AtkinsRéalis

Volume 3, Appendix 12.1 – Detailed desk-based assessment

Manchester City Council

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FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

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Contents

1. Detailed desk-based assessment 5

1.1 Introduction 5

1.2 Legislation, Policy and Guidance 5

1.3 Method 7

1.4 Consultation 8

1.5 Baseline Conditions 9

1.6 Historic Environment Baseline 11

1.7 Assessment of Archaeological Potential 13

1.8 Impact Assessment 13

1.9 Recommendations for further work 14

1.10 Conclusion 14

Tables

Table 2.1 - Criteria for the assessment of value 8

Table 3.1 - Legislation and planning policy 5

Table 5.1 – Archaeological events 9

Table 5.2 – Assessment of Potential for Unknown Archaeological Remains 13

Figures

Figure 12-1 Designated Heritage 17

Figure 12-2 Non-Designated Heritage Assets 18

Figure 12-3 Zone of Theoretical Visibility and Designated Heritage Assets 19

Figure 12-4 Events 20

Figure 12-5 1794 – A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. Surveyed: 1787. Published: 1794. 21

Figure 12-6 1824 - Manchester and its environs, engraved from an actual survey made in 1824 by William Swire, Leeds; for the History, directory, and gazetteer of Lancashire by Edward Baines. Surveyed: 1824. 22

Figure 12-7 1832 – Bancks & Co.'s Plan of Manchester & Salford, with their Environs : Shewing the division of Property & the length of each Street. Surveyed: 1832. 23

Figure 12-8 1851 – Manchester and Salford. Sheet 29, 1851. Surveyed: 1848. Published: 1851. 24

Figure 12-9 1876 - Map of the City of Manchester Exhibiting the Premises Devoted Exclusively to Commercial Purposes or to Ecclesiastical and other Public Uses. Surveyed: 1876. 25

Figure 12-10 1891 – Manchester - Lancashire CIV.7.22. Surveyed: 1888. Published: 1891. 26

Figure 12-11 1940 – Record of location of aerial bombs on the City of Manchester. Surveyed: 1940-1941 over OS mapping 1932-1935 27

Executive Summary

This Archaeological Desk Based Assessment (DBA) has been written in support of a planning application for a Proposed Development to be constructed on part of the former Central Retail Park site, Great Ancoats Street, Manchester, M4 6DH.

Within a 250m study area around the Site, a total of 28 designated heritage assets have been identified, comprising 26 listed buildings and two conservation areas.

There are a total of 139 non-designated assets within a 200m study area. Potential buried archaeology has been identified within the site boundary.

Primarily, this assessment has found that the Site underwent rapid and expansive change during the Industrial period, and particularly in the 19th century. This included the construction of large industrial buildings such as Shooter's Brook Iron Works as well as extensive groupings of purpose-built workers' housing, the archaeological remains of which, may survive beneath the concrete cap that currently covers the majority of the Site.

However, only partial groundworks are within the scope of the assessment of the Proposed Development. The vegetation clearance and earthworks of the central corridor of the Site are within the scope of works for the Phase 1 development. Therefore, only the vegetation clearance and earthworks within the 'dogleg' of the Site parallel to Great Ancoats Street and within the connection to Cotton Field Park are within the scope of the Proposed Development. The existing concrete will be retained and built on-top of instead, removing the need to 'break' ground and minimising the amount of waste produced. Therefore, there will be no subsurface archaeological impacts from the proposed scheme.

1. Detailed desk-based assessment

1.1 Introduction

1.1.1 Overview

This document comprises an Archaeological Desk-Based Assessment (DBA) prepared to establish baseline conditions for archaeological remains potentially affected by the construction and operation of the Proposed Development, hereafter referred to as 'the Proposed Development.

An Environmental Impact Assessment (EIA) has been undertaken and an Environmental Statement (ES) prepared to support the application for planning permission. This DBA forms an appendix to the Historic Environment chapter (Chapter 12) of the ES (Volume 2).

1.1.2 Proposed Development

This DBA forms appendix 12.1 of the ES which has been prepared in respect of the Proposed Development at the former Central Retail Park (FCRP) at Ancoats, Greater Manchester (herein referred to as the 'Site'). Manchester City Council (MCC) (herein referred to as the 'Applicant') will be submitting an application for Full Planning Permission for the Proposed Development comprising a new public realm with landscaping, street furniture and hardstanding surfaces.

The Site for the Proposed Development will form one part of a wider development of the FCRP site, which will be subject to separate planning applications (Phase 1 and Phase 2 developments). A Strategic Regeneration Framework (SRF) was produced for the entire FCRP site in March 2023.[1]

The FCRP site is approximately 4 ha in total. The Site area, for the Proposed Development, is approximately 0.91 ha. It is located in Manchester City Centre's north-eastern fringe. The Site is bound by Great Ancoats Street to the south, Cotton Field Park and Co-op Academy New Islington to the north, Phase 1 development to the northwest and the Phase 2 development to the southeast. The Proposed Development will separate the Phase 1 and the Phase 2 developments.

1.1.3 Aims and Objectives

The principal aim of this DBA is to establish the nature, extent, and significance of archaeological remains within and around the Site to provide a supporting baseline to enable informed decision making on the impacts and effects of the Proposed Development on the historic environment.

In order to achieve this, the specific objectives of this assessment are to:

- Interrogate the Historic Environment Record (HER) data provided by Greater Manchester Archaeological Advisory Service (GMAAS);
- Identify and contextualise the historical and archaeological baseline of the site and the surrounding environs;
- Identify known designated and non-designated heritage assets within the site boundary and surrounding study area which may be impacted by the proposed development;
- Assess the heritage significance and setting of the known archaeological resource through a programme of desk-based research;
- Assess the likely impact of the Proposed Development on the significance of identified heritage assets.
- Assess the potential for previously unrecorded buried archaeological remains, and
- Provide recommendations for an appropriate mitigation strategy, aimed at avoiding or reducing the impact of the Proposed Development upon the significance of archaeological assets.

This assessment is focussed specifically on archaeological remains. A separate assessment of built heritage is presented in the Heritage Statement presented at Appendix 12.2 of the ES.

1.2 Legislation, Policy and Guidance

Table 1-1 below summaries the relevant legislation and regulations applicable to the historic environment.

Table 1-1 - Legislation and planning policy

Legislation / policy	Summary of requirements
Ancient Monuments and Archaeological Areas Act 1979	The Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State (Department of Culture, Media and Sport - DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. It is a criminal offence to damage a scheduled monument. Additional controls are placed upon works affecting scheduled monuments and areas of archaeological importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
The Planning (Listed Buildings and Conservation Areas) Act 1990[1]:	• The Planning (Listed Building and Conservation Area) Act 1990 provides protection to listed buildings and Conservation Areas of 'special architectural or historic interest'. • Section 66 of the Act requires that the local planning authority shall 'have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest it possesses' when determining applications for development. • Section 72 of the Act also addresses conservation areas, for which decision makers must 'pay special attention to the desirability of preserving or enhancing the character or appearance'
National Planning Policy Framework (NPPF) Section 16 of the NPPF[2]: contains specific national policies relating to the historic environment and how the importance of a heritage asset should be considered in relation to development proposals.	• Paragraph 200 of the NPPF requires a description of the significance of the heritage assets affected by a proposal including the contribution made by their settings to be included in the planning application. 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. • Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) and should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. • Paragraph 205 states 'when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. • Paragraph 206 states 'any harm to, or loss of, the significance

	of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'. • Paragraph 207 states that 'where a Proposed Development will lead to substantial harm to, or total loss of significance of, a designated heritage asset, local planning authorities should refuse consent', unless the substantial harm or total loss is necessary to achieve sustainable public benefits that outweigh the harm or loss. • For proposals that lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal. • Paragraph 209 states 'the effect of an application on the significance of non-designated heritage assets should also be taken into account in determining the application'. • Paragraph 212 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. • Paragraph 213 states not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Manchester's Core Strategy 2012 – 2027	Policy EN 3-Heritage of the Manchester Core Strategy 2012 to 2027 sets out considerations and requirements that must be met by any developer wishing to undertake work in Manchester: "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."
Strategic Regeneration Framework, Former Central Retail Park[4]	The Strategic Regeneration Framework has been formally adopted by Manchester City Council and is intended to form a Supplementary Planning Document, providing detailed guidance on development of the site. Key principles for development of the Former Central Retail Park relate to place making, high quality development connectivity. Sustainability, scale and mass, form and layout, and use. Key points relevant to the Historic Environment include: • The need for development of the site to take into consideration the character of the conservation area, and to respond positively to this. • The need for new buildings to consider the setting of adjacent buildings and relation to their setting. • The potential of the Rochdale Canal to provide connectivity to neighbouring districts. • The need for development of the site to respond positively to the neighbouring area and extend the urban grain of Ancoats and New Islington offices along the western part of the site have to step down to respond to the scale of the Ancoats Conservation Area and listed buildings.
Extant Unitary Development Policies (UDP)[1]	The MCC Core Strategy has replaced much of the UDP, however some specific policies remain, including UDP Policy DC19.1: Listed Buildings. Part d states that the Council will '*seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features'.*
Places for Everyone Join Development Plan[2]	Policy JP-P2: Heritage, outlines the significance of considering heritage within sustainable development. Specifically it outlines that particular consideration should 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.

1.2.1 Guidance

This assessment has been undertaken in accordance with current best practice and in line with, but not limited to, the following Standards and Guidance:

- **Standards and guidance for historic environment desk-based assessment** (Chartered Institute for Archaeologists, 2020): This Chartered Institute for Archaeologists' (CIfA) guidance aims to define good practice principles for the production of desk-based assessments and also aligns itself with CIfA's Code of Conduct. The document is regarded as a standard only, and therefore avoids a prescriptive level of detail. The standard of this guidance has not been met if an assessment should fail to determine the nature, extent and significance of the historic environment within a specified area.
- **Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment** (Chartered Institute for Archaeologists, 2020): This CIfA guidance aims to define good practice principles for the commissioning or production of consultancy advice on archaeology and the historic environment.
- **Managing significance in decision-taking in the historic environment, Historic Environment Good Practice Advice in Planning Note 2 (**Historic England, 2015): This advice note provides information on good practice to assist in implementing historic environment policy in the NPPF and PPG and contains guidance on assessing the significance of heritage assets by using appropriate expertise.
- **Preserving Archaeological Remains Decision-taking for Sites under Development** (Historic England, revised 2016): This advice is for developers, owners, archaeologists and planners working on projects where the intention is to retain and protect archaeological sites beneath or within the development. It can also be read in relation to other land-use or site management work. It has a particular focus on decision-taking on waterlogged archaeological sites.
- **The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3** (Historic

[1] https://www.manchester.gov.uk/downloads/download/4975/extant_udp_policies

[2] Places for Everyone Joint Development Plan Document (greatermanchester-ca.gov.uk)

England, revised 2017): This advice note sets out guidance against the backdrop of the NPPF and the related guidance provided in the PPG. Furthermore, the guidance provides advice on understanding setting and how it may contribute to the significance of heritage assets, as well as a suggested methodology for assessing impacts on setting.

- **Planning Practice Guidance: Conserving and Enhancing the Historic Environment** (NPPF, DCLG, 2014: updated 2019): The Ministry for Housing, Communities and Local Government (MHCLG) published 'Conserving and Enhancing the Historic Environment' in April 2014. This was last updated in February 2019. The Guidance notes that 'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, non-designated buried remains of archaeological interest'. It should be noted that the wording of PPG is reflective of the now superseded 2012 NPPF.

1.3 Method

This DBA has been produced in accordance with the requirements of National Planning Policy Framework (NPPF)[3], Planning Practice Guidance[4], standards specified by the Chartered Institute for Archaeologists[5], Conservation Principles[6] and local planning policies. The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping. It should be understood that the archaeological resource is by its nature an unknown resource prior to confirmation through archaeological investigations.

1.3.1 The Study Area

For the purposes of establishing baseline conditions for this assessment a study area was defined, encompassing an area of 250m for designated and 200m for non-designated heritage assets, around the Proposed Development and incorporating the boundary of site ownership. Data on all heritage assets was gathered to characterise the historic environment, inform the understanding of potential impacts, and identify the potential for as-yet unknown buried archaeological remains within the study area.

Designated heritage assets comprise World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas.

Non-designated assets comprise monuments, archaeological sites, buildings, places and landscapes, which do not meet the criteria for designation but require consideration under planning policy due to their heritage significance.

