negligible.

4.1.5 Medieval (1066 to 1540 AD)

There is no recorded evidence for Medieval activity within the PDA or 250m Study Area. The immediate area is not mentioned within the Domesday Book of 1086 AD. The surrounding area of Ancoat is first recorded as *Elnecot* in 1212, suggesting a general settlement in the area by the early 13th century. The PDA was likely defined by marginal agricultural lands during this period.

Due to this lack of recorded evidence, and the considerable later development within the PDA, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be negligible.

4.1.6 Post-Medieval (1540 to 1901 AD)

The earliest Post-Medieval development recorded within the wider Study Area is the use of several marl pits (HER 9906) beginning in the later 16th century, focused c.170m west of the PDA. These pits were the result of mining for daub, to use in building infill, and indicate the beginning of more major industry and settlement in this area of Manchester. This took place by at least 1598, when a local law forbade the transport of such daub between the Pinfold and Shudehill. By 1794, further pits were noted on maps as running down Swan Street, before being filled in and built over by the early 19th

century. Those that were not filled in acted as water reservoirs for the area. Cartographic evidence from the 17th century suggests much of the surrounding area was taken up by agricultural and horticultural allotments at this time, such as that noted at Smithfield [MGM17529] c. 230m southwest of the PDA. Smithfield became the centre of major market serving the area [MGM111109] by the 18th Century. The Grade II Listed Market Hall [NHLE1254687] was later built on this site in 1857, formalizing the establishment.

By the later 18th century, several houses had developed in the Study Area, particularly MGM12879 c.120m south of the PDA and MGM16938 c.230m to the northwest, suggesting a gradually growing population at this time.

By the early 19th century, a map covering the PDA and immediate Study Area (dated to 1810) show a large open area, likely comprising a work yard, to the north, with the PDA largely open ground. A short row of buildings, considered likely to be terraced workers housing impedes slightly within the PDA's southern boundary.

By the middle of the 19th century, the 1850 Town Plan shows that these buildings have been demolished, and the immediate area firmly organised into a grid of streets (such as Goulden Street, Cross Keys) and industrial workshops/houses. In some contrast, the PDA itself has been developed entirely as the Royal Lancastrian School [HER-ARS1], one of many free schools set up under the teachings and theories of 19th century educator, John Lancaster. The placement of this school emphasises the poorer demographic of the area, largely made up of the working class and factory workers. The buildings immediately surrounding the PDA are made up of industrial buildings, such as timber works and cotton mills. The nature of these buildings changes little upon being depicted in the 1891 Town Plan Series, with only minor alterations, the cotton mill is a 'rice and flour mill' by this point. However, by this point the Police Station [NHLE1292052] has been constructed to the immediate north of the PDA. Little else can be seen to change within the Site itself through the remainder of the 19th century until the early Modern period of the 20th century, with later maps suggesting the PDA remained a school until at least 1949.

The wider Study Area's industrial development was focused in 3 key areas around the 250m Study Area, relative to the PDA; to the southwest, southeast, and northwest. An Oil Cloth Manufactory (MGM18582), now non-extant, was established c.200m southwest of the PDA. Considering cartographic evidence, the factory developed no earlier than 1831, and had been cleared by 1901. Within this immediate area, an early 19th century cornmill [MGM18579] was converted into workhouse for 600-800 people by 1847, potentially reflecting the increasing population and ensuing social and economic pressures of the period. Changing modes of population and employment are also shown by the development of workers terraced housing [MGM18578] by the 19th century, immediately to the east of the factory and workhouse. This is further emphasised by the Grade II Listed 49-53 Tib Street [NHLE1254717] in this area, previously utilized as Garret workshops and houses in the later 18th century and earlier 19th century.

Another focus of 19th century industry may be found c.200-250m to the northwest of the PDA, in the form of the Manchester Iron Foundry [MGM18398] and associated elements. These immediate elements within this industrial cluster include the sites of workers' housing [MGM18402; MGM18403; MGM18404], the site of a timber yard [MGM18401], and the site of Deakins brewery [MGM18399]. These increasingly industrial elements (including the iron foundry itself) largely developed from the initial position of the Arkwright Mill [MGM18396]. The L-Shaped range was based on an earlier structure, with the east section added by 1793, in close proximity to the marl pits mentioned above, suggesting an ongoing focus of industrial activity in this area of the northeast outskirts of Greater Manchester.

A clothing factory [MGM7498] was established c.200m to the southeast of the PDA in the later 19th century, along with terraced workers housing immediate north up George Leigh Street from this position [MGM7468; MGM17198, both non-extant]. The site of 19th century back-to-back terraced

housing at St Mary's Square [MGM17282] may also be found in this area, c.215m southeast of the PDA. Such housing is further indicative of the rapid growth in population the area saw throughout the 19th century as a result of the industrial revolution.

Standard mercantile behavior continued to develop alongside the more industrial factories and yards, as evidenced by the numerous shops and markets of this period throughout the wider 250m Study Area.

These includes the site of 19th century shops on Oldham Road [MGM7458; MGM7459] c.120m south of the PDA, as well as the 'surplus store' c.70m further northeast up the Oldham Road [MGM7463].

Evidence of such population growth may also be seen in the form of the contemporary establishment of several public houses across the wider Study Area, numbering at least 10 throughout the 19th century within 250m of the PDA. These include the Express Club [MGM7460] c.120m to the south/southeast of the PDA, The Royal Oak [MGM18581] c.200m to the southwest, and the Grade II Listed Crown and Kettle [NHLE1246276], situated c.150m south of the PDA.

Considering the dearth of evidence and data outline above, the potential for archaeological remains dating to this period surviving beneath the PDA is considered to be high.

4.1.7 Modern (1901 AD to the present day)

The industrial and mercantile focus of the wider 250m Study Area within Ancoats continued into the 20th century, with the development of several more warehouses and associated offices, including Virginia House [MGM7481] c.150m south of the PDA, the Hudson buildings [MGM7485] c.220m south/south east, MGM7508 c.250m to the southeast of the PDA. Further to this, an electricity substation [MGM7487] was established in 1927 c.250m south/southeast of the PDA, presumably to serve the area's residential boom as Greater Manchester expanded. The substation remained in use until 2017.

Although these aforementioned developments appear to be restrained to the broad southeast portion of the Study Area (within the north of the Ancoats Conservation Area), the 1922 County Series map shows the major development of a good shed c.100m to the northeast of the PDA, served by several railway tracks linked to main Victoria Station line to the northwest. This further emphasises the continuation of the Study Area's significance to the industrial economy, allowing the transport of factory goods to and from the area. As noted in the discussion on Conservation Areas (CA) in section 4.3.3 below, Ancoats was an industrial hub (particularly in cotton mills) from the early 19th century until at least the 1930s, and sees a particular concentration of built and documentary evidence for such heritage.

Although such industry was waning within the wider Study Area by the early 20th century, newspaper printing was introduced through the establishment of the Grade II* Listed Daily Express Building [NHLE1218285] c.160m south/southeast of the PDA in the 1930s. This shift in economic activity was preceded by the 1914 establishment of the Grade II Listed Midland Bank [NHLE1270668] to the north west of the Daily Express Building and associated journalist offices, heralding a distinct shift towards a less manufacturing based economy in the immediate area.

From the middle of the 20th century to the present day, the essential layout of the Study Area has not significantly changed from its rigid grid formation of roads and buildings. The Site/PDA itself is still standing as a building with a courtyard upon analysis of an aerial photograph from May 1946. This building is still intact (and yet obviously derelict) by 2011, considering a publicly available photograph from Google Maps. However, a later photograph from 2014 shows the building has been demolished and replaced with a hard-standing car park, a function the PDA maintains to the present day.

4.2 Designated Assets

On-Site

The NHLE does not identify any designated heritage assets within the PDA.

Study Area

There are 13 designated heritage assets within the wider 250m Study Area beyond the PDA, comprising 13 Listed Buildings. There are no Scheduled Monuments or Registered Parks and Gardens within this Study Area. These are listed in Table 1 below and their locations are depicted in yellow (Grade II Listed Buildings) and orange (Grade II* Listed Buildings) on Figure 2.

The closest to the PDA is the now partially demolished Former Police and Ambulance Station [NHLE1292052].

Table 1: Listed Buildings within the wider study area

Name	NHLE ID	Grade	Period	Description
Derros Building	1119732	II	Post-Medieval	Women's shelter and rescue home, empty at the time of inspection. (March 1998). 1899, with C20 alterations. By Walter Richard Sharp, architect, of Manchester for the Wesleyan Methodist Church, Central Hall Mission as a gift from Mr James Scarlett. Arts and Crafts style, with Vernacular Revival detailing. Red brick, with decorative banding in buff terracotta, and with close-studded jettied gable to attic storey to front. Blind timber-framed arcading as eaves band to side elevation. Contemporary interlocking clay tile roof covering with flat-headed dormer windows, and a tall side-wall stack.
8 Cable Street	1208255	II	Post-Medieval	Warehouse or industrial building. Mid to later C19. Brick with some stone dressings. Rectangular
Crown and Kettle Public House	1246276	II	Post-Medieval	Public house. Probably earlier C19, altered.
Marble Arch Inn	1247604	II	Post-Medieval	Public house. Dated 1888 in gable to Gould Street.
Smithfield Market Hall	1254687	II	Post-Medieval	Former wholesale market hall. Dated 1857 on frieze at front, and "altered 1867" on north side
49-53 Tib Street	1254717	II	Post-Medieval	Row of 3 garret-workshop houses, now shops. Late C18 or early C19; altered
29 Swan Street	1270667	II	Post-Medieval	Shop with former offices (now storage) above. c1865; architect not known.
Warehouse on West Corner of Junction with Simpson Street	1270681	II	Post-Medieval	Small 4-storey warehouse, now handbag workshop. Probably mid C19, slightly altered.
The City Public	1271456	II	Post-Medieval	Formerly known as: The Prince of Orange PH OLDHAM STREET. Public house. Probably late C18, altered c.1870
Former Police and	1292052	II	Post-Medieval	Former police and fire station. Mid to later C19, altered and part reduced

Name	NHLE ID	Grade	Period	Description
Ambulance Station				
Former doctor's surgery	1482727	II	Post-Medieval	Doctor's surgery and house of around 1887, adapted and converted from an early-C19 house, with further later alterations. Arts and Crafts-inspired style
Daily Express Building	1218285	II*	Modern	
Former Midland Bank	1270668	II	Modern	

4.3 Non-Designated/Other Heritage Assets

4.3.1 Archaeological Remains

On-Site

The GMHER does not identify any known archaeological sites/heritage assets within the PDA itself.

Table 2: Other potential archaeological remains identified by the DBA

ARS ID	Description
ARS1	**The Royal Lancastrian School (site of)** The Royal Lancastrian School is shown directly within the PDA on the 1848 OS Map. Foundation remains may survive between the hardstanding of the carpark which exists today

Study Area

There are **41** known archaeological sites and/or findspots within the wider study area, including the sites of non-extant historic buildings. This does not include those extant historic buildings listed below. These are listed in Table 3 below and are depicted in green on Figure 3. Further details are provided in the gazetteer in Appendix I.

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

HER ID	Name	Period
MGM11112	Clay Pits (site of)	Post-Medieval
MGM1918	Barlow Cross/ New Cross (site of)	Post-Medieval
MGM7458	6 Oldham Road (site of)	Post-Medieval
MGM7459	8-18 Oldham Road (site of)	Post-Medieval
MGM7460	Express Club public house (site of)	Post-Medieval
MGM7465	2 Cornell Street (site of)	Post-Medieval
MGM7466	8-10 Cornell Street (site of)	Post-Medieval
MGM12879	1 to 11 (odd) Oldham Road (site of)	Post-Medieval
MGM11109	Smithfield Market (site of)	Post-Medieval
MGM16899	Buildings, Shudehill (site of)	Post-Medieval
MGM16938	35 Angel Street (site of)	Post-Medieval
MGM17198	Housing, George Leigh Street (site of)	Post-Medieval

HER ID	Name	Period
MGM17199	House, Cotton Street (site of)	Post-Medieval
MGM7501	The Cornerstones public house (30 George Leigh Street) (site of)	Post-Medieval
MGM17281	St Chad's Church School (site of)	Post-Medieval
MGM17282	St Mary's Square (site of)	Post-Medieval
MGM17283	Housing on Loom Street/ Cotton Street (site of)	Post-Medieval
MGM7503	27-29 Sherratt Street/ George Leigh Street (site of)	Post-Medieval
MGM17529	Land on Smithfield, Northern Quarter	Post-Medieval
MGM18396	Arkwright's Mill: L-shaped range of c.1793 (site of)	Post-Medieval
MGM18398	Manchester Foundry (site of)	Post-Medieval
MGM18399	Deaken's Brewery (site of)	Post-Medieval
MGM18401	Timber Yard (site of)	Post-Medieval
MGM18402	Workers' housing, Miller Street (site of)	Post-Medieval
MGM18403	Workers' Housing, Rochdale Road (site of)	Post-Medieval
MGM18404	Workers' housing, Angel Street (site of)	Post-Medieval
MGM7461	28-30 Oldham Road (site of)	Post-Medieval
MGM18578	Workers' housing (site of)	Post-Medieval
MGM18579	Corn mill (later used as Tib Street Workhouse) (site of)	Post-Medieval
MGM18581	The Royal Oak public house (site of)	Post-Medieval
MGM18582	Oil Cloth Manufactory (site of)	Post-Medieval
MGM7462	Commercial Property (32-□□36 Oldham Road) (site of)	Post-Medieval
MGM9736	Victoria Square	Post-Medieval
MGM7497	23-25 Gun Street (site of)	Post-Medieval
MGM12881	Church of St Paul (site of)	Post-Medieval
MGM19053	Deakin's Court/ Dakin's Court (site of)	Post-Medieval
MGM19054	Workers' housing on Baptist Street (site of)	Post-Medieval
MGM19055	Particular Baptist Chapel	Post-Medieval
MGM7464	The Cheshire Cheese public house (site of)	Post-Medieval
MGM7500	19 Blossom Street (site of)	Modern
MGM7487	Electricity Sub Station (site of)	Modern

4.3.2 Historic Built Environment

On-Site

The GMHER does not identify any known elements of the Historic Built Environment within the PDA itself.

Study Area

There are 17 elements of the historic built environment recorded by the HER and/or NRHE within the wider study area beyond the PDA. These are listed in Table 4 below and are depicted on Figure 3. Further details are provided in the gazetteers in Appendix II.

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

HER ID	Name	Period
MGM2746	Buildings at 47 Tib Street	Post-Medieval
MGM7463	New X Surplus Store (10-14 Oldham Road)	Post-Medieval

HER ID	Name	Period
MGM7467	Anita Street	Post-Medieval
MGM7498	24-28 George Leigh Street	Post-Medieval
MGM7507	2-4 Loom Street	Post-Medieval
MGM9738	The City public house	Post-Medieval
MGM7502	St Michael's School	Post-Medieval
MGM13323	Krupa Building (former warehouse)	Post-Medieval
MGM7468	Terraced housing on George Leigh Street	Post-Medieval
MGM12880	St Vincents public house (former; now St Vincents House)	Post-Medieval
MGM7469	44-68 Oldham Road	Post-Medieval
MGM7486	39 Great Ancoats Street	Post-Medieval
MGM7499	The Edinburgh Castle public house and 17a Blossom Street	Post-Medieval
MGM7481	Virginia House	Modern
MGM7485	Hudson Buildings	Modern
MGM7508	Building at junction of Cotton Street/ Blossom Street	Modern
MGM17280	St Michael's Clergy House (former)	Modern

4.3.3 Historic Landscape

HLC units have not been provided by GMHER as part of their HER data for the PDA and 250m Study Area. In general, the Study Area is of an industrial/residential character, with elements of infrastructure (transport, roads etc.). Some of this layout survives from the Post Medieval character of the wider Study Area.

Further to this, there are three Conservation Areas extending to the south, east, and west of the PDA. These include the Post-Medieval industrial settlement of Ancoats (DGM1611), the Post-Medieval market centre of Smithfield (DGM1608), and the Victorian city centre of Stevenson Square (DGM1609). These are detailed in Appendix IV and their locations illustrated on Figure 5.

4.4 Previous Investigations

4.4.1 Archaeological Events

A total of 50 archaeological investigations undertaken within the study area are currently recorded on the Manchester HER, eleven of which are recorded on the NRHE. These are detailed in Appendix IV and their locations illustrated on Figure 4.

Within the PDA itself, no previous archaeological investigations have been undertaken. However, a Desk Based Assessment was undertaken for land directly to the northeast of the PDA, which highlighted the Grade II Listed Former Police and Ambulance Station [1292052]. Furthermore, potential for the below-ground remains of 19th century workers housing of local to regional heritage significance were identified in the area.

A heritage statement was also produced for land immediately to the southwest of the PDA. This identified low potential for remains of heritage significance, although highlighted the proximity of the site to Ancoats and Smithfield CAs to the south, and their associated built heritage assets.

The nearest previous archaeological fieldwork to the PDA is that of an evaluation immediately to the northeast [EGM5505], comprising of four 50m linear trenches. These trenches unearthed foundations and flooring remains of the Former Police and Ambulance Station, as well as some that may have belonged to the aforementioned 19th century workers housing. These were recorded, and further investigation was not recommended.

Archaeological evaluation and excavation also took place to the immediate southeast of the PDA [EGM4978], in order to further investigate potential remains of 19th century workers' housing. Similarly, four trial trenches [EGM4948] on land c.50m to the southwest of the PDA identified possible remains of such 19th century housing depicted on Goads 1888 map of Manchester. Further excavation on this site [EGM5023] identified 18th century and 19th century cellars of an earlier stone building, as well as brickwork identified with the ropeyard building previously within the site. Besides this, archaeological excavation [EGM4865] c.20m to the south of the PDA identified the foundations of 'blind-back' workers' housing on Chadderton Street. This housing may be seen on the 1810 map cited above, and appears to continue into the boundary of the PDA itself. Therefore, there is potential for such early 19th century foundations to survive beneath the hard-standing of the carpark currently within the PDA itself, if not truncated by the construction of the Royal Lancastrian School by the middle of the 19th century.

4.4.2 Geotechnical Investigations

The closest geotechnical borehole was excavated immediately east of the PDA in 1971 [SJ89NW1352]. The borehole revealed only silty clay beneath the initial tarmac. This supports the data available on the British Geological Survey's Geoindex, that there are no superficial deposits of potential archaeological significance (Palaeoenviromental remains within gravel etc.) beneath the site.

5 Assessment of the Significance of Affected Heritage Assets

5.1 Potential Below Ground Archaeological remains

As discussed above in Section 4, the lack of archaeological evidence for activity predating the Post-Medieval period suggests the potential for as yet undiscovered archaeological remains of these earlier periods to survive beneath the PDA is unlikely. Any remains that had existed would likely have been truncated and or destroyed by the Post-Medieval and Modern development which has proceeded on site.

Previous archaeological fieldwork in the immediate area of the PDA demonstrates the survival of below-ground foundations and flooring belonging to previous 19th century buildings (such as workers' housing). This suggests foundation remains of the housing denoted on early 19th century maps as entering the PDA from the south may survive below ground. The potential of such survival may be limited by the later development of the Royal Lancastrian School [ARS1] on the site.

The heritage significance of 19th century housing remains would almost entirely derive from its evidential value, through contributing to further understanding of the socio-economic context of the local area. However, as this is already well understood (from analysis of previously excavated remains in the immediate area and a dearth of existing documentary and cartographic evidence on the subject), such remains would have limited research value, and would likely be confined to a low local heritage significance.

The same may be said of the potential remains of the Royal Lancastrian School. Although the likelihood of foundation survival is higher due to seemingly limited later truncation (site clearance and hard standing etc.), the evidential value and heritage significance of such remains is limited to local by preexisting understanding and research.

5.2 Built Heritage

5.2.1 Designated Built Heritage

Although not directly (i.e. physically) impacted by the Proposed Development, 5 examples of Designated Built Heritage (in this case, solely Listed Buildings) that may experience a change of setting have been identified within the 250m Study Area. These designated heritage assets have been identified though Zone of Theoretical Visibility (ZTV) analysis to share at least some intervisibility with the proposed development (at a height of c.30m) within the PDA. These are listed below, long with a brief discussion of their respective heritage significance.

Former Police and Ambulance Station [NHLE1292052]

This Grade II Listed building is situated immediately south and southeast of the PDA. It consists of the remains of a 19th century Police and Ambulance Station, severely damaged in a fire in 2004. The values
which contribute to the asset's heritage significance are largely historic illustrative, as the asset represents the historical growth of administrative and legislative powers in a major city throughout the mid to later 19th century.

Due to the recent changes to the historical character of the asset's more immediate surroundings of the Cross Keys Street grid layout (such as building demolitions etc.), this immediate setting does not significantly contribute to the asset's overall heritage significance. However, its wider setting (taking in the north extent of the industrial hub of Ancoats) provides an historical context through its well-preserved 19th century townscape, allowing the placement of the asset to be perceived in largely original viewsheds.

The asset's aesthetic value has been somewhat compromised by the aforementioned fire damage, yet the building's abrupt edges and strikingly defensive character (this being at architectural odds to the later police station established on London Street) may still be perceived, and contributes to the asset's overall significance through its locally unique nature.

The above values all contribute towards a local heritage significance, as further emphasised by the Grade II listing of the asset, providing legislative protection to such values and significance.

Number 8 Cable Street [NHLE1208255]

This Grade II Listed building is situated c.65m south of the PDA. It consists of a mid to later 19th century industrial warehouse in brick with stone dressings. The values which contribute towards the assets are largely historical illustrative. This is due to the fact the asset is a preserved example of the industrial development of Greater Manchester (particularly Ancoats) during the 19th century.

As with the Former Police and Ambulance Station [NHLE1292052] discussed above, later Modern developments within the assets immediate setting have detracted from some of the historical characteristics of the area, with the demolition of several contemporary 19th century industrial buildings. This therefore detracts from the contribution the assets immediate setting has towards its overall heritage significance.

However, as with the former police station, the wider setting of 8 Cable Street remains well-preserved in its 19th century industrial townscape, allowing it to be experienced in a largely original context.

The above values all contribute towards a local heritage significance, as further emphasised by the Grade II listing of the asset, providing legislative protection to such values and significance.

Crown and Kettle Public House [NHLE1246276]

This Grade II Listed Building is situated c.140m south of the PDA. It consists if an earlier 19th century public house, built of buff brick in 2 storeys. The majority of its value (contributing to its overall heritage significance) is historical, both illustrative and associative. The former is due to it being a well-preserved example of an early industrial drinking establishment (with a particularly unusual example of gothic architecture on its ceiling adding to its internal aesthetic value). The latter is due to its historical association as a meeting place for the nearby Smithfield Market. Both of these elements create a firm link to the areas industrial and mercantile Post-Medieval past.

The asset's wider setting within the well-preserved 19th century industrial landscape of Ancoats further emphasises its heritage significance, making its historical context clearer and demonstrating Post-Medieval views of the asset.

The above values all contribute towards a local heritage significance, as further emphasised by the Grade II listing of the asset, providing legislative protection to such values and significance.

29 Swan Street [NHLE1270667]

This Grade II Listed Building is situated c.150m to the southwest of the PDA, and comprises a shop made up of former offices, established c.1865.

The majority of the asset's heritage significance comes from its aesthetic value, owing to its well preserved facing (although with Modern adaptation to the ground floor which arguably detracts from this) and 19th century architecture. The asset remains an attractive element of the generally well-preserved streetscape, and this historical setting further contributes towards its wider heritage significance.

The above values all contribute towards a local heritage significance, as further emphasised by the Grade II listing of the asset, providing legislative protection to such values and significance.

Smithfield Market Hall [NHLE1254687]

This Grade II Listed Building is situated c.160m to the southwest of the PDA, on Swan Street. The asset comprises a former wholesale market hall, in coursed sandstone, established in 1857.

The values which contribute towards the asset's overall heritage significance are largely historical (illustrative), owing to the asset being a well-preserved example of mercantile and industrial developments within this area of Greater Manchester in the 19th century. Further to this, the asset also holds considerable aesthetic and architectural value, due to its well-preserved architectural elements. This particularly includes the Corinthian pillar flanked entrance way and interior cast iron metal and glass canopy, elements which would have been most central to experiencing the building, both as a 19th century market hall, and today as a food hall.

The above values all contribute towards a local heritage significance, as further emphasised by the Grade II listing of the asset, providing legislative protection to such values and significance.

6 Assessment of Potential Impacts

6.1 Direct Impacts to Buried Archaeological Remains

As discussed above in Section 5, there remains a high potential for as yet unrecorded archaeological remains of low/local heritage significance to survive beneath the PDA. Considering cartographic analysis, these would likely consist of foundation and flooring remains of the Royal Lancastrian School which previously occupied the PDA, and potential remains of the northern extent of workers' housing depicted on an 1810 map of Manchester. Their survival is judged to be likely owing to the results of previous archaeological works in the immediate vicinity of the PDA, which have shown good survival of 19th century foundations despite later developments on site.

If the Proposed Development continued without mitigation, this would likely result in the truncation (if not complete destruction) of these remains, due to the required ground works of the Proposed Development (grubbing out foundations, piling etc.). This would amount to an irreversible impact upon the finite of the archaeological resource, through potential destruction of evidence which may further archaeological understanding of the Post-Medieval in the area.

6.2 Indirect Impacts to Built Heritage

As discussed in Section 5.2, five designated heritage assets (all Grade II Listed Buildings) have been identified as sharing intervisibility with the Proposed Development within the PDA. This suggests a potential for their settings to be changed, which in turn may negatively impact their associated heritage values and significance. These five assets are discussed in turn below, concerning any potential indirect changes to their setting by the Proposed Development.

Former Police and Ambulance Station [NHLE1292052]

As discussed above, this asset's heritage significance largely derives from its historic illustrative and aesthetic value. As such, and due to Modern development, it has become disconnected from its immediate historical setting, meaning said setting currently contributes little value to its overall heritage significance. Any further changes to this immediate setting (for instance, by the Proposed Development) would cause only a negligible impact upon said significance.

