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1. Summary

Mayfield Medlock Limited devising proposals for the redevelopment of land at Mayfield, Manchester City Centre (centred on NGR 385198, 397498). In order to support the planning applications for the scheme Mayfield Medlock Limited have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

No medieval activity is known to have taken place within the site, which lay beyond the medieval core of Manchester, near Ardwick Green Park. The site likely comprised undeveloped land during the post-medieval period.

The site was initially developed from the late 18th century when Ardwick dye works was constructed partially within the north of the site. A reservoir was to the south-east of the dye works and a lane connected the dye works to Ardwick to the south, later known as Chapelfield Lane. A house with gardens and ancillary buildings lay partially within the south-west of the site in the 18th century. The rest of the site comprised enclosed fields.

By the mid-19th century several streets of double-depth terraced houses had been constructed in the east of the site, including along Selby Street, Ashton Street, Egerton Street and Tipping Street. Further terraced houses had been built within the site by 1891, as well as the Corporation Inn, on the junction of Tipping Street (Mancunian Way) and New York Street (Hoyle Street). Most of these houses contained cellars.

By the late 19th century, Ardwick dye works had become part of the Chapelfield Works. The reservoir had been backfilled and buildings associated with the Chapelfield Works had been constructed in the west of the site. The Chapelfield Works had been established as a dye works by the late 18th century, to the north of the site. By the 1860s, it was owned by David Moseley of David Moseley & Sons, who manufactured rubber items. Ardwick Tannery had also been extended to the east by the late 19th century and several structures associated with the tannery were within the site.

In the early 20th century, Ardwick tannery was also absorbed into Chapelfield Works. Small structures east of the adjoining Water Meter Works were constructed within the west of the site. By the mid-20th century, most of the houses within the site were cleared, although houses fronting Tipping Street and the inn/ public house remained. By 1954, the north-east of the site had been redeveloped with the construction of a works building.

In the late 20th century, land within the site to the east of Chapelfield Lane had been redeveloped and a further works building, and a rubber and plastic works had been established. The structures associated with the Chapelfield Works and the Water Meter Factory were demolished after 1971.

In 2020, two evaluation trenches were excavated in the west of the site, over the footprint of Ardwick Dye Works (late Chapelfield Works), its associated reservoir and terraced housing. The northmost trench was covered by a brick structure. The southernmost trench revealed little remains of archaeological interest. A small part of the south-east Area 1, Ardwick

Tannery, was excavated in the site, although few remains associated with the tannery survived within the east of the trench. A pipe or drain was identified as aligned north-west to south-east, continuing along the limit of excavation and therefore within the site.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include Ardwick Dyeworks, Britannia Brewery, Ardwick Tannery. Any such remains that do exist within the site are likely to be of low (local) significance, and without a programme of mitigation, the scheme could damage or destroy these remains. The site also has high potential to contain remains of 19th-century workers' housing and a 19th-century public house, however these would be of negligible significance.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that a targeted watching brief should take place within the Site to establish the presence or absence of buried archaeological remains, and if present, their extent and significance. The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

2. Introduction

Mayfield Medlock Limited have prepared a planning application for the redevelopment of land at Mayfield, Manchester City Centre. The current development proposals comprises the:

“Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 883 no. residential units contained within four buildings ranging from 9 storeys to 28 storeys in height, alongside ground and first floor commercial spaces comprising restaurant and/or retail units (Use Class E(b) and/or (E(a)) together with highways works, access, servicing rooftop plant, along with delivery of associated public realm and associated works for each relevant phase.”

The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development site lies within the Mayfield area of Manchester (referred to herein as the ‘Site’; centred on NGR 385198, 397498) and is located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of Mayfield Phase 1a, with Baring Street beyond (Plate 1).



Plate 1 Extract from Google Satellite, showing the Site boundary

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a

whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock lies c. 12m north of the Site. The Site lies at a height of 40.5m above Ordnance Datum (aOD) and is relatively level.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The south-eastern portion of the Site is overlain by superficial Devensian Till – Diamicton deposits which formed between 116 and 11.8 thousand years ago during the Quaternary Period. The north-western portion of the Site is overlain by superficial Alluvium clay, silt, sand and gravel deposits which formed between 11.8 thousand years ago and the present during the Quaternary Period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area.

2.3.1 Designated heritage assets

The Site is located within 150m of seven designated heritage assets (Table 1) and 350m of 13 designated heritage assets. The proposed development will not have any physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have indirect impact on the setting of the designated heritage assets. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground remains.

Site	Designation	List Entry	Location (NGR)
21 and 23, Manor Street	Grade II Listed Building	1219791	SJ 8511997359
25 Manor Street	Grade II Listed Building	1283018	SJ 8511297346
27 Ardwick Green	Grade II Listed Building	1207536	SJ 8511197326
27 Manor Street	Grade II Listed Building	1219817	SJ 8510597331
Milford House	Grade II Listed Building	1283046	SJ 8511797322
31 Ardwick Green	Grade II Listed Building	1207566	SJ 8514797313
Former Church of St Thomas	Grade II Listed Building	1197828	SJ 8518597321

Table 1 Designated heritage assets within 150m of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-11), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF Dec 2023).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Department for Levelling Up, Housing & Communities, Dec 2023). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 209 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 200-204) should be taken into account in determining a planning application.

Paragraph 211 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

Policy EN3 states:

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

4.3 Places for Everyone

Places for Everyone (PfE) has been adopted and the Site forms part of the Development Plan. In relation to the historic environment, Policy JP-P2: Heritage: *‘We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester’s distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district’s identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*

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

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process' (Greater Manchester combined authority, 2024, pp. 192-4).

In addition, Policy JP-Strat2: City Centre states: 'The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets' (Greater Manchester combined authority, 2024, p. 49).

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

Our current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area in the centre of the city, may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location (Gregory, 2007). Physical indications of human activity are provided by a small number of residual finds, including Mesolithic and Neolithic flints, a Neolithic stone hammer and a single sherd of Bronze Age/Iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to water courses and moss lands.

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the boundary of the Site, and whilst the proximity of the River Medlock means that prehistoric remains within the Site cannot be ruled out entirely, any buried remains are likely to have been heavily disturbed by the later intensive development of the Site during the Industrial Period.

5.2 Romano-British period

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909), situated c 1.6km west of the Site. The fort underwent several phases of

development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the north. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD. Store Street and its continuation as Old Mill Street, situated 400m to the north of the Site, is potentially the continuation of the Roman road from Manchester to Castleshaw (HER 24.1.8). However, this awaits confirmation, and there is as yet very little physical evidence for any Roman activity in the vicinity of the Site. The only indication is a coin of Claudius Gothicus that is reported to have been found in the basement of a warehouse in Piccadilly in 1882, although the precise location of this discovery is uncertain.

5.2.1 Archaeological potential

The potential for buried archaeological remains deriving from Romano-British activity within the Site is considered to be low. The possibility of isolated artefacts should not be dismissed entirely, although it is considered unlikely that artefacts will be found *in-situ* given the later intensive development of the Site.

5.3 Medieval period

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). A gold finger ring (HER 9916.1.0), discovered in antiquity, has been traced to the Castlefield area (c. 300m to the south-west of the Site), providing rare physical evidence for human activity in Manchester during this period.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the

confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street. Along Tonman Street in 1821, a small hoard of Saxon coins (nine sceattas) was unearthed while digging the foundations of St Matthew's Church, c. 200m north-west of the Site (HER 124.1.0).

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

5.3.1 Archaeological potential

Given the location of the Site away from known medieval settlement activity, the potential for buried archaeological remains is considered to be low. The possibility of medieval finds should not be ruled out completely given the historic landscape, although it is very unlikely that any *in-situ* remains will survive due to the intensive later development of the Site.

5.4 Post-medieval and Industrial Period

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

5.4.1 The origins of calico-printing in Britain

The boom of the textile industry in the North-West of England during the late 18th century was based to a large extent on the area's established calico printing trade, which had first been introduced to England in the 1670s with the arrival of chintz, a fine cotton cloth imported from India. The bright and exotic patterns of Indian chintz quickly made the cloth fashionable and by 1676 English printers began to copy the designs onto calico cloth on the banks of the River Thames near Richmond. During this period, London was the centre of the textile industry as it was the point where the imported calico arrived in England. These London printers were seen as a distinct group of highly skilled artisans who, according to one observer, wore 'rather curious costumes' with 'cocked hats, scarlet coats and top boots' and were 'very aristocratic in their way' (Miller, 2012).

The first master printer was probably William Sherwin who in 1676 took out a patent for 'printing broad Calico and Scots cloth with a double necked rolling press' and set up a factory at West Ham, which became the chief early centre of calico printing in England (Clayton & Oakes, 1954, p. 136). Towards the end of the 17th century, woollen manufacturers felt under threat by the rise of the calico industry, which in 1701 was estimated to employ 800 men, women and children (*ibid*). By 1701, these manufacturers had influenced parliament to prohibit Indian chintz by law in order to protect their trade, and by 1721, all printed, painted or dyed calicos had been banned. This gave rise to the use of fustian, which was used to copy chintz and was exempt from the 1721 ban as it was a mixed fabric. Fustian was made by Lancashire weavers with the result that, after the ban of 1721, the centre of the calico-printing trade shifted to Lancashire, where copies of chintz could be produced. The textile finishing industry flourished in Lancashire due to the local supply of cloth, the inexpensive value of the land for bleach crofts, the convenience of an abundant supply of fresh running water from the rivers and the lower rates of wages (Phelps, et al., 2018, p. 2). By 1774, the ban against calicos was lifted, allowing printers to produce chintz from cotton.

One of the earliest printworks in Lancashire was set up in 1764 by Edmund Clayton at Bamber Bridge near Preston. This printworks was vastly successful and within a few years others appeared along the River Darwen near Blackburn. Early printworks required skilled workers who were highly paid, and in the early years the Lancashire printworks had to pay for the services of skilled artisans from London who were brought up to teach the trade to the Lancashire men, who were held "in great contempt" by the London artisans (Graham 1846, 345). Clayton's printworks produced a local fabric known as 'Blackburn grey', which was suitable for printing. According to John Graham, writing in 1846, printing was "at that time very

slow in all its processes, chemistry not being understood as at present” (Graham, 1846, p. 345). Graham also noted that “bleaching out the Grey Cloth required a great breadth of land, cloth for printing was linen, cotton and strong velvet for the Russian market”. Another early printworks is reported as being under construction in Crumpsall in the *Manchester Mercury* in January 1762.

Robert Peel also began printing cotton around 1764 at Brookside Mill in Oswaldtwistle. Peel was a pioneer in printing as he discovered that a roller with a carved decoration could be used to print a pattern onto a cloth. This was the beginning of the textile industry changing from a skilled craftsman’s trade to a factory-based industry, as Peel was the first to begin mechanised calico printing on an industrial scale and brought many innovations into the cotton industry (Miller, 2012, p. 9). Howarth, Peel and Yates became partners and established several printworks sites across Bury. In 1773, they bought a ruined corn mill at Bury Ground. This was the first (of many) factory-based printworks and quickly became famous for the designs and colours of the cloth.

The early printworks in the North West were often located by rivers as a constant supply of water was needed for the washing of cloth as it passed through the different printing processes and for the driving of machinery using waterwheels (Phelps, et al., 2018, p. 2). The water would have been pumped from the river by a steam engine at the rate of approximately 50,000 gallons per hour. This water would have entered a reservoir bedded with gravel before being conveyed to the croft and the dye house (Penny Magazine, 1843, p. 290). A Parliamentary Commission in 1868 calculated the amount of water used on average by a printworks was approximately 400,000,000 gallons *per annum*, which was then redeposited into the river polluted with the chemicals from the printing process. During the late 19th century, filter beds were implemented to limit the amount of pollution entering the rivers (Miller, 2012, p. 7).

5.4.2 The development of finishing-works factories

Finishing works factories often had several different processes taking place in designated areas. These can be divided into printing, bleaching and dyeing processes.

Block Printing -The earliest form of printing required skilled craftsmen to use wooden printing blocks (Plate 3). These blocks were made up of carefully engraved layers of wood sandwiched together. Within block printing, three different types of blocks could be used – line blocks, blotch blocks and ground blocks. Line blocks were used for printing small details and outlines. Blotch blocks had felted surfaces and were used for large areas of colour, whereas ground blocks were used for small areas of colour. Each colour on a textile was applied with a different block, with some pattern sets including over 100 blocks (*op cit.*, 10).

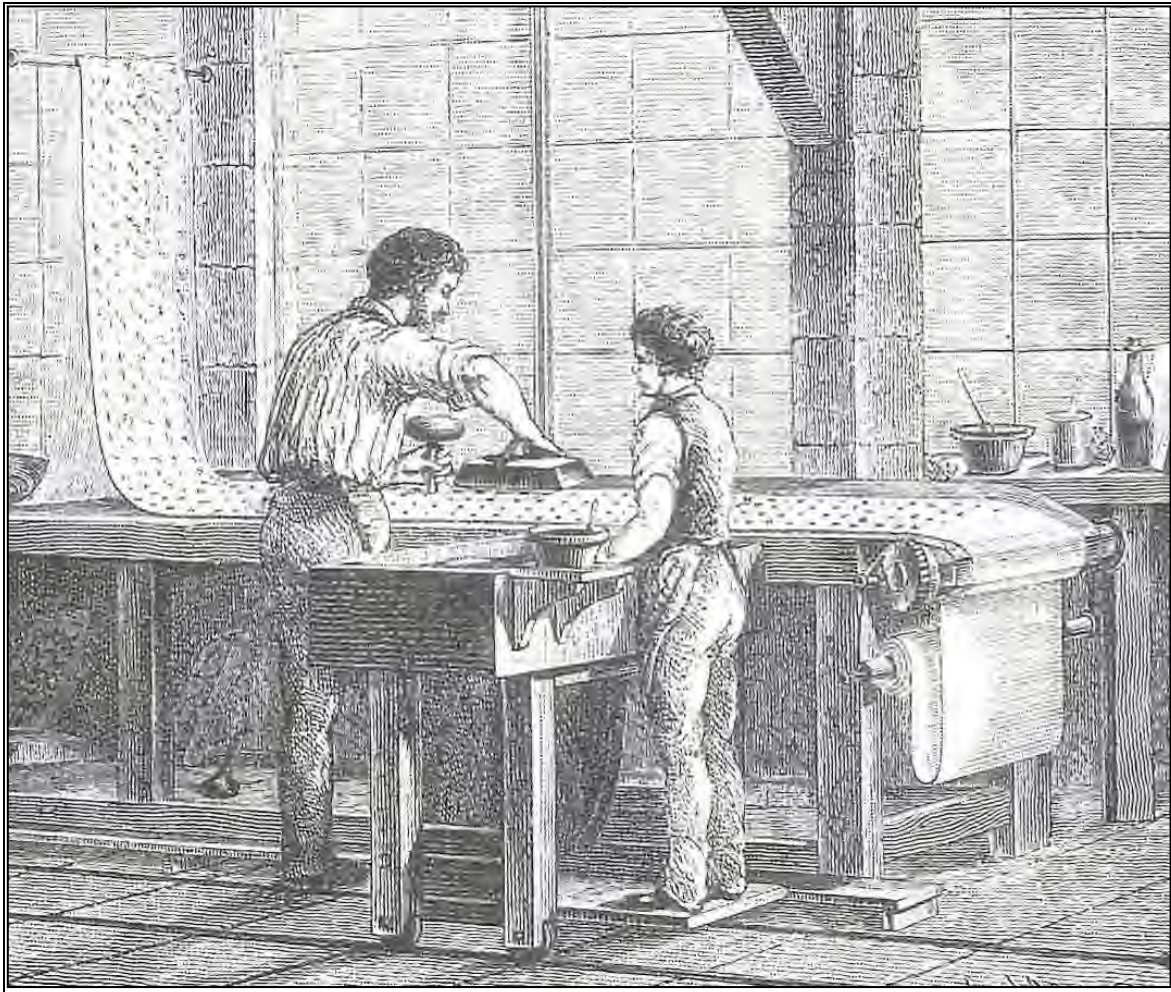


Plate 2 Depiction of a block printing during the late 18th century

Several hundred block printers would be employed by each large printworks. These workers would each have a table with a heavy flagstone placed over a framework of wood or iron. The cloth would be stretched over the flagstone, providing a surface on which to print. As the block printer printed the cloth, guide rollers would suspend the printed cloth from the ceiling, allowing the textile to dry. A child would often work alongside each block printer, pushing a tub of paint along the table and cleaning the blocks. Though this work was not necessarily physically exhausting, working in the printworks factories often included long shifts. An examination of the working conditions within printworks in 1842 by a Parliamentary Commission found that children were working 12 hours a day on average and often fell asleep at their tubs (*ibid*).