The extents of the study area are based on professional judgement and in line with professional guidance, which has been designed to account for the sensitivity of the historic environment and the potential impacts of the proposed development. These, therefore, account for:

- The historical and archaeological context of the Site;
- The settings of heritage assets within the site and surrounding townscape;
- The potential for heritage assets to survive within the Proposed Development footprint; and
- Both study areas are considered sufficient to capture those assets which are likely to undergo changes within the setting as a result of the proposed development.

1.3.2 Baseline Data Collection

The following sources of data were consulted during preparation of this DBA:

- National Heritage List for England (NHLE) maintained by Historic England, for listed buildings, scheduled monuments, registered parks and gardens, and registered historic battlefields;
- Greater Manchester Historic Environment Record (HER), for information relating to non-designated assets, including unlisted buildings and structures of historic interest, known archaeological sites and areas of archaeological potential, Historic Landscape Characterisation (HLC), find spots and past archaeological investigations (events);
- British Geological Survey (BGS): Online Digital and superficial geological and historic boreholes records;
- Ordnance Survey mapping;
- Online resources: web-published material, including local planning authority (LPA) policies; and
- Oxford Archaeology (2023), Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester.

1.3.3 Limitations and Assumptions

This assessment comprises a desk-based review of data from the Greater Manchester HER, as well as a variety of primary and secondary sources. Whilst this information is assumed to be accurate, it is not a complete record of the historic environment and does not preclude the potential for previously unidentified archaeological remains or deposits to be encountered. The value of any such unknown/unidentified assets cannot be determined at this time. The archaeological record is by its very nature an unknown dataset until it has been confirmed through archaeological investigation. The limitations identified above need to be considered when reading this report, however it is not considered that these would provide any large-scale obstacle in the overall conclusions and recommendations of this DBA.

1.3.4 Assessment of Value

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in article one that 'cultural significance' or 'cultural heritage value' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. This definition has since been adopted by heritage organisations around the world and is applicable to 'Section 16: Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF, 2023).

In the NPPF Glossary, significance is defined as: 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the

[3] Department of Communities and Local Government. 2023. *National Planning Policy Framework*. Found at: National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)

[4] Department of Communities and Local Government. 2019. *Planning Practice Guidance: Historic Environment*. Found at: Historic environment - GOV.UK (www.gov.uk)

[5] Chartered Institute for Archaeologists. 2014; 2020. *Standard and guidance for historic environment desk-based assessment.* Found at: CIfAS&GDBA_4.pdf (archaeologists.net)

[6] Historic England. 2008. *Conservation Principles, Policies and Guidance*. Found at: Conservation Principles, Policies and Guidance | Historic England

cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

The following paragraphs as set out in the NPPF include key provisions considered of particular importance to this application which focuses on non-designated assets and the potential for archaeological remains.

Paragraph 200 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 209 – The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Throughout this assessment, the term 'value' has been used in place of 'significance' when describing a heritage asset. This is intended to avoid potential confusion with the terminology used for impact assessment and 'significance of effect' as commonly used in Environmental Impact Assessment.

The value of heritage assets has been assessed on a six-point scale based on professional judgement, guided by the criteria set out in Table 1-2.

Table 1-1-2 - Criteria for the assessment of value

Significance	Description	Example
Very High	Internationally important or significant heritage assets	World Heritage Sites, or buildings recognised as being of international importance.
High	Nationally important heritage assets generally recognised through designation as being of exceptional interest and value.	Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Historic Battlefields, Conservation Areas with notable concentrations of heritage assets and non-designated assets of national or international importance.
Medium	Nationally or regionally important heritage assets recognised as being of special interest, generally designated.	Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and non-designated assets of regional or national importance, including archaeological remains, which relate to regional research objectives or can provide important information relating to particular historic events or trends that are of importance to the region.
Low	Assets that are of interest at a local level primarily for the contribution to the local historic environment.	Non-designated heritage assets such as locally listed buildings, non-designated archaeological sites, non-designated historic parks and gardens etc. Can also include degraded designated assets that no longer warrant designation.
Negligible	Elements of the historic environment which are of insufficient significance to merit consideration in planning decisions and hence be classed as heritage assets.	Non-designated features with very limited or no historic interest. Can also include highly degraded designated assets that no longer warrant designation.
Unknown	The importance of an asset has not been ascertained.	

1.3.5 Assessing Buried Archaeological Potential

Buried archaeological evidence is often an unknown quantity which can be difficult to fully identify during a desk-based assessment. The assessed potential is based on available evidence, but the physical nature and extent of any archaeological resource surviving within the Site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork, typically through non-intrusive (e.g. geophysical, LiDAR), and intrusive (archaeological, geoarchaeological evaluation) survey.

A site's archaeological potential is identified using professional judgement and knowledge and is informed by Historic England's 'Conservation Principles, Policies and Guidance' (2008). A site's baseline potential is compared to the level of existing impact upon it, from modern and historic developments. The potential for surviving archaeological evidence of past activity within the Site boundary is expressed in the report as being:

- High: The available evidence suggests a high likelihood for past activity within the Site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium: The available evidence suggests a reasonable likelihood for past activity within the Site and consequently there is a potential that archaeological evidence could survive;
- Low: The available evidence suggests archaeological evidence of activity is unlikely to survive within the Site, although some minor land-use may have occurred; and
- Uncertain: Insufficient information to provide assessment of potential.

1.4 Consultation

Comment and guidance for this DBA was sought from the Heritage Management Director, Greater Manchester Archaeological Advisory Service (GMAAS) in their role as archaeological and heritage advisor to Manchester City Council. However, to date no response has been received. This is likely due to the ongoing requirements and consultations having taken place for the phase one development which the subject of a separate planning application, the developmental boundary of which the Park site predominately lies. This consultation covers the Phase 1 site generally and is outlined below for reference.

In the first instance, in January 2023, AtkinsRéalis consulted GMAAS on a programme of archaeological trenching and an appropriate array of trenches was agreed across the Phase one development site, which includes the current Development Site. An archaeological watching brief was then implemented in April 2023 during geotechnical site investigations. This enabled the nature of the archaeological resource to be characterised, at least in part, and confirmed that archaeological remains of interest survive as below-ground remains and the findings would advise this report going forward.

Following on from the watching brief in April 2023, an archaeological contractor was appointed with a view to progressing the evaluation trenching across the site in November 2023, although it was proposed to vary the trench locations that had been agreed previously due to the extensive presence of possible services (electric, water and sewer). As the amended trench plan did not allow for some of the key sites to be investigated, which would likely result in a requirement for a second phase of evaluation in due course, GMAAS advised in June 2023 that it would be prudent to postpone the intrusive site investigation until access to all sites of potential archaeological interest had been facilitated. It was also advised that further documentary research should be undertaken into each of the sites of archaeological interest during the preparation of a detailed archaeological Desk Based Assessment (DBA), as this would enhance an understanding of their significance and inform the final

design of the trenching scheme. GMAAS would be content to see this intrusive investigation secured as a condition to any future planning consent.

It was agreed during this period of consultation that this archaeological assessment would be primarily focused on the evolving industrial period of Ancoats during the 18th, 19th and early 20th centuries and would seek to identify the significance, value and quality of subsurface remains dating from this period of growth and industry within this part of Manchester.

In summary GMAAS is satisfied that archaeology can be scoped out of the EIA providing that this site-specific desk-based archaeological assessment is submitted in support of the future planning application.

1.5 Baseline Conditions

The topography, geology, and location of a development site can provide an indication of its suitability for past human activity, and whether ground levels have been raised or terraced away. This can contribute to our understanding of the potential for archaeology to survive on the site.

Previous archaeological, and geological investigations can provide information on soil quality and types, the survivability of certain materials that form part of the archaeological record and contextualise the site within the wider historic landscape.

1.5.1 Site Location

The Site is located within the administrative boundaries of MCC, within the ward of Ancoats and Beswick, north-east of the city centre and immediately adjacent to the Manchester and Salford Inner Relief Route (A665). The site encompasses land of approximately 0.91 ha within the site of the FCRP, Ancoats, Manchester, Grid Ref: SJ8478098066. The Site is adjacent to Great Ancoats Street to the south and New Islington Marina to the north.

1.5.2 Topography

The topography of the Site is relatively flat, though it slopes slightly with the highest point of 50m AOD. The Site comprises concrete and brick surfaces where the FCRP once stood. The buildings were demolished in 2019. The northeastern most section of the Site extends into Cotton Field Park.

1.5.3 Geology

The bedrock geology underlying the site is Chester Formation Sandstone. This sedimentary bedrock was formed in the Triassic period between 250 and 247.1 million years ago. The overlying superficial deposit is Devensian Till – Diamicton, formed between 116 and 11.8 thousand years ago in the Quaternary period[7]. The soils on the Site are slowly permeable seasonally wet soils. They are observed to be acidic in nature with texture being loamy and clayey[8].

1.5.4 Designated Heritage Assets

Beyond the boundary of the Site, but within the 250m study area, the HER records 28 designated heritage assets, comprising:

- Eight grade II* listed buildings;
- 18 grade II listed buildings; and
- Two conservation areas.

There are no designated built heritage assets within the boundary of the Site. The closest and most pertinent of these built heritage assets are explored in more detail within the accompanying Heritage Statement.

There are no designated archaeological heritage assets or scheduled monuments recorded within the Site or within the study area.

Designated heritage assets are detailed in the gazetteer presented at Appendix B.1 and are shown on Figure 12.1 (Appendix A).

1.5.5 Non-Designated Heritage Assets

Within the study area, the Historic Environment Record (HER) records 139 non-designated heritage assets. These are listed in the gazetteer presented at Appendix B and shown on Figure 12.2, Appendix A. Most pertinent to the Proposed Development is one non-designated heritage asset, which partly falls within the Site. This site has been identified from historical mapping and comprises:

- Shooter's Brook Iron Foundry (site of) (17373.1.0).

1.5.6 Previous Archaeological Investigations (Events)

There are 96 previous archaeological investigations, which have taken place within, or partly within, the study area. These events are presented at Appendix B and shown on Figure 12.4 Appendix A.

Within and adjacent the boundary of the Site the HER records five previous archaeological events or interventions, which relate to three development sites. These comprise:

Table 1-3 – Archaeological events

Reference	Name	Description
EGM3331	Manchester Millennium Village, 2023	Archaeological Desk Based Assessment
EGM4020	New Islington Archaeological Works, 2012	A programme of archaeological investigations including a watching brief, a building survey and several evaluations was undertaken in advance of and during major development works.
EGM5266	Central Retail Park, 2022	Environmental statement prepared in advance of proposed development. The assessment aims to consider the potential effects of the site preparation and construction works upon potential archaeological deposits and features which may be present by identifying all known and potential designated and non-designated heritage assets within the site and outlining any likely environmental effects of the development and the

[7] British Geological Survey: Geology Viewer Online: https://geologyviewer.bgs.ac.uk [accessed 14/05/24]

[8] LandIS Soilscapes Viewer: https://www.landis.org.uk/soilscapes [accessed 14/05/24]

Reference	Name	Description
		assets likely to be affected. Comprised field survey and documentary research.
EGM5543	Former Central Retail Park, 2023	Archaeological Watching Brief
EGM5602	Central Retail Park, Great Ancoats Street, 2023	Desk Based Archaeological Assessment

1.5.7 Chronological Overview

Prehistoric (800,000BC-AD43)

The prehistoric in Britain covers several periods in time which are defined by changes in human activity, such as the introduction of farming, different stone tool technologies, and the production of bronze and iron for tool use. In the UK this covers a timespan between about 800,000 BC, with some of the earliest known human activity, and AD 43 when the Romans invaded, and began occupation of mainland Britain.

Archaeological evidence for prehistoric activity is very sparse in central Manchester, close to the River Irwell. This largely consists of isolated stone tool finds, such as those found in Castlefield, which dated between the Mesolithic and Bronze Age. Excavations around Manchester Cathedral have encountered Bronze or Iron Age pottery as well as metal working dating to the Bronze Age. There are no known prehistoric assets recorded on the HER within the study area.

Romano-British (AD43-AD410)

The British landscape changed rapidly after the arrival of the Romans in AD43. A new road network was established, connecting the major settlements and forts located throughout the landscape. Many former Oppida (an Iron Age trading settlement/central place) became regional administrative centres, and the new roads saw expansion of rural agricultural settlements, centred on farms or villas with larger market type settlements often located where roads crossed rivers.

