Government Property Agency

AtkinsRéalis



MANCHESTER DIGITAL CAMPUS

Environmental Statement

Volume 4 - Appendix 13.1: Detailed Desk-Based Assessment

NOVEMBER 2024

Notice

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1. Introduction

1.1 Overview

This Assessment has been prepared by AtkinsRéalis, on behalf of the Government Property Agency (GPA) as part of an application for full planning permission for the development of a new civil service campus and associated public realm on part of the former Central Retail Park in Ancoats (herein referred to as the 'Proposed Development). This document comprises a detailed archaeological Desk-Based Assessment (DBA) prepared to establish baseline conditions for archaeological remains potentially affected by the construction and operation of 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: ES (Volume 2) Chapter 13. Baseline conditions and potential impacts on the historic built environment are considered in the Heritage Statement presented at ES (Volume 4) Appendix 13.2 and are not considered herein.

This DBA is supported by the technical appendices to the main ES comprising:

- ES (Volume 4) Appendix 13.1 – Detailed desk-based assessment
- ES (Volume 4) Appendix 13.3 – Heritage gazetteers
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1.2 The Proposed Development

The Proposed Development Site is located on the former Central Retail Park in Ancoats (NGR SJ 85031 98455). The Proposed Development covers an area of approximately 2.8 ha, bounded by Great Ancoats Street to the south, Old Mill Street to the east, Hugh Oldham Way to the north and the Rochdale Canal to the west. To the south-east, the remainder of the former Central Retail Park is currently vacant and will be subject to a separate application for planning consent.

The Proposed Development Site is approximately 2.8 ha and currently compromises vacant brownfield land, with the Site formerly a retail park which was demolished and has been left vacant.

The Proposed Development includes the development of a new civil service campus across two office buildings. There will also be some ground floor commercial space (circa 1,000 m2).

A full description of the Proposed Development can be found in ES (Volume 2) Chapter 2 and in the Design and Access Statement which accompanies this planning application.

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 Proposed Development 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 Proposed Development 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 and in order to inform assessment of archaeological potential of the Proposed Development Site;
- 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 ES (Volume 4) Appendix 13.2.

2. Methodology

This DBA has been produced in accordance with the requirements of National Planning Policy Framework (NPPF)[1], Planning Practice Guidance[2], standards specified by the Chartered Institute for Archaeologists [3], Conservation Principles[4] 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] Department of Communities and Local Government. 2023. *National Planning Policy Framework.* Found at: National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)

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

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

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

2.1 The study area

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

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 Proposed Development Site;
- The settings of archaeological heritage assets within the Proposed Development Site and surrounding landscape;
- The potential for archaeological heritage assets to survive within the Proposed Development footprint; and
- The 250m study area is considered sufficient to capture those assets which are likely to undergo changes within the setting as a result of the Proposed Development.

2.2 Baseline data collection

The following sources of data were consulted during the 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, including OS one-inch historical mapping up to modern mapping;
- Historic survey mapping sourced from John Rylands Library, University of Manchester;
- Published literature and articles pertaining to the history and archaeology of Ancoats;
- Primary sources such as newspapers, trade directories and census data;
- Manchester City Council Local Image Collection and the Francis Frith Collection for historic photographs of the local area;
- North West England Regional Research Framework;
- Aerial Photos sourced from Historic England Archives;
- Online resources: web-published material, including local planning authority (LPA) policies; and
- Grey literature relating to previous archaeological investigations within the Proposed Development Site.

In addition to the heritage assets identified by the NHLE and HER, a small number of additional non-designated heritage assets have been identified during the preparation of this assessment. These are referenced using the prefix ATK in the following text and drawings.

2.3 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 be sufficient to significantly change the overall conclusions and recommendations of this DBA.

2.4 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 generally 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 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 EIAs.

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 2.1.

Table 2.1 - 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.	

2.5 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 Proposed Development 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 Proposed Development Site boundary is expressed in the report as being:

- High: The available evidence suggests a high likelihood for past activity within the Proposed Development 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 Proposed Development 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 Proposed Development Site, although some minor land-use may have occurred; and
- Uncertain: Insufficient information to provide assessment of potential.

In addition to assessing the degree of potential the assessment also assesses its possible nature and heritage value.

3. Legislation, policy and guidance

Table 3.1 below summaries the legislation and regulations applicable to the historic environment.

Table 3.1 - 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

Legislation / policy	Summary of requirements
	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.
Unitary Development Plan for the City of Manchester[5]	DC20.1 The Council will give particular careful consideration to development proposals which affect Scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular: a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their

[5] Manchester City Council. 1995. *Unitary Development Plan for the City of Manchester.* Available at: About the Unitary Development Plan | Unitary Development Plan (UDP) | Manchester City Council

Legislation / policy	Summary of requirements
	settings should be accompanied by an evaluation and assessment of the implications of the proposal. b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording. c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.
Manchester's Core Strategy 2012 – 2027[6] and Addendum to Manchester Core Strategy 2024[7]	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; ▪ Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset." Policy JP-P2 from Places for Everyone, an Addendum to the Core Strategy has been adopted as part of the Core Strategy incorporated into Policy EN 3. This policy states: ▪ We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. ▪ Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by: 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making; 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the

[6] Core Strategy 2012-2027 | Core Strategy 2012-2027 | Manchester City Council

[7] Addendum to Manchester Core Strategy 2024 | Core Strategy 2012-2027 | Manchester City Council

Legislation / policy	Summary of requirements
	planning and design process and opportunities for interpretation and local engagement are optimised; 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer. ▪ Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.
Strategic Regeneration Framework, Former Central Retail Park[4]	The Strategic Regeneration Framework (SRF) was prepared by AtkinsRéalis for MCC alongside the GPA, to guide the future development of this key long-term strategic regeneration site in the city centre. The SRF provides detailed guidance on development of the site and is a material consideration in the determination of future planning applications for 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; and ▪ The need for development of the site to respond positively to the neighbouring area and extend the urban grain of Ancoats and New Islington.

3.1.1 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 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.

4. Consultation

During preparation of this DBA, consultation has been undertaken with the Heritage Management Director of Greater Manchester Archaeological Advisory Service (GMAAS) in their role as archaeological and heritage advisor to Manchester City Council. In the first instance, in January 2023, Atkins consulted GMAAS on a programme of archaeological evaluation trenching and an appropriate array of trenches was agreed. 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. Following the identification of extensive services across the Proposed Development Site, it was established that evaluation trenching could not allow effective investigation of key assets, which would 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 of the assets of potential archaeological interest had been facilitated. It was also advised that further documentary research should be undertaken into each of the sites identified as being of archaeological interest during the preparation of a detailed archaeological Desk Based Assessment (DBA), as this would enhance an understanding of their heritage value and inform the final design of the trenching scheme. GMAAS stated that they 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 value and quality of subsurface remains dating from this period of growth and industry within this part of Manchester.

In the scoping response provided by GMAAS in December 2023, the archaeological advisor noted that:

- Archaeological monitoring of ground investigation works have confirmed that there is potential for archaeological remains of interest to survive as below ground remains within the Proposed Development Site;
- The Site contains sites of potential archaeological interest relating to the development of Ancoats during the late 18th and early 19th centuries. It was noted that such remains are, however, unlikely to be of national significance, and the impact of development is not anticipated to be significant;
- It is likely that harm to the archaeological resource can be offset by recording in advance of or during the enabling works, secured by planning condition; and
- GMAAS advised that archaeology could be scoped out of the ES, subject to provision of a detailed desk-based assessment as part of the planning application.

Following consultation with Manchester City Council planners, it was determined that Archaeology would be included in the ES, enabling a full and rounded consideration of potential impacts on the historic environment.

Further, in October 2024 AtkinsRéalis heritage consultants held a remote video conference with the GMAAS lead archaeological adviser in order to describe the findings of this archaeological assessment and to discuss the proposed approach to archaeological evaluation and excavation, across the Site, and to explain the rational of the approach, in light of the services currently in situ across the Site. The lead GMAAS adviser was keen to understand why the services could not be removed in the short term to allow archaeological evaluation to proceed. The reasoning for this was later relayed via email on the 28th of October 2024 citing that the removal of the services would be part of the enabling works, which are expected to take place in April or May of 2025 and that archaeological works are not likely to be undertaken until this time but will be programmed into the overall enabling works programme.

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 cut 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.

5.1 Site location

The Site is located within the administrative boundaries of Manchester County Council, within the ward of Ancoats and Beswick, north-east of the city centre. The Site is located to the north and adjacent to the Manchester and Salford Inner Relief Route (A665) (Great Ancoats Street), and is bounded to the south-east by Old Mill Street, and to the north-west by the Rochdale Canal. The north-east boundary is formed by Hugh Oldham Way.

The Proposed Development Site encompasses approximately 2.8 hectares of land, all of which was previously occupied by the now-demolished Central Retail Park. The Site is surrounded by shops and office buildings, with Cotton Field Park and a primary school to the north-east along Hugh Oldham Way.

The main access to the Site is from Great Ancoats Road (A665) to the south.

5.2 Topography

The topography of the Site is relatively flat, though it slopes slightly with the highest point of 49m AOD at the south-west corner and the lowest point of 45m AOD at the north-east corner.

The Site has concrete and brick surfaces where the Central Retail Park once stood. The buildings were demolished in 2019. Changes in level between the Proposed Development Site and the surrounding streets indicate some ground reduction and relevelling in advance of the proposed construction of the Central Retail Park.

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[8].

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[9].

5.4 Designated heritage assets

Beyond the boundary of the Proposed Development Site but within the study area, the HER records 31 designated heritage assets, comprising:

- Nine grade II* listed buildings;
- 20 grade II listed buildings; and
- Two conservation areas.

There are no designated built heritage assets within the boundary of the Proposed Development Site. The closest and most pertinent 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 Proposed Development Site or within the study area.

Designated heritage assets are detailed in the gazetteer presented at ES (Volume 4) Appendix 13.3 and are shown on ES (Volume 5) Figure 13.1.

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 in ES (Volume 4) Appendix 13.3 and shown on ES (Volume 5) Figure 13.2.

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

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

Most pertinent to the Proposed Development are two non-designated heritage assets which fall within or partly fall within the boundary of the Site. These have been identified from historical mapping and comprise:

- Shooter's Brook Iron Foundry (site of) (17373.1.0); and
- Allum Street Mill (Imperial Mill, site of) (12331.1.0).