Number 8 Cable Street [NHLE1208255]

As with the former police and ambulance station discussed above, the heritage significance of 8 Cable Street lies primarily in its illustrative historical value, rather than its particular setting. The asset has been detached from this immediate historical setting due to Modern development, such as the office blocks to the east and west. As such, the contribution of such setting to the asset's overall heritage significance is considered minor, and any such change to this setting by the Proposed Development would be considered only a negligible impact.

Crown and Kettle Public House [NHLE1246276]

Although this asset shares intervisibility with the Proposed Development to the north, the primary visual experience is from that same direction, towards the south and west. Therefore, the PDA does not constitute a significant setting for the asset, and changes to said setting would be negligible in

their impacts to the assets overall heritage significance. This is supported by the fact the primary values which contribute towards the assets significance are aesthetic and historic, neither of which shall be impacted by the Proposed Development.

29 Swan Street [NHLE1270667]

As with the Crown and Kettle Public House [NHLE1246276] discussed above, 29 Swan Street shares some minor intervisibility with the Proposed Development, particularly directly down Cross Key Street. However, as above, the primary experience of the asset is towards the south, facing the buildings front from Swan Street. As such, the PDA does not constitute a significant setting for the asset, and changes to said setting would be negligible in their impacts to the asset's overall heritage significance. This is supported by the fact the primary values which contribute towards the asset's significance are aesthetic and historic, neither of which shall be impacted by the Proposed Development.

Smithfield Market Hall [NHLE1254687]

As with 29 Swan Street [NHLE1270667] discussed above, although the Market Hall and the Proposed Development share minor intervisibility, the primary experience of the built heritage asset is towards the asset from Swan Street, towards the south. Further to this, the asset is largely experienced from the interior when being engaged as a food hall. As such, the PDA does not constitute a significant setting for the asset, and changes to said setting would be negligible in their impacts to the asset's overall heritage significance. This is supported by the fact the primary values which contribute towards the asset's significance are aesthetic and historic, neither of which shall be impacted by the Proposed Development.

7 RECOMMENDATIONS

There is considered to be a high potential for Post-Medieval archaeological remains of low/local heritage significance to survive below beneath the PDA. Whilst the low potential heritage significance and limited evidential value of said remains does not justify *in situ* preservation or targeted excavation, an archaeological watching brief (archaeological monitoring and recording brief) is recommended, in order to preserve by record any archaeological remains encountered through (and to be removed by) groundworks associated with the Proposed Development.

The watching brief (and the recording of any encountered remains of archaeological significance) shall be dictated by the methodology laid out in a Written Scheme of Investigation in agreement with GMAAS.

8 STATEMENTS AND ACKNOWLEDGEMENTS

8.1 Archive Deposition

One digital PDF/A copy of the final report will be deposited with the Greater Manchester HER.

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

8.2 Publicity, Confidentiality and Copyright

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

8.3 Statement of Indemnity

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

8.4 Acknowledgements

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APPENDIX I GAZETTEER OF DESIGNATED HERITAGE ASSETS

NHLE Entries

Name	List Entry (NHLE ID)	Grade	Period
Derros Building	1119732	II	Post-Medieval
8, Cable Street	1208255	II	Post-Medieval
Crown and Kettle Public House	1246276	II	Post-Medieval
Marble Arch Inn	1247604	II	Post-Medieval
Smithfield Market Hall	1254687	II	Post-Medieval
49-53 Tib Street	1254717	II	Post-Medieval
29 Swan Street	1270667	II	Post-Medieval
Warehouse on West Corner of Junction with Simpson Street	1270681	II	Post-Medieval
The City Public House	1271456	II	Post-Medieval
Former Police and Ambulance Station	1292052	II	Post-Medieval
Former doctor's surgery	1482727	II	Post-Medieval
Daily Express Building	1218285	II*	Modern
Former Midland Bank	1270668	II	Modern

APPENDIX II GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS (INCLUDING HISTORIC BUILDINGS AND ARCHAEOLOGICAL SITES)

HER Entries

HER ID (MonuID)	Name	Period
MGM11112	Clay Pits (site of)	Post-Medieval
MGM1918	Barlow Cross/ New Cross (site of)	Post-Medieval
MGM2746	Buildings at 47 Tib Street	Post-Medieval
MGM7458	6 Oldham Road (site of)	Post-Medieval
MGM7459	8-18 Oldham Road (site of)	Post-Medieval
MGM7460	Express Club public house (site of)	Post-Medieval
MGM7463	New X Surplus Store (10-14 Oldham Road)	Post-Medieval
MGM7465	2 Cornell Street (site of)	Post-Medieval
MGM7466	8-10 Cornell Street (site of)	Post-Medieval
MGM7467	Anita Street	Post-Medieval
MGM7498	24-28 George Leigh Street	Post-Medieval
MGM7507	2-4 Loom Street	Post-Medieval
MGM9738	The City public house	Post-Medieval
MGM12879	1 to 11 (odd) Oldham Road (site of)	Post-Medieval
MGM11109	Smithfield Market (site of)	Post-Medieval
MGM16899	Buildings, Shudehill (site of)	Post-Medieval
MGM16938	35 Angel Street (site of)	Post-Medieval
MGM17198	Housing, George Leigh Street (site of)	Post-Medieval
MGM17199	House, Cotton Street (site of)	Post-Medieval
MGM7501	The Cornerstones public house (30 George Leigh Street) (site of)	Post-Medieval
MGM7502	St Michael's School	Post-Medieval
MGM17281	St Chad's Church School (site of)	Post-Medieval
MGM17282	St Mary's Square (site of)	Post-Medieval
MGM17283	Housing on Loom Street/ Cotton Street (site of)	Post-Medieval
MGM7503	27-29 Sherratt Street/ George Leigh Street (site of)	Post-Medieval
MGM17529	Land on Smithfield, Northern Quarter	Post-Medieval
MGM18396	Arkwright's Mill: L-shaped range of c.1793 (site of)	Post-Medieval
MGM18398	Manchester Foundry (site of)	Post-Medieval

HER ID (MonuID)	Name	Period
MGM18399	Deaken's Brewery (site of)	Post-Medieval
MGM18401	Timber Yard (site of)	Post-Medieval
MGM18402	Workers' housing, Miller Street (site of)	Post-Medieval
MGM18403	Workers' Housing, Rochdale Road (site of)	Post-Medieval
MGM18404	Workers' housing, Angel Street (site of)	Post-Medieval
MGM7461	28-30 Oldham Road (site of)	Post-Medieval
MGM18578	Workers' housing (site of)	Post-Medieval
MGM18579	Corn mill (later used as Tib Street Workhouse) (site of)	Post-Medieval
MGM18581	The Royal Oak public house (site of)	Post-Medieval
MGM18582	Oil Cloth Manufactory (site of)	Post-Medieval
MGM13323	Krupa Building (former warehouse)	Post-Medieval
MGM7462	Commercial Property (32-36 Oldham Road) (site of)	Post-Medieval
MGM9736	Victoria Square	Post-Medieval
MGM7497	23-25 Gun Street (site of)	Post-Medieval
MGM7468	Terraced housing on George Leigh Street	Post-Medieval
MGM12880	St Vincents public house (former; now St Vincents House)	Post-Medieval
MGM12881	Church of St Paul (site of)	Post-Medieval
MGM19053	Deakin's Court/ Dakin's Court (site of)	Post-Medieval
MGM19054	Workers' housing on Baptist Street (site of)	Post-Medieval
MGM19055	Particular Baptist Chapel	Post-Medieval
MGM7464	The Cheshire Cheese public house (site of)	Post-Medieval
MGM7469	44-68 Oldham Road	Post-Medieval
MGM7486	39 Great Ancoats Street	Post-Medieval
MGM7499	The Edinburgh Castle public house and 17a Blossom Street	Post-Medieval
MGM7500	19 Blossom Street (site of)	Modern
MGM7481	Virginia House	Modern
MGM7485	Hudson Buildings	Modern

HER ID (MonuID)		Name	Period
MGM7508		Building at junction of Cotton Street/ Blossom Street	Modern
MGM17280		St Michael's Clergy House (former)	Modern
MGM7487		Electricity Sub Station (site of)	Modern

APPENDIX IV GAZETTEER OF PREVIOUS ARCHAEOLOGICAL EVENTS

HER Event Entries

HER ID	Name	Description
EGM3664	Ician Hotel	DBA showing potential 18th century remains. Eval recommended.
EGM3803	30-34 George Leigh Street	Desk-based assessment undertaken ahead of proposed development. The study area contains the upstanding remains of a late C19 clergy house and St Michael's Roman Catholic School, and potential below-ground remains relating to late C18 and C19 workers' housing, St Chad's Roman Catholic School and a C19 public house. No further archaeological recording is recommended in the case of below-ground remains. In the case of the standing buildings it is recommended that an English Heritage Level 2 building survey should be undertaken of the clergy house and St Michael's School prior to any internal alterations as part of the proposed redevelopment.
EGM3810	Loom Street	Desk-based assessment. The study area contains the upstanding remains of a late 18th-century building and below-ground remains of late 18th- & 19th-century houses. Level 2 building survey should be undertaken on upstanding building and evaluation trenching should sample the sites of workers' housing
EGM3814	Smithfield Northern Quarter Phase 5	Desk-based assessment undertaken ahead of proposed development. The study area is likely to contain remains of local significance comprising deposits relating to the construction of Smithfield Market in the early C19, as well as earlier relict plough or garden soils that may be of regional significance. Evaluation through trial trenching is recommended
EGM4029	Loom Street	Seven open-area trenches were excavated to enable the investigation of well-preserved remains of 18th- and 19th-century workers' housing in advance of development works. The presence of the remains had been confirmed by the earlier excavation of evaluation trenches, during June and July 2007
EGM4059	NOMA Plot L	The Co-operative group are considering enabling redevelopment of land in the Shudehill area, and commissioned an archaeological desk-based assessment of the proposed site area. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and to establish the impact of any future development upon this resource. The data generated from the assessment is intended to provide an informed basis regarding the significance of any archaeological heritage assets within the site. This was coupled with the archaeological monitoring of six small trial pits that were excavated to inform an understanding of the ground conditions across the site, but also allowed some indication as to the survival of buried archaeological remains. 11 heritage assets lying wholly or partially within the site area were identified. Of these the buried remains of Arkwright's Mill – especially its original block, waterwheel and steam-power plant features – are of considerable archaeological and historical significance, possibly meriting preservation in situ.
EGM4129	Tib Street/ Foundry Lane	Assessment of the survival of archaeological and heritage assets prior to redevelopment of a corner plot at the junction of Tib Street and Foundry Lane. The site originally held workers' housing dating from the late 18th century which was demolished to make way for a corn mill in the early 19th century. The mill was replaced in the mid- to late 20th

HER ID	Name	Description
		century by housing. The site is considered to have low to medium archaeological potential
EGM4219	Land at Sharp Street/ Rochdale Road	Desk-based assessment, commissioned to accompany a planning application for a mixed-use development with basement car parking within an area of known archaeological and historical significance. The area was developed in the late 18th and 19th centuries with shops and small manufacturing premises along the Rochdale Road street frontage, and workers' housing elsewhere within the site. A scheme of archaeological evaluation by trial trenching followed by an appropriate mitigation strategy formulated on the results of the evaluation and details of the construction proposals will be required
EGM4350	Former Manchester Corporation Electricity Substation	Level 2 historic building survey undertaken prior to demolition of a 1920s electricity substation
EGM4355	Former Edinburgh Castle Public House	Historic building recording undertaken in advance of renovation of a former public house, providing an analytical descriptive account of the building and its history and development
EGM4526	Swan Street	Desk-based assessment, undertaken to support the proposed redevelopment of a site in Manchester's Northern Quarter. Preparation of the report followed a site walkover investigation and a comprehensive examination, analysis and assessment of historical records. The report then assesses the significance of the known and potential archaeological resource before detailing a series of recommendations to mitigate and manage this resource during the site's future redevelopment.
EGM4564	Swan Street	Archaeological building survey, undertaken as a condition of planning consent prior to the demolition of a mid-C19 building at 7–9 Foundry Lane. The subject building is a warehouse with a modern addition to the north, a modern two-storey unit to the west and a car park to the east.
EGM4584	Swan Street	Watching brief undertaken during groundworks prior to the construction of an office building. Few archaeological deposits were revealed; those that were present included the basement walls of C19 shops and warehouses
EGM4585	Swan Street	Evaluation undertaken in advance of development. Three trenches were excavated, with the aim of locating and recording any surviving foundations or basements relating to C19 buildings shown on mapping. The fieldwork also aimed to identify any medieval or post-medieval ploughsoils surviving in the area and recover any artefacts from the period
EGM4660	Cable Street	Evaluation and excavation, undertaken in order to determine the extent and state of preservation of any archaeological remains at a proposed development site and to ensure the identification and recording of any archaeological assets. Comprised the excavation of 6 trenches
EGM4683	Band on the Wall	Heritage impact assessment, commissioned in advance of proposed development/ refurbishment including the construction of a two-storey block. The aim of the assessment was to determine the local significance of the heritage assets within the site as well as to determine the potential impact of proposed development on designated and non-designated heritage assets in close proximity to

HER ID	Name	Description
		the proposed development site. Comprised desk-based assessment of documentary sources and a site visit
EGM4685	Plot 2, Oldham Road	Heritage statement prepared in support of a planning application for redevelopment. The proposal site does not contain any Listed Buildings, although it does contain two early 20th-century industrial buildings: No.4 and No.14 Addington Street. These two buildings are not considered to meet the criteria for statutory designation, and are considered to be of local historic and architectural interest
EGM4688	Oldham Road, New Cross	Archaeological desk-based assessment prepared to support a planning application for development in the New Cross area of Manchester. The assessment has identified several areas of potential belowground archaeological interest within the site. These comprise early 19th-century 'blind-back' workers' housing
EGM4704	Block A Blossom Street	Evaluation of a potential development site, commissioned in response to a condition attached to planning permission for a residential development. The site was divided into two blocks; only Block A was examined during the current evaluation, with evaluation of Block B due to take place later in 2017. 5 trenches were to be excavated, although one (Trench 5) was abandoned after encountering live services
EGM4771	25 Rochdale Road	Desk-based assessment and heritage statement, commissioned in advance of proposed development. The aim of the assessment was to establish the known cultural heritage resource within the site; to provide a context for the identification and understanding of any potential cultural heritage resource; to identify cultural heritage constraints; to assess the heritage significance of the standing building within the site; and to assess the effect of the proposed development on the cultural heritage resource. Comprised a DBA supplemented with documentary research. Also comprised a walkover survey, heritage assessment and photographic recording
EGM4846	Block B, Blossom Street	Evaluation commissioned in fulfilment of a condition attached to planning permission for residential development. Two trenches were proposed for investigation, but in the event a lack of ceiling space meant that one larger trench was excavated in the south-western half of the site. Whilst structural remains of C18/C19 terraced buildings were not observed within the trench, there appeared to be good survival of features relating to rear yard buildings in the north-eastern part of the trench
EGM4865	Oldham Road, New Cross	Strip, map and record excavation targeting the footprints of specific buildings shown on historic mapping. The work was undertaken as part of a condition of planning consent for redevelopment of the site. The excavation revealed the remains of blind-back workers' houses along Chadderton Street, double-depth dwellings with back yards and privies on Marshall Street, and the cellar remains of former commercial properties on Oldham Road. This phase of occupation dated to the early 19th century. Later activity on the site comprised minor additions such as the installation of drainage and the repair or installation of a privy to the rear of a house along Marshall Street. Most of the buildings within the site were demolished in the early and mid-20th century
EGM4874	Land off Mason Street	Desk-based assessment of a proposed development site. The assessment concludes that the site has a low potential for archaeological remains of prehistoric, Roman and medieval date. There is some archaeological potential associated with the foundations of late C18 and early C19 back-to-back houses and various industrial structures. However, this potential is limited by more recent modern built development across the site. To better assess this archaeological

HER ID	Name	Description
		potential in advance of development, it is considered likely that further targeted archaeological work will be required
EGM4880	Express Building	Heritage statement, commissioned to inform the development of proposals for the refurbishment of a purpose-built 1930s newspaper printing works for office use. Comprised documentary research and a visual inspection of the site
EGM4948	Land off Mason Street	Evaluation, commissioned in support of a planning application. Four trenches were excavated across the proposal site in order to evaluate any potential surviving archaeological remains, particularly those illustrated on Goad's 1888 map of Manchester. The trenches revealed varying levels of archaeological remains, with the majority containing foundations and floor surfaces relating to later warehouses, although the remains of foundation walls and floor surfaces seemingly related to the buildings illustrated on Goad's map were recorded towards the western end of the site. No finds were recovered
EGM4952	Former Cheshire Cheese public house and 32â??38 Oldham Road	Heritage statement, prepared to support a planning application for a proposed 8/9-storey residential block at a site located within the Ancoats Conservation Area. The statement describes the significance of the Conservation Area and nearby Listed Buildings and the impact of the proposed development on their significance
EGM4963	Sharp Street	Archaeological excavation undertaken on vacant land bounded by Sharp Street, commissioned following the identification of substantial surviving remains of C19 workers' housing during the archaeological monitoring of contamination test pitting and geotechnical bore-holing works. The work was undertaken in advance of proposed development for a hotel
EGM4978	New Cross Phase 2	Evaluation, commissioned in order to satisfy a condition of planning consent in advance of the completion of the second phase of a mixed-use development. The aim of the evaluation was to establish the presence or absence of early 19th-century housing and associated structures and features
EGM5016	Swan House	Desk-based assessment, prepared in relation to the submission of a planning application for the demolition of existing buildings followed by redevelopment. The assessment draws together the available archaeological, historical, topographic and land-use information to clarify the heritage significance and archaeological potential of the site. It is considered that there is some archaeological potential associated with the foundations of late C18 and early C19 terraced buildings and various industrial structures across parts of the site, but that this potential is limited by more recent modern built development. It is anticipated that further targeted archaeological work will be required in order to better assess the archaeological potential of the site
EGM5023	Mason Street	Excavation undertaken in order to expand on the results of a previous evaluation, in advance of development. The excavation identified the remains of C18 and C19 cellars, constructed in the footprint of an earlier stone building. This building is depicted on William Green's 1794 map as a large rectangular building, identified as Samuel Heginbottom's Ropeyard. C19 brick additions to the building match with later mapping of the site, which depicts a row of townhouses built following the insertion of a gridiron pattern of roads at the turn of the 19th century
EGM5030	Swan House	Heritage assessment of a proposed development site. The report considers the proposed development and draws together the available information pertaining to historic context, in order to clarify the

HER ID	Name	Description
		heritage significance of the site. It considers the above-ground heritage impact on nearby Conservation Areas and other designated and non-designated heritage assets in the locale
EGM5041	Goulden Street	Desk-based assessment commissioned in support of a planning application. The aim of the assessment was to consider the potential impact of the proposed development upon any buried archaeological remains within the site. Comprised documentary research and a site inspection
EGM5043	Oldham Road, New Cross	Desk-based assessment, commissioned to support a planning application for a proposed residential development. The assessment aimed to establish, as far as possible, the nature and significance of the archaeological resource within the area, and assess the impact of any future development upon this resource. Desk-based study and a site inspection were undertaken. The assessment identified several areas of potential below-ground archaeological interest within the site, comprising early 19thcentury 'blind-back' workers' housing
EGM5180	Cheshire Cheese Public House	Desk-based assessment, prepared to assess and inform a proposal to demolish a former public house and erect a new building on the site and on a neighbouring vacant plot. Desk-based research and a walkover survey were undertaken. The study concludes that further investigation within the proposed development area may potentially lead to a greater understanding of the area during its C18 and C19 development and possibly earlier, should earlier archaeological deposits survive
EGM5212	Land off Addington Street	Desk-based assessment of a proposed development site. The assessment draws together the available archaeological, historical, topographical and land-use information in order to clarify the heritage significance and archaeological potential of the site. It concludes that the site has only a low potential for remains of prehistoric, Roman or medieval date, but that there is some archaeological potential associated with the foundations of early C19 buildings and C20 terraced houses. It is considered likely that further archaeological work will be required, but that this could be undertaken as a condition of any planning consent granted
EGM5213	Hatter Street	Building recording, test pitting and some open excavation of 19th century remains
EGM5228	4 Angel Square	Historic building investigation, undertaken in fulfilment of a condition attached to planning consent for redevelopment. The development proposals necessitate the demolition of three adjoining buildings comprising a Victorian public house, a warehouse and an office block, and it was recommended that these should be the subject of a Level 2 historic building survey. The buildings were all found to be in poor condition, however, with the Ducie Bridge Inn being the only property that could be surveyed in its entirety. The architecture of this building is of typical late Victorian style, which also suggests that the buildings are of late C19 construction
EGM5255	6 Loom Street	Desk-based assessment of an area of land, commissioned in advance of the proposed construction of a pair of two-storey dwellings. The assessment aimed to determine the potential for unknown or unrecorded archaeological features to be present within the study area. Comprised documentary research
EGM5328	Rochdale Road	A desk-based assessment compiled to support an application for redevelopment. The assessment showed that during the early/mid-19th century, workers' houses were located within the proposed development site, including back-to-back terraced housing along

HER ID	Name	Description
		Ashley Street. By the second half of the C19, the houses had been demolished to make way for the expansion of the Rochdale Road Gas Works, which had been established to the north of the site in 1824. This new part of the gas works was used for transporting coal into the works, which was the raw material used in gas manufacture. Warehouses and a joiner's workshop associated with the works and the Gould Street School, built in 1837, were also located within the proposed development site. The majority of the buildings within the proposed development site were demolished in phases, beginning in the mid-C20; however, some locally significant remnants of the gas works survive within the site as upstanding remains, including depot buildings, brickwork arches and walls
EGM5014	Blossom Street	Excavation undertaken in fulfilment of a condition attached to planning consent for residential development. The excavation was informed by earlier desk-based assessment and evaluations, with the latter revealing structural remains related to the C18 and C19 development of the area, and identifying areas considered worthy of fuller investigation. The excavation revealed a series of cellars and other building remains which dated from the late C18 to the early C20. The majority of the buildings uncovered were residential in nature, although three commercial buildings were exposed. These buildings remained until the C20, with some being cleared and replaced with warehousing in the early C20 and others standing into the late C20
EGM5412	Oldham Street	Archaeological watching brief undertaken during excavations for pad foundations and the removal of the pile mat within the eastern half of a 0.25ha development site. The watching brief was carried out over a total of nine days in May and June 2020 and located no archaeological deposits, features or finds
EGM5428	Swan House	Level 2 Historic Building Survey of former warehouse prior to demolition
EGM5468	Addington Street, New Cross	Heritage statement prepared in support of a planning application for residential development. There are no heritage assets within the site boundary, although the area is situated in relative proximity to the Ancoats Conservation Area and the Smithfield Conservation Area. The heritage statement, therefore, considers the relative sensitivity of the nearby heritage assets and the impact of the proposal on the surrounding historic environment
EGM5040	Land between Bendix Street and Thompson Street	Desk-based assessment, commissioned to support a planning application for proposed residential and commercial development. The assessment aimed to establish, as far as possible, the nature and significance of the archaeological resource within the area, and assess the impact of any future development upon this resource. The assessment has identified several areas of potential belowground archaeological interest within the site, dating from the late 18th to the early 20th century. A programme of evaluation trenching may be required
EGM5498	87 Rochdale Road	Archaeological building survey of part of the former Rochdale Road Gasworks. The structural remains were in a fragmentary condition and were found at two levels. Much of the site was underlaid with cellars, most of which were inaccessible for survey
EGM5505	Goulden Street	A historic building investigation and evaluation trenching of the late 19th-century Police and Fire Station on Goulden Street, which had been largely cleared after a fire in 2002 with only the stone and brick boundary walls along with the extant brick chimney having been retained. The evaluation, which comprised the excavation of four

HER ID	Name	Description
		trenches, demonstrated that some remains of the 19th-century Police and Fire Station survived as below-ground remains, along with some structural remains associated with mid-19th-century workers' housing
EGM5527	39 Great Ancoats Street	Heritage statement, prepared to support a revised application to remodel 39 Great Ancoats Street (a Grade II Listed Building) as a residential dwelling house. Provides a description of the building and its setting, an overview of the history and evolution of the building, and an assessment of its heritage significance. The statement concludes that 39 Great Ancoats Street was constructed in the early 19th century but was altered around 1887 to a design influenced by the Arts and Crafts Movement, as a doctor's surgery and house. It has been used recently as an office
EGM5554	25 Rochdale Road	Evaluation undertaken in response to a condition of planning consent for the construction of a hotel. Seven trenches were excavated, targeting potentially surviving structural elements associated with former dwellings, shown on historic mapping. Remains of C19 buildings, including back-to-back workers' housing, were revealed. A further stage of more detailed excavation is recommended
EGM5588	87 Rochdale Road	Watching brief undertaken during the redevelopment of a small part of the former Rochdale Road Gasworks, following on from an initial phase of work that included an evaluation and building recording
EGM3353	47-53 (odd) Tib Street	Archaeological building survey of a terrace of four brick-built houses dating from the late 18th century

APPENDIX V FIGURES



Site name:	Cross Keys Street,Manchester
Date:	March 2024
Drawn by:	S Hetherington
Scale:	Varies

Figure 1:
Site location

N

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Manchester District | Site Boundary | 250m study area

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First Floor
Dunham House
Cross Street
Sale
M33 7HH
Tel: 01619 762544

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Figure 2: Designated Heritage Assets

- Proposed Development Area
- 250m study area
- Grade II Listed
- Grade II* Listed

1247604
1270681
1292052
1254687
1270667
1270668
1208255
1246276
1218285
1254717
1271456
1119732
1482727