There is little evidence for the Roman period within the study area. A Roman fort at Castleford, approximately 2km south west of the Site was constructed at the end of 1st century AD and a road linking the forts at Manchester and Castleshaw is believed to have passed through the Ancoats area, along Old Mill Street (which runs along the southeast of the Former Central Retail Park). Two evaluation trenches at the former Coal Wharf site excavated across the projected line of the Roman road failed to reveal any Roman deposits (EGM4020). Remains of Roman walls, pottery and funerary urns were uncovered during the building of the Bridgewater Canal in Castlefield during the 1760s[9]. There are no other Roman assets recorded on the HER within 250m of the site.

Medieval (AD410-AD1520)

The origins for Manchester may have been as an Anglo-Saxon burgh as the Anglo-Saxon chronicle mentions Edward the Elder sending men to ‘repair and man Mameceaster’.

The medieval period seems to be the origin for the name of Ancoats, and land grants from the 13th century onwards make reference to Annecotes and/or Antecotes, which likely evolved into the modern name for the district. The area of Ancoats would likely have been mostly farmland with scattered farms and other small settlements during the medieval period, and well into the post-medieval period.

No archaeological evidence has been identified for this period within Ancoats, including the Site and its study area. Most of the evidence for medieval activity is documentary, such as the land grants mentioned above, and other documents from the later medieval period discussing Ancoats Hall. This hall was situated to the east, outside of the study area.

Post Medieval (AD1520-AD1780)

No archaeological evidence has been identified for the post-medieval period within the study area. Most of the evidence relates to Ancoats Hall[10] east of the Site, outside of the study area.

This period saw both the establishment and then withdrawal of the prominent Mosley family within the Ancoats area, within a landscape of small pockets of small-scale industry, farmland, open rural space and small residential areas. Ancoats Hall was purchased by Oswald Mosley from the Bryrom family in 1596 when they withdrew from trade to become lords of the manor of Manchester, at Ancoats Hall[11]. Ancoats Hall remained the seat of the Mosley family until the 1780s when they sold the site to move to Rolleston, Staffordshire. It was sold to the mill owner George Murray, of Murray’s Mills, who later altered Ancoats Hall to resemble a brick-built Victorian mansion.

This period saw the very beginnings of industrial expansion, which first sprung up around the natural waterways within Ancoats, specifically Shooter’s Brook and the nearby River Medlock, which were used to power early industry.

Industrial (AD1780-AD1900)

Ancoats developed rapidly from the late 18th century onwards, when it mostly consisted of a rural open landscape with small areas of development and small-scale domestic industries. Coupled with its prime location near to central Manchester, the land was both affordable and vacant. This made it attractive to industrialists looking to expand outside of central Manchester to build both factories, related infrastructure and associated worker’s housing.

The boundaries of the Ancoats district were first defined in the Salford Police Act of 1792. This Act meant it became the largest police district out of fourteen (at 404 acres) and became known as New Cross Ward.

During the late 18th century small areas of development for early industrialisation were founded surrounding the main waterways, Shooter’s Brook and the River Medlock. Before the development of steam power, textile factories relied on water-power or handlooms for textile production. Therefore, the industrial sites founded around these waterways were able to take advantage of these natural resources, and were a key component in early industrialisation. Shooter’s Brook ran along the eastern edge of the Site before it was culverted underground by 1819. This watercourse formed a central focus for the rise of industry in Ancoats, which was utilised by early 18th century water-powered machinery and factories. Shooter’s Brook also supplied the Shooter’s Brook Iron Foundry (17373.1.0), marked on the 1794 mapping as Iron Works and listed in the 1794 edition of Scholes’ Manchester & Salford directory as being owned by Bassett and Smith.

The expansion of Ancoats to become a significant focus in the industrial revolution accelerated with the combination of two factors, the canal system and the introduction of steam power. The expansion of the canal

[9] Mott MacDonald. 2018. The Former Central Retail Park Archaeological & Heritage Desk-Based Assessment

[10] Nevell, Michael. 2003. ‘From Farmer to Factory Owner: Models, Methodology & Industrialisation. The Archaeology of the Industrial Revolution in North-West England’ in Archaeology North West. Vol. 6, Issue 16. p. 33.

[11] Nevell, Michael. 2003. ‘From Farmer to Factory Owner: Models, Methodology & Industrialisation. The Archaeology of the Industrial Revolution in North-West England’ in *Archaeology North West*. Vol. 6, Issue 16. p. 33.

system in Ancoats through the branches of the Ashton and Rochdale canals meant that transportation of heavy goods was far more affordable and speedier. This enabled faster and cheaper erection of new buildings in the area, as well as the transportation of goods, enabling expansion and development of local industry.

The introduction of the new technology of steam power and the steam engine meant that industrial development was not confined to waterways to be easily powered, as they were not reliant on a natural water source. This allowed Ancoats industry and infrastructure to spread beyond the waterways. This led to the culverting of Shooter's Brook, which then was re-routed underground, beneath Pott Street (which ran through the Site) and what would become the Shooter's Brook Ironworks, increasing the land available for development. By 1800 water-powered cotton mills were outnumbered by steam-powered mills in Manchester, and these steam-powered mills were particularly numerous in Ancoats.[12]

In the early 19th century other auxiliary industries developed as a result of the success of existing established industries in Ancoats. These industries were both complimentary and supportive of the major mills and textile industry in Ancoats, and included chemical works, dye works, glass making and engineering works.

Ancoats housed the first dedicated residential areas for workers, which were created to support the efficient running of the mills by housing many of its workers nearby. This workers' housing was built to support the massive growth in industry and subsequent population increase in Ancoats, with numbers rising from circa 11,000 in 1801 to circa 55,000 by 1851 and dropping to circa 45,000 by 1901.

The Site was one of the earliest parts of Ancoats to be developed in the late 18th century. Historic mapping from Green's 1794 map (Figure 12.5) shows the grid plan of streets that would define the townscape of the Site until the mid-late 20th century to already by present. Subsequent historic maps dating from the late 18th century and early 19th century reveals some flux in street names within and around the Site, with Green's 1794 map identifying what would be Cotton Street as Wood Street, Pickford Street as Eagle Street, Allum Street as Back Newton Street, St Thomas Street as Thomas's Street and within the proposed site itself Brook Street as Rigby Street (Rigby Street would become Basford Street in the early 20th century). Some of the streets within the Site were likely to have been named after local industries, such as the pottery shown on historic maps (Figure 12.5) to have been present on Pott Street that also runs through the Site.

Green's 1794 map (Figure 12.5) indicates a mix of large industrial buildings and very early residential terraced housing, likely early worker's housing, within the Site. Already present between Newton Street to the north-west and Pott Street to the east, and within the Site, is a substantial area of terraced worker's housing, with a stretch of early housing present along Great Ancoats Street, off John and Rigby Street. Similar housing is also noted along Fawcett Street, Henry Street and Pickford Street (labelled as Eagle Street) located to the immediate north-west of the site, which comprise terraced housing with some larger and some smaller back gardens with outdoor privies.

Between the early-mid 19th century the undeveloped land with the Site become developed with industrial, commercial and domestic buildings. The surrounding areas of Ancoats were also developed to form a densely developed grid-like entirely urban landscape. Bancks & Co.'s map dating from 1832 (figure 12.7) shows the Site to have been densely populated, even in comparison to the surroundings areas of Ancoats, with worker's housing forming a particularly prevalent element within this as well as a foundry.

Physical change to the landscape of the study area in the form of demolition of poor housing and provision of much needed community assets was gradually undertaken from the late 19th century. By 1831, a former area of back-to-back housing on Fawcett Street had been redeveloped with the construction of St Alban's Roman Catholic Church on Fawcett Street by 1891, 30m north west of the Site and an attached school on John Street with two playgrounds. St James's Church, with seats for 650 and an attached rectory and St James's School replaced terraced housing and a brass foundry on Little Newton Street by 1891. Licensed drinking establishments and public houses were also present within the study area. The Ordnance Survey map of 1889 shows pubs to have been present on Great Ancoats Street, John Street and Pott Street by this time.

By the end of the 19th century Ancoats had become a fully urban district entirely centred around its large-scale industry, with the addition of residential workers housing on a massive scale.

Modern (AD1900-Present)

The early 20th century brought further change, as the decline in quality of housing in Ancoats due to overcrowding and poor sanitation became more prevalent. The First World War brought more jobs to Ancoats as many mills helped to produce materials and supplies to support the war effort. However, the cotton and textile industry had begun to decline and with it, the quality and maintenance of the industrial buildings and worker's housing within the district.

The study area was subject to significant change during the early 20th century. The majority of the workers' housing and late 19th century community buildings were cleared and their sites left undeveloped or replaced with industry or yard space. The grid-like densely developed housing that had been characteristic of this site for almost a century had changed rapidly at the beginning of the 20th century, largely in favour of better accommodated housing and smaller scale industrial buildings or larger conglomerates, as with Parker's timber.

The Second World War saw another brief resurgence in the local economy. However, post Second World War many of the smaller businesses were absorbed into larger companies as the cotton industry declined. The main industries that had formed the foundation of the success of the Ancoats district began to slow to an almost halt. With this decline, the upkeep of existing buildings and the development of new ones also faltered and much of Ancoats' built environment fell into disrepair with many buildings becoming vacant. Further, destruction from bomb damage from the war had also affected the landscape and damaged structures.

In the mid-20th century large areas of Ancoats were subject to a compulsory purchase order and many buildings such as abandoned mills and workers housing were taken over and demolished to make room for regeneration of the area, much of this demolition was present within the Site boundary and the study area. Mapping evidence from 1951 and 1963 shows that clearance of buildings within the study area had opened up spaces within the townscape. Large timber sheds are increasingly prevalent on the site with Parker's timber stores being one of the major commercial concerns on the Site in the mid-late 20th century. The construction of the Central Retail Park by 1993 resulted in total clearance of the surviving buildings and street plan and relevelling of the Site to accommodate the large scale commercial buildings and associated car parking.

A plan for regeneration of Ancoats was put into place in the late 20th century and began a sequence of conservation and regeneration in the area, focussed particularly to the north of the Rochdale Canal. .

1.6 Historic Environment Baseline

1.6.1 Shooter's Brook Foundry and Iron Works[13]

[12] Nevell, Michael. 2003. 'From Farmer to Factory Owner: Models, Methodology & Industrialisation. The Archaeology of the Industrial Revolution in North-West England' in *Archaeology North West*. Vol. 6, Issue 16. p. 43.

[141516]A pottery and iron works (17373.1.0) are shown to be located to the west and east respectively of Shooter's Brook on Green's 1794 map of Manchester and Salford (Figure 12.5)[17]. The Iron Works is listed in the 1794 edition of Scholes' Manchester & Salford directory[18] as being owned by Bassett and Smith.

The pottery works was located partially within the Site and is shown to include a distinctive round footprint structure. This is likely to represent a bottle kiln, which was a conical building commonly used in pottery manufacture throughout the 18th and 19th centuries. Historic mapping indicates that the kiln had been replaced by the time of Bancks' 1832 map[19] with the buildings forming the complex of Shooter's Brook Iron Foundry (17373.1.0) in its place (Figure 12.7).

The 1 : 1056 Ordnance Survey map of 1849[20] identifies this building complex as Shooter's Brook Iron Works and Mechanical Engineering. Three cranes are depicted within the central courtyard of the Iron Works and chimney is identified to the east of the complex, outside the Site. Shooter's Brook Iron Works served as one of the William Fairbairn & Son's Manchester-based factories. Fairbairn & Sons was a mechanical and civil engineering firm noted particularly for their manufacture of locomotives and engines, as well as bridge building and general engineering. Shooter's Brook Iron Works was the largest of the Manchester Fairbairn factories, utilising the large former mill-type buildings for engineering[21]. An article published in the Engineer in June 1856 noted that the Shooter's Brooks works were rather old fashioned at that time, and principally involved in the manufacture of railway locomotives. The works remained in use until 1875 when a newspaper advert of 1875 records the company going into liquidation, selling off an extensive collection of machinery from the Ancoats works.[22]

Subsequent map editions show the works to have remained extant, however do not identify any function until the 1922 6" map which shows the complex to have been subdivided, accommodating a tin works to the east and a timber shed to the west. The footprint of the tinworks and timber shed as depicted on the 1922 map is similar to that depicted on the 1849 Ordnance Survey map, and elements of the plan shown on Banck's 1832 map, which may indicate survival of the early-mid 19th century buildings, although much altered and extended. The Goad map of 1929 erection of timber outbuildings between the late 19th and early 20th century likely to accommodate its new purpose as a timber store, as well as the expansion of one of the main buildings.