Block printing was a slow process and required a high skill level. Carving the blocks in preparation for the printing was also a difficult task and the designs on these blocks deteriorated quickly as the wooden blocks wore down during use. In 1783, machine printing industrialised printing as an addition to block printing.

Machine Printing – Early attempts were made by Scottish inventor Thomas Bell to create a roller-printing machine (Plate 3). In 1770, Bell began printing textiles using engraved copper plates, a technique borrowed from copper plate printing. This worked in reverse to wood block printing in that the designs were engraved into the copper at a deeper level, so the colour

would be added to the smooth surface, which would then be printed onto the cloth, leaving the designs themselves unpainted. Bell revolutionised the industry in 1783 with his patented continuous roller-printing machine which was fitted with six rollers. In theory, in roller would have had a different colour and as the cloth passed through each roller, a different part of the pattern would be added in a different colour. However, Bell struggled to keep the six rollers working in unison. Despite some technical issues, Bell had demonstrated the concept of using rollers in a more efficient way of printing cloth and, with the help of Adam Parkinson, by 1785 the instrument was successfully applied at the Livesey, Hargreaves, Hall Company near Preston (Nieto-Galan, 2001, p. 56). By the early 19th century, roller-printer, or cylinder machines could produce up to three quarters of a mile of cloth within an hour (Penny Magazine, 1843, p. 295).

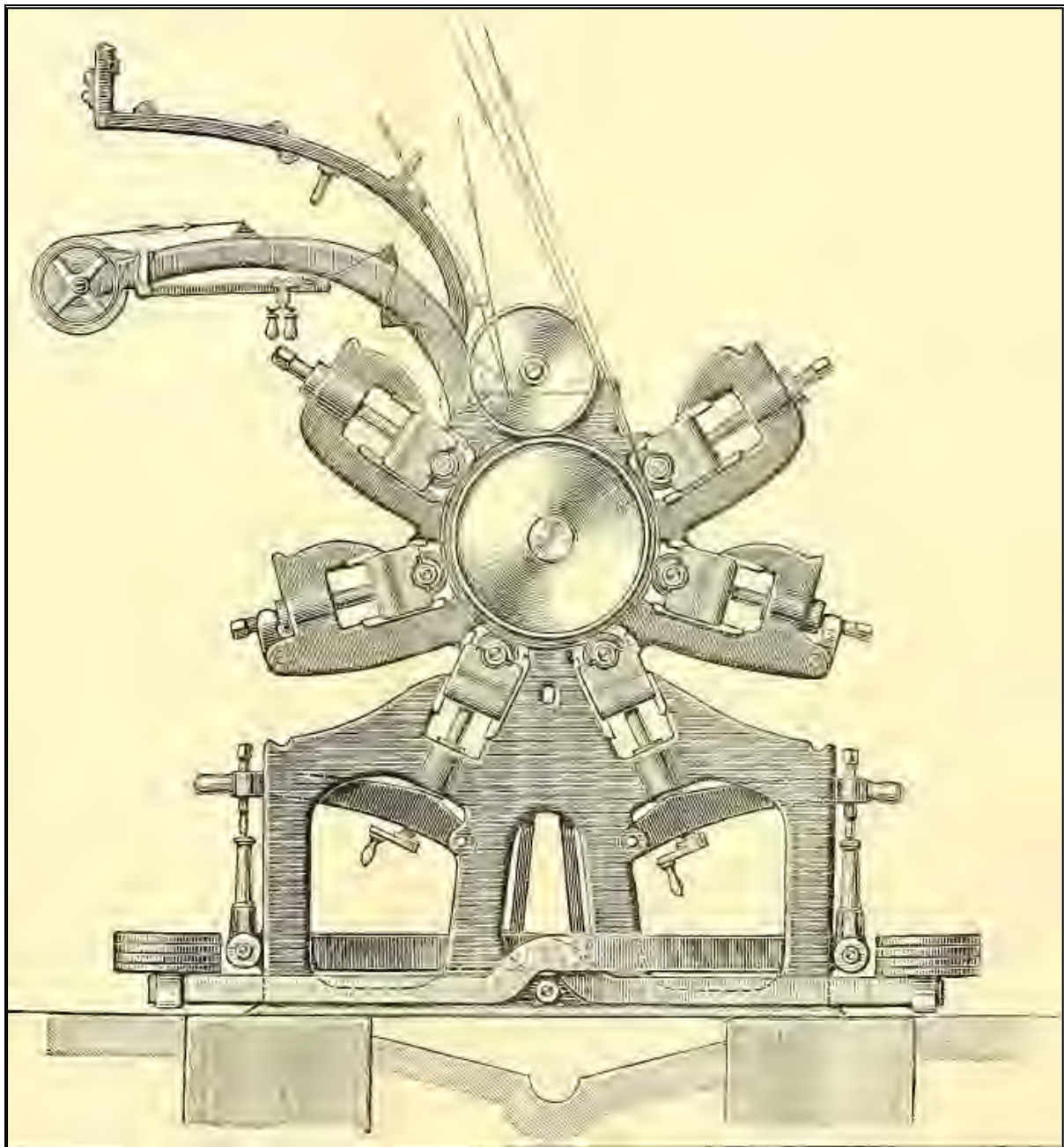


Plate 3 A six colour printing machine depicted in 'The Printing of Cotton Fabrics' (Sansone 1887)

Each roller-printing machine was tended to by three employees. The machine printer stood in front of the machine to check that the colour being added to the cloth was flawless; a young person, known as a 'back-tenter' would stand at the back of the machine and ensure the cloth was passing through the roller evenly and free of creases; the third employee, often a child known as the 'plaiter-down', would fold the cloth as it came out of the machine allowing the newly printed cloth to dry (Miller, 2012, pp. 11-12).

The use of block printing within printworks declined in the 1860s as a result of the advancing technology of the machine printers. However, block printing was still seen as an artisan trade and was kept alive due to the influence of William Morris, who believed that the skill of block printing was being lost due to the industrialisation of printing. Morris' work brought block printing into a renaissance during the 1870s. However, during the late 1880s the printing trade entered a depression due to inefficiency, price cutting and long credit. Within three years of this depression, 25 printing firms went out of business. As a result of the difficulties, the remaining printing businesses amalgamated, forming into three groups of associations. The largest association was the Calico Printers' Association (CPA), which was formed by the merging of 46 printworks, representing 85% of the British textile-printing capacity. Despite amalgamation, many dye and print works closed over the following decades, by 1939, only 11 printworks were operated by the CPA (*op cit*, 13).

Bleaching – Bleaching removed impurities from cloth prior to dyeing and printing and turned the cloth completely white. Traditionally, this process was a lengthy one, taking several months to complete. The first stage of this process was called 'bucking', which referred to boiling the cloth in alkaline lye made from wood ashes. During the 18th century, this took place in what was known as a 'kier' (Plate 4). The cloth was then washed thoroughly in troughs of water and steeped in buttermilk. The final stage of the process to suspend the cloth in open air, exposing it to sunlight over a long period of time, which whitened the cloth. Much land was needed to expose the cloth to sunlight, giving a commercial purpose to the infertile moorland in much of Lancashire (Miller, 2012, pp. 11-12).

Towards the end of the 18th century, it was becoming clear that a new, more efficient, approach was needed for bleaching cloth. In 1798, Charles Tennant introduced a bleach powder to the textile industry. The powder was made by impregnating dry-slaked lime with chlorine gas, which was said to be powerful enough for 7lb. of the powder to bleach 500 pieces of cloth (one piece being 28 yards long and 40 inches wide) (Penny Magazine, 1843, p. 291). Industrialisation encouraged the mechanisation of the bleaching process, with steam and waterpower being used to drive machines such as dash wheels and washing machines (Plate 5). These innovations in the bleaching allowed the process to be brought indoors during the 19th century, leading many printworks to develop their own bleaching departments.