5.6 Previous archaeological investigations (events)

There are 96 previous archaeological investigations which have taken place within, or partly within, the study area.

Within the boundary of the Proposed Development Site the HER records five previous archaeological events which relate to three development sites. These are shown on ES (Volume 5) Figure 13.4 and comprise:

Table 5.1 – 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 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

Located substantially to the north of the Proposed Development Site, archaeological mitigation works undertaken in advance of the development of New Islington revealed extensive archaeological evidence of development from the later 18th century onwards.[10] These investigations revealed fragmentary remains of development dating to the late 18th century including warehouses, domestic buildings and some limited evidence of material culture. More extensive evidence was revealed for activity in the first half of the19th century including structural remains of back-to-back housing, three-storey houses and cellar dwellings. Within these structures, evidence was found of attempts to address poor living conditions, likely in response to changes in housing legislation during the 1840s and 1850s. These investigations also included excavation of a cotton spinning mill. Established in the early 19th century, the

[10] Oxford Archaeology North, 2005. *New Islington Wharf, Ancoats, Manchester, Archaeological Investigation*. Unpublished technical report. Consulted at: https://eprints.oxfordarchaeology.com/4692/1/Report.pdf

evidence was identified for its original engine and boilers, and subsequent development and improvement during the mid-19th century. Across the Site evidence was revealed for extensive demolition and conversion of buildings during the second half of the 19th century, and finally extensive demolition during the 1970s.

A watching brief was undertaken on ground investigation works (EGM5543) undertaken by Oxford Archaeology in 2023 across the north of the Proposed Development Site and across the former lines of Allum, Little Newton, Fawcett and John Streets see ES (Volume 4) Appendix 13.4). This 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 of the Proposed Development Site during the late 18th and 19th centuries, see ES (Volume 5) Figure 13.5. 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 below ground level across the area investigated.

In all, twelve boreholes (BH1-BH12) were machine dug across the Proposed Development Site. Of these six revealed archaeological remains. Whilst such a small window sample cannot be expected to satisfactorily quantify the extent of surviving archaeological remains across the Proposed Development Site, it does provide evidence that stratified deposits within the immediate area from the late 18th to the 20th century do survive. As evidenced by archaeological investigation of the adjacent New Islington Site, there is potential for good preservation of archaeological remains of Industrial period date.

5.7 Chronological overview

5.7.1 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.

5.7.2 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 (Iron Age trading settlements/central places) 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, some distance west of the Proposed Development 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, c.2km south-west, during the 1760s[11]. There are no other Roman assets recorded on the HER within 250m of the Proposed Development Site.

5.7.3 Medieval (AD410-AD1520)

Occupation of Manchester during the early medieval period is indicated by the Anglo-Saxon chronicle which 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 Proposed Development 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.

5.7.4 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 east of the Proposed Development Site, outside the study area.

This period saw 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[12]. 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.

Until the end of the 18th century Ancoats harboured skilled workers such as textile workers, with small-scale industry and infrastructure. Workers made cloth within their homes, utilising attics and cellar spaces. The post-medieval 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.

The beginnings of Ancoats' development as an industrial suburb is thought to begin around 1775 when part of the Great Croft between Great Ancoats Street (what was Ancoats Lane) and Oldham Road (what was Newton Lane) was sold to Thomas Boond.[13] Historic mapping from William Green's map of 1794 shows that by this point the Ancoats area has developed small pockets of early industrial development focussed around Shooter's Brook, a tributary of the Medlock River, see ES (Volume 5) Figure 13.5.

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

[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. 33.

[13] Nevell, Michael. 2017. 'Manchester: Making the Modern City' in *International Journal for the History of Engineering & Technology*. p. 17-18. Found at: https://www.researchgate.net/publication/319438831

5.7.5 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 workers' housing.

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

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. During the late 18th century small areas of early industrial development were founded surrounding the main waterways, Shooter's Brook and the River Medlock. Shooter's Brook ran along the eastern edge of the Proposed Development 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 18th century water-powered machinery and factories.

The Proposed Development Site was one of the earliest parts of Ancoats to be developed in the late 18th century, with a grid pattern of streets depicted on Green's 1794[14] map of Manchester that would survive until their clearance in the mid-20th century (ES (Volume 5) Figure 13.5). Some of the streets within the Proposed Development Site were likely to have been named after local industries, such as the pottery shown on Green's 1794 map to have been present on Pott Street. Green's map shows the Proposed Development Site to have contained terraced housing, interspersed with areas of open, undeveloped land and ponds to the north. To the east of the Proposed Development Site, Shooter's Brook is shown to be supplying the Shooter's Brook Iron Foundry (17373.1.0) listed in the 1794 edition of Scholes' Manchester & Salford directory as being owned by Bassett and Smith, and the Pott Street pottery which included a distinctive round-footprint kiln.

The development of steam power and its application to industry from the late 18th century meant that industrial development was not confined to waterways, enabling the expansion of industry within Ancoats beyond the corridor of Shooter's Brook. Recent archaeological works have shown that attempts were made by owners to develop from water power to the more effective and powerful use of steam power with steam engines back-pumping water to supply water-wheels and then through rotative steam engines. This shows that there was a push for continual evolution of Ancoats' mills to innovate in a rapidly growing and changing industry and keep pace with industry trends and innovations. Shooter's Brook was culverted by 1819, running below Pott Street 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.[15]

The growth of Manchester, including Ancoats, was unprecedented from the late 18th to mid-19th century, fuelled by the industrialisation of the textile industry. This rapid growth is seen in the rapid rise in textile mills present within the city. No textile mills are recorded in Manchester in 1780, yet by 1800 33 textile spinning mills were present, 86

[14] 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)

[15] 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.

steam-powered mills were operational by 1831 and there were 108 working mills by 1850.[16] Ancoats expanded so quickly that, as an industrial centre, it was large enough to equal other nearby industrial towns such as Oldham and Bolton. Successive map editions depicting the Proposed Development Site during the first half of the 19th century show development to have intensified, with further housing and industrial premises (ES (Volume 5) Figures 13.6, 13.7 and 13.8).

The expansion of Ancoats to become a significant focus in the industrial revolution was fuelled by the introduction of steam power and the arrival of the canals. The development of the canal system in Ancoats with the arrival of the Ashton and Rochdale canals meant that transportation of heavy goods was far more affordable and speedier. The Ashton Canal was approved by Act of Parliament in 1792, completed by 1799 and opened 1800. It connected Manchester to Fairfield and carried coal from Ashton-under-Lyne, as well as raw cotton, stone and timber from across the country. The Rochdale Canal was approved by an Act of Parliament, after several rejections, in 1784. The sections near Ancoats were open by 1800 and the full Rochdale Canal network was opened by 1804. The use of canals to transport goods by boat rather than by road cut the cost of transportation significantly and enabled the rapid transportation of both raw and manufactured goods.

The early 19th century saw the construction of large-scale mill complexes within Ancoats for the firms of Murray Brothers and McConnel and Kennedy's. In contrast to the small-scale multi-purpose mills which previously characterised local manufacturing, these mills were substantial, multi-storey buildings designed to accommodate steam-engines to power large numbers of spinning mules and supported substantial workforces of up to 1,500 by 1830. These firms were notable for their innovation, successfully applying steam power to mule spinning and readily using their technological expertise to adopt new developments, as evidenced in the early adoption of gas lighting. Focused along Redhill Street to the north of the Rochdale Canal, this location was integral to their planning and operation, as is evidenced in the incorporation of a canal basin (now infilled) at the centre of the Murrays Mills complex. Ancoats' excellent communication links via the canals also fuelled the growth both of auxiliary industries such as silk manufacture, dye-works, chemical works, glass works, gear wheel manufacturing and iron bolt manufacturing. The Proposed Development Site was characterised by the presence of densely packed workers' housing and a mix of small and medium-sized industrial premises.

The expansion of industry within Ancoats was accompanied by the significant and rapid increase in the area's population, rising from c.11,000 in 1801 to c.55,000 by 1851. The first major expansion of workers' housing occurred in the late 18th century. Workers' housing was then built consistently throughout the 19th century on a piecemeal and speculative basis. This resulted in often poor quality and overcrowded housing, interspersed with small industrial premises, with a lack of amenities such as schools and churches (ES (Volume 5) Figures 13.4-13.8). The population of Ancoats was drawn from the surrounding rural counties of Lancashire, Cheshire and Derbyshire, and included large numbers of Irish immigrants, increasing significantly after the famine of the 1840s.[17]

The rapid growth of Ancoats was met by some with praise for its economic and technological advantages. Peter Beuth, visiting Ancoats in the 1820s wrote: *'It is only here, my friend, that the machinery and buildings can be found commensurate with the miracles of modern times – they are called factories'.*[18] Other contemporaries provided harsh critique of its impact on the working class and the environment. Friedrich Engels wrote in his book *The condition of the Working Class in England* in 1845 of the significant overcrowding, disease and poor-quality housing in Manchester. In reference to Ancoats he noted the poor quality of housing, lack of maintenance and investment in workers' housing, the presence of unpaved streets without sewers, and the presence of cellar dwellings under almost every house: *'Ancoats, built chiefly since the sudden growth of manufacture, chiefly indeed within the present century, contains a vast number of ruinous houses, most of them being, in fact, in the last stages of*

[16] Nevell, Michael. 2017. '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. 3. Found at: https://www.researchgate.net/publication/321344420

[17] Rose, M.E., Falconer, K, & Holder, J. 2011. *Ancoats, cradle of industrialisation*. English Heritage, Swindon. p.33.

[18] Rose, M.E., Falconer, K, & Holder, J. 2011. *Ancoats, cradle of industrialisation*. English Heritage, Swindon. p.19.

inhabitableness.'[19] Engels called parts of Manchester *'hell upon earth'* and in particular mentions the poor quality of buildings, such as cellars supporting whole buildings with brick walls which in places were only one brick in depth[20]. These cramped cellar and attic spaces often housed more occupants within the already small dwellings, creating unsanitary and highly uncomfortable living spaces[21]. Previous excavations in the Ancoats area in 2008 and 2019, in Angel Meadows, uncovered 18th century dwellings with basements which were used as separate dwellings[22]. Others excavated in 2007 in Ancoats, near Loom Street were in some places revealed to have had paved and heated cellars dug into the clay beneath back-to-back housing.[23]

Investigations into the sanitation of Ancoats was an ongoing priority for local authorities, with surveys that advised slum clearance and redevelopment remaining a constant theme in the late 19th and 20th centuries. Local health boards showed consistent concern that conditions such as those at Ancoats could be linked to the spread of disease in the 1830s, 1840s and 1850s. Building regulations linked to these health boards began to push for demolition or conversion of unsuitable housing, often to form yards with dedicated privy access or to form new community green spaces. An 1844 bye-law banned back-to-back housing, encouraged the construction of terraced housing and the demolition of slum housing.