Parker's timber store (on the site of the former Shooter's Brook Iron works) was also subject to significant bomb damage as indicated on 1940s mapping of aerial bombs[23], likely damaging remaining structures. The structures remained in place until the early 1980s when the site was cleared, before being developed as the Central Retail Park in the 1990s.

Shooter's Brook Iron Works is of historic and archaeological interest as the site of an early pottery manufacture site and iron works, which originated in the late 18th and early 19th century. There is potential for preservation of archaeological remains relating to the site's development, particularly following the culverting of Shooter's Brook in the early 19th century, and for evidence relating to the early industrial development of Ancoats and its subsequent decline to survive within the site. This asset is assessed to be of low value.

1.6.2 Worker's Housing

Already present by the time of Green's 1794 map of Manchester (Figure 12.5), terraced workers' housing was a characteristic feature of the Site from the late 18th century onwards, providing accommodation for the growing workforce of Ancoats. By the mid-19th century much of the Site was densely developed with housing (Figure 12.9). The speed of industrialisation and the associated rapid construction of housing, however resulted in poor quality construction and living conditions.

Historic mapping shows back-to back housing to have been erected between 1810 and 1820 on Back Cotton Street, John Street, St Thomas Street and within the Site on Pott Street. Back-to-back houses are terraced houses constructed with shared walls to the back and sides, with shared yards and privies. The development of back-to-back houses sought to maximise the number of houses within the land parcel, constructing around the perimeter of the site to form an internal courtyard, lined by back-to-back houses. Intensification of existing development within the immediate area outside the Site was also seen with the construction of workers' houses on the backyards of existing housing, as at Back Fawcett Street, Willoughby's Court and Back John Street. The 1849 Ordnance Survey map (Figure 12.8) evidences densely packed housing to have been present across the Site, lining the streets around the Shooter's Brook Iron Works. Recent archaeological excavations within Ancoats has shown that although housing was not always constructed in poor quality materials, lack of provision for running water or access to a dedicated toilet was common[24].

Attics and cellars are known to have been used for small-scale textile industry, housing weaving looms and spinning frames, before expansion in the area brought more factories and large-scale industry. Cellar dwellings were also found, particularly in early workers' housing, often representing particularly high density and poor quality housing stock. The Goad insurance maps from 1928 reveal little evidence to suggest that the domestic properties on the Site had cellars. There is further evidence of terrace and back-to-back housing in the surrounding areas which had more residences with basements and attic storeys. The Site likely had relatively few in comparison by the early 20th century. However, as discussed above, much of the older terraced and back-to-back housing had been cleared by the late-19th century. Buried physical evidence of cellars of the cleared buildings may still be extant but are likely to have been highly disturbed by the clearing of the buildings, and redevelopment of the areas in the late-19th century and mid-20th century. As awareness of poor sanitation and overcrowding became heightened, due in large part to the works of Engels highlighting this cause, an 1844 a bye-law banned the construction of back-to-back housing and the leasing of cellars for industry use due to poor sanitary conditions. This coincided with surveys to determine the age of housing areas planned for demolition, aiming to improve the conditions of the Greater Manchester area and clear areas of slum housing.

Domestic buildings within the Site were subject to gradual clearance, from the early 20th century onwards as part of

[17] 1794. Green, William (1760-1823). *A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and compleated in 1794. Engraved by J. Thornton. (JRL18011375/R15369).* The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: 1794 A plan of Manchester and Salford - Maps Collection (manchester.ac.uk)

[18] 1794. Sowler and Russell. *Schole's Manchester and Salford Directory, 1794.* The University of Leicester. Found at: Scholes's Manchester & Salford Directory, 1794 - Historical Directories of England & Wales - Special Collections

[19] 1832. Thorton, Richard. *Bancks & Co.'s Plan of Manchester & Salford with their Environs: Shewing the division of Property & the length of each Street. (JRL16120705/Map Collection (Flat) C17:70 Manchester (56)).* The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: 1832 Plan of Manchester and Salford - Maps Collection (manchester.ac.uk)

[20] 1849. Ordnance Survey. *Manchester and Salford, Sheet 29. Ordnance Survey five feet to one statue mile, Manchester and Salford. (JRL1300079).* The University of Manchester. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: Manchester and Salford. Sheet 29 (oldmapsonline.org)

[21] 2024. Grace's Guide to British Industrial History. *William Fairbairn and Sons.* Found at: William Fairbairn and Sons - Graces Guide

[22] Liverpool Mercury - Friday 01 October 1875, page 5. Consulted at: https://www.britishnewspaperarchive.co.uk/

[23] 1940-1941. Manchester City Council City Architect's Department (Building Surveyor's Division). *Manchester bomb damage: Record of location of aerial bombs on the City of Manchester (GB127.MISC_1192_1_015).* Page 104 pt 7. The University of Manchester. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: 1940-1941 Manchester bomb damage - Maps Collection (manchester.ac.uk)

[24] 2017. Nevell, Michael. 'Excavating 'Hell Upon Earth' Towards a Research Framework for the Archaeological Investigation of Workers Housing: Case Studies from Manchester, UK' in Industrial Archaeology Review. p. 16. Found at: https://www.researchgate.net/publication/321344420

the drive to improve housing conditions across Manchester. The 1981 1:10,000 Ordnance Survey map reveals domestic buildings within the study area to have been substantially cleared, and the construction of better quality social housing to the north of Cardroom Road, to the north of the study area.

Potential archaeological evidence relating to workers' housing within the Site is of archaeological interest due to its potential to reveal evidence of living conditions and urban expansion from the late 18th to late 19th centuries, and particularly housing during the early Industrial revolution in Manchester.

1.7 Assessment of Archaeological Potential

The following section discusses the archaeological potential of the Site and are considered relevant to the scheme.

1.7.1 Palaeolithic to Romano-British periods

Little is known about the Site from the Palaeolithic to Romano-British period. Development of the Site from the 18th century onwards likely means that any such archaeological remains would have been thoroughly disturbed. The potential for archaeological remains dating to these periods is therefore assessed to be low.

1.7.2 Medieval

There is some potential for archaeological remains relating to medieval activity and occupation within the Site, potentially in the area around Shooter's Brook. However the extensive ground disturbance from the 18th century onwards likely means that any such archaeological remains are likely to have been thoroughly disturbed. The potential for archaeological remains dating to the medieval period is therefore assessed to be low to moderate.

1.7.3 Post-medieval

There is some potential for archaeological remains relating to post-medieval settlement and the beginnings of Ancoats' expansion in the mid-late 18th century to be present within the Site. There may be potential for buried evidence of early industrial buildings to survive, in particular those surrounding Salvin's Factory and at Shooter's Brook, such as the early iron works and pottery on Pott Street. However, the extensive ground disturbance from the late 18th century onwards likely means that any remains are likely to have been significantly truncated. The potential for archaeological remains dating to this period is therefore assessed as low to moderate.

1.7.4 Industrial

The Site underwent rapid and expansive change during the Industrial period, and particularly in the 19th century. This included the construction of large industrial buildings such as Shooter's Brook Iron Works as well as extensive groupings of purpose-built workers' housing. The large industrial buildings formerly present within and across the immediate area of the Site were mostly built as supporting auxiliary businesses to that of the cotton industry which dominated the townscape to the north of the Rochdale Canal. However, each of these buildings underwent multiple changes in use, ownership and, in some cases, entire physical conversion or demolition with Shooter's Brook Iron Works becoming a timber store and tin works. There remains the possibility however, that hitherto undisturbed industrial remains dating to the late 18th century pottery may survive or be incorporated into that of the later iron works, however this potential is likely to be Low.

The workers' housing within the Site was some of the earliest forms of this type of housing in Ancoats, as well as more widely being one of the earliest examples of industrial suburbs in the UK. Limited evidence has been identified from documentary records for cellars to have been present below the terraced and back-to-back housing within the Site. This understanding, however, is based particularly on the 1928 Goad mapping, so it is possible that many cellars had already been cleared by this time during the drive to improve housing standards within the local area, However, the Goad survey was based on external observations only, and may not have been comprehensive. Most of the worker's housing, particularly the extremely poor-quality examples, were condemned converted or demolished in the late 19th or early 20th century and the sites reused for other purposes such as for churches or playgrounds. However, the housing focussed in the block around Great Ancoats Street, Rigby Street (later Bashford Street) and John Street remained relatively undisturbed from their construction in the late 18th century through to their demolition as part of the late 20th century redevelopment of the Site. Therefore, there is some potential for subsurface evidence of cellars to survive within the Site. Any such archaeological remains would be inform the current understanding of the distribution and use of cellars in Industrial period workers' housing

There is some potential to uncover foundations or evidence of industrial materials from former industrial sites, such as Shooter's Brook Iron Works due to the frequent alteration and redevelopment of the sites historically. Identification of surviving elements of these former industrial phases may be possible through a programme of archaeological excavation that would seek to identify evidence for these buildings and their development over time.

Further, archaeological excavation would establish the potential on John Street and along the route of the former Pott Street to uncover the foundations and layout of the former worker's housing here and understand more about some of the earliest examples of industrial suburban housing. There have been recent nearby archaeological excavations in Ancoats that have revealed more information on worker's housing such at found on Loom Street in 2007. Overall, the archaeological potential for finds of this period is moderate to high.

1.7.5 Modern

The decline of the cotton industry meant that much of the Site fell into disrepair through the modern period, although there were many attempts to adapt the buildings and assuage the situation. There is some potential to understand the changes in the Site, including how bomb damage from the Second World War affected the area, and which areas suffered the most damage. The potential for archaeological remains dating from this period within the Site is assessed to be moderate to high.

Table 1-4 – Assessment of Potential for Unknown Archaeological Remains

Time Period	Probable Presence
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Low
Romano-British	Low
Medieval	Low to Moderate
Post Medieval	Low to Moderate
Industrial	Moderate to High
Modern	Moderate to High

1.8 Impact Assessment

As identified above, archaeological deposits within the Site are likely to relate to the development of industry and occupation from late 18th to 20th centuries, evidencing the establishment of Ancoats as an industrial suburb that evolved significantly, socially, industrially, and architecturally by the mid-19th century, only to fall into significant

decline by the first half of the 20th century. By the end of World War II much of the former industrial base and worker housing had been removed, by subsequent phases of slum clearance and demolition and later by a compulsory purchase order, issued during the 1960s, for large-scale clearance of abandoned and derelict industrial buildings. However, elements of this former industrial landscape potentially survive within the Site and may elucidate and further inform our understanding of Ancoats from the late 18th century to the early 20th century.

Archaeological excavations elsewhere in Ancoats have demonstrated the potential for such archaeological remains to survive, such as that undertaken at Loom Street (EGM3810 & EGM4029) where well-preserved remains of 18th and 19th century workers' housing were excavated. Prior to this an archaeological excavation in New Islington (EGM4020) excavated an early 19th-century cotton mill in advance of proposed development. Both these archaeological events suggest that there is potential for archaeological remains to be present beneath the concrete cap that covers the site. Additionally, at this stage the quantity, value, and state of preservation of any such archaeological remains is unknown. However, with no ground-breaking activities in scope for the construction of the Proposed Development, there is negligible potential impact on them.

Evidential industrial remains associated to the establishment of former potteries, foundries, worker housing and cottage industries within the boundary of the Site at Ancoats would be key targets for archaeological investigation. However, the growth and evolution of buildings and industry within this area during the late 18th to 20th centuries has likely remodelled this industrial landscape significantly, leaving potentially complex stratigraphic layers of industrial archaeology, that notwithstanding, such deposits. However, even if present, these would not be directly impacted by construction activities due to the lack of ground-breaking activities in scope for the construction phase.

Such sites as the pottery identified south of Pot Street on the Green Map of 1794 could preserve evidence for the former factory, including potential manufacturing remains. Further, the later addition of Shooters Brook Iron Works and later timber yard may also yield surviving elements of industrial manufacture.

