



Paul Butler Associates

Planning, Development & Heritage Consultants

Nikar Properties (No 2) Limited

28 St John Street, Manchester, M3 4DJ

Archaeological Building Survey

28 September 2023

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Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

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II	28.09.2023	Updated following additional site visits during strip out

Non-Technical Summary

An archaeological building survey was required prior to the change of use of 28 St John's St, Manchester. The work was carried out by Paul Butler Associates. The building was found to be a townhouse built in the late 18th century, later converted for use as a hospital, and then rectory, later becoming combined with the neighbouring building and openings inserted.

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1. Introduction

- 1.1 Paul Butler Associates have been commissioned to perform a Level 2/3 historic building survey of 28 St John's Street, Manchester. Although a decision has not yet been reached on applications 136625/FO/2023 and 136626/LO/2023, the condition suggested by GMAAS is as follows:

"No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include: - archaeological building recording (Historic England Level 2 / 3); - archaeological watching brief and recording of previously hidden historic fabric.*
- 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.*
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.*
- 5. Provision for archive deposition of the report and records of the site investigation.*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible."

The proposal is for "Change of use from offices (Class E) to 3no. residential dwellings (C3 use)".

- 1.2 This procedure followed the advice of Chapter 16 of the National Planning Policy Framework. This came into effect in March 2012 and has been subsequently been updated, most recently in July 2021. Paragraph 205 of Section 16 states that "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" (NPPF 2021, 58).
- 1.3 Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of Paul Butler Associates carried out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists

with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous Level 2/3 surveys.

2. Site Location

- 2.1 St John's Chambers lies on the north side of St John Street at the junction with Byrom Street. The building comprises a pair of Grade II listed buildings; 28 St Johns Street and 15a Byron Street and lies within the St John Street Conservation Area. The postal address is 28 St John's Street, St John's Chambers, St John Street, Manchester M3 4PF and the National Grid Reference is SJ 83381 97955.
- 2.2 The building lies inside the St John Street Conservation Area. It is not known exactly when St. John Street was laid out, but it takes its name from the church, which stood on the site of what is now St. John's Gardens. It is reasonable to assume that the houses in the street were built as they were required, between 1770 and 1830 (GMAAS 2022). Most of these houses, along the north side of St John Street, are Listed. These include 24a & 26 St John Street (HER No. 8600.1.0); 24 St John Street (HER No. 5900.1.0); 22 St John Street (HER No. 12129.1.0); 18 – 20 St John Street (HER No. 12128.1.0); 12 – 16 St John Street (HER No. 12127.1.0); 10 St John Street (HER No. 12085), and; 8 and 8a St John Street (HER No. 12126.1.0). On the southern side only three of the buildings are listed; 21 – 25 St John Street (HER No. 12566.1.0); 19 St John Street (HER No. 12565.1.0), and; 11 – 17 St John Street (HER No. 8602.1.0). All are former Georgian townhouses.

3. Aims and Objectives

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. Methodology

4.1 This comprised a field survey recording of the building. The survey was undertaken once the building was no longer in use and prior to the building works commencing. The survey was performed to Historic England level 2/3 standards (as set out in their 2016 “Understanding Historic Buildings: A Guide to Good Recording Practice”) and recorded:

- The form and fabric of the building, along with a measured survey, producing plans at each level of the building, and a representative cross section;
- Architects’ plans were to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, were used as the base for archaeological details to be added;
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key architectural features or features evident of past function. Photographs were taken using a high resolution digital SLR camera (Olympus E600 [12 Megapixels]) in RAW format, with files saved as lossless TIFF’s for archive purposes. Exterior photographs were hand-held, interior photographs were conducted with a tripod. Where lighting was insufficient either an off-camera flash or longer exposure times were used;
- All photographs contain an appropriate photographic scale and the locations and direction marked on a photograph location plan.
- Drawings produced on site have been digitised in AutoCAD following standard conventions set out in section 7 of Historic England’s “Understanding Historic Buildings” (2016)

4.2 A watching brief was undertaken during the strip-out, when the attending archaeologist made two visits. The majority of the strip out comprised removing wallpaper to the plaster, removing some floor coverings, as well as the removal of plaster in the basement to reveal the brickwork below.

5. Historical Background

- 5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c1.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a

bath house on the north bank of the river Medlock, which was discovered in the 1770s and a temple of Mithras (OAN 2005).

- 5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site.
- 5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive (OAN 2005). The Anglo-Saxons did built a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 5.5 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester (GMAAS 2014).
- 5.6 During the late eighteenth century, the towns wealthy classes lived in the centre of town, on streets with town houses such as King Street and Byrom Street. From the late eighteenth century, the town expanded quickly as a result of the sudden growth in cotton

manufacturing and textile trading. Land on the edge of town was developed and new streets such as Mosley Street and Princess Street were built and by the end of the eighteenth century consisted of fashionable houses.

