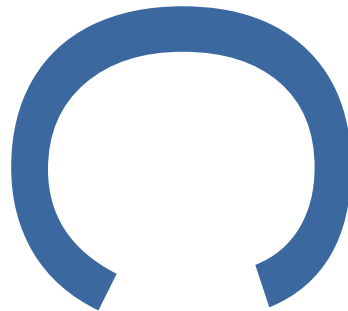
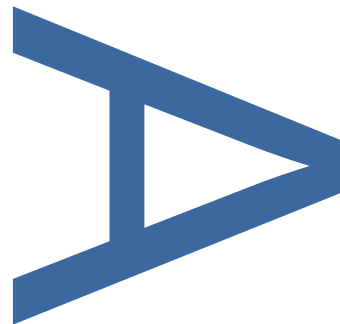


**Room2 Homtel Piccadilly
Manchester**



**An Archaeological Desk-Based
Assessment Report Update**



Local planning authority

Manchester City Council

PCA report no.

R15452

PCA project no

K8402

Date

July 2024

PRE-CONSTRUCT ARCHAEOLOGY LIMITED

www.pre-construct.com

Room2 Homotel Piccadilly Manchester

An Archaeological Desk-Based Assessment Report Update

Central National Grid Reference: NGR 384575 398140

Written by: Philip Jefferies

Report Number: R15452

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July 2024

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CONTENTS

1	NON-TECHNICAL SUMMARY.....	5
2	INTRODUCTION.....	6
3	THE SITE AND PROPOSED SCHEME	10
4	PLANNING BACKGROUND	11
5	GEOLOGY AND TOPOGRAPHY	14
6	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	15
7	ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE	16
8	IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS.....	17
9	CONCLUSIONS.....	18
10	BIBLIOGRAPHY	19
11	ACKNOWLEDGEMENTS.....	20
APPENDIX 1 – IAN MILLER, 2016, “ARCHAEOLOGICAL DESK-BASED ASSESSMENT REPORT: TOYOKO INN, 12-16 PICCADILLY, MANCHESTER” , UNIVERSITY OF SALFORD, MANCHESTER, UNPUBLISHED REPORT NO 2016/26		25

FIGURES

FIGURE 1: SITE LOCATION.....	8
FIGURE 2: DETAILED SITE LOCATION	9
FIGURE 3: PROPOSED BASEMENT FLOOR PLAN	21
FIGURE 4: PROPOSED GROUND FLOOR PLAN	22
FIGURE 5: PROPOSED EAST & NORTH ELEVATIONS.....	23
FIGURE 6: PROPOSED NORTH ELEVATION	24

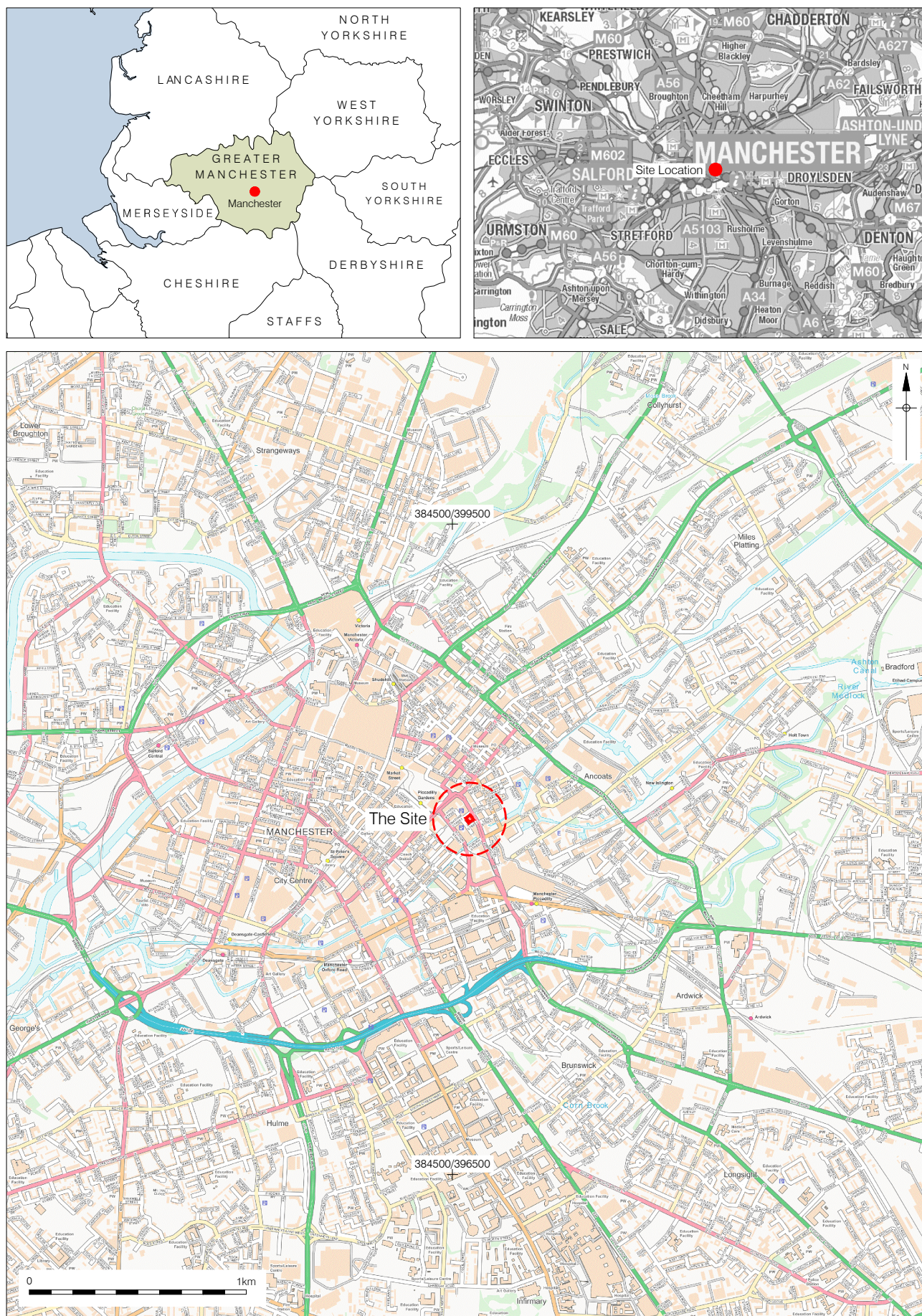
1 NON-TECHNICAL SUMMARY

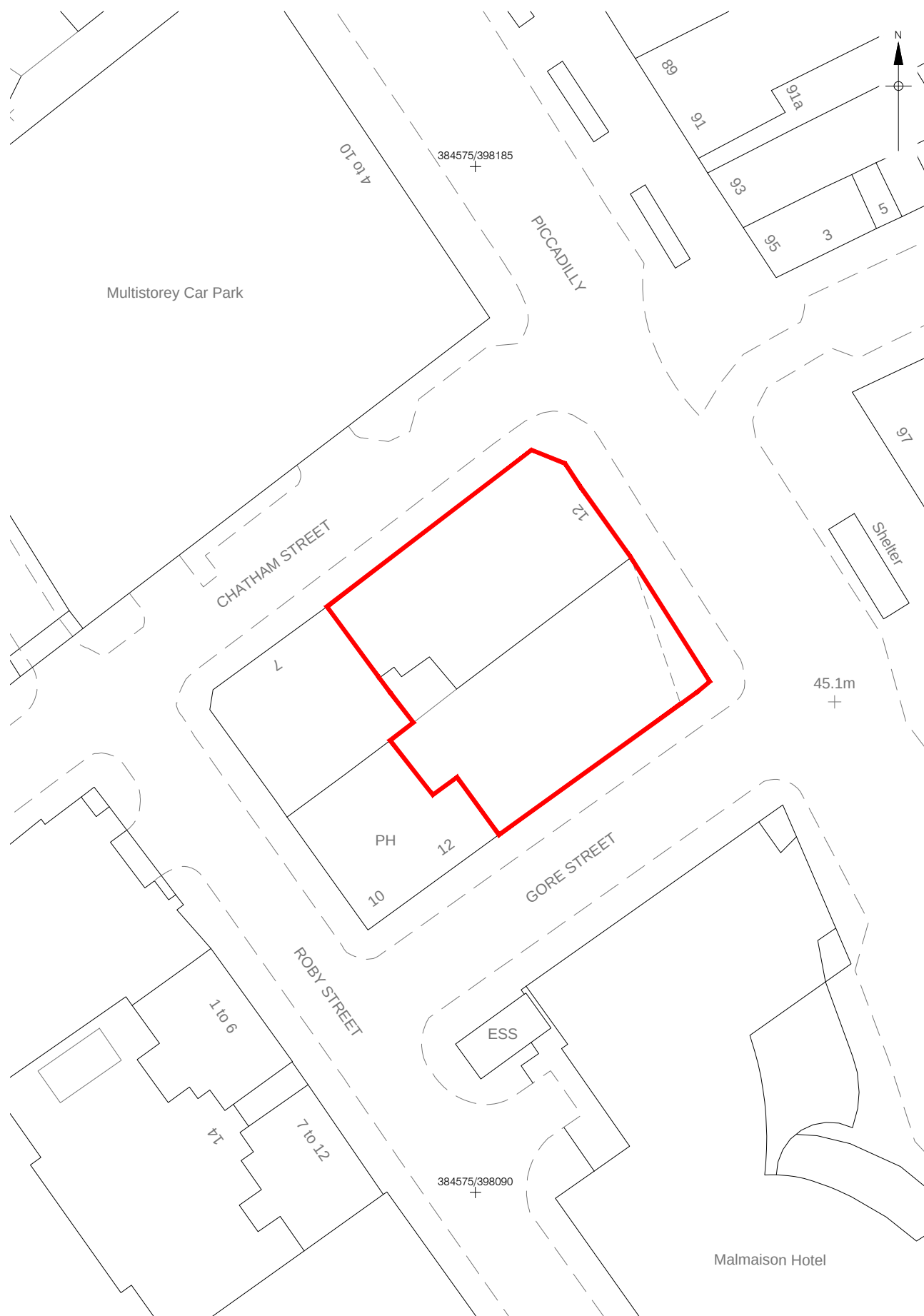
- 1.1 This archaeological desk-based assessment report update (DBA) has been prepared by Pre-Construct Archaeology on behalf of Lamington Group. The update is to support a full planning application and Listed Building Consent for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Piccadilly, Manchester M1 3AN (hereafter referred to as 'the Site').
- 1.2 The project name for the proposed development at the site is Room2 Hometel Piccadilly Manchester. The client is Lamington Group.
- 1.3 The site is located at 12 – 16 Piccadilly, Manchester M1 3AN. It is situated within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is centred at NGR 384575 398140.
- 1.4 The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.
- 1.5 The proposal comprises the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E(b)), and associated works.
- 1.6 Pre-Construct Archaeology Limited was commissioned by Equals on behalf of Lamington Group to prepare a project specific update to an existing desk-based assessment for the site (Miller, I. University of Salford Manchester, 2016 - see APPENDIX 1 this DBA).
- 1.7 This report confirms that the site does not contain any Scheduled Monuments and does not lie within a conservation area however, it does contain a single heritage asset that is afforded statutory protection as a Grade II listed building.
- 1.8 This report confirms that disturbance to below-ground archaeological remains during construction works on the site are likely to relate to eighteenth- and nineteenth-century commercial properties. The remains of these properties may have already been damaged or destroyed by previous redevelopment of the site and, and any that may survive would be of low archaeological significance. Intrusive archaeological investigation of the site in advance of development of the site would therefore not be warranted.

2 INTRODUCTION

- 2.1 This archaeological desk-based assessment report (DBA) update has been prepared by Pre-Construct Archaeology on behalf of Lamington Group for a proposed development, project name: Room2 Homotel Piccadilly Manchester.
- 2.2 The update has been written to support a full planning application for an aparthotel Piccadilly, Manchester M1 3AN (hereafter referred to as 'the Site') (Figure 1).
- 2.3 The present report provides a project and applicant specific update, to an existing archaeological desk-based assessment report (Miller, I. University of Salford Manchester, 2016 – see APPENDIX 1 this DBA). This update does not supersede the 2016 desk-based assessment report which is still valid for this application.
- 2.4 The 2016 DBA was prepared for an earlier scheme and previous applicant at the site, (Toyoko Inn, 12-16 Piccadilly, Manchester. Toyoko Inn UK Ltd).
- 2.5 The research and conclusions within the 2016 DBA are also valid for the Room2 Homotel Piccadilly Manchester proposed development and this document should be consulted in its entirety.
- 2.6 The site is located at 12 – 16 Piccadilly, Manchester M1 3AN, which is situated within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. (Figure 2). The site is centred at NGR 384575 398140.
- 2.7 The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street. The site is centred at NGR 384575 398140.
- 2.8 The land adjacent to the Listed Building is currently a vacant and derelict site, offering adverse visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The site is in a key, prominent, city centre location. In addition, the setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it.
- 2.9 The proposal comprises the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E(b)), and associated works..
- 2.10 *“Full planning permission for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).”*

- 2.11 Lamington Group are the developer behind the Room2 Homotel provider. Room2 Homotel strive to create places to live, not just to stay. They are committed to delivering a landmark building, which will achieve a whole of life, net-zero carbon development, and to deliver the UK's first net zero tower. Room2 Homotel, are a hotel provider who have hotels in London (Chiswick, Hammersmith), Southampton and Belfast and are looking to expand into the north of England with their first northern hotel to be located in Manchester.
- 2.12 This report has been prepared in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA 2020) and was written by Philip Jefferies of Pre-Construct Archaeology Ltd, for the Room2 Homotel development; It has been prepared as a project specific update to an existing desk-based assessment for the site (University of Salford Manchester, 2016) which was prepared for a former applicant and scheme which have been superseded by the Lamington Group's proposed development.
- 2.13 An archaeological desk-based assessment (DBA) is undertaken in order that the local planning authority may formulate an appropriate response to any identified threat to the archaeological resource. A desk-based assessment aims to assess the archaeological potential at the site and to examine the likely impact of development upon the archaeological resource. This assessment may be followed by a requirement for further archaeological monitoring or investigation.
- 2.14 The DBA report written in 2016 (APPENDIX 1), established that the site does not contain any Scheduled Monuments and does not lie within a conservation area however, it does contain a single heritage asset that is afforded statutory protection as a Grade II listed building.
- 2.15 The report concluded that disturbance to below-ground archaeological remains during construction works on the site are likely to relate to eighteenth- and nineteenth-century commercial properties. The remains of these properties may have already been damaged or destroyed by previous redevelopment of the site and, any that may survive would be of low archaeological significance. Intrusive archaeological investigation of the site in advance of development of the site would therefore not be warranted.
- 2.16 The impact of the proposed development above and below ground does not alter the conclusions of the DBA 2016 report.





0 25m

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Figure 2
Detailed Site Location
1:500 at A4

3 THE SITE AND PROPOSED SCHEME

3.1 The Study Site

- 3.1.1 The site is located at 12 – 16 Piccadilly, Manchester M1 3AN, which is situated within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. (Figure 2)
- 3.1.2 The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.
- 3.1.3 The land adjacent to the Listed Building is currently a vacant and derelict site, offering adverse visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The site is in a key, prominent, city centre location. In addition, the setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it.
- 3.1.4 The site is centred on National Grid Reference NGR 384575 398140 and comprises approximately 0.07 hectares at a height of approximately 45m above Ordnance Datum.