Detailed historic maps and archaeological excavations undertaken within the study area indicate there is a moderate to high potential for post-medieval remains relating to workers dwellings to be present within the site boundary. The oldest areas for worker housing, dating from the late 18th century, were located off Rigby and John Street to the south-west of the Site and survived with little alteration, with the exception of name, in layout until their demolition in the 20th century. Archaeological evidence from this area of early workers housing would be significant, in as much as it would inform the historical and archaeological narrative and understanding of one of the earliest groups of industrial period workers' housing both regionally and potentially nationally as well as informing the appropriate research objectives as described in section 1.8 below.

As to whether such remains survive consistently across the site, as described above, is presently unknown. However, a watching brief on ground investigation works (EGM5543) undertaken by Oxford Archaeology in 2023, 100m north west of the Site and across an area of the former streets of Allum, Little Newton, Fawcett and John Street identified waterlogged deposits relating to ponds shown on Green's map of 1794, remnants of brick wall foundations and stone and brick surfaces related to housing and industrial buildings that once occupied this particular area during the 18th and 19th centuries. A small assemblage of finds provided some evidence of occupation, though much of the material was residual in later deposits. Associated demolition deposits were also identified and related to 20th century demolition activity. The sequencing of the stratigraphy suggested that the deposits were present from 0.5m to 2m Bgl across the area investigated.

In all, twelve boreholes (BH1-BH12) were machine dug across the site. Of these six revealed archaeological remains. However, such a small window sample cannot be expected to satisfactorily quantify the extent of surviving remains across the site without suitable archaeological intervention but does provide evidence that stratified deposits within the immediate area from the late 18th to the 20th century do survive. This being said, with no ground-breaking activities scoped into the construction of the Proposed Development and these remains would not be directly impacted.

With the above context in mind, and in combination with the exclusion of any ground breaking works in scope for the construction of the Proposed Development, no impacts are anticipated against any known and/or unknown archaeology within the Site.

1.9 Recommendations for further work

This assessment has demonstrated that the Site is likely to contain archaeological remains of potential interest deriving from the development of Ancoats from the late 18th century and would warrant further (intrusive) archaeological investigation in advance of development. It is understood that any on site archaeological works will be undertaken across the central section of the site during groundworks for the adjacent phase one development, which is being progressed under a separate planning application. Only the vegetation clearance and earthworks within the 'dogleg' of the Site parallel to Great Ancoats Street and within the connection to Cotton Field Park are within the scope of the Proposed Development. Here the existing concrete will be retained and built on-top of instead, removing the need to 'break' ground and minimising the amount of waste produced. Therefore, there will be no subsurface archaeological impacts from the Proposed Development.

1.10 Conclusion

This archaeological DBA has assessed the baseline evidence for archaeological remains to provide an understanding of its significance and the likely impacts and environmental effects that would result from the Proposed Development on subsurface archaeological remains. No direct impacts from the Proposed Development are anticipated upon known and as-yet unknown archaeological remains specifically industrial and domestic remains dating to the late 18th and 19th centuries.

APPENDICES

Appendix A. Figures

384500 385000 385500

399000

398500

398000

N

Ancoats

Stevenson Square

Manchester

1247550
1270855
1220282
1247473
1270856
1270860
1247474
1247485
1270859
1282990
1197830
1279636
1197829

Miller Street
Swan Street
High Street
Tib Street
Shudehill
Spear Street
Port Street
Piccadilly Gardens
Portland Street
Aytoun Street
Minshull Street
Sackville Street
Manchester Central Coach Station
Manchester College
London Road
Manchester Piccadilly
Sheffield Street
B6469
A6
A62
A664
A665
A6042
Manchester Fire Station
Bendix Street
Cross Keys Street
Portugal Street
Silk Street
Radium Street
George Leigh Street
Brosson Street
Jersey Street
Rochdale Canal
Holland Street
Woodward Street
Trinity Methodist Church
The Church of the Apostles
Ridgeway
Ashton Canal
The Rulers Church
Beswick Street
Piercy Street
Carruthers Street
Merrill Street
Old Mill Street
New Islington
St Anne's Roman Catholic Primary and Nursery School
Every Street
Ancoats Christian Church
Ducie Street
Store Street
Chapeltown Street
Adair Street
Newlington Free School
A662

AtkinsRéalis

- Site Boundary
- 200m Buffer
- Conservation Area

Listed Buildings

- Grade II
- Grade II*

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Metres
0 50 100 150 200

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Location of Designated Heritage Assets

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:5,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-1

Rev
01

385000

385500

398500

398000

N

AtkinsRéalis

- Site Boundary
- 200m Buffer
- Non-Designated Heritage Asset (Point)
- Non-Designated Heritage Asset (Line)

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Metres
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Client
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Project
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Title
Location of Non-Designated Heritage Assets

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A3	1:3,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number: Figure 12-2
Rev: 01

384500 385000 385500

399000

398500

398000

N

Ancoats

Stevenson Square

Manchester

1247550
1270855
1220282
1247473
1270856
1270860
1247474
1247485
1270859
1282990
1197830
1279636
1197829

Miller Street
Swan Street
High Street
Tib Street
Thomas Street
Spear Street
Bendix Street
Cross Keys Street
Portugal Street
Silk Street
George Leigh Street
Brazil Street
Jersey Street
Blossom Street
Henry Street
Rochdale Canal
Port Street
Dale Street
Piccadilly Gardens
Portland Street
Ducie Street
Aytoun Street
Minshull Street
Sackville Street
London Road
Manchester Central Coach Station
Manchester College
Manchester Piccadilly
Sheffield Street
Adair Street
Chapeltown Street
Store Street
Ashton Canal
Ancoats
Christian Church
Manchester Fire Station
Manchester Free School
New Islington
Trinity Methodist Church
The Church of the Apostles
The Rulers Church
St Anne's Roman Catholic Primary and Nursery School
Holland Street
Ridgeway
Woodward Street
Beswick Street
Piercy Street
Carruthers Street
Merrill Street
Old Mill Street
Every Street

A664 A665 A62 A6 A662 B6469

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- Site Boundary
- 200m Buffer
- Conservation Area

Listed Buildings

- Grade II
- Grade II*

Zone of Theoretical Visibility

- Visible Areas

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Metres
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Project
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Title
Zone of Theoretical Visibility and Designated Heritage Assets

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A3	1:5,000	RS Date 31/07/24	BT Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-3

Rev
01

385000

385500

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N

AtkinsRéalis

- Site Boundary
- 200m Buffer
- Event (Point)
- Event (Line)
- Event (Area)

EGM5260
EGM5000
EGM3737
EGM4027
EGM5397
EGM4019
EGM4800
EGM4767
EGM3356
EGM4646
EGM4026
EGM4030
EGM2512
EGM4025
EGM4020
EGM4113
EGM3781
EGM3331
EGM5390
EGM454
EGM5543
EGM5398
EGM3959
EGM3841
EGM5266
EGM5598
EGM4621
EGM4617
EGM5602
EGM4795
EGM5448
EGM4866
EGM5449
EGM5448
EGM4016
EGM4759
EGM5394
EGM4451
EGM1806
EGM3777
EGM3356
EGM4449
EGM4507
EGM4505

A62 A665 A662

Trinity Methodist Church
The Rulers Church
Christian Church
New Islington Free School
Ancoats

Woodward Street
Jersey Street
Hood Street
Blossom Street
Gun Street
Chippenham Road
Houldsworth Street
Henry Street
Redhill Street
Piercy Street
Dean Street
Port Street
Tariff Street
Brewer Street
Rochdale Canal
Old Mill Street
Munday Street
Ducie Street
Jutland Street
Store Street
Ashton Canal
Harrison Street
Snell Street
Longacre Street
Chapeltown Street
Addir Street

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Project
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Title
Location of Events as Recorded on the Historic Environment Record

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:3,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number: Figure 12-4
Rev: 01

385000 385100 385200 385300

398500 398400 398300

N

Factory.

Grammar Scho

Iron Works

Pottery

HENRY STREET

NEWTON STREET

BACK NEWTON STREET

THOMAS'S STREET

FAWCETT STREET

JOHN RIGBY STREET

POTTERY STREET

FACTORY BACK STREET

WOODROOFFE STR

LOMAX STREET

ANCOATS STREETS

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Site Boundary

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Client
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Project
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Title
1794 -A plan of Manchester and Salford. Drawn from an actual survey by William Green. Begun in the year 1787 and completed in 1794. Engraved by J. Thornton. Surveyed: 1787. Published: 1794.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number: Figure 12-5
Rev: 01

384900

385100

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398600

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Project

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Title

1824 - Manchester and its environs, engraved from an actual survey made in 1824 by William Swire, Leeds; for the History, directory, and gazetteer of Lancashire by Edward Baines. Surveyed: 1824.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:2,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number

Figure 12-6

Rev

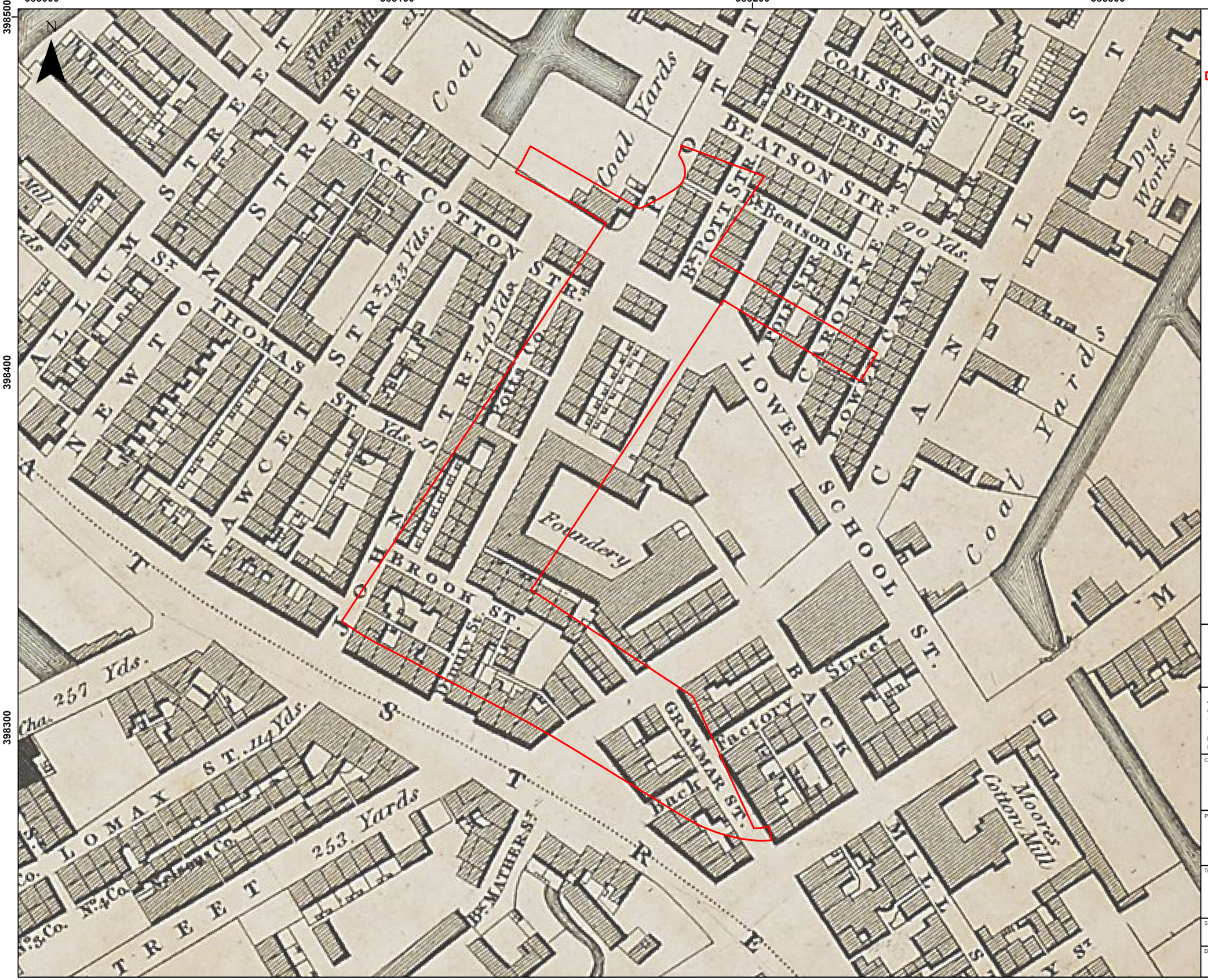
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385000 385100 385200 385300

