



SALFORD
ARCHAEOLOGY
University of Salford

Bruntwood SciTech Limited

Issue: v1

27/03/24

SA/2024/17

Greenheys Manchester Science Park Manchester

Archaeological Watching Brief Report



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Information

Location:	Greenheys, Manchester Science Park, Greenheys Lane, Manchester, M15 6JJ		
NGR:	NGR 384268, 396287		
Project:	Archaeological Watching Brief Report		
Planning reference:	136934/FO/2023		
Internal reference:	SECL2265: Greenheys, Manchester Science Park, Manchester		
Report number:	SA/2024/17		
Prepared for:	Bruntwood SciTech Limited		
Document:	Archaeological Watching Brief Report		
Version:	V1		
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Date:	27/03/24		
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SUMMARY

This report details the results of an archaeological watching brief during the initial groundworks preceding the construction of a 7-storey laboratory and office building (centred on: NGR 384268, 396287). In August 2023, Salford Archaeology were commissioned by Bruntwood SciTech Ltd. to monitor slab lifting and remediation groundworks in order to record any surviving structural remains within the site. The works were monitored by a suitably experienced archaeologist (Andy Coutts) from Salford Archaeology.

In July 2023, planning permission was granted for the consented scheme, which involved the demolition of existing buildings construction of a new building complete with a full plant level, office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works.

A written scheme of investigation was produced by Salford Archaeology in September 2023, which outlined the methodology for the archaeological monitoring and recording. The archaeological works took place between 29th of January and 14th of February 2023. The investigation was successful in recording the foundations of several late 19th-century buildings, together with fragmentary remains of an earlier brick structure of probable early 19th-century origin. The results of this investigation are of deemed to be of low local importance.

A copy of this report will be deposited with the Greater Manchester Archaeological Advisory Service (GMAAS) to be incorporated into the Greater Manchester HER (Historic Environment Record) and a further copy will also be published on the Archaeological Data Service (ADS). Site records, this report and other archaeological information may also be uploaded to the University of Salford's Figshare Research Repository, unless specifically asked not to do so.



1 INTRODUCTION

1.1 Circumstances of the project

- 1.1.1 This report details the results and working methods of an archaeological watching brief, commissioned by Bruntwood SciTech Ltd., to monitor groundwork ahead of the new development of new laboratory and office facilities. The site is bounded by The McDougall Centre (University of Manchester) building to the north, Pencroft Way to the east, a technical business building to the south, and Greenheys Lane to the west (Fig 1; Plate 1). The consented scheme involved the demolition of existing buildings and erection of a new building complete with a full plant level, office and laboratory floorspace (Use Class E).
- 1.1.2 The archaeological potential for the site was highlighted in a Desk Based Assessment produced by Salford Archaeology in April 2023 (Foxall 2023). In this it is stated that despite previous development, the site retains some potential for the survival of structural remains relating to the 19th-century development of the site. The presence of several, single-depth linear ranges of buildings raised the potential for the site to contribute to the present understanding of stabling and workshops in 19th-century Manchester.
- 1.1.3 The archaeological watching brief took place between 29th of January and 14th of February 2024 and comprised monitoring of the groundworks, specifically slab-lifting and remediation, to identify and record any surviving archaeology across the site.
- 1.1.4 The works were undertaken by Andy Coutts and the project was managed by Oliver Cook.

2 AIMS AND OBJECTIVES

2.1 Academic Aims

2.1.1 The academic aim of this project was to record any unknown buried archaeological remains, with particular attention being paid to structural remains in the central part of the site, which were identified on historic mapping. It was hoped the results of the watching brief would enhance the understanding of the site's 19th-century development, building on several heritage statements produced for the site, prior to demolition activity earlier in the year.

2.2 Objectives

2.2.1 The principal objectives of the project were to maintain a watching brief to record any archaeologically significant remains encountered during the groundworks. Following this, the project aimed to summarise the results of the watching brief into a technical report and produce a project-specific archaeological archive.

2.3 Research Potential

2.3.1 The research potential of the project was to undertake an archaeological watching brief in order to create a record of any surviving archaeological remains within the site. Should any remains of workshops or stables surviving it was hoped these might address relevant research questions:

Ind32: *To what extent did houses and shops incorporate workshops and warehousing?*

Ind96: *To what extent are important survivals of horse infrastructure well understood, recorded, and protected?*



3 SETTING

3.1 Location

- 3.1.1 The development site (centred on NGR 384276, 396280; referred to herein as the site) until recently comprised a plot of land containing Greenheys Business Centre, two previous houses converted into commercial spaces and a car park. Greenheys is an inner-city area south of Manchester which is bounded by Chorlton-upon-Medlock to the east, Hulme to the west and Moss Side to the south. Historically, Greenheys was part of Chorlton-upon-Medlock, although it is currently part of Moss Side's ward. The site is bounded by The McDougall Centre (University of Manchester) building to the north, Pencroft Way to the east, a technical business building to the south, and Greenheys Lane to the west (Fig 1; Plate 1).