3.2 The Proposed Scheme

- 3.2.1 The proposed scheme is for the erection of a 34 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no. 12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E(b)), and associated works.
- 3.2.2 Finished Floor level of the proposed basement is set at 42.54m AOD with lift pits and a deeper plantroom at 40.46m AOD, (between c2.50m – c4.50m below present ground level). (Figure 3)
- 3.2.3 The proposal comprises the conversion of the Grade II Listed Building Union Bank, including internal alterations, and the construction of a new 32 storey building on the 'gap site' which adjoins the Listed Building to form a 251- bedroom aparthotel and associated ancillary spaces including ground floor café, first floor exhibition space, restaurant and rooftop amenities. (Figure 4, Figure 5 & Figure 6)
- 3.2.4 Room2 Homotel will be a landmark building, achieving Whole Life Net Zero Carbon. The scheme will integrate a range of sustainable design features and demonstrate leadership and inspiring action to create a sustainable future.
- 3.2.5 New public amenities will be included as part of the scheme, including a Net Zero Exhibition, Events Spaces, Fair Cost Café, Rooftop Bar, Restaurant and terraces; creating a new

destination and offering something back to the city and the local community.

- 3.2.6 The proposal will bring the former Grade II listed Union Bank building back into active use. A heritage led design strategy has been incorporated into the scheme including a balanced approach to refurbishment, restoration and strategic removal of low significance existing fabric. The unique new development will showcase the original listed building, with sensitive connection to the new tower.

4 PLANNING BACKGROUND

4.1 The National Planning Policy Framework

- 4.1.1 The revised National Planning Policy Framework (NPPF) was published in July 2021 and replaces the previous NPPF published in July 2018. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

- 4.1.2 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*
190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) *opportunities to draw on the contribution made by the historic environment to the character of a place.*
191. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*
192. *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- a) *assess the significance of heritage assets and the contribution they make to their environment; and*
 - b) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*
193. *Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.*
-

4.1.3 Additionally:

194. *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
195. *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) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
196. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
197. *In determining applications, local planning authorities should take account of:*
 - a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and* c) *the desirability of new development making a positive contribution to local character and distinctiveness.*
198. *In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

4.2 Local Development Framework

- 4.2.1 In considering any planning application for development, the local planning authority will now be guided by the updated policy framework set by the NPPF.

199. *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.*
200. *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. Substantial harm to or loss of:*
 - a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

201. *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 it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
 - a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
203. *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 judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
204. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
206. *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.*
207. *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 200 or less than substantial harm under paragraph 201, 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.*
208. *Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

4.2.2 The following has been reproduced from the 2016 DBA (Appendix 1 page 3).

4.2.3 Manchester's Core Strategy was adopted in July 2012, and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy considers that 'the historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian

City helps create a sense of place and enhances the quality of our daily lives. Furthermore, it can provide a catalyst for regeneration’.

4.2.4 This approach is encapsulated in Policy EN3: Heritage, which states:

- throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre;
- new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains;
- proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

4.2.5 Regarding tall buildings, Policy EN2 states that tall buildings will be supported where it can be demonstrated that they are of ‘excellent design quality, appropriately located, contribute positively to sustainability [and] place making [and] will bring significant regeneration benefits.’

4.2.6 Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeology Advisory Service (GMAAS), formerly the Greater Manchester Archaeological Unit (GMAU).

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The following has been reproduced from the 2016 DBA (APPENDIX 1 this DBA, page 6).

5.1.2 The study site area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone (Hall et al 1995, 8). The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Ordnance Survey Geological Survey 1970).

5.2 Topography

5.2.1 The site lies at a height of approximately 45m above Ordnance Datum (AOD). Ground level on Piccadilly adjacent to the Site Area is fairly level, while that on Roby Street has a perceptible fall southwards, towards the Rochdale Canal

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 The Archaeological and Historical Background for the area by period, is provided in Appendix 1 and summarised below.

6.2 Prehistoric

6.2.1 Evidence of prehistoric activity in the Manchester region is poor and, there are no known finds from this period within the site or immediate area.

6.3 Roman

6.3.1 A Roman military fort and associated civilian settlement and roads evolved in Manchester known as Mamucium however, there is no known evidence of Roman occupation in the vicinity of the site.

6.4 Saxon

6.4.1 There is little evidence of Saxon occupation in the region which came under the control of several kingdoms during this period.

6.5 Medieval

6.5.1 From the thirteenth century a Medieval town emerged at Manchester however this was located over 1km to the north of the site which remained undeveloped until the eighteenth century.

6.6 Post-Medieval and Industrial Age

6.6.1 During the eighteenth century the demand for textiles saw Manchester transform into a mill town and the centre of factory-based cotton manufacturing. From this time the population and size of the town grew rapidly, with urban development adopting a grid pattern with commercial properties occupying the site. These were largely altered or demolished and rebuilt during the second half of the nineteenth century.

7 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

7.1 The following has been summarised from Appendix 1.

7.2 General

7.2.1 The potential for buried archaeological remains within the site is generally thought to be low. Remains that may exist are thought to relate to the Industrial Age and represent commercial properties from the late eighteenth century. It is thought these remains will have been significantly or wholly removed from subsequent development in the nineteenth century and therefore are considered of low archaeological significance.

7.3 Prehistoric

7.3.1 The potential for buried archaeological remains on the site deriving from prehistoric activity is thought to be low.

7.4 Roman

7.4.1 The potential for buried archaeological remains on the site deriving from the Roman period is thought to be low.

7.5 Saxon

7.5.1 The potential for buried archaeological remains on the site deriving from the Saxon period is thought to be low.

7.6 Medieval

7.6.1 The potential for buried archaeological remains on the site deriving from the Medieval period is thought to be low.

7.7 Post-Medieval and Industrial Age

7.7.1 The potential for buried archaeological remains on the site deriving from the Post-Medieval and Industrial Age period is thought to be low.

8 IMPACTS ON BURIED ARCHAEOLOGICAL DEPOSITS

8.1 Previous Land Use

8.2 Any surviving buried archaeological remains beneath the site are thought to belong to commercial properties of the late eighteenth century and these are thought to have been significantly or entirely removed during nineteenth-century redevelopment of the site.

8.3 Impact of the Proposed Development

8.4 The proposed development will disturb any surviving archaeological remains to a depth of greater than 2.50m however, these are considered to belong to eighteenth and nineteenth century commercial properties and are of low archaeological interest.

8.5 The Grade II listed building within the proposed development will be retained and returned to long-term economic use as part of the development proposals. The visual understanding of this building's setting will not be adversely impacted by the proposed development due to the existing buildings along the streets to the north and west of the site.

9 CONCLUSIONS

- 9.1 The 2016 DBA report established that the site does not contain any Scheduled Monuments and does not lie within a conservation area however, it does contain a single heritage asset that is afforded statutory protection as a Grade II listed building.
- 9.2 The land adjacent to the Listed Building is currently a vacant derelict site, offering adverse visual impacts to the urban block and presently has an adverse impact on the city streetscape. The setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it. The proposed development will not adversely impact the visual understanding of the Grade II listed building's setting.
- 9.3 This updated report confirms that disturbance to below-ground archaeological remains during construction works on the site are likely to represent commercial properties of eighteenth- and nineteenth-century date. The remains of these properties may have already been damaged or destroyed by previous redevelopment of the site and, and any that may survive would be of low archaeological significance. Intrusive archaeological investigation of the site in advance of development of the site would therefore not be warranted.

10 BIBLIOGRAPHY

10.1 Written Sources

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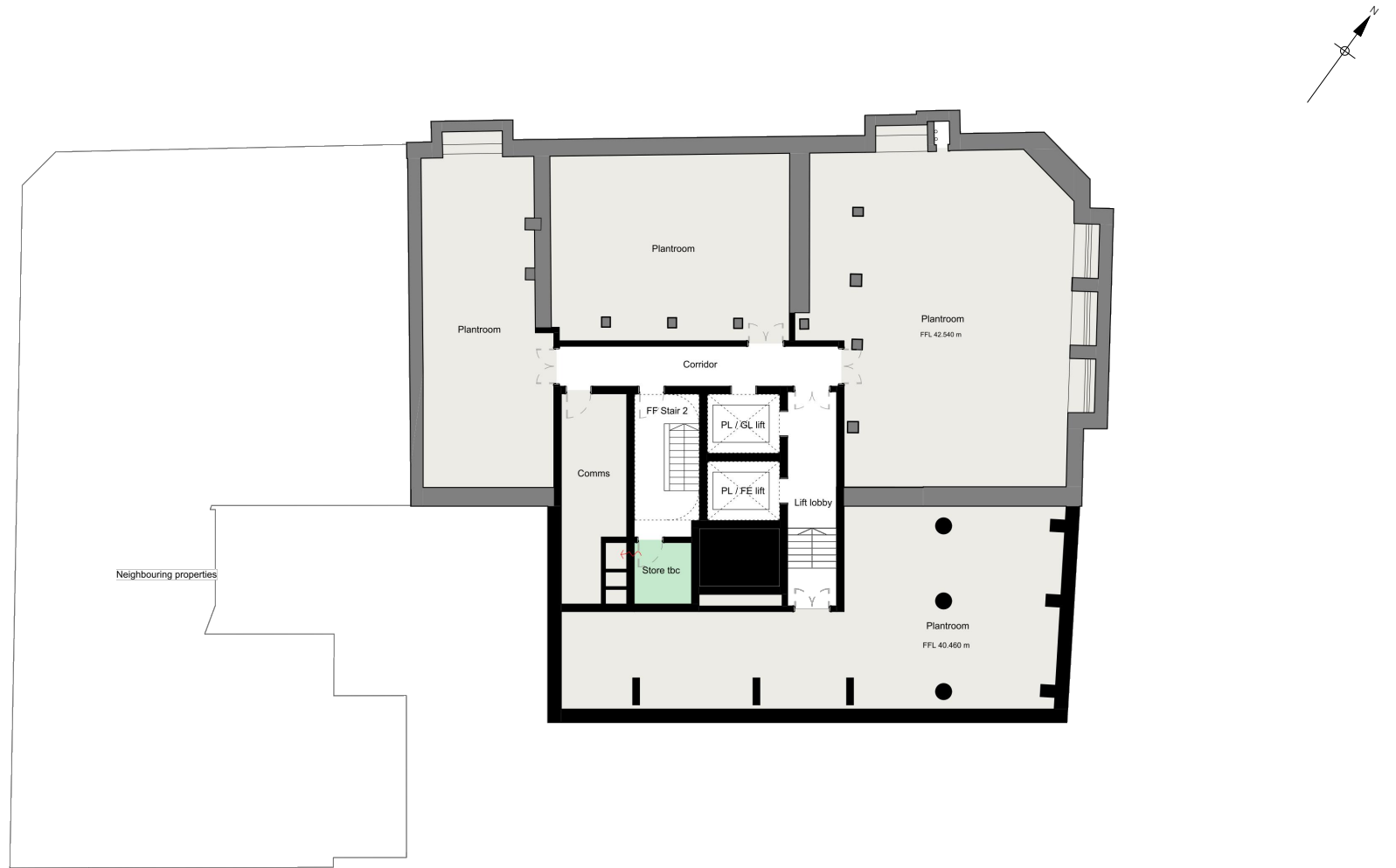
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11 ACKNOWLEDGEMENTS

- 11.1 Pre-Construct Archaeology Ltd would like to thank Patrick Carter of Equals for commissioning this report on behalf of Lamington Group.
- 11.2 Additional thanks are extended to Peter Moore for his project management and editing and to Mark Roughley for compiling the illustrations.



0 10m

Plan reproduced from a drawing by Bennetts Associates (HMP-BA-20-B01-DP-A-0, PO1 S2, 09/06/23)

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08/07/2024 MR/DV

Figure 3
Plan of the Proposed Basement
1:250 at A4



0 10m

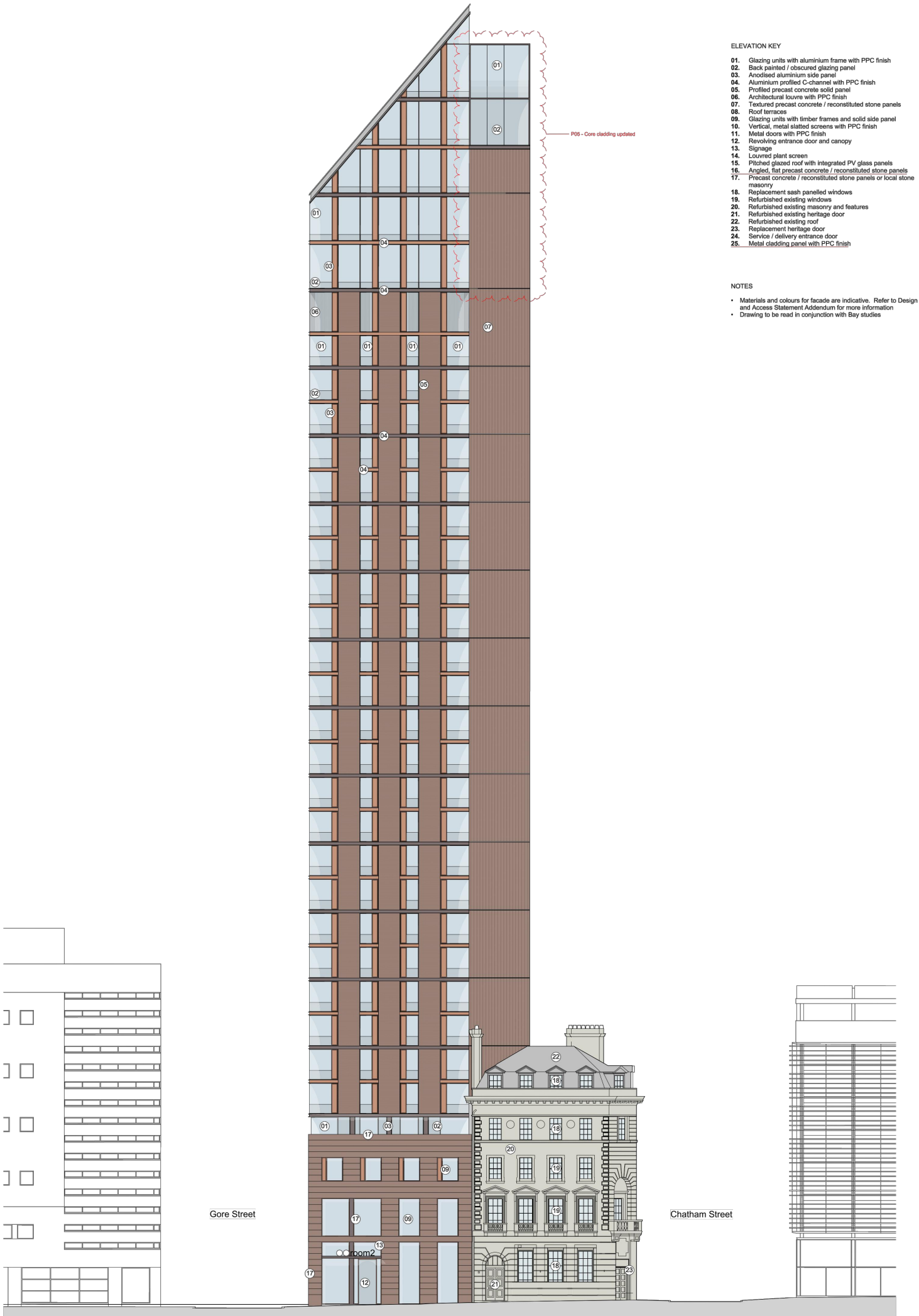
Plan reproduced from a drawing by Bennetts Associates (HMP-BA-20-L00-DP-A-0, P04 S2, 06/06/24)