After reaching a peak of 56,000 in 1861, the population of Ancoats began to decline, aided by suburban expansion into areas such as Hulme and the establishment of the tramway system. Coupled with a downturn in the textile industry, however, this increased the lack of investment in the existing housing stock,[24] compounding slum conditions. Piecemeal clearance and improvement of housing within Ancoats was undertaken in the second half of the 19th century, including demolition of the poorest quality housing, and conversion of back-to-backs into through houses. Historic mapping from the later 19th century reveals the impact of this process on the Proposed Development Site. By the time of the 1891 25" Ordnance Survey map (ES (Volume 5) Figure 13.10), formerly back-to-back housing on Pott Street appears to have been amalgamated to form through houses and densely developed terraced housing on Bakers Street was cleared to form a larger courtyard for housing on Newton Street and Fawcett Street. Areas of court housing on John Street and Little Newton Street, which is likely to have been amongst the poorest quality housing stock, had been replaced with churches and schools. Licensed drinking establishments and public houses were also present within the Proposed Development Site. The 1889 Drink Map of Manchester[25] shows pubs to have been present on Allum Street, Great Ancoats Street, Fawcett Street, John Street and Pott Street, and remained a constant presence throughout the area's 19th century history and development.

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[19] Engels, F. 1845. *Condition of the Working Class in England.* Accessed: https://www.marxists.org/archive/marx/works/download/pdf/condition-working-class-england.pdf

[20] Nevell, Michael. 2017. '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. 4. Found at: https://www.researchgate.net/publication/321344420; Nevell, Michael. 2017. 'Manchester: Making the Modern City' in *International Journal for the History of Engineering & Technology.* p. 19. Found at: https://www.researchgate.net/publication/319438831

[21] Archaeological Research Services Ltd. *Uncovering Manchester's Industrial Past (Part 5) – Angel Meadow: Hell on Earth.* Found at: Uncovering Manchester's Industrial Past (Part 5) – Angel Meadow: Hell on Earth - Archaeological Research Services Ltd

[22] Archaeological Research Services Ltd. *Uncovering Manchester's Industrial Past (Part 5) – Angel Meadow: Hell on Earth.* Found at: Uncovering Manchester's Industrial Past (Part 5) – Angel Meadow: Hell on Earth - Archaeological Research Services Ltd

[23] Nevell, Michael. 2017. '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. 7. Found at: https://www.researchgate.net/publication/321344420

[24] Nevell, Michael. 2018. *A Guide to the Industrial Archaeology of Greater Manchester.* p. 9. Found at: https://www.researchgate.net/publication/328837852

[25] 1889. United Kingdom Alliance. *The drink map of Manchester (JRL1000002DC).* The University of Manchester. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: The drink map of Manchester. (oldmapsonline.org)

5.7.6 Modern (AD1900-Present)

The early 20th century brought further change, as the decline in the quality of housing in Ancoats due to resurgent overcrowding and poor sanitation became more prevalent. Over 50 years after the 1844 bye-law regarding housing was passed, the Citizens' Association of Manchester commissioned a detailed map in 1904 of housing in the city to assess the quality of buildings, indicating that the issue was taking decades to resolve.[26] This 1904 study still showed many occupied back-to-back houses and dwellings without running water or toilets. Despite multiple reports and studies of the poor conditions, the condemning of many buildings and laws to improve housing, little improvement was seen within Ancoats and as a result eviction of tenants and building demolition was often the solution by the 20th century.[27]

Within the Proposed Development Site clearance of workers' housing was undertaken and replaced on a piecemeal basis with uses such as timber and stone yards, gardens, garages and playgrounds. This increase in public amenities such as playgrounds, public houses and churches coincided with the initiatives to improve the lives of the worker's living within Ancoats. By 1891 25" Ordnance Survey map (ES (Volume 5) Figure 13.10) there were two schools, two churches and three public houses within the Proposed Development Site. The churches and schools all replaced former worker's housing and included both Roman Catholic and Protestant Churches. The three public houses, The Grape Inn, the Waterloo and the Master's Arms are some of the most long standing public amenity structures within the Proposed Development Site, all present as early as Bancks' 1832 map, with possible footprints to suggest occupancy before this. The demolition of St James' Church and conversion of the associated school to other uses by the time of the 1928 Goad Survey map see ES (Volume 5) Figure 13.11 is reflective of the declining population within the Proposed Development Site. The main group of dwellings that remained on the Proposed Development Site by 1928 were located to the south of St Thomas Street towards Great Ancoats Street, at the southern corner of the Proposed Development Site, which may have preserved structures dating from the late 18th or early 19th century (ES (Volume 5) Figure 13.11).

In 1934, almost a full century after concerns about the quality of buildings in Ancoats were first formally raised, a large part of New Cross Ward in Ancoats was considered of poor enough condition that it was condemned by the local authorities for demolition, with residents to be transferred to new municipal housing elsewhere in Manchester.[28]

The Second World War saw a brief resurgence in the local economy, although countered by the impact of bombing which resulted in damage to buildings including Parker's timber store (on the site of the former Shooter's Brook Iron Works), houses on Allum Street, the site of St Alban's Church and areas on the edge of what was Allum Street Mill (12331.1.0) and Allum Street Foundry (ES (Volume 5) Figure 13.12).

After the Second World War, as the cotton industry declined, the main industries that had formed the foundation of Ancoats' success began to diminish with many almost ceasing. 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. In the mid-20th century large areas of Ancoats were subject to compulsory purchase orders and many buildings such as disused mills and workers' housing were demolished, including areas within the Proposed Development Site and study area.

Historic Ordnance Survey mapping 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 Proposed Development Site with Parker's timber stores being one of the major commercial concerns on the Proposed

[26] Nevell, Michael. 2017. '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. 4. Found at: https://www.researchgate.net/publication/321344420

[27] Nevell, Michael. 2017. '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. 11. Found at: https://www.researchgate.net/publication/321344420

[28] Rylands BlogAncoats Survey 1937-38: A Study of a Clearance Area (rylandscollections.com)

Development 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 Proposed Development Site to accommodate the large-scale commercial buildings and associated car parking.

Ancoats became the focus of regeneration in the late 20th and early 21st century with the launch of The Ancoats Project, which began a sequence of conservation and regeneration measures to the north of the Rochdale Canal. This was an inner-city regeneration scheme that aimed to restore what had become a run-down part of Manchester and included the conservation-led regeneration of mills in Ancoats which had been instrumental in its rise in the 19th century. The redevelopment of the area also prompted a revived commitment to expand knowledge around the city's industrial archaeology, in particular its 18th-19th century workers' housing.[29]

5.8 Assessment of value

The following section provides an assessment of the development and value of the principal archaeological assets within the Proposed Development Site. These comprise assets recorded on the Greater Manchester HER, and sites of archaeological interest identified from historic mapping and in consultation with the Heritage Management Director of GMAAS, and which were constructed during the early development of the Proposed Development Site in the late 18th and early 19th centuries.

5.8.1 Shooter's Brook Foundry

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: see ES (Volume 5) Figure 13.5.[30] The Iron Works is listed in the 1794 edition of Scholes' Manchester & Salford directory[31] as being owned by Bassett and Smith. An auction notice dating from 1794 described the Shooter's Brook Foundery as consisting of: '*a Casting House, of 60 Feet by 30 Feet, which contains (besides convenient Room for others) two Air Furnaces, Cupola, and Stove, and to which are attached Shops for Drilling, Turning, and Joiners; also a large warehouse, having under it a Brass Foundery, and Smith's Shop'*.[32]

The pottery works was located on Pott Street, partially within the Proposed Development Site and is shown to include a structure with a distinctive round footprint. This is likely to represent a bottle kiln, which was a conical structure commonly used in pottery manufacture throughout the 18th and 19th centuries. Baine's 1824 map (see ES (Volume 5) Figure 13.6) indicates that the kiln footprint was still partially legible but was perhaps extended to later become subsumed into the Iron Works, as the round footprint of the kiln was no longer present by the time of Bancks' [33] with the buildings labelled as a *Foundery* see ES (Volume 5) Figure 13.7. This suggests that the Pott Street pottery was in use in Ancoats from the at least the late 18th century, but was lost as part of the expansion of

[29] Nevell, Michael. 2017. 'Excavating 'Hell Upon Earth' Towards a Research Framework for the Archaeological Investigation of Workers Housing: Case Studies from Manchester, UK' in *Industrial Archaeology Review*. pp. 3-4. Found at: https://www.researchgate.net/publication/321344420

[30] 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)

[31] 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

[32] Grace's Guide to British Industrial History. Bassett and Smith. Found at: Bassett and Smith - Graces Guide. Accessed 26/09/24.

[33] 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)

the Shooter's Brook Iron Works by the mid 19th century. The 1:1056 Ordnance Survey map of [34] see ES (Volume 5) Figure 13.8 identifies the later building complex as Shooter's Brook Iron Works and Mechanical Engineering. Three cranes are depicted within the central courtyard of the Iron Works and a chimney is identified to the east of the complex, outside the Proposed DevelopmentInsert 5-1) which reveals the eastern building on the site to have been in use as a cotton mill.