- 5.7 As industrial activity increased in the mid eighteenth century, the cleanest air and best living conditions were to the south and west of the town. Fields at the edge of town were laid out with regular grids of streets built ready to accommodate new houses. At this time Edward Byrom inherited the Byrom Estate which included land between Deansgate and the River Irwell. In 1768 he founded St John's Church and dedicated it to his father. Shortly after this in the 1770's grids of new streets were speculatively laid out west of Deansgate and South of Quay Street, including St Johns Street and Byrom Street. These comprised of terraces of town houses which were erected at the back of the pavement along the new streets in a piecemeal-manner. William Green's Map of 1794 shows the building was already built by this time, alongside several others on the north side of St Johns Street, with the southern side less developed. Swire's map of 1824 shows little further development over this time.
- 5.8 In 1847 28 St John Street was occupied by H.J. Tarling, as recorded by a testimonial he gave on behalf of the Gutta Percha Soles for Boots and Shoes in the Manchester Courier (18/09/1847). By the time of Slater's Directory of 1848 however, Tarling appears to have left, with Walter B. Stott recorded at the premises, listed as a surgeon.
- 5.9 The general character of the St Johns/Byrom Street area remained residential through the first half of the nineteenth century although by the second half of the century the dwellings here were less fashionable and the town houses were mainly converted for business and other uses. The listing of this building in the trade directory, with the resident recorded as a surgeon, suggests that this was also the case for number 28. The 1851 OS town plan shows the site in detail at this time. The building appears as a single unit, with no subdivisions shown between the St John's Street and Byrom Street properties. Cellar lights are shown to the southern elevation on Byrom Street. Adshead map of the same year shows a similar situation, but also notes the building as a private dwelling.

- 5.10 By 1856 Walter Stott was still at the property and next door, at 26, a further surgeon was listed. In fact, of the seven properties between 16 – 28, five were occupied by surgeons, with the other two occupied by a dentist and a carrier. By 1865 number 28 was occupied by John Leigh, once again a surgeon. The 1861 census does not list 25 Byrom Street (now number 15), further suggesting that the building had been knocked through as suggested by the mapping.
- 5.11 The building is not recorded in Slater's 1874 directory, with the last listing being number 26, recorded as both the National Association for Freedom of Worship, and the Coroners Court. Adjacent to these, at 24, was the Royal Eye Hospital. In 1876 the Manchester Courier recorded that the surgeon J. S. Bridgeford was at 28 St John Street (09/09/1876), although no entry was given in Slater's Directory of the same year. The 1877 Directory records only one building on Byrom Street, between Artillery Street and St John's Street, number 23. The occupant was John Sawyer Bridgeford, surgeon, likely the same as that recorded in the Manchester Courier at 28 St John Street. 25 Byrom Street was not recorded, with the next building, after St John's Street, being 27. However, the Manchester Ear Institution was recorded as having moved into 25 Byrom Street in December of 1877. The Institution first rented rooms in 9 Oxford Street, before moving to 6 Lower Mosley Street in 1867. The Manchester Times (22/12/1877) recorded that "The annual meeting of the subscribers to the Manchester Ear Institution was held at the new premises of the institution in Byrom-street" By 1884 it was recorded as 23 Byrom Street, when its first matron was appointed. The surgeon William Milligan was appointed in 1890 and he rapidly developed the surgery of ear, nose and throat as a speciality, and was instrumental in the growing use of radium in Manchester.
- 5.12 An advertisement in the Manchester Courier (21/10/1882) for the sale of "the whole of the valuable household furniture and other contents of the residence [28 St. John Street]" suggests that the property was still used partially as a residence at this time. The sale followed the death of Dr. J. C. Peatson, who likely also worked at the hospital. This appears to have continued to be the case, with Slaters 1887 directory recording both Henry Grundy Brook and Frederick M. Pierce (both surgeons) at number 28. A Dr. Pierce was listed as a surgeon at the Ear Institution in the Manchester Courier in 1880 (23/07/1880).

- 5.13 The 1891 OS plan shows the Ear Institution as taking almost all of the site, extending almost to Artillery Street to the north. 28 St John Street is first recorded as part of the ear hospital in 1894, when the Manchester Courier (01/11/1894) gives it as the address. The hospital first provided accommodation for in-patients in 1893, although Slaters Directory still records two surgeons at 28 St John Street (Frederick Pierce and William Mulligan). No entry was recorded in the 1905 directory however.
- 5.14 The 1908 OS map shows little change to the previous, although it had been extended to the north, all the way to Artillery Street, and the whole named as 'Hospital'. The hospital moved into new premises in All Saints in Grosvenor Square in 1911, although the building appears to have at least partly continued with a similar use. The 1915 directory records Philip Buckley (M.A., F.R.C.S. Eng., M.B., B.S., B.C.Camb) and John Morley (surgeon), both at number 28. Alongside them Rev. Edmond Foxcroft Leach (John John's rectory) is also recorded. By the time of the 1922 OS map, the building is shown to be its original size once again, and this time labelled as 'Rectory'.
- 5.15 The 1923 Directory shows the property as occupied again by 2 surgeons and a Reverend, with the 1933 directory showing the Reverend alongside 3 surgeons. The 1934 and 1941 OS maps show little change to the building, still noted as 'Rectory' on both. However, by the time of Kelly's 1945 directory, number 28 was occupied by 3 surgeons, and the Reverend no longer listed.