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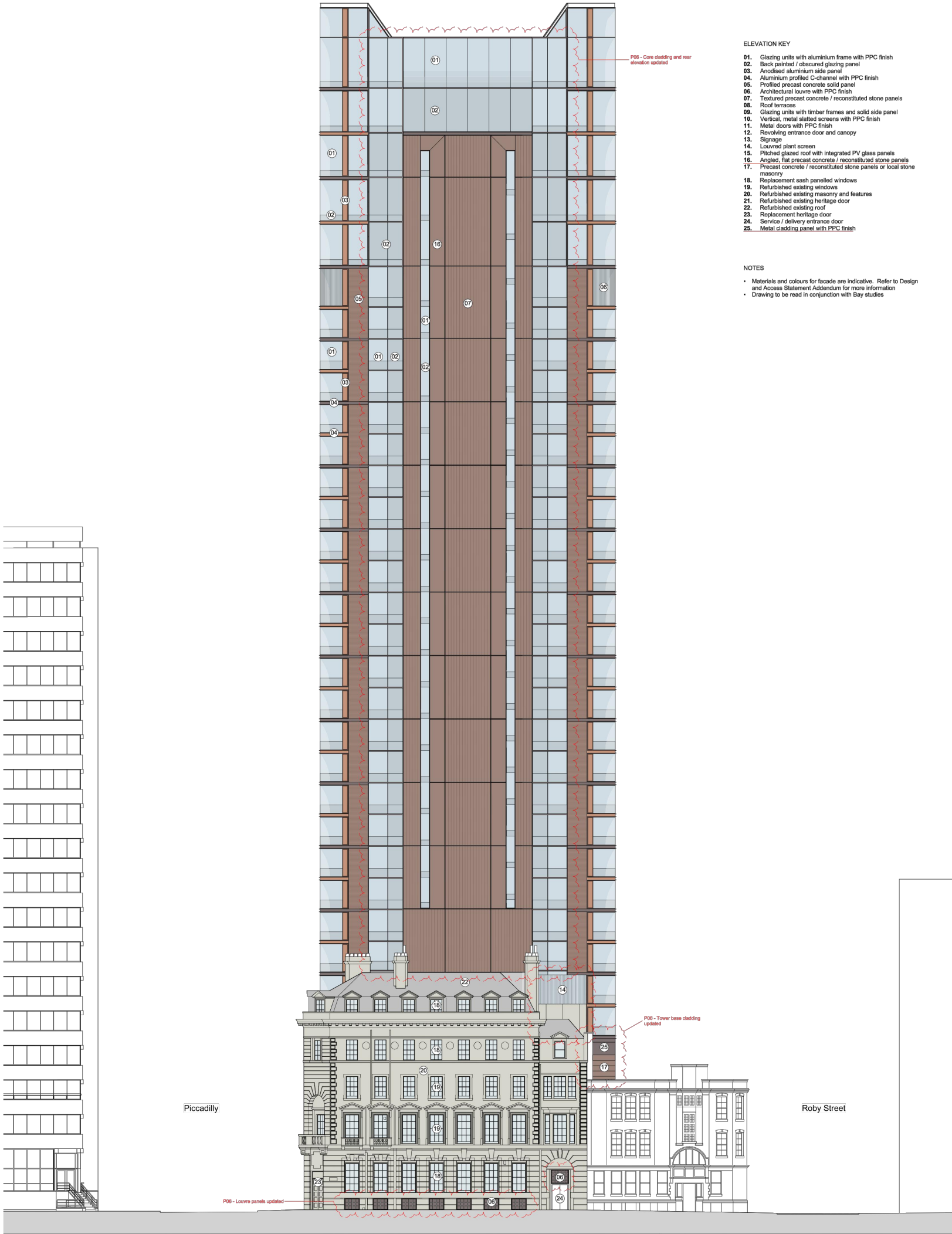
08/07/2024 MR/DV

Figure 4
Plan of the Proposed Ground Floor
1:250 at A4

East Elevation



North Elevation



0 20m

APPENDIX 1 – IAN MILLER, 2016, “ARCHAEOLOGICAL DESK-BASED ASSESSMENT REPORT: TOYOKO INN, 12-16 PICCADILLY, MANCHESTER” , UNIVERSITY OF SALFORD, MANCHESTER, UNPUBLISHED REPORT NO 2016/26



University of
Salford
MANCHESTER

Archaeological Desk- Based Assessment Report

Toyoko Inn,
12-16 Piccadilly,
Manchester

Client: Toyoko Inn UK
Ltd

Technical Report:
Ian Miller

Report No:
2016/26



Site Location: The study area lies between Piccadilly / London Road, Chatham Street, Gore Street and Roby Street in the Piccadilly area of Manchester city centre

NGR: Centred at NGR 384575 398140

Internal Ref: CfAA/2016/26

Prepared for: Toyoko Inn UK Ltd

Document Title: Archaeological Desk-based Assessment: 12-16 Piccadilly, Manchester

Document Type: Desk-based Assessment

Version: Version 1.1

Author: Ian Miller BA FSA

Position: Assistant Director

Date: July 2017

Signed:



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Contents

Summary	1
1. Introduction	2
2. Method Statement	5
3. The Setting	6
4. Historical Background	12
5. Gazetteer of Sites	19
6. Significance	22
7. Impact of Development	26
8. Mitigation	30
9. Sources	31
10. Acknowledgements	33
Appendix 1: Figures	34
Appendix 2: Listed Buildings within 250m of the Site Area	49
Appendix 3: Non-Designated Heritage Assets within 250m of the Site Area	51

Summary

Toyoko Inn UK Ltd is submitting a planning application for the redevelopment of a 0.07 hectare site in the Piccadilly area of Manchester city centre (centred on NGR 384575 398140). The proposal allows for the erection of a 30-storey hotel (plus roof plant) on land that is presently used as a car park, and the conversion of an adjacent listed building that is currently vacant.

In order to inform and support the planning application, Toyoko Inn UK Ltd commissioned Salford Archaeology to undertake an archaeological desk-based assessment of the proposed development site. This was intended to identify the nature, extent and significance of the below-ground archaeological resource to enable informed recommendations to be made for the future treatment of any surviving buried remains, and also to consider the potential impact of the proposed development on the historic setting of the area, with particular reference to designated heritage assets.

The site contains a single heritage asset that is afforded statutory protection as a Grade II listed building, which will be preserved *in-situ*. The site does not contain any other designated heritage assets, such as Scheduled Monuments, and it does not lie within a conservation area. However, the site lies in close proximity to the south-western boundary of the Stevenson Square Conservation Area, and there are 63 listed buildings situated within a 250m radius.

The Grade II listed building within the proposed development area is currently vacant but will be retained and returned to long-term economic use as part of the development proposals. An understanding and appreciation of the Grade II listed building's setting will not be adversely impacted by the proposed development, not least due to the dense urban grain of the streets to the north and west of the site.

Construction works necessitated by the proposed development will involve disturbance to below-ground archaeological remains which, should any such remains survive *in-situ*, are likely to pertain to eighteenth- and nineteenth-century commercial properties. However, it is probable that physical remains of these buildings have been damaged or destroyed by previous redevelopment and demolition, and are thus considered to be of little archaeological interest. As such, it is concluded that delivery of the development proposals will have a negligible archaeological impact, and intrusive archaeological investigation in advance of the proposed construction programme is not merited.

1. Introduction

1.1 Planning Background

Toyoko Inn UK Ltd is submitting a planning application for the redevelopment of a 0.07 hectare site in the Piccadilly area of Manchester city centre (centred on NGR 384575 398140). The proposal allows for the erection of a 30-storey hotel (plus roof plant) on land that is presently used as a car park, and the conversion of an adjacent listed building that is currently vacant.

In order to inform and support the planning application, Toyoko Inn UK Ltd commissioned Salford Archaeology to undertake an archaeological desk-based assessment of the proposed development site (referred to hereafter as the Site Area). This was intended to consider the potential impact of the proposed development on the historic setting of the area, with particular reference to designated heritage assets, and also identify the nature, extent and significance of the below-ground archaeological resource to enable informed recommendations to be made for the future treatment of any surviving buried remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Communities and Local Government, March 2012). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three dimensions: economic; social; and environmental. Of the 12 core planning principles underpinning plan and decision making, conserving 'heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' is one.

Section 12 specifically deals with the historic environment (paragraphs 126-41), and local planning authorities should consider:

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

Paragraph 128 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

Paragraph 135 indicates that the effect of a development proposal on non-designated assets (designated assets are covered in paragraphs 132-34) should be taken into account. In addition, Paragraph 141 requires developers to record and advance understanding of heritage assets to be lost, in a manner proportionate to their importance and impact.

1.2.2 Local Development Framework

NPPF outlines the need for local planning authorities to create local plans and frameworks to implement NPPF at a local level. Manchester's Core Strategy was adopted in July 2012, and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy considers that 'the historic environment is central to our cultural heritage. It contributes to the identity of Manchester through its aesthetic value and the memories of events. The original Victorian City helps create a sense of place and enhances the quality of our daily lives. Furthermore it can provide a catalyst for regeneration'.

This approach is encapsulated in Policy EN3: Heritage, which states:

- throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre;
- new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains;
- proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Regarding tall buildings, Policy EN2 states that tall buildings will be supported where it can be demonstrated that they are of 'excellent design quality, appropriately located, contribute positively to sustainability [and] place making [and] will bring significant regeneration benefits.'

Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeology Advisory Service (GMAAS), formerly the Greater Manchester Archaeological Unit (GMAU).

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site Area, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 20140).

2.1 Research Sources

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

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

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

2.2 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site Area in order to identify any evidence for surviving below-ground remains, and also to consider the potential impact of the development on the historic built environment.

2.3 The Document

The following presents the historical and archaeological evidence for the study area. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site Area and this information, along with map regression (Figs 2-9), is used to assess the significance of the remains (Chapter 6) and impact of the development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site Area (centred on NGR 384575 398140) is situated within the Piccadilly area of Manchester city centre (Fig 1). The site comprises approximately 0.07 hectares and is bounded by Piccadilly / London Road to the north-east, Chatham Street to the north-west, Gore Street to the south-east, and the Waldorf public house and Indemnity House to the south-west (Plate 1). The site is currently occupied by the former Union Bank of Manchester, a Grade II listed building, and an adjacent car park that occupies one of the few undeveloped plots along the Piccadilly / London Road frontage.

The site lies at a height of approximately 45m above Ordnance Datum (aOD). Ground level on Piccadilly adjacent to the Site Area is fairly level, while that on Roby Street has a perceptible fall southwards, towards the Rochdale Canal.



Plate 1: Recent aerial view across Piccadilly, showing the Site Area boundary

3.2 Geology

The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone (Hall *et al* 1995, 8). The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Ordnance Survey Geological Survey 1970).

3.3 Designations

3.3.1 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest: Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The northern part of the Site Area is occupied by the former Union Bank of Manchester (Plate 2), which was afforded statutory protection as a Grade II listed building in July 1988 (List Entry No 1246668). The building was designed by Thomas Worthington & Son, and erected in 1911 in a classical style. It is four-storeys high, plus an attic, and has a rectangular plan with a chamfered corner. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones. The first and second floors have 12-pane sashed windows with moulded architraves, those at first floor with pediments, and balustraded balconies to the front, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum. The third floor has windows with plain surrounds, and roundels between them. The white-painted south-east-facing elevation, clearly visible on the approach to Piccadilly Gardens from Piccadilly railway station, however, is devoid of architectural features (Plate 3).



Plate 2: The Grade II listed former bank occupying the northern part of the Site Area



Plate 3: The south-east-facing elevation of the Grade II listed building

The building was occupied latterly by Barclays Bank, but was vacated in 2006 and its condition has since deteriorated. A new use is required to ensure it can be restored and brought back into active use. Planning Permission (082829) and Listed Building Consent (082830) was granted in December 2007 for the conversion and refurbishment of the former bank, together with the erection of a nine-storey building at 14-16 Piccadilly. However, the proposed scheme was not implemented. A second planning application was granted (103766) and Listed Building Consent obtained (103769) in November 2013 for the conversion of the listed building, and the erection of a 21-storey tower at 14-16 Piccadilly to create a 258 bedroom hotel above a ground floor bar and ancillary accommodation. This permitted scheme has similarly not been delivered, and planning consents are due to expire in November 2016.

3.3.2 Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Site Area lies adjacent to the Stevenson Square Conservation Area (DGM 1609), which was designated in February 1987 and extended in December 1987 as it represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The main characteristic of the Stevenson Square Conservation Area is one of a closely woven network of narrow streets intersecting at right angles.

3.4 Setting and Adjacent Designated Heritage Assets

The definition of setting used here is taken from the NPPF (2012): ‘setting is surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

In their guidance document *The Setting of Heritage Assets* (2016), Historic England has provided a stepped approach to the assessment of significance of setting to heritage assets. Following the initial identification of the heritage assets and associated setting, the following steps comprise: assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets; assessing the effect of the proposed development on the setting, and; the resulting implications for the significance of the heritage assets.

Due to the nature of the development proposals at 12-16 Piccadilly, the potential impact on the setting of listed buildings and non-designated heritage assets needs to be considered. Apart from the Grade II listed bank, the Site Area does not contain any other heritage assets that are afforded statutory protection, although there are 63 listed buildings within 250m (*Appendix 2*). In order to establish any such impact, it is necessary to consider the nature and character of the historic built environment.

The historic development of Piccadilly is largely focused on commercial activity since the late eighteenth century, focused on the Rochdale Canal basin, and the nineteenth-century infrastructure associated with Piccadilly railway station. The distinctive historic elements of the area include: the transport interchanges at the junction of the Rochdale and Ashton canals and the Rochdale Canal basin and around Piccadilly railway station; the high-density urban grain to the north-east around Stevenson Square, Oldham Street and Newton Street; the historic street pattern of London Road / Piccadilly, Portland Street and Aytoun Street; and areas of low-density urban grain to the west around Piccadilly Gardens and Aytoun Street.

The vicinity of the Site Area is thus characterised by historic zones of commercial buildings and transport. These zones reflect the variety of the character of the area, which is dominated by nineteenth-century commercial warehouses, twentieth-century commercial offices, municipal buildings and open spaces. The area to the north-east of Piccadilly retains its nineteenth-century scale of commercial warehousing around a dense urban grain. The area to the west of Piccadilly is more open in nature with a more fluid street pattern. Along London Road / Piccadilly, historic buildings are adjoined by larger, and generally taller, developments dating from the 1960s onwards (Plate 4). Nevertheless, the historic and aesthetic values of the heritage assets in the vicinity of the Site Area are expressive and remain dominant against the contrasting massing and materiality of mid- to late twentieth-century development. The net result is dense urban environment, distinguished by the interrelationship of tall, modern buildings that are interspersed with nineteenth-century structures (Plate 5).



Plate 4: The view looking south-east along Piccadilly, with arrow marking the Site Area



Plate 5: View across the northern edge of the Site Area, showing the relationship between modern and historic buildings along Chatham Street

The built environment around Piccadilly comprises a rich variety of building types, which typifies Manchester's skyline as a whole. Piccadilly / London Road is a principal route to the city centre from the south, and is thus somewhat wider than adjacent streets. This attribute accommodates taller buildings more easily, and the numerous, modern, multi-storey structures that line the verges of Piccadilly / London Road essentially create a densely developed corridor into the city centre. The sense of Piccadilly / London Road forming an important gateway to the city is enhanced by the topography of the area, which rises slightly on its approach to the city centre.

An important feature of the streetscape in this area is the density of development along the street frontage and, in this respect, the vacant land forming the southern part of the Site Area, makes a negative contribution to the character of the area (Plate 6).



Plate 6: The vacant land forming the southern part of the Site Area

The Stevenson Square Conservation Area, lying on the eastern side of Piccadilly, has a contrasting character, not least as it retains coherence in terms of building typology. The built environment is dominated by Victorian warehouses and commercial properties, with a typical height of three and four storeys. The fabric of many of these buildings employs a large degree of stone, brick and terracotta, which again contrasts with the main building types along Piccadilly / London Road.

4. Historical Background

The following section provides an historical and archaeological context to the present study, and is considered by period as detailed in Table 4.1 below. Key sites are summarised in the Gazetteer of Sites (*Section 5*), and are mapped on Figures 13 and 14.