Plate 1: Recent aerial view of the site showing the configuration of buildings prior to demolition

3.2 Topography and Geology

- 3.2.1 Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley,

whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes 1.2km north of the Site. The site lies at a height of 34.3m above Ordnance Datum (aOD) and is relatively flat.

- 3.2.2 The site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society).

4 HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 An Historic Desk Based Assessment produced by Salford Archaeology in 2023 has provided a detailed history of the history of the site, and its development and should be read in conjunction with this report (*Archaeological Desk-based Assessment of land at Manchester Science Park, Greenheys* 2023, 10-27; report ref: SA/2023/28). A concise summary is included below.
- 4.1.2 Early 19th-century maps show the proposal area had been partially developed. Two detached villas and two double-depth terraced houses were built on Greenheys Lane, all with accompanying ornamental front and back gardens and outbuildings.
- 4.1.3 By the mid-19th century, a row of double-depth houses and a larger house with ornamental garden was built on Park Street in the east of the development area. Most of the rear gardens had been developed by the end of the 19th century. The site contained two rows of single-depth buildings in the north and south of the site, as well as several long rectangular buildings of unknown purpose, most likely industrial buildings, stables, sheds or workshops. More double-depth houses had been built on Park Street and Orchard Street which fell partially within the site. One of the villas on Greenheys Lane was later demolished and replaced with semi-detached, double-depth houses and many of the long rectangular buildings had been replaced with a large building that dominated the centre of the site by the start of the 20th century.
- 4.1.4 By the mid- 20th century, the majority of the buildings had been demolished and cleared, apart from the semi-detached, double-depth terraces on Greenheys Lane and the four double-depth houses on the west side of Park Street. By 1963 a garage dominated the footprint of the site and the houses on Greenheys Lane had been extended into a factory.

5 METHODOLOGY

5.1 Introduction

5.1.1 The archaeological works were undertaken according to the written scheme of investigation (Cook 2023) prepared by Salford Archaeology and approved by Greater Manchester Archaeological Advisory Service.

5.1.2 The investigation consisted of archaeological monitoring conducted during the initial programme of groundworks, which comprised slab-lifting and remediation. Visits were conducted to coincide with groundworks within a pre-determined area in the middle of the site, which had historically contained several linear ranges of stables, storage facilities, workshops or sheds. The main aim of the watching brief was to record any archaeological remains ahead of their eventual loss during the development process (Cook 2023).

5.1.3 **General Methodology:** All archaeological work was conducted following the ClfA Standards and Guidance for archaeological watching briefs (ClfA 2020a). The client provided all excavation plant and was responsible for all excavations and service avoidance. The watching brief was undertaken by a suitably qualified and experienced archaeologist. The archaeological watching brief conducted in-line with the following operating procedures:

- Salford Archaeology, Codes of Practice, 2020, Volumes 1-25.
- Salford Archaeology, Health and Safety Manual, 2020.
- Salford Archaeology, Policies, 2020, Volumes 1-8.

5.1.4 **Watching Brief:** An archaeologist was present to monitor the initial phases of slab-lifting, earthmoving and remediation within a pre-determined area in the middle of the site. The machine was stopped for a brief time by the archaeologist when any possibly archaeological remains were encountered, in order to clean, photograph and record any such features or structures. All information identified in the course of the site works was recorded stratigraphically. The results of the watching brief were recorded on pro-forma



context sheets and sufficient pictorial record (plans, sections and high-resolution digital photographs) were produced to identify and illustrate individual features. Primary records were available for inspection at all times.

- 5.1.5 **Context Recording:** where appropriate, all contexts were recorded using pro-forma sheets, and the details were then incorporated into a Harris matrix. All written recording of any survey data, contexts, photographs, artefacts and ecofacts was cross-referenced from record sheets using sequential numbering.
- 5.1.6 **Photography:** A full and detailed photographic record of individual contexts was maintained and general views from standard viewpoints of the overall site at all stages of the excavation were generated. Photography was undertaken in accordance with Historic England guidance, Digital Image Capture and File Storage Guidelines for Best Practice (July 2015). All frames included a visible, graduated metric scale. Photograph records were maintained on photographic pro-forma sheets.