6. Physical Description

- 6.1 The Listed building description for 28 St John Street describes it as follows:

Late C18 with later alterations. Red brick. 3 storeys. 2 sash windows, no glazing bars, with flat brick arches. Sill band. Doorway with C19 moulded stone surround and pediment. Plain rectangular fanlight and door with large fielded panel. Plain eaves. Slates. Group value. Townhouse, now office. Late C18; altered. Red brick in Flemish bond (roof not visible). Rectangular plan on corner site, single-fronted. Three storeys over cellar, 2 bays, with plinth, 1st-floor sill-band, plain frieze and moulded cornice. Large square-headed doorway to the right with late C19 or early C20 pedimented sandstone doorcase, panelled door and rectangular overlight; 12- and 9-pane sashed windows with exposed boxes, raised sills and flat-arched heads. Side-wall chimney. 5-window left return wall (to Byrom Street) with 2 early C20 oriels and other windows sashed without glazing bars. Interior not inspected. Forms left end of terrace on north side of street.

- 6.2 The Listed building description for 15a Byrom Street describes it as follows:

Late C18 with later alterations. Red brick, 3 storeys, one sash window and one 2-light oriel window fitted with later sashes. Plain doorway on left-hand side with plain rectangular fanlight. Slate roof. Group value. Nos.8a, 8-28, & 24a St John Street. Townhouse. Late C18 with later alterations. Red brick in Flemish bond, slate roof. Square plan. Three storeys and basement, 2 windows; plain doorway to left with plain overlight; one sashed window and one 2-light oriel fitted with later sashes. Adjoins rear wing of 28 St John Street. Included for group value.

General Description

- 6.3 (Plate 1) The building is three storeys over a basement, constructed of brick in Flemish bond. It is 2 bays to St John Street and 7 to Byrom Street.

Exterior

- 6.4 South Elevation (plates 2 – 7). This comprises the main frontage of the building. At ground floor level a personnel doorway lies in the second bay. This has a sandstone surround with ionic pediment over. Bay 1 contains a tall 12 light timber framed sash window with a splayed lintel of narrow brick tiles. A sandstone plinth runs around the base of the elevation, painted black. A sandstone string course, painted white, runs between first and ground floor level. This forms the cills of the windows to each of the bays, which otherwise match that at ground floor level. The second floor level contains matching windows again, although these are smaller and of 9 lights. Finally, within the sandstone plinth bay one contains a cellar light with depressed arch lintel and iron grate fitted over.
- 6.5 West elevation (plates 8 – 24). This elevation is 8 bays long and fronts onto Byrom Street. Bays 1 – 3 (plates 8 – 16) at the northern end comprise the listed 15a section, whereas bays 4-7 comprise 28 St John Street. Bay 1, at the northern end contains a blocked doorway at ground floor level with splayed lintel over, matching those on the windows to the south elevation. Above, first and second floors contain a modern two light sash window, with matching lintel. Bays 2 and 3 contain a pair of windows at ground floor level, matching those in bay 1. A cellar light is located between them, with metal grate fitted and a splayed brick flat lintel. At first floor level is a projecting bay window set on a plinth of bricks between bays 2 and 3. The window contains a pair of two light sashes, matching those below. The second floor window lies between the two bays again and matches that to bay 1.
- 6.6 Bays 4 – 8 (plates 17 – 24) form the side of 28 St Johns Street and each is identical, with a few exceptions. At ground floor each bay contains a window matching those on bays 2 and 3, with the exception of bay 7, which contains a personnel doorway. This has a simple sandstone surround, painted white with a leaded glass light over. The plinth, seen on the southern elevation is present here also, likewise painted black. A pair of cellar lights are positioned in bays 4 and 5 with metal grates over. At first floor level the portrait windows are again present, with the exception on bays 5 and 6, which contain a single large bay window, similar to that between bays 2 and 3. This, however, has a brick and sandstone plinth and is formed by a central portrait window flanked by a pair of narrower windows. A timber

canopy covers the whole. The white sandstone string course from the south elevation continues across the face, forming the cills of the first floor windows. The second floor contains the smaller sashes as seen in the other bays at this level. Bay 8 is featureless.

Interior

Ground floor

- 6.7 The building is accessed via the main doorway from St Johns Street, which leads into a small lobby area with staircase rising to the first floor to the north with a corridor adjacent to the west side (plates 25 – 33). The ceiling is timber panelled, with each panel containing a small rose. In the centre is a larger, gold painted ceiling rose. An elaborate cornice runs around the area. The staircase itself has a square newel post with rounded top and inscribed rose to each face. This is set above a round column with stiff leaf capital. The balusters are rounded with square bases and tops. A modern dado rail also runs around the space, along the corridor and up the stairs. To the west, a doorway leads to room 1 (plates 34 - 37) which lies in the southwest corner of the building. This room contains the timber framed sash to the south elevation with a chimney breast in the west wall. The fireplace has been blocked but the timber surround remains. The northern wall has been inserted, cutting the cornice which runs around the room. A narrow opening in the east end of this leads to a small storage area above the inserted basement stairs.
- 6.8 Returning to the corridor, to the north is a blocked doorway (plate 38), formerly leading to room 3. During the strip out this doorway was reinstated. To the east a wall has been inserted with doorway leading to room 2 (plates 39 – 41). This is a small space with cornice around the room and the remains of a ceiling rose in the centre. High skirting is present to the north and west walls. The cornice in the west walls suggests that the inserted wall replaces an original wall in this location. From here the corridor dog-legs, shifting to the east slightly and continuing to run north (plates 42 & 43). A doorway in the west wall leads to room 3 (plates 44 – 48). This doorway is set with a timber panelled surround, and flanked by a pair of tall narrow windows. The room itself large with a cornice around and decorative timber fireplace in the north wall. The rear of the fireplace shows a decorative brick herringbone

construction. The dado rail and picture rail appear to be more modern and the skirting is original in places.