Shooter's Brook Iron Works served as one of the William Fairbairn & Son's Manchester-based factories. William Fairbairn and his then business partner James Lillie, are listed as a Millwrights and Engineers at 122 Great Ancoats Street in 1825. The firm of Fairbairn and Lillie were responsible for innovation and improvement of mill machinery, working for both McConnel and Kennedy and the Murray Brothers in the 1810s. By the 1850s, the firm was trading as William Fairnbairn & Sons, and was a mechanical and civil engineering firm noted particularly for their manufacture of locomotives and engines, as well as bridge building and general engineering. Shooter's Brook Iron Works was the largest of the Manchester Fairbairn factories, utilising the large former mill-type buildings for engineering[35]. An article published in the Engineer in June 1856 noted that the Shooter's Brooks Works was rather old fashioned at that time and was principally involved in the manufacture of railway locomotives. The works remained in use until 1875 when a newspaper advert records the company going into liquidation, selling off an extensive collection of machinery from the Ancoats works.[36]

Subsequent map editions show the works to have remained extant, however they do not identify any function until the 1922 6" Ordnance Survey 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. Elements of the plan shown on Banck's 1832 map may indicate survival of the early-mid 19th century buildings, although much altered and extended. The Goad map of 1928 records the presence of timber outbuildings on the site and the expansion of one of the main buildings. These changes are likely to have occurred between the late 19th and early 20th century for the site's use as Parker's Timber Store, see ES (Volume 5) Figure 13.11. Parker's Timber Store was also subject to significant bomb damage as indicated on 1940s mapping of aerial bombs[37], see ES (Volume 5) Figure 13.12. 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 the potential for the preservation of archaeological remains relating to the site's development, in particular the preservation of the pottery kiln remains, 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 Proposed Development Site. This asset is assessed to be of low value.

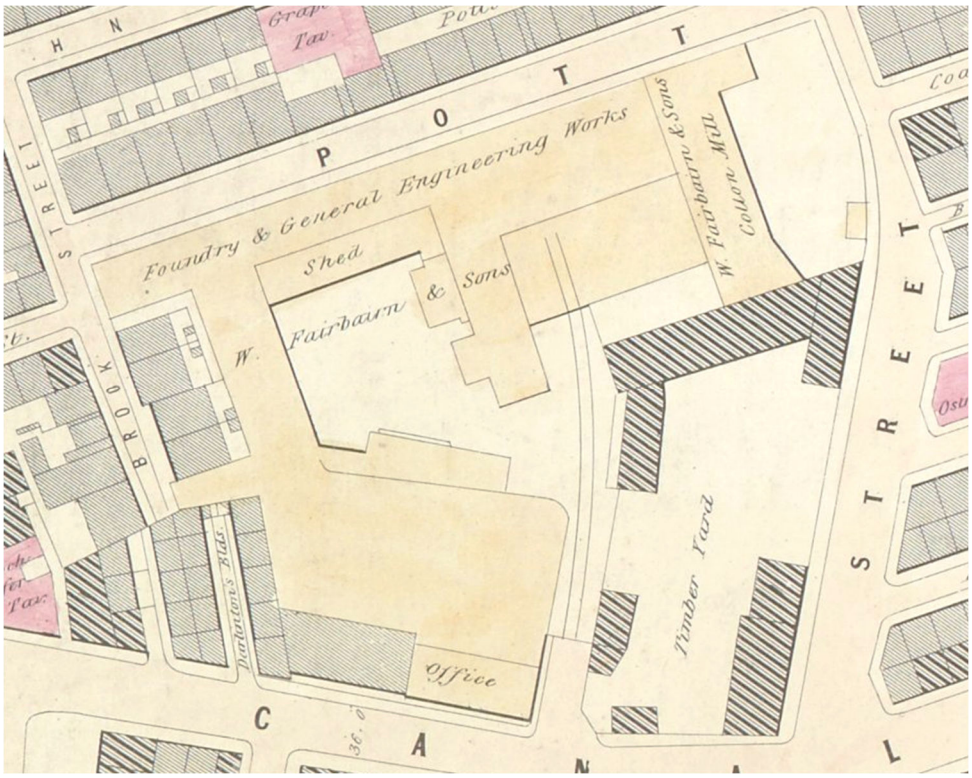
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[34] 1849. Ordnance Survey. *Manchester and Salford, Sheet 29. Ordnance Survey five feet to one statue mile, Manchester and Salford. (JRL1300079).* The University of Manchester. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: Manchester and Salford. Sheet 29 (oldmapsonline.org)

[35] Grace's Guide to British Industrial History. *William Fairbairn and Sons.* Found at: William Fairbairn and Sons - Graces Guide. Accessed 07/07/24

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

[37] 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)



Insert 5-1 - Extract from Adhead's 1851 Map of Manchester showing Shooter's Brook Foundry. Image provided by The John Rylands Research Institute and Library, The University of Manchester

5.8.2 Allum Street Foundry

Allum Street was formerly located in the north corner of the Proposed Development Site. A small building and pond are depicted on the site of Allum Street Foundry (ATK1) on Green's 1794 map of Manchester see ES (Volume 5) Figure 13.5; however it is not until Baines' map of 1824 that the L-plan building which is identified on later maps as the Allum Street Foundry is depicted: see (ES (Volume 5) Figure 13.6). Its siting on the former pond may have been to utilise this natural water source. The L-plan building is first labelled as a foundry on Banck's map of 1832 (see ES (Volume 5) Figure 13.7) and is identified on the 1851 Ordnance Survey map, (see ES (Volume 5) Figure 13.8), as Allum Street Foundry (Engine and Mill Work), when a chimney is shown located to the north of the complex, indicating the site of the engine. To the north of the site, outside the Proposed Development Site, a weigh bridge is annotated.

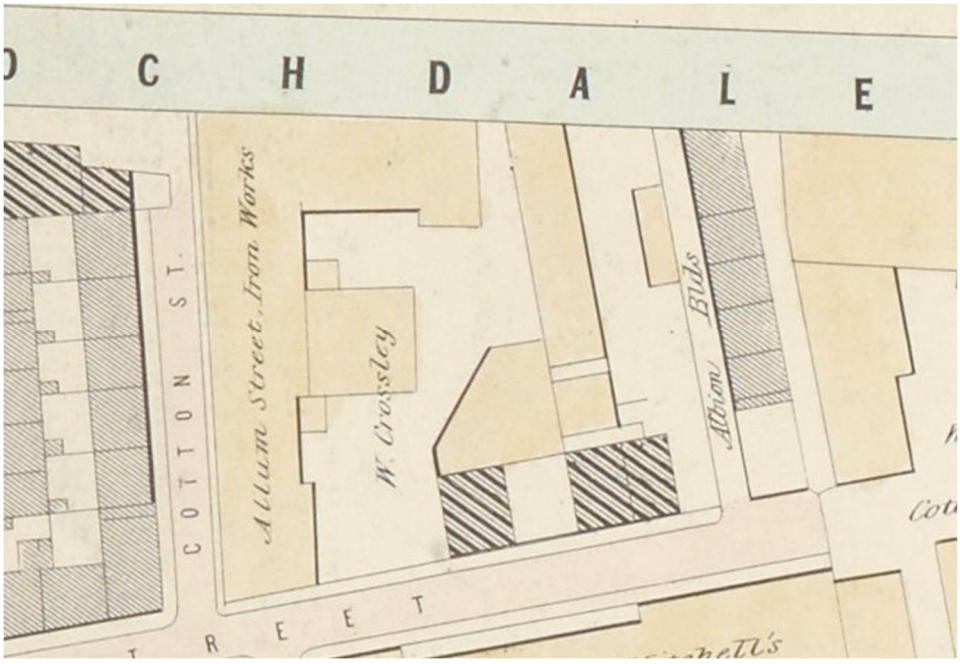
Documentary evidence relating to the mill is scant. A newspaper advert from 1836 records the sale of equipment from Allum Street Foundry due to the retirement of Mr. J. P. Firmstone. Firmstone is listed in the 1834 Pigot's Directory as an iron and brass founder, machinist and machine maker, based in Allum Street. Adshead's 1851 map of Manchester[38] identifies the building as Allum Street Iron Works, under William Crossley, who is listed as an iron and brass founder, engineer & millwright at Alum Street Iron Works in 1850 Slater's Directory of Manchester.

By the time of the 1891 Ordnance Survey map (ES (Volume 5) Figure 13.10), the site is no longer identified as an iron works, and the building footprint has altered, with the L-shaped range replaced by three large, parallel rectangular ranges arranged perpendicular to the canal. This arrangement is also shown on the 1928 Goad map (see ES (Volume 5) Figure 13.11) when the site is labelled as a sheet metal works and waterproof clothing factory.

[38] Adshead's twenty four illustrated maps of the township of Manchester: divided into municipal wards: Corrected to the 1st. May, 1851. Found at: Online Map Collection (The University of Manchester Library)

It is unclear from currently available evidence if these ranges incorporated the original iron foundry buildings. Parts of the site of the former Allum Street Foundry were bombed in the Second World War, as indicated on 1940s survey of aerial bomb damage (see ES (Volume 5) Figure 13.12). The parallel ranges remained in situ on site until at least the late 1960s.

The site of Allum Street Foundry is of significance for its potential to preserve archaeological evidence relating to early metal working within the emerging industrial centre of Ancoats. There is potential for evidence relating to the development of the site from the early 19th century to the late 19th century to be preserved upon the site. Allum Street Foundry is therefore assessed to be of low value.



Insert 5-2 - Extract from Adhead's 1851 Map of Manchester showing Allum Street Foundry (ATK1). Image provided by The John Rylands Research Institute and Library, The University of Manchester

5.8.3 Allum Street Mill

A building is first shown on the site of Allum Street Mill (12331.1.0) on Baynes 1824 Map of Manchester, (see ES (Volume 5) Figure 13.6), replacing an area of undeveloped land and a pond, as depicted on Green's 1794 map of Manchester, (see ES (Volume 5) Figure 13.5). By the time of Banck's Plan of 1832, the building is labelled as Slater's Cotton Mill, becoming Allum Street Mill by the time of the1851 Ordnance Survey town plan, (see ES (Volume 5) Figure 13.8).

