

The layout of the site and its surroundings was reproduced in lesser detail on Bancks and Thornton's *A Pocket Plan of Manchester and Salford* (1800) and Ashton's map of 1804. The former plan shows the Rochdale Canal under construction, having only been cut a short distance beyond the line of Great Ancoats Street. The next map to show any significant change is Dean and Pigot's *Map of Manchester* from 1809 (Plate 3), which is the first map to show the completed Bengal and Prussia Arms of the Rochdale Canal, which bounded the site to the north and east. As the canal arms are absent from Roper's *Map of Manchester and Salford*, published in 1807, it is reasonable to suggest these were completed c.1807-9. Dean and Pigot's map was otherwise very basic in its detail but does nonetheless indicate the presence of bridges over the canal on Poland Street and Jersey Street (Plate 3).

The tenancies for the properties along Jersey Street remained relatively stable during the early 19th century allowing the occupants to be traced from c.1802 onwards, despite the reorganisation of the house numbering. The first potential indication of Irish migrants residing within the site is provided by the rate book entries for 1818, which record individuals with the surnames such as 'McBryan', 'McCardell' and also 'Campbell', as residing within the site. Several of these individuals, Peter McCardell and James Campbell, together with Samuel Johnson, who had resided within the site for several decades previously, were recorded in Dean and Pigot's *Directory for Manchester and Salford* (1821) as weavers, residing at N^{os} 40-42 Jersey Street (1821, 30; 89; 104). The owner of the properties within the site at this time was recorded as 'Walch'. This may have been John Walch, a cotton merchant. In 1822, seven of Walch's tenants on Jersey Street were likely newcomers from Ireland. Two were recorded in the rate books as occupying cellars at half-rates.

A similar level of detail to the 1809 map is provided on Swire's map of 1824 (Plate 5). Other than depicting an entrance into the site from Jersey Street, the map largely mirrors the configuration of buildings shown on previous maps. Hugh Beaver's mill (latterly known as Jersey Street mill) is depicted to the south of Jersey Street.

