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BBRE (79 MOSLEY STREET) LTD

79 MOSLEY STREET, MANCHESTER

ARCHAEOLOGICAL DESK BASED ASSESSMENT

December 2017

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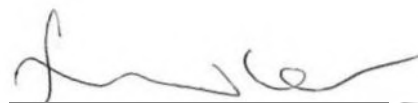
BBRE (79 MOSLEY STREET) LTD

79 MOSLEY STREET, MANCHESTER

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

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SUMMARY

Wardell Armstrong was commissioned by BBRE (79 Mosley Street) Ltd to prepare an Archaeological Desk-Based Assessment for the site of 79 Mosley Street, Manchester (centred on NGR SJ 84020 98001).

Development proposals entail a façade retention scheme of the current building, with groundworks to include the levelling out of the basement which in part means the excavation of up to 2m plus pile foundations.

This assessment is based on a desk-based consultation of sources relating to the archaeological and historical background of the site and its environs, and on a site visit to assess the current character of the site, and note any areas of disturbance which may have impacted on potential below ground archaeological remains.

The Archaeological Desk-Based Assessment has revealed that there is currently no evidence for any archaeological remains to exist on the site that would pre-date the late 18th century. Any remains which could exist are likely to relate to the agricultural use of the site prior to development in the second half of the 18th century. Such remains would be regarded as being of local significance.

The archaeological desk-based assessment concludes that no further archaeological work is required prior to or during groundworks relating to the excavation of the basement levels at 79 Mosley Street.

ACKNOWLEDGEMENTS

Wardell Armstrong thanks Martin Gizzie, OBI Property Limited, who commissioned the project. Wardell Armstrong also thank Lesley Dunkley, Greater Manchester Historic Environment Record and staff at Manchester Library.

The site visit and the documentary research was undertaken by Fiona Wooler.

The report was written by Fiona Wooler and the figures were produced by Helen Phillips. Martin Railton managed the project and edited the report.

1 INTRODUCTION

- 1.1.1 Wardell Armstrong was commissioned by BBRE (79 Mosley Street) Ltd to prepare an Archaeological Desk-Based Assessment for the site of 79 Mosley Street, Manchester (centred on NGR SJ 84020 98001; Figure 1).
- 1.1.2 Development proposals entail a façade retention scheme of the current building, with groundworks to include the levelling out of the basement which in part means the excavation of up to 2m plus pile foundations.
- 1.1.3 This Archaeological Desk-Based Assessment is intended to identify and assess the presence, character and significance of below-ground archaeological features to survive within the site boundary which would be impacted by the new development.
- 1.1.4 The term ‘*site*’ is used throughout the report to refer to the development site as defined by a red line on Figure 2. The term ‘*study area*’ refers to a 250m radius, centred on the development site, used to provide evidence for the archaeological and historical character of the site and its surrounding landscape.

1.2 National Planning Policy

- 1.2.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework (NPPF)*, which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as ‘*heritage assets*’; ‘*heritage assets are an irreplaceable resource*’, the conservation of which can bring ‘*wider social, cultural, economic and environmental benefits...*’ (DCLG 2012, Section 12.126).
- 1.2.2 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 (DCLG 2012, Section 12.128).

- 1.2.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *“great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional”* (DCLG 2012, Section 12.132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

- 1.2.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *“avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals”* (DCLG 2012, Section 12.129). *“Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments”* (DCLG 2012; Section 12.132).

1.3 Local Planning Policy

- 1.3.1 The Manchester Core Strategy 2012 to 2027 includes Policy EN 3: Heritage. 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.
- 1.3.2 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.

2 METHODOLOGY

2.1 Introduction

- 2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).
- 2.1.2 The data underlying the Archaeological Desk-Based Assessment was collated through a desk based study of documentary sources and through a site visit.

2.2 Documentary Sources

- 2.2.1 The primary and secondary sources used for this assessment have been obtained from the Greater Manchester Historic Environment Record (HER) and Manchester Central Library, as well as from online sources including the Archaeology Data Service and the National Heritage List (NHL).

2.3 Site Visit

- 2.3.1 The site and its environs were visited on the 21st November 2017.
- 2.3.2 The study area was inspected to assess if there was any evidence for features of archaeological/historic interest within the development site boundary, and to assess the character of the landscape of the site including any evidence for previous landscaping and levelling activities which may have had an impact on any potential burial archaeological remains.

2.4 Reporting

- 2.4.1 Once approved by the client, a digital copy of the report will be deposited with the Greater Manchester Historic Environment Record, where viewing will be made available on request.