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – c 1750
Industrial Period		c AD1750 – 1914
Modern		Post-1914

Table 4.1: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area in the centre of the city may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location (Gregory 2007). Similarly, the area around Manchester Cathedral, close to the confluence of the rivers Irwell and Irk, provides a location which would have been favourable for early activity. However, no prehistoric finds are known from within the Site Area or its immediate locality.

4.1.2 Archaeological Potential

The potential for buried archaeological remains deriving from prehistoric activity within the Site Area is considered to be low, although the possibility of isolated artefacts should not be dismissed entirely. It is considered most unlikely that any such artefacts will remain *in-situ*, however, given the intensive development of the area since the eighteenth century.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909). During the second century, the fort was developed in association with a substantial civilian settlement, or *vicus*, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north, Castleshaw (near Oldham), Slack and York to the north-east, Wigan to the north-west, Northwich and Chester to the south (Gregory 2007), and Buxton to the south-east.

There is some evidence to suggest that the Roman road leading from Manchester to Castleshaw and ultimately to York took a course within the vicinity of the Site Area. Eighteenth- and nineteenth-century antiquarians noted evidence of the course of this road running north-eastwards from Castlefield, through Ancoats, Newton Heath, Failsworth and Hollinwood (Watkin 1883, 50-1). Drawing on those sources, Margary identified its line through Ancoats as the modern Old Mill Street (Margary 1957, 98). This line, if projected westward, would follow a course c 200m to the south of the Site Area. This projected route near Store Street, however, coincides with Shooters Brook, which is known from recent studies to have flowed through a deep gully into the River Medlock (Miller and Wild 2007), and thus unsuitable as route for a road. An alternative route, moreover, was suggested by James Whitaker in the 1770s, reported that evidence of the road was found by the Roman fort in 1765, presumably during works associated with the Bridgewater Canal, and that eastward of that point its line could be picked up again beyond Ancoats Lane (later Great Ancoats Street). Here it survived as a prominent earthwork which crossed the course of Shooters Brook and continued as the line of 'Butler's Lane' (Whitaker 1773, 120-1). This lane is probably a road which is shown on Green's map of 1787-94 and Laurent's map of 1793 and which was the forerunner of the modern Bradford Road. The course of the Roman road given by Whitaker's account thus ran to the north of Old Mill Street and crossed Great Ancoats Street in the area of Lomax Street and Ducie Street. If projected further westward it may have passed through the general area of Roby Street, but the precise alignment and its relation to the Site Area are uncertain.

Physical evidence for Roman activity in the vicinity of the Site Area is limited to a bronze coin of Claudius Gothicus that was discovered in c 1882 in the basement of a warehouse in Piccadilly (HER 1390.1.0). This might be related to the line of the Roman road, or be merely a stray find relating to other activity close to the Roman fort and civilian settlement at Manchester.

4.2.2 Archaeological Potential

There are no known Romano-British remains in the Site Area, and the potential for any buried remains dating to this period is considered to be low.

4.3 Early Medieval/Medieval Period

4.3.1 Historical and Archaeological Evidence

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly-acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, located over 1km to the north of the Site Area, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony.

In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). The distance of the Site Area from the medieval centre of Manchester, however, means that is likely to have remained entirely undeveloped until at least the eighteenth century. It is thus unsurprising that there are known remains of medieval date within the Site Area.

4.3.2 Archaeological Potential

There is no archaeological evidence for medieval activity in the vicinity of the Site Area, and the potential for surviving buried archaeological remains dating to this period is considered to be low.

4.4 Post-medieval Period

4.4.1 Historical and Archaeological Evidence

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre (Williams and Farnie 1992, 3). By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods.

The first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764, the terminus of which was at Castlefield (Hadfield and Biddle 1970). This economic climate was linked to a rapid growth in the town's population; in 1773, an estimated 22,481 people lived in Manchester, but this figure had more than tripled to 75,281 by 1801 (Lloyd-Jones and Lewis 1993).

The extent of Manchester in the early 1770s is depicted on Tinker's '*Plan of Manchester and Salford*'. This shows that the town then extended southwards as far as the present Piccadilly Gardens, then the site of the Manchester Royal Infirmary (HER 9133.2.1). The map also marks the 'road to London', representing the modern Piccadilly and London Road. However, the Site Area is not shown, suggesting that it had not been developed by the early 1770s.

4.5 Development of the Site Area during the Industrial Period

4.5.1 Historical Evidence

During the 1770s, the Site Area formed part of the Chorlton Hall estate. In 1769, Roger Aytoun married the heiress to that estate and in the 1770s laid out an area between Piccadilly, Portland Street, Princess Street and the River Medlock into a grid of streets and sold off plots for building (Hartwell 2001, 145). The resultant network of streets is shown on William Green's map of 1787-94 (Plate 7).



Plate 7: Extract from William Green's survey, published in 1784, marking the Site Area boundary

The detail provided by Green's map indicates that Chatham Street and Gore Street, forming the northern and southern boundary of the Site Area, had been laid out and buildings erected (Sites **02-05**). To the rear of these houses, on the corner of Chatham Street and Grosvenor Street (now Roby Street), Green's map shows a square building with a single-depth projection on the east, the eastern end of which lay within the Site Area. The southern part of the Site Area is shown as vacant. A similar layout is captured on Dean & Pigot's map of 1809 (Plate 8), and whilst this was produced at a small scale that does not provide any detail of individual buildings, it is nevertheless clear that southern part of the Site Area remained undeveloped.

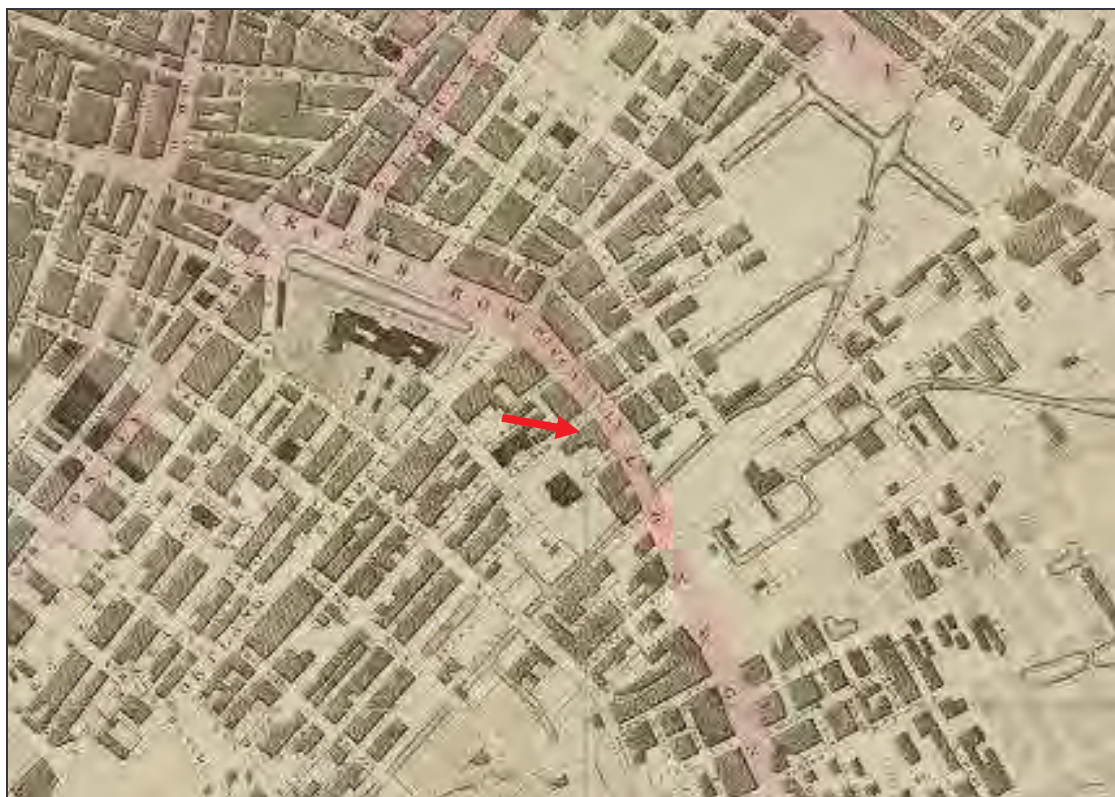


Plate 8: Extract from Dean & Pigot's map of 1809, marking the Site Area

The next available map of the area is that produced by William Swire in 1824, which shows very little change to the Site Area (Fig 3), although a small detached building had been erected at the junction of Gore Street and Grosvenor Street. This may have been a small dwelling house, which appears to be confirmed by the detailed provided on Bancks & Co's map of 1831 (Fig 4). This shows that an additional house had been erected along Gore Street, although the footprint of buildings in the Site Area appears to have remained largely unchanged, except for an extension to what became N^o 14 Piccadilly (Site **04**), and a new building on Chatham Street (Site **08**), abutting N^o 10 Piccadilly. The southern part of the plot was still undeveloped.

Detailed surveys of the Site Area are provided by the Ordnance Survey 60": 1 mile map of 1851 (Fig 5) and Adshead's map that was produced in the same years (Fig 6). The Ordnance Survey map shows pavement lights against the properties along Piccadilly (Site **02-05**), implying that they contained basements. Adshead's map indicates that most of the properties fronting Piccadilly were in commercial use, together with a building added to the vacant plot on Gore Street. The Ordnance Survey identifies this building as a wire works (Site **06**), whilst the absence of pavement lights suggests that it did not incorporate a basement. Entries in trade directories show that this wire works was in operation from the late 1840 to the mid-1870s, although it may have been occupied in the mid-1840s by a tin-plate worker or used as a glass warehouse.

The Site Area was subject to considerable alterations during the second half of the nineteenth-century, with most of the earlier structures being either remodelled or rebuilt entirely. The building on Chatham Street at the rear of N^o 10 Piccadilly (Site **08**) was replaced in the mid-1870s by a three-storey commercial property, which was converted for use as a shelter for homeless children by the Manchester and Salford Boys and Girls Refuges charity in 1890. The building also became the headquarters of brigades of boy messengers, 'shoeblacks' and parcel carriers, and was captured in a photograph taken at the start of the twentieth century (Plate 9). In 1910, however, a new shelter was built in its place on adjoining land at the corner of Chatham Street and Roby Street, immediately to the west of the Site Area (*Manchester Guardian*, 22 April 1910).

It was also during the mid-1870s that N^{os} 10 and 12 Piccadilly were converted for use as offices known as the Waterloo Chambers. In the early 1880s, however, the ground floor of N^o 10 Piccadilly became a branch of the Union Bank of Manchester (Site **01**), as marked on an insurance plan of 1886 and the detailed Ordnance Survey 1:500 map of 1891 (Fig 7).

A four-storey commercial building was also erected on Gore Street in the 1870s, abutting against N^o 16 Piccadilly. This building occupied both the site of the wire works (Site **06**) and the plot to its north, shown as vacant on the Ordnance Survey map of 1851. Large-scale OS mapping suggests that this property contained a basement.

In 1911, N^{os} 10 and 12 Piccadilly were replaced by the present N^o 12 Piccadilly (Site **01**), built for the Union Bank of Manchester to a classical design by Percy Scott Worthington (Hartwell 2001, 187-8; HER 8548.1.0). This new building also incorporated the site of the former children's shelter on Chatham Street, and provided office accommodation for several other business that were housed collectively under the name of the Union Bank Buildings (Slater's Directory Ltd & Kelly's Directories Ltd 1913).



Plate 9: Chatham Street in c 1900, showing the shelter for homeless children (Site 08)

The sequence of historical mapping shows very little change to the buildings occupying the Site Area up to the 1970s. However, the buildings in the southern half of the Site Area were demolished in c 1980, and the land has since remained undeveloped.

5. Gazetteer of Sites

The following gazetteer entries summarise the sites of potential archaeological interest in the Site Area. The identification of these non-designated heritage assets are drawn primarily from the map regression analysis.

Site Number	01
Site Name	12 Piccadilly (Union Bank of Manchester)
Grid Ref	384575 398147
HER Number	8548.1.0
Designation	Grade II listed building
Site Type	Bank
Period	1911
Source	Ordnance Survey mapping
Description	The building was designed by Thomas Worthington & Son, and erected in 1911 in a classical style for the Union Bank of Manchester. It is four storeys high, plus an attic, and has a rectangular plan with a chamfered corner. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones. The first and second floors have 12-pane sashed windows with moulded architraves, those at first floor with pediments, and balustraded balconies to the front, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum. The third floor has windows with plain surrounds, and roundels between them.
Assessment	The building is currently vacant, but will be repaired and returned to economic use as part of the proposed development.

Site Number	02
Site Name	10 Piccadilly
Grid Ref	384580 398150
HER Number	-
Designation	None
Site Type	Town House (Site of)
Period	Eighteenth century
Source	Green 1794, Ordnance Survey mapping
Description	A residential property erected in c 1780, and probably of three storeys with a cellar.
Assessment	The foundations of the eighteenth-century building are likely to have been damaged or destroyed during twentieth-century development, and any future development will thus have a negligible archaeological impact.

Site Number 03
Site Name 12 Piccadilly
Grid Ref 384582 398147
HER Number -
Designation None
Site Type Town House (Site of)
Period Eighteenth century
Source Green 1794, Ordnance Survey mapping
Description A residential property erected in c 1780, and probably of three storeys with a cellar.
Assessment The foundations of the eighteenth-century building are likely to have been damaged or destroyed during twentieth-century development, and any future development will thus have a negligible archaeological impact.

Site Number 04
Site Name 14 Piccadilly
Grid Ref 384585 398142
HER Number -
Designation None
Site Type Town House (Site of)
Period Eighteenth century
Source Green 1794, Ordnance Survey mapping
Description A residential property erected in c 1780, and probably of three storeys with a cellar.
Assessment The foundations of the eighteenth-century building are likely to have been damaged or destroyed during twentieth-century development, and any future development will thus have a negligible archaeological impact.

Site Number 05
Site Name 16 Piccadilly
Grid Ref 384590 398136
HER Number -
Designation None
Site Type Town House (Site of)
Period Eighteenth century
Source Green 1794, Ordnance Survey mapping
Description A residential property erected in c 1780, and probably of three storeys with a cellar.
Assessment The foundations of the eighteenth-century building are likely to have been damaged or destroyed during twentieth-century development, and any future development will thus have a negligible archaeological impact.

Site Number	06
Site Name	8 Gore Street
Grid Ref	384573 398127
HER Number	-
Designation	None
Site Type	Wireworks (Site of)
Period	Nineteenth century
Source	Ordnance Survey mapping
Description	A wireworks that fronted onto Gore Street, within the south-west corner of the Site Area, that was erected on a vacant plot between 1831 and 1849. By the 1880s, the building was occupied by a pattern cardmaker, and subsequently by galloon manufacturers. The building was still extant in 1953, but was demolished subsequently.
Assessment	The foundations of this mid-nineteenth-century building are likely to have been destroyed, and any future development will thus have a negligible archaeological impact.

Site Number	07
Site Name	5 Chatham Street
Grid Ref	384568 398132
HER Number	-
Designation	None
Site Type	Building (Site of)
Period	Nineteenth century
Source	Ordnance Survey mapping
Description	A house was erected here between 1790 and 1831, within the west part of the proposed development site. This appears to have been rebuilt as part of the existing disused bank, in 1911.
Assessment	The foundations of the eighteenth-century building are likely to have been damaged or destroyed, and any future development will thus have a negligible archaeological impact.

Site Number	08
Site Name	House on Chatham Street
Grid Ref	384568 398139
HER Number	-
Designation	None
Site Type	Building (Site of)
Period	Nineteenth century
Source	Ordnance Survey mapping
Description	A house was erected here between 1790 and 1831; this was rebuilt in 1876 as a three-storey commercial building, which became a shelter for children in about 1890. It was demolished when the existing bank was erected, in 1911.
Assessment	The foundations of the eighteenth-century building are likely to have been damaged or destroyed, and any future development will thus have a negligible archaeological impact.