6 WATCHING BRIEF RESULTS

6.1 Introduction

6.1.1 The investigation was limited to an area in the middle of the site. By the very nature of the watching brief, which was undertaken as a series of visits during separate episodes of groundwork, the structural remains encountered were not exposed simultaneously. As such, the walls were recorded within five separate areas. For ease, several of these structural groups are discussed together (Areas 2-4; and 1 & 5), particularly where they relate to the same buildings or ranges of buildings.

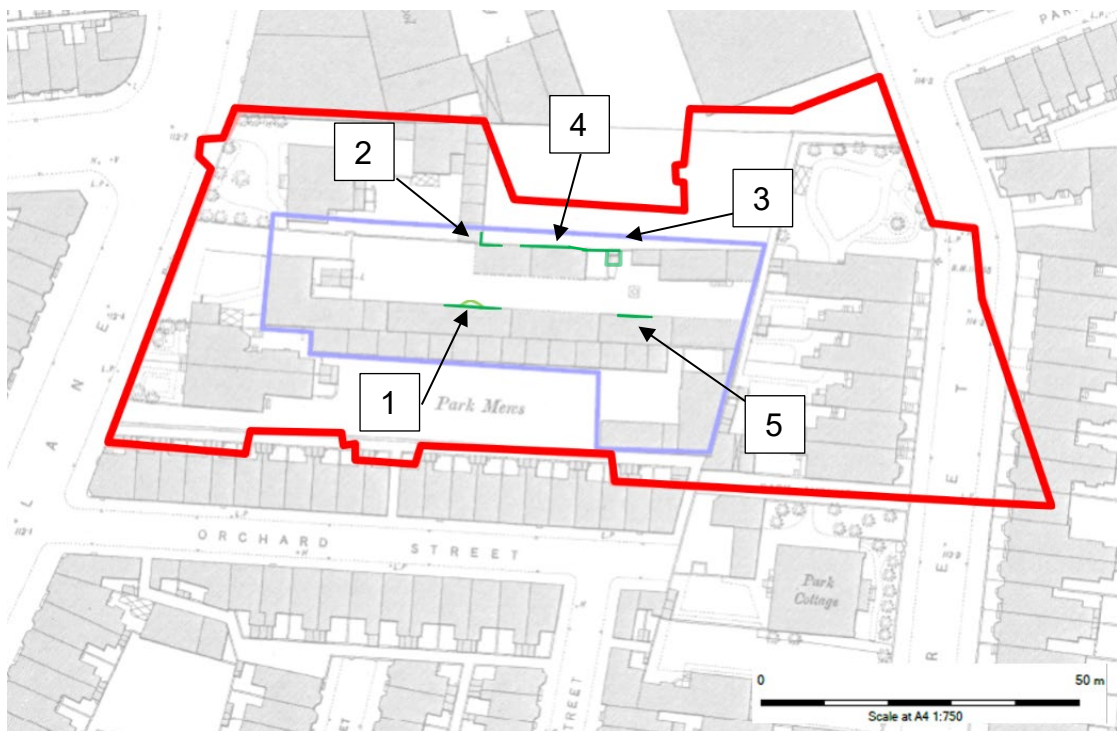


Plate 2: Overall watching brief area (outlined in blue) overlain to the 1:500 Town Plan of 1891 showing the recorded structural remains (green) within Areas 1-5

6.2 Natural

6.2.1 The natural [000] across the site comprised a firm, light yellowish brown sandy clay with frequent small sub-rounded inclusions. The natural encountered is consistent with the mapped deposits of Devensian Till (BGS Online 2024).

6.3 Area 1, Brick Structure (Plates 3 & 4)

6.3.1 Roughly half of an annular brick structure [001] was exposed at a depth of 1.43m below the current ground level in the middle of the site. The surviving brickwork was 0.22m wide and was recorded over a total area of 2.10m (east / west) x 1.50m (north / south). The structure utilised handmade brick. No traces of mortar were evident on the bricks, which were seemingly laid dry. The structure was filled internally with a deposit of firm mid brown clay containing moderate to frequent brick rubble inclusions. A fragment of collapsed brickwork, seemingly from the same structure was identified close to its north-eastern end. The structure was truncated subsequently by an east / west aligned wall.