- 6.9 The corridor widens out to the north (plates 49 & 50), with a simple staircase to basement and first floor along the west wall. This has simple square balusters and matching newel post, with plain moulded timber hand rail. At the southern end, is a timber panelled partition across the basement staircase with simple surround. A modern dado rail runs throughout. At the southern end of the corridor a doorway leads into room 4 (plates 51 – 55). This has a pair of windows to the west elevation and the south wall contains a blocked fireplace, with shelving to the west. To the east is a half arch, likely to do with the flue of the fireplace, although suggesting that the east wall has been inserted across it. However, the cornice running around the room would suggest otherwise. The skirting and picture rail both appear to be modern. At the northern end of the corridor (plates 56 – 59) a wall has been inserted, with doorway leading to room 5, the WC. To the east of this inserted wall a blocked doorway is visible, formerly leading into room 4. Room 5 is located over the former entrance to the northern unit, accessed via the blocked doorway on Byrom Street. This blocked door is not visible internally due to the cladded walls.

Basement

- 6.10 The basement is accessed via the simple staircase in the northern end of the ground floor (plates 60 – 62). It leads to a small brick lined east -west corridor with a hand cut timber lintel lying over the foot of the staircase. Throughout, the basement is constructed of two distinctive brick types: a brown brick in stretcher bond and a red brick in English Garden Wall bond. These, however, do not represent single phases. At the western end of the corridor a pair of doors lead to rooms 6 and 7 respectively (plates 63 & 64)) and the to the east, the corridor turns to run south down the east side of the building. All of the doorways in this corridor appear to have been inserted, with thin concrete lintels visible. The east-west corridor shows the two different types of brickwork, with a brown brick to the south and a redder brick to the north side (plates 63 & 64). Above the northern wall a hand cut chamfered timber beam became visible following the strip out (Plate 149). The western wall is red brick although a rough joint at the southern end shows the joint with brown brick. The

browner brick appears to be a later addition. Room 6 (plate 66) to the north is a simple storage and boiler room. Room 7 (plates 67 – 71) to the south is a larger space. Most of the walls are again bare brick and the rough joint in the walls more clearly visible from this side. The ceiling is plastered however and a plastered RSJ beam runs south across the space. A chimney breast lies in the southern wall, although this has been plastered. A further doorway lies at the southern end of the east wall. Following the removal of the plaster, a blocked fireplace was present in the chimney breast, with arched lintel over and a straight joint to the right (Plates 150 & 151). In the northern wall, cut by the return wall of the corridor, the lintel and western jamb of a blocked doorway was present, along with a sandstone block (plates 152 & 153).

- 6.11 Returning to the corridor, at the eastern end it turns to run south, as noted above. However, the western wall of this shows two phases again (plates 72 – 74). The redder brick shows the ghost of the original staircase, with the brown brick above. This corridor continues to run south (plates 75 – 77) with a modern doorway inserted at the end. Beyond this the corridor continues. A doorway in the west wall leads to room 8. This doorway has been inserted, although the remains of an earlier blocked doorway are visible, slightly to the south. South of this again is a blocked window (plates 78 & 79). The wall to the north of the doorway also appears to have been inserted at some point. The room itself (plates 80 – 83) again has bare brick walls with fireplace in the north wall plastered over. Following the removal of the plaster, the brick work of the chimney breast was visible, although no fireplace was evident (plate 153). In the west wall are a pair of cellar lights. Below the northernmost an opening has been inserted with long concrete lintel over. The corridor continues south, and in the east wall are a series of blocked arched openings, before turning west where the ceiling is unplastered and forms a large barrel vault (plates 84 – 90). To the east of this is a straight joint and sandstone block and east of this again is a blocked doorway formerly leading to room 8. Opposite this to the south an opening has been inserted in the wall. A set of modern stairs lead up to the southern doorway on Byrom Street (plate 91) with a further doorway in the south of this leading to room 9 (plates 92- 94). The walls here are lined with shelves, masking the brick walls. Following the removal of the shelves, the brickwork was visible. This revealed no further details, other than that the northern wall was a later insertion (plates 155 & 156). A pair of plastered beams spans the space east – west with narrow stanchions supporting them

in the centre. Throughout the basement, the strip out removed much of the plastered ceiling. This revealed the modern machine cut timber joists and floor boards of the ground floor above (plate 157).