Old Mount Street
Style Street
Naples Street
School Street
Ludgate Hill
Durant Street
Gould Street
Sudell Street
Ludgate Street
Sharp Street
Baptist Street
Simpson Street
Dyche Street
Hatter Street
Bendix Street
Thompson Street
Cassidy Close
Radium Street
Bengal Street
Primrose Street
Silk Street
Marshall Street
Goulden Street
Mayes Street
Mason Street
Cable Street
Cross Keys Street
Chadderton Street
Eagle Street
New George Street
Oak Street
Foundry Lane
Henry Street
Cornell Street
Sherratt Street
George Leigh Street
Loom Street
High Street
Copperas Street
Edge Street
Tib Street
Oak Street
Thomas Street
Back Turner Street
Carpenters Lane
Oldham Street
Warwick Street
Spear Street
Bradley Street
Houldsworth Street
Gun Street
Blossom Street
Hood Street
Murray Street
Cotton Street
Jersey Street

A665
A664
A62

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0 200 400 600 800 m

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Site name: Cross Keys
Date: April 2024
Drawn by: HT
Scale: 1:2200 @ A3

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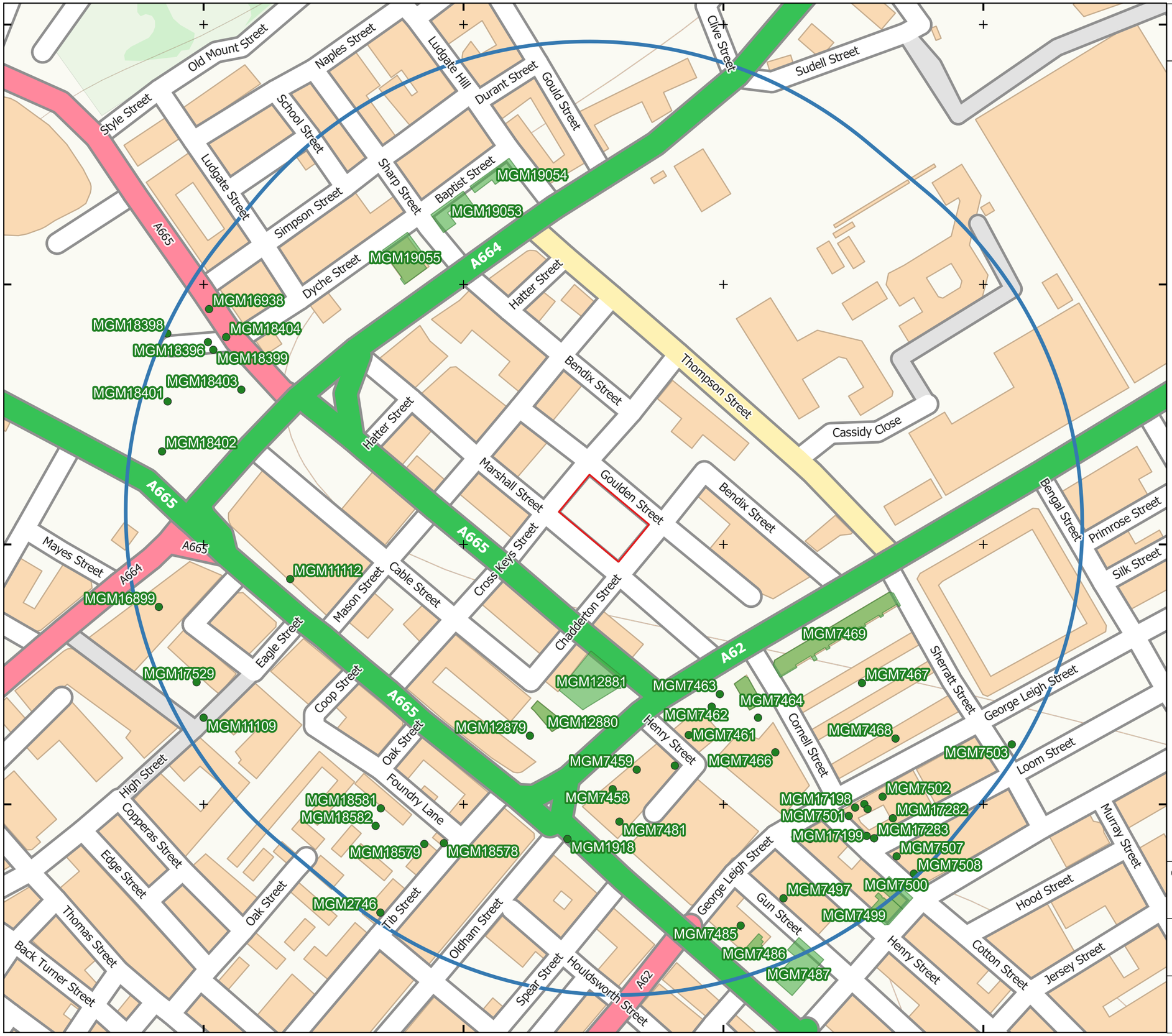


Figure 3: Archaeological Remains

- Proposed Development Area
- 250m study area
- Archaeological Remains (Poly)
- Archaeological Remains (Points)

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Site name: Cross Keys
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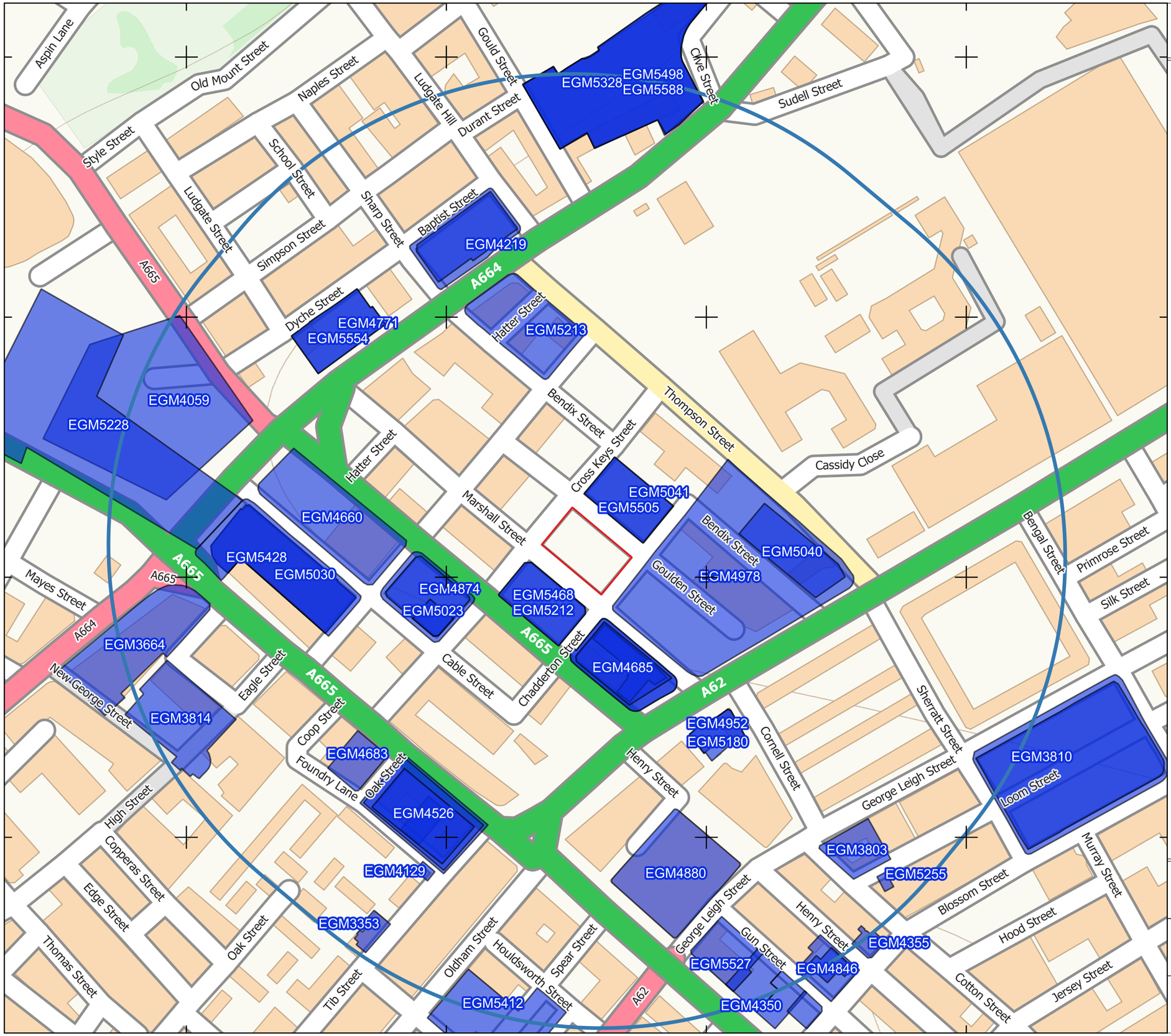


Figure 4: Previous Archaeological Events

Proposed Development Area
250m study area
Previous Archaeological Events

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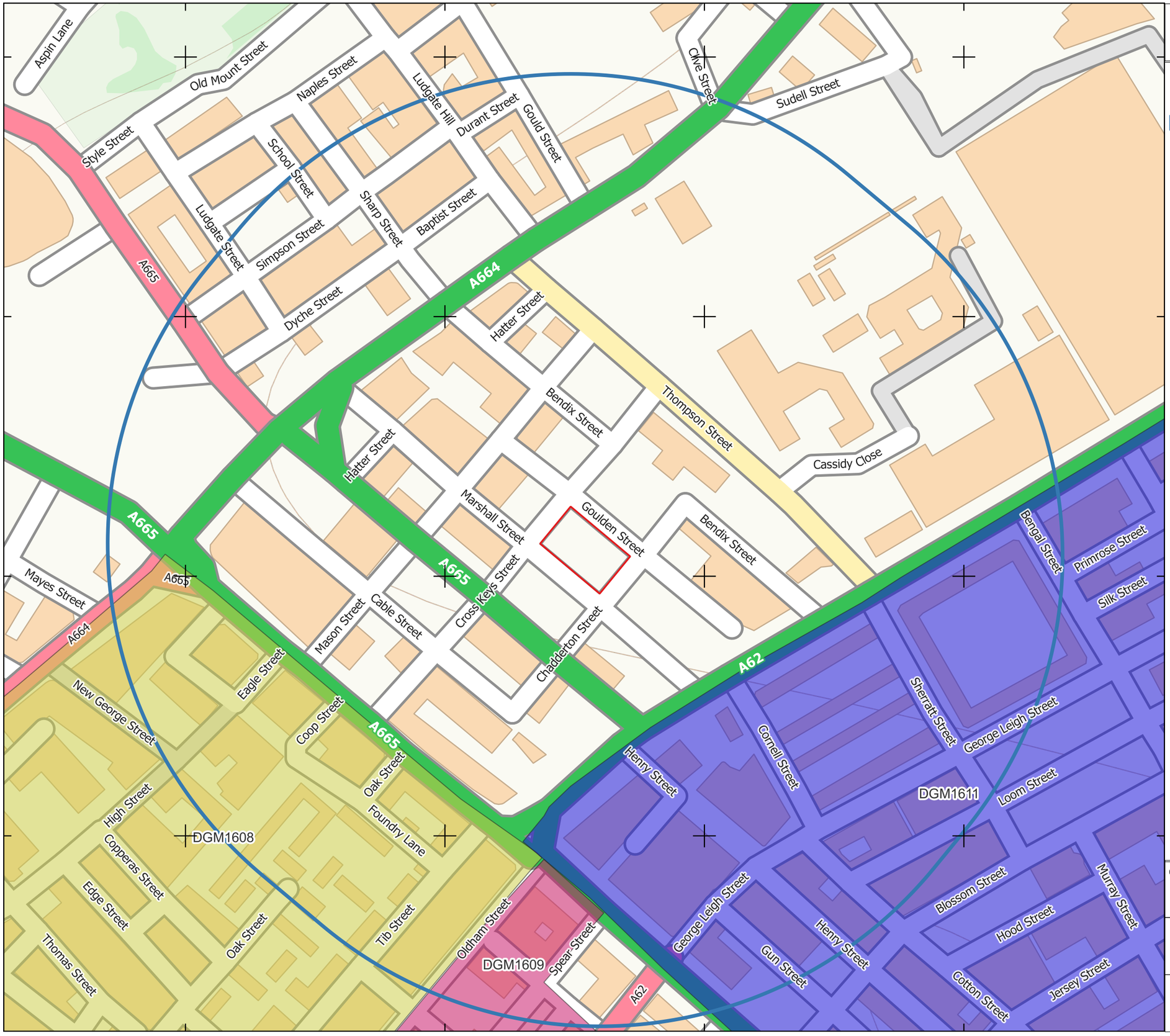
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Figure 5: Conservation Areas



- Proposed Development Area
- 250m study area

Conservation Areas

- Ancoats
- Smithfield
- Stevenson Square

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Site name: Cross Keys
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APPENDIX VI PHOTOGRAPHS

Photograph 1: View of PDA from west to east, showing car park and welfare facilities



Photograph 2:
View of PDA from Southwest, showing chimney, walls, and associated scaffold of partial ruins of former police station [NHLE1292052] to the north of PDA



Photograph 3:
View of the PDA from the Southeast



Photograph 4:
View of the east side of the PDA from the Southeast



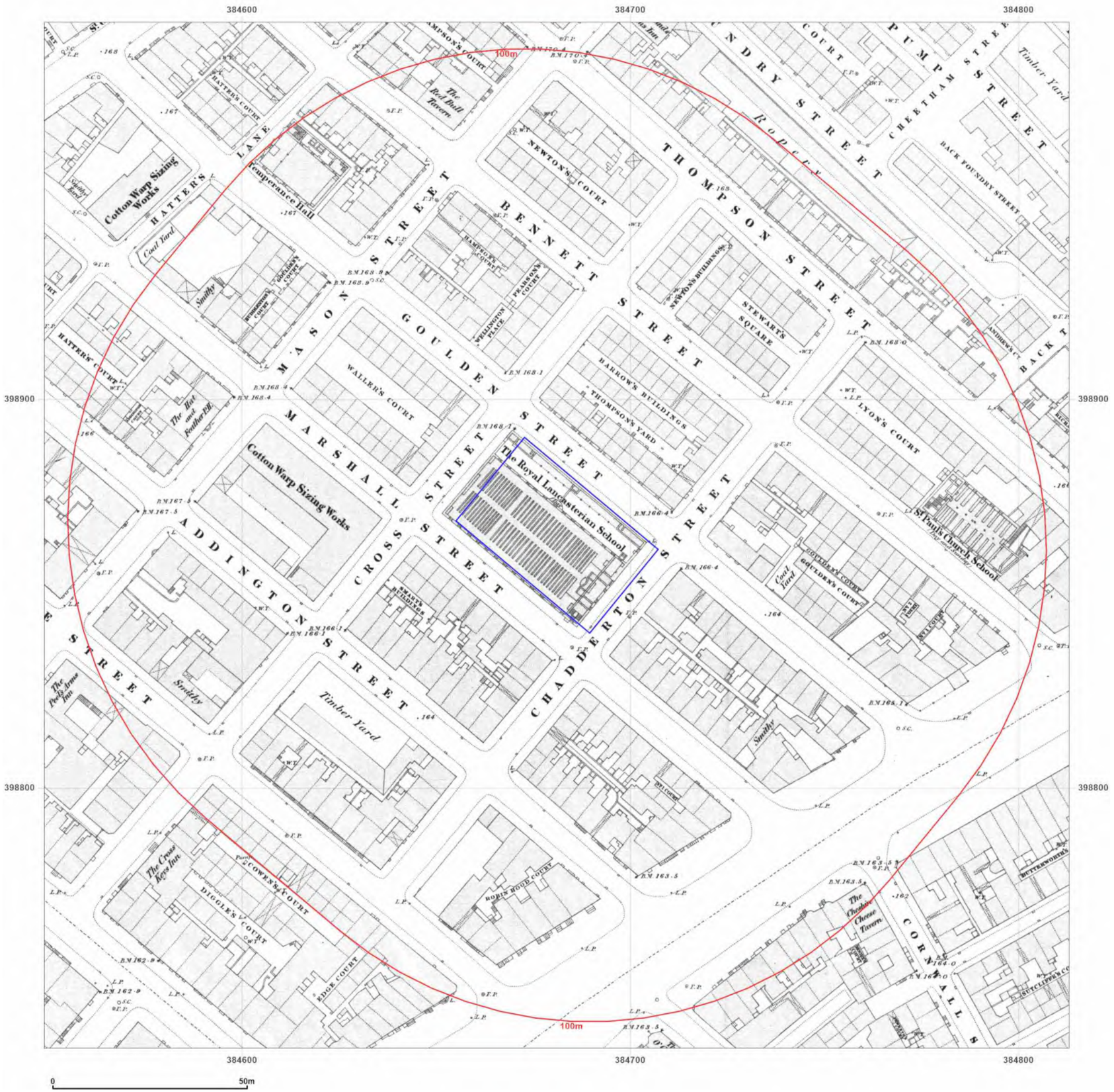
Photograph 5:
View of PDA from east/northeast, showing welfare and barriers



Photograph 6:
View of former police station from northwest, with PDA hidden behind



APPENDIX VII GROUNDSURE LARGE-SCALE HISTORIC MAP REPORT



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Site Details:

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Grid Ref: 384681, 398865

Map Name: 1056 Scale Town Plan

Map date: **1850**

Scale: 1:1,056

Printed at: 1:1,056

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Edition 1850
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Grid Ref: 384681, 398865

Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

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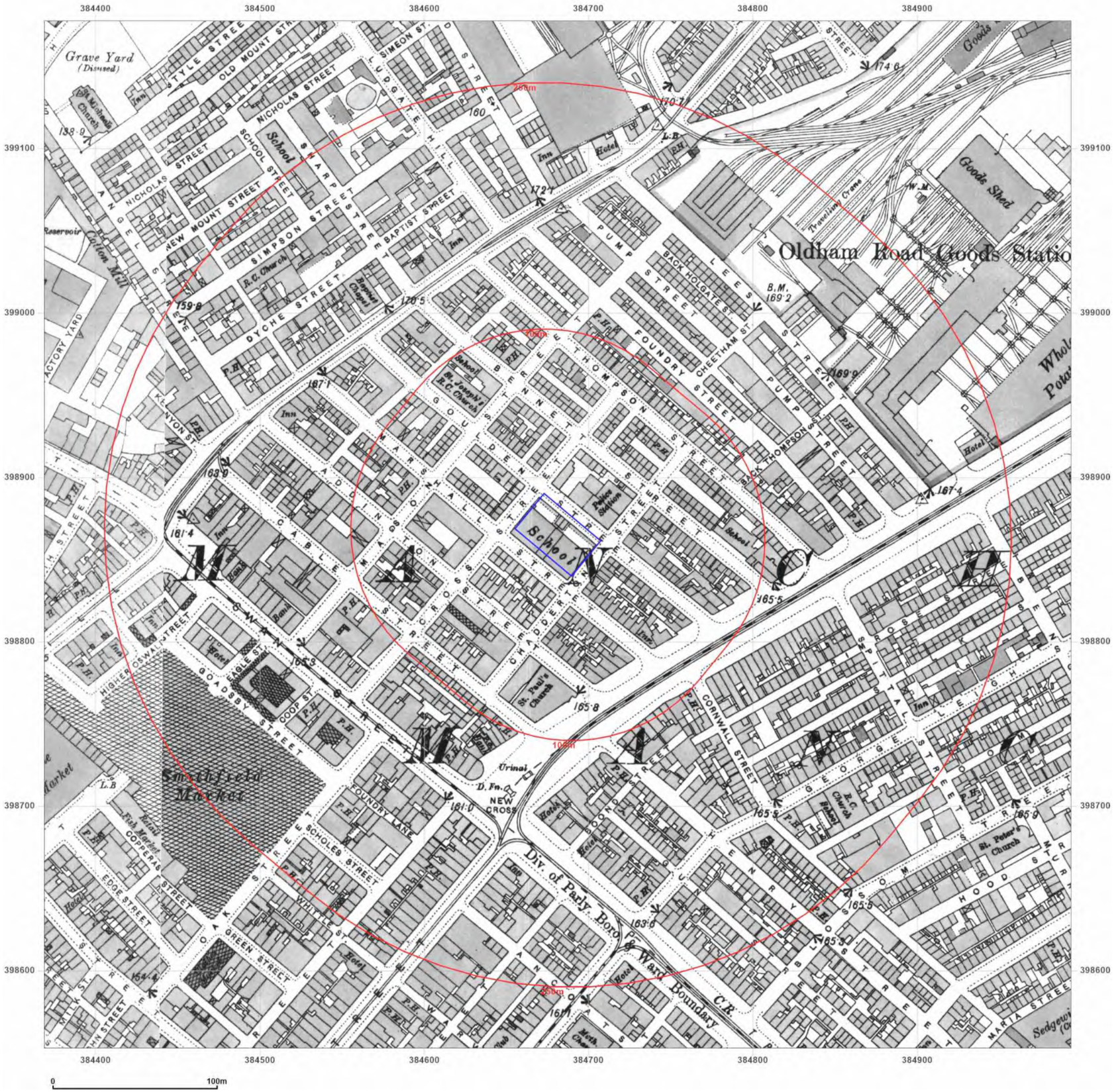
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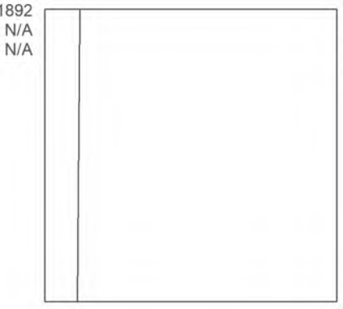
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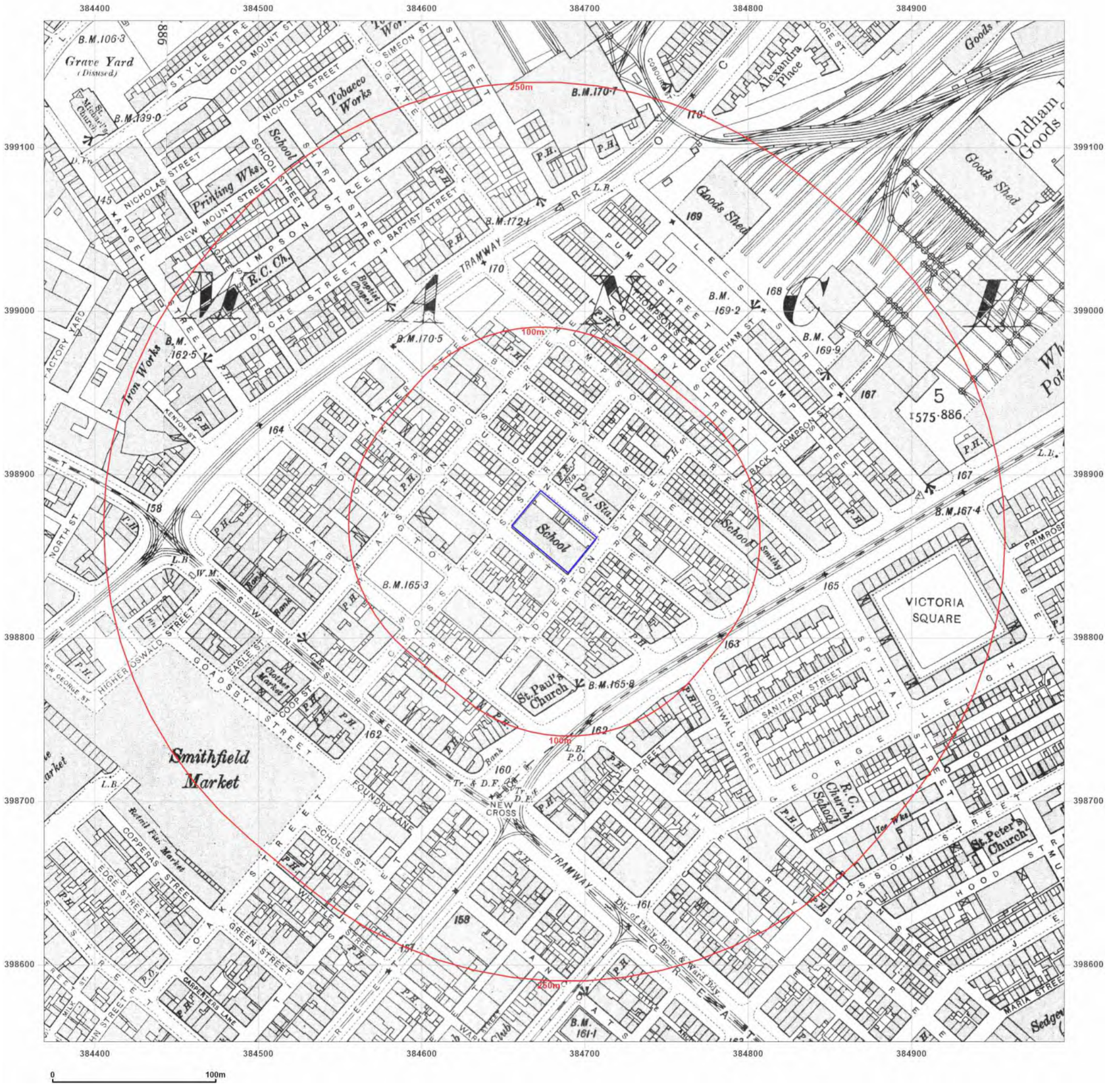
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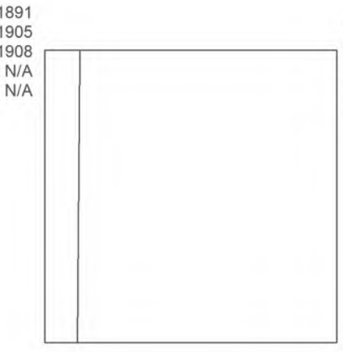
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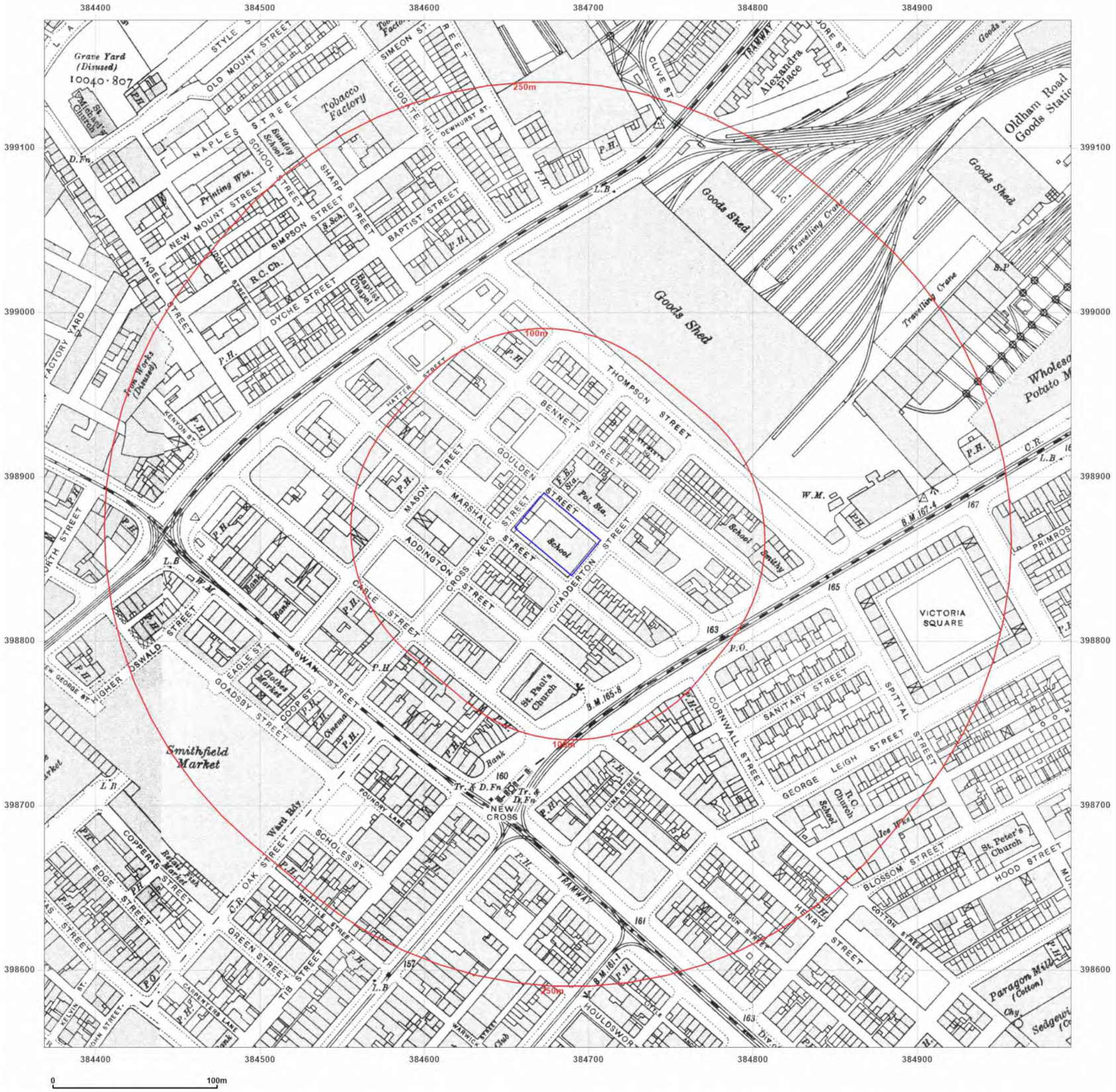
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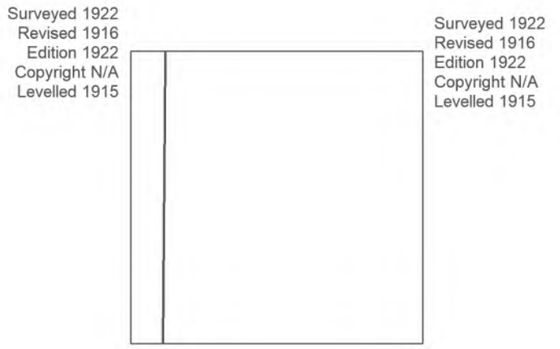
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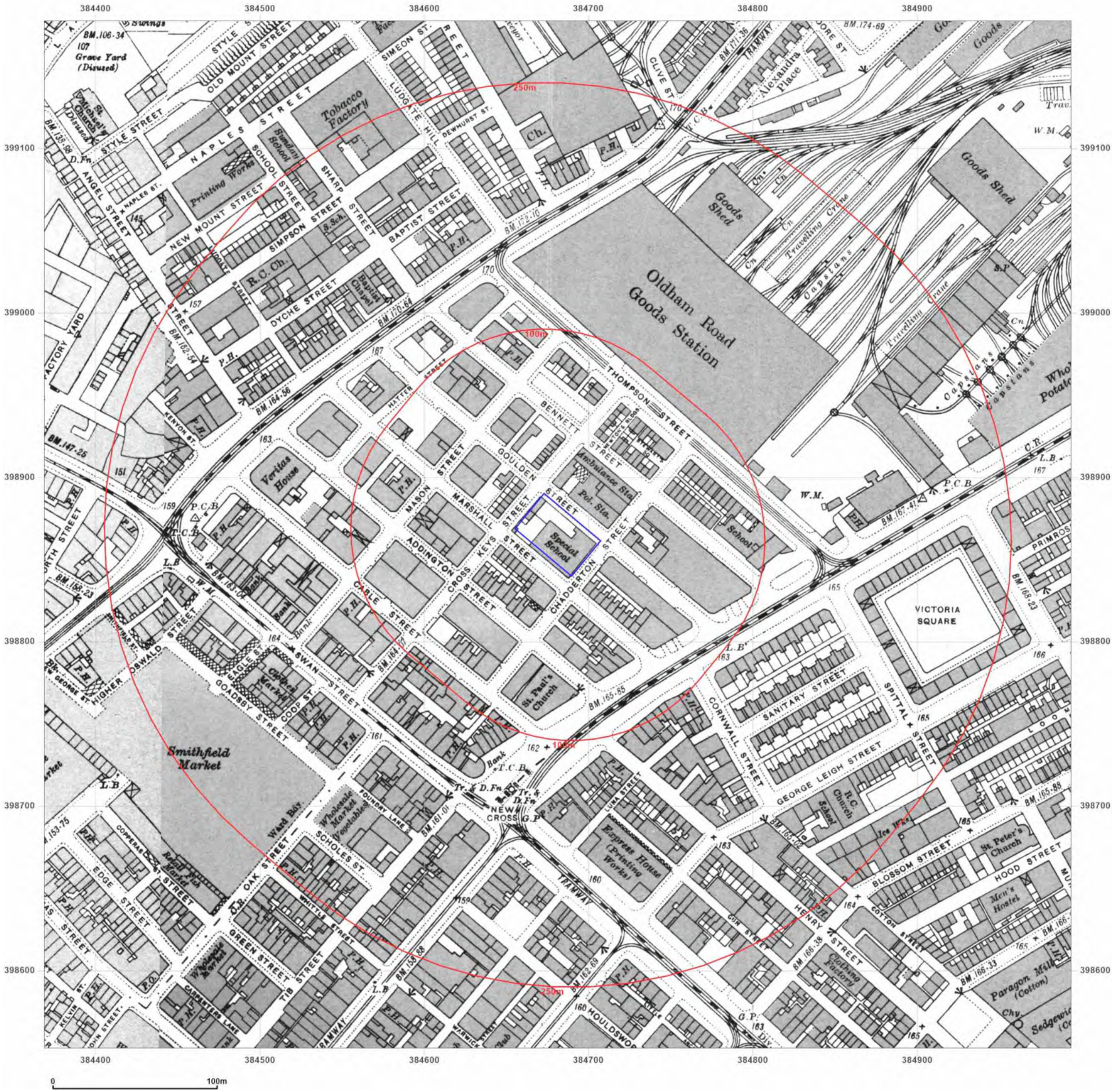
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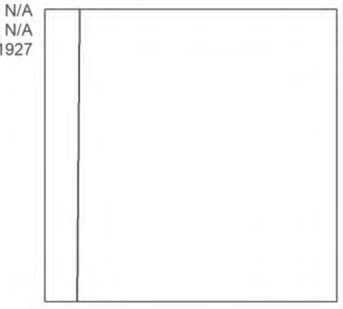
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Edition N/A
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Levelled 1927

Surveyed 1873
Revised 1931
Edition N/A
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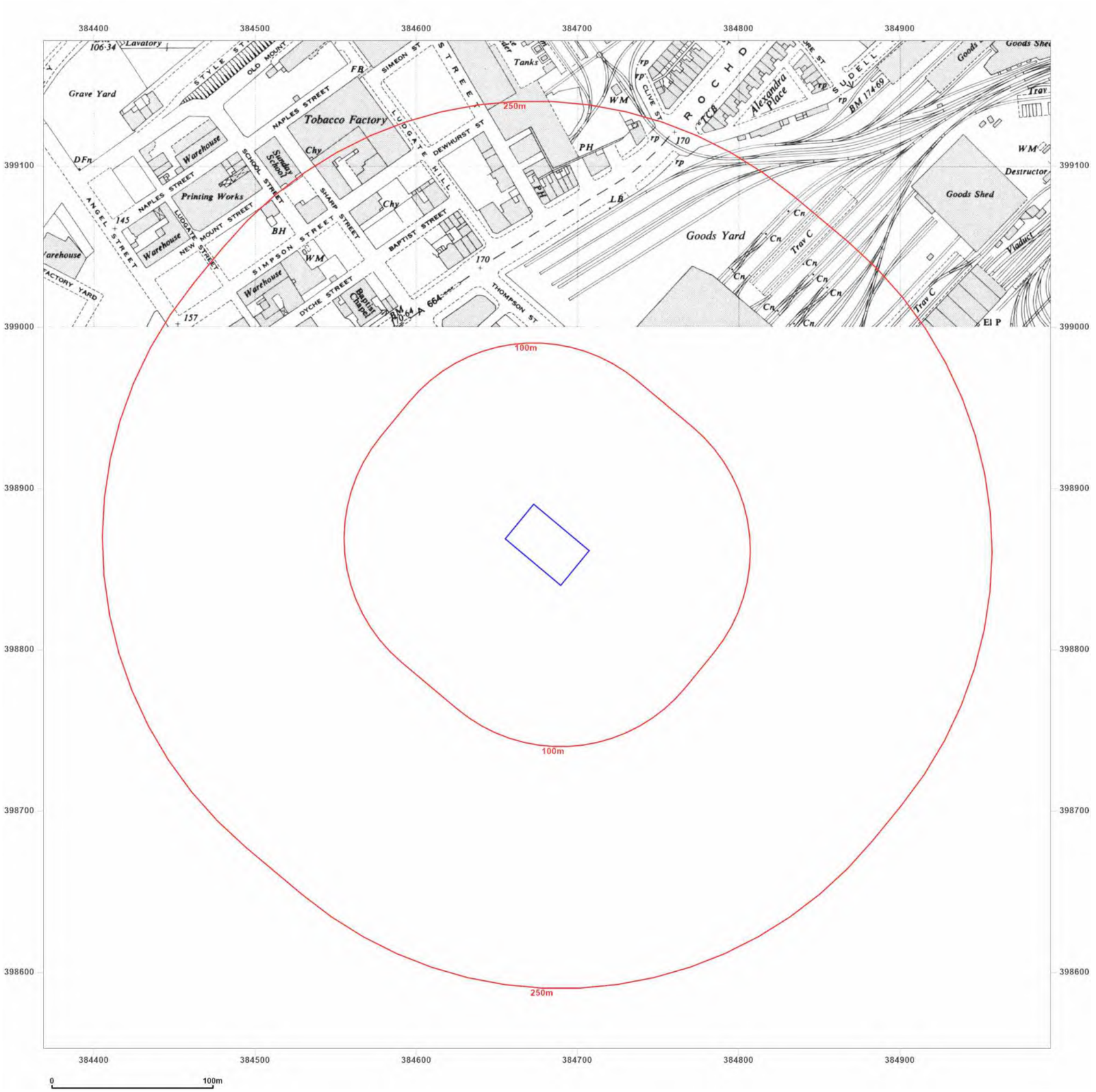
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Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1949**

Scale: 1:2,500

Printed at: 1:2,500

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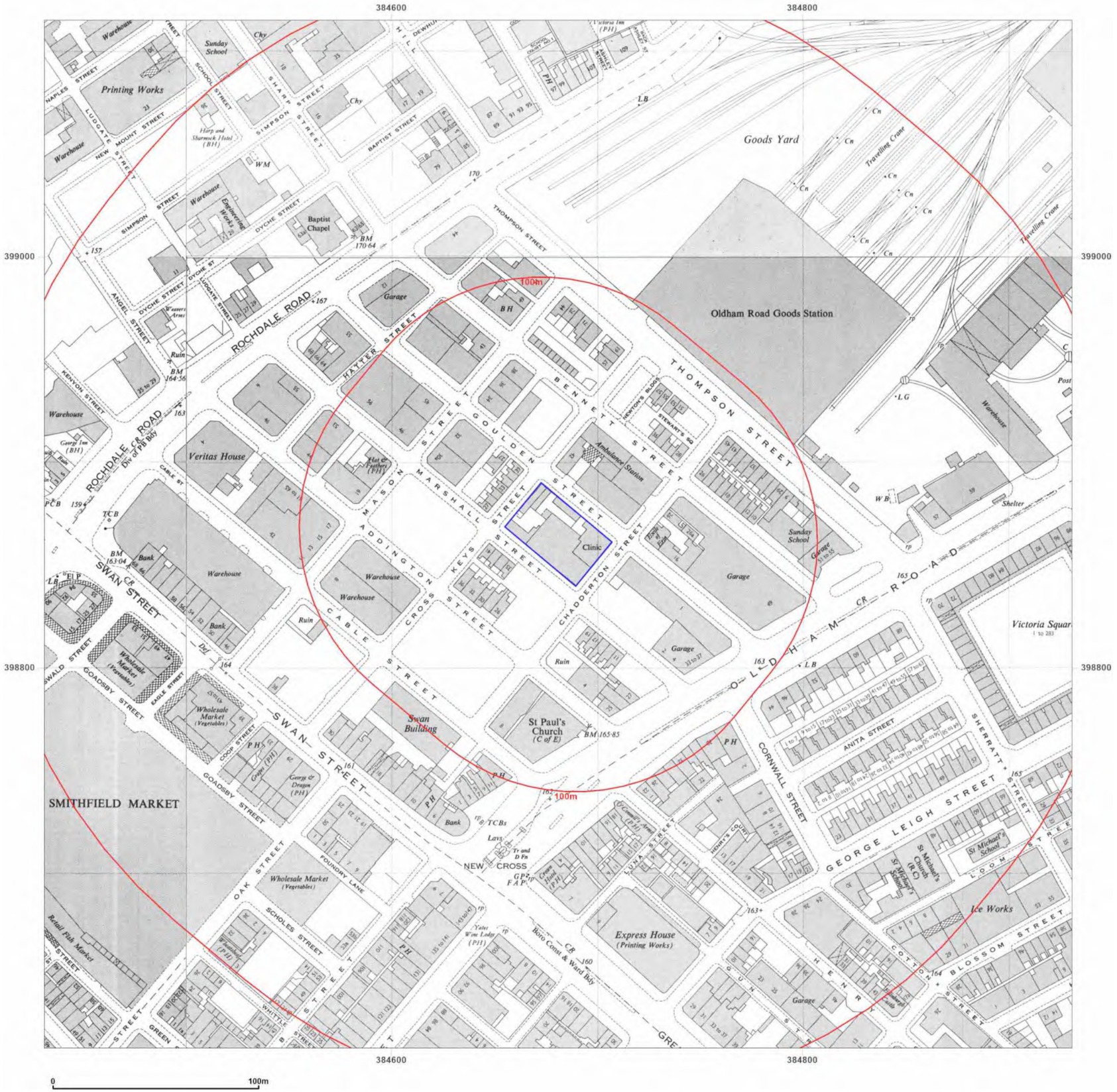
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Map Name: National Grid

Map date: **1948-1953**

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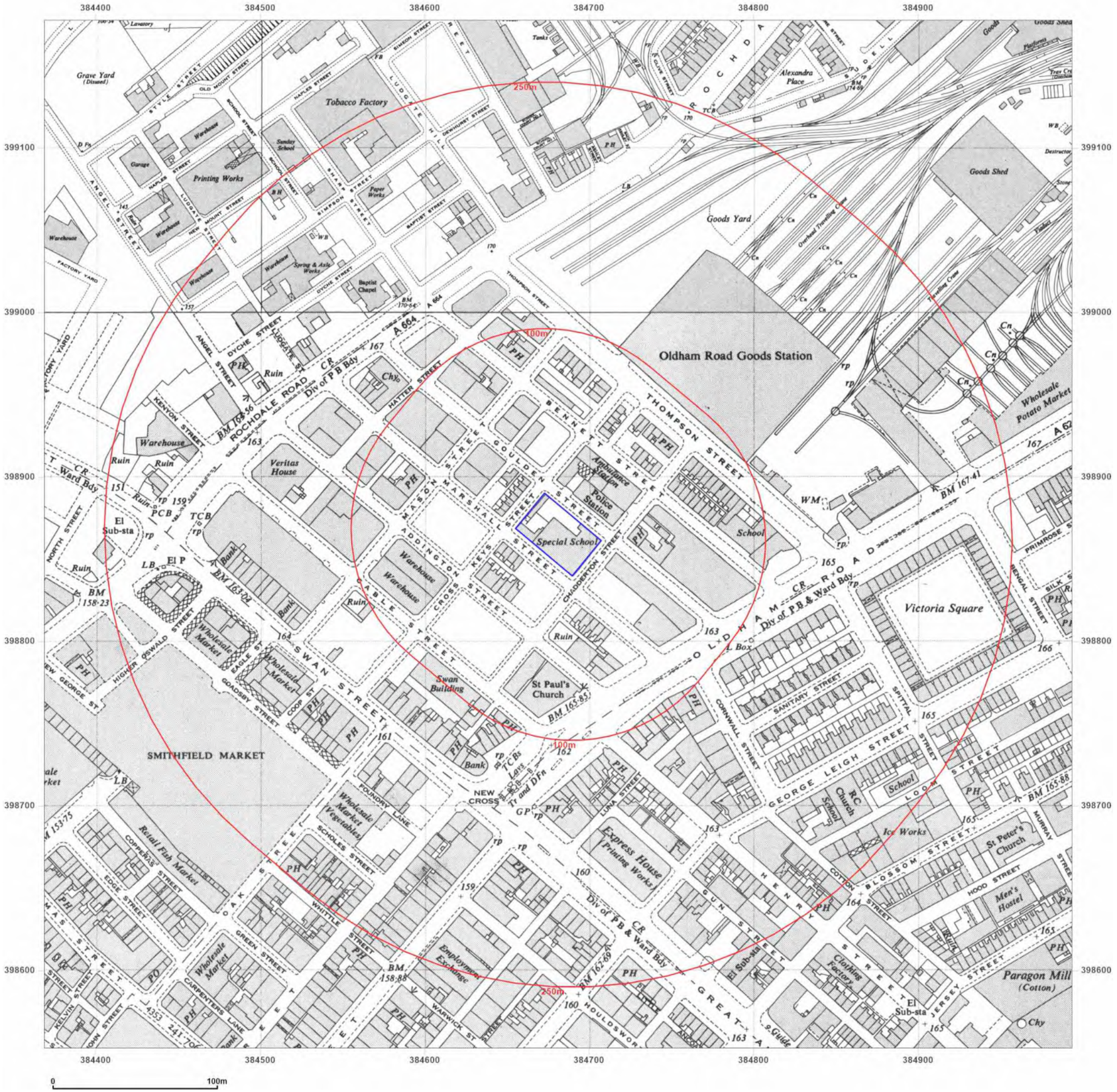
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1952-1953**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1952
Revised 1952
Edition N/A
Copyright 1953
Levelled 1929

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1954
Levelled 1929

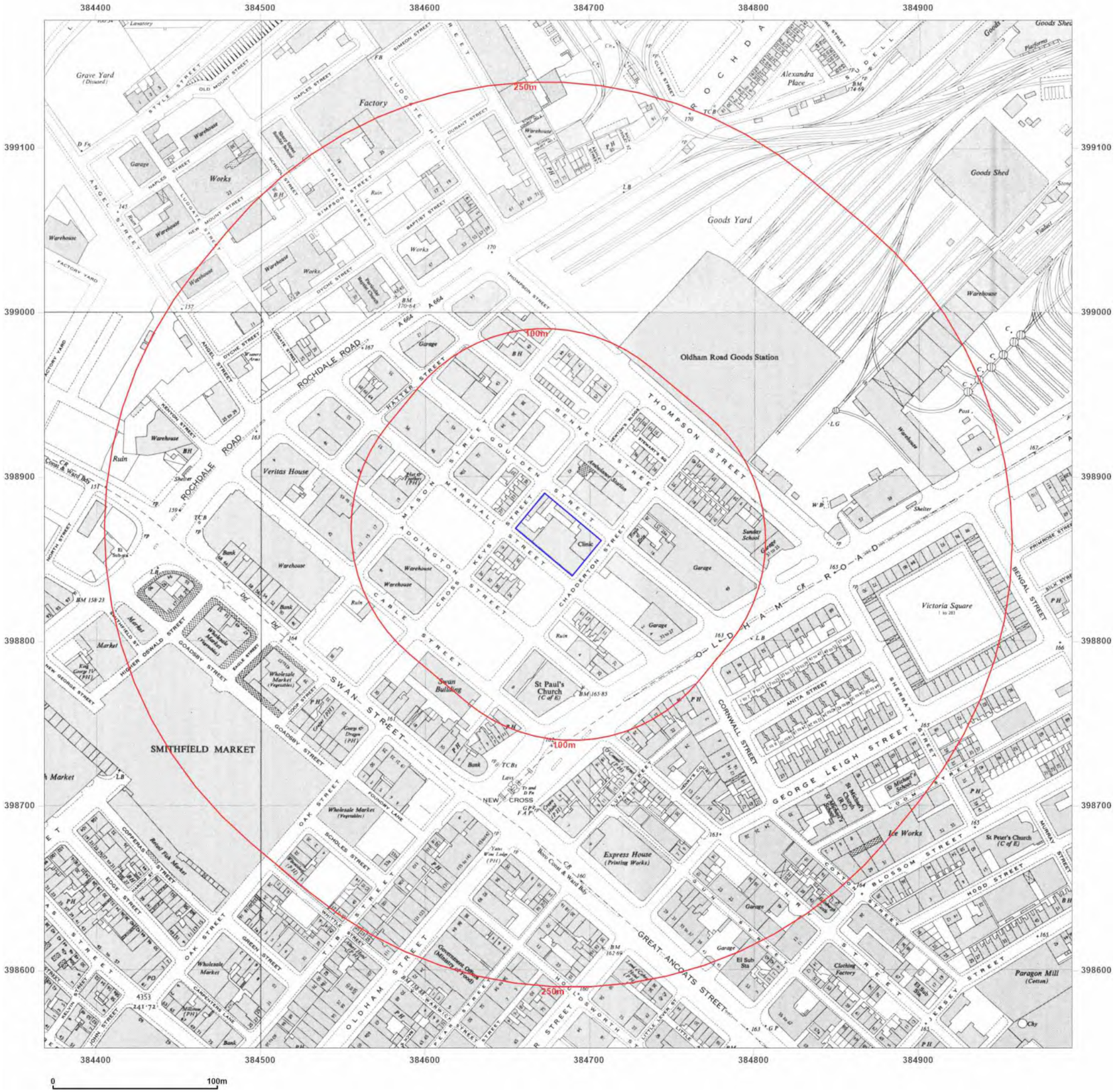
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Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1953-1958**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1929