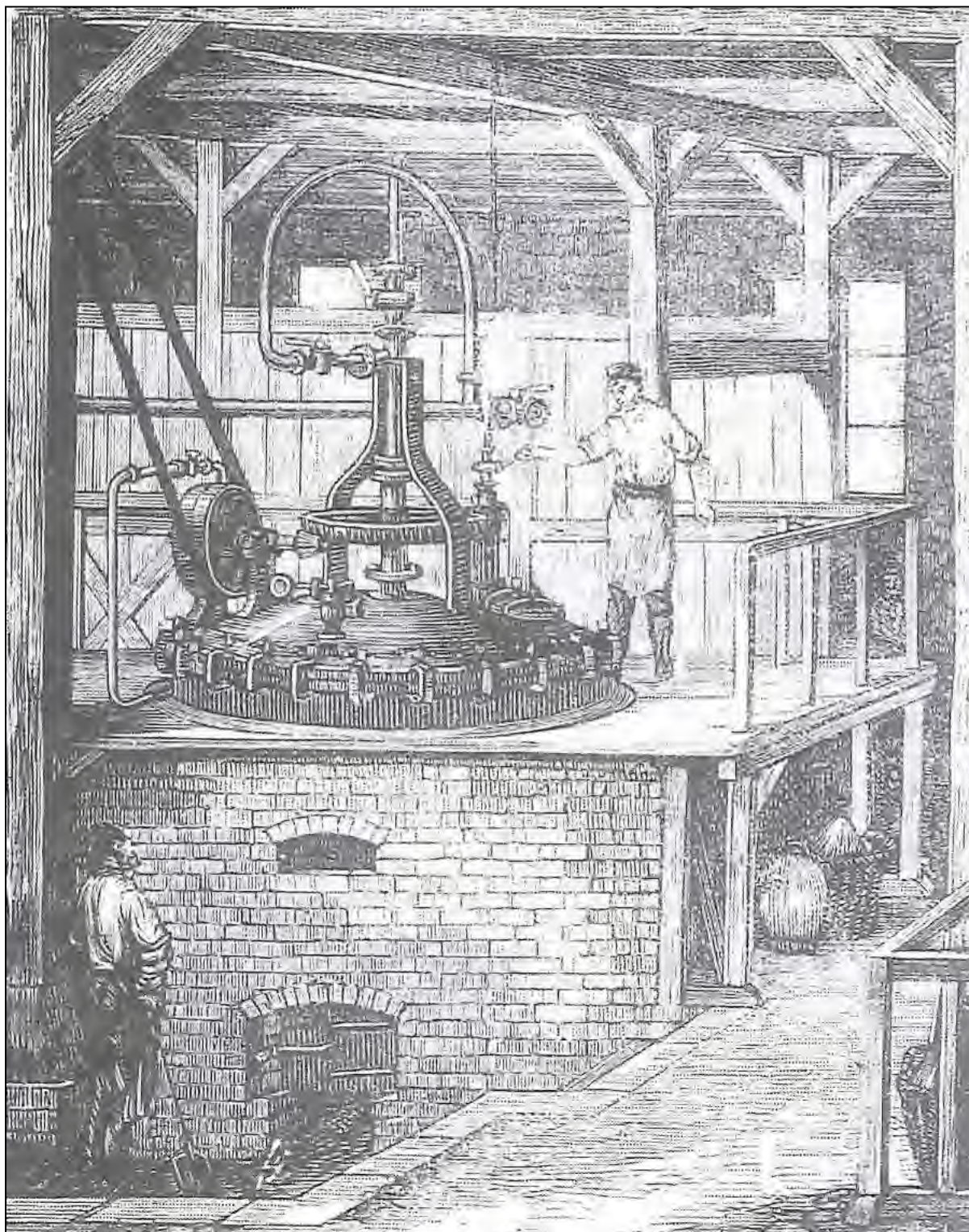


Plate 4 Large scale bleaching kler

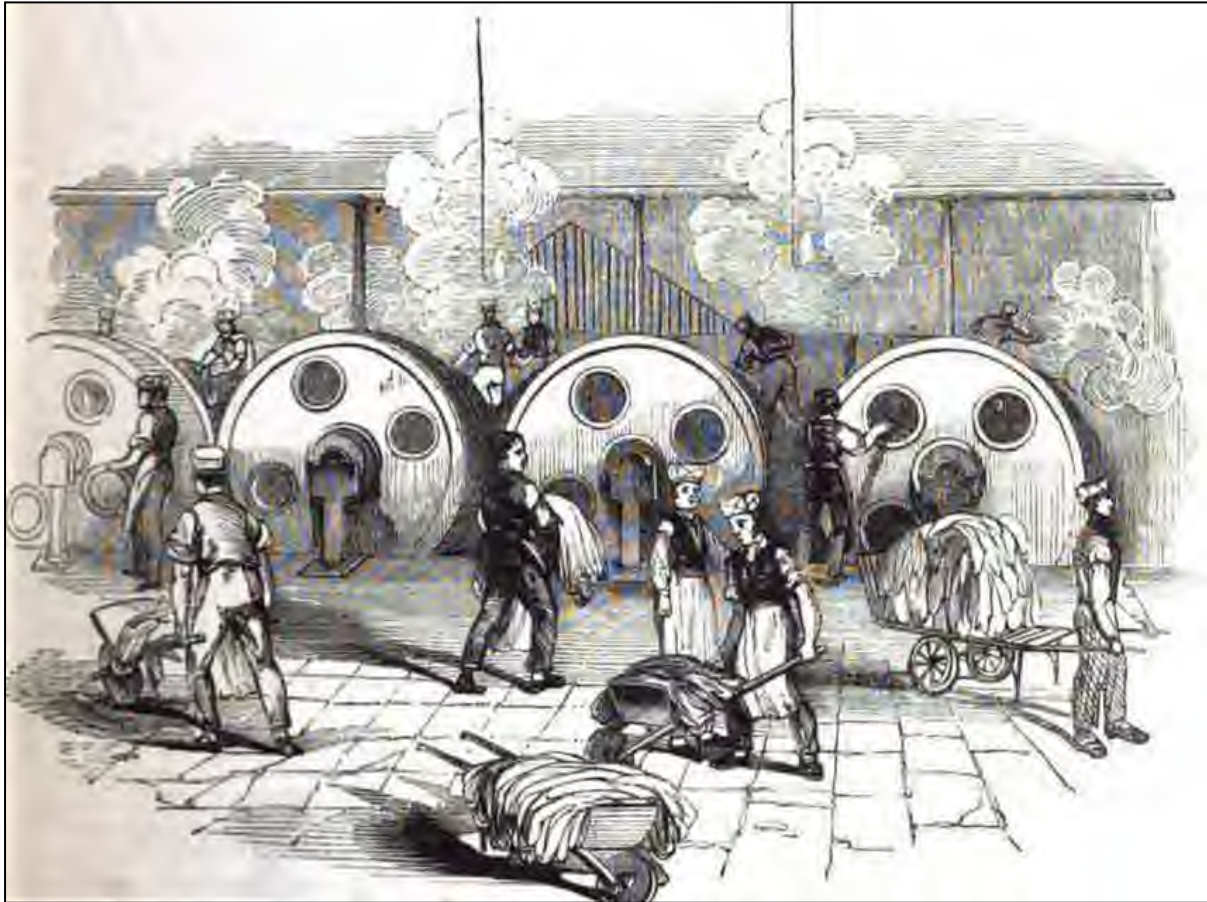


Plate 5 The dash wheels of the Dukinfield Works, Thomas Hoyle & Sons

By 1828, the dash wheels, which had been used to wash cloth, were replaced with washing machines invented by David Bentley, which washed lengthy pieces of cloth after the bleaching process. The cotton cloth was brought for bleaching in a grey state and several pieces of cloth were sewn together in preparation for bleaching, each 'piece' of cloth often being around 28 yards long and 40 inches wide (Penny Magazine, 1843, p. 290). After the cloth had been bleached, the pieces were again sewn together with more pieces, creating a single piece of cloth reaching approximately 14,000 yards long (*ibid*). The lengthy cloth would then be placed in a washing machine or 'wash engine', which wound the cloth in a spiral, with the water in the machines being renewed throughout the process. Washing machines were used in various stages of the process to keep the cloth clean and prepared for the next stages (Miller, 2012, pp. 15-16).

Singe house – Once the cloth had arrived at the printworks, the first step would be to create a smooth surface on the grey cloth by removing any stray fibres or any fraying which may have occurred during weaving. This took place in a singe house by running the cloth over red-hot plates (Plate 6).

Grey sour cisterns– The next step was the 'grey-wash' (Plate 7). The cloth would be transferred to the bleach croft for this process and then mixed with souring liquor to break down any oils or grease.

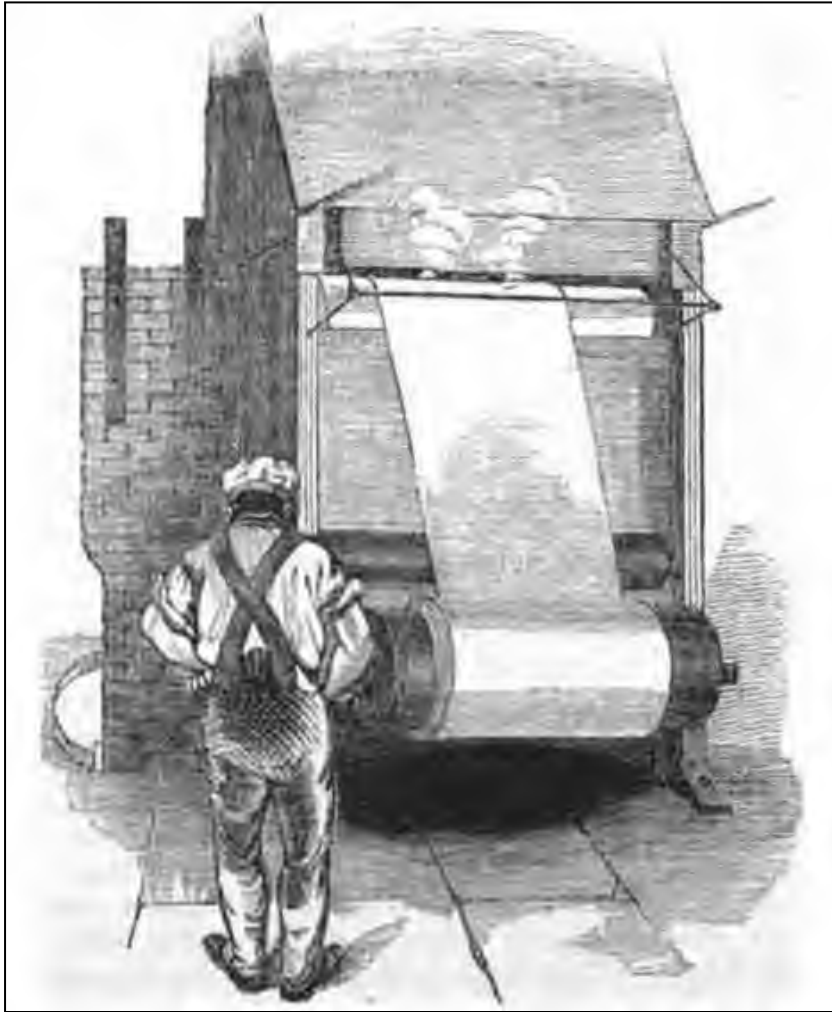


Plate 6 The singeing process, Penny Magazine 1843, 290

Boiling kier – Not all of the waxy coating of the fibres of the cloth could be removed using just a washing machine. The cloth would be placed into a kier with boiling water and a lime solution. This would be stirred for several hours at a temperature of at least 100°C. After the cloth had been soaked in the grey sour cistern, the cloth would go to another kier for boiling in soda ash.

Chemic cisterns – The cloth was then saturated in a clear solution of chloride of lime, or bleaching powder, which bleached the cloth.

White sour cisterns – The cloth was then passed through a dilute solution of sulphuric acid, known as 'white sour'. This was followed immediately by a final washing in clean water, which rendered the cloth perfectly pure.

Squeezing rollers - The cloth was then washed and squeezed dry through rollers.

White pile cisterns – After drying, the cloth was stored in 'white pile' cisterns, ready for printing or dyeing.

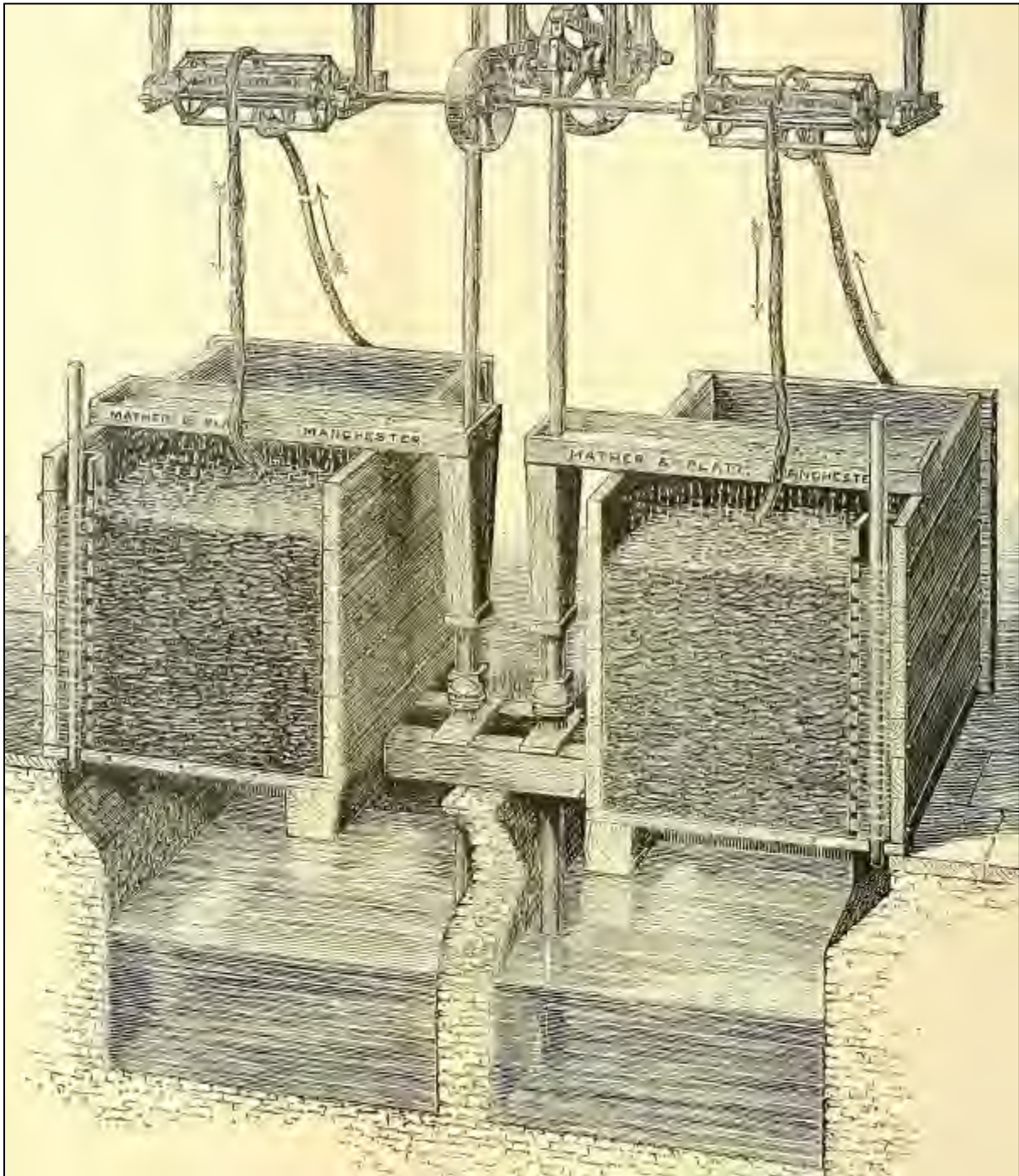


Plate 7 Bleaching and souring cisterns depicted in 'The Printing of Cotton Fabrics' (Sansone 1887)

Dyeing – Two agents were needed for the dyeing process: the colouring matter and the mordant. Mordant is an alum, occurring naturally as sulphate mineral alunite. Traditionally, the alum was imported then used to 'fix' the dye within the cloth. However, during the 17th century, it was discovered that alum could be manufactured chemically using certain type of shale. This brought a boost to the industry in northeast Yorkshire, where shale occurred naturally alongside aluminium salts and pyrites, which were required to create alum (*ibid.*, 18).

The colouring matter used to dye the cloth prior to the 19th century was often sourced from plants. The plants most commonly used included indigo, madder and logwood (Plate 8), however, colourants were also derived from cochineal insects and tropical sea snails (Nieto-Galan, 2001, pp. 23-25). The process of converting the natural colouring matter into dyes was complex and often the dyes did not adhere to the cloth easily. This prompted the use of chemically produced dyes, which brought added benefits, including lower costs and a new, more varied, range of colours (Miller, 2012, p. 18).

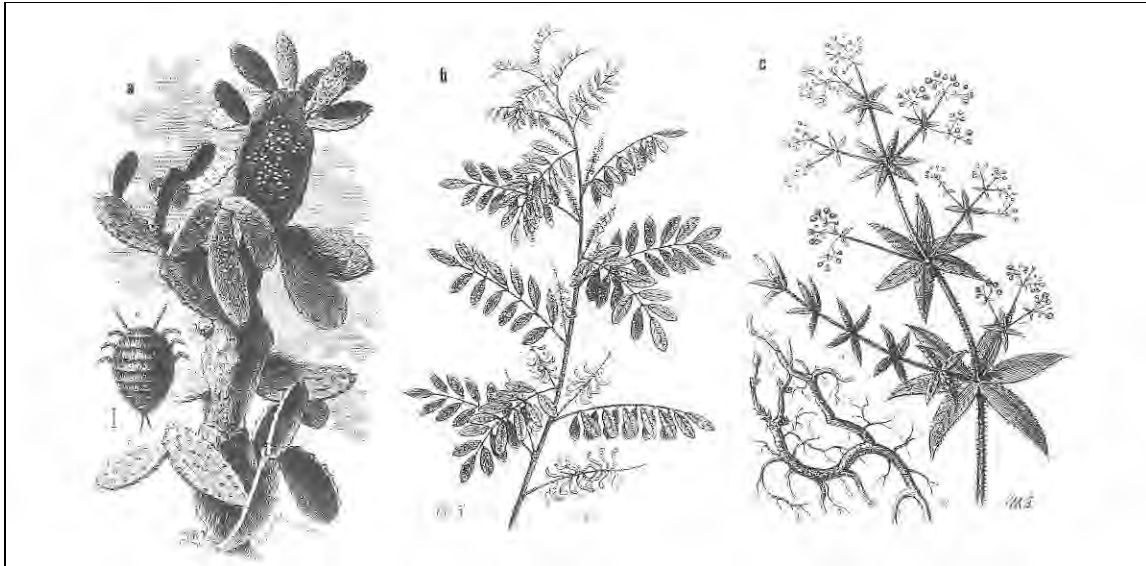


Plate 8 Plants used as dyes in the late 18th – early 19th century: a) The Nopal cactus of cochineal, b) indigo plant, c) madder root

The first synthetic dye was invented, accidentally, by William Henry Perkins in 1856. Reacting aniline with potassium dichromate produced a rich purple dye that could be extracted by adding alcohol. Perkins started his own company producing the dye, known as ‘mauve aniline’, which further boosted the textile industry. By 1859, synthetic dyes had become incredibly fashionable, demonstrated by Queen Victoria’s mauve dress worn at the International Exhibition of 1862 (*ibid.*, 18).