A plan of Allum Street Mill included in the book of 'Plans of Spinning Factories within the township of Manchester' dating from 1822[39] reveals the premises to have covered an area of c.541 yards^2 (452m^2)[40]. The mill is shown to have comprised two buildings: a five-storey factory and an attached one-storey boiler shed which was located to the

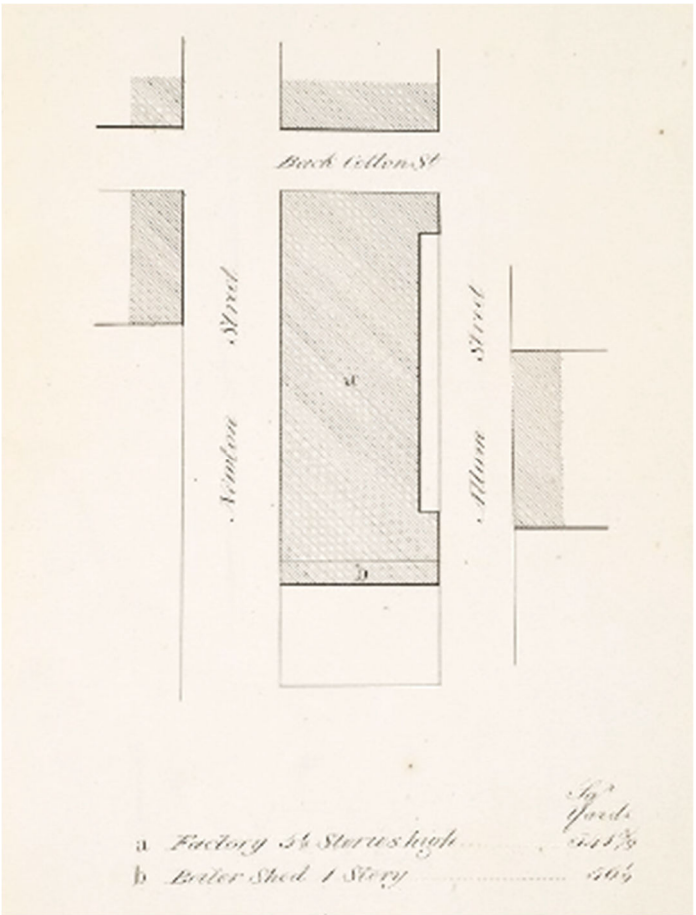
[39] c1822. Plans of all the Spinning Factories within the township of Manchester. *Archibald Carruthers, Page 21, Image Sequence number: 021. (JRL060018dc).* The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: Archibald Carruthers - Rylands Collection (manchester.ac.uk)

[40] c1822. Plans of all the Spinning Factories within the township of Manchester. *Archibald Carruthers, Page 21, Image Sequence number: 021. (JRL060018dc).* The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: Archibald Carruthers - Rylands Collection (manchester.ac.uk)

north of the complex, outside the Proposed Development Site. There is no chimney shown on the plan, however this is annotated on the 1851 Ordnance Survey map to have been centrally located to the north of the mill, likely between the factory and boiler shed (see ES (Volume 5) Figure 13.8). This may suggest that a beam engine was housed transversely across the northern end of the mill, shedding light on the development of early steam power.

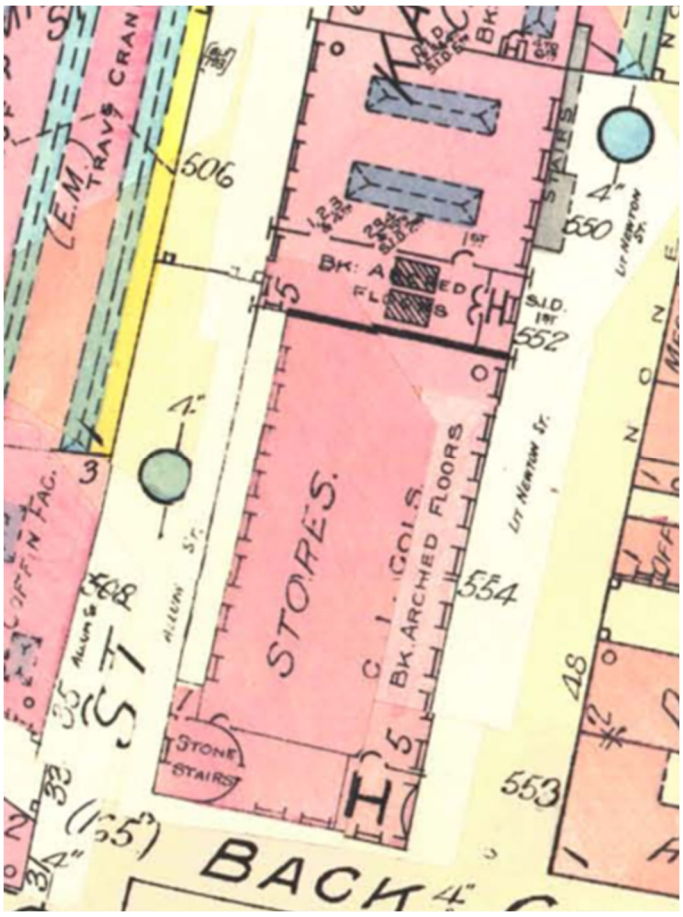
Adshead's 1851 map of Manchester labels the mill as Miller & Mitchell's Cotton Manufactory. The firm of Miller, Micthell and Co. are listed in the 1853 Slater's Trades Directory as cotton manufacturers, with offices based on Fountain Street in central Manchester, and mills at both Allum Street and Fair Street. Historic Ordnance Survey mapping from the later 19th century and early 20th century does not label the building and indicates subdivision of the building and extension to join the larger mill complex located to the east. By the time of the Goad map of 1928, (see ES (Volume 5) Figure 13.11), the western portion of the mill was in use as stores for the adjacent Kay & Lee clothing factory. The Goad map reveals Allum Street Mill to have comprised a five-storey brick-built building, with stone stairs and hoist located against the west elevation. Brick jack arched construction supported on cast iron columns (and probably beams) is noted in the main body of the mill. A pair of boilers are shown to the east of the building, in the same position as indicated by the 1822 plan, however this block is now of five, as opposed to one storey. The building remained in industrial use until at least the late 1960s, when it is labelled as Imperial Mill and produced cardboard boxes. Allum Street Mill was demolished in the 20th century, and its site subsequently developed as the Central Retail Park.

There is potential for archaeological evidence relating to Allum Street Mill to survive within the study area which may preserve evidence of the early development of the mill from the early 19th century. Any such remains have potential to provide understanding of the development of mill architecture and power production and transmission during this period within Manchester. The value of any such archaeological remains is likely to be low.



Insert 5-3 - Plan of Allum Street Mill. c1822. Plans of all the Spinning Factories within the township of Manchester. Archibald Carruthers, Page 21, Image Sequence number: 021. (JRL060018dc). The University

of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester.



Insert 5-4 - Extract from the 1928 Goad map showing Allum Street Mill. Image provided by the Digital Archives.

5.8.4 Oil Cloth Manufactory, Henry Street

A building is shown on the site of the Oil Cloth Manufactory (ATK2) to the west of Henry Street on Green's 1794 map of Manchester, see ES (Volume 5) Figure 13.5. The footprint of this structure is the same as that shown on subsequent map editions into the later 19th century, suggesting it may be the same structure which was labelled as an Oil Cloth Manufactory on the 1:1056 Ordnance Survey town plan of 1851, see ES (Volume 5) Figure 13.8.

The building was previously in use as a cotton mill in the early 19th century. A plan of the building is included in the book of 'Plans of Spinning Factories within the township of Manchester' dating from 1822[41] (

Insert 5-5). This shows the mill to have comprised a U-plan range of buildings arranged between Henry Street, Pickford Street and the Rochdale Canal. The complex is identified to have been under the ownership of James Kennedy, one of the owners of the large-scale McConnel & Kennedy Mills located to the north of the Rochdale Canal. The plan identifies the factory to have covered an area of approximately 578 yards^2 (483m^2). The factory

[41] c1822. Plans of all the Spinning Factories within the township of Manchester. *James Kennedy, Page 69, Image Sequence number: 069. (JRL060042dc)*. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: James Kennedy - Rylands Collection (manchester.ac.uk)

fronted onto Henry Street and was of five storeys with a loft. A parallel two-storey range fronted onto Pickford Street which contained the cotton room, reeling rooms, counting house and shops. No specific use is attributed to the single-storey structure located against the canal and linking the Henry and Pickford Street ranges. It is possible that this structure may have housed the engine or boiler as these are not identified on the plan[42]. A further building to the south of Pickford Street is also labelled as part of the complex.

The complex was still in use as a cotton mill at the time of Banck's 1832 map of Manchester, see ES (Volume 5) Figure 13.7. By the time of the Ordnance Survey town plan of 1851, see ES (Volume 5) Figure 13.8, however, it is identified as an Oil Cloth Manufactory and the buildings fronting Pickford Street and the Rochdale Canal have been removed, with houses constructed along the Pickford Street frontage. Oil cloth manufacture involved the treatment of long pieces of densely woven canvas with linseed-oil based paint to waterproof the fabric, before finishing with a block printed pattern. It is unknown whether the cloth was manufactured on site or imported, possibly from Scotland. An account of oil cloth manufacture from the 1840s[43] indicates the manufacturing process to have been largely manual, without the need for steam power. This may indicate that the oil cloth manufactory was not manufactured on site, as if the canal-side building shown on the 1822 plan was the former boiler / engine location for the cotton mill, removal of this building would not have impacted the operation of the oil cloth manufactory.

Historic Ordnance Survey maps from the later 19th century indicate that the Oil Cloth Manufactory had been demolished by the time of the 1880 25" Ordnance Survey map, and replaced with a building which is labelled in 1891 edition as a saw mill.[44] The Goad Insurance map of 1928[45] shows the site to have been cleared and in use as a timber yard by this time, with a large courtyard and some small ancillary buildings around its edges, including a small wooden saw mill in the north-west corner. The small manufactory building located to the south of Pickford Street is shown to have been demolished and a large timber store constructed on the site by this time[46].

There is potential for archaeological evidence relating to the Oil Cloth Manufactory to survive within the study area, including evidence for its origins as a late 18th century cotton mill. Any such remains, including that of the possible boiler / engine room, have potential to provide understanding of the development of mill architecture, power production for the oil manufactory and transmission during this period within Manchester. The value of any such archaeological remains is likely to be low.