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1954
Levelled 1929

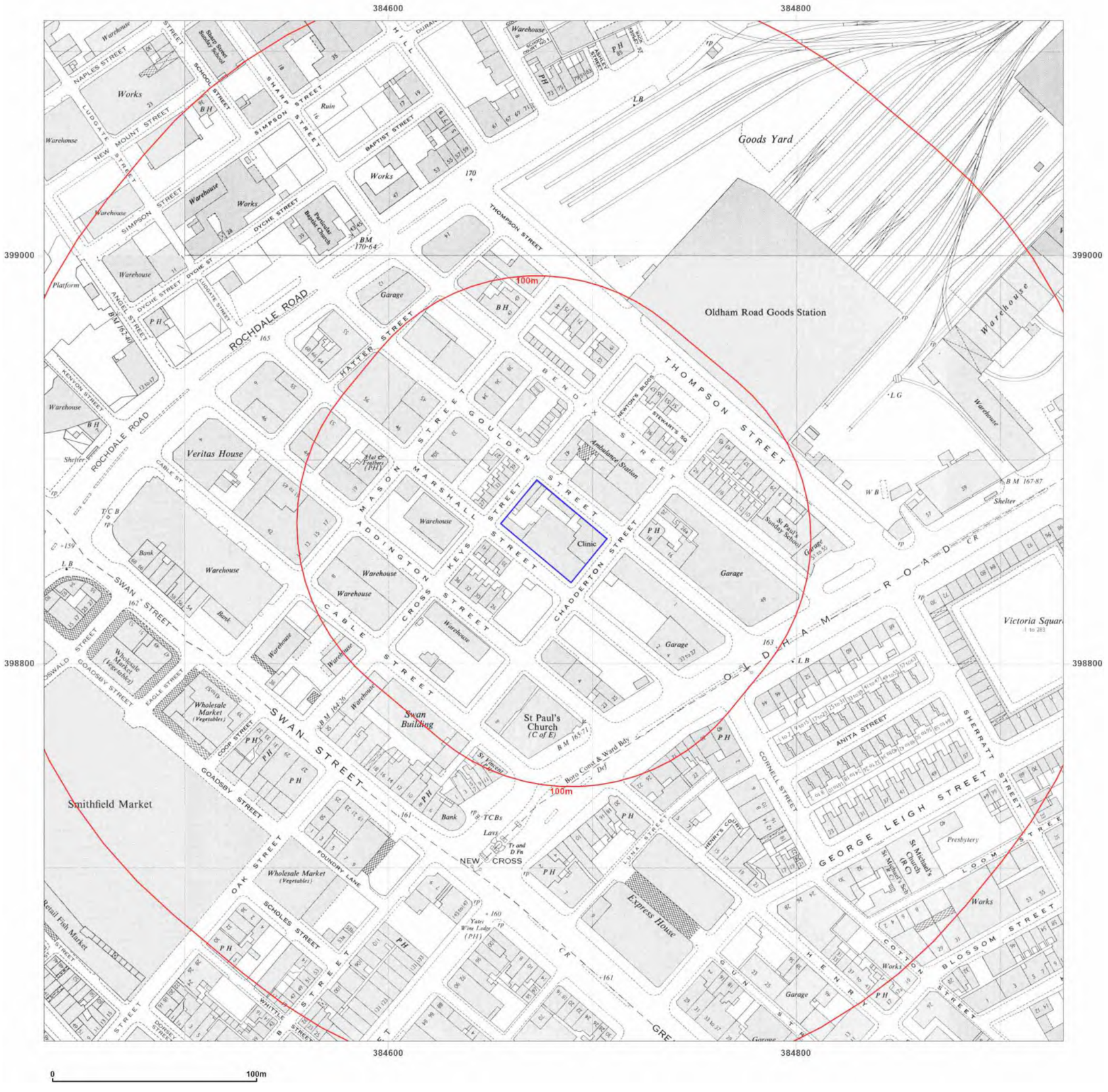
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Site Details:

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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1958-1963**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1949 Revised 1962 Edition N/A Copyright 1963 Levelled 1959	Surveyed 1949 Revised 1958 Edition N/A Copyright 1958 Levelled 1929
Surveyed 1948 Revised 1962 Edition N/A Copyright 1963 Levelled 1959	Surveyed 1948 Revised 1962 Edition N/A Copyright 1963 Levelled 1959

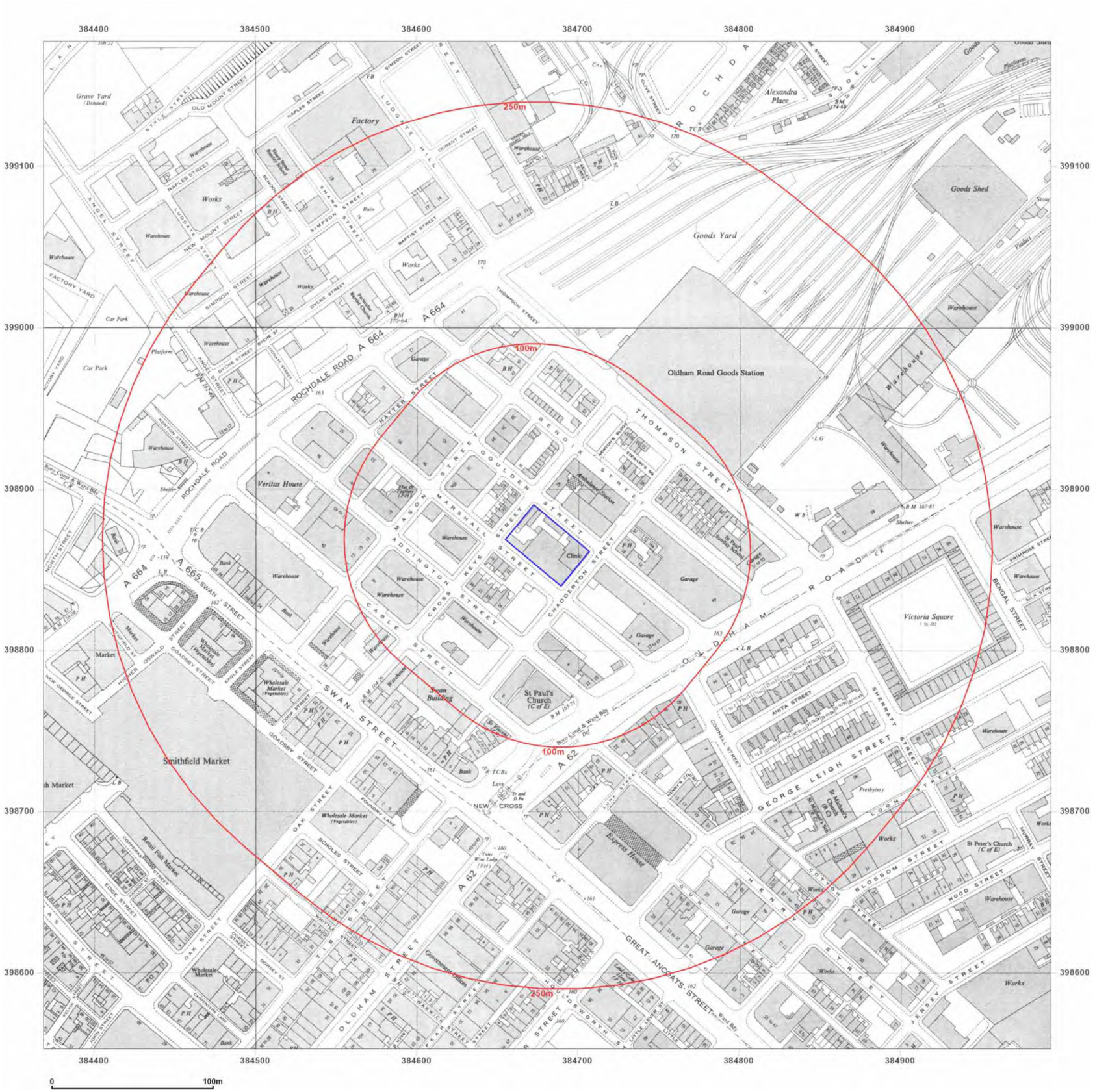
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1964-1965**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1964
Revised 1964
Edition N/A
Copyright 1966
Levelled 1964

Surveyed N/A
Revised 1964
Edition N/A
Copyright 1965
Levelled 1959

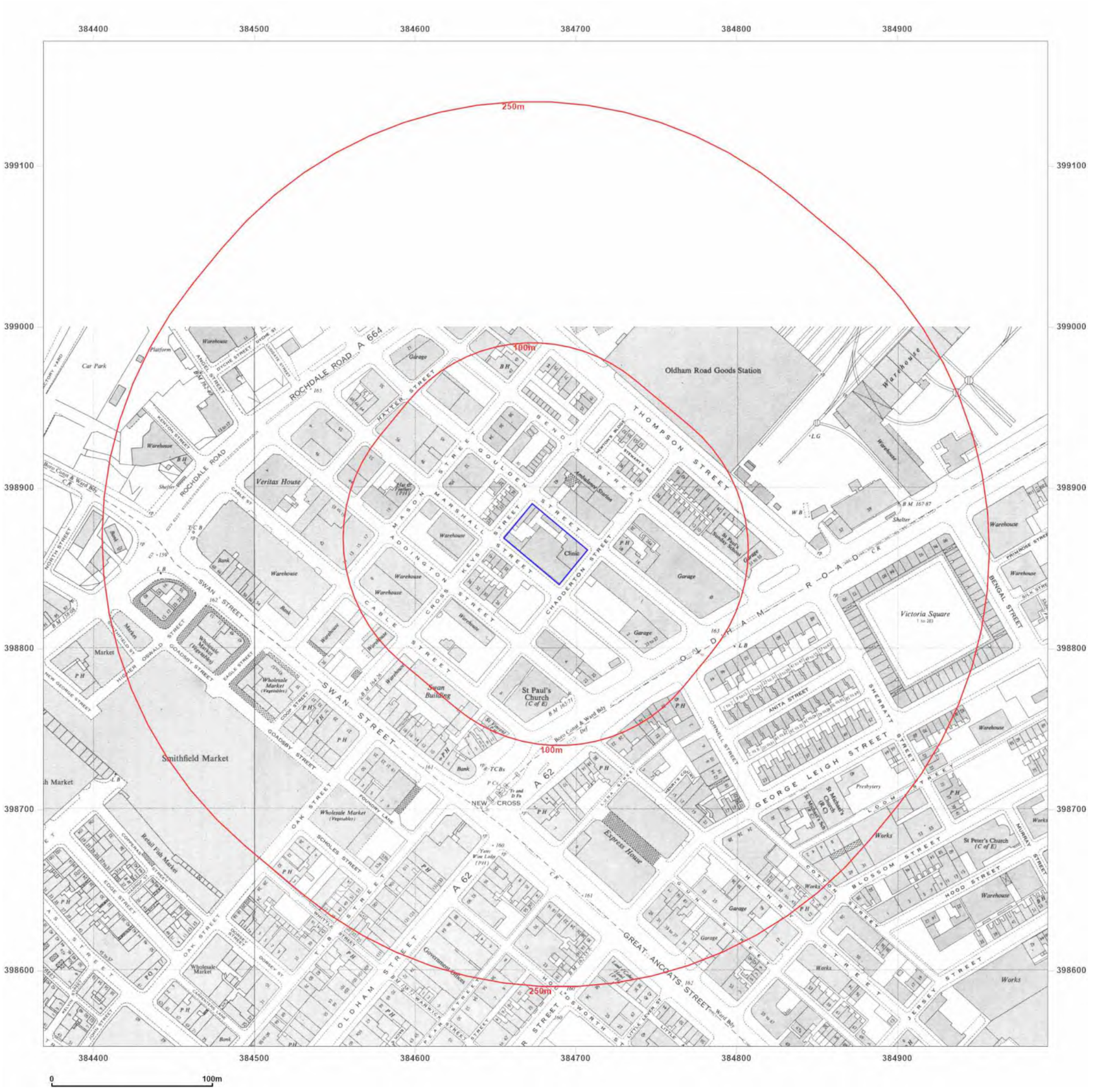
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1967**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1964

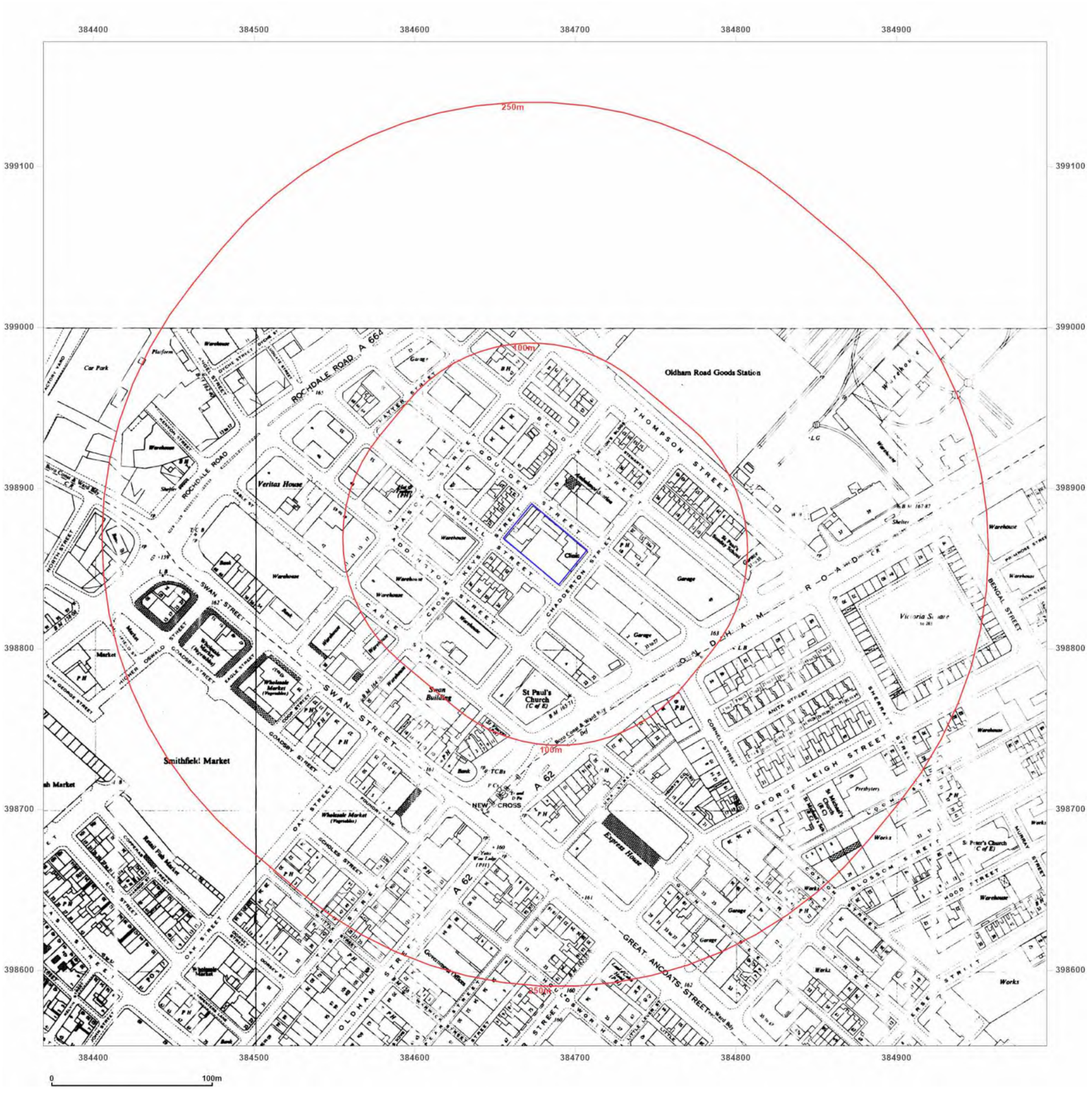
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

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

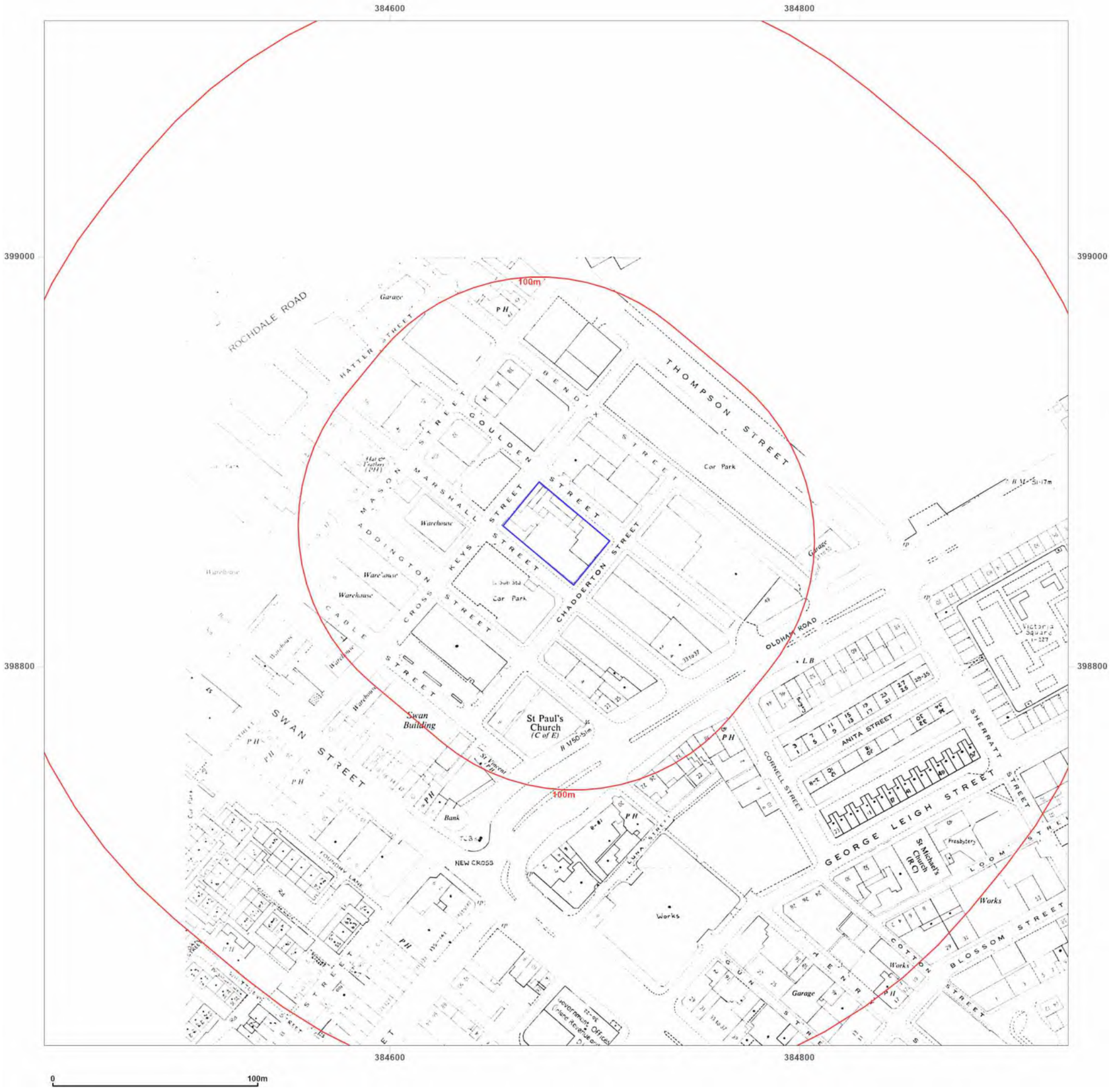
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Site Details:

19 Cross Keys St, Manchester,
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

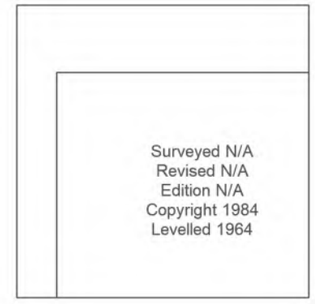
Map Name: National Grid

Map date: **1984**

Scale: 1:1,250

Printed at: 1:2,000

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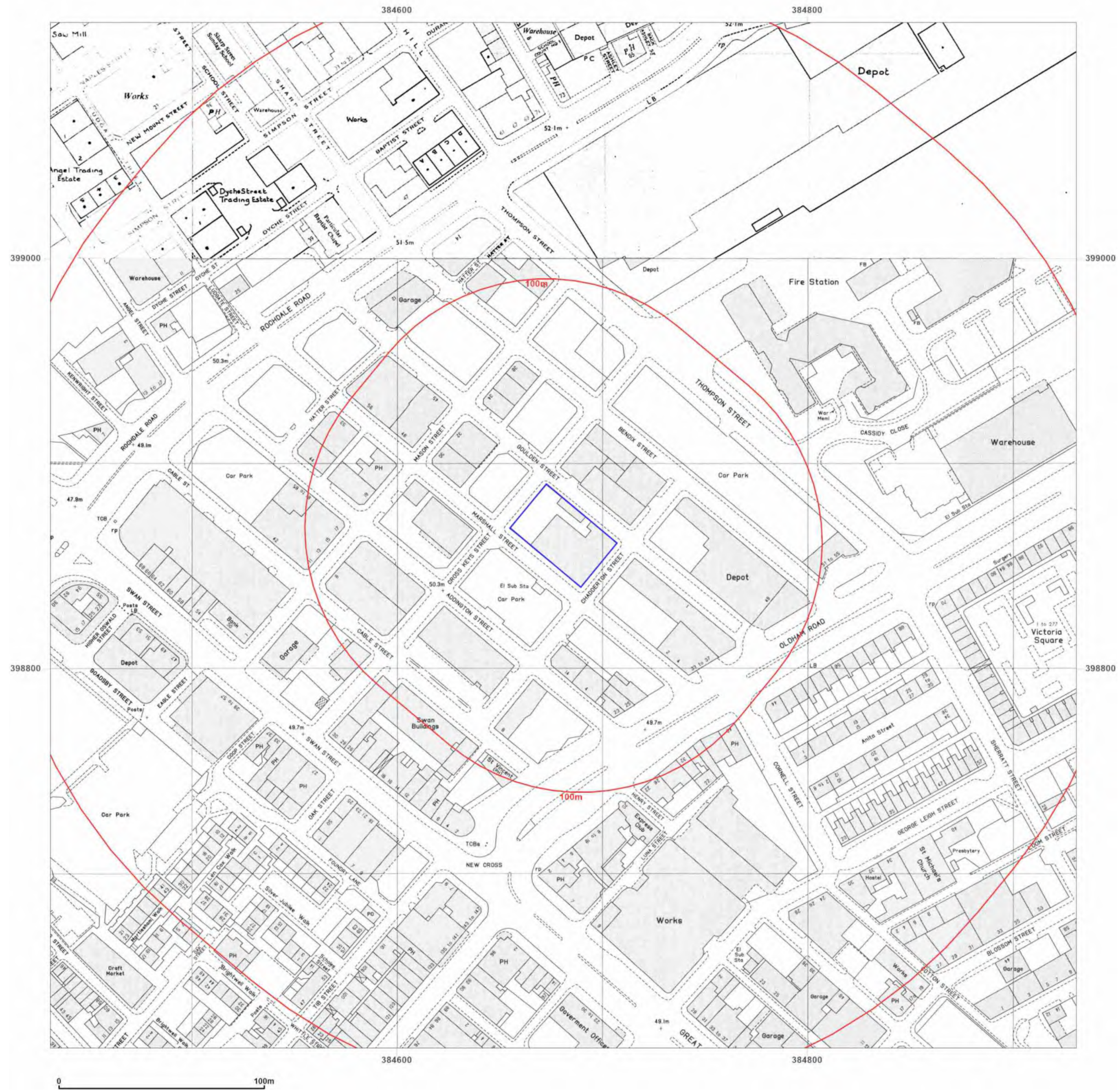
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Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1984-1988**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1984
Levelled 1964

Surveyed 1964
Revised 1984
Edition N/A
Copyright 1984
Levelled 1964

Surveyed 1948
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Edition N/A
Copyright 1986
Levelled 1964

Surveyed 1948
Revised 1987
Edition N/A
Copyright 1988
Levelled 1964

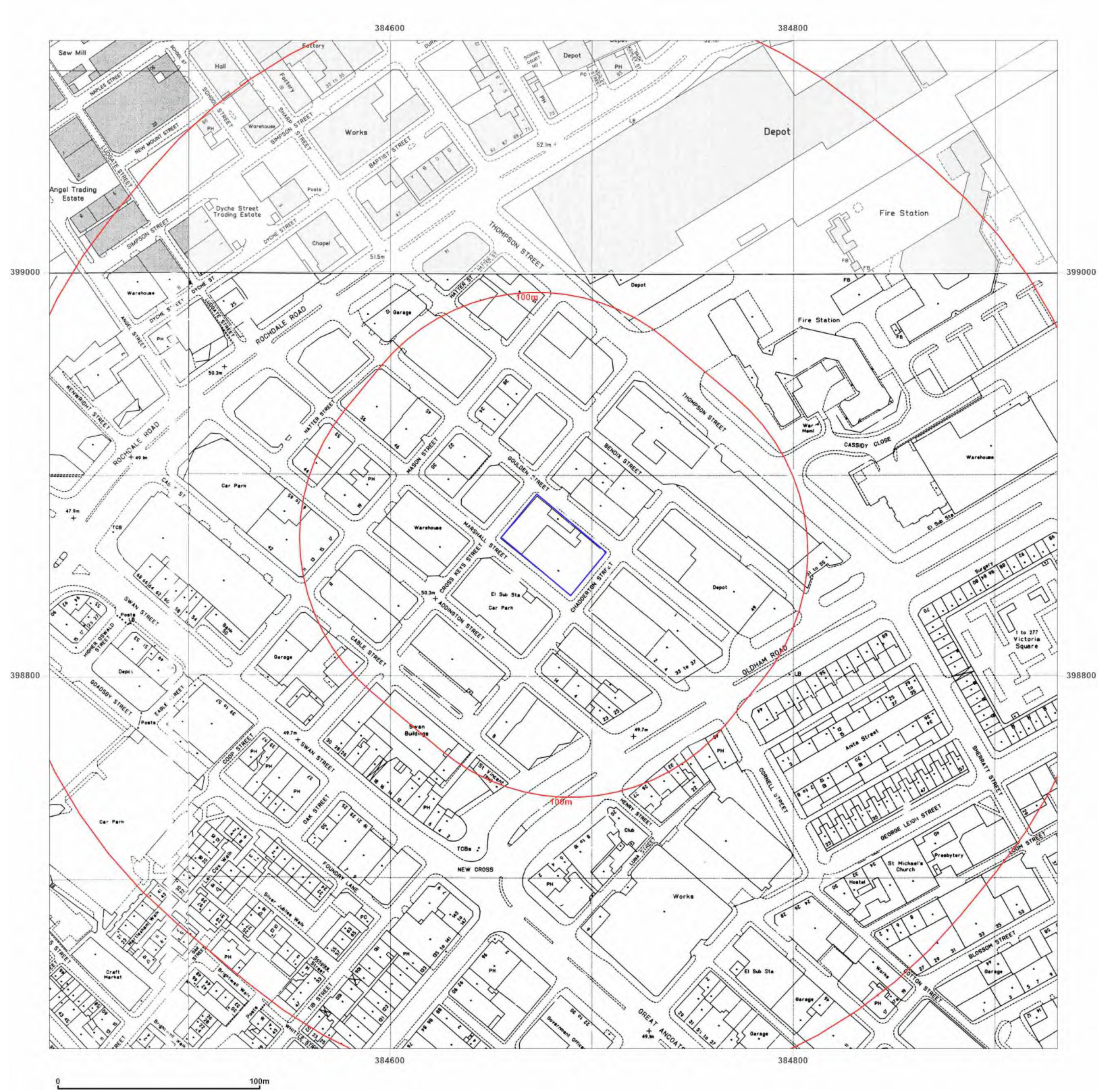
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Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1949
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A