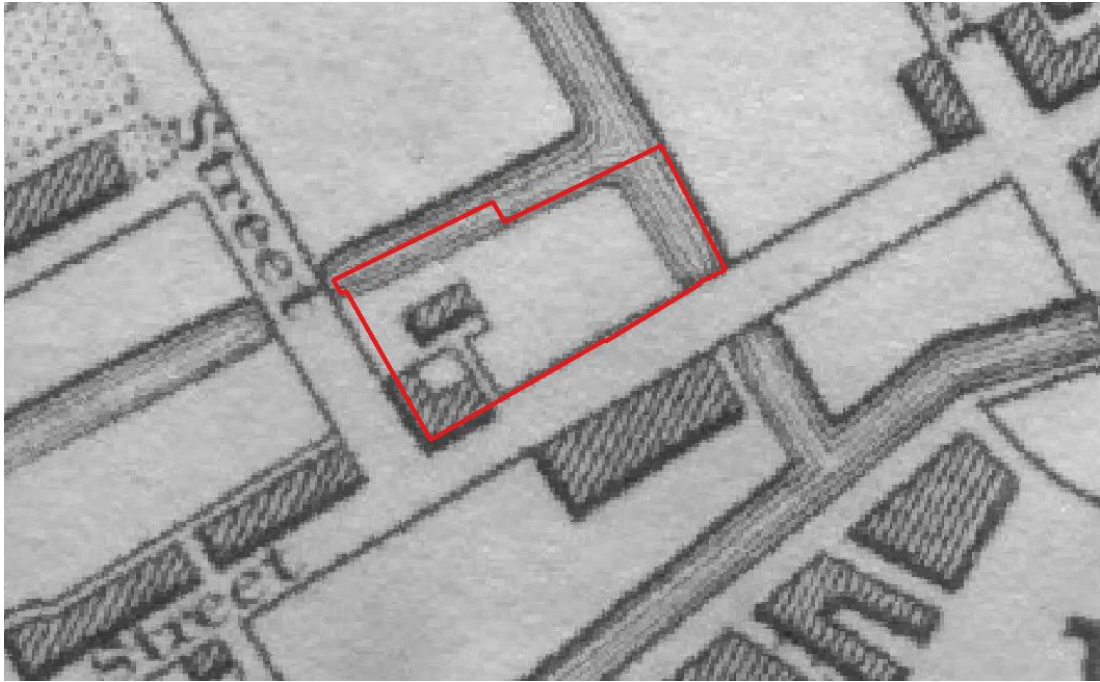


Plate 4: Site boundary superimposed onto Swire's map of 1824

The next significant change identifiable both in the rate books and later historic mapping (Plate 5) was the construction of a large extension to the rear of one of the Jersey Street properties, then listed as N° 69. This likely occurred around 1828, when the occupant of the property – Samuel Saxon – was recorded in Pigot & Co's directory as a beer retailer (1828, 253). The rate books 1828-9 valued only a house, however by 1834 both a 'house' and 'brew house' were assessed, the latter providing clear evidence for brewing on the site. In 1837, both a 'beer house' and 'brew house' were listed, confirming both the production and sale of beer on the premises.

Both the extension to the Jersey Street property and an extension to a property on Poland Street can be seen on Bancks and Co's map of 1831 (Plate 5). The brewhouse associated with N° 69 likely occupied the building at the very back of the property, probably the north-western end of the extension. The beerhouse (space for serving paying customers) would likely have taken up the front ground floor room of the house.

Banck's and Co.s map shows that northern range of buildings within the site comprised three dwellings. A small building adjacent to it may have been a workshop. In 1838, the rate books reveal that a workshop occupied by William Swires lay within the site.

A wharf was established on the site in the late 1830s. It is not mentioned in 1834-7 but appears in the rate books for the year 1838. The wharf was operated by Oates and Pulman and was listed as a stone wharf.

The map also depicts the distinctive kinked yard wall, separating the rear yards of the Poland Street and the Jersey Street properties.

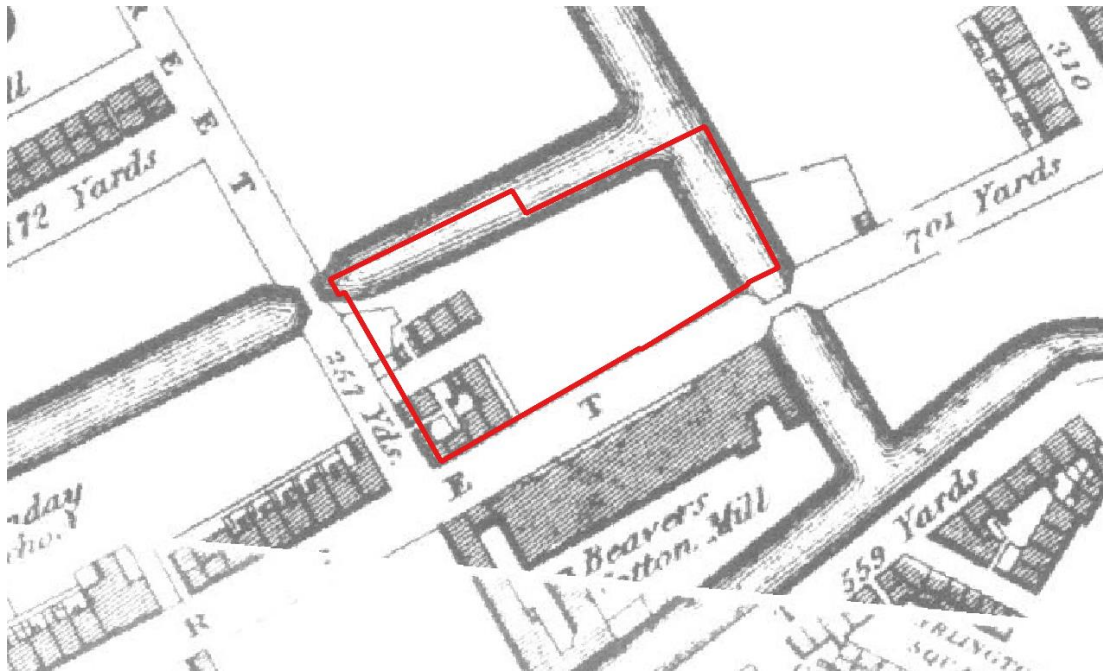


Plate 5: Site boundary superimposed onto Bancks & Co.'s map of 1831

An auction notice promoting the sale of the parcel of land containing ten properties was placed in the *Manchester Courier* in 1839:

Lot 6. The Fee-simple and Inheritance of and in all that PUBLIC-HOUSE and BREWHOUSE...being in Jersey-street, now in the possession or occupation of Samuel Saxon; also all those THREE other MESSUAGES or DWELLING-HOUSES also...being in Jersey Street...and now in the possession or occupation of Hugh Beever, Ann Mallan and Hannah Bolton; and ...all those FIVE MESSUAGES or DWELLING HOUSES and HAT SHOP...being in Poland Street...in the possession or occupation of Richard Pearson, George Rushem, Samuel Swires and others. The site of these premises contains 612 superficial square yards.