6. Significance

6.1 The Policy Context of Heritage Assets

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

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 Assessment Methodology and Significance Criteria

The most commonly accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 Baseline Significance Conditions

Period

All of the sites of below-ground archaeological interest within the boundary of the Site Area developed as a direct result of the commercial development of the Piccadilly area from the late eighteenth century. There is very little potential for archaeological remains pertaining to any earlier periods.

Rarity

A considerable body of significant data has been generated from the archaeological investigation of commercial properties and workers' housing in Greater Manchester, enabling a variety of plan forms and construction details to be identified. Large-scale excavations in the Shudehill and Ancoats areas of Manchester city centre (Miller and Wild 2007), for instance, have recorded the foundations of workers' housing spanning the late eighteenth to early twentieth centuries. These have included cellar dwellings, single-depth cottages, and numerous examples of double-depth houses and commercial properties. In this respect, Sites **02 – 08** do not have a rarity value.

Documentation

The historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group Value

The sites of potential archaeological interest within the Site Area represent elements of nineteenth-century commercial buildings in Manchester. In this respect, the heritage assets identified in the Site Area have some group value.

Survival / Condition

Whilst the extent to which any buried archaeological remains survive beneath the modern ground surface is unknown, it is probable that the foundations of the buildings depicted on late eighteenth-century mapping (Sites **02 – 08**) were entirely removed during nineteenth-century redevelopment of the site.

Fragility/Vulnerability

Any buried archaeological remains within the Site Area, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works necessitated by the proposed development.

Diversity

The remains relate to the nineteenth-century development of Manchester's commercial core, and are not considered to be significant due to diversity.

Potential

There are no known prehistoric sites within the Site Area, and the potential for prehistoric remains is considered to be very low. There is no potential for Roman remains to survive *in-situ* within the Site Area, and the possibility for medieval and post-medieval remains is similarly considered to be very low.

The greatest potential for archaeological data lies in the development of the site from the late eighteenth century, and specifically the different types of commercial properties.

6.4 Significance of Below-Ground Archaeological Remains

Based on the criteria above, and particularly rarity and survival/condition, the below-ground archaeological resource of the Site Area is considered to be of little significance.

6.5 Assessing the Significance of the Listed Building

The following assessment of the significance of N^o 12 Piccadilly has been carried out in accordance with the methodology and guidance provided by *Conservation Principles, Policies and Guidance*, which was produced by English Heritage in 2008. This advocates the determination of the significance of a heritage asset via analysis of four core criteria:

- *Evidential Value*: this relates to the potential of the place to yield primary evidence about past human activity;
- *Historical Value*: relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
- *Aesthetic Value*: focusing on the ways in which sensory and intellectual stimulation is derived from the place;
- *Communal Value*: relating to the meaning N^o 12 Piccadilly has for the people of Manchester and the collective experience of memory it holds.

In addition, the over-riding criteria for listing a building lie in its perceived special historic or architectural interest. Consequently, in order to determine the significance of a heritage asset, a consideration needs to be afforded to its architectural, historic, artistic and archaeological value. This needs to be balanced against an assessment of the present condition of the building.

Architectural Interest and Aesthetic Value

The architectural interest of N^o 12 Piccadilly is clearly of high significance, in reflection of its high-quality external architectural expression, which embodies the reliability, confidence and security that is fundamental to its original design concept as a bank. This architectural expression similarly reflects the high aesthetic heritage value of the building. Conversely, the interior of the building has evidently been subject to considerable alterations, including the removal of original fixtures and fittings, and the insertion of modern partitions, which diminish the heritage interests of the interior.

Historic Interest

The architectural design of N^o 12 Piccadilly reflects the building's strong association with Manchester's commercial and banking heritage, and thus has an historic interest value. This interest, however, is limited to the exterior of the building, and particularly the front elevation overlooking Piccadilly, as the historic fixtures and fittings inside the building have been removed.

Communal Value

Desk-based research has not identified any particular commemorative or symbolic communal value associated with N^o 12 Piccadilly, although its location on one of the principal thoroughfares into the heart of the city does provide some distinctiveness and a source of identity, affording some social value. However, this needs to be balanced against the current vacant condition of the building, and the adjacent empty plot that reinforces a sense of localised dereliction.

Group Value

Notwithstanding a relationship with the adjacent property on Chatham Street, which is of a similar date to N^o 12 Piccadilly, the former bank does not have a high group value with other buildings in the vicinity. This perhaps reflects that fact that Manchester's financial core was focused around King Street and Spring Gardens, c 1km to the west

6.6 Statement of Significance

The special architectural interest in N^o 12 Piccadilly is acknowledged in its designated as a Grade II listed building. The special architectural interest and aesthetic value of the building is fundamental to the significance of the building, whilst the historical and communal values are associated closely with the townscape value of the former bank and its historical connection with the commercial development of the Piccadilly area.

The interior of the building has been subject to modern alterations, which have removed historic fixtures and fittings that have reduced the significance of the interior. Notwithstanding these alterations, however, special architectural interest in N^o 12 Piccadilly within the context of the wider townscape is maintained, although its current vacant condition and the adjacent cleared plot can be seen as negative attributes that could be addressed by implemented the proposed development.

7. Impact of Development

7.1 Evaluation of the Key Impacts on Buried Archaeological Remains

There are no nationally recognised standard criteria for assessing the significance of the impact of development on archaeological remains. However, the following criteria have been adopted from *the Highways Agency's Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2, Annex 5, August 2007*. Although designed for use in transport schemes, these criteria are appropriate for use in other environmental impact assessments.

The value of potential archaeological remains that may be affected by the proposed development has been ranked using the following scale: Very High, High, Medium, Low, and Negligible:

- **Very High** includes World Heritage Sites and archaeological remains of international importance.
- **High** includes Scheduled Monuments, Listed Buildings and undesignated archaeological remains of national importance.
- **Medium** includes undesignated archaeological remains of regional importance.
- **Low** includes undesignated archaeological remains of local importance.
- **Negligible** includes archaeological remains of little or no significance.

Notwithstanding the National Importance of the former bank (Site **01**), which will be retained *in-situ*, the Site Area is unlikely to contain buried archaeological remains that are anything more than negligible significance; the impact on the designated building is considered in *Section 7.2*.

Impacts on archaeological remains can be adverse or beneficial, direct or indirect, temporary or permanent. The magnitude of sensitivity for the Site Area has been assessed using the following scale:

- **Major** involves change to archaeological remains or their setting such that the resource is totally altered.
- **Moderate** involves change to archaeological remains or their setting such that the resource is significantly modified.
- **Minor** involves change to archaeological remains or their setting such that the resource is slightly altered.
- **Negligible** involves very minor change to archaeological remains or their setting such that the resource is hardly affected.
- **No Change** involves no change to archaeological remains or their setting.

Assessment of the magnitude of the impacts has been ranked using the following scale:

- **Very Large**
- **Large**
- **Moderate**
- **Slight and**
- **Neutral**

This assessment combines the value of the archaeological resource and the magnitude of impact, as shown in Table 7.1.

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/ Slight	Slight

Table 7.1: Significance of Impact Matrix

The magnitude of impact to the sites of potential archaeological interest ranges from neutral to slight, the latter affecting any buried archaeological remains directly either through damage or removal, which will fundamentally alter their present character. The significance of the impact is summarised in Table 7.2 below.

Site Number and Name	Potential Value of Remains	Potential Magnitude of Sensitivity	Potential Magnitude of Change
Site 02 N° 10, Piccadilly	Negligible	Negligible	Neutral
Site 03 N° 12, Piccadilly	Negligible	Negligible	Neutral
Site 04 N° 14, Piccadilly	Negligible	Negligible	Neutral
Site 05 N° 16, Piccadilly	Negligible	Negligible	Neutral
Site 06 Wireworks	Negligible	Negligible	Neutral
Site 07 N° 5, Chatham Street	Negligible	Negligible	Neutral
Site 08 House on Chatham Street	Negligible	Negligible	Neutral

Table 7.2: Impact Matrix for the potential below-ground archaeological remains

7.2 Evaluation of the Impacts on the Listed Building and its Setting

One of the principal viewpoints along Piccadilly / London Road is the vista from the top of Station Approach, which is framed by Gateway House on the right and the modern Piccadilly Place development on the left (Plate 10). Further along Piccadilly lies the Grade II listed Malmaison Hotel, beyond which is the 19-storey building at N^o 111 Piccadilly. The view is terminated in the middle ground by the roofscape of the nineteenth-century listed buildings along the east side of Piccadilly.

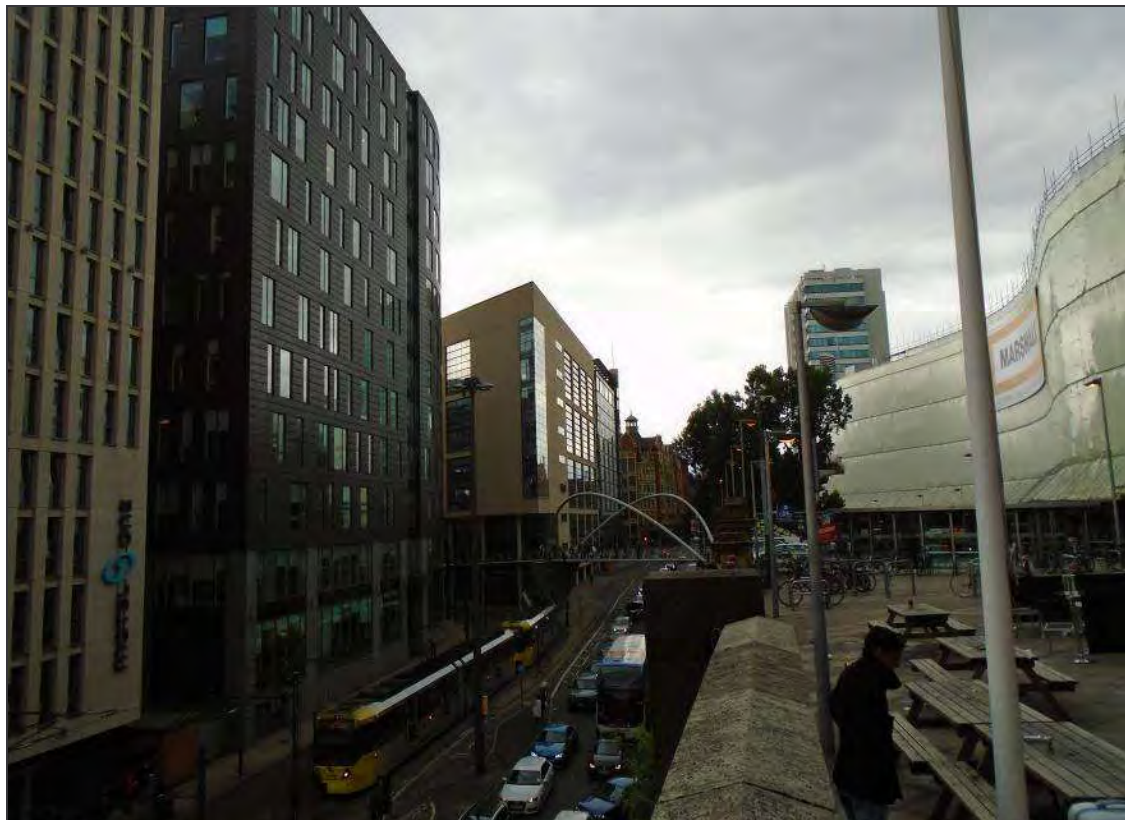


Plate 10: The view looking north-west from Station Approach, between Piccadilly Place and Gateway House

The proposed development will be clearly visible within the view from Station Approach, and is likely to contribute to the sense of enclosure by creating a counterbalance to N^o 111 Piccadilly. As such, the proposed development will not affect the significance of the heritage assets in the view, or the ability to appreciate their special architectural interest. The overall impact to the setting of the designated heritage assets will thus be negligible.

Views of the proposed development will also be afforded from the Rochdale Canal basin on Dale Street, just beyond the southern boundary of the Stevenson Square Conservation Area. From this area, the proposed development will create a new element on the skyline, although its form and materiality will not compete with the designated heritage assets around the canal basin, and will read more as a backdrop. As such, overall impact to the designated heritage assets will be negligible.

A view of the Site Area from within the Stevenson Square Conservation Area is afforded directly from the eastern end of Paton Street. This view is largely enclosed by three-storey buildings that flank both sides of Paton Street, including several Grade II listed buildings (HER 8542.1.0, HER 11691.1.0, HER 12062.1.0, HER 12095.1.0 and HER 12096.1.0), and terminates at the former Union Bank of Manchester (Site **01**). The car park occupying the vacant land within the southern part of the Site Area is also visible from Paton Street, presenting a fragmented streetscape. Coupled with the vacant condition of the former bank in the Site Area, this view affords a sense of dereliction that detracts from the historic value of the streetscape. Implementation of the proposed development, however, will return the Grade II listed former bank back into an active streetscape, together with the adjacent undeveloped plot, enhancing the heritage values of the building. In this respect, the proposed development has potential to impart some beneficial effect on the heritage asset.

It may thus be suggested that the important values of individual heritage assets within view of the Site Area will not sustain any significant adverse impact as a result of the proposed development.

8. Mitigation

8.1 Heritage Assets

Where the loss of the whole or a material part of a heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible (NPPF para 141).

The Site Area contains a vacant Grade II listed building that will be retained and returned to long-term economic use as part of the development proposals. The interior of this designated heritage asset lost considerable elements of original features, fixtures and fittings, and is thus considered to be of lesser significance.

The existing setting of the Site Area is currently adversely impacted by the lack of a sustainable use for the listed building, and the inactive, derelict adjacent site. The denser urban grain of the streets to the north and west of the listed building will not allow for views of the new build element and will not affect the setting of the building when looking from the Stevenson Square Conservation Area. Consequently, the understanding and appreciation of the Grade II listed building's setting will not be adversely impacted.

The assessment has identified sites of eighteenth- and nineteenth-century buildings within the Site Area. However, the archaeological interest in these sites is considered to be negligible due to the probable damage that buried remains have sustained during previous redevelopment and demolition.

8.2 Mitigation Measures

Construction works necessitated by the proposed development will inevitably involve some disturbance to below-ground archaeological remains. However, any such surviving buried remains will pertain to eighteenth- and nineteenth-century commercial properties of negligible archaeological interest. As such, it is concluded that delivery of the development proposals will have a negligible archaeological impact, and the need to implement archaeological mitigation measures in advance of the proposed construction programme is not merited.

9. Sources

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10. Acknowledgements

Salford Archaeology would like to thank Adrian Roman and Mari Robert of Toyoko Inn UK Ltd for commissioning the desk-based assessment, and to Tom Pike of Barton Willmore for supplying background information. Salford Archaeology is also grateful to Lesley Dunkley, Historic Environment Record (HER) Officer with the Greater Manchester Archaeological Advisory Service (GMAAS) for providing the HER data for the study area, and to Dr Andrew Myers, also of GMAAS, for his advice and guidance.

The archive comprises a historical map regression, photographs and historical research notes. This archive is currently held by the Centre for Applied Archaeology, and a copy of this report will be forward to the client and deposited with the Greater Manchester Historic Environment Record.