Surveyed 1949
Revised 1988
Edition N/A
Copyright 1989
Levelled 1964

Surveyed 1992
Revised 1992
Edition N/A
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Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

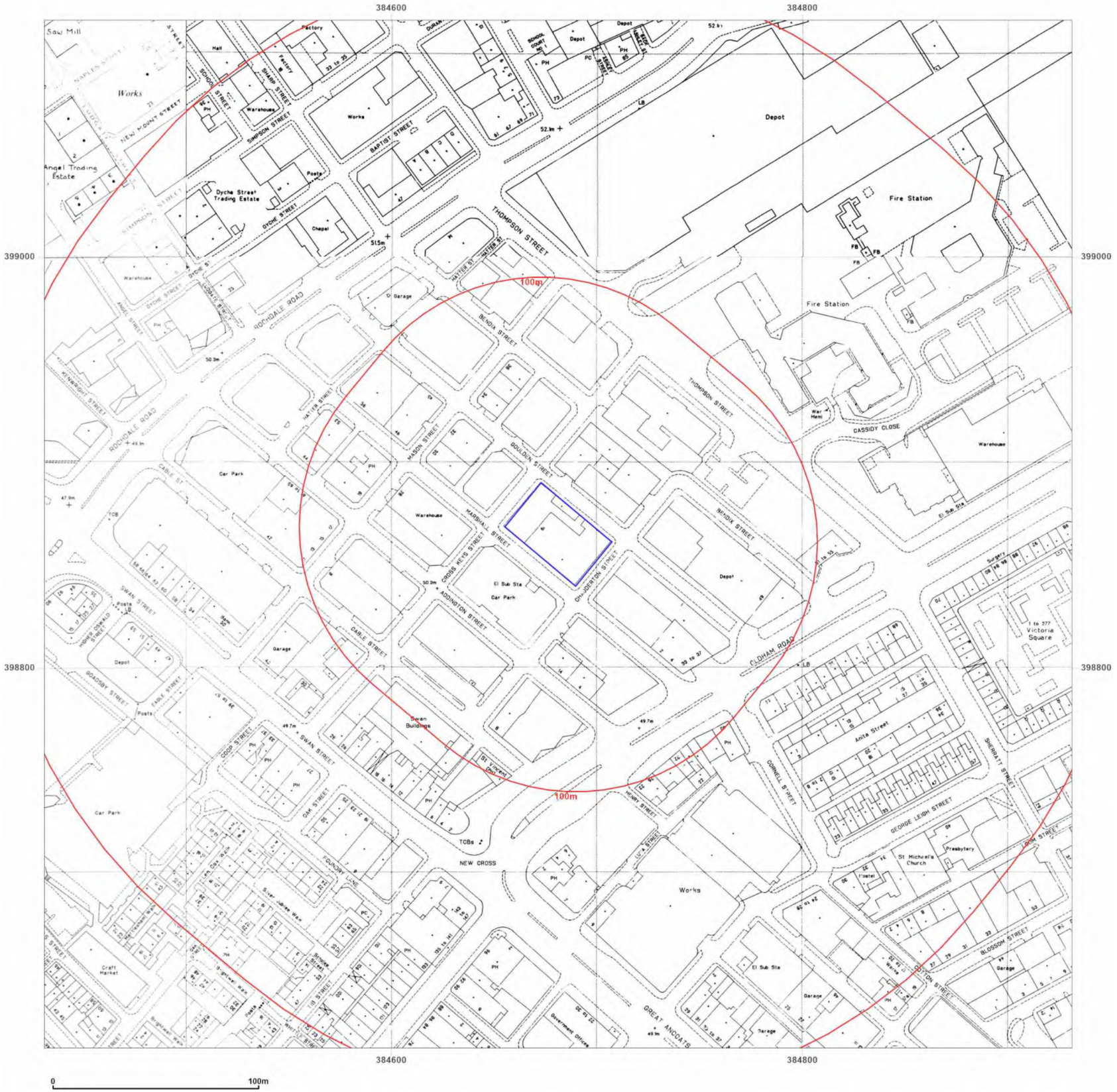
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Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1990-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1964 Revised 1990 Edition N/A Copyright 1990 Levelled 1964	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A
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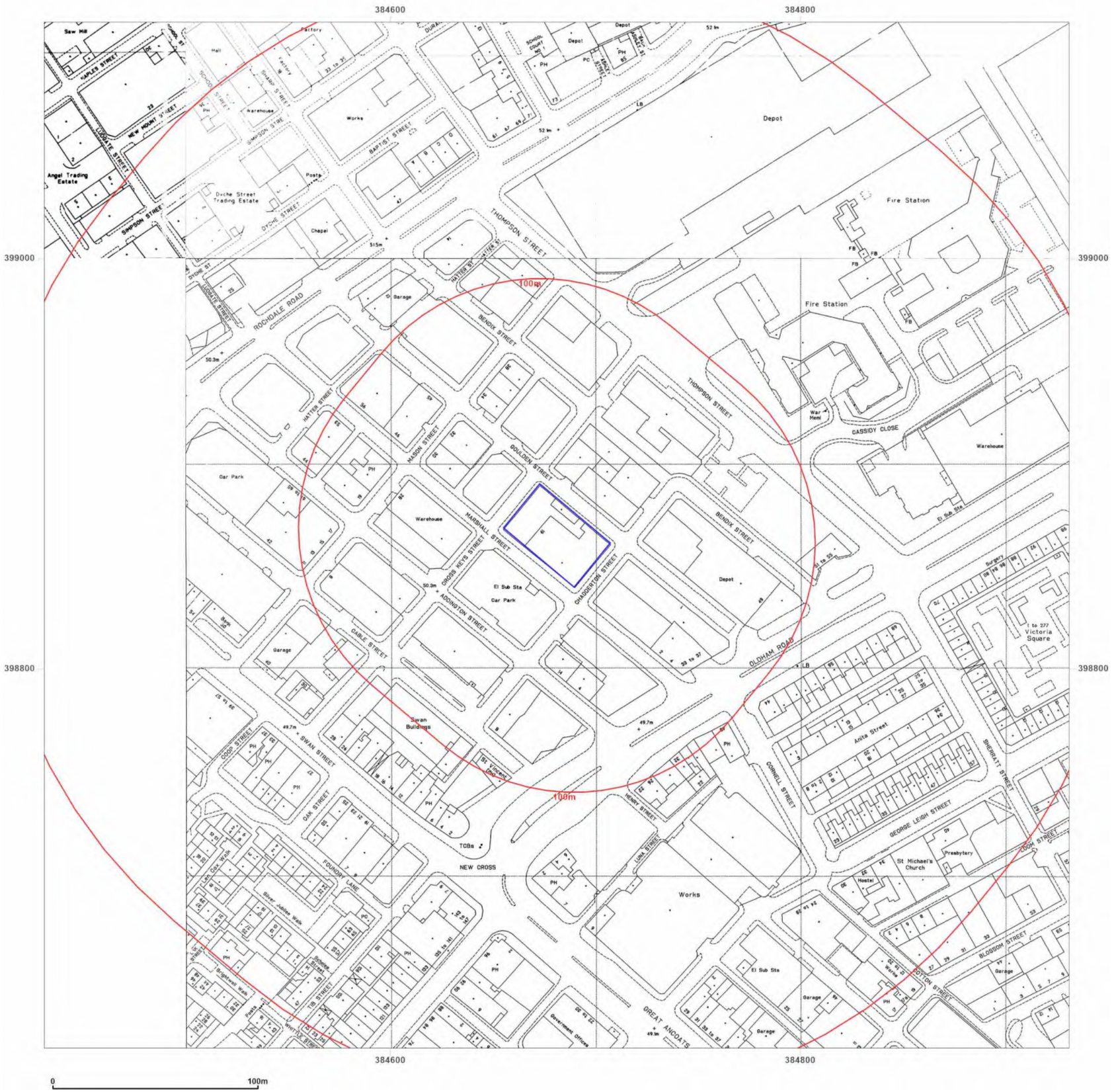
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1992
Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

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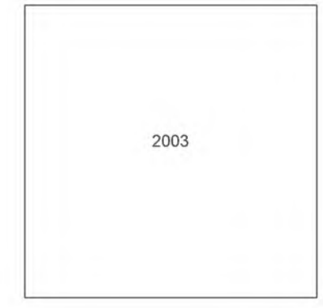
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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
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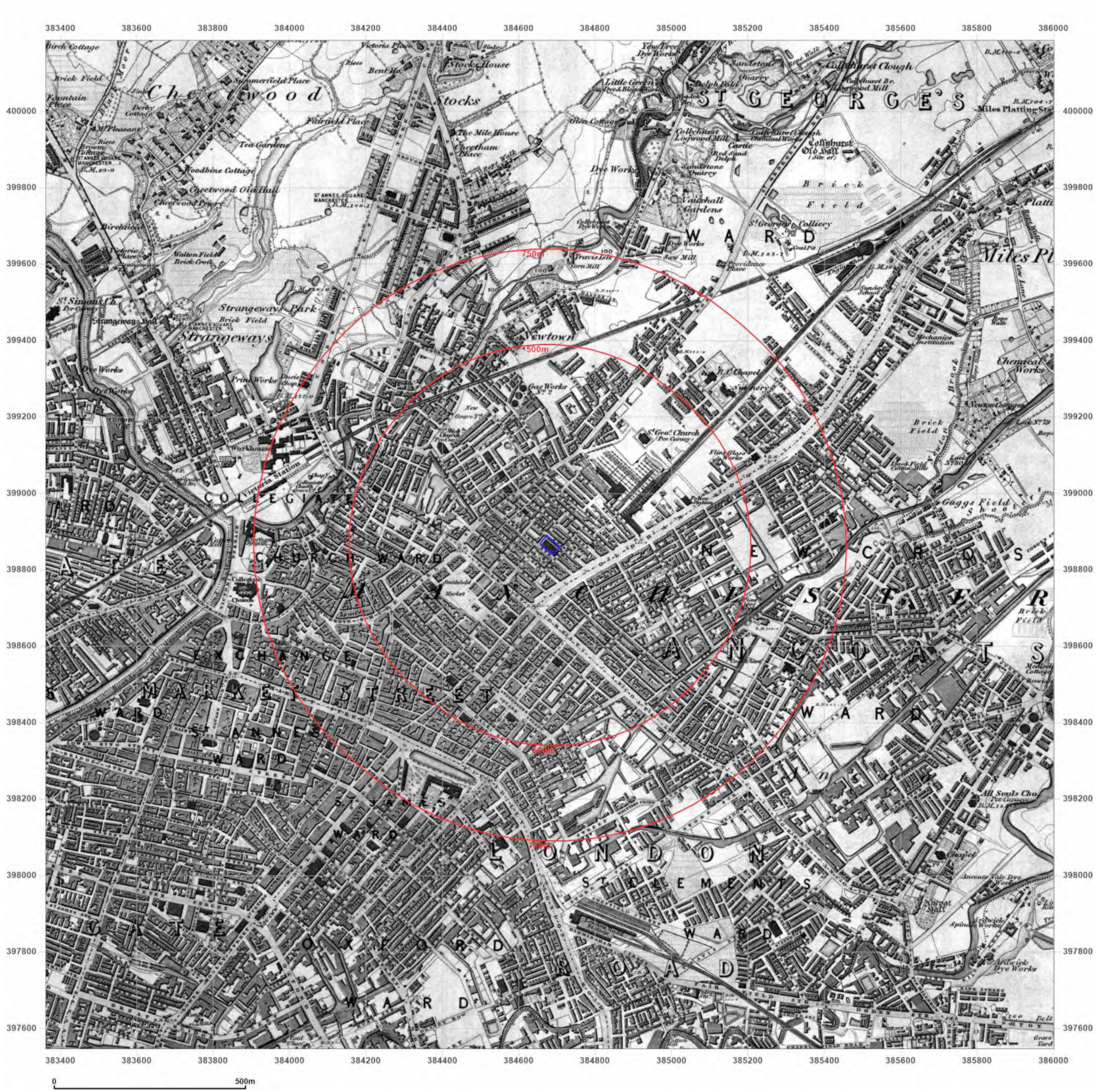
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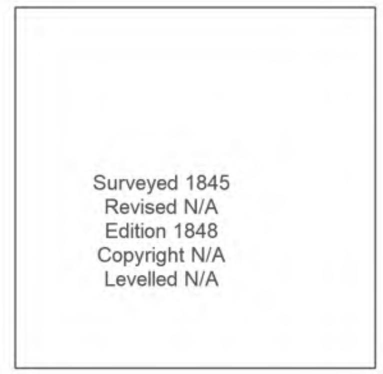
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Site Details:

19 Cross Keys St, Manchester,
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

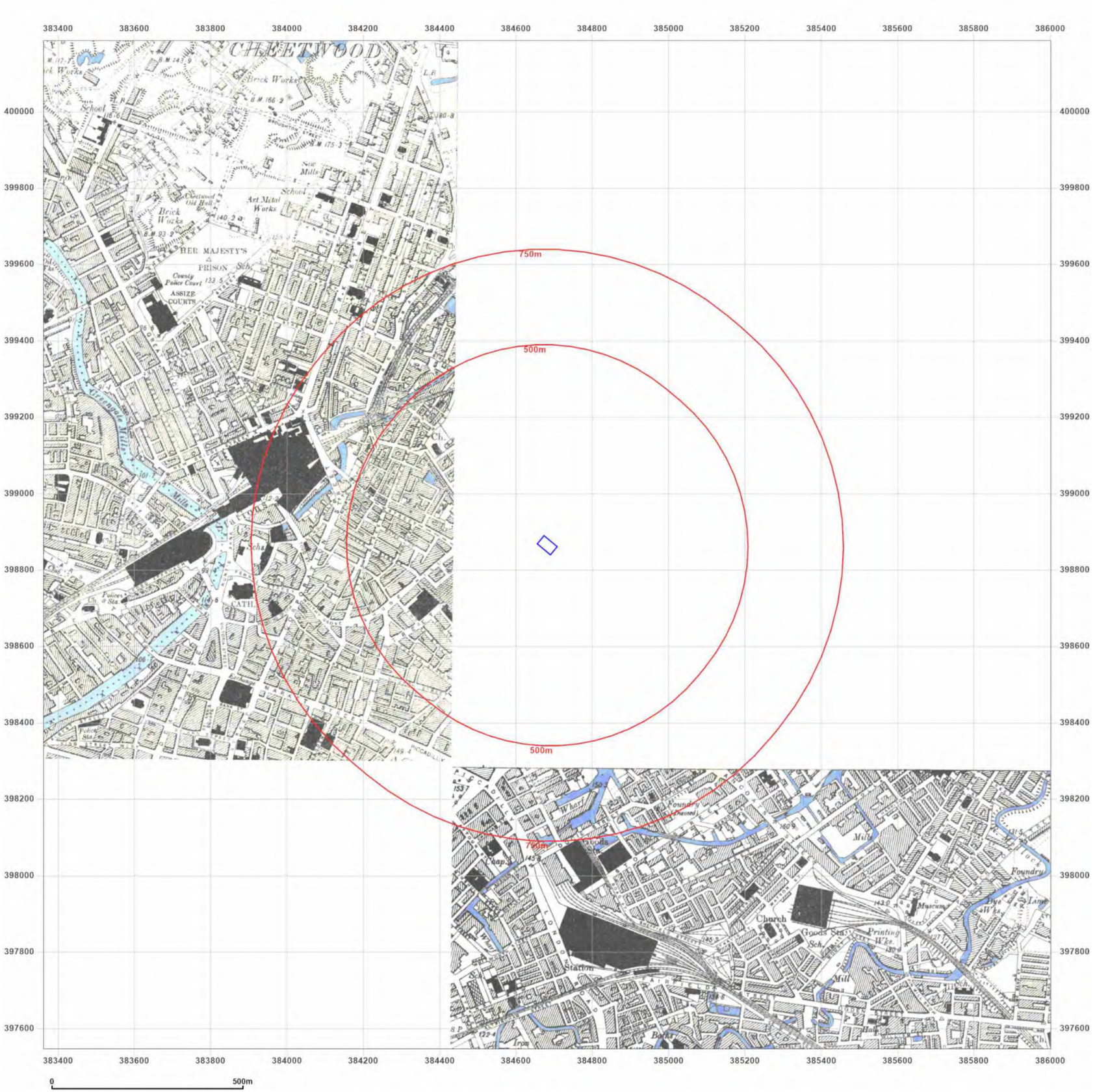
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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

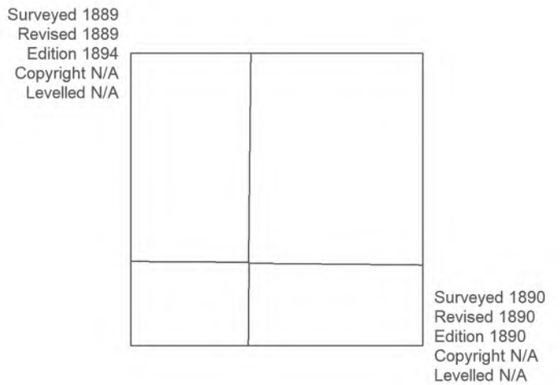
Map Name: County Series

Map date: **1890-1894**

Scale: 1:10,560

Printed at: 1:10,560

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W E
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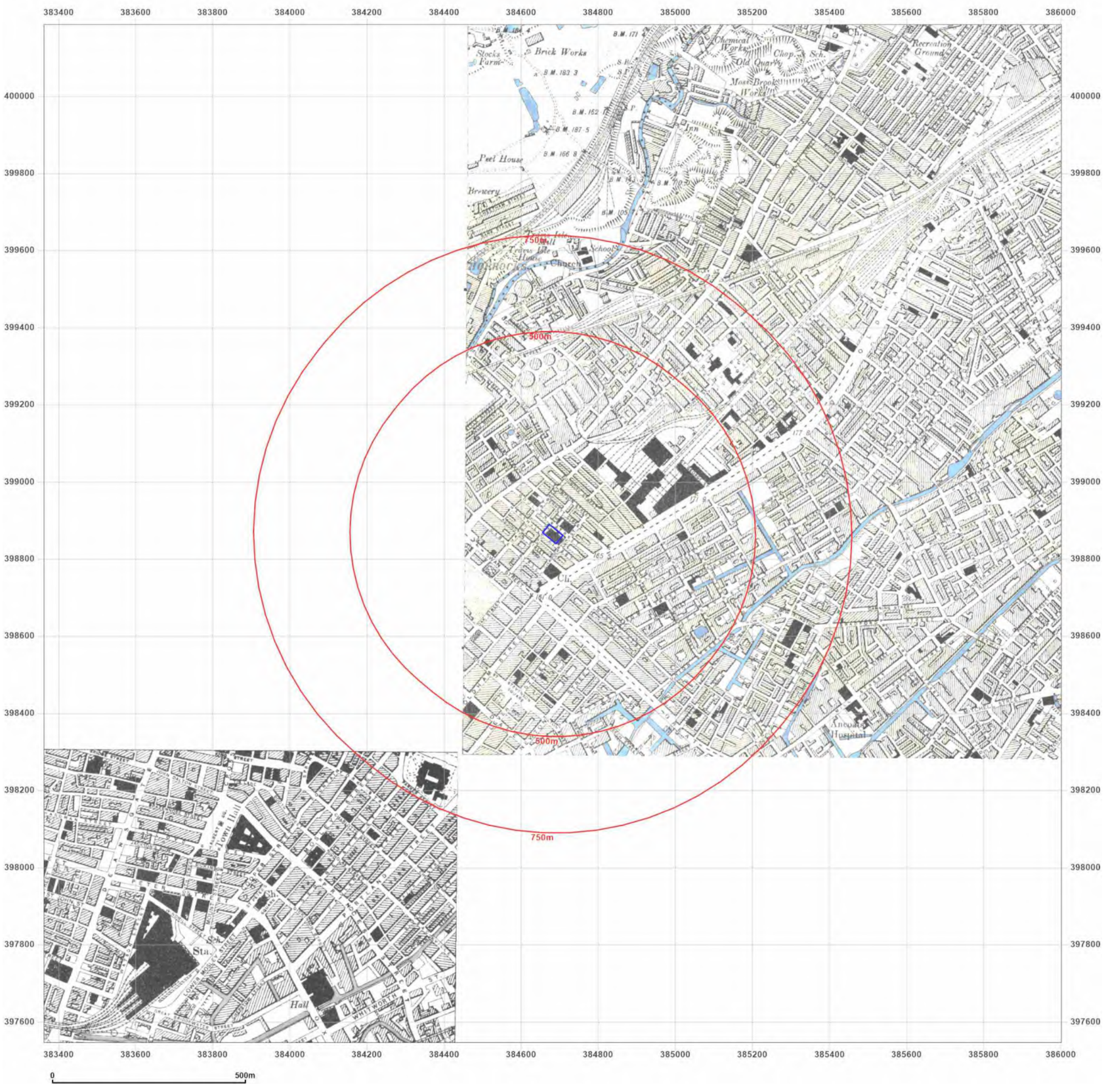
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Site Details:

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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1891-1896**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1894
Revised 1896
Edition 1896
Copyright N/A
Levelled N/A

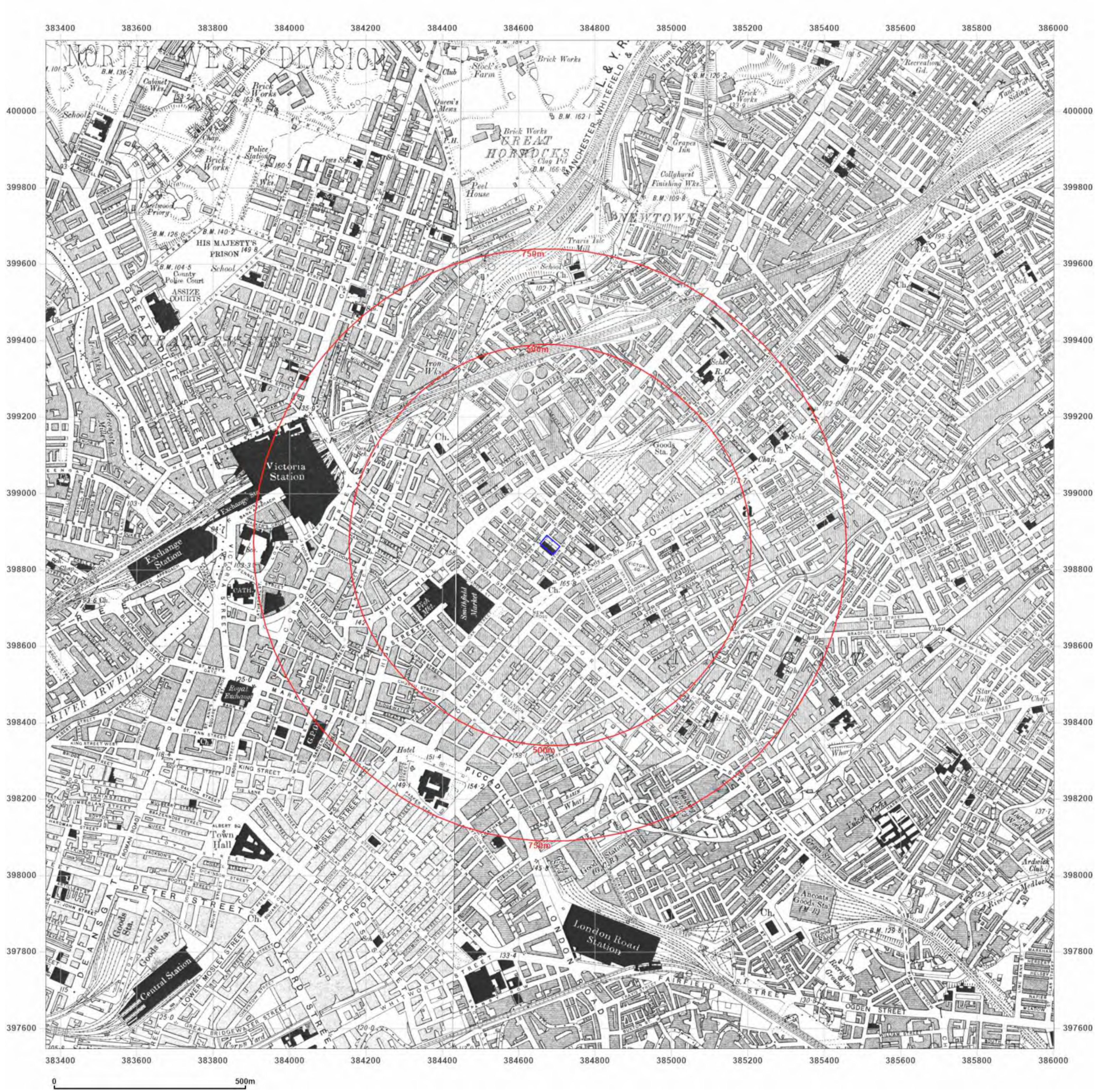
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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

N W E S

Surveyed 1844 Revised 1906 Edition 1906 Copyright N/A Levelled N/A	Surveyed 1844 Revised 1906 Edition 1906 Copyright N/A Levelled N/A
Surveyed 1844 Revised 1905 Edition 1905 Copyright N/A Levelled N/A	Surveyed 1844 Revised 1905 Edition 1905 Copyright N/A Levelled N/A