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[42] c1822. Plans of all the Spinning Factories within the township of Manchester. *James Kennedy, Page 69, Image Sequence number: 069. (JRL060042dc)*. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: James Kennedy - Rylands Collection (manchester.ac.uk)

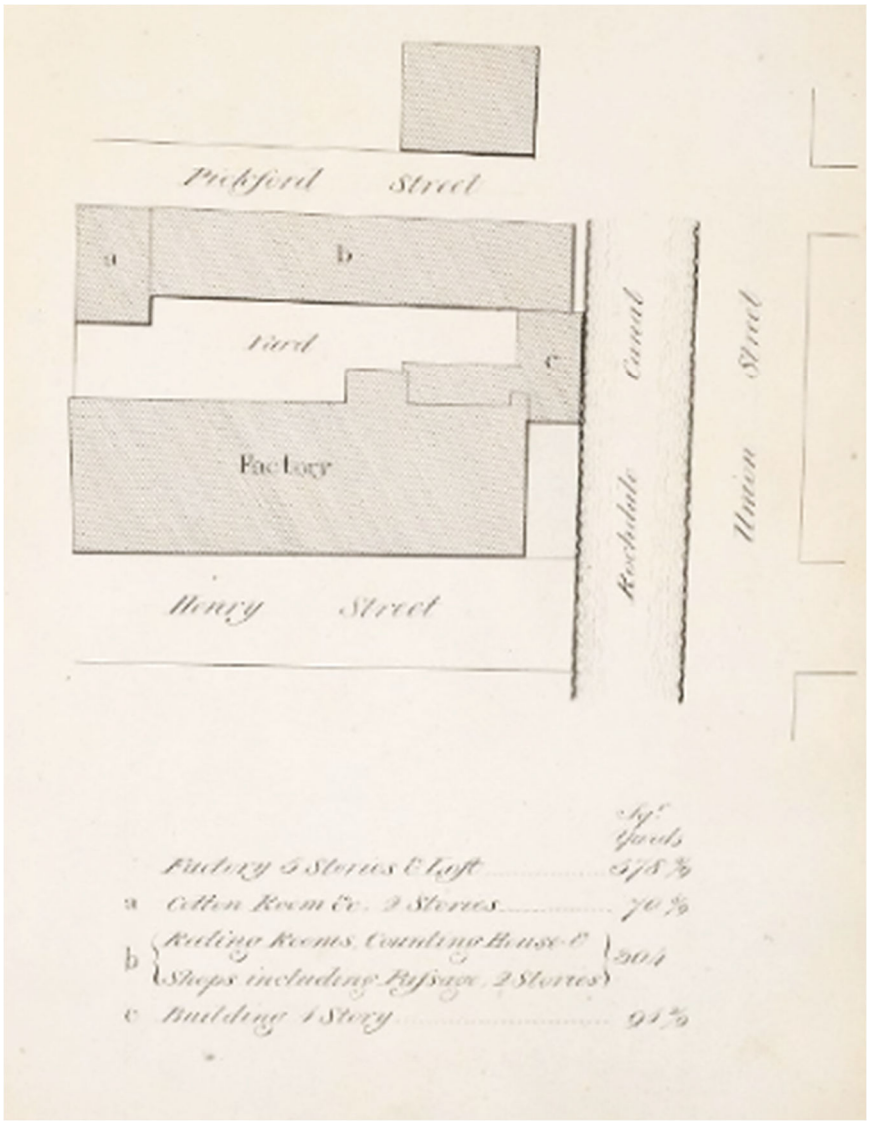
[43] Dodd, G. 1843. *Days at the factories, or, The manufacturing industry of Great Britain described and illustrated by numerous engravings of machines and processes.* London. Found at: https://archive.org/details/daysatfactories00doddgoog/page/302/mode/2up

[44] 1880. Bastow, Richard Austin (1839-1920). *Report on the Health of the City of Manchester: Registration Sub-District Ancoats. Sanitary District No. 5 (JRL18043942/Map Collection (Flat) C17:70 Manchester (23))*. The University of Manchester. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester. Found at: 1880 Report on the Health of the City of Manchester- Maps Collection (manchester.ac.uk) ;

1891. *Manchester – Lancashire CIV.7.22. Ordnance Survey Town Plans of England and Wales, 1840s-1890s* Surveyed: 1888, Published: 1891. National Library of Scotland. Found at: Ordnance Survey, OS town plan - Manchester - sheet CIV.7.22 - (nls.uk)

[45] 1928. Goad, Charles E. *Insurance Plan of the City of Manchester Vols I & II.* Sheet 220, Manchester II Extension, Surveyed March 1928.

[46] 1928. Goad, Charles E. *Insurance Plan of the City of Manchester Vols I & II.* Sheet 220, Manchester II Extension, Surveyed March 1928.

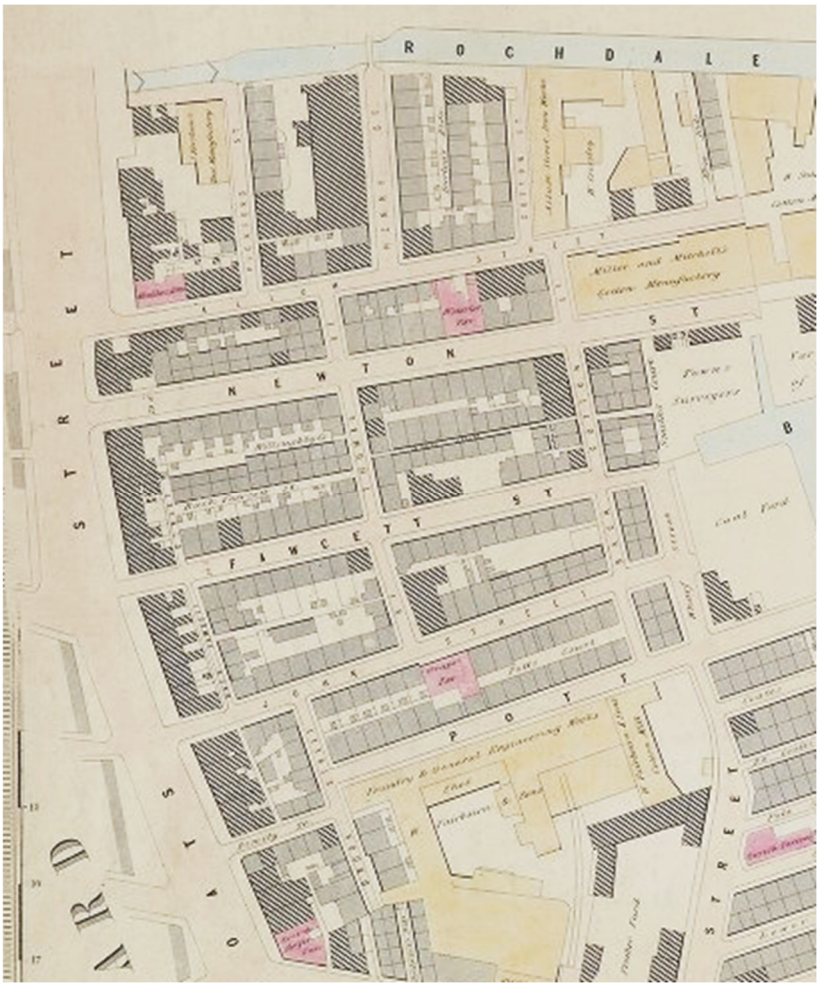


Insert 5-5 – Plan of the Oil Cloth Manufactory (ATK2) c1822 from Plans of all the Spinning Factories within the township of Manchester. James Kennedy, Page 69, Image Sequence number: 069. (JRL060042dc). Provided by the John Rylands Research Institute and Library, the University of Manchester.

5.8.5 Small-scale industry & commerce

A number of small-scale industries (ATK3) were also based within the Proposed Development Site. In contrast to the larger industrial premises which enjoyed some longevity, these industries were often short-lived, with a higher level of turnover in industry type and location. Many of these industries supported the local textile industry. This can be seen on the 1851 Ordnance Survey Town Plan, see ES (Volume 5) Figure 13.8, which labels a machine manufactory and iron foundry on Pickford Street, close to the Rochdale Canal. A building of similar footprint to the machine manufactory is shown on Banck's 1832 map of Manchester, see ES (Volume 5) Figure 13.7, and it is possible that the structure was in industrial use during this period, however no firm documentary evidence for this has been identified. Both of these smaller industries may have supported nearby textile mills, manufacturing and maintaining their machinery and equipment, taking up premises nearby for most efficient trade of these goods. By 1928 Goad Survey map, see ES (Volume 5) Figure 13.11, we can see that these two Pickford Street industries had both been demolished in favour of a large wooden structure used as the L. Lighthill & Co Timber Store. Other small-scale industries formerly present within the Proposed Development Site included a brewery on St Thomas Street and later a number of timber yards.

A number of domestic buildings in Ancoats were converted to industrial or commercial use as the need presented itself. This is illustrated by Adshead's 1851 map of Manchester which, in addition to public buildings, mills and works, hotels and inns, and private houses, identifies *Warehouses and places of Business*. These uses are concentrated along Great Ancoats Street and to the north of the Proposed Development Site, close to the canal and large-scale mill complexes. Many of these comprise buildings within terraces of workers' houses or are of domestic scale and plan, indicating their conversion to commercial use from domestic buildings.



Insert 5-6 - Extract from Adshead's 1851 map of Manchester showing the Proposed Development Site. Warehouses and places of Business are annotated using a diagonal hatch. Image provided by The John Rylands Research Institute and Library, The University of Manchester.

5.8.6 Worker's Housing

Already present by the time of Green's 1794 map of Manchester, see ES (Volume 5) Figure 13.5, terraced workers' housing was a characteristic feature of the Proposed Development Site from the late 18th century onwards, providing accommodation for the growing workforce of Ancoats (ATK4). Green's 1794 map[47] indicates domestic residences for workers to already have been present along Great Ancoats Street, Fawcett Street, John Street,

[47] 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)

Henry Street and Pickford Street (labelled as Eagle Street). This is shown to comprise terraced housing with some larger and some smaller back gardens with outdoor privies. There are still areas of undeveloped land, however subsequent map editions reveal this to have been developed over the following decades to create a densely developed townscape, as shown on Banck's 1832 Plan of Manchester, see ES (Volume 5) Figure 13.7, and the 1:1056 Ordnance Survey town plan of 1851, see ES (Volume 5) Figure 13.8.

The speed of industrialisation and the rapid construction of housing resulted in poor quality construction and living conditions within the Proposed Development Site. Houses were erected quickly and cheaply, packing as many units as possible into the available space, with little consideration of ventilation, lighting, sanitation or maintenance. Historic mapping shows back-to back housing, terraced houses constructed with shared walls to the back and sides with shared yards and privies, to have been erected between 1810 and 1820 on Back Cotton Street, John Street, St Thomas Street and Pott Street. 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 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 1851 Ordnance Survey map, see ES (Volume 5) Figure 13.8, evidences densely packed housing to have been present across the Proposed Development Site, lining the grid plan created by Allum Street, Newton Street, Fawcett Street, John Street and Pott Street. Recent archaeological excavations within Ancoats have 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[48]. These residences are some of the earliest workers' housing in Ancoats, which would have been one of the earliest examples of a steam powered industrial suburb nationally[49]. Moreover, many of the buildings along Great Ancoats Street, Fawcett Street and John Street in particular were still present in roughly their same layout and form in the 1891 map as in Green's 1794 map[50].