Plate 3: Annular brick structure [001] and later wall [002] looking south-east (scales = 1m)



Plate 4: Annular brick structure [001] and later wall [002] looking south (scales = 1m)

6.4 Areas 1 and 5, East / West Range (Plates 3-5)

- 6.4.1 Two lengths of wall [002]/[003] were exposed in Areas 1 and 5 and seemingly represent the northern side of a range of buildings shown on the Ordnance Survey 1:500 Town Plan. The buildings originally fronted onto a large open courtyard, which occupied a large part of the current development site.
- 6.4.2 The westernmost wall [002], exposed in Area 1, was housed in a linear construction cut, which truncated the remains of an earlier brick structure [001] (discussed above). The wall foundation [002] had a maximum surviving length of 4.21m, width of 0.33m and survived to a maximum height of 1.18m. The wall was constructed using handmade and wire-cut bricks bonded in a mid-grey ashy lime-based mortar. The wall stepped out towards its base.
- 6.4.3 The easternmost wall [003] was more fragmentary than the wall to the west [002] but seemingly of the same construction. The 0.33m-wide exposed wall [003] was truncated at both ends and survived to a maximum length of 3.10m, standing approximately 0.53m tall. As with wall [002], this also stepped out

towards its base. The western end of the wall was directly overlaid by a later concrete surface suggesting its surviving height reflects the level to which it was demolished prior to the construction of modern buildings on the site.



Plate 5: North elevation of wall [003] looking south (scales = 1m)

6.5 Areas 2, 3 and 4, East / West Range (Plate 6-9)

- 6.5.1 Foundations associated with an east / west range of single-depth buildings visible on the Ordnance Survey 1:500 Town Plan of 1891 were exposed along the northern edge of the watching brief area (within Areas 2, 3 and 4).
- 6.5.2 The northern (rear) wall of this range, assigned a single context number [004], survived in three sections measuring 6.40m, 7.70m and 6.73m. All three sections of wall were of identical construction, measuring 0.46m wide (four brick widths wide) constructed of wire-cut bricks set in a mid-grey ashy lime-based mortar. The average brick dimensions (230mm x 110mm x 70mm; 9in x 4½in x 2¾in) for the materials used in the wall were deemed consistent with typical imperial brick sizes in the latter half of the 19th century. Traces of

bitumen adhered to the upper surface of the wall in Area 4 likely represent a damp-proof-course.



Plate 6: Western end of the north wall [004], looking north (scales = 1m)



Plate 7: Eastern continuation of wall [004] looking west. Contemporary wall [005] visible in the foreground



Plate 8: Western wall of building [005] showing abutting internal southern wall, right of shot, with continuation of wall [004] to the rear (scales = 1m)

- 6.5.3 Keyed into the northern wall at its eastern end was a small rectangular building [005] defined by three surviving walls. This corresponds reasonably well to a structure shown on the Ordnance Survey 1:500 Town Plan of 1891. Internally it measured 4.45m x 3.50m. The east and west walls of the building were 0.33m wide, whilst the southern wall was 0.24m wide. The continuation of the western wall beyond the southern wall suggested that the structure as a whole continued further; it had been truncated at this point by later activity.



Plate 9: Southern side of building [005] looking west (scales = 1m)

6.6 Area 2 (west), North / South Range (Plate 10 & 11)

- 6.6.1 Located close to the northern edge of the watching brief area were two parallel north / south aligned walls [006]/[007]. These structure exposed at the western end of Area 2 close to the end of wall [004].
- 6.6.2 The southern end of the easternmost wall [006] lay close to wall [004], however due to modern disturbance which had removed parts of both structures, it was hard to determine a structural relationship between the two walls. The north /

south wall [006] had shallower foundations and was less substantial. At its base the foundation [006] was 0.46m wide, narrowing to 0.23m towards the uppermost section of masonry. The structure utilised handmade brick bonded in a light grey sandy lime-based mortar. This suggests that it could belong to a slightly earlier episode of construction than the adjacent walls [004]/[007]. Its overall appearance and materials lend weight to this interpretation.



Plate 10: From left to right walls [007]/[006] and [004] looking north-east (scale = 1m)

6.6.3 Running alongside the western side of wall [006] was another brick wall [007] constructed of wire-cut brick bonded with a hard mid grey ash mortar. This wall measured 0.33m at its base and had slightly deeper foundations than the adjacent wall [006], extending to a depth of 0.62m.



Plate 11: From left to right walls [007]/[006] and [004] looking east (scales = 1m)