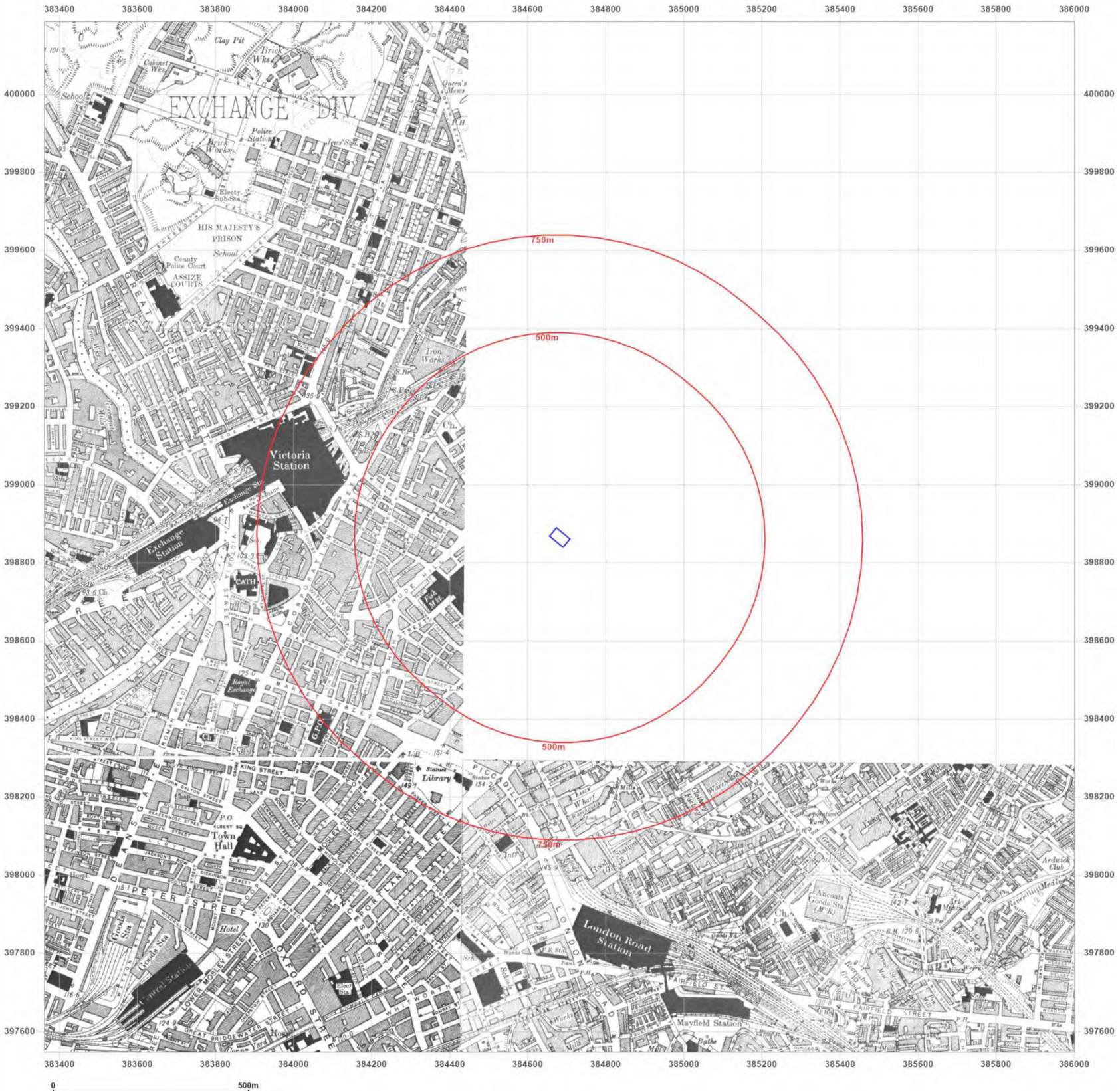
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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1915
Edition 1923
Copyright N/A
Levelled 1915

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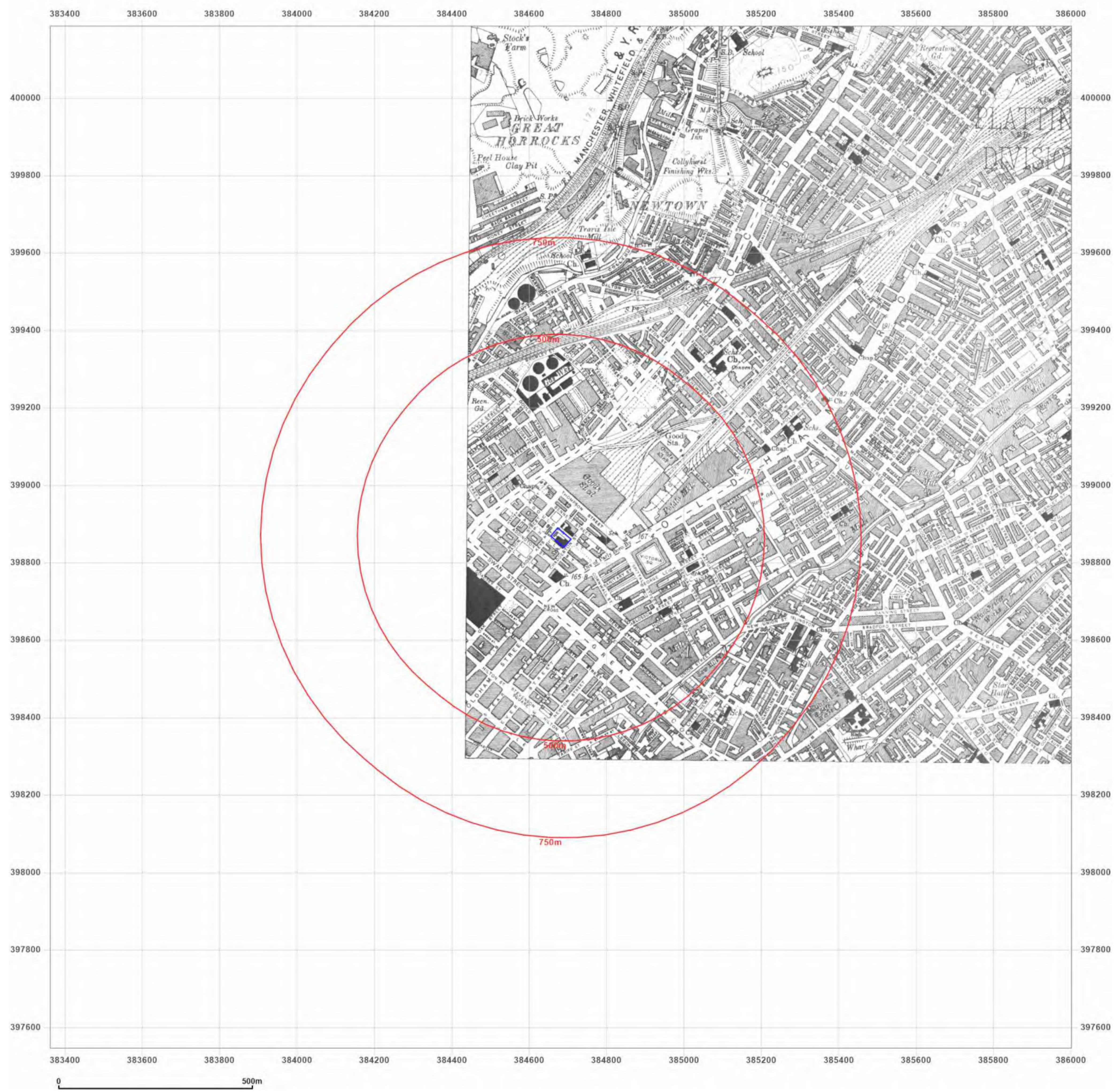
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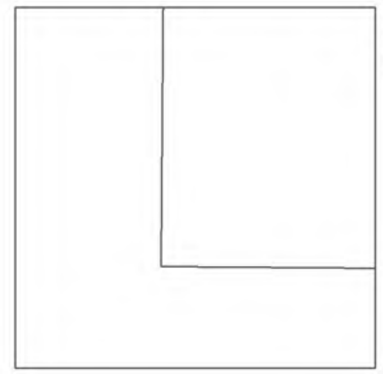
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Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

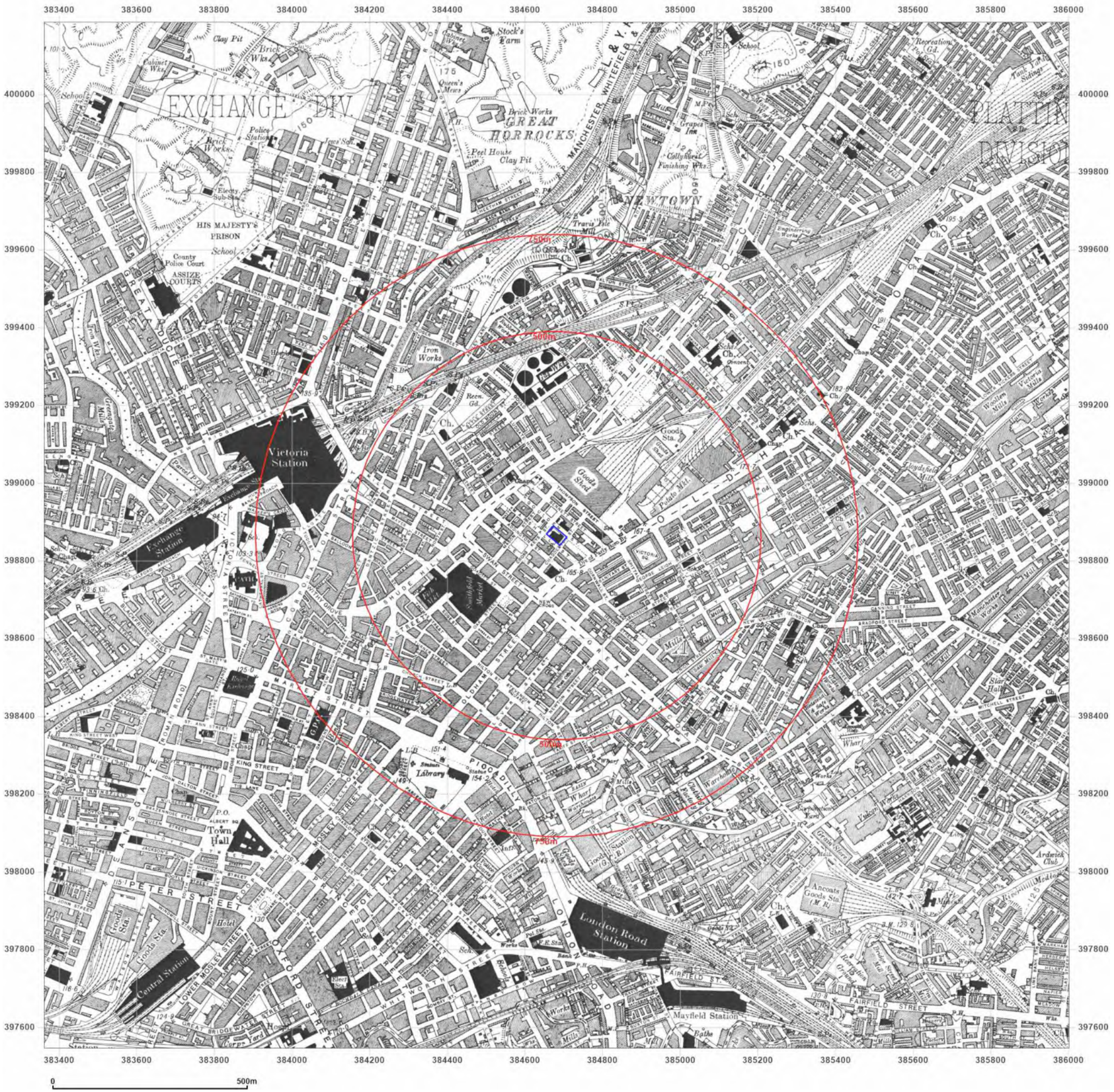
Surveyed 1844
Revised 1921
Edition 1923
Copyright N/A
Levelled 1906

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Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

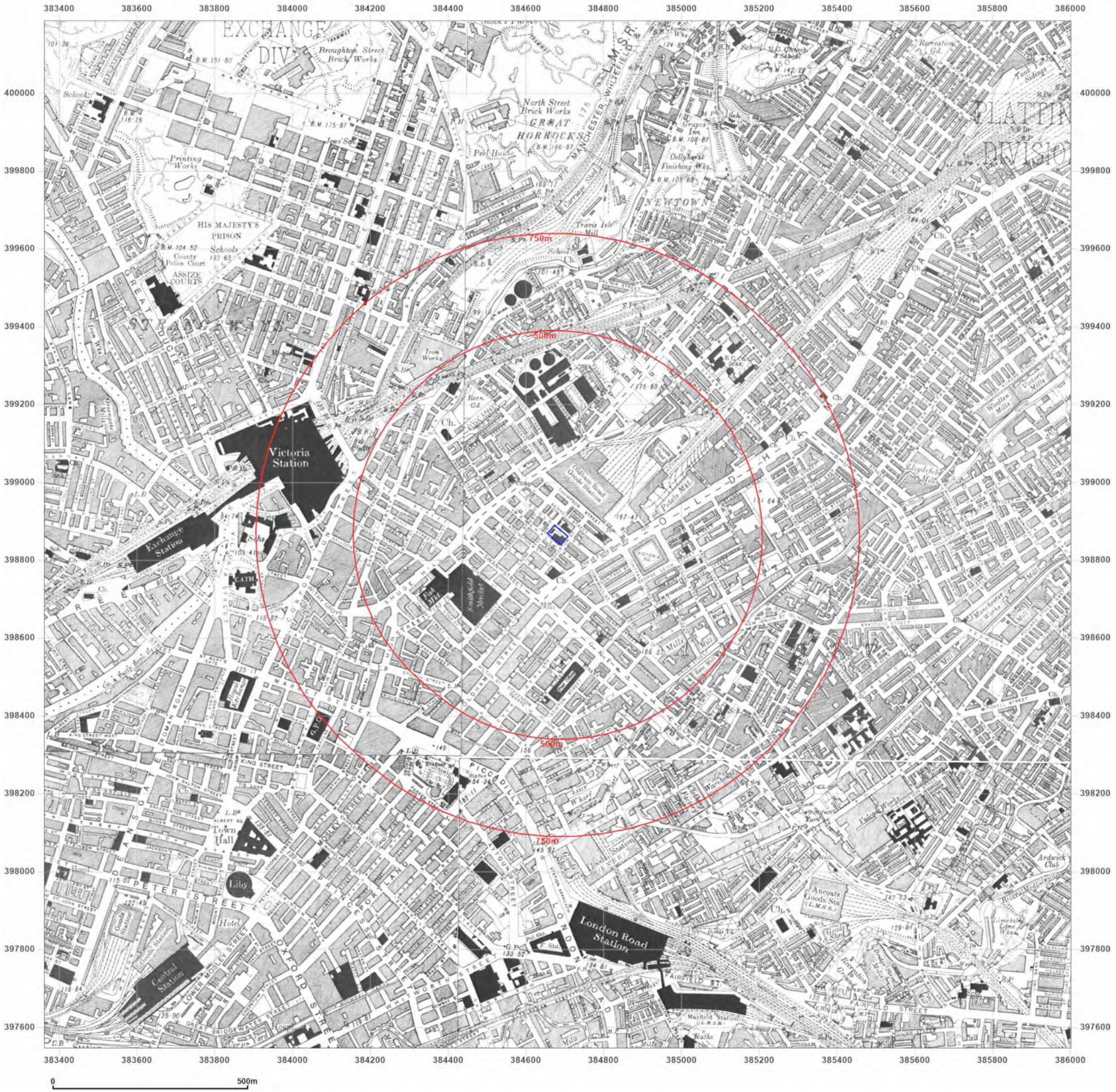
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1931
Edition 1931
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1932
Edition 1932
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927

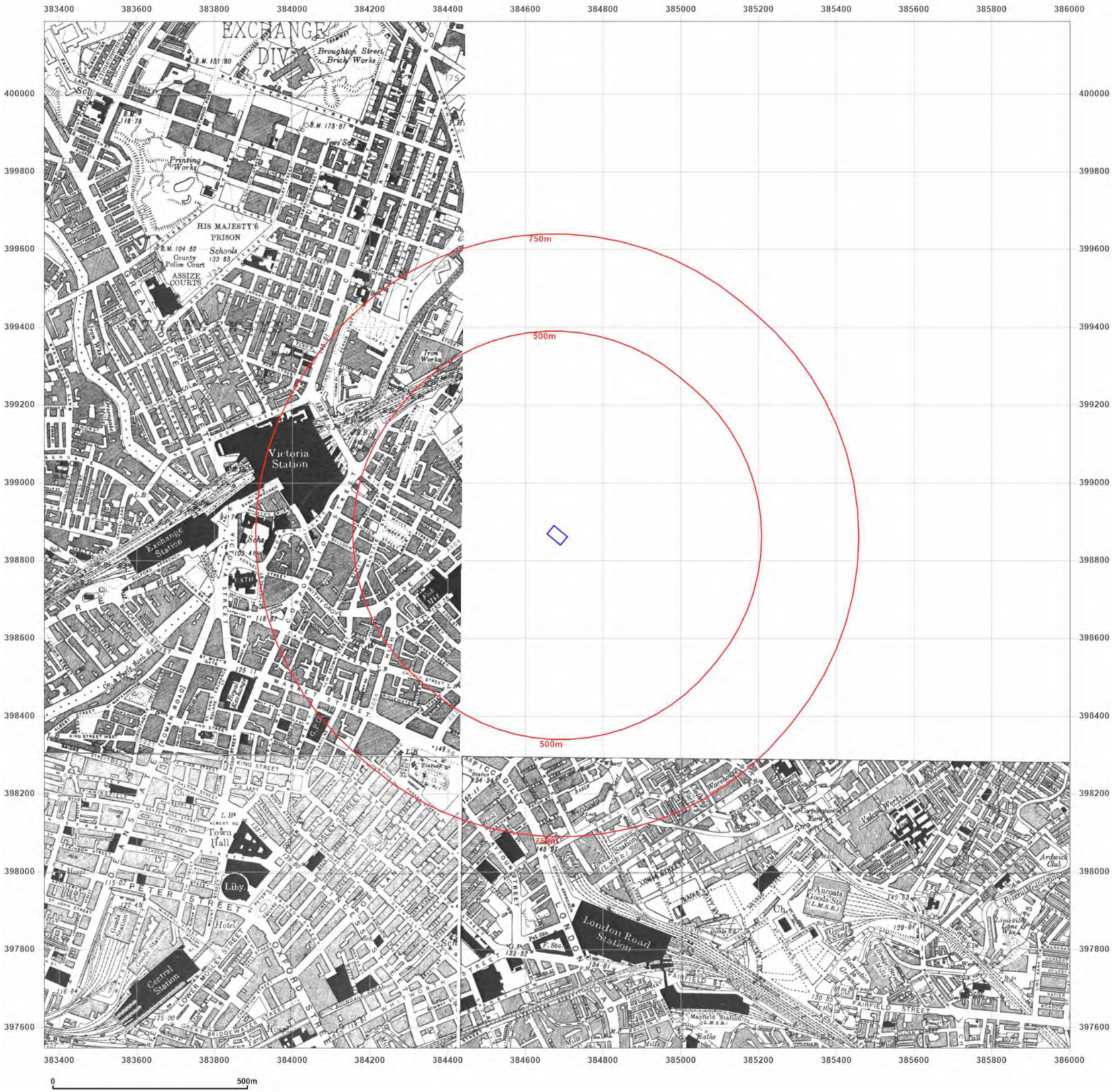
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

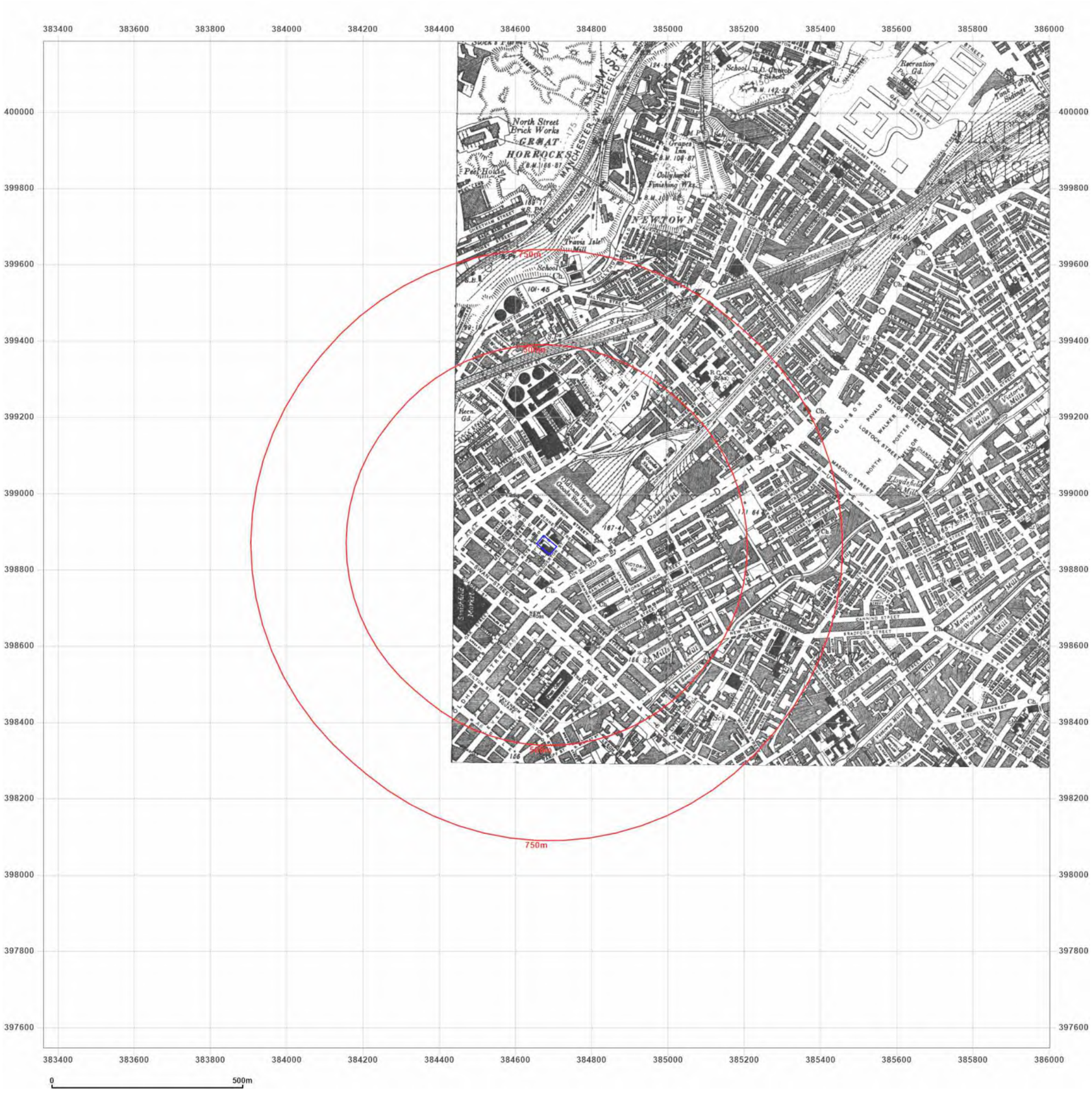
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