Census data from 1851 reveals the high-density of residents occupying the Proposed Development Site at this time. Many of these people are recorded to have been born in Manchester, however there is evidence of population movement from rural areas, particularly within Lancashire, into the industrialising centre of Manchester. Also notable within this data is the presence of a significant Irish population, reflecting the large-scale movement of people due to the famine of the 1840s. People of Irish origin frequently constituted 25-30% of residents on individual streets and notably over 80% of residents on Pott Street Court. This reflects the general trend for high numbers of Irish immigrants to settle in the Ancoats district at this time, attarcted by the factories, and the correlation of these communities with poorer areas of housing.[51] The high density of occupation within the Proposed Development Site can be seen in the number of residents listed at individual addresses, frequently around 10 people, but up to 19 people in one house on Back Cotton Street. The presence of multiple families at single addresses suggests the subdivision of buildings, whilst specific reference is made to cellar dwellings on Allum Street, reflecting the high density of population living within the Proposed Development Site.

The majority of residents are recorded to have been employed in textile factories, undertaking jobs such as piecers, bobbin carriers, weavers, and back tenters, whilst the presence of a home-working domestic textile industry may

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[48] 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

[49]Nevell, Michael. 2019. 'Saving Manchester's Industrial Past: Regeneration and New Uses of Industrial Archaeology Structures in greater Manchester' in *Transactions of the Lancashire and Cheshire Antiquarian Society*. p. 6. Found at: https://www.researchgate.net/publication/342313849

[50] 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) ;

1891. *Manchester – Lancashire CIV.7.22. Ordnance Survey Town Plans of England and Wales, 1840s-1890s* Surveyed: 1888, Published: 1891. National Library of Scotland. Found at: Ordnance Survey, OS town plan - Manchester - sheet CIV.7.22 - (nls.uk)

[51] Rose, M.E., Falconer, K, & Holder, J. 2011. *Ancoats, cradle of industrialisation*. English Heritage, Swindon. p.33.

also be suggested by occupations such as braid makers. There is considerable variety in other occupations represented within the census data, many of which are likely to have been lower status, poorly paid jobs, such as pipe clay sellers, mangle keepers, hawkers and scavengers, whilst a small number of residents are noted as being on poor relief. Also present, however are a small number of higher status occupations including police officers, overlookers, and a smith master who employed six men, reflecting the mixed demographics of the Proposed Development Site at this time.

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

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. Some limited evidence has been identified for cellars within the Proposed Development Site from census data, historic photos and the Goad map of 1928, see ES (Volume 5) Figure 13.11. It is possible that properties with higher numbers of residents recorded in the 1851 census may have included cellar dwellings, however this cannot be stated definitively. Detail shown on the 1851 Ordnance Survey town plan may indicate the presence of cellar dwellings on streets such as Newton Street due to the presence of flights of stairs laid out parallel to the principal elevation (Insert 5-7). There is evidence of terrace and back-to-back housing in the surrounding areas which had more residences with basements and attics. The Proposed Development Site had relatively few in comparison by the early 20th century, potentially as a result of clearance of the older terraced and back-to-back housing by the late-19th century.

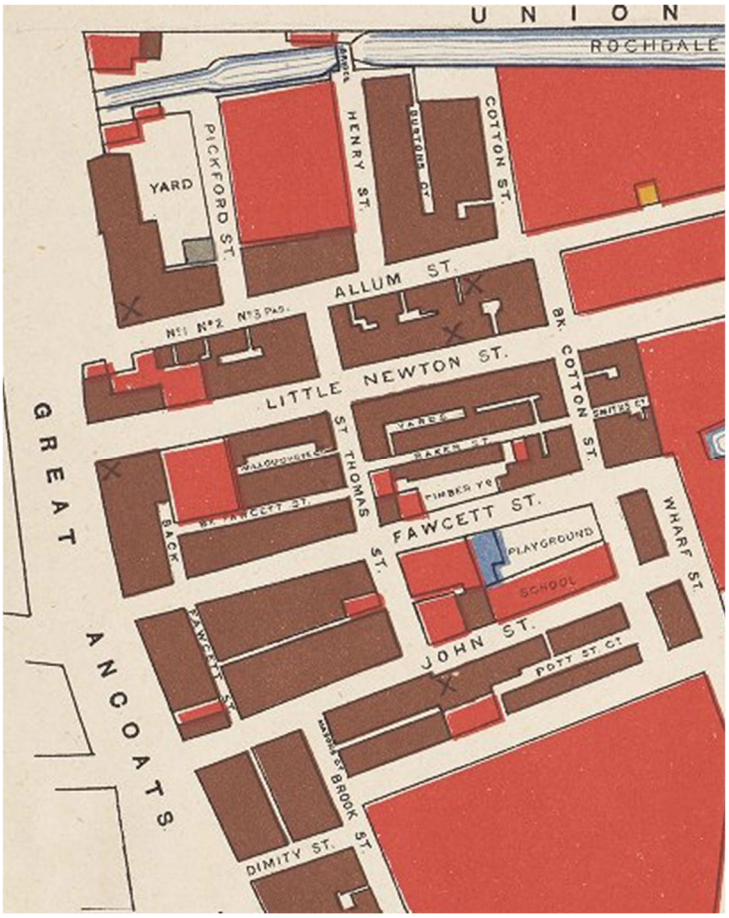
As awareness of poor sanitation and overcrowding and their social and health impacts increased during the 19th century, increasing legislative efforts were expended to improve housing within Manchester. A byelaw of 1844 banned the construction of back-to-back housing and the leasing of cellars for industry use due to poor sanitary conditions. Existing housing stock, such as that within the Proposed Development Site, was however exempt from these requirements. In the second half of the 19th century, numerous surveys were undertaken to determine the age and condition of workers' housing within the city, to inform proposals for improvement. Insert 5-8 shows an extract from the Report on the Health of the City of Manchester, published in 1880 which identifies housing within the Proposed Development Site to date from before 1830. The poor condition of this housing was compounded by the gradual decline of the cotton industry and continued lack of investment throughout the later 19th century.

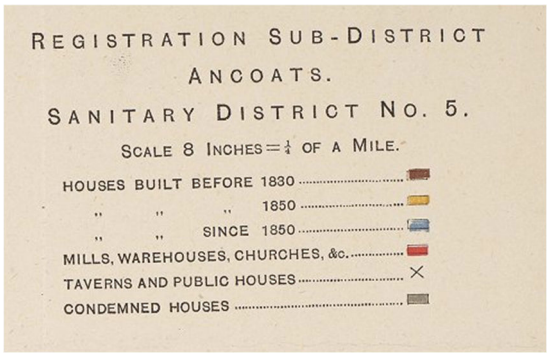
Domestic buildings within the Proposed Development Site were subject to gradual clearance, from the late 19th century onwards as part of the drive to improve housing conditions across Manchester. This process may have been accelerated by the bombing of Ancoats in the Second World War, see ES (Volume 5) Figure 13.12. 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.

Archaeological monitoring of ground investigation undertaken within the north of the Proposed Development Site identified remnants of brick wall foundations and stone and brick surfaces relating to Industrial period housing, suggesting potential for the survival of archaeological evidence relating to workers' housing to survive. The survival of such archaeological remains has the potential to contribute to understanding of working class living conditions and urban expansion from the late 18th to late 19th centuries, and particularly housing during the early Industrial revolution in Manchester. The value of any such archaeological remains is likely to be low.



Insert 5-7 - Extract from 1851 Ordnance Survey Town Plan showing detail of parallel staircases which may be indicative of the presence of cellar dwellings.





Insert 5-8 - Extract from the Report on the Health of the City of Manchester, 1880, showing ages of domestic buildings within the Proposed Development Site. The University of Manchester. Image provided by the John Rylands Research Institute and Library, the University of Manchester.



Insert 5-9 - Back-to-back housing on the corner of Wharf Street and Pott Street. Image provided by Manchester City Archives, reference m10422



Insert 5-10 - Housing on Fawcett Street, 1908. Image provided by Manchester City Archives, reference m11219

6. Assessment of archaeological potential

The following section discusses the potential for archaeological remains to survive within the Proposed Development Site on a period-by-period basis.

Palaeolithic to Romano-British periods

Little is known about the Proposed Development Site from the Palaeolithic to Romano-British period. Development of the Proposed Development 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.

Medieval

There is some potential for archaeological remains relating to medieval activity and occupation within the Proposed Development 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.

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 Proposed Development Site. There may be potential for buried evidence of early industrial buildings to survive, in particular surrounding 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.

Industrial

The Proposed Development 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, Allum Street Foundry, and the Oil Cloth Manufactory, as well as extensive groupings of purpose-built workers' housing. Each of these buildings underwent multiple changes in use, ownership and, in some cases, entire physical conversion or demolition. The Oil Cloth Manufactory was once a cotton mill, whilst Shooter's Brook Iron Works became a timber store and tin works. Only Allum Street Mill (12331.1.0) seems to have retained its physical structure consistently through the 19th century before being demolished in the late 20th century.

The workers' housing within the Proposed Development 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 United Kingdom. Some limited evidence has been identified from documentary records for cellars to have been present below the workers' housing within the Proposed Development Site. 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, John Street and Fawcett 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 Proposed Development Site. Therefore, there is some potential for subsurface evidence of cellars to survive within the Proposed Development Site. Any such archaeological remains would be significant and 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, but this is low for most sites other than Allum Street Mill (12331.1.0) and Shooter's Brook Iron Works due to the

frequent alteration and redevelopment of the sites. Identification of surviving elements of these former industrial sites may be possible through a programme of archaeological excavation that would seek to identify evidence for these buildings and their use and development over time.

Further, archaeological excavation would establish the potential on Fawcett Street, John Street and along Great Ancoats 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.

The watching brief on ground investigations to the north of the Proposed Development Site undertaken in 2023 (ES (Volume 4) Appendix 13.4) identified archaeological remains dating from the Industrial period to be present between 0.5m to 2m Bgl across the area investigated, despite the impact of relevelling of the Proposed Development Site for construction of the Central Retail Park. Although limited in extent, this investigation has confirmed the potential for archaeological remains to survive within the Proposed Development Site.