First Floor

- 6.12 This is accessed via the main staircase from the entrance lobby and leads up to a half landing (plates 95 – 97). Following the strip out, the timber boards of the stairs were revealed, showing them to be 280mm wide (plate 158). From here the stairs continue up to the west and a further set have been inserted leading up to the north and giving access to the eastern corridor. Following the main staircase to the east is a landing with doorways off to rooms 12 (north) and 13 (south). Room 13 (plates 98 – 103) has a chimney breast in the west wall, although no fireplace is present. A double skirting is present around all walls, with the exception of the chimney breast. To the west of the doorway from the landing this skirting is modern, suggesting a blocked doorway to room 12. Room 12 (plates 104 – 112) is a large room with a double skirting running around. A cornice and picture rail likewise run around the room, as well as a modern dado. An arched alcove lies in the east wall with flanking doorways. The northern leads to the corridor, the southern to a small storage cupboard. A chimney breast lies in the northern wall, with marble fireplace. The window surrounds contain timber panelling and the southern window is the large bay seen from the exterior. The room is longer to the west side, extending further south. Along this southern section of wall the cornice continues. However, the skirting along this area is a modern replacement matching the location of the modern skirting in room 13 and further suggesting a blocked doorway.
- 6.13 The doorway at the northern end of the east wall leads into the eastern corridor (plates 113 – 119). This is narrower at the southern end than on the other floors due to the extension of room 12 with the alcove and storage cupboard. To the east the opening to the adjacent property had been blocked with plasterboard, although the cornice runs into it. A doorway to the north leads to the wider northern end with staircase to second and ground floors, again with simple square balusters and newel posts. Throughout both corridors the floor coverings had been removed following the strip out. The boards measured 140mm wide, although at the northern end they were mixed, with some being up to 170mm. At the foot

of the staircase to second floor is the doorway to room 11 (plates 120 - 123). This is a larger room with picture rail but no cornice around. The skirting is a mixture of historic and modern replacements. A chimney breast lies in the south wall with a simple timber fireplace surround present and below the bay window are timber panelled cupboards. North of this is room 10 (plates 124 & 125). This is a small room with modern cornice and skirting throughout. The window surround, while original like the others throughout the building, has been altered, with part removed on the southern side.

Second Floor

- 6.14 Accessed via the main staircase at the southern end of the building, this leads to a landing with steps up to the west, giving access to rooms 14 and 15, as well as a staircase to the north leading to the main corridor down the east side of the building (plates 126 – 131). The area is lit by an ornate timber panelled skylight above and in the north wall of the staircase an iron safe is fitted. At the top of the landing, following the strip out, the timber boards were revealed. Adjacent to the stairs, these were 240mm wide, although appeared to have been replaced to the west, where they were narrower, measuring 110mm. Room 14 (Plates 132 - 135) lies at the southern end of the building and like room 13 below it, it has a double skirting around the room, although here it also runs across the chimney breast. In the north wall, to the east of the doorway from the landing is a further doorway leading into room 15. The boards were also revealed here, measuring 140mm wide. Room 15 (plates 136 – 139) is the same size and shape as room 12 below it, with the eastern end longer to the south. This has a modern skirting and cornice around and the eastern wall does not contain the arched alcove. From this room, no door leads to the eastern corridor. Instead, a doorway has been inserted in the west end of the north wall, adjacent to the chimney breast. This leads to room 16 (plates 140 – 142). This contains modern skirting, dado and cornice throughout. A doorway in the north wall leads to room 17 and a doorway in the east wall leads to the corridor.
- 6.15 Room 17 (plates 143 & 144) lies at the northern end of the building and again has a modern skirting and cornice around. A chimney breast lies in the north wall and a doorway in the east wall leads to the corridor (plates 145 – 147). This shows the topmost set of the simple staircase, matching those below it. At the southern end of this a timber panelled doorway

has been inserted in historic times. The removal of the floor coverings revealed a patch of wider boards to the western side of the north end of the corridor, suggesting that room 17 may have been larger than at present, with the boards in this area and in room 17 measuring 170mm wide. The rest of the corridor were narrower, at 160mm.

7. Analysis and Conclusions

- 7.1 The building appears to have been built in the late 18th century as a townhouse, with one entrance on St Johns Street and two on Byron Street. None of the doorways appear to be inserted, although the doorway at the northern end of Byrom street is much plainer than the others, lacking the sandstone surround. This northern unit comprised a single room at ground floor level (room 4), with room 5 forming the entrance corridor. The staircase, while modern, appears to be in the same location, with the ghost of the earlier stairs visible at basement level. The corridor between rooms 6 and 7 appears to have been inserted, and both doorways from here have concrete lintels. However, the doorway at the east end of the corridor had iron pins for a door, suggesting this is original. A fireplace lies in the southern wall of room 7 along with a cellar light, whereas room 6 had neither, and likely used for food storage. First and second floors each contained a pair of rooms, one smaller than the other, with only the larger being heated.
- 7.2 The doorway to St Johns Street leads into a corridor and staircase, giving access to the upper floors, as well as rooms 1 – 3 at ground floor level. This may indicate that the upper floors were occupied separately. The basement staircase is currently accessed from the southern doorway on Byrom Street. This is a modern staircase and the cornice around room 1 takes in this area, suggesting it was not located here. However, no other evidence for a staircase was found, which may suggest the location is original and the cornice inserted later. This staircase would have led directly into room 9, which was heated, and lit by the cellar light in the south wall. To the north would have been a smaller room, where the barrel vault has been inserted, with a further room to the north (room 8) accessed from a now blocked doorway. This was heated and lit by a pair of cellar lights in the west wall. The east wall has seen a lot of alteration, with a wider doorway in the northern end and a small opening to the south of it. This would suggest that the southern end of the basement was a separate dwelling from the rest.
- 7.2 During the early 19th century the building was used by several surgeons and shown as a single unit on the 1850 OS mapping. The eastern corridor is likely not original, but inserted when the