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398400

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Project

Former Central Retail Park: The Park

Title

1832 - Bancks & Co.'s Plan of Manchester & Salford, with their Environs: Shewing the division of Property & the length of each Street. Surveyed: 1832.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number

Figure 12-7

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Client
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Project
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Title
1851 - Manchester and Salford. Sheet 29, 1851. Surveyed: 1848. Published: 1851.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT	RS	LR
		Date 31/07/24	Date 31/07/24	Date 31/07/24

Drawing Number
Figure 12-8

Rev
01

384900
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Client
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Project
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Title
1876 - Map of the City of Manchester Exhibiting the Premises Devoted Exclusively to Commercial Purposes or to Ecclesiastical and other Public Uses. Surveyed: 1876.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:2,000	BT	RS	LR
		Date 31/07/24	Date 31/07/24	Date 31/07/24

Drawing Number
Figure 12-9

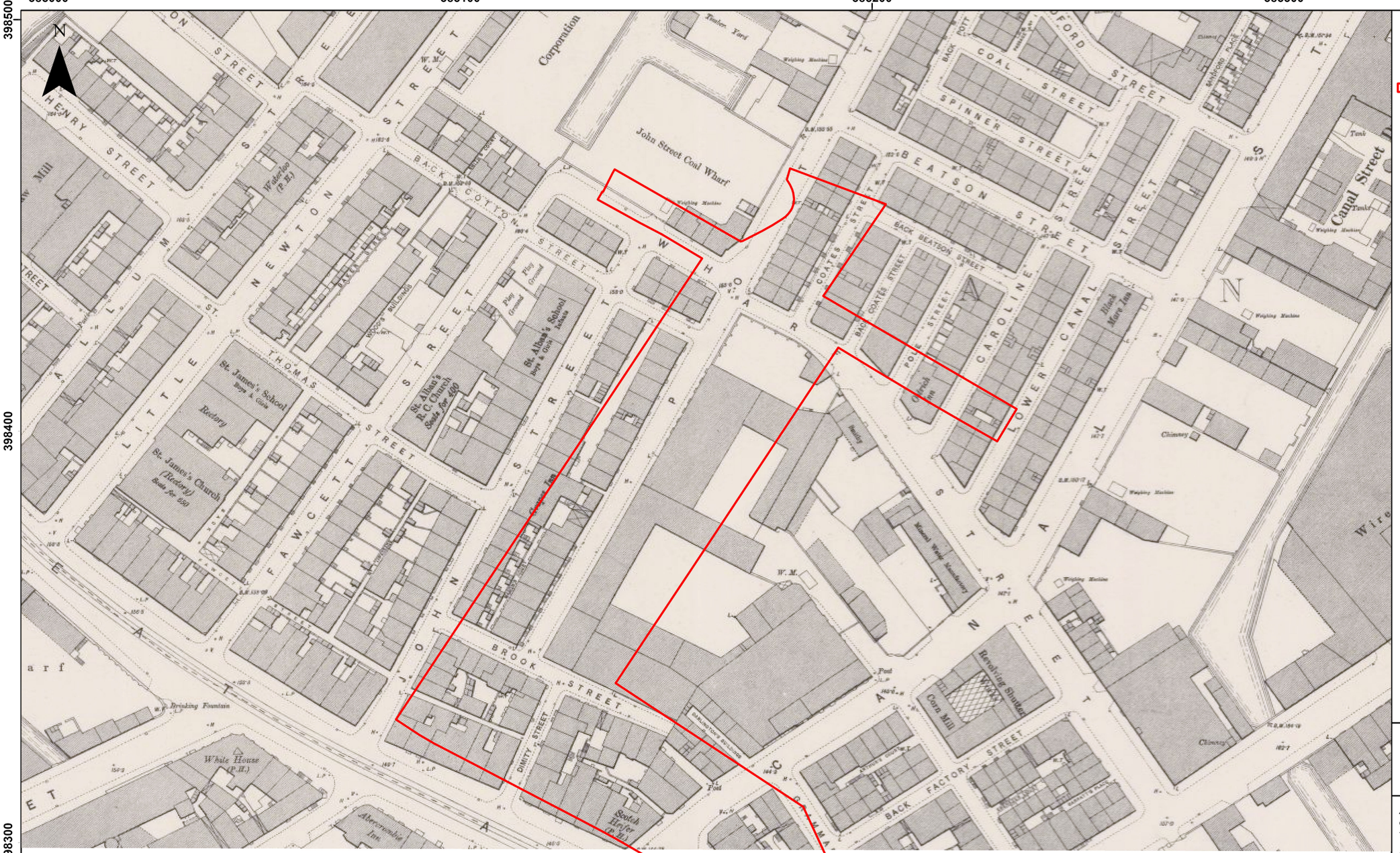
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Client
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Project
Former Central Retail Park: The Park

Title
1891 – Manchester - Lancashire CIV.7.22.
Surveyed: 1888. Published: 1891.

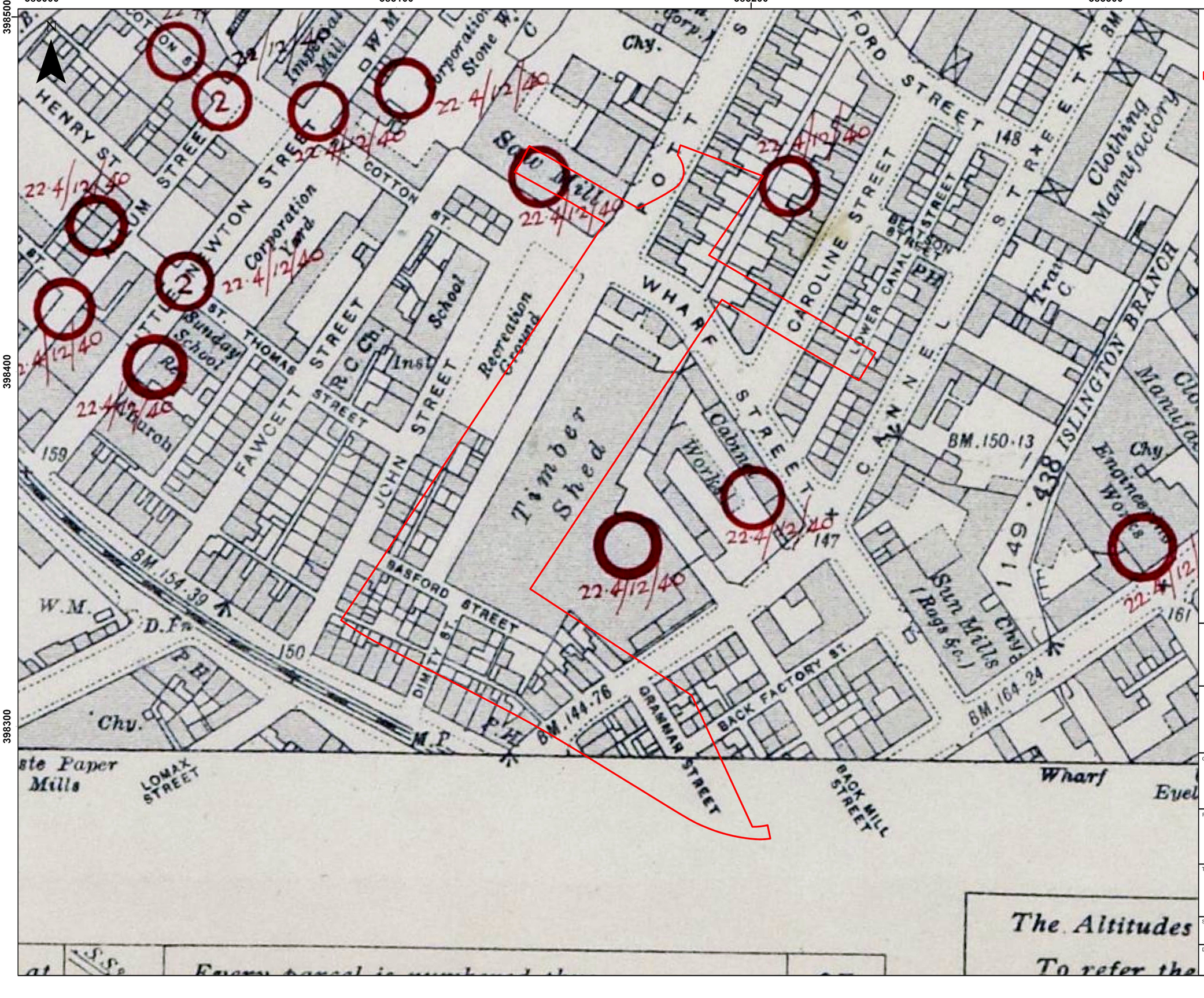
Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
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Drawing Number
Figure 12-10

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Client
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Project
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Title
1940 - Record of location of aerial bombs on the City of Manchester. Surveyed: 1940-1941 over OS mapping 1932-1935.

Sheet Size	Original Scale	Designed / Drawn	Checked	Authorised
A3	1:1,000	BT Date 31/07/24	RS Date 31/07/24	LR Date 31/07/24

Drawing Number
Figure 12-11

Rev
01

Appendix B. Gazetteers

B.1 Designated heritage assets to 250m

HER Number	NHLE Number	Site Name	Monument Types	Grade	National Grid Reference
8289.1.0	1197806	Church of St Peter	Church, Anglican Church	II	SJ 8495 9867
12089.1.0	1247279	Rochdale Canal Lock No.83, East of Tariff Street	Canal Lock	II	SJ 8487 9835
12090.1.0	1270859	Towpath footbridge and associated ramps opposite Brownsfield Mill	Canal Bridge, Footbridge, Tow Path	II	SJ 8491 9839
12168.1.0	1380335	16–18 Tariff Street (Fourways House)	Office, Warehouse	II	SJ 8473 9831
2129.1.0	1247018	Cooperative Warehouse (Albion Works complex)	Metal Working Site, Textile Mill, Warehouse, Spinning Mill	II	SJ 8544 9816
2121.1.0	1291735	Beehive Mill	Date Stone, Building, Cotton Mill, Corn Mill, Spinning Mil	II*	SJ 8509 9871
2120.1.1	1247474	Royal Mill	Doubling Mill, Cotton Mill, Spinning Mill	II*	SJ 8499 9857
2120.1.0	1270856	Sedgwick Mill	Tower, Building, Warehouse, Cotton Mill, Spinning Mill, Chimney, Engine House	II	SJ 8501 9854
12087.1.0	1271382	72 to 76 Newton Street	Apartment, Office, Building, Warehouse	II	SJ 8475 9849
2043.1.2	1200821	New Mill (Murray's Mills)	Apartment, Building, Textile Mill, Spinning Mill, Engine House	II*	SJ 8503 9864
12091.1.0	1270860	Retaining wall on south side of Redhill Street, west of Union Street Bridge	Revetment, Wall	II	SJ 8504 9854
2043.1.1	1220282	Murray's Mills: Former Warehouse and Offices of Old Mill, Decker Mill, and New Mil	Apartment, Office, Building, Warehouse, Cotton Mill	II	SJ 8503 9860
2042.1.2	1219048	Paragon Mill	Tower, Apartment, Building, Cotton Mill, Spinning Mill	II*	SJ 8496 9859
8477.1.0	1283019	Ancoats Hospital	Dispensary, Hospital	II	SJ 8545 9842
8636.1.0	1254689	Jacksons Warehouse (formerly Rochdale Canal Warehouse)	Canal Warehouse, Industrial Site, Date Stone, Warehouse, Hoist	II*	SJ 8480 9833
1387.1.0	1270666	Store Street Aqueduct	Aqueduct, Cana	II*	SJ 8500 9811
2043.1.3	1282961	Little Mill	Building, Cotton Mill, Spinning Mill	II	SJ 8509 9866
12401.1.0	1270855	Waulk Mill (formerly Doubling and Fireproof Mills)	Cart Loading Bay, Fireproof Factory, Doubling Mill, Building, Textile Mill, Boiler House, Engine House	II*	SJ 8510 9862
2119.1.0	1207994	Brownsfield Mill	Tower, Building, Cotton Mill, Spinning Mill, Chimney, Engine House	II*	SJ 8489 9840
11423.1.0	1283048	Ashton Canal Lock No.3	Canal Lock	II	SJ 8548 9832
6457.1.0	1247485	Rochdale Canal Lock No.82	Weir, Road Bridge, Canal, Canal Lock	II	SJ 8495 9845