Modern

During the Modern period, the decline of the cotton industry meant that much of the Proposed Development Site fell into disrepair. There is some potential to understand the changes in the Proposed Development Site, including how bomb damage from the Second World War affected the area, and which areas suffered the most damage. Further, there may be more modern evidence of industrial buildings that replaced earlier industrial sites, such as the saw mill on the site of the Oil Cloth Manufactory. The potential for archaeological remains dating from this period within the Proposed Development Site is assessed to be moderate to high.

Table 6.1 – Assessment of Potential for Unknown Archaeological Remains

Time Period	Potential for archaeological remains	Potential value
Palaeolithic	Low	Low
Mesolithic	Low	Low
Neolithic	Low	Low
Bronze Age	Low	Low
Iron Age	Low	Low
Romano-British	Low	Low
Medieval	Low	Low
Post Medieval	Low to Moderate	Low to medium
Industrial	Moderate to High	Low to medium
Modern	Moderate to High	Low

7. Impact assessment

During construction of the Proposed Development below ground disturbance would result from:

- Removal of existing services and hardstanding across the Proposed Development Site; and
- Excavation to establish lower floor levels and substructure datums below the proposed buildings, extending to a maximum depth of 5.5m below ground level.

This would result in the removal, truncation or significant alteration of archaeological deposits within the Proposed Development Site, impacting the sites of:

- Shooter's Brook Iron Works (17373.1.0);
- Pott Street Pottery (as first identified on Green map of 1794);
- Allum Street Mill (12331.1.0);
- Allum Street Foundry;
- The Oil Cloth Manufactory; and
- Worker's Housing.

Archaeological deposits within the Proposed Development 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 decline by the first half of the 20th century. Despite clearance of this townscape by the later 20th century, archaeological evidence of this former industrial landscape potentially survives within the Proposed Development 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 currently covers the site and that there is potential for impact from construction of the Proposed Development. However, at this stage the quantity and state of preservation of any such archaeological remains is unknown. Based on currently available information it is assessed that the value of any such remains is likely to be low to medium.

Evidential industrial remains associated to the establishment of former factories, foundries and workers' housing within the boundary of the Proposed Development 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 remodelled this industrial landscape significantly, leaving potentially complex stratigraphic layers of industrial archaeology, that notwithstanding, such deposits, if present, would be directly impacted by construction activities.

Such sites as Allum Street Mill (12331.1.0) and the Oil Cloth Factory could preserve evidence of the early development of textile factories, including power supply and transmission. The survival of these complexes into the 20th century, or their replacement with timber yard sheds may have preserved associated archaeological remains, and potentially multiperiod layers of industrial archaeological activity.

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 Proposed Development. The oldest areas for workers' housing, dating from the late 18th century, were located off Fawcett and John's Street to the south of the Proposed Development Site and survived with little alteration 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. Should evidence for cellar dwellings be identified, it is possible these could contain fixtures, fittings and associated material culture that could inform on the use and layout of the cellars and any activity associated with cottage industries of the 18th to 20th centuries, however, at this stage the level of truncation is unknown.

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, across the upper western portion of the Proposed Development 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[52], remnants of brick wall foundations and stone and brick surfaces related to housing and industrial buildings that once occupied the Proposed Development Site 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 below ground level across the area investigated. Whilst this investigation was very limited in extent it does provide evidence that stratified deposits covering the Proposed Development Site from the late 18th to the 20th century do survive and would be impacted removed completely by the Proposed Development.

7.1 Recommendations for further work

This assessment has demonstrated that the Proposed Development Site is likely to contain archaeological remains of potential interest deriving from the development of Ancoats from the late 18th century as an industrialised area of international repute and would ultimately warrant further (intrusive) investigation in advance of development.

Consultation with GMAAS has confirmed that that any potential archaeological remains are very unlikely to be of national significance (See Section 4 above) and the impact of development would not be significant. Harm to the archaeological resource may be offset through recording in advance of or during development enabling groundworks.

GMAAS has stated in December 2023, that they are content to see any such work secured through a negative planning condition attached to consent and carried out in accordance with an agreed Project Design prepared by an appropriately qualified archaeological contractor.

It is therefore proposed that an appropriately designed programme of archaeological mitigation works is agreed for the Proposed Development Site with GMAAS through the preparation of an Archaeological Mitigation Strategy (AMS). It is considered that the program of archaeological work would consist of two phases of archaeological monitoring and investigation and one phase of post excavation analysis.

Phase 1, Archaeological Monitoring

Currently, the existing services across the Proposed Development Site have hampered any effective effort for archaeological investigation to be undertaken at the Proposed Development Site. However, it is understood that the existing services would be removed in an initial stage of enabling works before the removal of the current concrete cap for the footprint of the proposed building. Therefore, it is proposed that the removal of the existing services is undertaken under a programme of archaeological monitoring in order that potential areas of archaeology can be

[52] 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)

identified, and any location of archaeological deposits recorded across the Proposed Development Site that would advise on Phase 2.

The initial removal of the concrete cap and formation layer would be undertaken under archaeological supervision and a suitable period of time given for the effective removal of archaeological finds and deposits, in line with the methodologies contained within the agreed AMS.

Phase 2, Archaeological Evaluation and Excavation

It is proposed that a staged archaeological excavation takes place across the Proposed Development Site informed by an initial phase of targeted trial trenches across the Site in order to identify the potential survivability of archaeological deposits. This evaluation would be informed in part by any identified archaeological deposits that may have been revealed during the initial monitoring of the removal of the services across the Site during the First Phase of archaeological works..

The Proposed Development Site has the potential to yield archaeological remains which would contribute to regional research objectives, especially in the south-eastern part of the Proposed Development Site, in the area of the pottery and Shooter's Brook Iron Works (17373.1.0). Further known sites of archaeological potential and interest include Shooter's Brook Iron Works (17373.1.0), Allum Street Mill (12331.1.0), Allum Street Foundry, the Oil Cloth Manufactory, Worker's Housing and pottery, noted on Greens 1794 map, all of which have the potential to be of local or, at best, regional significance. The archaeological works would seek to assess the state of preservation and record and remove any stratigraphic archaeological deposits in advance of the main construction activities beginning with the above key sites being of primary consideration.

Should the evaluation uncover significant evidence for well preserved remains dating to the above, or earlier periods, further, archaeological works would likely be required, in consultation with GMAAS, to seek to assess the state of preservation and record and remove any stratigraphic archaeological deposits in advance of the main construction activities across the Site and in areas that will be impacted by the scheme.

Opportunities for community engagement and outreach would be explored as part of this work.

Phase 3, Post Excavation Analysis

On completion of the archaeological works on Site, a programme of archaeological and historical analysis would be undertaken. This analysis would seek to address specific research questions that would be outlined within the initial project design. The AMS would set out the rationale / research objectives for the archaeological works, thereby demonstrating an understanding of the archaeological interest and potential of the Proposed Development Site, with reference to the North West Regional Research Framework.53 It is anticipated that the investigations would advance archaeological understanding of the area and may be an opportunity to test archaeological methods and techniques on urban deposits.

Use of the research framework as a guide to data examination would allow the analysis to be specific and contribute to current archaeological research objectives and demands as appropriate. Research questions of particular relevance to the Proposed Development Site are:

- Ind22: How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
- Ind23: What evidence do we have for the improvement of urban public health during this period?
- Ind39: What do we know about pre-By Law workers' housing and where are significant examples?

[53] The North West England Regional Research Framework - North West Regional Research Framework (researchframeworks.org). Consulted 13/06/24

- Ind31: How have mass housing developments and civic or public buildings such as prisons, schools, and workhouses, influenced settlement growth?
- Ind32: To what extent did houses and shops incorporate workshops and warehousing?
- Ind33: How well studied and understood are the back yards of workers housing and what is their significance?
- Ind39: What do we know about pre By Law workers housing and where are significant examples?
- Ind53: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?
- Using potential evidence from the former pottery on the site of Shooter's Brook Iron Works – which represents an early pottery in Manchester of this period.
- Where was local pottery sourced once this pottery was absorbed into the Shooter's Brook Iron Works? How long did the Pott Street pottery remain in operation? Ind55: What is the evidence for the development of power production?
- Ind57: In what ways can we identify domestic buildings adapted for the textile industry?
- Ind58: How have industrial buildings adapted to new technology and processes?
- Was the Pott Street pottery kiln structure extended and adapted as part of the Iron Works or demolished?
- Was Shooter's Brook Iron Works owned by Fairbairn?
- Were early oil manufactories in Manchester/NW such as the Oil Cloth Manufactory mechanised or not?
-
- Ind60: How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?
- Ind100: How do we capture the process of industrialisation?

8. Conclusion

Preparation of this detailed archaeological DBA has identified moderate to high potential for the presence of archaeological remains dating to the Industrial and Modern periods within the Proposed Development Site. Assets of archaeological interest and potential to contribute to regional research priorities include:

- Shooter's Brook Iron Works (17373.1.0);
- Pott Street Pottery (as first identified on Green map of 1794);
- Allum Street Mill (12331.1.0);
- Allum Street Foundry;
- The Oil Cloth Manufactory; and
- Workers' Housing.
- Pottery (as first identified on Green map of 1794)

These assets have the potential to provide evidence for the development of industry and housing in Ancoats in the late 18th and early 19th centuries, and its development into the 20th century. Low potential has been identified for archaeological remains from other periods to be present within the Proposed Development Site. Construction of the Proposed Development would result in the removal of archaeological remains within the boundaries of the Proposed Development Site.

Based on the findings of this DBA and consultation with GMAAS it is not anticipated that surviving archaeological remains within the Proposed Development Site are of national significance, and the impact of the Proposed Development is not anticipated to be significant.

Following consultation with GMAAS, the archaeological advisors to Manchester City Council, a staged programme of archaeological mitigation works is recommended to be undertaken in advance of or during development. This would comprise:

- Archaeological monitoring;
- Archaeological excavation and investigation; and
- Post excavation analysis.

These works would be designed and agreed in advance in consultation with GMAAS through the preparation of an AMS and secured by condition.

AtkinsRéalis

AtkinsRéalis Manchester
3 Piccadilly Place,
M1 3BN,
Manchester,
United Kingdom

T: +44 1612 453400

www.atkinsrealis.com