Appendix 1: Figures

- Figure 1: Site location
- Figure 2: Site Area boundary superimposed on William Green's map of 1787-94
- Figure 3: Site Area boundary superimposed on William Swire's map of 1824
- Figure 4: Site Area boundary superimposed on Bancks & Co's map of 1831
- Figure 5: Site Area boundary superimposed on the Ordnance Survey 60": 1 mile map of 1851
- Figure 6: Site Area boundary superimposed on Adshead's map of 1851
- Figure 7: Site Area boundary superimposed on the Ordnance Survey 1: 500 map of 1891
- Figure 8: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 9: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 10: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map of 1933
- Figure 11: Site Area boundary superimposed on the Ordnance Survey 1:2500 map of 1954
- Figure 12: Site Area boundary superimposed on the Ordnance Survey 1:2500 map of 1971
- Figure 13: Site Gazetteer
- Figure 14: Greater Manchester Historic Environment Records within 250m of the Site Area

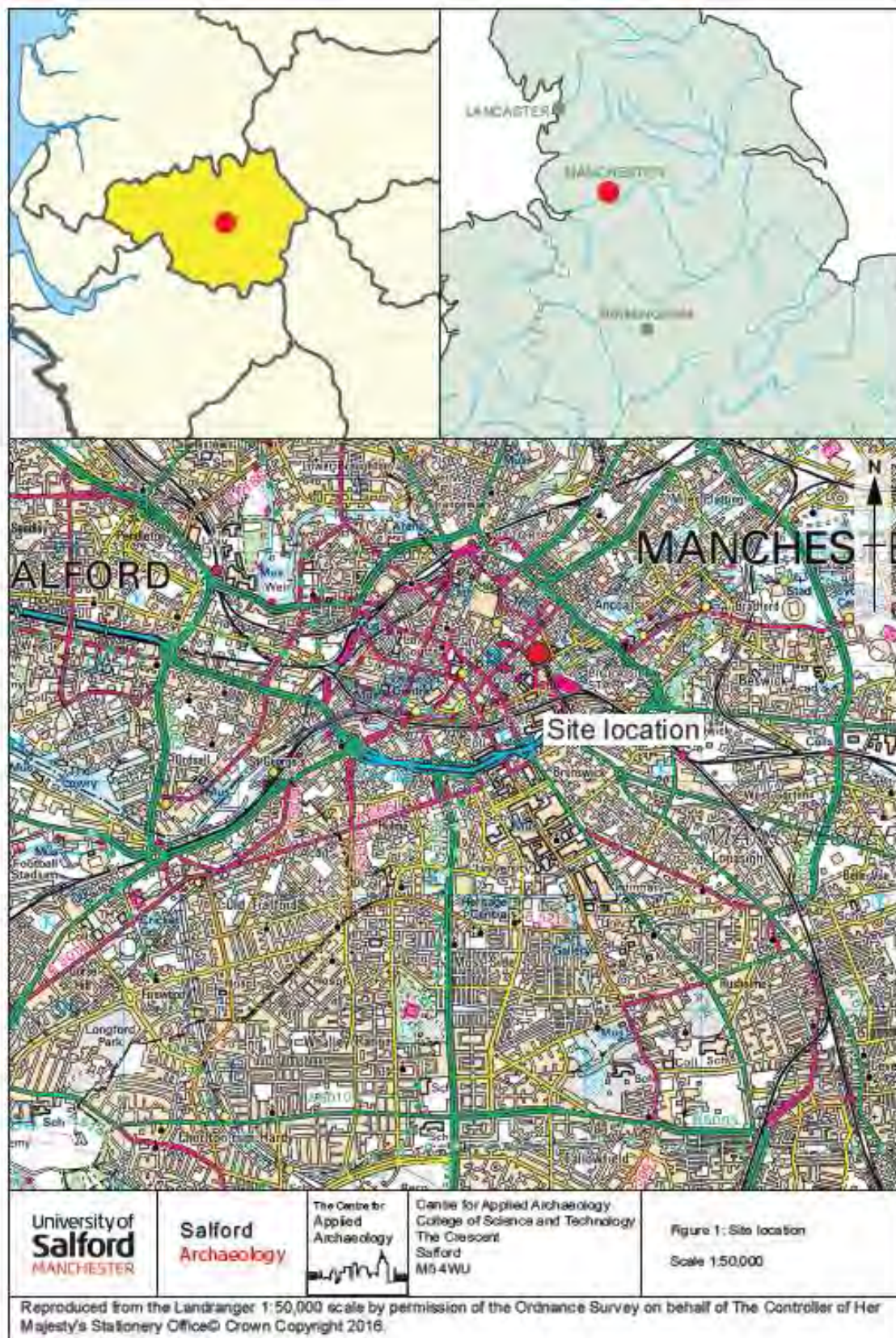


Figure 1: Site location



Figure 2: Site Area boundary superimposed on William Green's map of 1787-93

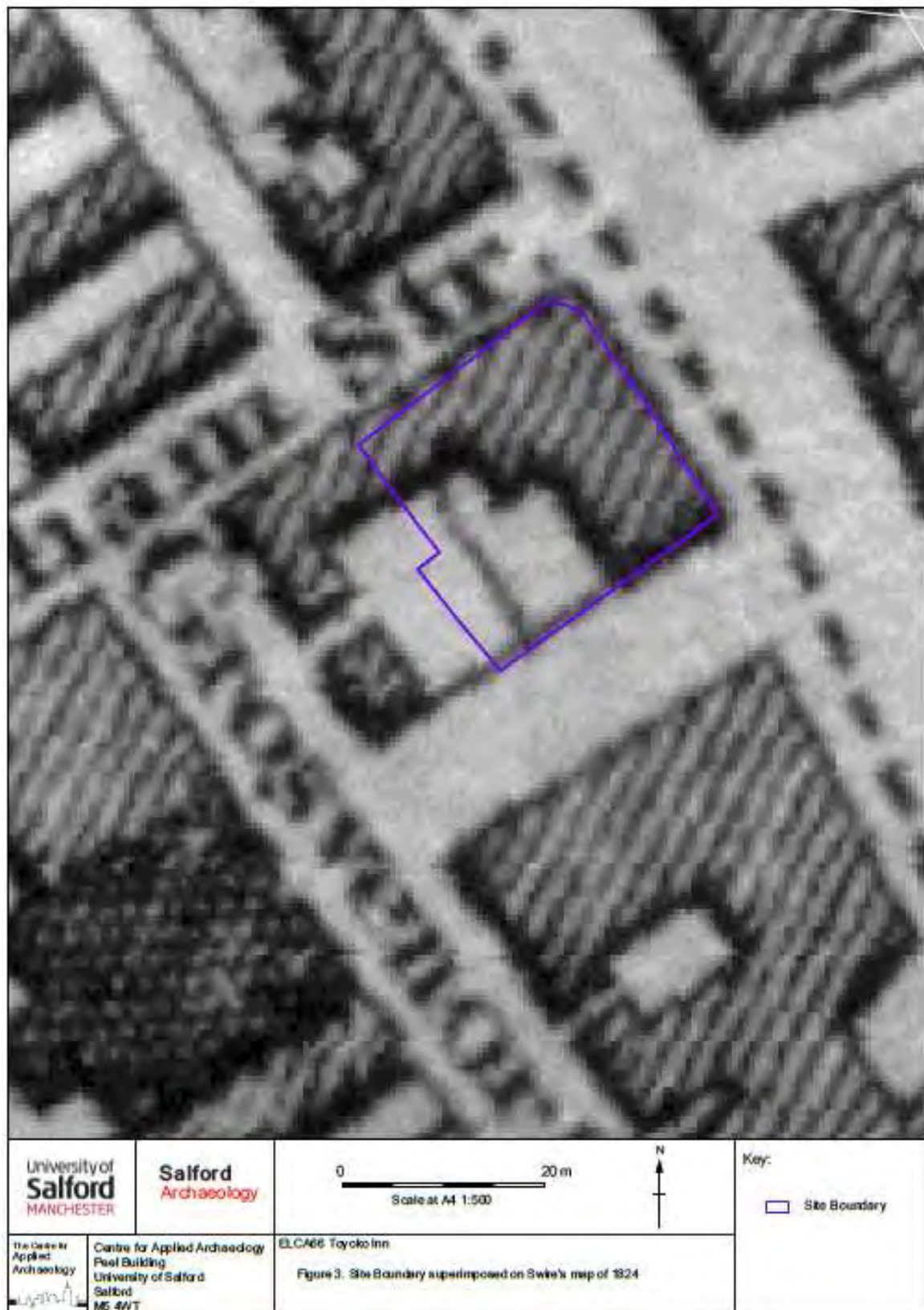


Figure 3: Site Area boundary superimposed on William Swire's map of 1824



Figure 4: Site Area boundary superimposed on Banks & Co's map of 1831

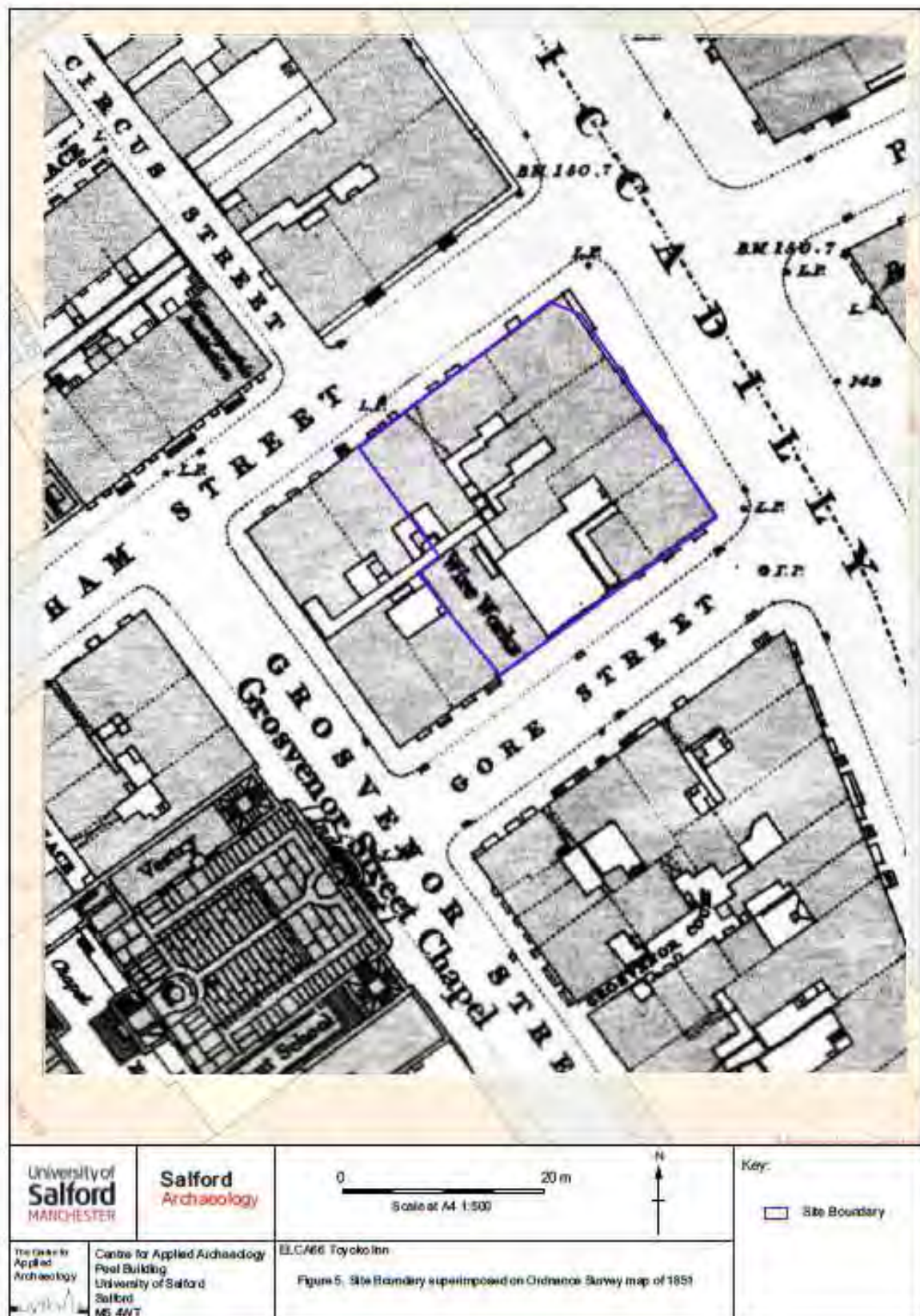


Figure 5: Site Area boundary superimposed on the Ordnance Survey 60": 1 mile map of 1851

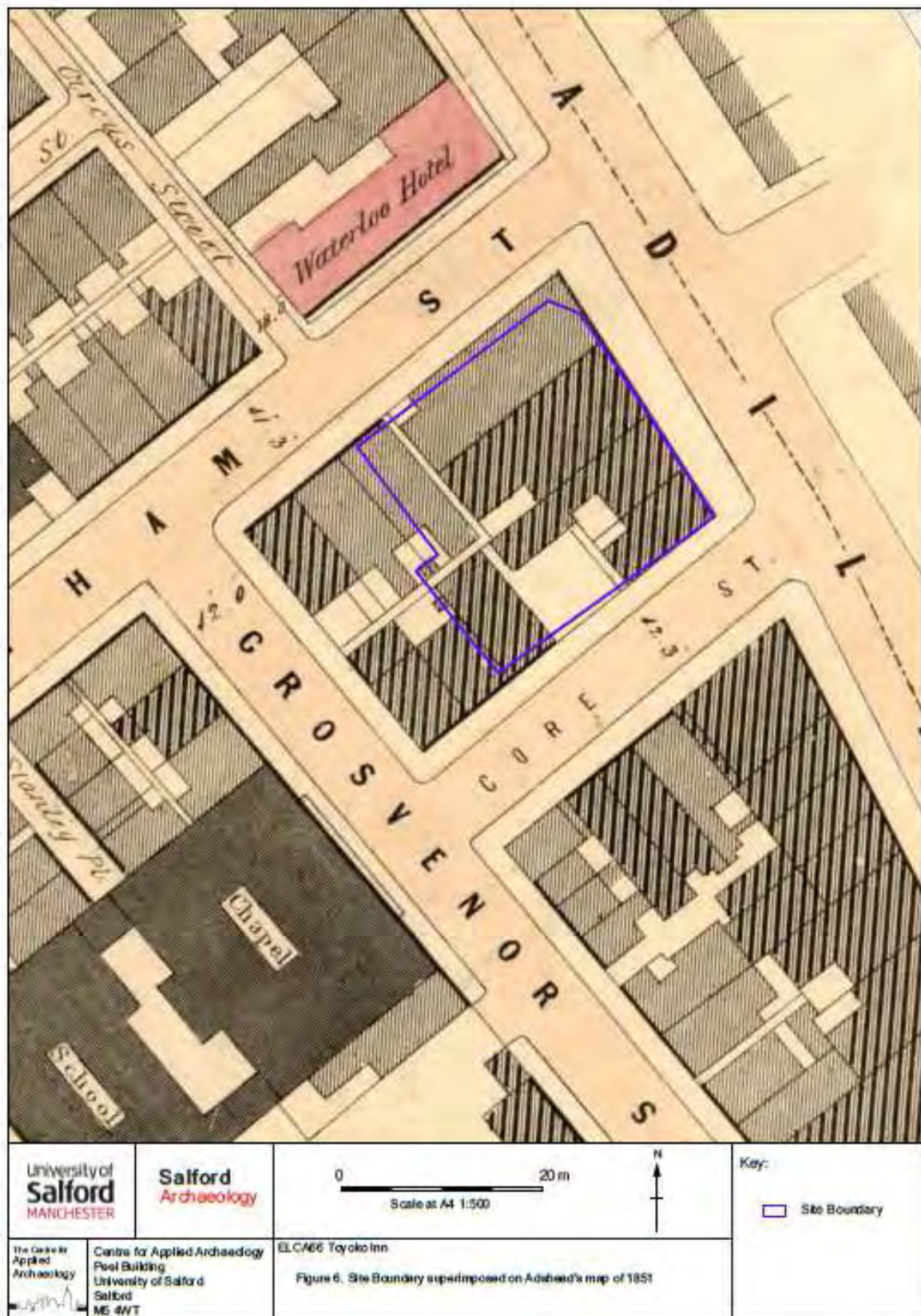


Figure 6: Site Area boundary superimposed on Adshead's map of 1851



Figure 7: Site Area boundary superimposed on the Ordnance Survey 1:500 map of 1891