(Manchester Courier 3rd August 1839)

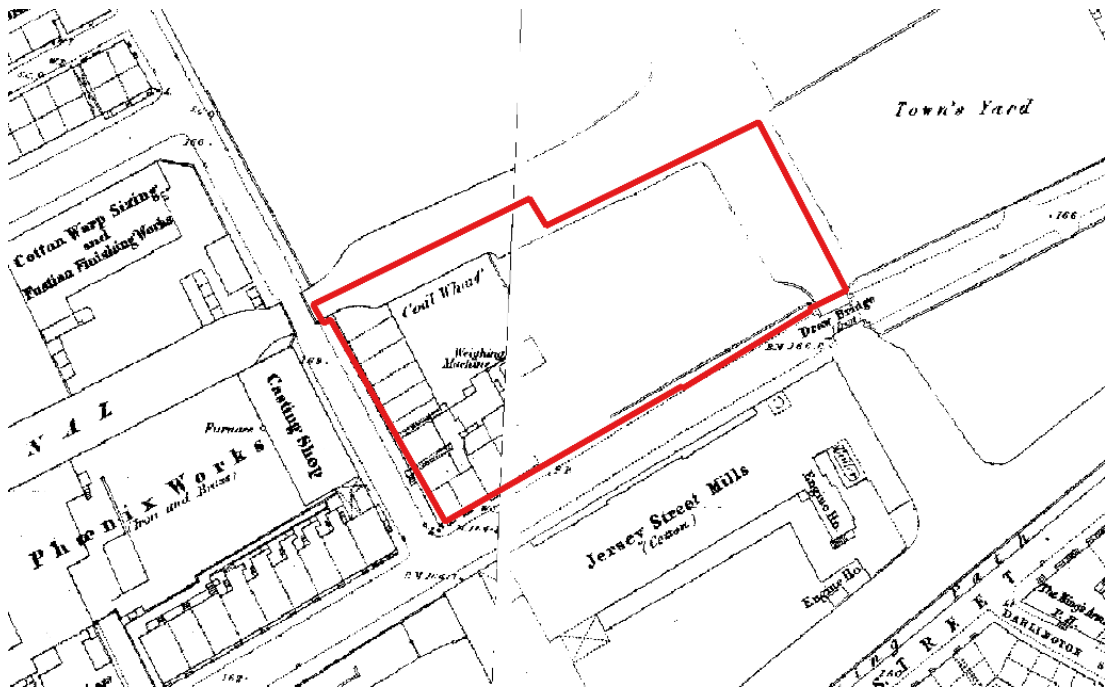


Plate 6: Site boundary superimposed onto the Ordnance Survey Town Plan of 1851



Plate 7: The western part of the site showing the layout of houses to the south of the coal wharf, Ordnance Survey Town Plan of 1851

The auction notice is significant in identifying names of the occupants but also in identifying small-scale or domestic industry being carried out within the site. The reference to a hat shop suggests hat making or finishing took place within the site, likely in the workshop listed in the rate books.

The following year, in 1840, Samuel Saxon was listed as owner of these group of houses (M 9/40/2/128)). His property included the beerhouse, brewhouse and stable. Several trade directories from the end of the 1840s confirm he remained at the site (Slater 1847, 68; Slater 1848, 305) The two houses on Poland Street were later known by the name Saxon's Court, after their landlord.



Plate 8: Extract from Adshead's Map of 1851

A further auction notice in 1849 advertised again a plot of 612 square yards (Manchester Courier 23rd June 1849). It included the beerhouse and brewery, called the Sun Brewery with its 'fixtures and brewing utensils', described as 'well and conveniently arranged, capable of brewing eight barrels, and the utensils are in good order and condition'. The lot included two cottages on Jersey Street and four on Poland Street. These numbers don't tally particularly well with the buildings shown on Banck's and Co.'s map and this may be an indication that the block of three dwellings in the north of the site had been

cleared. The four houses on Poland Street could relate to the some of the row of houses shown along Poland Street on Ordnance Survey Town Plan of 1851. The auction sale also makes reference to a smithy within the site.