2.5 Glossary

- 2.5.1 The following heritage terms, as defined within the National Planning Policy Framework (DCLG 2012), are used throughout the report:
- *Archaeological Interest:* There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- *Designated Heritage Asset:* A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- *Heritage Asset:* A building, monument, site, place, area of defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- *Historic Environment Record (HER):* An information service, usually utilising a database, which provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- *Significance:* The value of a heritage asset to present and future generations attributable of its heritage interest. The interest may be archaeological, architectural, artistic or historic (including historical associations).

3 BACKGROUND

3.1 Site Location and Geology

- 3.1.1 The site is located in the centre of the City of Manchester, on the corner of Mosley Street and Princess Street, and to the north-east side of St Peter's Square (Figures 1 and 2). The site comprises 77-79 Mosley Street/14-16 Princess Street, and consists of a Grade II listed building, described as '*No's 77 and 77A Mosley Street, offices and home trade warehouse, c.1860-70*' (NHL Ref: 1271097).
- 3.1.2 The bedrock geology of the site comprises the Chester Formation (sandstone), sedimentary bedrock formed approximately 247 to 250 million years ago in the Triassic Period. Superficial geology consists of Till (Devensian) deposits formed up to two million years ago (BGS 2017).
- 3.1.3 The site is located in the George Street Conservation Area; as the name suggests, the origin of the area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. It was a fashionable residential area centred on St James's Church, which was established in 1786 on Charlotte Street. Charlotte Street and George Street were both named after the reigning monarchs of the time.

3.2 Archaeological and Historical Background

- 3.2.1 This historical and archaeological background is compiled from primary and secondary sources consulted during the desk based research. It is intended only as a summary of historical developments within and around the development site. The locations of known non-designated heritage assets, as identified through the Greater Manchester Historic Environment Record (HER) database, within the approximate 250m study area are illustrated in Figure 3, and summarised in Appendix 1. Only those of particular relevance to the current development site are referred to below.
- 3.2.2 **Prehistoric (up to c. AD70):** there are no HER entries relating to this period within the site boundary, or within the study area.
- 3.2.3 Prehistoric discoveries from the modern city centre area have been few and take the form of isolated finds of stone tools. All excavated prehistoric finds in central Manchester appear to have derived from residual contexts and no prehistoric features have yet been found, due in part to the rapid expansion of the city from the mid-18th century onwards (Nevell 2008, 11-12).

- 3.2.4 **Romano-British Period (c. AD 70 to c. 400):** there are no HER entries relating to this period within the site boundary or within the study area, although it has been suggested that an oak spade/iron pick found at a depth of 14ft below ground level in 1907, whilst foundations for a telephone exchange were excavated in New York Street, may have dated to this or the early medieval/medieval period (Asset 3).
- 3.2.5 Activity in the Romano-British period within Manchester city centre appears to have been concentrated to the west of the present study site, focused on the Roman fort at Castlefield with the postulated extent of the associated settlement (*vicus*) extending just east of Deansgate and as far north as Quay Street (Nevell 2008, 18). Roman finds are also known from the general location of Hanging Bridge and Hanging Ditch, close to the present Cathedral, as well as at Cathedral Gates and the Manchester end of Salford Bridge on the River Irwell (*ibid*, 31).
- 3.2.6 **Post Roman and Early Medieval (c. AD 400-1050):** there are no HER entries relating to this this period within the site boundary. As noted above, it has been suggested an oak spade/iron pick found within the study area in 1907 may have been of this date, although equally it has been considered it could have dated to the medieval period (Asset 3).
- 3.2.7 Little is known historically or archaeologically about this period in Manchester's history. It is possible the Roman fort site at Castlefield was partly utilised during this period, as suggested by the identification of possible sunken-floored huts of Anglo-Saxon type, and the discovery of finds dating to this period in the Castlefield area. Finds are also known from the area around the Cathedral, and it has been suggested that Saxon Manchester was focused upon the spur of land which later became the medieval town (Nevell 2008, 35-37).
- 3.2.8 **Medieval (AD 1050-1550):** there are no HER entries relating to this period within the site boundary, or within the study area, although the oak spade/iron pick noted above has been suggested to date to this period (Asset 3).
- 3.2.9 The focus for activity in medieval Manchester appears to have been to the north of the present study site around the area now occupied by the Cathedral and Chetham's College (the site of a manor house). The town grew up around the church and manor house sites. The settlement consisted of a main access from the north, Long Millgate, which traced the course of the River Irk; Market Place (now destroyed) from which developed Market Stead Lane (Market Street) and finally

Deansgate, the route to Chester and the south (Kidd 2011, 4). It appears, therefore, the present study site on Mosley Street lay beyond the medieval settlement.