7 DISCUSSION & CONCLUSIONS

7.1 Key Results

- 7.1.1 An isolated and fragmentary annular brick structure was identified in the middle of the site. This was visibly truncated by a late-19th century wall belonging to a later range of buildings visible on the Ordnance Survey Town Plan of 1891. Through overlaying its location to historic mapping, it is clear the earlier brick structure was originally situated in the gardens to the rear of the 19th-century villas. Its form – a ring of brickwork – was redolent of the lining of a well, however during the removal of the structure as part of the groundworks, it was found to have an insubstantial in depth. Only a single course of brickwork survived, and it seems unlikely given our understanding of the former ground level within the site, that this could have historically functioned as a well. The structure may represent the foundations of a garden feature associated with the ornamental gardens indicated on the historic mapping, or alternatively fulfilled a more utilitarian function as some sort of brick-lined cistern, tank or possible cess pit.
- 7.1.2 A series of structural remains survived in the central part of the site and relate to developments taking place in the second half of the 19th century. The walls were easily relatable to the outer walls of three ranges of buildings shown on the Ordnance Survey Town Plan of 1891. Only fragmentary foundations of these buildings survived with a distinct absence of any internal floor surfaces, which were presumably less substantial and had been truncated by later activity on the site. In some cases, during the lifting of concrete slabs which covered the site at the time of the investigation, layers of underlying bricks to which the concrete was adhered were incidentally removed. It was difficult to say with certainty whether these layers of brick were earlier floor surfaces but if this was the case, the floors, and foundations of 20th-century buildings within the site had been laid directly atop the 19th-century buildings.
- 7.1.3 A small structure at the eastern end of Area 3 was identified as the northernmost room / component of a small outbuilding. This could have functioned as a storeroom.



Plate 12: Extract from the Ordnance Survey 1:500 Town Plan showing the surviving structures recorded during the watching brief

7.2 Significance

7.2.1 The archaeological watching brief has demonstrated that the site retained very little in the way of structural remains and thus has no further archaeological potential. The absence of any substantial or extensive remains relating to the supposed stables or workshops likely reflects both their original construction as uncellared, in some cases single-storey buildings and the effects of both recent and historic construction activity and landscaping, which contributed to the removal of all internal surfaces within the buildings and the majority of the buildings' external walls.

7.3 Key Initiatives

7.3.1 In this instance, the results of the fieldwork are only able to contribute a limited amount of information towards the objectives of the project, as outlined in the WSI (Cook 2023).

7.4 Dissemination

- 7.4.1 Salford Archaeology are cognisant of the need for discretion to protect the Client's interests when communicating the results of commissioned works. We are also aware of the public interest in archaeological and heritage-based activities, particularly within their local environment.
- 7.4.2 A copy of this report will be deposited with Greater Manchester Historic Environment Record (HER).
- 7.4.3 Any digitised records and data, including a copy of this report, will be uploaded and made publicly accessible on the ADS (Archaeological Data Service) and the University of Salford's Figshare research repository.
- 7.4.4 Salford Archaeology will register the report with OASIS (On-line Access to Index of Archaeological Investigations).



8 ARCHIVE

- 8.1.1 The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with the ClfA guidelines detailed in the Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2020b). The preparation of the archive will also be informed by the Guidelines for the preparation of Excavation Archives for long-term storage (United Kingdom Institute for Conservation, 1990), Standards in the museum care of archaeological collections (Museums and Galleries Commission 1992), and in accordance with any museum deposition guidelines. Provision will be made for the stable storage of paper records and their long-term storage.
- 8.1.2 The site archive is so organised as to be compatible with the other archaeological archives produced within the region and will follow the specifications issued to Salford Archaeology by GMAAS. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with the Archaeology Data Service.
- 8.1.3 The digital archive will be produced using industry standard file formats, with a clear file structure that allows these to be easily shared with all stakeholders and allows the data to continue to be preserved and shared with the public.

9 ACKNOWLEDGEMENTS

- 9.1.1 Salford Archaeology would like to thank Bruntwood SciTech Limited and specifically William Plant and Josh Woolgar for commissioning the archaeological watching brief and Ben Dyson of GMAAS for monitoring the work. We would also like to thank Andy Coutts for conducting the watching brief. The report was written by Oliver Cook, who also managed this project.



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APPENDIX 2 : FIGURES

- Figure 1: Site location
- Figure 2: Watching Brief Results
- Figure 3: Site boundary and watching brief results superimposed on the modern Ordnance Survey mapping
- Figure 4: Site boundary and watching brief results superimposed onto the Ordnance Survey 60" to 1 mile Town Plan 1851
- Figure 4: Site boundary and watching brief results
- Figure 5: Site boundary and watching brief results superimposed onto the Ordnance Survey 1:500 Town Plan of 1891