Ownership of property within the site changed again in 1850 and the beerhouse was let to new tenants (M 9/40/2/158).

- 1.1.2 The Ordnance Survey Town Plan of 1851 (Plates 6 and 7) provides the first detailed view of the buildings within the site, including those buildings established in the 18th and early 19th centuries. It clearly depicts to the extensions made to the beerhouse and for the first time labels the wharf. The entrance to the wharf was gated, and was complete with a weighing machine, adjacent to which was a square building. Adshead's map of 1851 shows the small building to have been a house (Plate 8) rather than a commercial building. It may have functioned as a lodge, guarding the entrance to the wharf, in which a family also resided. The houses along Poland Street are shown to have been fully completed by this date, with the row of properties running from the canal to the north-western end of Saxon's Court.

Adshead's map depicts a large workshop to the rear of the Jersey Street houses. This could be the smithy 'in the...passage' listed in the auction sale (Manchester Courier 23rd June 1849).

The rate books, trade directories and censuses continue to provide a valuable source of information about the residents of the properties within the site. The tenancies of the various landlords of the beerhouse can be traced with reasonable accuracy from c.1850 onwards. The beerhouse became known as a the Lord Napier Inn in the 1870s. An advertisement to let the inn was placed in the Manchester Courier in 1876.

The next cartographic source is a map produced in the early 1880s to accompany a health report on the living conditions in this sub-district of Ancoats (Manchester Archives, C17:70 Manchester 23). The colour coding corroborates the known phasing of the site. It shows the upper floors of the houses on Poland Street to form a school (Plate 9).