- 3.2.10 **Post Medieval (AD 1550-1750):** the majority of the HER entries identified within the 250m study area relate to this period, providing an indication of the expansion of Manchester from the 18th century onwards, as well as the scale of redevelopment since the earliest phase of construction (for example Assets 8, 9 and 10).
- 3.2.11 In the middle of the 17th century, the street pattern of Manchester appears to have remained essentially the same as it was in the medieval period. A map of the town dating to c.1650 (not reproduced here) shows Hanging Bridge, Withy Grove, Long Millgate, Shudehill, Market Street, Deansgate and the Shambles (Nevell 2008, 62).
- 3.2.12 By the middle of the 18th century, the present study site appears to still have been fields located on the periphery of the town of Manchester. Casson and Berry's plan of 1745 shows that development appears to have extended as far as Tib Lane which then led onto what is now Booth Street, but the study site itself is not shown as developed (Figure 4).
- 3.2.13 St Peter's Square and Dawson Street (now Mosley Street) were laid out in the late 18th century in what was still a rural area. The area was transformed as plans for expansion of the town were laid out in the form of grids of new streets and speculative development. The land on which the present study site is located was sold for development by the Mosley family in 1783 (SLHA 2017). By the end of the 18th century buildings were occupying the site as shown by a map of 1787 (map completed in 1794) (Figure 5). The former rural character of the area is indicated by the survival of an apparent farmhouse, with associated access track, immediately to the south of the present study site (Asset 11); this had been demolished by 1818-19.
- 3.2.14 Early 19th century mapping shows the present study site as occupied by an L-shaped building, or buildings (Figure 6; Asset 29). In the early 19th century the area around Mosley Street consisted of terraced housing alongside a variety of business premises and public institutions. From around the 1830s, however, the residential properties were replaced with or converted to commercial concerns, as noted by Benjamin Love in 1839:

'Within the last few years Mosley Street contained only private dwelling houses; it is now converted almost entirely into warehouses; and the increasing business of the town is rapidly converting all of the principal dwelling-houses which exist in that

neighbourhood into mercantile establishments, and is driving most of the respectable inhabitants into the suburbs' (quoted in Parkinson-Bailey 2000, 32).

- 3.2.15 The Ordnance Survey map of 1850 appears to show two buildings within the site boundary, seemingly residential in character as may be suggested by the presence of external steps to the Mosley Street frontage, and within the rear yard (Figure 7; Asset 29). The building which currently occupies the site dates to c.1860-70 (Asset 30), and was constructed as 'offices and home trade warehouse' (NHL Ref: 1271097), presumably replacing the earlier substantial housing.
- 3.2.16 By 1893, the Ordnance Survey map shows the form of the buildings within the site boundary as different to those shown on the 1850 map, indicating that there had been some redevelopment on the site between these dates. The 1893 map shows three equally spaced units within the site boundary, presumably representing three separate commercial concerns within the structure (Figure 8).
- 3.2.17 **Industrial and Modern (1900-present):** in the late 19th and early 20th century the building which occupies the present study site contained a variety of commercial concerns. The Goad Insurance Plan of 1888 shows that in that year the warehouse floors of 16 Princess Street were being used as a home trade warehouse by Cowlshaw, Nichol and Co. The upper floors of 79 Mosley Street were being used as offices for the Manchester Guardian Society for the Protection of Trade, and the corner unit at No.77 was a tailors (SLHA 2017). The large-scale Ordnance Survey map of 1911 clearly shows the site as split into three units, suggesting three separate entrances, as well as the location of basement lights indicating the presence of a below-ground level to the building (Figure 9).
- 3.2.18 Trade directories from the first half of the 20th century indicate that the building within the site boundary continued to contain a variety of commercial concerns, including the Huddersfield Building Society who were resident at 77A Mosley Street in 1934. In 1955 the Huddersfield Building Society took over the corner shop at No.77 and redesigned the exterior and interior of the shop in an Art Deco style (SLHA 2017).
- 3.2.19 The building within the site boundary continued to be occupied by commercial concerns until around 2009.