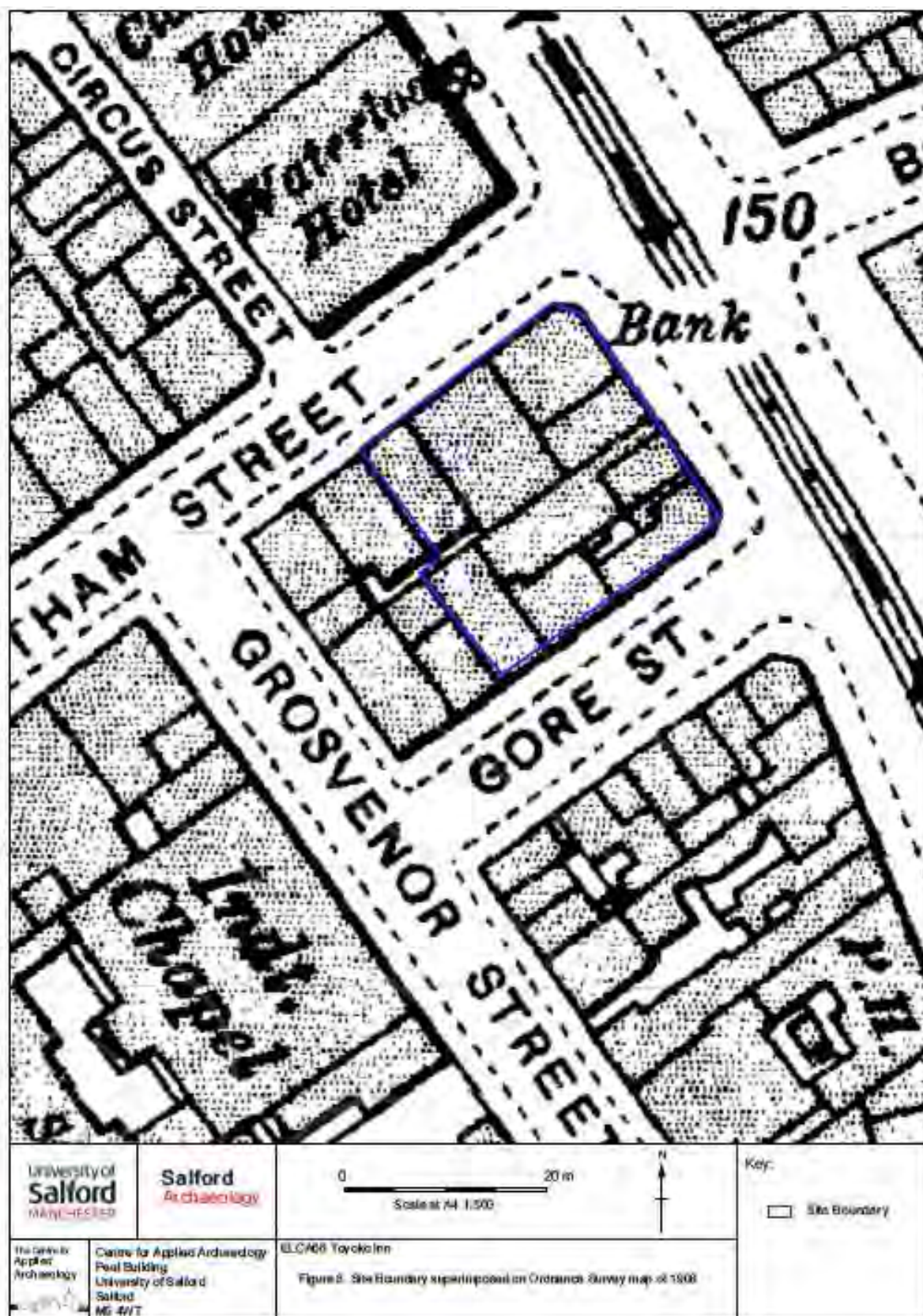


Figure 8: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1908

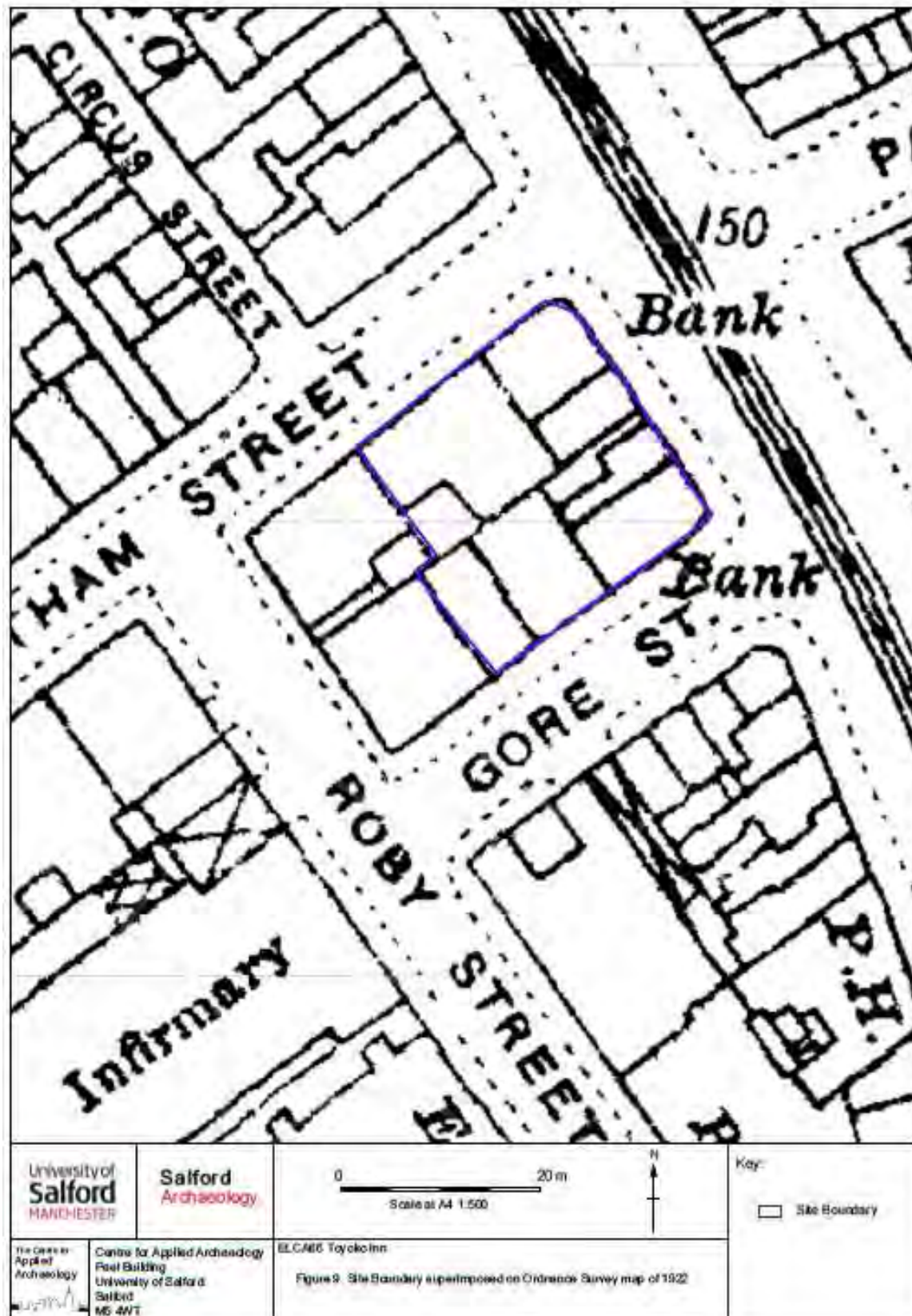


Figure 9: Site Area boundary superimposed on the Ordnance Survey 1:2500 map, 1922

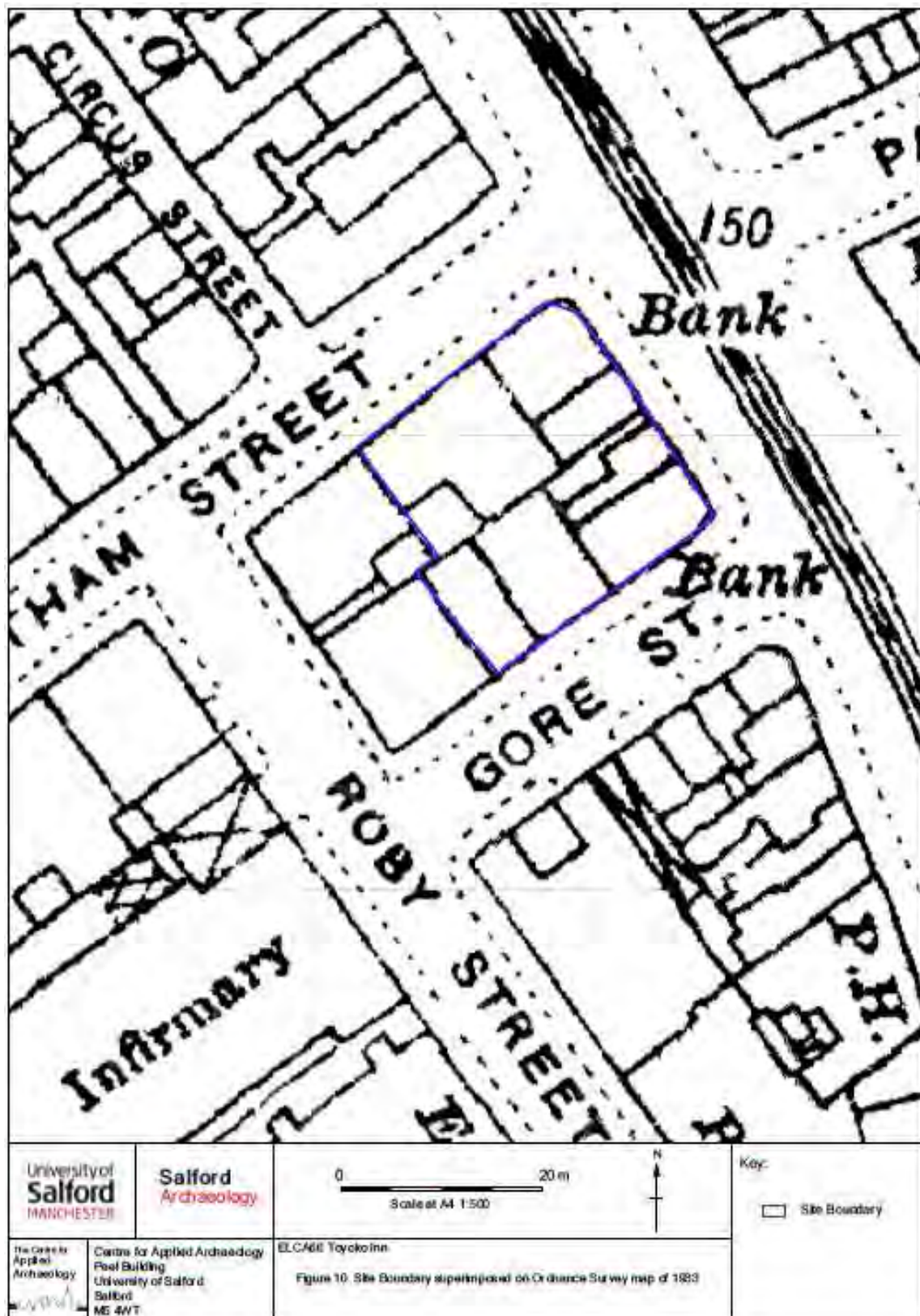


Figure 10: Site Area boundary superimposed on the Ordnance Survey 25": 1 mile map, 1933

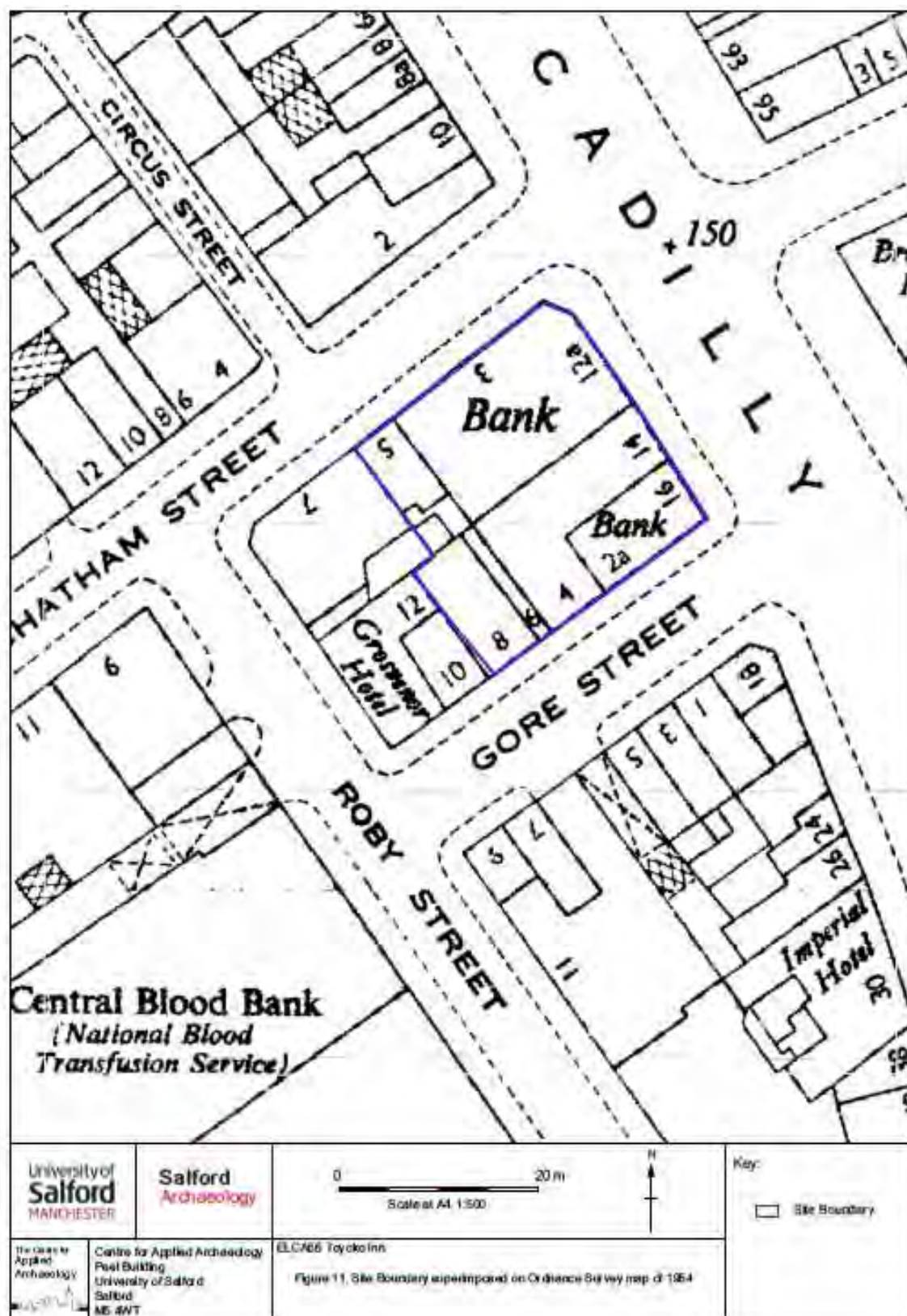


Figure 11: Site Area boundary superimposed on the Ordnance Survey 1:1250 map, 1964