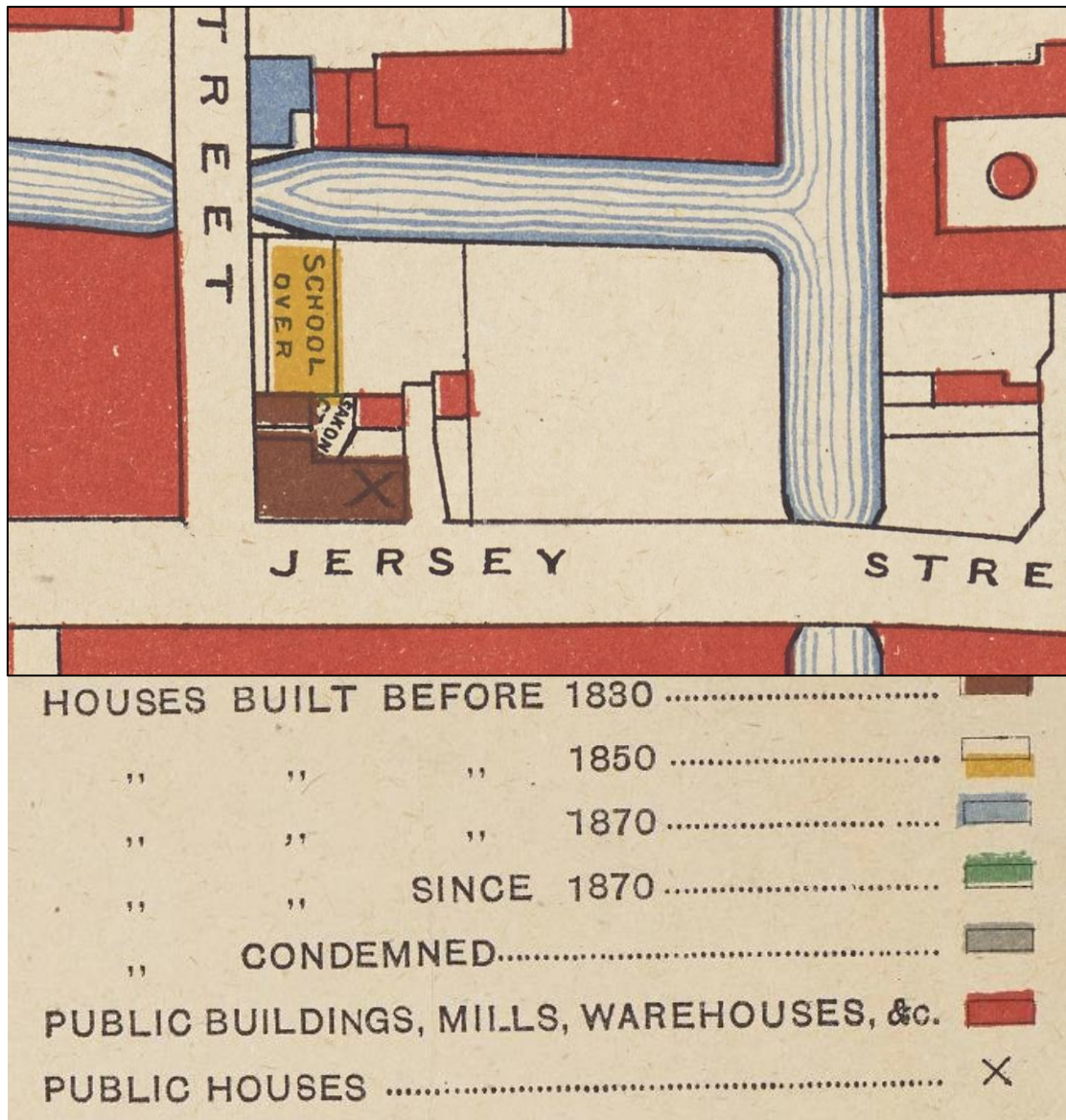


Plate 9: Extract from a map of 1880, Manchester Archives (ref: C17:70 Manchester (23))

The Ordnance Survey Town Plan of 1891 provides the next glimpse of the site and demonstrates a range of buildings had been constructed within the wharf and along its approach from Jersey Street. The weigh bridge is not depicted on the map and the gate to the wharf had been moved to Jersey Street. Many of the buildings erected to the east of the wharf are shown to have been open-fronted, some perhaps functioning as stables. A further L-shaped outbuilding or workshop was constructed to the rear of the Jersey Street and Poland Street houses. The five mid-19th century houses along Poland Street in the western part of the site appear to have been remodelled internally, perhaps to better accommodate the hour-glass shape of the canal arm to the north.