whole was taken over as a single unit. The doorways would have been inserted through to the northern end, as well as the additional staircase into the northern area from the main staircase. At this point the southern door to Byrom Street may have gone out of use, with the staircase to the basement removed and room 1 enlarged to the whole of the southwestern corner, with basement access from the northern end only.

7.3 During this time the building was likely used as a surgery, with several surgeons listed as living there. The windows were replaced in the mid 19th century, with the sashes showing horns, which were introduced in the mid 19th century. The building later became a hospital, as Manchester Ear Institution, and extended to encompass the northern end of the block in the late 19th century. However, in the early 20th century its use as a hospital diminished and it became John John's rectory alongside its hospital use, as suggested by the surgeons still listed there.

7.3 In the later 20th century the building was combined with the neighbouring building and converted to office use. Several openings were inserted in the eastern party wall, to allow access throughout, although these have since been blocked up.

8. Archive

- 8.1 The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 8.2 All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from GMAAS if important architectural features are encountered. The selection process will be a single phase following the approval of the final report by the Senior Planning Archaeologist at the Greater Manchester Archaeological Advisory Service (GMAAS).
- 8.3 All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.
- 8.4 The archive comprises the report and digital photographs. The paper archive, comprising the report, will be placed with Manchester Archives, within a reasonable time of completion of the project, and the ‘project completion form’ filed. The primary digital archive comprising the report and photographs shall be deposited with the Archaeological Data Service (ADS). The digital photographs shall be saved as tiff files following ADS guidance. A digital copy of the report will also be sent to GMAAS. A summary report has submitted to

GMAAS for publication in a regional or national journal, appropriate to the significance of the results and findings of the project, as well as being uploaded to the OASIS database.