HER Number	NHLE Number	Site Name	Monument Types	Grade	National Grid Reference
11422.1.0	1207654	Ashton Canal Lock No.2	Canal Lock	II	SJ 8539 9823
6460.1.0	1247550	Union Street Bridge (Rochdale Canal)	Bridge, Canal Bridge, Drawbridge, Road Bridge	II	SJ 8516 9863
11336.1.0	1217852	Junction Lead Mills, Paradise Wharf	Lead Works, Smelt Mill	II	SJ 8491 9818
11421.1.0	1197830	Towpath Bridge over junction with Islington Branch Junction	Towing Path Bridge	II	SJ 8534 9822
2043.2.0	1247473	Old Mill and Decker Mill	Apartment, Cotton Mill, Spinning Mill	II*	SJ 8507 9858
11336.2.0	1200857	Stable block to south-east of Junction Lead Mills	Stable, Building	II	SJ 8495 9816
8280.1.0	1197829	Ashton Canal Lock No.1	Canal Lock	II	SJ 8529 9817
12061.1.0	1282990	32 & 34 Laystall Street	Wholesale Warehouse	II	SJ 8496 9827
11422.2.0	1279636	Lock-keeper's Cottage, beside Ashton Canal Lock No.2	Lock Keepers Cottage	II	SJ 8536 9822

B.2 Non-designated heritage assets within 200m study area

HER Number	Site Name	Monument Types	National Grid Reference
15562.1.0	Cotton Mill, Hood/ Murray Street	Sawmill, Warehouse, Cotton Mill	SJ 8536 9822
15561.1.0	Housing, Hood Street	Beer House, Terrace	SJ 85000 98675
15848.1.0	Housing, Blossom Court/ Blossom Street	House, Back-to-Back House	SJ 84994 98731
15842.1.0	Housing, Loom Street	House, Building	SJ 84928 98716
15843.1.0	Housing, Loom Street	House, Shop	SJ 84978 98744
16126.1.0	Workers' housing, Pickford Street	Back-to-Back Terrace	SJ 8488 9852
15560.1.0	Timber Yard & Housing, Blossom Street	Timber Yard, Terrace	SJ 85012 98717
15844.1.0	Housing, Bengal Street	House, Terrace	SJ 85007 98750
15847.1.0	Blossom Court	House, Blind Back House	SJ 84987 98739
15817.1.0	Housing on Loom Street/ Cotton Street	House	SJ 84837 98680
15849.1.0	Housing, Blossom Street	House	SJ 84976 98725
13998.1.0	Manufactory at 8–10 Brewer Street	Machine Shop, Building	SJ 84724 98346
15853.1.0	Housing, Loom Street	House	SJ 84942 98736
13897.1.0	36 Dean Street	Terraced House	SJ 84812 98495
15559.1.0	Housing, Jersey Street/ Hood Street	Terraced House, Shop, Terrace	SJ 85031 98688
16147.1.0	Workers' Housing, Jersey Street (near junction with Radium Street)	Cellar Dwelling, Terrace	SJ 8513 9873
15850.1.0	Housing, Sherratt Street/ Blossom Street	House	SJ 84937 98696
15851.1.0	Workers' housing, Blossom Street	House, Blind Back House, Back To Back House	SJ 84960 98715
15852.1.0	Housing, Loom Street	House	SJ 84952 98731

HER Number	Site Name	Monument Types	National Grid Reference
16148.1.0	Rochdale Canal, Bengal Arm Canal	Canal	Centred SJ 8508 9874 (214m by 105m)
13896.1.0	57 to 59 Houldsworth Street	Building	Centred SJ 84823 98488 (18m by 13m)
13895.1.0	78 Great Ancoats Street	Button Mill, Public House	Centred SJ 84834 98501 (14m by 18m)
1231.1.0	Soho Foundry and Engineering Works	Chemical Works, Foundry, Iron Works	SJ 8543 9821
12316.1.0	Ancoats Lower Branch (Ashton Canal)	Canal	Centred SJ 8540 9834 (10m by 10m)
13997.1.0	Dwellings at 4–6 Brewer Street	House	SJ 84728 98354
12327.1.0	Salvin's Factory/ Shooters Brook Mill	Cotton Mill, Boiler House, Engine House, Factory	Centred SJ 8526 9852 (10m by 10m)
11315.1.0	Paradise Wharf	Canal Warehouse, Canal, Canal Basin, Canal Wharf, Air Raid Shelter	SJ 84908 98152
11413.1.0	Ancoats Chapel	Methodist Chapel	Centred SJ 8534 9804 (37m by 38m)
11414.1.0	Tarpaulin/ Saddlery Works	Works	Centred SJ 8507 9815 (10m by 10m)
11415.1.0	Stone Wharf	Canal Wharf	Centred SJ 8508 9814 (10m by 10m)
11417.1.0	Pollard Street Mill	Cotton Mill, Spinning Mill, Boiler House, Engine House, Gas Holder	Centred SJ 8533 9814 (10m by 10m)
11418.1.0	Pollard Street Fire Station/ 11 Pollard Street	House, Fire Station	Centred SJ 8540 9816 (10m by 10m)
11419.1.0	Soho New Foundry	Foundry, Iron Works	Centred SJ 8547 9825 (10m by 10m)
11420.1.0	Lowe Street Mill	Cotton Mill	Centred SJ 8550 9831 (10m by 10m)
11424.1.0	Canal Arm from the Ashton Canal (Pollard's canal branch)	Canal, Canal Basin	Centred SJ 85379 98177 (33m by 48m)
11424.1.1	Canal Arm from the Ashton Canal (Soho canal branch)	Canal, Canal Basin	Centred SJ 8547 9816 (148m by 218m)
11698.1.0	Ashton Canal, Islington Branch	Dry Dock, Canal	Centred SJ 8532 9844 (10m by 10m)
12330.1.0	Ashton Canal, Islington Branch	Dry Dock, Canal	Centred SJ 8532 9844
16167.1.0	Moore's Mill	Cotton Mill, Spinning Mill	SJ 8526 9827
15558.1.0	Building, Jersey Street	Industrial Building, Beer House	SJ 85041 98677
16150.1.0	Sunday School (site of), Radium Street	Sunday School	SJ 8510 9874
12331.1.0	Allum Street Mill (Imperial Mill)	Textile Mill, Cotton Mill	Centred SJ 8509 9850 (10m by 10m)
12332.1.0	Ashton Canal, Ancoats Higher Branch	Canal	Centred SJ 8546 9835 (10m by 10m)
12333.1.0	Rochdale Canal, Pott Street Arm	Canal	Centred SJ 8517 9854 (10m by 10m)
12334.1.0	Canal Street Dye Works	Dye Works	Centred SJ 8531 9847 (10m by 10m)
12335.1.0	Oxleys Cotton Mill	Cotton Mill	Centred SJ 8511 9854 (10m by 10m)
12336.1.0	Manchester Flint Glass Works (later Molineaux Webb & Co Flint Glass Works)	Glass Works	Centred SJ 8536 9854 (10m by 10m)
12336.2.0	Manchester Flint Glass Works (later Molineaux Webb & Co Flint Glass Works)	Glass Furnace, Glass Works	SJ 8539 9850
12338.1.0	Mill Street Works	Works	SJ 8551 9839
12404.1.0	Piccadilly Basin Development Phase II, Rochdale Canal	Canal, Building, Warehouse	Centred SJ 8486 9832 (10m by 10m)
12432.1.0	British & Foreign Flint Glass Works	Furnace, Glass Works	Centred SJ 852 987 (100m by 100m)

HER Number	Site Name	Monument Types	National Grid Reference
15556.1.0	Housing, Jersey Street	Terraced House, Terrace	SJ 85012 98657
12317.1.0	Factory	Timber Yard, Factory	Centred SJ 8528 9855 (10m by 10m)
2113.1.0	Warehouse/ Storehouse	Canal Warehouse, Warehouse	Centred SJ 8484 9832 (10m by 10m)
6436.1.0	Gun Street Building	Warehouse, Factory	SJ 8484 9857
6432.1.0	69–85 Great Ancoats Street	Industrial Site	Centred SJ 8483 9855 (10m by 10m)
6431.1.0	55–57 Great Ancoats Street	Building, Warehouse	SJ 8481 9857
6430.1.0	69–85 Great Ancoats Street	Industrial Site	Centred SJ 8479 9858 (17m by 17m)
6429.1.0	Electricity Sub Station	Date Stone, Electricity Sub Station	Centred SJ 8479 9860 (29m by 33m)
17308.1.0	Forty Row (originally Riders Row) (terrace)	Terraced House, Terrace	Centred SJ 8524 9802 (119m by 120m)
24.1.0	Manchester to Castleshaw Roman Road	Road	SJ 8491 9873
2046.1.0	Cotton Waste Mill (re-use of part of Soho New Foundry)	Cotton Waste Works, Textile Mill, Warehouse, Factory	Centred SJ 8549 9826 (68m by 74m)
2045.1.0	York Mill	Cotton Waste Works, Textile Mill, Chimney, Boiler House	SJ 8537 9834
2022.1.0	Walker's Buildings, Ancoats	Workshop, House	SJ 8493 9823
17312.1.0	Fields/ field boundaries in Ancoats	Field, Field Boundary	Centred SJ 8542 9826 (327m by 202m)
17311.1.0	Terrace of houses on Boond Street	Terraced House, Terrace	Centred SJ 8554 9831 (22m by 26m)
16166.1.0	The Vine public house	Inn, Public House	SJ 8500 9862
6361.1.0	Ashton Canal	Canal	Centred SJ 8947 9774 (8830m by 1305m)
6455.1.0	The Cotton Tree public house	Inn, Public House	Centred SJ 8491 9849 (10m by 10m)
6468.1.0	58 & 60 Blossom Street	Workshop, House	SJ 8493 9866
6467.1.0	1–9 Hood Street	Industrial Building, Warehouse	SJ 8491 9864
6466.1.0	11–13 Hood Street	Industrial Site, Warehouse, Chimney	SJ 8493 9865
6464.1.0	53–55 Jersey Street	Inn, Public House	SJ 8499 9864
6463.1.0	Warehouse on Blossom Street/Hood Street	Paper Mill, Industrial Building, Finishing Works, Warehouse, Engine House	SJ 8498 9869
6461.1.0	Former Canal Bridge, Radium Street	Canal Bridge, Road Bridge	SJ 8509 9875
6438.1.0	11–13 Blossom Street	Industrial Site, Building	SJ 8483 9862
6456.1.0	Rochdale Canal Road Bridge (Great Ancoats Street)	Canal Bridge, Road Bridge, Plaque	Centred SJ 8494 9843 (10m by 10m
6442.1.0	19 Blossom Street	Industrial Site, Warehouse, Factory	Centred SJ 8485 9864 (19m by 18m)
6453.1.0	53–55 Blossom Street	Industrial Site, Building	SJ 8491 9869
6452.1.0	Loom Street Warehouse	Warehouse	SJ 8490 9870
6451.1.1	Chimney, Blossom Street	Industrial Site, Chimney	Centred SJ 8488 9867 (10m by 10m)
6447.1.0	Loom Street Building (Express Motors)	House, Warehouse, Garage	Centred SJ 8495 9875 (27m by 23m)
6446.1.0	The Smith's Arms public house	Beer House, Public House	Centred SJ 8493 9870 (17m by 14m)
1386.2.0	Rochdale Canal	Canal	Centred SJ 8437 9782 (2196m by 1246m)