As the textile industry advanced, chemical engineering found new techniques of applying dye to cloth. One particularly popular technique was to print mordants onto the cloth before the dye was added, allowing the dye to adhere to the printed area. A technique known as ‘resist dyeing’ involved printing a wax onto the cloth before immersing it in dye. The dye would not adhere to the waxy areas, creating plain patterns on the coloured cloth. In 1802, Peel revolutionised this process by introducing a way of printing the wax using mechanical rollers. Discharge printing was similar in that it included printing a bleaching agent onto an already dyed fabric, which removed the colour, again, creating a plain pattern on a coloured cloth (*ibid.*, 19).

The machinery used in the dyeing process included a large cistern, or beck, below a large roller. The cloth would be attached to the roller and rotated in and out of the beck, which contained hot water and the dye. Once the cloth had been dyed, it was washed again to remove any colourant residues (*ibid.*).

Together, bleaching, dyeing and printing had a profound impact on the textile industry in the North West. This boom in Lancashire's textile industry impacted Manchester's economy, social structure, and architecture (Phelps, et al., 2018, p. 11). The printworks companies lasted over a century, being a common sight on many rivers across the region. By the mid-twentieth century, the cotton industry's demise led to the closure of many printworks sites. The buildings that make up the printworks were difficult to adapt for other uses, and subsequently many sites were demolished.

5.4.3 Housing

Perhaps due to the increasing importance of the Mayfield Printworks, a variety of houses built up in the area of research during the first half of the 19th century. This includes Selby Street, Ashton Place, Egerton Place, Broadie Street, Chapelfield Road within the Site. All these houses appeared during the period between 1794 and 1850. The crooked lay out of some of the streets within the Site indicate a rapid development and cramped conditions.

Attempts were made by the Manchester Police Commissioners to apply a rudimentary form of building regulations as early as 1792. However, with no way to enforce these regulations, they were largely ignored (Hylton, 2003, p. 152). By the 1820s and 1830s, housing conditions deteriorated further, with poor sanitation, no form of water supply and poor-quality bricks and mortar (Nevel, 2008, p. 136). At best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey, 2000, p. 35). Numerous 18th-century houses were compromised during this period by the infilling of areas between these dwellings with back-to-back and blind-back housing, and by the increasing use of these buildings, originally designed for occupation by one family, as tenements, that were occupied by two or more families. As a result, houses became increasingly overcrowded and cellars were used as separate dwellings (Nevel, 2008, p. 152).

A description of the housing conditions during the early 19th century was given by Dr J Ferriar in the proceedings of the Board of Health in 1805:

"The number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil. It may be necessary to explain to gentlemen who have not visited such places, that they each consist of two rooms underground, the front apartment of which is used as a kitchen, and though frequently noxious by its dampness, and closeness, is greatly preferable to the back-room: the latter has only one small window, which, though on a level with the outer ground, is near the roof of the cellar, it is often patched with boards or paper, and in its best state, is so much covered with mud, as to admit very little either of air or light. In this cell, the beds of the whole family, sometimes consisting of seven or eight, are placed. The floor of this room is often unpaved: the beds are fixed on the damp earth. But the floor, even when paved, is always damp. In such places, where a candle is required, even at noon-day, to examine a patient, I have seen the sick without bedsteads, lying on rags; they can seldom afford straw. This deplorable state of misery becomes frequently the origin, and certainly supports in a great degree the progress, of infectious fevers." (Board of Health of Manchester, Proceedings of the Board, Manchester, pp. 12-13).

Further acts were introduced during the 19th century in an attempt to improve living conditions in Manchester. The Manchester Police Act of 1844 stated that any new house should be provided with a toilet, with a door and covering, and all existing houses were to have one

installed; significantly, this act also banned the building of new back-to-backs (Muthesius, 1982, p. 126). The Public Health Act of 1848 further sought to improve conditions by giving 'local authorities powers to supply water, to pave and clean streets, to arrange the collection of refuse and the whitewashing and purifying of houses' (Parkinson-Bailey, 2000, p. 40). Cellar dwellings also became illegal in 1853 through the Manchester New Streets Act, however, this took approximately three decades to take full effect, as many cellar dwellings remained occupied until 1872 (Hylton, 2003, p. 154).

Two significant advances in housing legislation were introduced in the late 1860s. The first was the Manchester Waterworks and Improvement Act of 1867, which led to the appointment of a Medical Officer of Health for the town, the first of which was Dr John Leigh (Parkinson-Bailey, 2000, p. 41). Nationally, this act was the first of its kind that enabled houses unfit for habitation to be closed and demolished. Significantly, the 1867 act also specified the minimum requirements for room sizes and window areas in new dwellings, and also required that every new house had a yard at the rear. This act also required a minimum street width of 30ft (*ibid.*). This local act was then supplemented in 1868 by the passing of a national act. This was the Artisans' and Labourers' Dwelling Act, also known as the Torren's Act after its author, which focused on the improvement, maintenance, or demolition of pre-existing houses and also new-build houses (*ibid.*). To bring houses up to the required standard, landlords might create a through-dwelling by knocking doors through the party wall between a pair of back-to-backs. Pairs of back-to-backs or individual one-up one-downs might be removed altogether to create the space for yards for the remaining property (Roberts, 1993, pp. 22-3). In 1875, the Artisans' and Labourers' Dwellings Improvement Act was introduced to provide the mechanism of slum clearance, the first act of its kind (Pearlman, 1956, p. 28). However, the Manchester authorities were initially resistant to this act, and it was not until 1890, with the amendment of this Act, that slum clearance and regeneration began in earnest (*op. cit.* 34).

5.5 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published maps that show the study area at a useful scale are Charles Laurent's *Map of Manchester & Salford*, published in 1793 (Plate 9) and William Green's *Map of Manchester & Salford*, published 1787-94 (Fig 3; Plate 10). Laurent's 1793 map of the Mayfield area shows that the Site during this period was largely rural. Tipping Street House appears on Laurent's 1793 and Green's 1794 maps, prior to the construction of Tipping Street. What appears to be a substantial house on Thomas Tipping's land, with gardens and an associated smaller structure. Both 18th-century maps also show a dyeworks that lay within the north-west of the Site. This may be an early configuration of the Ardwick dyeworks, which is shown on mid-19th century maps (Fig 5). A large reservoir lies north of Tipping Street House and was most likely associated with the dyeworks. The lands surrounding the structures appear to be undeveloped fields.



Plate 9 Extract from Laurent's map of 1793, showing the approximate Site location, not orientated north.

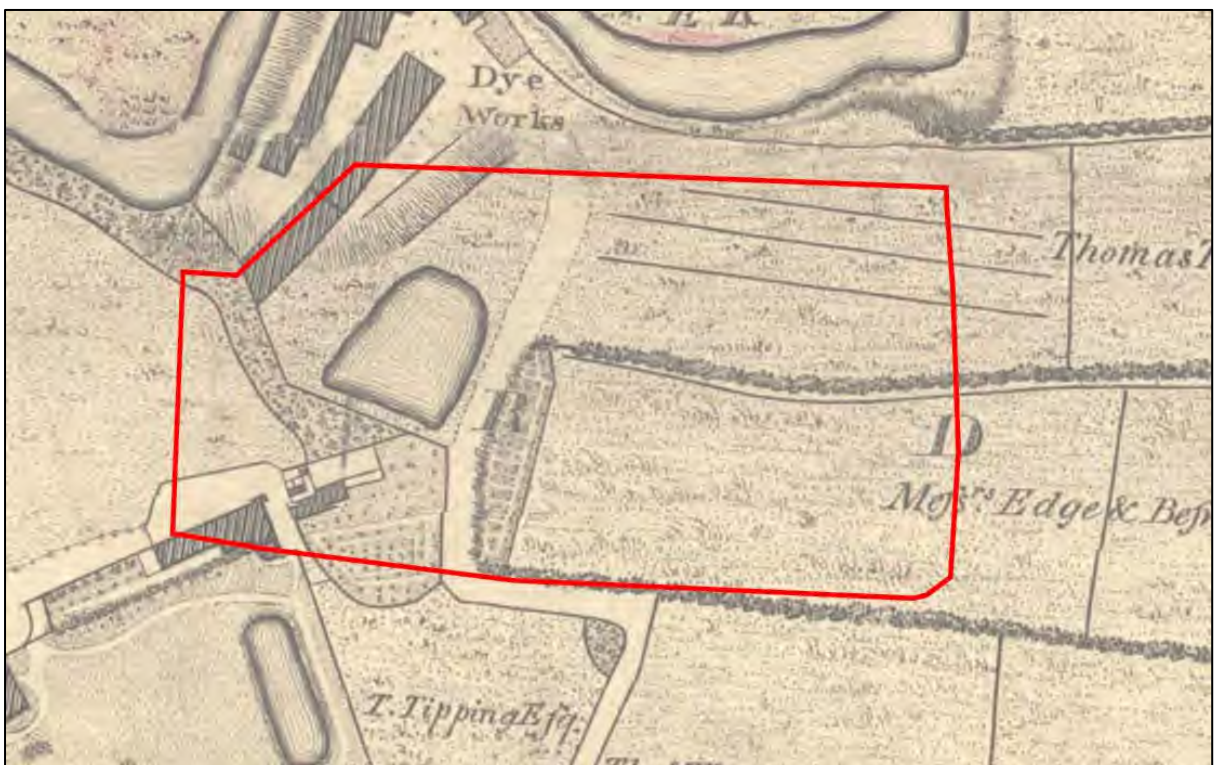


Plate 10 Extract from Green's map of 1794, showing the Site boundary

Swire's map is the next available map that captures the Site in 1824 (Plate 11). Ardwick dyeworks remains within the Site. Tipping Street House does not appear on the map, indicating the dwelling had been demolished in the late 18th or early 19th century. Tipping Street (now the Mancunian Way) had been constructed, aligned east to west along the south boundary of the Site. A small square structure can be seen along the southern corner of the reservoir, most likely associated with the Ardwick dyeworks. Bancks and Co's map of 1831 (Fig 4; Plate 12), shows that the Site remained unchanged.



Plate 11 Extract from Swire's map of 1824, showing the approximate Site location



Plate 12 Extract from Bancks and Co's map of 1831, showing the Site boundary

The first map that accurately details the Site is the Ordnance Survey map of 1851 (Fig 5; Plate 13). This map is the first to clearly label the dye works in the north-western portion of the Site as 'Ardwick Dye Works'. Chaplefield Dyeworks lay immediately north of the Site and makes it somewhat difficult to distinguish which structures were associated with which dyeworks. However, the 1851 map determines that the southern buildings were part of Ardwick Dyeworks, with an engine house, boilers, cistern, weighing machine and reservoir clearly labelled within the Site. A tannery, later known as Ardwick Tannery first appeared on the 1851 map, in which the easternmost buildings fell partially within the Site. Advertisements in the *Lincolnshire Chronicles* (23rd March 1867) and the *Manchester Courier and Lancashire General Advertiser* (10th August 1866), show the tannery was owned by Thomas Cunliffe and Sons, and sold oak bark-tanned strapping, machinery strapping, strap butts and laces.

Britannia Brewery had been established in the north of the Site along Brodie Street (HER 17320.1.0; Plate 14). The brewery was believed to have been established during the 1830s. On the 24th January 1857, the *Manchester Courier and Lancashire General Advertiser* advertised the auction of the brewery, stating that the site had "2605 superficial square yards" and the sale included "the boiler house, warehouse, two cottages, cooperage, six-stalled stables, and other buildings, steam engine, boilers, cistern, hoist, copper pans and pipes, becks, mash tubs, and all other plant and fixtures". The article also stated that the brewery was capable of brewing 300 barrels per week and stressed that the buildings of the brewery were substantial and included a cellar in good working order. Another article in the *Manchester Courier and Lancashire General Advertiser* (8th February 1888), describes the brewery as "one of the most important in Lancashire", having "an ample supply of excellent water both from its own well and from the town supply well adapted for brewery purposes".

Several workers' housing had been established in the south of the Site, along Tipping Street. In total, three side streets branch north from Tipping Street and are labelled as Selby Street, Aston Place and Edgerton Place. The houses were all double depth with rear gardens and outbuildings. In addition, paving lights can be seen on all of the houses which indicate that they were cellared.

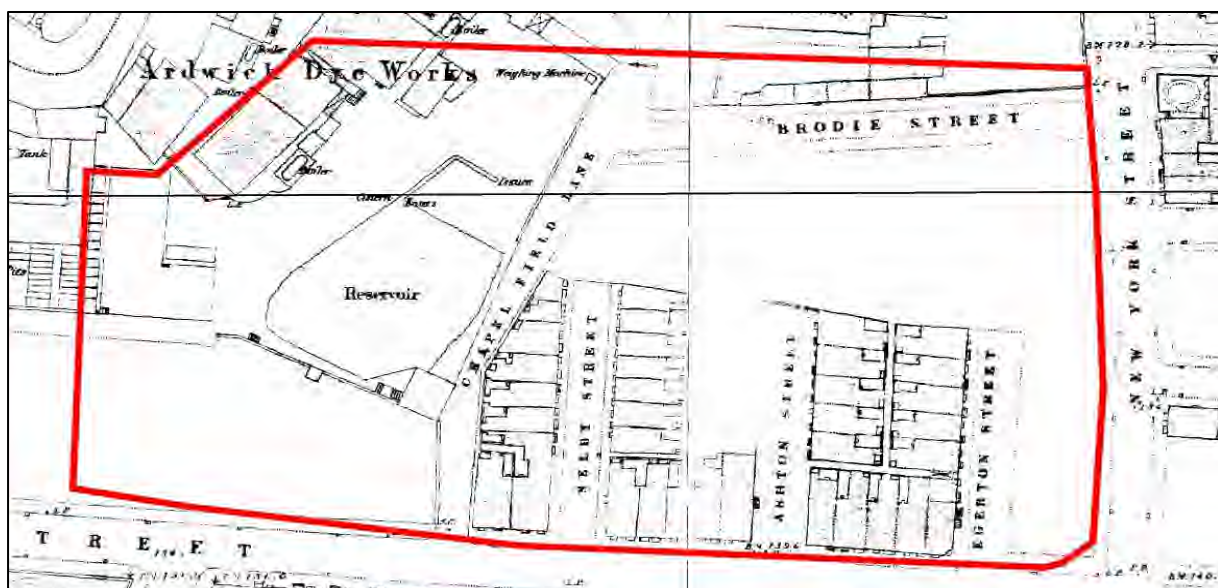


Plate 13 Extract from the Ordnance Survey Town Plan map of 1851, showing the Site boundary