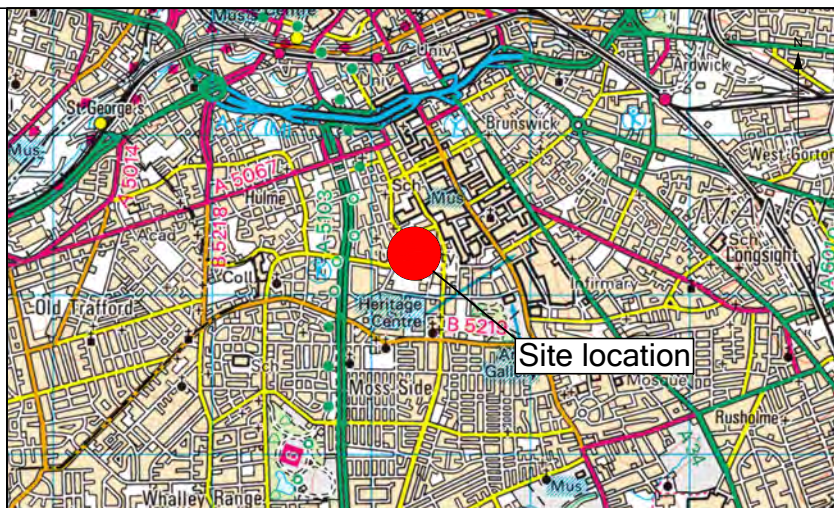


Figure 1:

Site Location

Contains Ordnance Survey data © Crown copyright and database right 2023



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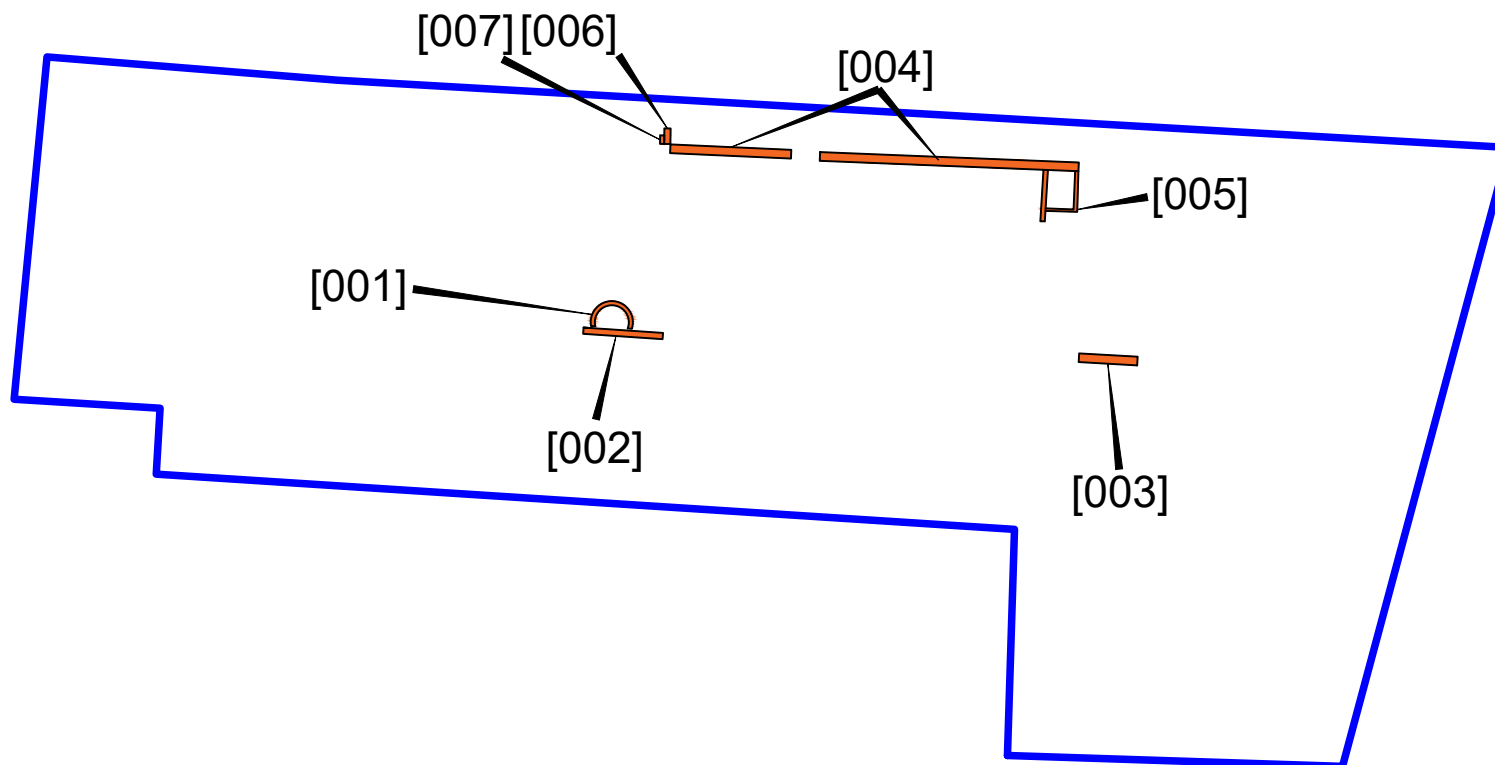
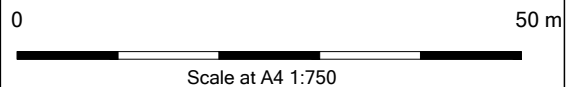