9. Copyright

- 9.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

10. Bibliography

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EH – English Heritage

GMAAS – Greater Manchester Archaeological Advisory Service

GMAU Greater Manchester Archaeology Unit

HER – Historic Environment Record

OAN – Oxford Archaeology North

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Maps

1794 Green's map of Manchester and Salford

1824 Swire's map of Manchester

1851 OS 1:500 town plan sheet 28

1891 OS 1:500 Town Plan Lancashire sheet CIV.10.8

1908 OS map Lancashire sheet CIV.10

1922 OS map Lancashire sheet CIV.10

1934 OS map Lancashire sheet CIV.10

1940-41 OS map Lancashire sheet CIV.10



Figure 1: Location Plan

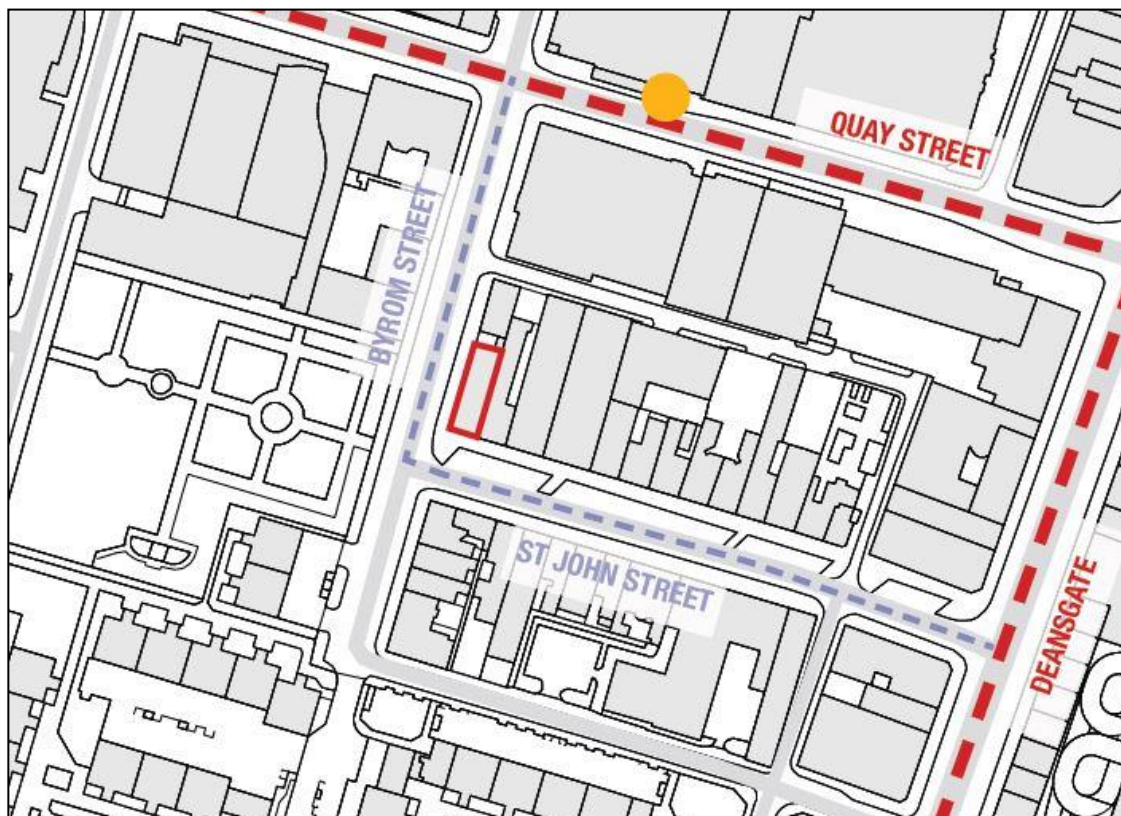


Figure 2: Site plan



Figure 3: 1794 Green's map of Manchester and Salford



Figure 4: 1824 Swire's map of Manchester



Figure 5: 1851 OS 1:500 town plan sheet 28

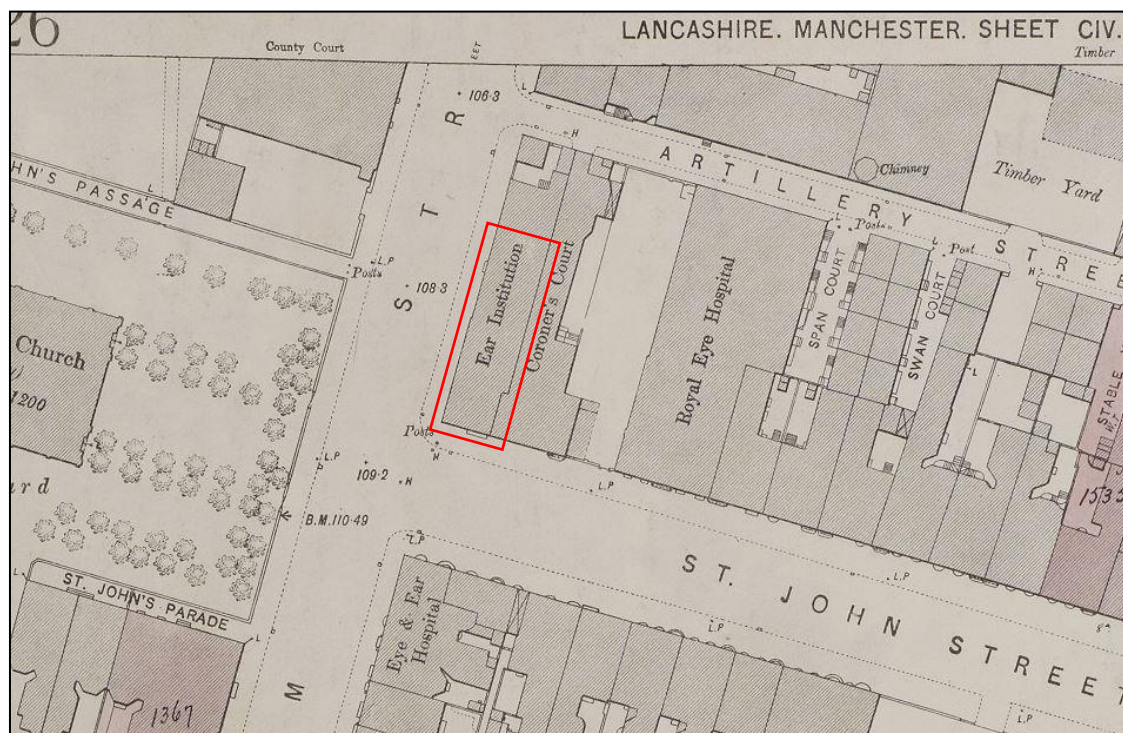


Figure 6: 1891 OS 1:500 Town Plan Lancashire sheet CIV.10.8



Figure 7: 1908 OS map Lancashire sheet CIV.10

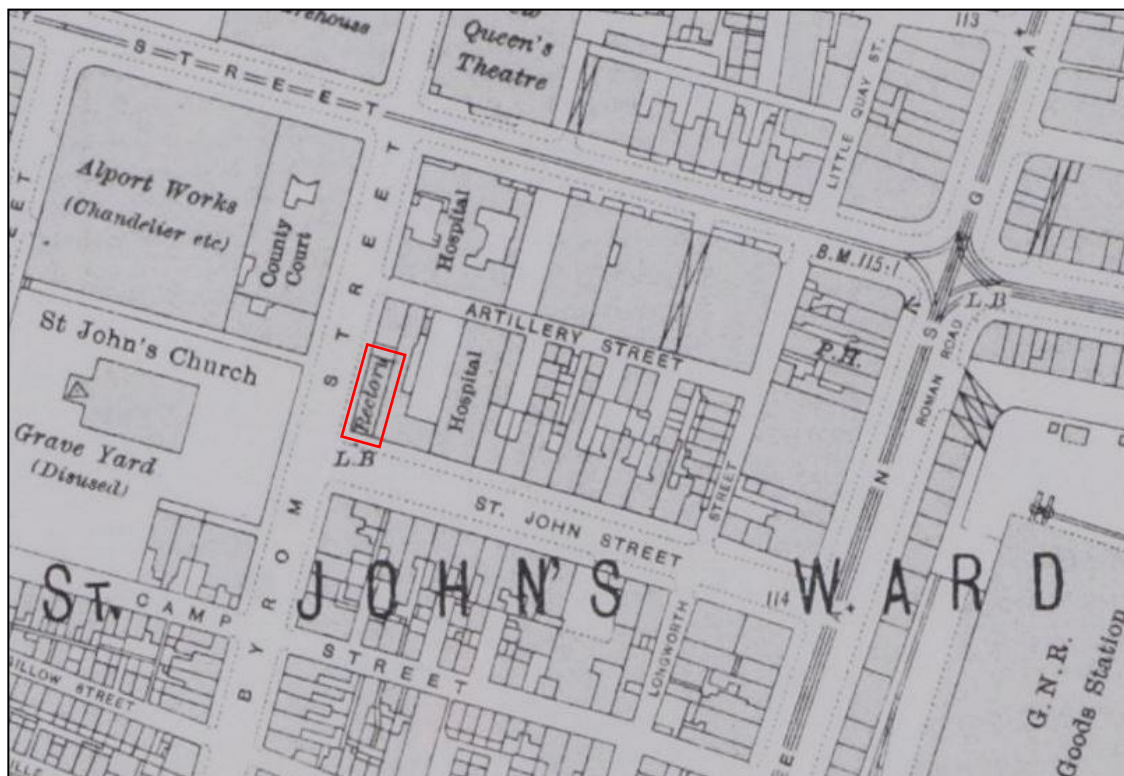


Figure 8: 1922 OS map Lancashire sheet CIV.10



Figure 9: 1934 OS map Lancashire sheet CIV.10

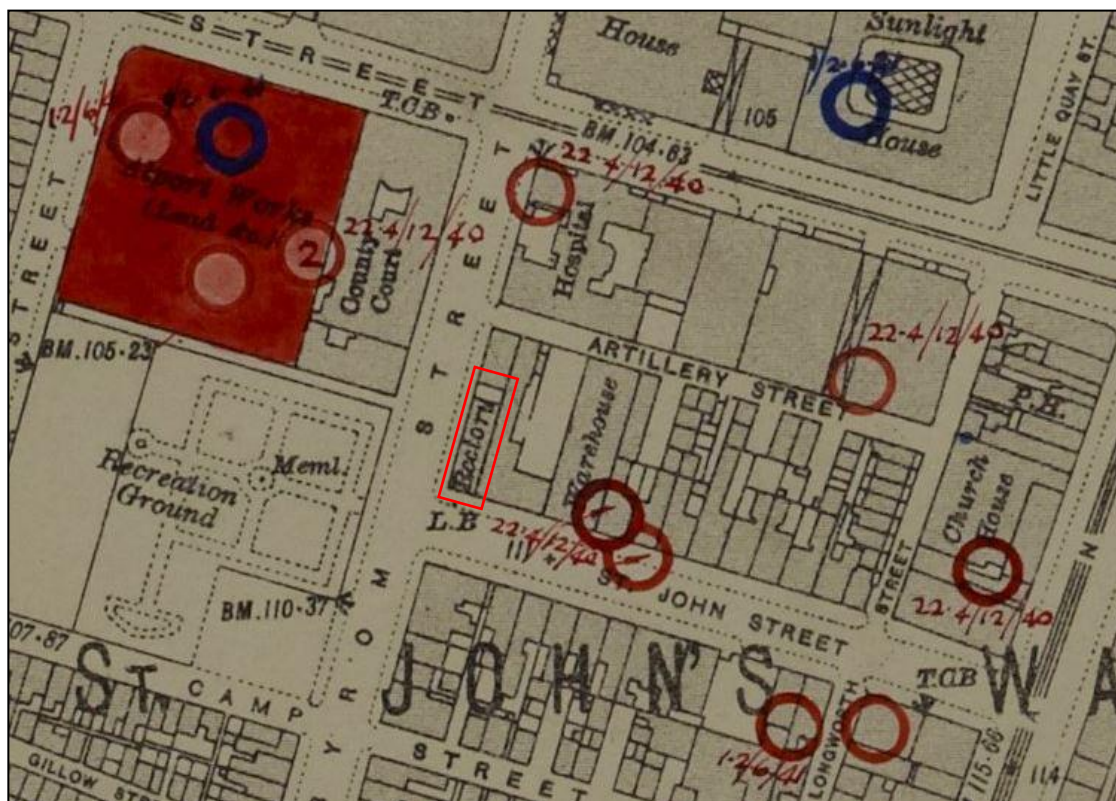


Figure 10: 1941 OS map Lancashire sheet CIV.10 showing bomb damage