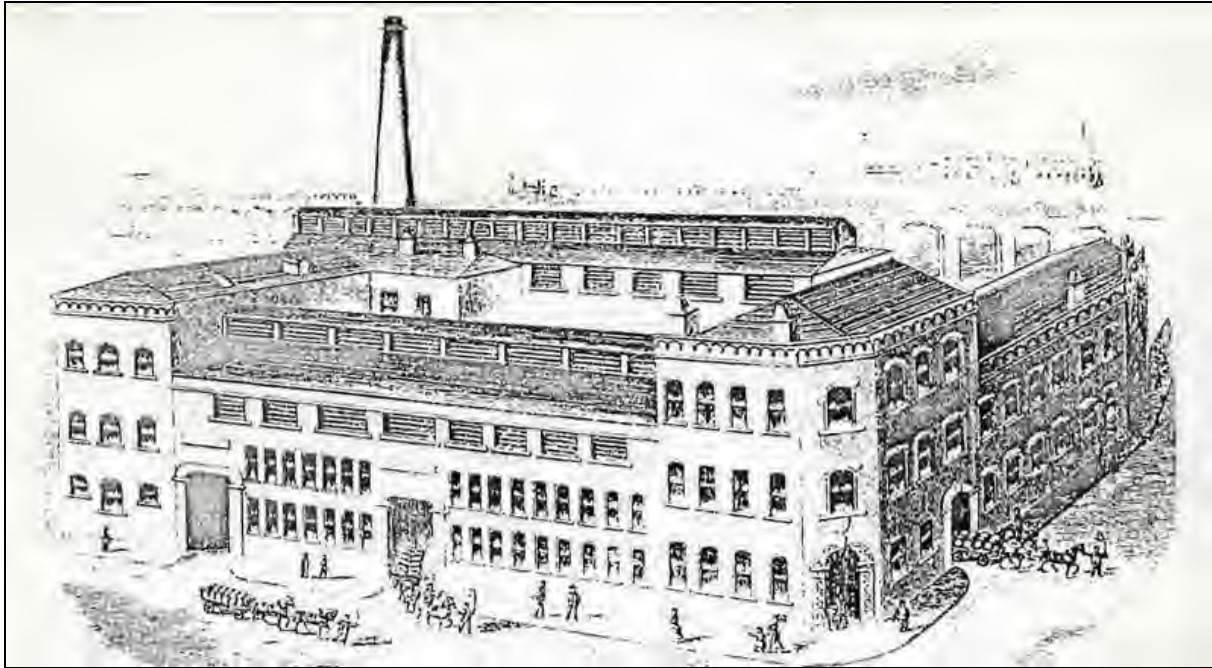


Plate 14 Picture depicted Britannia Brewery in the 19th century

The Ordnance Survey map of 1891 (Fig 6; Plate 15) shows further development had taken place. Several additional houses had been built along Broadie Street, Charlie Street and New York Street. These houses consisted of smaller double-depth terraced housing, with rear gardens and outbuildings. Corporation Inn had been established in the south-eastern corner of the Site, between the junctions of Egerton Place and New York Street (now Hoyle Street). By the end of the 19th-century, the Ardwick dyeworks had become part of Chapelfield Works, which is clearly indicated on the 1891 map. The purpose of the dyeworks also changed, and by this period had become India rubber manufactory.



Plate 15 Extract from the Ordnance Survey map of 1891, showing the Site boundary

By 1891, the tannery had extended westwards along the River Medlock. On the 11th October 1892, the Ardwick Tannery was advertised for sale at auction in the *Manchester Courier and Lancashire General Advertiser*. The plot of land for auction included the tannery, beam shed, lime pit, tawing and scouring house, picker hide room, grease house, drying and hair stoves, sizing house, drying and machine rooms, hide, sizing bark and other stores, grinding mill, warehouses, counting house and lodge, boiler and engine house, mechanics' and joiners' shops, stables, coach house and other premises. The advertisement also stressed the central location of the site within Manchester, with frontages on Bond Street, Nether Street and the River Medlock. The Ardwick Tannery also advertised the contents of the tannery in the *Manchester Courier and Lancashire General Advertiser* on the 1st October 1892, for their sale on the 12th October. The contents of the tannery included a single-slue steam boiler, donkey engine, two Jackson's self-contained scouring machines, bark breakers and grinding mills, a Milner's fireproof safe, patent setting machines by J. Hall and Co. and internal furniture and fixtures for sale from offices, workshops and stores.

By 1908 (Fig. 7), the Chapelfield Works had been extended westwards, incorporating the Ardwick Tannery structures into the works. The Britannia Brewery ceased production, which is evident on the Ordnance Survey map of 1922 (Fig 8), as it is labelled 'disused'. The Manchester Water Meter Company Works, which was established in 1860, along Tipping Street had been extended by the early 20th century and fell partially within the south-west of the Site. The Site remained largely unchanged throughout the early 20th-century.

Slum clearance was underway during the second half of the 19th century. The gradual clearance of these houses along Selby Street, Ashton Street and Egerton Street can be seen on the Ordnance Survey maps of 1948 (Fig 9), 1954 (Fig 10) and 1964 (Fig 11). The Site of the Britannia Brewery was demolished by 1948 (Fig 9), but the Water Meter Works, Corporation Inn and the Chapelfield Works remained in use in 1954 (Fig 10). A large rectangular 'Works' building had been established on the southern side of Broadie Street.

In the late 20th century, land within the Site to the east of Chapelfield Lane had been redeveloped and a further works building, and a rubber and plastic works had been established. The structures associated with the Chapelfield Works and the Water Meter Factory were demolished after 1971. David Mosely & Sons continued to manufacture rubber items at the Chapelfield Works until the company were bought by the Avon Rubber Company in 1964. The Avon Rubber Company continued business at the Site until 1981.

5.6 Previous archaeological works

In total, 11 archaeological events have been recorded within a 350m radius of the Site. Non-intrusive events include seven desk-based assessments, a building recording and two heritage statements. Intrusive archaeological investigations include an excavation.

5.6.1 Archaeological works within the Site

Several archaeological events have taken place within the Site. In 2014 a desk-based assessment was completed by Parsons Brinckerhoff for the Manchester Piccadilly and Oxford Road Capacity Schemes (EGM4229). The assessment aimed to identify the significance of the heritage resource and discuss the impact the scheme would have on the heritage assets. The assessment covered a large portion of southern Manchester City Centre, including the eastern portion of the Site. Heritage assets within the Site and immediate surroundings most

likely dated to the late 18th and early 19th century and included textile manufacturing and finishing works, as well as areas of workers housing. Prehistoric and Roman remains were identified west of the Site towards the location of Manchester's Roman *vicus*. It was concluded that the most appropriate form of mitigation would include targeted archaeological evaluation trenching, a watching brief and building recordings. However, none of these focused on the area within the Site (Parsons Brinckerhoff Ltd, 2014).

In 2019, Salford Archaeology were commissioned to produce a desk-based assessment for Mayfield, Manchester Phase 1 (EGM4488). The scheme encompassed the entirety of the Site and wider area. The research revealed that the site was within an area that experienced the first phase of rapid industrial development and associated expansion of population which continued into the 19th century. Heritage assets identified within the Site included Chapelfield dye works, the Ardwick dyeworks, the Ardwick tannery, the Britannia Brewery, Corporation Inn public house and workers' housing. It was concluded that the site was of archaeological interest and had high potential for remains of the industrial period, which would be of low (local) significance (Salford Archaeology, 2019).

As a result of the previous desk-based assessment, Salford Archaeology were commissioned to undertake a programme of further archaeological investigation- that comprised of an evaluation and excavation within the Site and immediate surroundings. While the practice of tanning is well-understood archaeologically, most excavations have tended to investigate earlier site examples, and the excavation of the Ardwick Tannery allowed for some further light to be shed on the power-systems utilised in a 19th century works, of which few have been excavated.

In 2020, two evaluation trenches were excavated in the west of the Site, over the footprint of the Ardwick Dye Works (late Chapelfield Works) and the reservoir / terraced housing. The northmost trench was covered by a brick structure. The southernmost trench revealed little remains of archaeological interest. A small part of the south-east Area 1, Ardwick Tannery, was excavated in the Site, although few remains associated with the tannery survived within the east of the trench. A pipe/drain was identified, aligned north-west to south-east, continuing along the limit of excavation, within the Site (Salford Archaeology, 2020).

5.7 Summary of archaeological potential

No prehistoric or Roman activity is known to have taken place within the Site. While the close proximity to the River Medlock means that prehistoric remains within the Site cannot be ruled out entirely, the potential for any buried remains surviving within the Site is considered to be low. Similarly, no medieval activity is known to have taken place within the Site, which lay beyond the medieval core of Manchester, near Ardwick Green Park. The Site likely comprised undeveloped land during the post-medieval period.

The Site was initially developed from the late 18th century when Ardwick dye works was constructed partially within the north of the Site. A reservoir was to the south-east of the dye works and a lane connected the dye works to Ardwick to the south, later known as Chapelfield Lane. The rest of the Site comprised enclosed fields. One field owned by Mr Tipping in the 18th century showed a domestic dwelling with associated gardens and outbuildings.

By the mid-19th century several streets of double-depth terraced houses had been constructed in the east of the Site, including along Selby Street, Ashton Street, Egerton Street and Tipping

Street. Further terraced houses had been built within the Site by 1891, as well as the Corporation Inn, on the junction of Tipping Street (Mancunian Way) and New York Street (Hoyle Street).

By the late 19th century, Ardwick dye works had become part of the Chapelfield Works. The reservoir had been filled and buildings associated with the Chapelfield Works had been constructed in the west of the Site. The Chapelfield Works had been established as a dye works by the late 18th century, to the north of the Site. By the 1860s, it was owned by David Moseley of David Moseley & Sons, who manufactured rubber items. Ardwick Tanney had also been extended to the east by the late 19th century and several structures associated with the tannery were within the Site.

In the early 20th century, Ardwick tannery was also absorbed into Chapelfield Works. Small structures east of the adjoining Water Meter Works were constructed within the west of the Site. By the mid-20th century, most of the houses within the Site were cleared, although houses fronting Tipping Street and the inn/ public house remained. By 1954, the north-east of the Site had been redeveloped with the construction of a works building.

In the late 20th century, land within the Site to the east of Chapelfield Lane had been redeveloped and a further works building, and a rubber and plastic works had been established. The structures associated with the Chapelfield Works and the Water Meter Factory were demolished after 1971.

In 2020 the Ardwick Tannery was excavated by Salford Archaeology as part of the Mayfield Phase 1 scheme. In addition, two trial trenches were excavated within the Site over the footprint of the Ardwick dyeworks and 19th-century workers housing.

The Site has high potential to contain remains associated with the industrial period.

6. Site inspection

A Site visit was carried out as part of the archaeological assessment on 21st June 2024. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains. However, access was not possible during the initial visit to the Site.

It is clear from external viewing and satellite images that any buildings within the Site have been demolished and the Site is currently vacant. An incomplete wall branching from Mancunian Way could potentially reflect the footprint of Chapelfield Lane. Vegetation covers much of the Site and no archaeological remains were visible.



Plate 16 Photograph of the Site, facing north-east

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 12-13 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Ardwick Dyeworks
Designation	Non-designated heritage asset
HER Number	-
Site Type	Dye and Printworks (site of)
Period	18 th to 19 th century
NGR	385143, 397523
Source	Green's map of 1794, Laurent's map of 1793; Swire's map of 1824, Bancks and Co's map of 1831, OS Mapping
Description	Ardwick dyeworks is clearly marked on the 1851 OS map (Fig 5). Prior to this map, a structure is shown on Laurent's 1893 (Plate 9), Green's 1787-1794 (Fig 3), Swire's 1824 (Plate 11) and Bancks & Co.'s 1831 (Fig 4), which may represent this building. The close proximity to the Chapelfield Dyeworks makes it somewhat difficult to distinguish which structures were associated with which dyeworks. The 1851 OS map labelled the structures south of the Chapelfield Works as the Ardwick Dyeworks, with the engine house, boilers, cistern, weighing machine and reservoir clearly identified. By the 1891 OS map, the Ardwick Dyeworks had become part of the Chapelfield Works. The dyeworks was partly targeted in 2020 by Salford Archaeology (Salford Archaeology, 2020).
Assessment	Buried remains may survive <i>in-situ</i> from the Ardwick Dyeworks and therefore may be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Tipping Street House
Designation	Non-designated heritage asset
HER Number	-
Site Type	Structure (site of)
Period	Late 18 th century
NGR	385100, 397470
Source	Laurent's map of 1793; Green's map of 1794
Description	Tipping Street House appears on Laurent's 1793 (Plate 9) and Green's 1794 (Fig 3) maps, prior to the construction of Tipping Street. What appears to be a substantial house on Thomas Tipping's land had gardens and associated smaller structure. The house does not appear on Swire's 1824 map (Plate 11), suggesting the buildings were demolished in the late 18 th century or early 19 th century. The footprint of the structure is located between the present-day Mancunian Way and Manor Street.

Assessment Buried remains of the 18th-century house may survive within the Site and therefore be affected by the proposed development scheme.

Gazetteer Entry 03

Site Name Reservoir
Designation Non-designated heritage asset
HER Number -
Site Type Reservoir (site of)
Period 18th century
NGR 385151, 397507
Source Green's map; Laurent's map; Swire's map; Bancks and Co's map; OS Mapping
Description A reservoir that first appeared on Greens (Fig 3) and Laurent's maps (Plate 9) in the 18th century. The reservoir was most likely associated with the Ardwick dyeworks. The reservoir did not appear on the 1891 OS map (Fig 6), which suggests that it was likely infilled around the time that Ardwick dyeworks was absorbed into Chapelfield Works.
Assessment An archaeological evaluation within the Site did not reveal any remains of the reservoir, however, the investigation did not cover the entire Site, therefore, there is some potential for remains of the reservoir.

Gazetteer Entry 04

Site Name Britannia Brewery
Designation Non-designated heritage asset
HER Number 17320.1.0
Site Type Brewery (site of)
Period Early 19th century
NGR 385247, 397544
Source OS Mapping; historic periodicals
Description The Britannia Brewery was situated on Broadie Street. The brewery was established during the 1830s and appears on the 1851 OS map of the Site. On the 24th January 1857, the *Manchester Courier and Lancashire General Advertiser* advertised the auction of the brewery, stating that the site had "2605 superficial square yards" and the sale included "the boiler house, warehouse, two cottages, cooperage, six-stalled stables, and other buildings, steam engine, boilers, cistern, hoist, copper pans and pipes, becks, mash tubs, and all other plant and fixtures". The article also stated that the brewery was capable of brewing 300 barrels per week and stressed that the buildings of the brewery were substantial and included a cellar in good working order. Another article in the *Manchester Courier and Lancashire General Advertiser* (8th February 1888), describes the brewery as "one of the most important in Lancashire", having "an ample supply of excellent water both from its own well and from the town supply well adapted for brewery purposes. There are also extensive malhouses belonging to the brewery". The site appeared on the OS maps until 1922

(Fig 8), when the site is labelled as 'disused'. The brewery has since been demolished and levelled.