Figure 2: Watching brief results



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Key:

-  Red Line Boundary
-  Watching Brief Area
-  Brick Walls

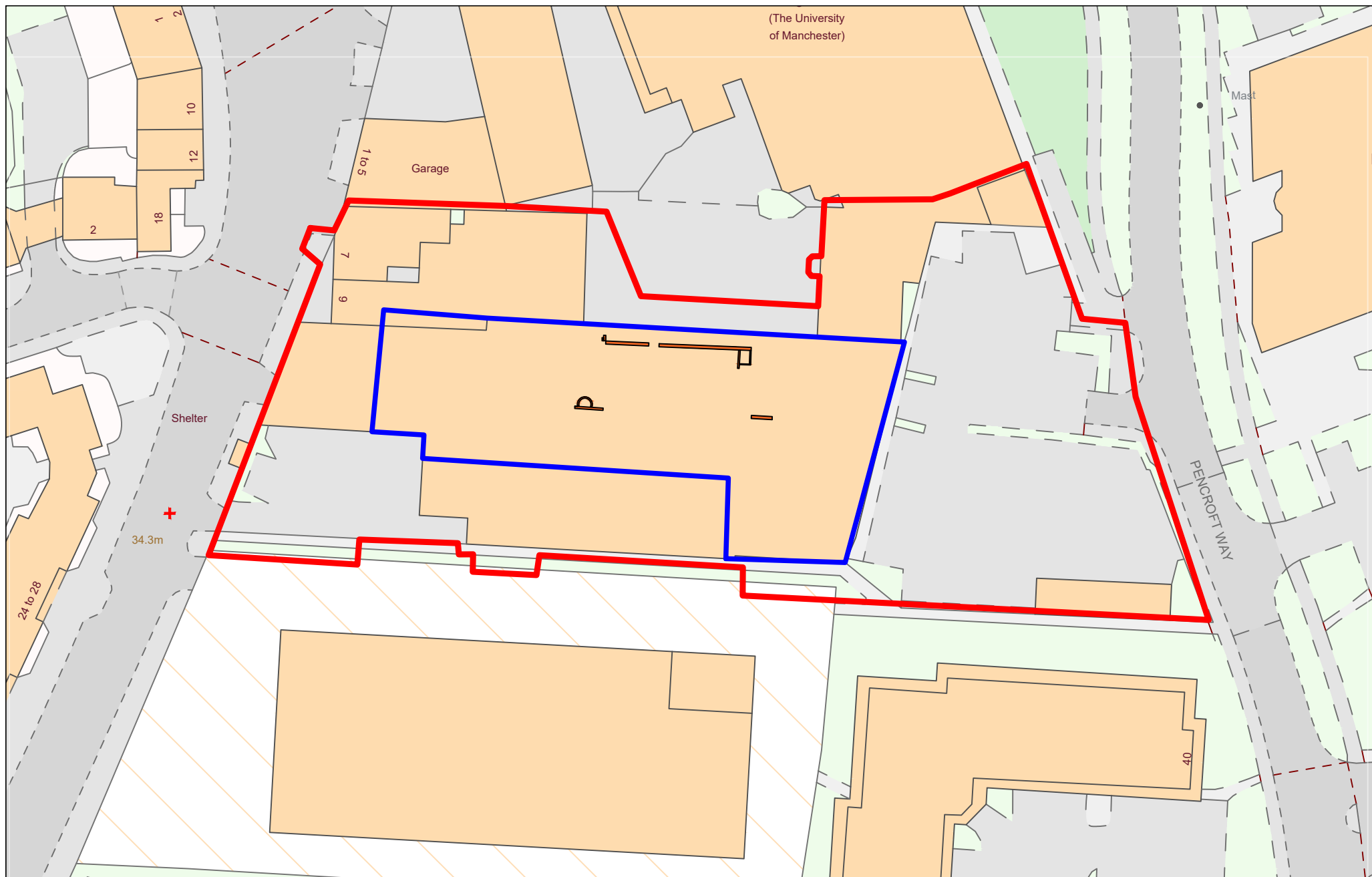


Figure 3: Site boundary and watching brief results superimposed on the modern Ordnance Survey mapping



Key:

- Red Line Boundary
- Watching Brief Area



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0

50 m



Scale at A4 1:750

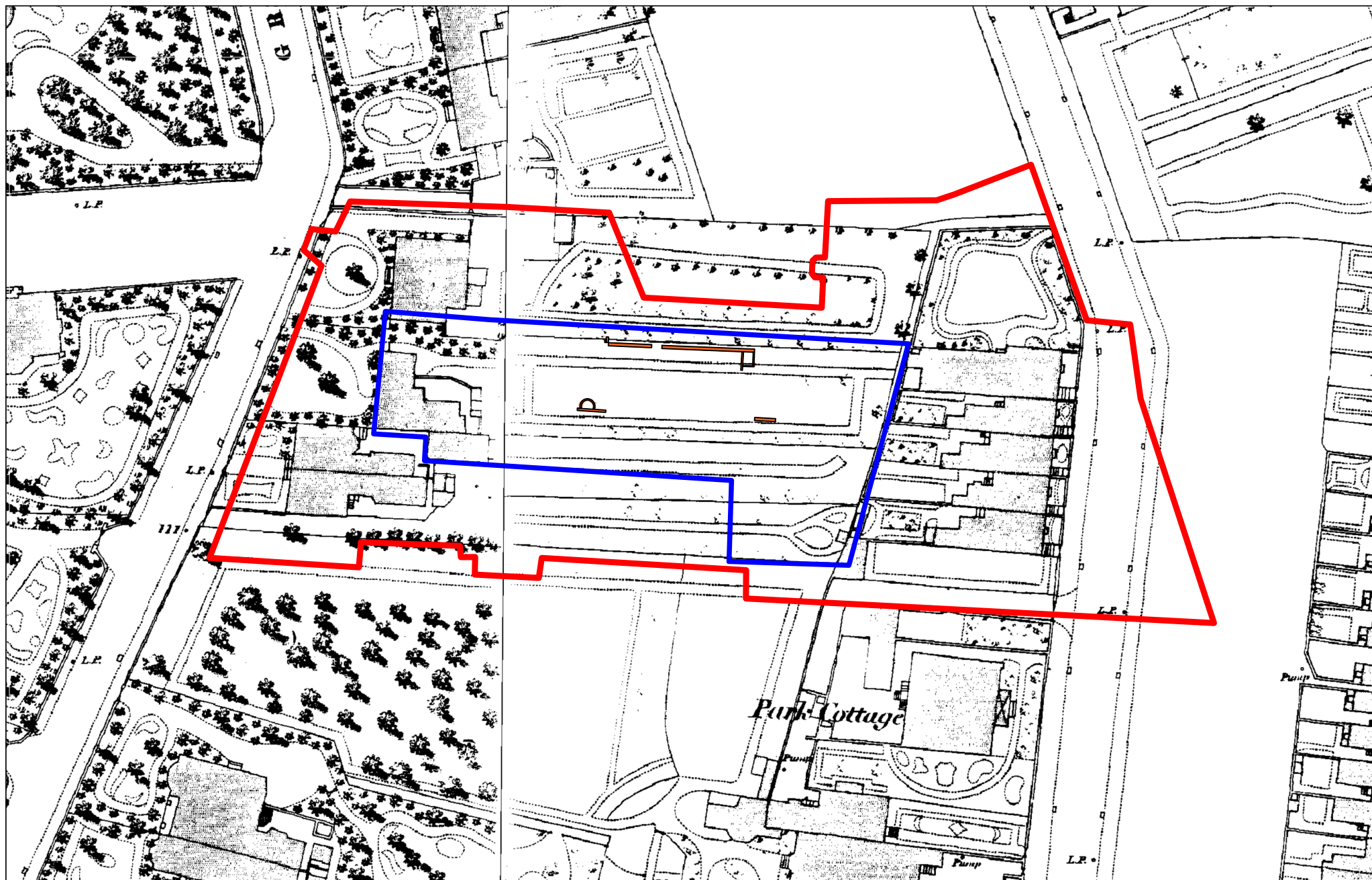


Figure 4: Location of archaeological watching brief superimposed onto the Ordnance Survey 60" to 1 mile Town Plan 1851



Key:

- ▬ Red Line Boundary
- ▬ Watching Brief Area



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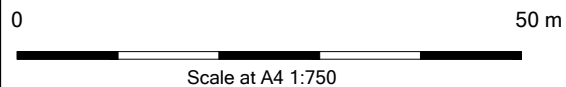




Figure 5: Location of archaeological watching brief superimposed onto the Ordnance Survey 1:500 Town Plan of 1891

Key:

- Red Line Boundary
- Watching Brief Area



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0 50 m
Scale at A4 1:750