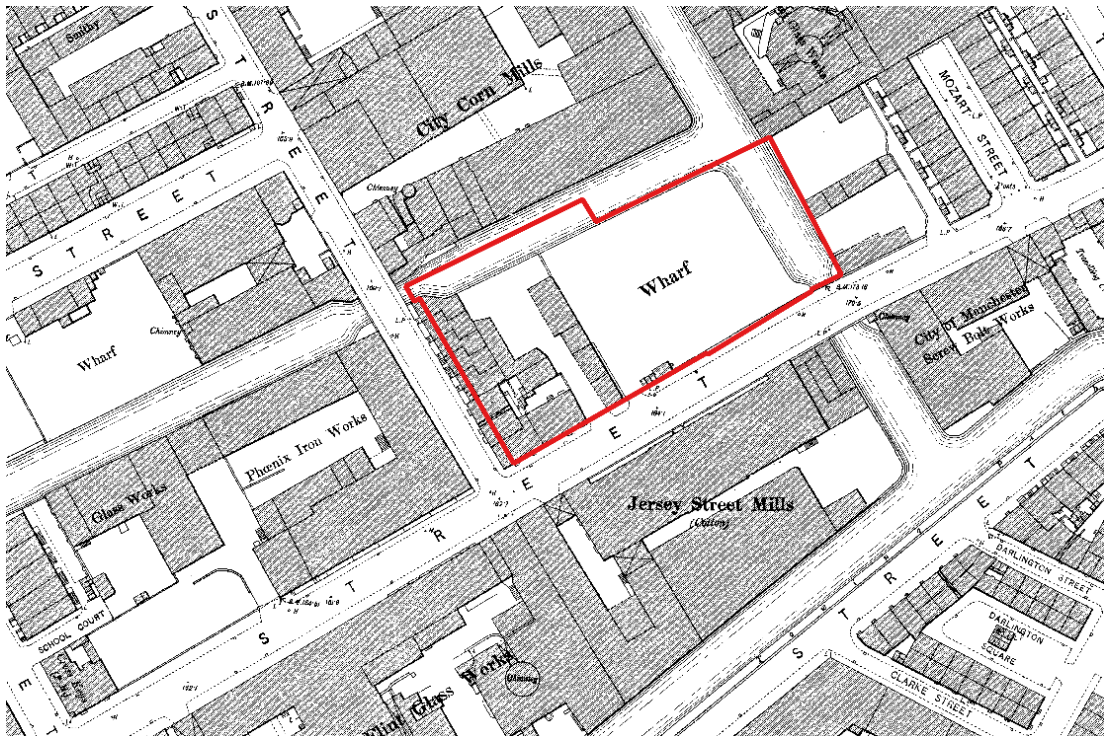


Plate 10: Site boundary superimposed onto the Ordnance Survey Town Plan of 1891

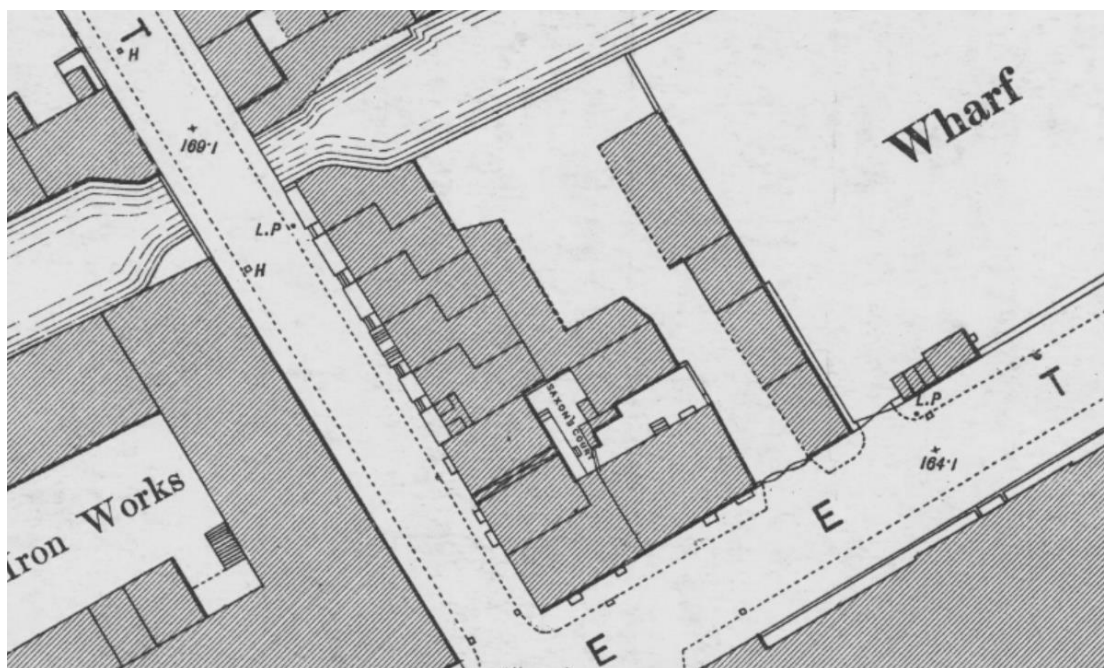


Plate 11: Site boundary superimposed onto the Ordnance Survey Town Plan of 1891

To the north-east of the main group of properties, a large rectangular space was indicated as a wharf on the 1891 Town Plan (Plates 10 & 11).