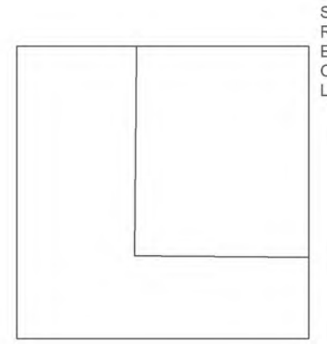
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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W E
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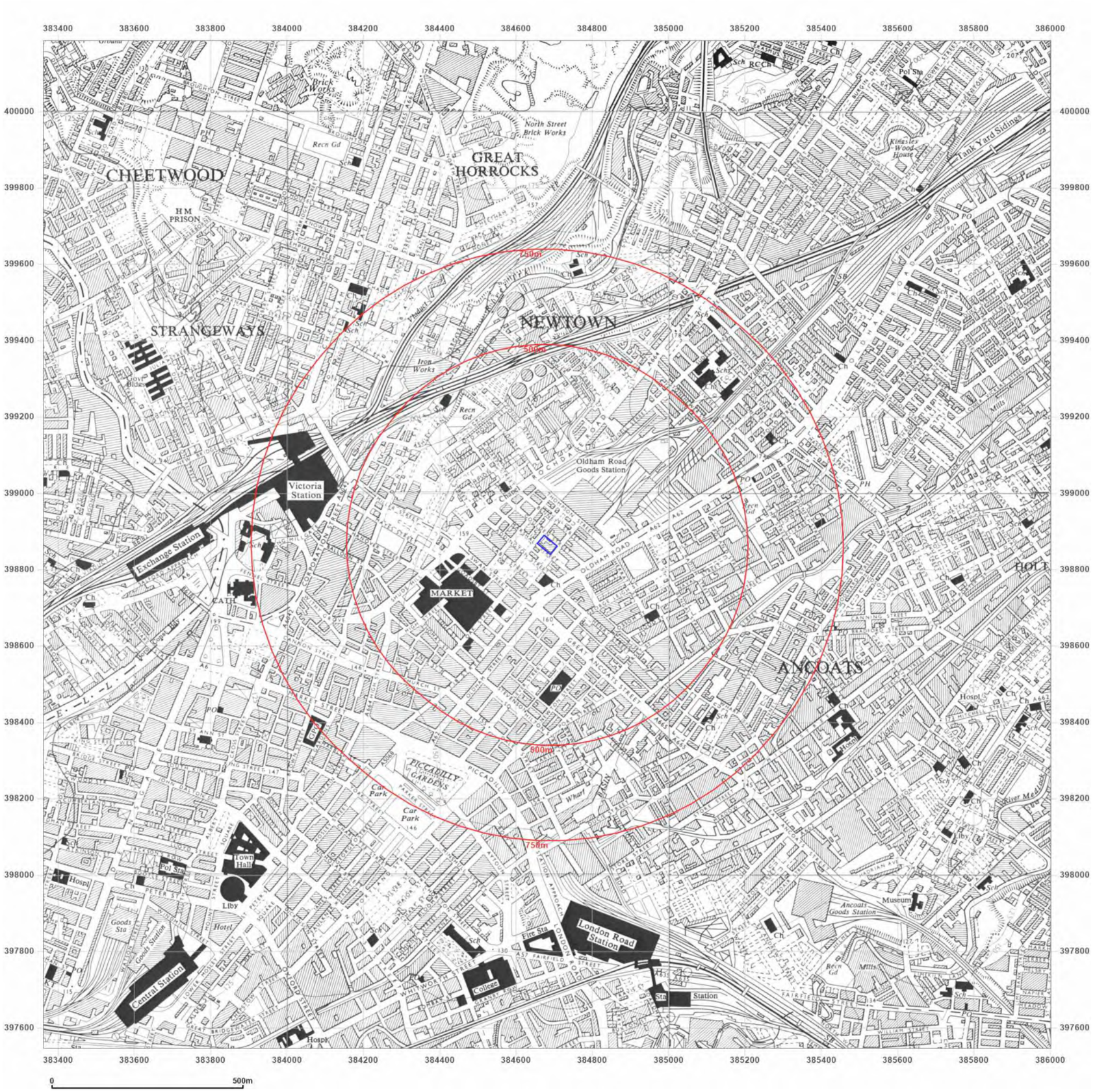
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
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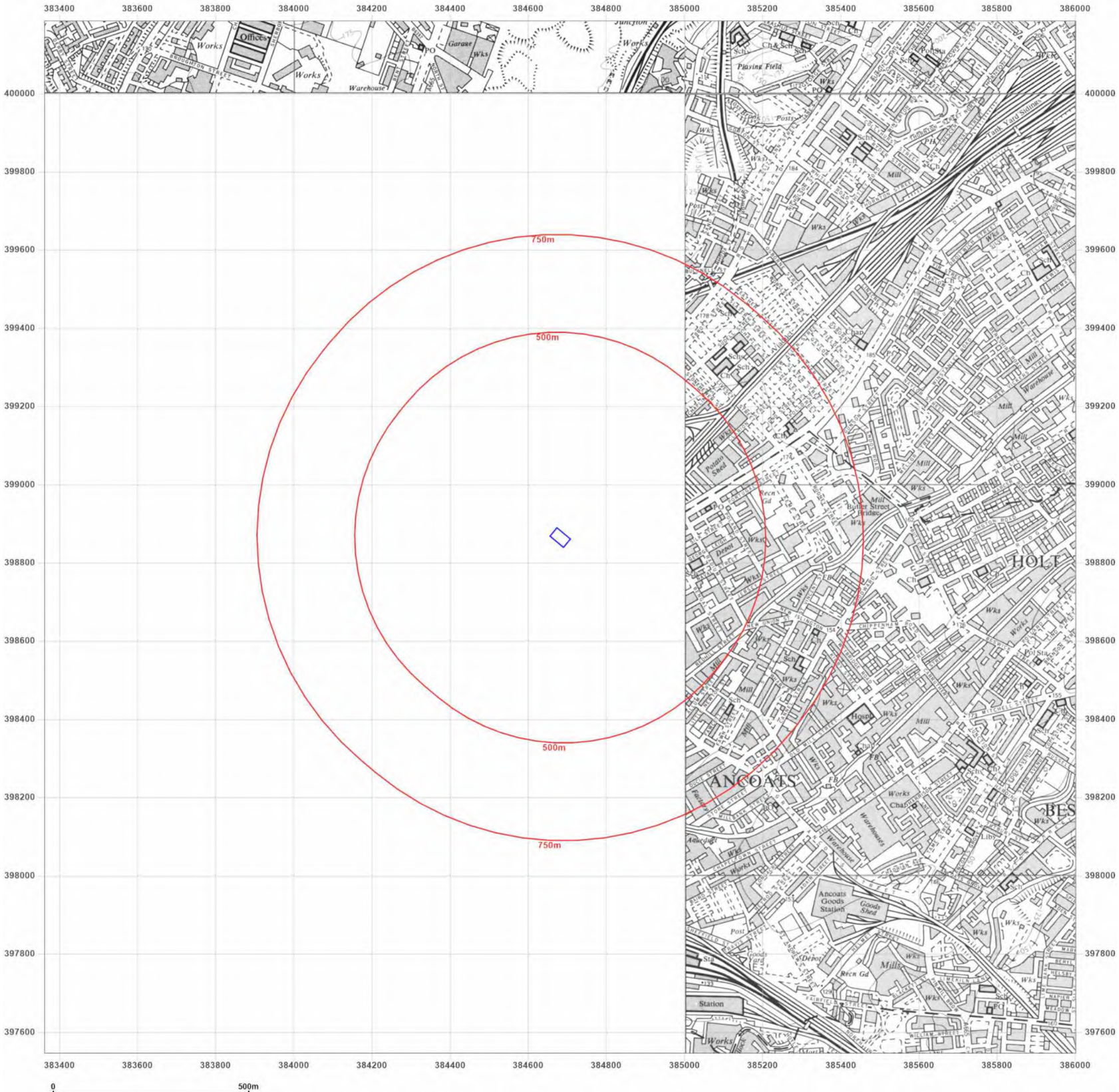
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: Provisional
Map date: **1966-1968**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled N/A

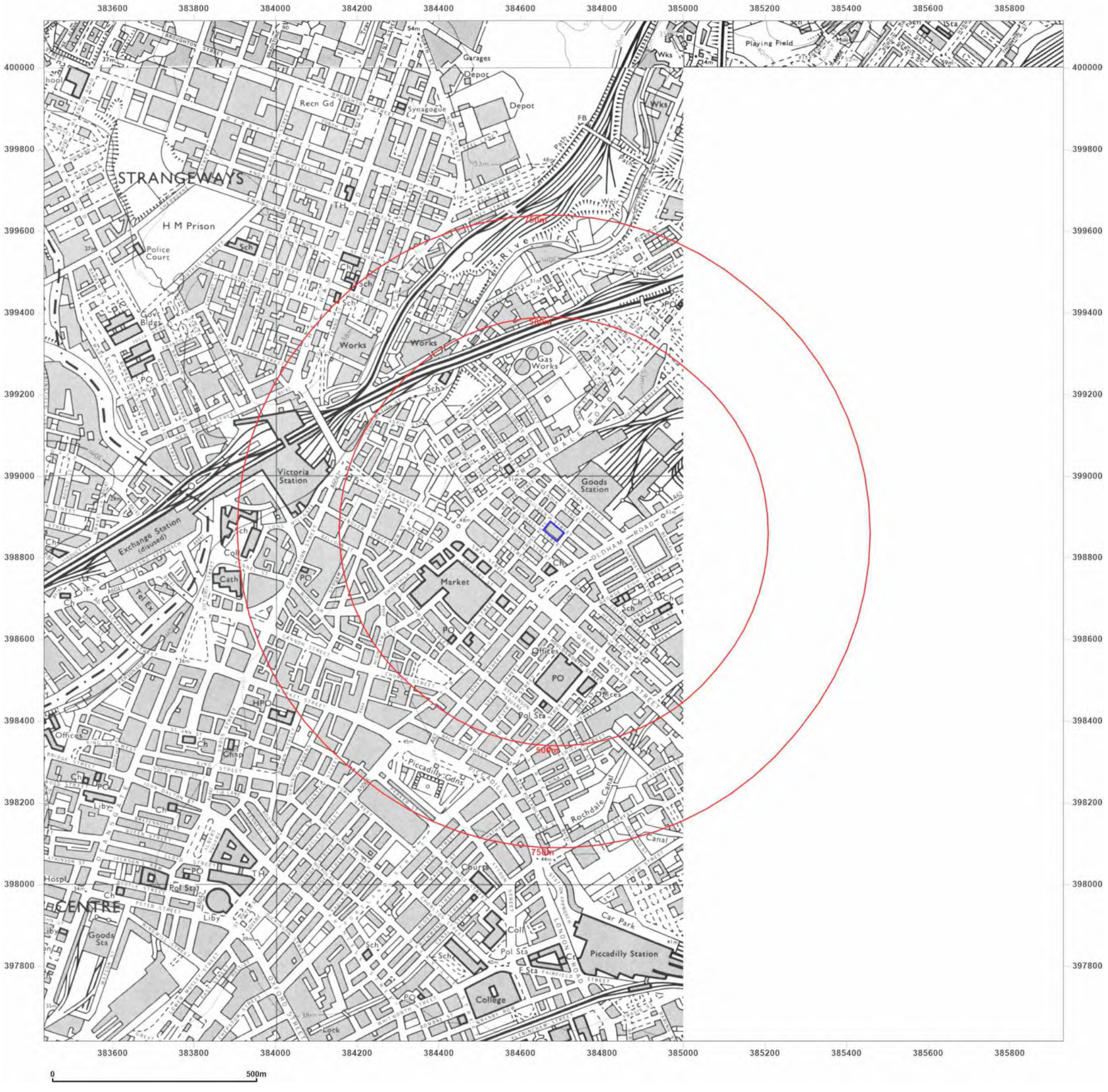
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1972-1977**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1975
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

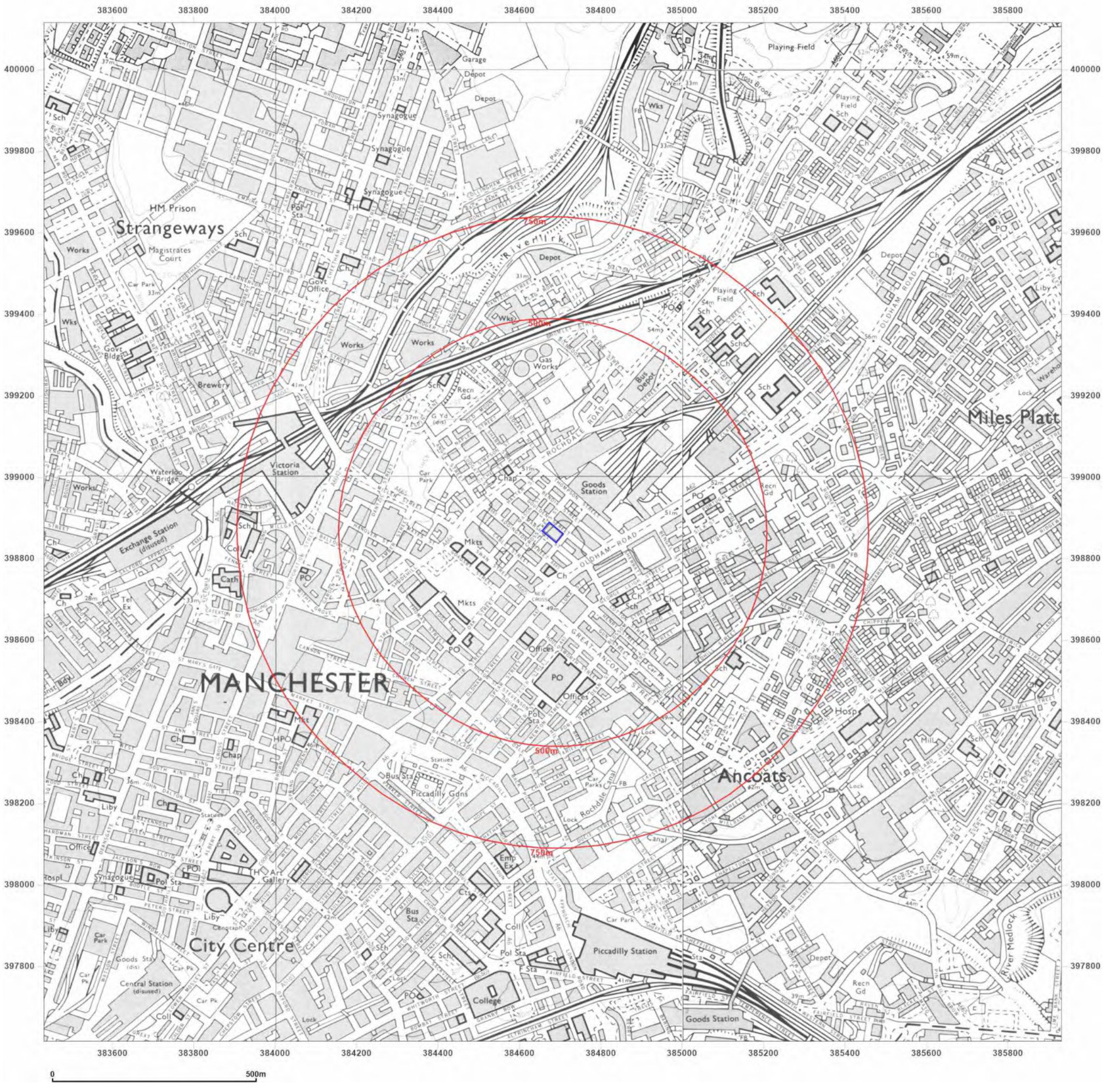
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:10,000

Printed at: 1:10,000

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

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

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1980
Levelled 1976

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

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Groundsure INSIGHTS

Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **1985-1988**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1983
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981

Surveyed 1985
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981

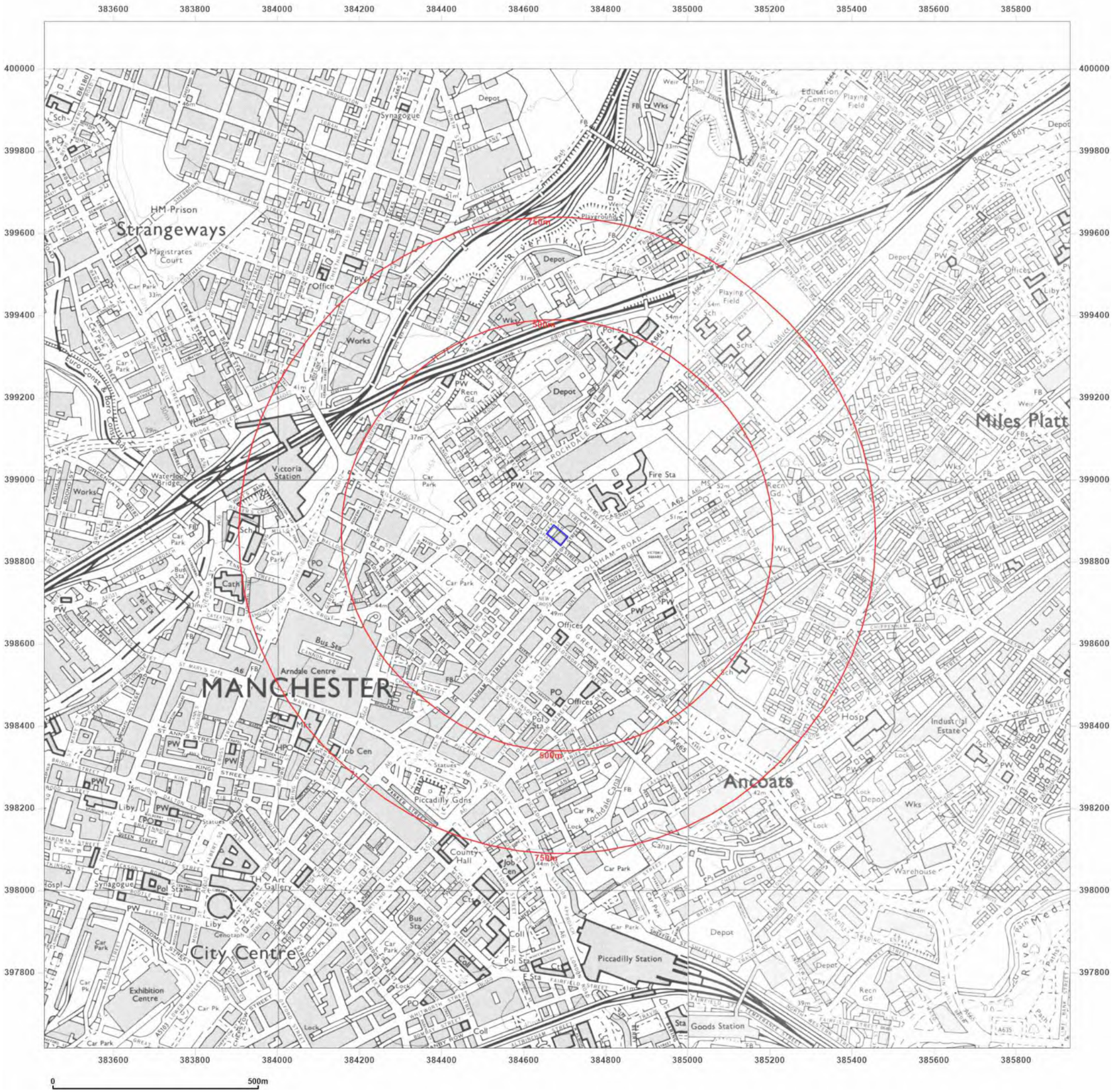
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Site Details:

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Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

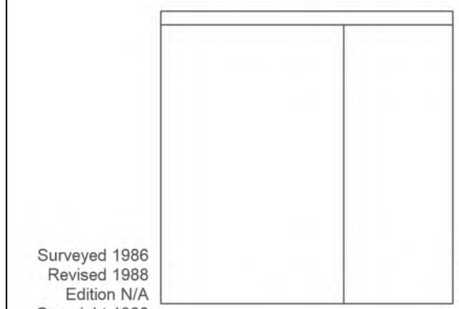
Map Name: National Grid

Map date: **1988-1991**

Scale: 1:10,000

Printed at: 1:10,000

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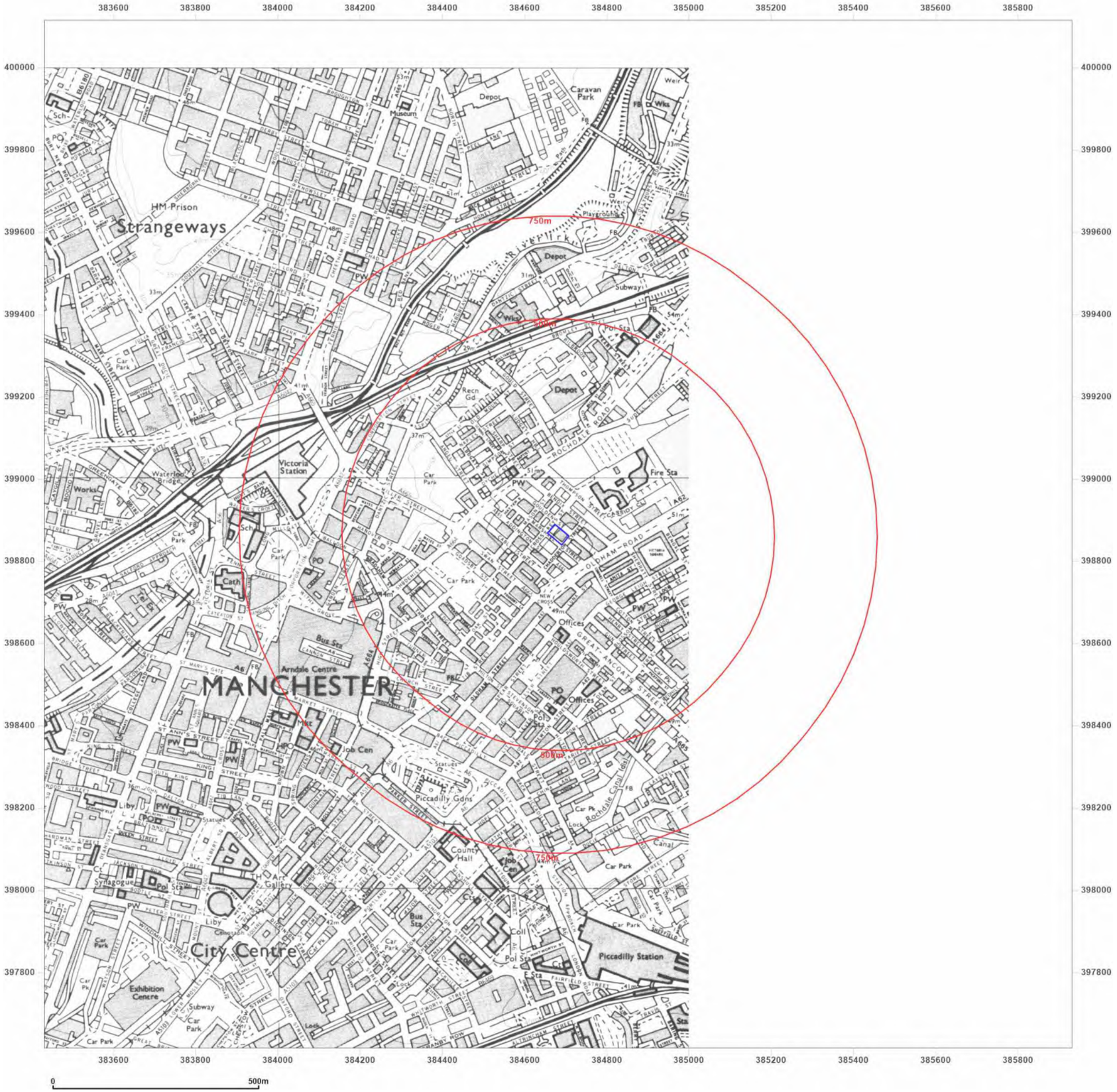
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Groundsure INSIGHTS

Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

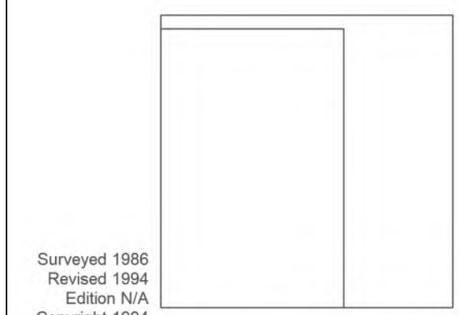
Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
Levelled 1981

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Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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Production date: 20 March 2024

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Site Details:

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M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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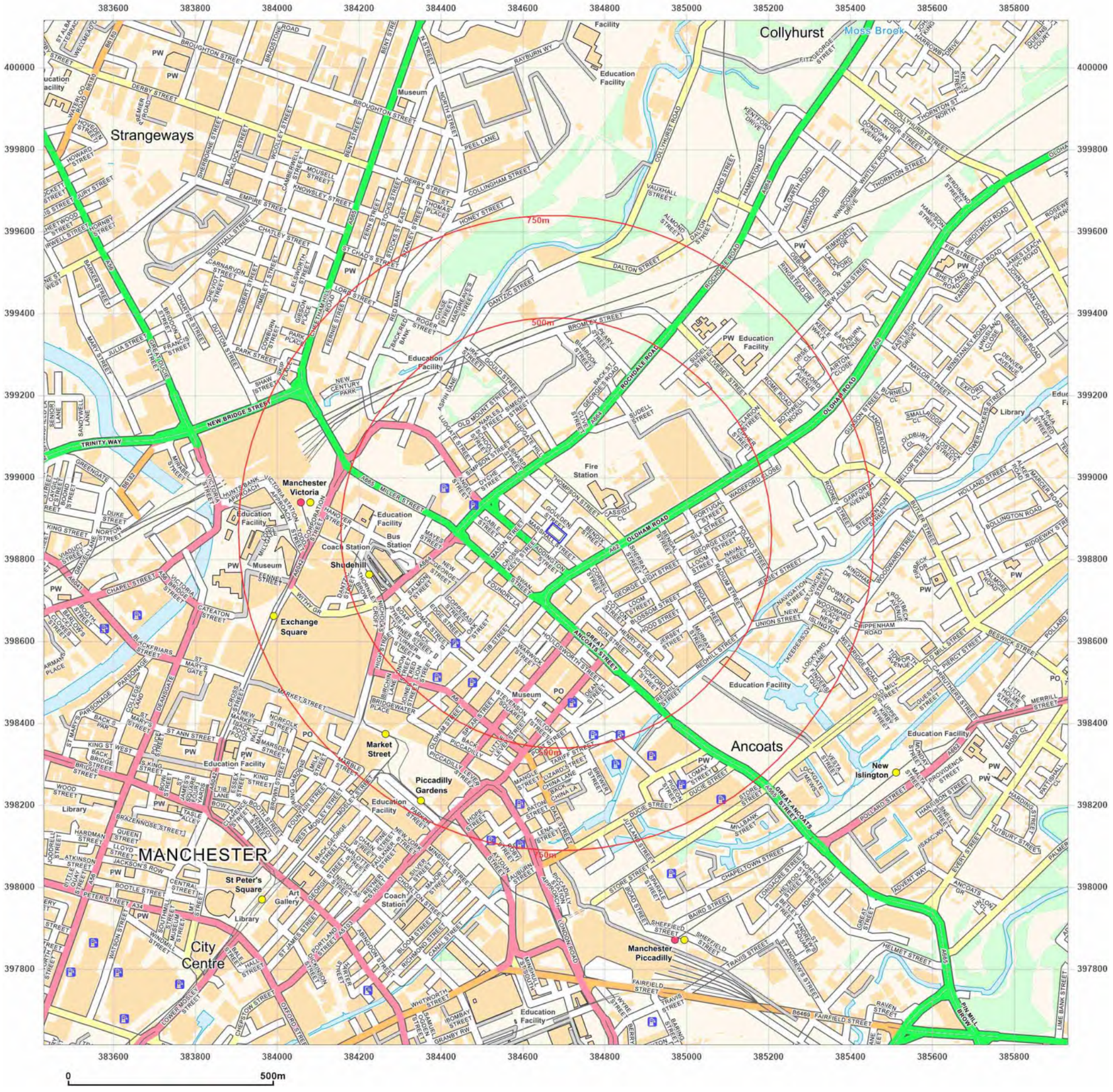
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Groundsure INSIGHTS

Site Details:

19 Cross Keys St, Manchester,
M4 5EY

Client Ref: Cross_Keys_Street_Manchester
Report Ref: GS-MY7-XHZ-QOS-PBN
Grid Ref: 384681, 398865

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

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2024

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