HER Number	Site Name	Monument Types	National Grid Reference
6459.1.0	The Green Dragon public house (8 Jersey Street)	Beer House	SJ 8490 9855
1386.2.1	Canal basin off Rochdale Canal, Murrays Mills	Canal Basin	SJ 8505 9861
11313.1.0	Ashton Canal Basin	Canal, Canal Basin	SJ 85190 98151
16165.1.0	The Royal Oak public house	Hotel, Public House	SJ 8498 9861
2042.1.3	Paragon Mill Carding Shed	Carding Mill	SJ 8499 9859
16161.1.0	Coal wharf, Ancoats (Evaluation Trench 2)	Wall, Coal Depot, Canal Wharf	SJ 8526 9839
17310.1.0	Workers' houses on Boond Street	Terraced House, Terrace	Centred SJ 8553 9828 (28m by 34m)
16159.1.0	Bengal Street block (Murray's Mills)	Cotton Mill, Spinning Mill	SJ 8507 9862
16169.1.0	Terraced housing on former Back Mill Street/Bradley Street	House, Terrace	SJ 8527 9824
2043.2.4	Old Mill and Decker Mill Boiler House	Boiler House	SJ 8507 9860
16153.1.0	Ditch, Bengal Street	Ditch	SJ 8505 9871
16148.1.1	Rochdale Canal, Bengal Arm	Canal	SJ 8505 9873
16152.1.0	Workers' housing, Bengal Street/Jersey Street	Terrace, Back-to-Back Terrace	SJ 8506 9870
16159.1.1	Subway	Subway, Tunnel	SJ 8506 9864
16175.1.0	Ashton Canal – sub-branch off Islington Branch	Canal	Centred SJ 8533 9827 (28m by 18m)
16510.1.0	Housing and smithy	Works, House, Blacksmiths Workshop, Terrace	Centred SJ 8533 9827 (28m by 18m)
16509.1.0	Albion Buildings	House, Terrace	SJ 8507 9853
16508.1.0	Brown's Field Tavern	Inn, Public House	SJ 8471 9836
16507.1.0	Workers' housing	House	SJ 8472 9836
16506.1.0	Canal basin – deposits relating to construction	Construction Trench, Canal Basin	SJ 8473 9834
16505.1.0	Rochdale Canal – part of wall forming original northern bank	Canal	Centred SJ 8484 9830
2042.1.4	Warehouse, McConnel & Kennedy Mills	Warehouse	SJ 8500 9856
16206.1.0	Cotton waste mill, Boond Street	Industrial Site, Cotton Waste Works	Industrial Site, Cotton Waste Works
16168.1.0	Industrial School/ Technical School	Technical School, Industrial School	SJ 8528 9826
16174.1.0	Spindle works	Works	SJ 8535 9826
16173.1.0	Terraced housing on Vesta Street	Terrace	SJ 8533 9829
16172.1.0	Terraced housing on Old Mill Street	Terrace	SJ 8531 9832
16171.1.0	Goolden's Buildings	Warehouse	SJ 8530 9819
16170.1.0	Back-to-back housing on former Bradley Street	Cellar Dwelling, Back-to-Back Terrace	SJ 8526 9821
2121.2.0	Beehive Mills complex (Bengal Street block)	Industrial Site, Textile Mill	SJ 8505 9872
16504.1.0	Warehouse/ Storehouse	Industrial Site, Warehouse	SJ 8484 9833
6435.1.0	17 & 19 Jersey Street	House, Semi Detached House	Centred SJ 8491 9859 (14m by 15m)
2042.1.0	McConnel & Kennedy Mills	Building, Cotton Mill, Spinning Mill	SJ 8497 9858
2043.1.0	Murray's Mills	Building, Textile Mill, Warehouse, Spinning Mil	SJ 8506 9862
6434.1.0	Electricity Sub Station (former)	Electricity Sub Station	Centred SJ 8490 9858 (18m by 18m)

HER Number	Site Name	Monument Types	National Grid Reference
6437.1.0	16 Blossom Street	Warehouse	SJ 8484 9860
6441.1.0	The Edinburgh Castle public house and 17a Blossom Street	Workshop, House, Inn, Public House	Centred SJ 8484 9864 (20m by 19m)
6449.1.0	2–4 Loom Street	House, Building, Garage	Centred SJ 8485 9867 (10m by 10m)
6450.1.0	Building at junction of Cotton Street/Blossom Street	Office, Warehouse	Centred SJ 8486 9866 (10m by 10m)
6451.1.0	Warehouse on Blossom Street (former)	Workshop, Warehouse	SJ 8487 9867
6454.1.0	87 & site of 89–93 Great Ancoats Street	Workshop, House, Building, Shop	SJ 8487 9851
6458.1.0	The Coates School	Workshop, School, Date Stone, Building, Shop	Centred SJ 8488 9852 (14m by 14m)
2043.2.1	Old Mill/ Decker Mill Engine House	Engine House	SJ 8506 9860
6462.1.0	Radium Street Warehouse	Warehouse, Chimney	Centred SJ 8506 9876 (25m by 18m)
11406.1.0	Iron and Steel Warehouse	Iron Foundry, Iron Works, Iron Warehouse, Building	SJ 8509 9823
6472.1.0	The Cross Keys public house (former) (97 Jersey Street)	Inn, Public House	Centred SJ 8512 9872 (10m by 10m)
6433.1.0	5 Jersey Street (now part of 1 Jersey Street)	Warehouse	Centred SJ 8488 9855 (13m by 13m)
6465.1.0	Warehouse on Hood Street/ Murray Street	Date Stone, Warehouse	Centred SJ 8497 9865 (10m by 10m)

B.3 Events gazetteer

Event Number	Event Name	Event Type	National Grid Reference
EGM1806	Walker's Buildings, Ancoats	Building Recording	SJ 8493 9824
EGM2512	Murray's Mills	Building Recording	SJ 8504 9857
EGM3237	Junction Lead Mills	Building Recording	SJ 8491 9818
EGM3356	Ashton Canal Corridor	Desk Based Assessment	SJ 8558 9829
EGM3365	Waulk Mill (formerly Doubling and Fireproof Mills)	Building Recording	SJ 8510 9861
EGM3366	Jacksons Warehouse	Building Recording	SJ 8479 9833
EGM3380	Piccadilly Basin Development Phase II, Rochdale Canal	Watching Brief	SJ 8486 9832
EGM3381	Paradise Wharf Watching Brief	Watching Brief	SJ 8493 9816
EGM3666	Blossom Street	Desk Based Assessment	SJ 85012 98686
EGM3697	Albion Works	Heritage Statement	SJ 85443 98152
EGM3737	Flint Glass Works – Post-Excavation Assessment	Excavation	SJ 85177 98699
EGM3763	Victoria Works, Pollard Street	Excavation	SJ 85606 98372
EGM3777	New Islington Wharf	Excavation	SJ 85302 98252
EGM3781	Salvin's Factory and New Islington Mill	Excavation	SJ 85315 98599
EGM3803	30-34 George Leigh Street	Desk Based Assessment	SJ 84836 98693
EGM3808	Pollard Street	Desk Based Assessment	SJ 85409 98068

Event Number	Event Name	Event Type	National Grid Reference
EGM3810	Loom Street	Desk Based Assessment	SJ 84960 98742
EGM3840	The Smith's Arms	Building Recording	SJ 84934 98711
EGM3841	Brownsfield Mill	Building Recording	SJ 84896 98416
EGM3851	74-78 Great Ancoats Street	Desk Based Assessment	SJ 84825 98500
EGM3856	Newton Street	Desk Based Assessment	SJ 84687 98405
EGM3882	51 Hilton Street	Desk Based Assessment	N/A
EGM3959	Ancoats Hospital	Building Recording	SJ 8545 9841
EGM4015	Howarth Metals, Jersey Street	Building Recording	SJ 8515 9876
EGM4016	Islington Wharf Mews, Ancoats	Desk Based Assessment	SJ 8533 9828
EGM4017	Vacant land on the corner of Pickford Street and Jersey Street	Evaluation	SJ 8488 9852
EGM4018	Bengal Street Block, Beehive Mills	Building Recording	SJ 8506 9873
EGM4019	Waller's Mill, New Islington	Evaluation	SJ 8522 9867
EGM4020	New Islington Archaeological Works	Evaluation	SJ 8534 9851
EGM4022	Kennedy's Mill, Pollard Street	Excavation	SJ 8538 9808
EGM4024	Bengal Street Block, Beehive Mills	Excavation	SJ 8506 9871
EGM4026	Murray's Mills: Old and Decker Mills	Building Recording	SJ 8507 9860
EGM4027	Murray's Mills: Murray Street Block and Bengal Street Block	Building Recording	SJ 8502 9862
EGM4029	Loom Street	Excavation	SJ 8496 9874
EGM4030	McConnel & Co Mills	Watching Brief	SJ 8498 9856
EGM4031	87-91 Great Ancoats Street and vacant land on the corner of Pickford Street and Jersey Street	Desk Based Assessment	SJ 8487 9852
EGM4032	Victoria Works	Desk Based Assessment	SJ 8560 9837
EGM4109	Tariff Street	Desk Based Assessment	SJ 8483 9831
EGM4110	Tariff Street	Excavation	SJ 8472 9835
EGM4113	Land south of Redhill Street	Desk Based Assessment	SJ 8510 9851
EGM4350	Former Manchester Corporation Electricity Substation	Building Recording	SJ 8479 9860
EGM4355	Former Edinburgh Castle Public House, Ancoats	Building Recording	SJ 8484 9864
EGM4377	Marlsbro House	Desk Based Assessment	SJ 8468 9840
EGM4380	Crusader Works	Desk Based Assessment	SJ 8514 9802
EGM4381	Crusader Works	Desk Based Assessment	SJ 8514 9802
EGM4382	Crusader Works complex: evaluation and historic building recording	Evaluation	SJ 8518 9803
EGM4383	Crusader Works: Historic Building Investigation	Building Recording	SJ 8513 9801
EGM4449	Pollard Street	Desk Based Assessment	SJ 8542 9823
EGM4451	Manchester Metrolink Phase 3A East Manchester Line	Excavation	SJ 8648 9844
EGM4505	Land off Store Street	Desk Based Assessment	SJ 8506 9812

Event Number	Event Name	Event Type	National Grid Reference
EGM4507	Store Street	Heritage Statement	SJ 8506 9812
EGM454	Brownsfield Mill	Building Recording	SJ 8489 9841
EGM455	Beehive Mill	Building Recording	SJ 8505 9872
EGM456	McConnel and Kennedy's Mills	Building Recording	SJ 8497 9858
EGM4617	Brownsfield Mill	Desk Based Assessment	SJ 8489 9841
EGM4621	Brownsfield Mill	Desk Based Assessment	SJ 8489 9841
EGM4625	Chapeltown Street	Desk Based Assessment	SJ 8521 9806
EGM4628	Chapeltown Street	Heritage Statement	SJ 8524 9807
EGM4646	New Islington	Evaluation	SJ 8531 9855
EGM4704	Block A Blossom Street	Evaluation	SJ 8476 9862
EGM4723	74–88 Great Ancoats Street	Excavation	SJ 8481 9849
EGM4759	Vesta	Desk Based Assessment	SJ 8536 9830
EGM4767	New Little Mill	Desk Based Assessment	SJ 8510 9867
EGM4795	Vesta Street	Evaluation	SJ 8536 9830
EGM4800	New Little Mil	Heritage Statement	SJ 8510 9867
EGM4815	Port Street	Desk Based Assessment	SJ 8485 9843
EGM4816	Port Street	Heritage Statement	SJ 8485 9843
EGM4820	Dakota Manchester	Evaluation	SJ 8485 9819
EGM4846	Block B, Blossom Street	Evaluation	SJ 8482 9862
EGM4866	Vesta Street	Excavation	SJ 8536 9832
EGM4872	Burlington House	Excavation	SJ 8483 9831
EGM4941	Beehive Mill	Heritage Statement	SJ 8509 9872
EGM5000	New Little Mill	Heritage Statement	SJ 8510 9867
EGM5014	Blossom Street	Excavation	SJ 8481 9861
EGM5038	Land at Tariff Street	Desk Based Assessment	SJ 8479 9839
EGM5110	Land off Adair Street	Desk Based Assessment	SJ 8532 9803
EGM5157	Stubbs Mews	Desk Based Assessment	SJ 8558 9846
EGM5234	Adair Street	Evaluation	SJ 8533 9803
EGM5255	6 Loom Street	Desk Based Assessment	SJ 8485 9867
EGM5260	New Little Mill	Building Recording	SJ 8509 9866
EGM5266	Central Retail Park	Environmental	SJ 8512 9839
EGM5324	Victoria House, Ancoats	Excavation	SJ 8531 9807
EGM5390	Brownsfield Mill	Heritage Impact Assess	SJ 8489 9841
EGM5394	Laystall Street	Evaluation	SJ 8497 9825

Event Number	Event Name	Event Type	National Grid Reference
EGM5397	Murrays' Mills	Event - Intervention	SJ 8505 9861
EGM5398	Ancoats Dispensary, Old Mill Street	Watching Brief	SJ 8544 9842

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