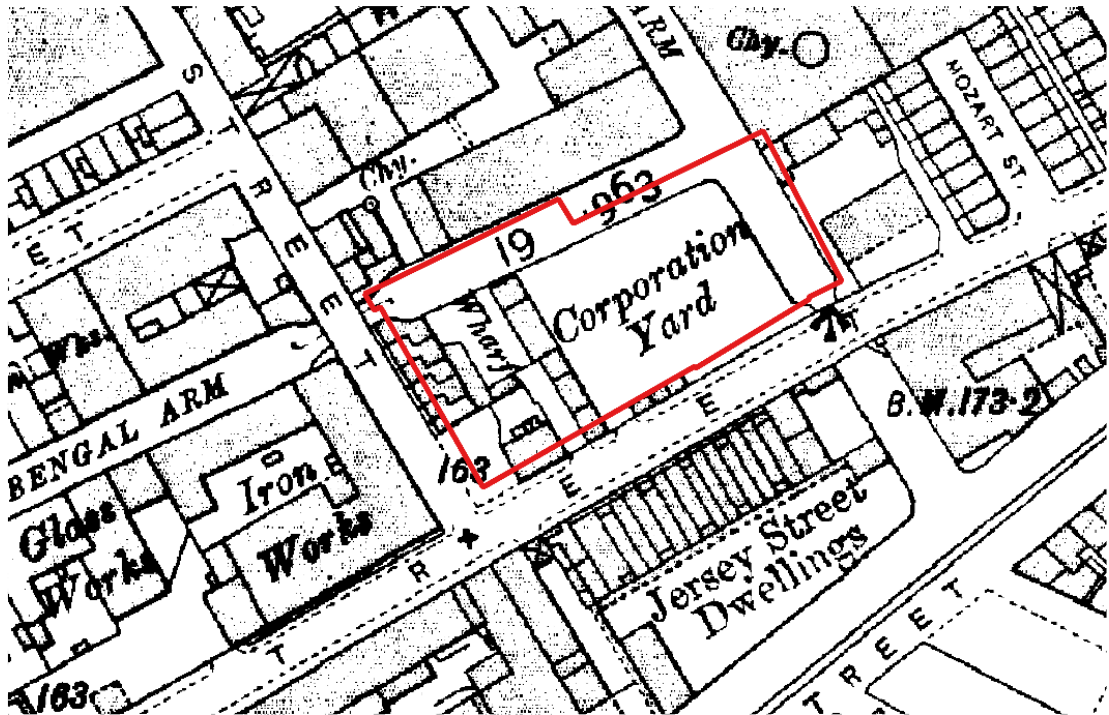


Plate 12: Site boundary superimposed onto the Ordnance Survey map of 1908

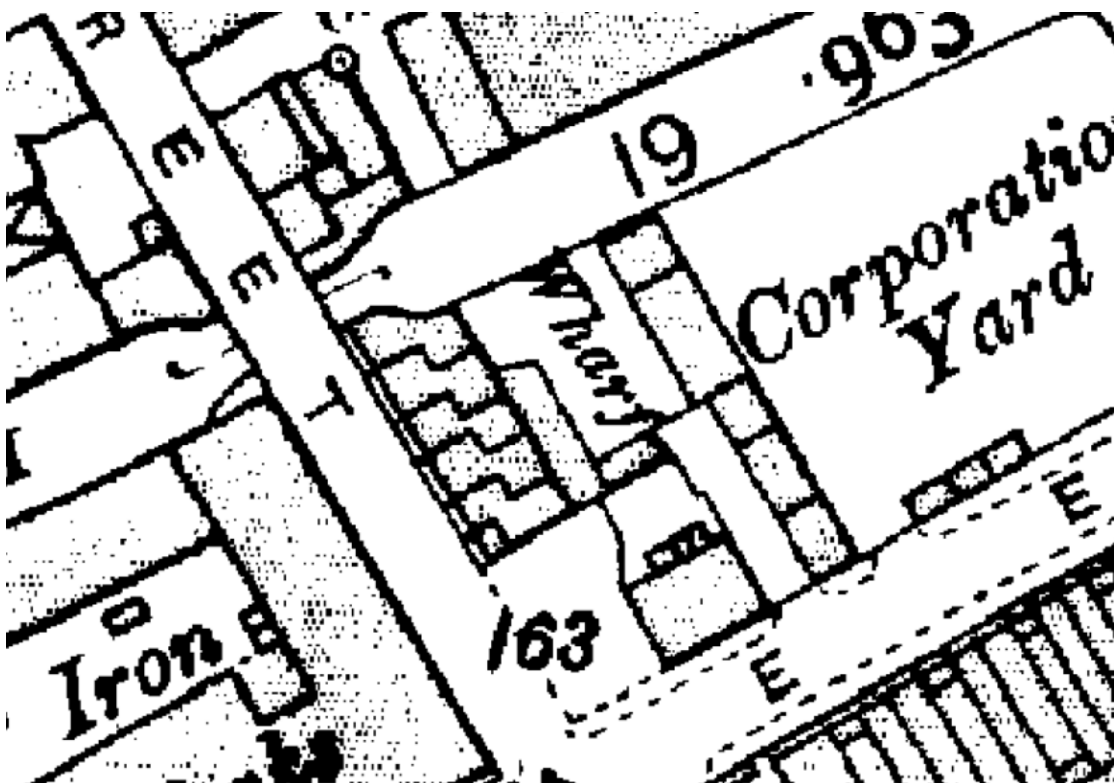


Plate 13: Site boundary superimposed onto the Ordnance Survey map of 1908



Plate 14: No. 117 Jersey Street, Lord Napier Inn (G. Jackson), 1903, note the chimney of the City Corn mill, rear of shot (ref. m10149)



Plate 15: Nos. 55-63 Poland Street, Ancoats, 1908, note the chimney of the City Corn mill, rear of shot (m10403)