Assessment Remains of the brewery could survive within the Site and therefore be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name Ardwick Tannery

Designation Non-designated heritage asset

HER Number -

Site Type Tannery (site of)

Period 19th century

NGR 385085, 397522

Source OS Mapping; historic periodicals

Description The Ardwick Tannery first appeared on the 1851 OS map (Fig 5), with the tank and tan pits belonging to the tannery clearly labelled. Advertisements in the *Lincolnshire Chronicles* (23rd March 1857) and the *Manchester Courier and Lancashire General Advertiser* (10th August 1866), show the tannery was owned by Thomas Cunliffe and Sons, and sold oak bark-tanned strapping, machinery strapping, strap butts and laces. By 1891 (Fig 6) the tannery had extended westwards along the River Medlock into the west of the Site. On the 11th October 1892, the Ardwick Tannery was advertised for sale at auction in the *Manchester Courier and Lancashire General Advertiser*. The plot of land for auction included the tannery, beam shed, lime pit, tawing and scouring house, picker hide room, grease house, drying and hair stoves, sizing house, drying and machine rooms, hide, sizing bark and other stores, grinding mill, warehouses, counting house and lodge, boiler and engine house, mechanics' and joiners' shops, stables, coach house and other premises. The advertisement also stressed the central location of the site within Manchester, with frontages on Bond Street, Nether Street and the River Medlock. The Ardwick Tannery also advertised the contents of the tannery in the *Manchester Courier and Lancashire General Advertiser* on the 1st October 1892, for their sale on the 12th October. The contents of the tannery included a single-slue steam boiler, donkey engine, two Jackson's self-contained scouring machines, bark breakers and grinding mills, a Milner's fireproof safe, patent setting machines by J. Hall and Co. and internal furniture and fixtures for sale from offices, workshops and stores. By 1908, the Chapelfield Works, which had bordered the tannery to the east, had expanded over the site, possibly having bought the tannery during its auction in 1892.

Assessment The tannery was absorbed into the Chapelfield Works by 1908 and may have been redeveloped as a result of this amalgamation. However, little development has taken place on the site since the closure of the Chapelfield Works. An archaeological investigation in 2020 targeted the part of the tannery area of the tannery.

Gazetteer Entry 06

Site Name	Corporation Inn
Designation	Non-designated heritage asset
HER Number	-
Site Type	public house (site of)
Period	Late 19 th century
NGR	385273, 397456
Source	OS Mapping
Description	The Corporation Inn was located on Tipping Street, on the 1891 OS map (Fig 6), the site is shown between the junctions of Egerton Place and New York Street (now Hoyle Street). The inn was in use for some decades, being demolished between 1954 (Fig 10) and 1969. The area on which the site stood became a rubber and plastic works, however, no structures appear to have been built on the footprint of the Corporation Inn itself.
Assessment	The site of the Corporation Inn does not seem to have been developed since the demolition of the Site, and therefore below-ground remains of the inn, including possible cellars, are likely to survive intact.

Gazetteer Entry 07

Site Name	19 th -century workers housing
Designation	No designation
HER Number	-
Site Type	Housing (site of)
Period	19 th century
NGR	385222, 397601
Source	OS Mapping; Census returns
Description	An area of workers' terraced housing along a series of streets, including Tipping Street (now the Mancunian Way), Egerton Place, Ashton Place, Selby Street, Charlie Street, Chapelfield Lane, Broadie Street and New York Street (now Hoyle Street). Several of the properties show evidence of potentially containing cellars.
Assessment	Remains of the worker's housing could survive within the Site, especially those that were cellared, and therefore be affected by the proposed development scheme. An evaluation trench was placed over the back yards of some workers housing within the west of the Site, however little remains of archaeological interest were found.

Gazetteer Entry 08

Site Name	Manchester Water Meter Company Works
Designation	Non-designated heritage asset
HER Number	-
Site Type	Works building (site of)
Period	19 th century
NGR	385065, 397477
Source	OS Mapping

Description	The Manchester Water Meter Company Works was established in 1860 on Tipping Street. In the catalogue for the International Exhibition, which took place in London in 1862, the company advertised itself as providing “water meters for general and trade purposes, for steam boilers, works, warehouses, shops, offices, etc.” The factory continued in use for several decades and could still be identified on the OS map of 1964 (Fig 11). The site is bounded by the Mancunian Way to the south, and Bond Street to the north. The factory has since been demolished and the site has not been redeveloped.
Assessment	The courtyard of the water meter company fell within the south-west of the Site, and any ancillary buildings could survive and therefore be affected by the proposed development scheme.

Significance

7.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

7.2 Designated heritage assets

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area.

The Site is located within 150m of seven designated heritage assets (Table 1) and 350m of 13 designated heritage assets. The proposed development will not have any physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have indirect impact on the setting of the designated heritage assets. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets (See Section 2.3).

7.3 Significance of the archaeological resource

7.3.1 *Historical and archaeological interest*

Historical and archaeological interest

The Site is considered significant in relation to its development during the early industrial period, when the Site was partly developed into a dyeworks. Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic and archaeological interest.

Period

There is little potential for buried archaeological remains pertaining to prehistoric, Roman or medieval activity. The land had probably been used for agricultural and pastoral use in the

post-medieval period. The late 18th-century mapping indicates that a dyeworks and domestic premises lay within the Site (GE01-3), which may be considered significant due to period.

The development of the Site during the 19th century resulted in the Site being occupied by several industrial premises (GE04-05) as well as commercial units (GE06) and workers housing (GE07). Site reflecting Manchester's industrial premises may be considered significant due to period.

Rarity

The dyeworks (GE01) identified within the Site is an example of an early 18th-century finishing works, which would be considered to be significant due to rarity. Similarly, the 18th-century Tipping Street House (GE02) would be considered to be significant due to rarity, as few remains survive within the area due to extensive development during the industrial period.

The North West Regional Research Framework states that breweries (GE04) are poorly understood and recorded and therefore may be considered rare depending on the condition of any surviving remains (IND60).

Archaeological remains associated with the 19th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The group of assets, as identified through historic map regression, cover a range of site types, including early industrial works, workers housing, country houses with gardens and public buildings. The inclusion of these elements certainly enhance the value of the Site, providing a cross-section of different spheres of activity.

Survival / condition

The survival, extent and condition of below-ground archaeological remains within the Site is presently unknown, although two trenches and part of the tannery were excavated within the Site in 2020.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The diversity of the below-ground remains within the Site is presently unknown. However, research undertaken for the purposes of this report suggests that any intact remains would most probably relate to the industrial period, which document the development of the Site from

agricultural hinterland to industrialised quarter. Therefore, the Site may not be considered significant due to diversity.

Potential

Tipping Street House lay partially within the Site during the 18th century. The survival of remains of the house may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/post-medieval/).

Post-medieval Period	
Pm15	How well recorded and understood are farming landscapes, field patterns, distribution of buildings and building types?

Table 3 Post-medieval period research agendas

Tipping Street House was redeveloped into workers' housing and a Water Meter Works. Therefore, there is limited potential for it to address the research agenda listed above (Table 1).

Industrial premises along the River Medlock, such as Ardwick Dyeworks and associated reservoir, Ardwick Tannery and Britannia Brewery, have the potential to survive within the Site. The survival of remains of these industrial premises may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/) Table 3:

Industrial Period	
Ind04	How well do we understand the survival and significance of historic water management features of industrial purposes including power and textile processing?
Ind53	What can archaeology tell us about the production and use of consumer products and their typologies from the late 18 th century to early 20 th centuries?
Ind60	How can we make sense of relative significance of historic industrial processes and building types perceived as poorly understood and recorded?
Ind100	How do we capture the process of industrialisation?

Table 4 Industrial Period Research Agendas

An archaeological excavation in 2020 revealed that elements of the Ardwick tannery and Ardwick dye works survived within the Site. Therefore there is some potential for the Site to address the research agendas listed in the table above (Table 4).

By the 19th century, the Site contained several streets of double-depth terraced housing and a public house. The survival of these remains may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/):

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

Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
Ind33	How well studied and understood are the back yards of workers housing and what is their significance?

Table 5 Industrial Period research agendas

There is high potential for 19th-century workers houses and the Corporation Inn to survive within the Site, however limited to late 19th-century double-depth dwellings have very limited potential to address the research agendas listed above (Table 5).

7.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating from the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of low (local) significance.

The Site has high potential to contain remains of Ardwick Dyeworks (GE01), Britannia Brewery (GE04), Ardwick Tannery (GE05), which would be of low (local) significance.

The Site has low potential to contain remains from the reservoir (GE02), and Tipping Street House (GE02) that would be considered to be of low (local) significance.

The Site has high potential to contain remains of Corporation Inn (GE06), 19th-century workers' housing (GE07) and Manchester Water Meter Company (GE08), however these are considered to be of negligible significance.

8. Impact assessment

8.1 Development Proposals

Mayfield Medlock Limited have prepared a planning application for the redevelopment of land at Mayfield, Manchester City Centre. The current description of development proposals is as follows:

“Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 883 no. residential units contained within four buildings ranging from 9 storeys to 28 storeys in height, alongside ground and first floor commercial spaces comprising restaurant and/or retail units (Use Class E(b) and/or (E(a)) together with highways works, access, servicing rooftop plant, along with delivery of associated public realm and associated works for each relevant phase.”

The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

8.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of Ardwick Dyeworks, Britannia Brewery, Ardwick Tannery. Any remains that do exist within the Site are likely to be of low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

9. Recommendations

9.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

9.2 Further Investigation

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it is anticipated that, a targeted watching brief should take place within the Site to establish the presence or absence of buried archaeological remains, and if present, their extent and significance. The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

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Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto Green's Map of Manchester, 1787-94
- Figure 4: Site boundary superimposed onto Bancks & Co's Map of Manchester and Salford, 1831
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:10560 Town Plan Map of 1851
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan map of 1891
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Series 1948
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Series 1954
- Figure 11: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Series 1964
- Figure 12: Gazetteer sites superimposed onto modern mapping
- Figure 13: Gazetteer sites superimposed onto modern mapping

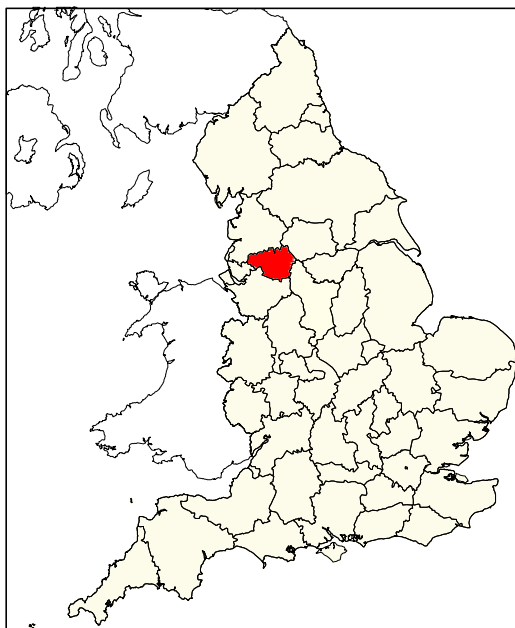


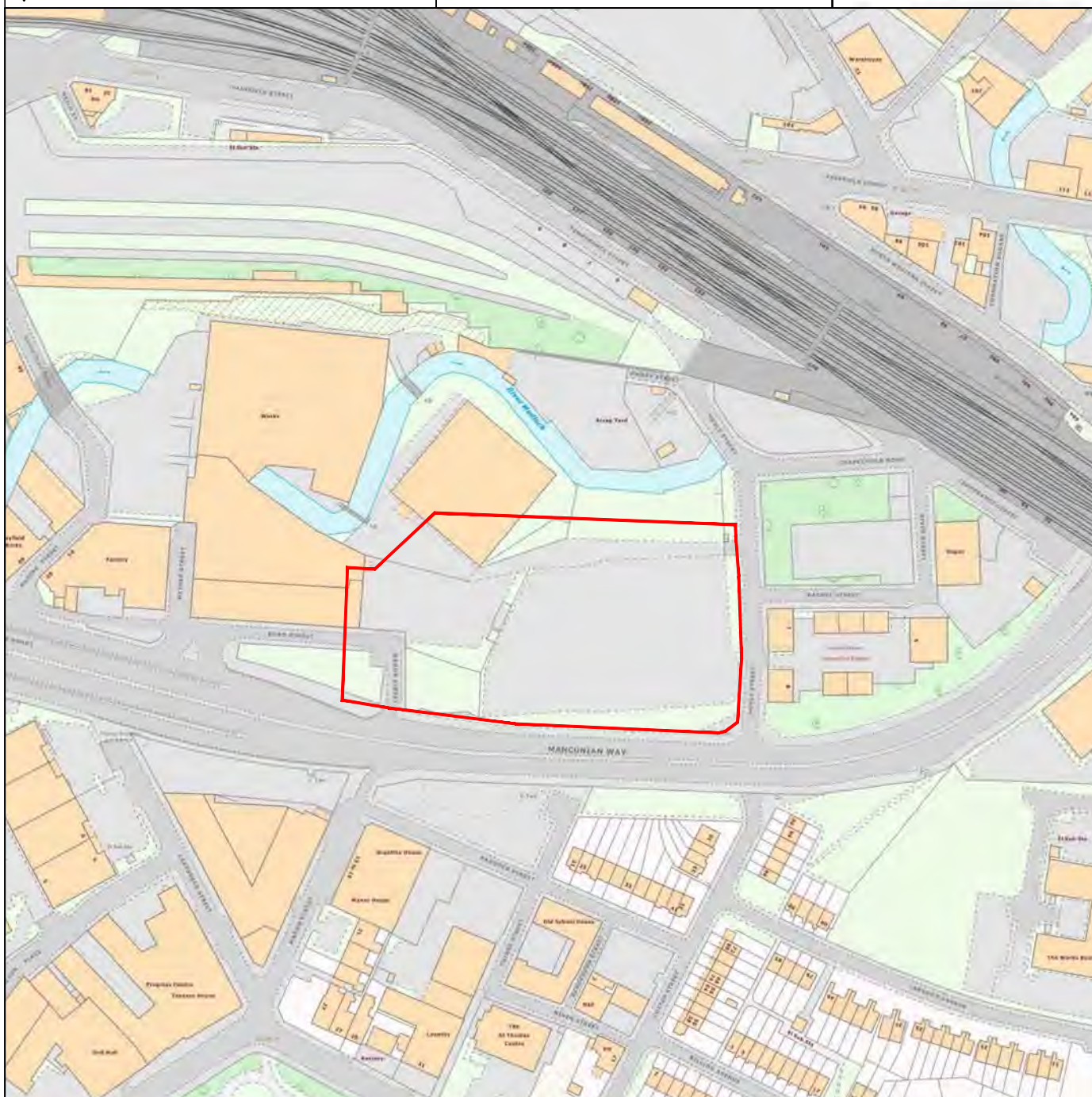
Figure 1:

Site Location

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385100

385200

385300

397500

397500

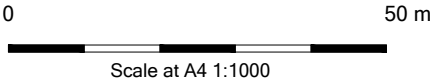
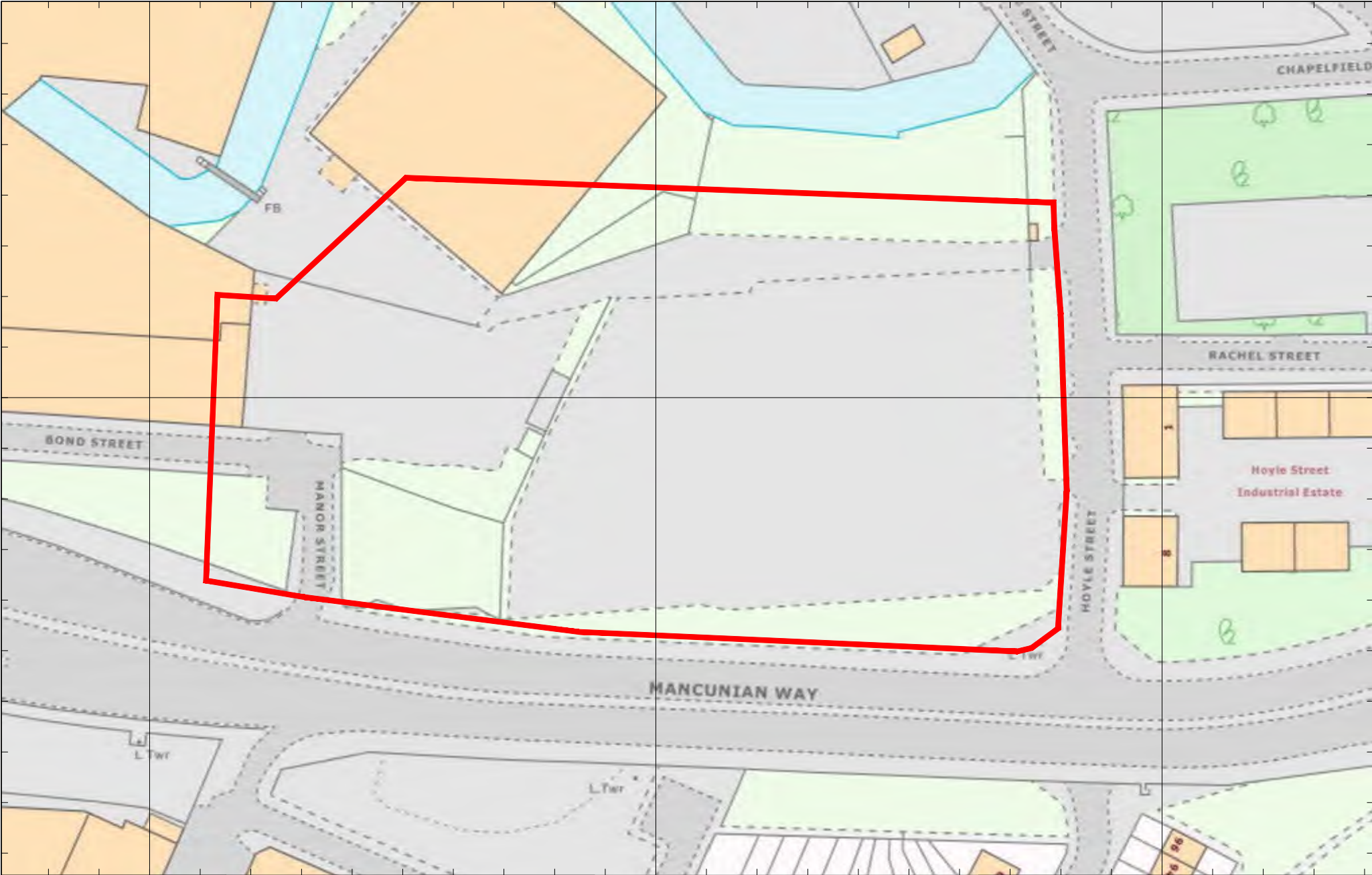


Figure 2:
Site Boundary Superimposed onto Modern Mapping
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Key: — Site Boundary

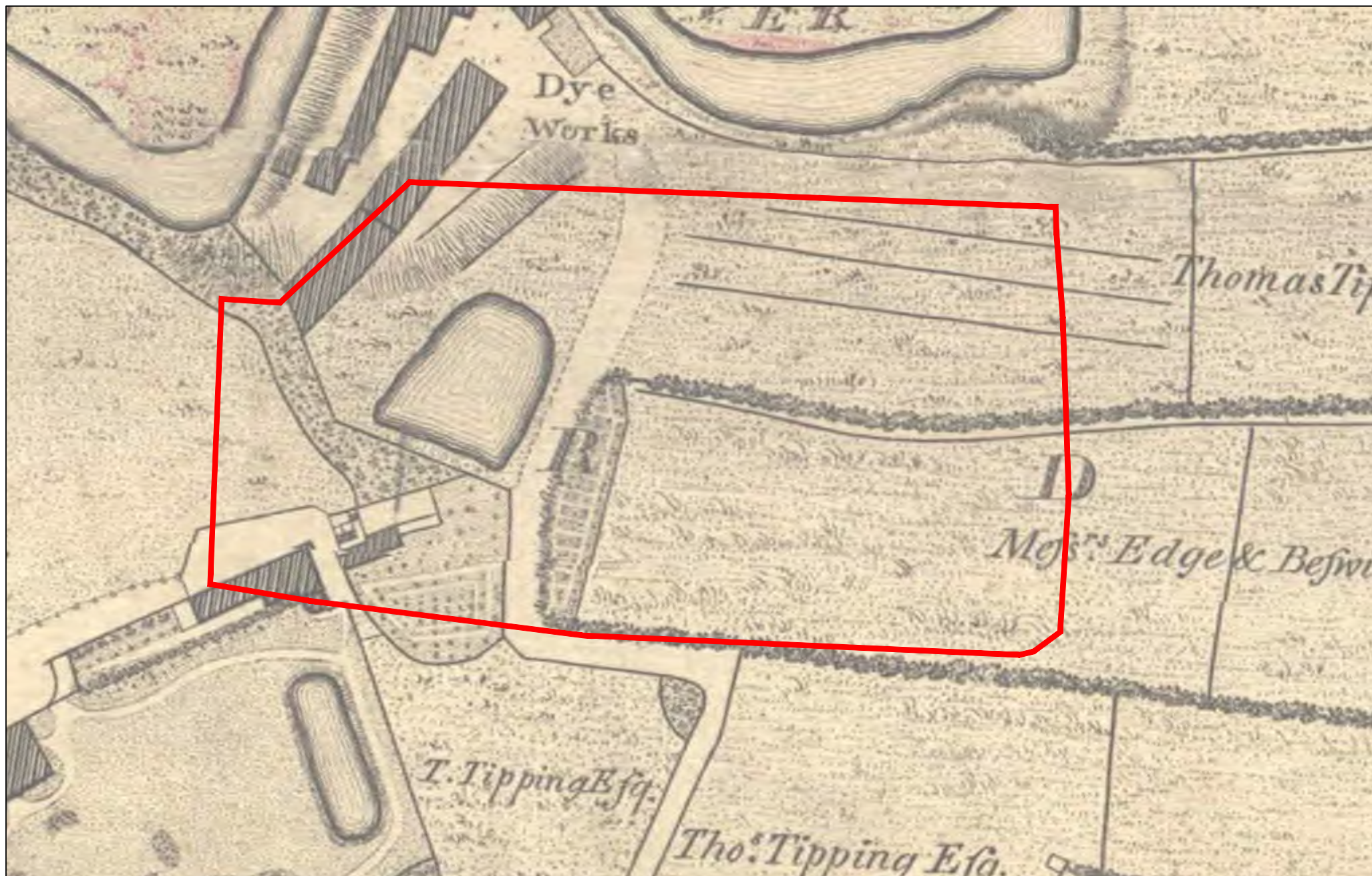


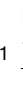
Figure 3:
Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94

Key: — Site Boundary



0 50 m
 Scale at A4 1:1000

Figure 4:
 Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831



Key: — Site Boundary



0 50 m
 Scale at A4 1:1000

Figure 6:
 Site Boundary Superimposed onto the 1:500 Town Plan 1891
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Key: — Site Boundary

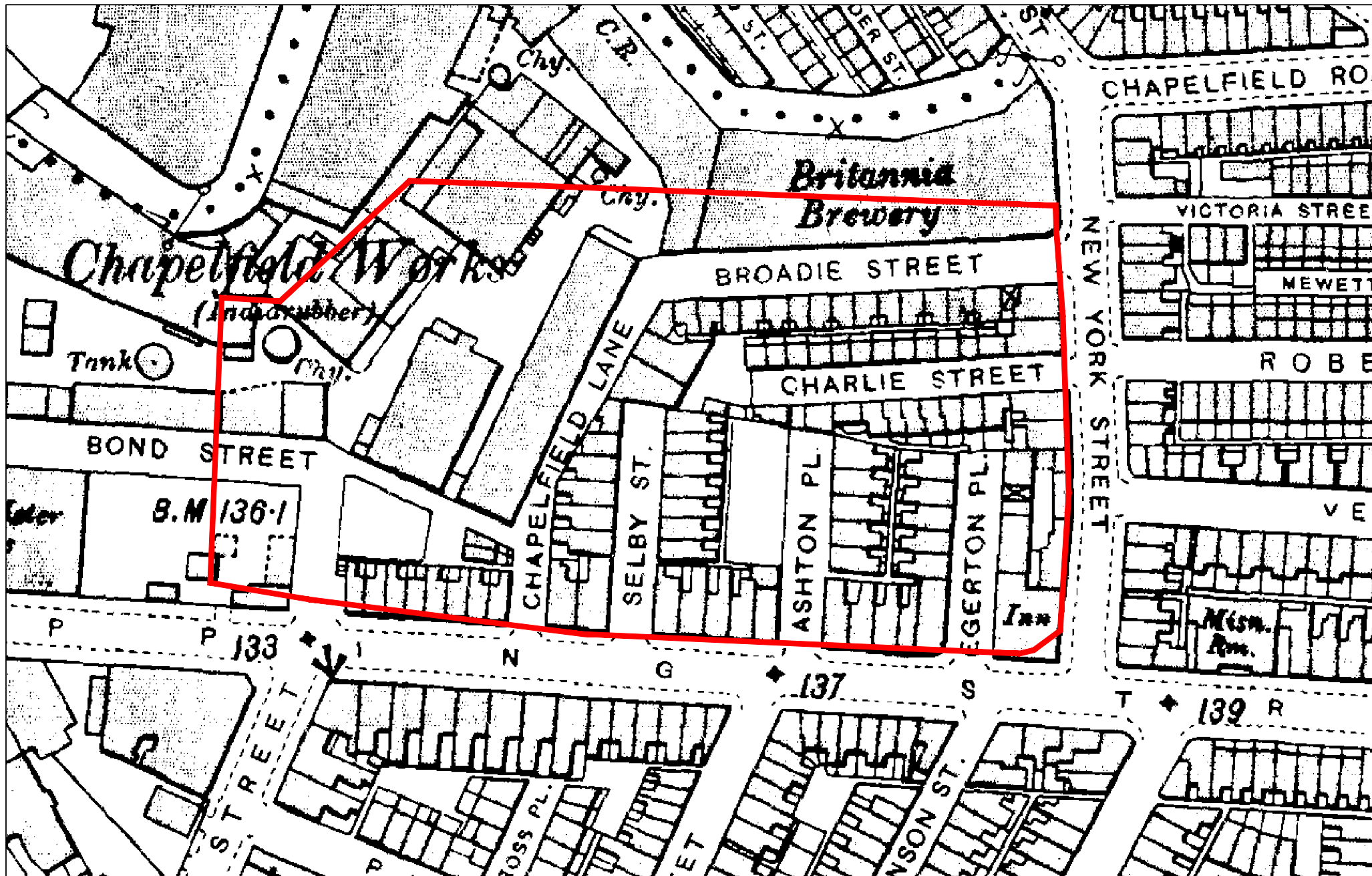
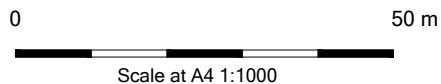


Figure 7:

Site Boundary Superimposed onto the 1:2500 County Series Map 1908

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Key:

— Site Boundary

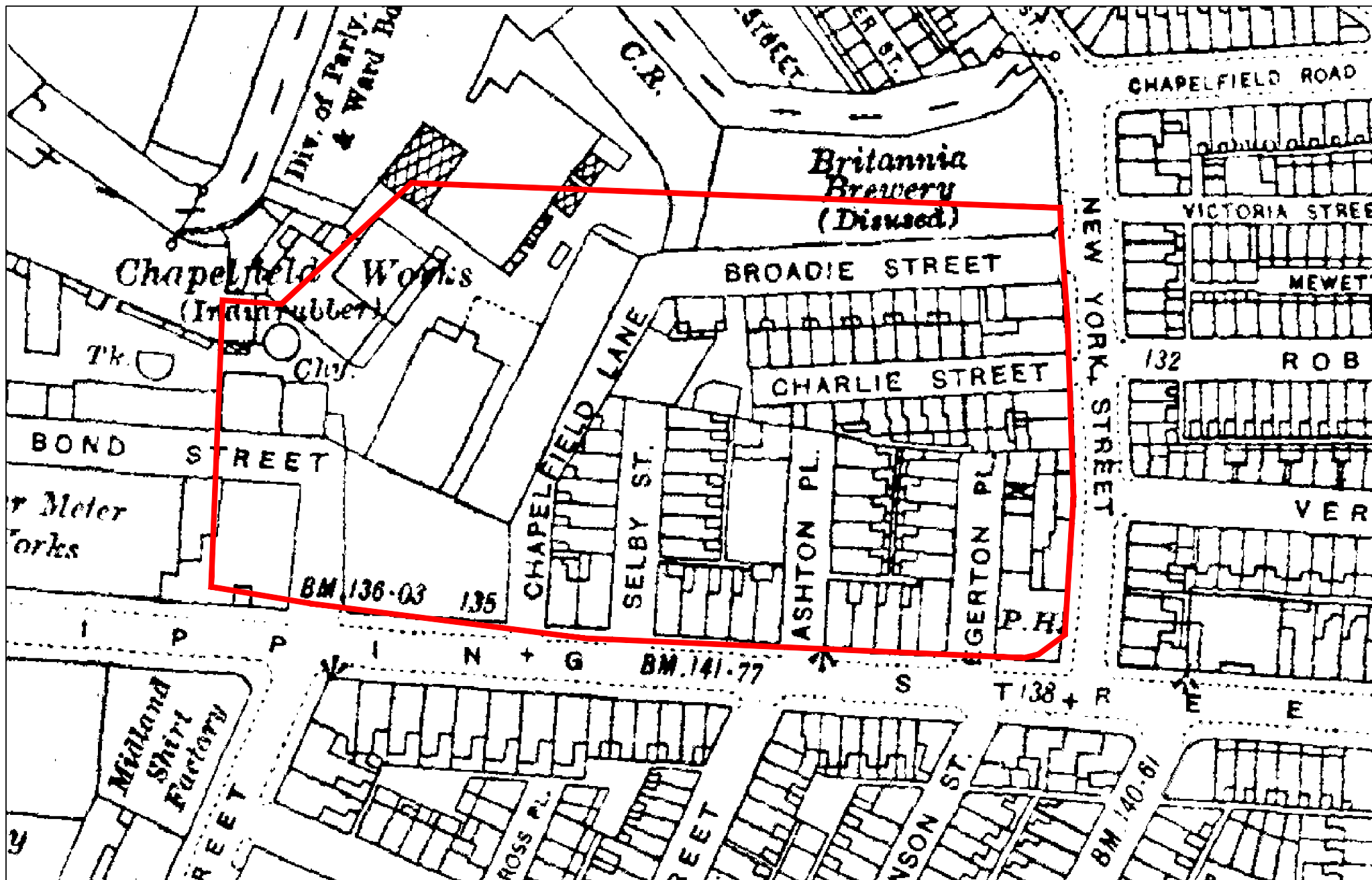


Figure 8:

Site Boundary Superimposed onto the 1:2500 County Series Map 1922

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Key:

— Site Boundary



0 50 m

 Scale at A4 1:1000

Figure 9:
 Site Boundary Superimposed onto the 1:1250 National Grid Map 1948
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Key:  Site Boundary

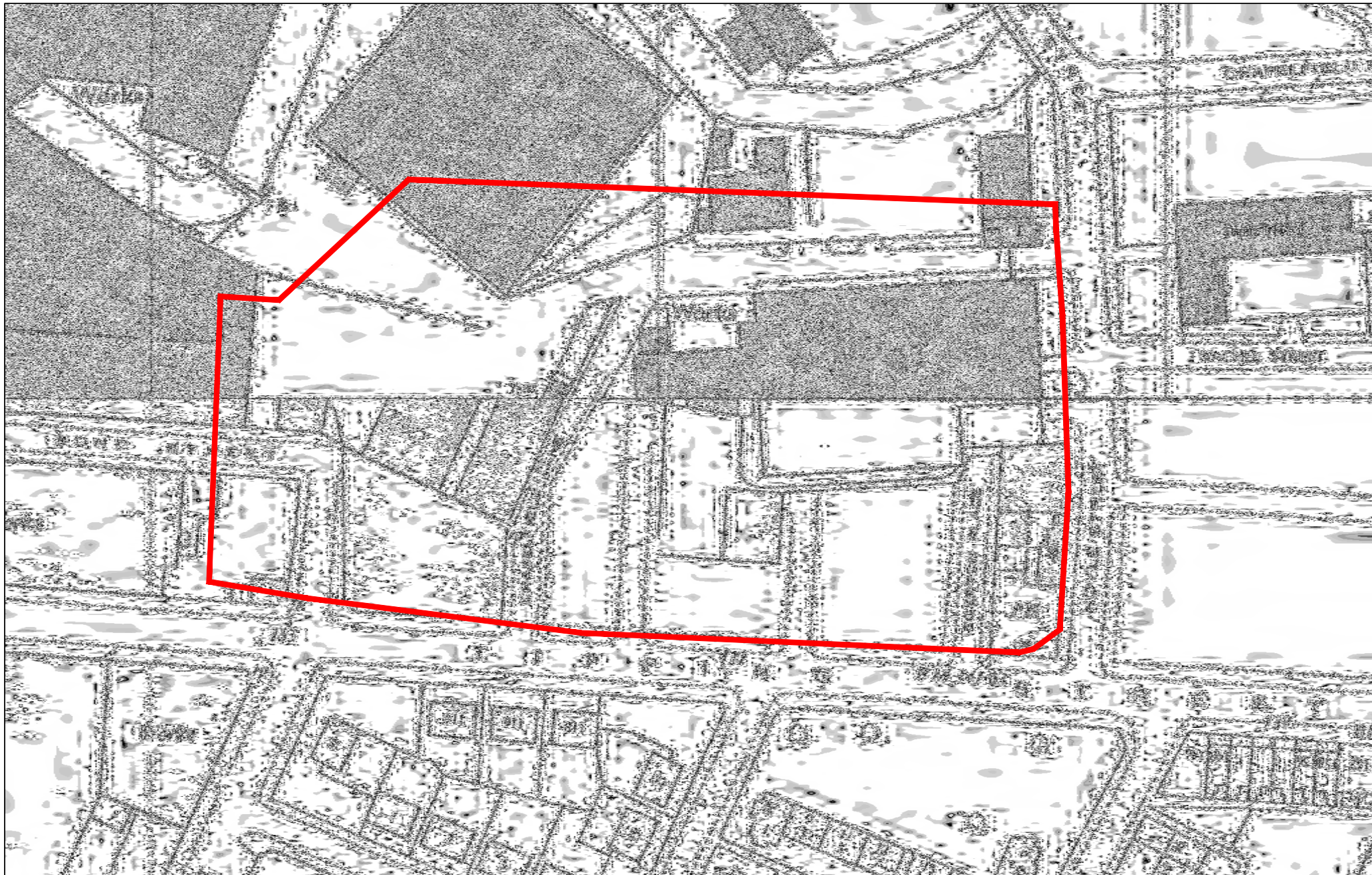


0 50 m
Scale at A4 1:1000

Figure 10:
Site Boundary Superimposed onto the 1:1250 National Grid Map 1954
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Key: — Site Boundary



0 50 m
Scale at A4 1:1000

Figure 11:
Site Boundary Superimposed onto the 1:1250 National Grid Map 1964
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Key: — Site Boundary

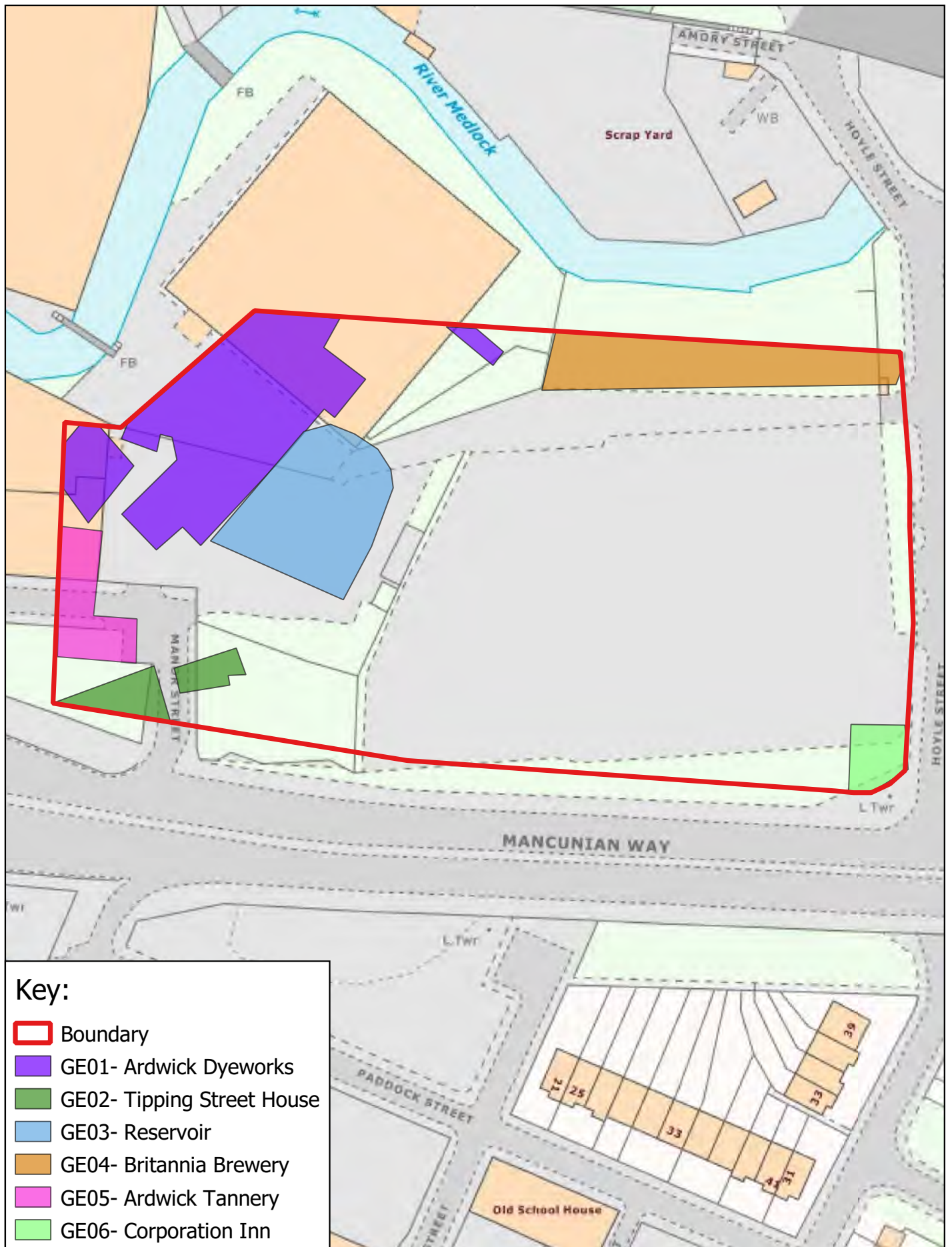


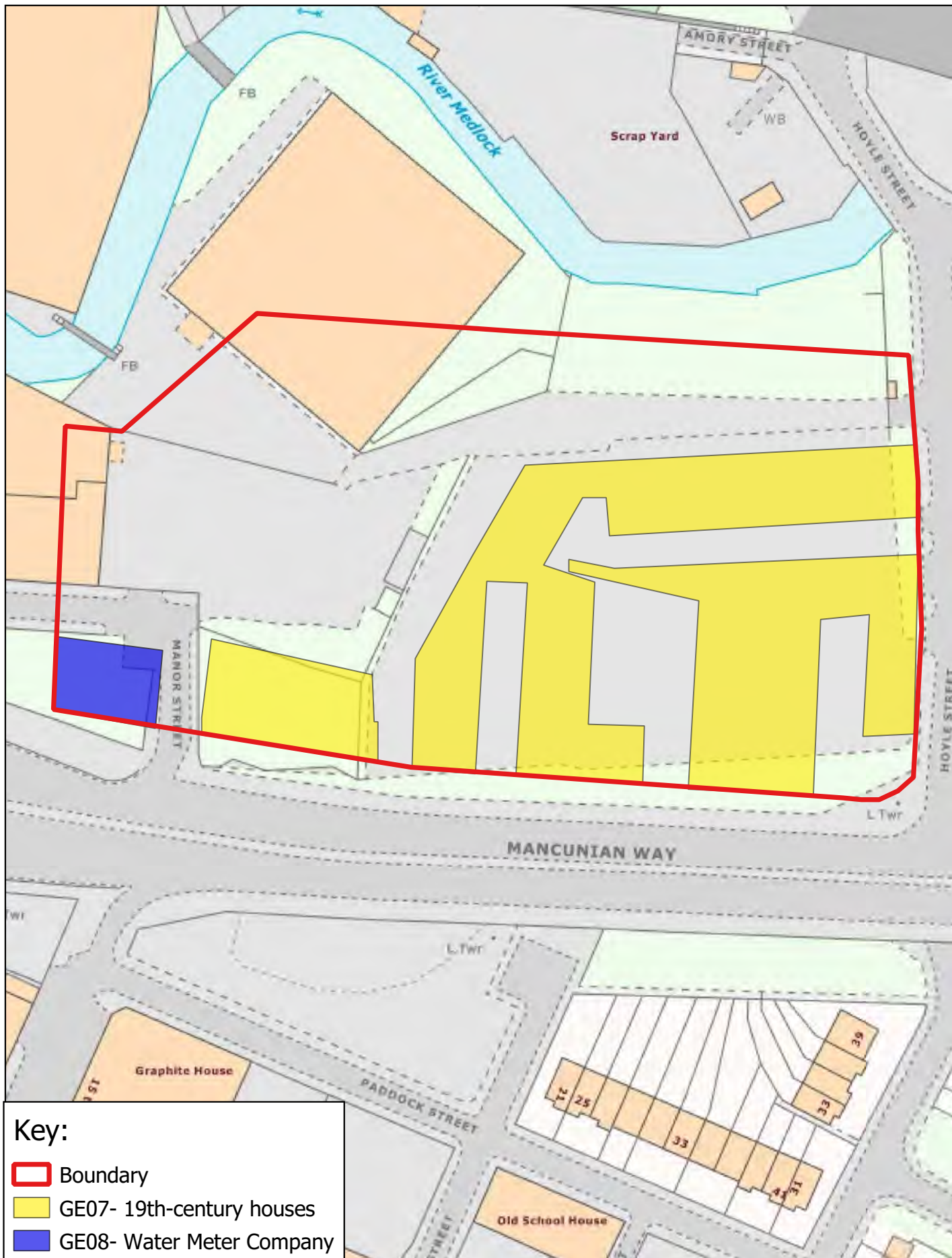
Figure 12: Locations of Gazetteer Entries

0 10 20 m



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Figure 13: Locations of Gazetteer Entries

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0 10 20 m





CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



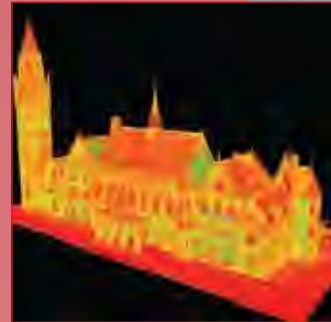
EXCAVATION



BUILDING SURVEY



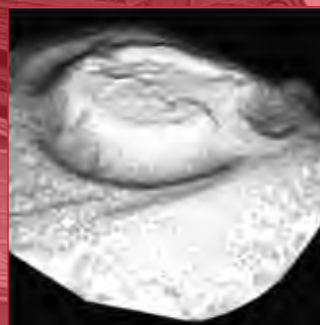
3D LASER SCANNING



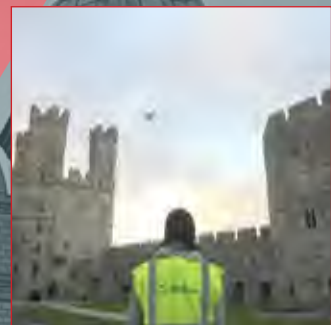
COMMUNITY INVOLVEMENT



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DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



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