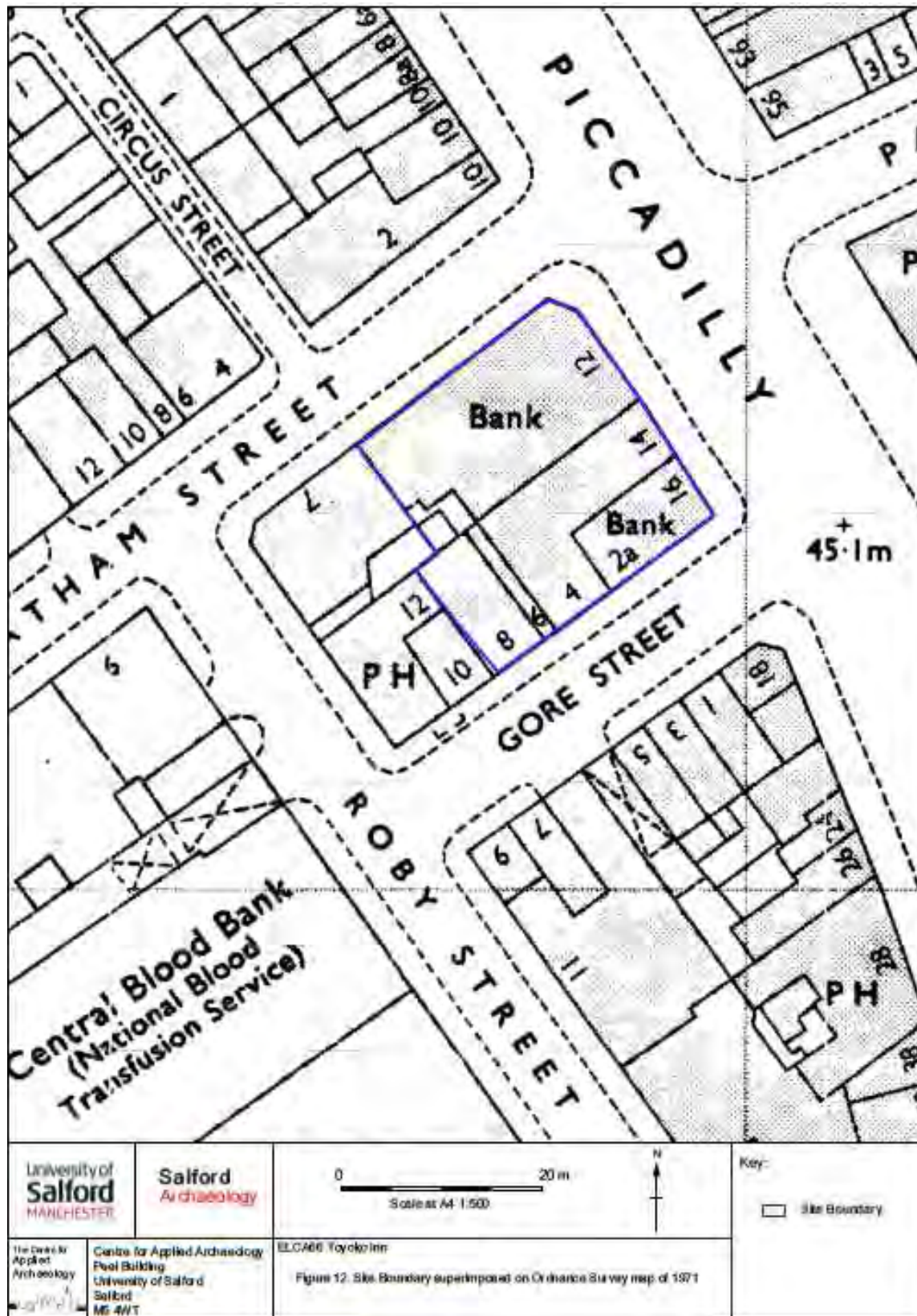


Figure 12: Site Area boundary superimposed on the Ordnance Survey 1:1250 map, 1971



Figure 13: Site Gazetteer



Figure 14: Greater Manchester Historic Environment Records within 250m of the Site Area

Appendix 2: Listed Buildings within 250m of the Site Area

HER ID	Designation	Name	Location
8548.1.0	Grade II Listed Building	Former Barclays Bank	SJ 8458 9815
1382.1.0	Grade II* Listed Building	Britannia Hotel	SJ 8433 9804
8478.1.0	Grade II* Listed Building	The Court House	SJ 8450 9800
8370.1.0	Grade II* Listed Building	Dale Warehouse	SJ 8469 9819
8370.2.0	Grade II Listed Building	Entrance Archway & Lodge to Yard of the Rochdale Canal Company	SJ 8469 9815
1385.1.0	Grade II Listed Building	London Warehouse (former)	SJ 8475 9807
2111.1.0	Grade II Listed Building	Rochdale Canal Company Office	SJ 8469 9817
8282.1.0	Grade II Listed Building	Grand Hotel (former)	SJ 8450 9813
8369.1.0	Grade II Listed Building	24 & 26, Dale Street	SJ 8456 9834
8371.1.0	Grade II Listed Building	49 & 51, Dale Street	SJ 8470 9827
8426.1.0	Grade II Listed Building	Newton Buildings	SJ 8466 9836
8540.1.0	Grade II Listed Building	Hall's Buildings	SJ 8457 9824
8541.1.0	Grade II Listed Building	77–83, Piccadilly	SJ 8458 9822
8542.1.0	Grade II Listed Building	Brunswick Hotel	SJ 8461 9816
8543.1.0	Grade II Listed Building	107, Piccadilly	SJ 8463 9814
8545.1.0	Grade II Listed Building	Watt Statue	SJ 8438 9830
8546.1.0	Grade II Listed Building	Queen Victoria Monument	SJ 8439 9829
8547.1.0	Grade II Listed Building	Wellington Statue	SJ 8445 9826
8550.1.0	Grade II Listed Building	Joshua Hoyle Building	SJ 8460 9807
8556.1.0	Grade II Listed Building	50–62, Port Street	SJ 8470 9837
8557.1.0	Grade II Listed Building	Magnum Hotel	SJ 8449 9819
11401.1.0	Grade II Listed Building	47, Piccadilly	SJ 8448 9829
11402.1.0	Grade II Listed Building	49, Piccadilly	SJ 8449 9829
11403.1.0	Grade II Listed Building	Gardens Hotel and Shops	SJ 8451 9829
11404.1.0	Grade II Listed Building	Clayton House	SJ 8453 9828
11405.1.0	Grade II Listed Building	St Margaret's Chambers	SJ 8454 9827
11637.1.0	Grade II Listed Building	45, 47 and 47a, Hilton Street	SJ 8470 9835
11683.1.0	Grade II Listed Building	Boundary Wall to Rochdale Canal	SJ 8447 9793
11687.1.0	Grade II Listed Building	56, Dale Street	SJ 8462 9825
11688.1.0	Grade II Listed Building	Langley Buildings	SJ 8469 9825
11689.1.0	Grade II Listed Building	29 & 31, Dale Street	SJ 8459 9836
11690.1.0	Grade II Listed Building	35, Dale Street	SJ 8464 9831
11691.1.0	Grade II Listed Building	68, Dale Street	SJ 8465 9820

HER ID	Designation	Name	Location
11692.1.0	Grade II Listed Building	Industry House	SJ 8468 9822
11693.1.0	Grade II Listed Building	Eleska House	SJ 8463 9824
11694.1.0	Grade II Listed Building	45, Dale Street	SJ 8464 9827
11702.1.0	Grade II Listed Building	22, Dale Street	SJ 8453 9835
11703.1.0	Grade II Listed Building	47, Dale Street	SJ 8464 9827
11704.1.0	Grade II Listed Building	64 & 66, Dale Street	SJ 8464 9821
11732.1.0	Grade II Listed Building	Mintierna House	SJ 8446 9790
11734.1.0	Grade II Listed Building	The Churchill Public House	SJ 8442 9791
11735.1.0	Grade II Listed Building	49, Newton Street	SJ 8462 9839
11736.1.0	Grade II Listed Building	14 & 16, Newton Street	SJ 8460 9830
11737.1.0	Grade II Listed Building	17 to 25 (odd) Newton Street	SJ 8457 9832
11738.1.0	Grade II Listed Building	11, Bloom Street	SJ 8444 9797
11748.1.0	Grade II Listed Building	8, Minshall Street	SJ 8443 9800
11749.1.0	Grade II Listed Building	Mindel House	SJ 8446 9799
12062.1.0	Grade II Listed Building	Horrocks, Crewdson & Co Warehouse	SJ 8466 9816
12063.1.0	Grade II Listed Building	8, Lever Street	SJ 8449 9833
12064.1.0	Grade II Listed Building	10, Lever Street	SJ 8450 9833
12065.1.0	Grade II Listed Building	8, 10 and 12, Newton Street	SJ 8458 9828
12066.1.0	Grade II Listed Building	24, Lever Street (Watts Bros)	SJ 8457 9841
12082.1.0	Grade II Listed Building	Kingsley House	SJ 8456 9830
12084.1.0	Grade II Listed Building	45 and 47, Newton Street	SJ 8461 9837
12089.2.0	Grade II Listed Building	Canal Lock No 84	SJ 8466 9809
12089.3.0	Grade II Listed Building	Canal Lock No 85	SJ 8466 9809
12089.4.0	Grade II Listed Building	Canal Lock No 86	SJ 8446 9791
12095.1.0	Grade II Listed Building	13 and 15, Paton Street	SJ 8463 9819
12096.1.0	Grade II Listed Building	19, Paton Street	SJ 8464 9820
12119.1.0	Grade II Listed Building	9, Richmond Street	SJ 8443 9793
12168.1.0	Grade II Listed Building	16–18, Tariff Street	SJ 8473 9831
15564.1.0	Grade II Listed Building	33, Dale Street	SJ 8462 9834

Summary of the listed buildings within 250m of the Site Area

Appendix 3: Non-designated Heritage Assets within 250m of the Site Area

The following is a table of heritage assets within 250m of the Site Area, courtesy of the Greater Manchester HER (Fig 14).

HER ID	Date Period	Name	Site Type	Location	Description
Monuments					
8370.1.1	19 th century	Dale Warehouse Underground Waterwheel	Waterwheel	SJ 8471 9818	The wheel provided motive power for hoists in adjacent and nearby canalside warehouses via gearing and lineshafts. The machinery, which is 95% intact, represents the only known subterranean waterwheel in the Manchester area of early TC Hewes design. The wheel is a high breast shot design, 16 ft diameter and 7 ft wide with timber spokes and iron and timber buckets.
8549.1.0	19 th century	Imperial Hotel (site of)	Hotel	SJ 8461 98	A former hotel, which was at one time a Grade II listed building, but has since been demolished.
9133.2.0	Post-medieval	Daub Hole/ Infirmary Pond (site of)	Ornamental Pond	SJ 8437 9830	A 'Doobe Hoole' (Daub Hole) is attested in Manchester as early as 1555. Clay extracted for use within area for the production of daub for the town's timber-framed buildings. 1741 map shows 'Daube Holes' as a substantial elongated feature. Infirmary established in 1754-5; Daub Hole was transformed into an ornamental pond fronting the building. In 1853 it was infilled, creating a new esplanade which became the setting for a series of public statues.
9133.2.1	18 th century	Manchester Royal Infirmary (site of)	Infirmary	SJ 8438 9827	Infirmary built 1754-5, symmetrical Georgian building. End of C18th expanded, including an outpatient dispensary in 1792, on west side of infirmary. By 1831 infirmary remodelled and extended to form an L-shaped plan. 1835 brick structure was faced in stone and a classical portico was added by architect Richard Lane. 1850, building radically remodelled. By 1886-9 central court had been partially infilled, a dispensary building added to rear and nurses' home on south east. 1900s, bought by council and demolished.

HER ID	Date Period /	Name	Site Type	Location	Description
Monuments					
9133.2.4	18 th century	Lunatic Asylum (site of)	Asylum	SJ 8443 9825	Built 1765–6 by trustees of Infirmary on an adjacent plot with extensions added 1772, 1780 & 1788. Map of 1787–94 shows hospital as a roughly rectangular block. In 1835 the brick-built asylum was faced in stone and given a Doric portico by architect Richard Lane. By 1801 building and location considered inadequate, but asylum continued up to 1840s. Demolished by 1851, site incorporated within the ornamental grounds of the infirmary.
11308.1.0	19 th century	35, Back Piccadilly (site of)	Warehouse	SJ 8455 9832	Built c.1852–1858 as a commercial cotton warehouse. Was adapted to operate as two warehouses by 1888.
11312.1.0	18 th century	Ashton Canal/ Rochdale Canal Junction (site of)	Canal	SJ 8483 9813	c.1799 canal, open [to] through traffic c.1800. Site and remains of warehouse are still visible.
11409.1.0	18 th century	Piccadilly Mill (site of)	Textile Mill	SJ 8457 9798	Rectangular range named as ‘Mr Drinkwater’s Cotton Works’ on 1787-94 map, ‘Plants Cotton Mill’ on 1831 map, and as ‘Piccadilly Mill, cotton’ on 1849 map, which identifies a boiler house on the south side of the building. The 1888-9 map shows the mill to have been extended to the rear. Still shown on the 1905 map which names this as the Piccadilly Printing Works. By 1932 the mill had been demolished and Aytoun Street extended across its site
11410.1.0	19 th century	London Road Mill (site of)	Textile Mill	SJ 8457 9795	Cotton mill shown on 1831 and 1849 maps as L-shaped range. On 1888-9 map only the eastern arm of the building is shown, unnamed. This is still shown on the 1905 map. By 1932 the building had been demolished and Aytoun Street extended across the site.
11411.1.0	19 th century	Shepley Street Mill (site of)	Textile Mill	SJ 8461 9793	Shown on 1831 and 1849 maps as large rectangular range. Named as disused on the 1888–9 map, but still shown on the 1905 map when named as Ogdens Mill. By 1932 the mill had been demolished and Aytoun Street extended across the site of its western end.
11649.1.0	18 th century	69–75, Back Piccadilly (site of)	Workshops	SJ 8462 9820	Row of garret-workshop cottages, dating to the late eighteenth century, but demolished recently.

HER ID	Date Period	Name	Site Type	Location	Description
Monuments					
12343.1.0	18 th century	8–14, London Road (site of)	Building	SJ 8463 9799	Probably the buildings shown on this site on Green's map of 1787–94, but cleared in the early 21st century (by 2005) and the site has since been redeveloped.
12344.1.0	18 th century	Bank Top Tunnel	Canal Tunnel	SJ 8460 9790	Navigable tunnel built by the Duke of Bridgewater in 1787–9 from the River Medlock to below a coal yard on the east side of London Road, where coal was winched up a shaft using a horse-gin. Probably went out of use by boats c. 1800 following the opening of the Rochdale Canal.
12345.1.0	19 th century	Factory/Warehousing (site of)	Factory	SJ 8461 9802	Site vacant on 1831 map. Rectangular range built by 1849, and named on Adshead's map of 1850 to have had a commercial use. Still shown on mapping of 1969, but site now in use as a car park.
13997.1.0	19 th century	4–6, Brewer Street (site of)	Workers' Housing	SJ 8473 9835	A pair of two small buildings, identified on a Goad's plan of 1886–1901 as 2-storey dwellings. Built between 1808 and 1819. Still standing in 1931–2, but later mapping suggests these buildings were either replaced or modified by 1965. Site now a car park area.
Find Spot					
1390.1.0	Roman	Coin	Find spot (site of)	SJ 8440 9820	Bronze Coin of Claudius Gothicus
Place					
9133.1.0	18 th – 19 th century	Piccadilly Gardens	Gardens, Parks and Urban Spaces	SJ 8436 9825	This was the site of the Manchester Infirmary from 1755 to 1908 and the position of the building, now demolished, can still be traced in the area of the sunken garden in present Piccadilly Gardens. Site had always played an important part in the provision of open space in Manchester and was reported to the 1833 Parliamentary Select Committee, set up to 'Investigate the Availability of Open Spaces for Public Use in Major Towns', as one of only three sites fulfilling that function



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