3.3 Previous Archaeological Works

- 3.3.1 No previous intrusive archaeological work has been undertaken within the site boundary.
- 3.3.2 Previous schemes of archaeological work within the 250m study area consist of historic building surveys/architectural investigations and desk-based assessments. No intrusive archaeological work is recorded in the Greater Manchester Historic Environment Record to have taken place within the study area, apart from an archaeological watching brief which was undertaken during the removal and relocation of the Cenotaph in St Peter's Square in 2014. The watching brief monitored groundworks which reduced the level of the site by 0.5m. During this process a sub-surface remains of walls were identified suggested to have represented former buildings of possible late 18th/19th century date along the Princess Street frontage (Asset 12; HER Event Ref: EGM4298).

4 SITE VISIT

- 4.1 The location of 79 Mosley Street was visited on the 21st November 2017 in order to assess the current condition of the site, and to confirm the presence of a basement, the construction of which would have had the potential to remove evidence for earlier activity on the site.
- 4.2 It was noted that the site is still occupied by 77-79 Mosley Street/14-16 Princess Street. The building is constructed of red brick with sandstone dressings, has curved corners and consists of four storeys (Plates 1-4).
- 4.3 Along the base of the walls on the Mosley Street and Princess Street frontages, the presence of blocked pavement lights confirms the existence of a basement (Plate 5).

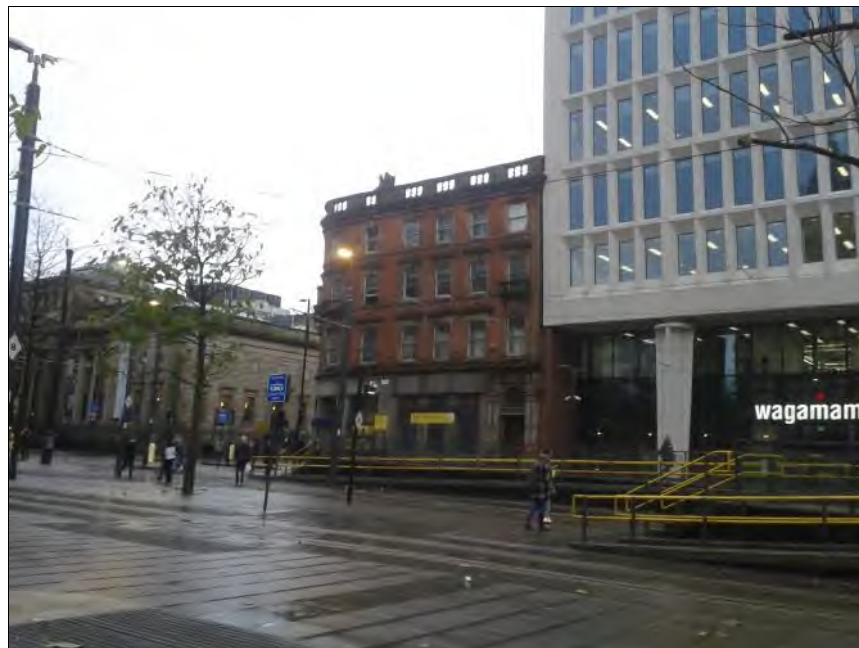


Plate 1: 79 Mosley Street as seen from St Peter's Square



Plate 2: The corner of Mosley Street and Princess Street, as seen from St Peter's Square



Plate 3: The building as seen on the Princess Street frontage



Plate 4: The building as seen from Princess Street

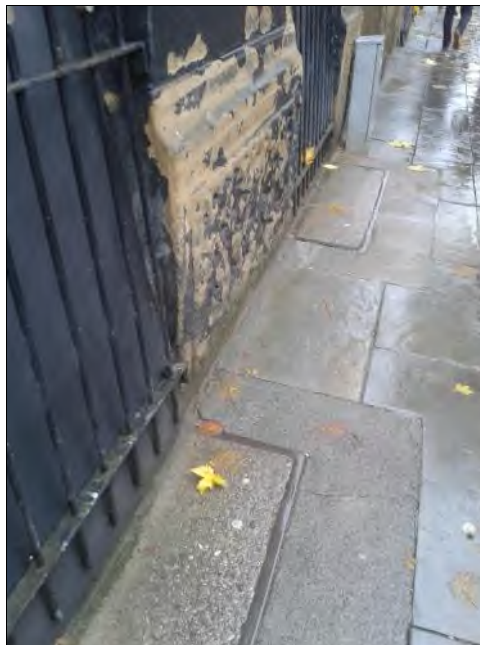


Plate 5: Evidence for former basement lights, Princess Street frontage

5 DISCUSSION

5.1 Conclusion

- 5.1.1 The archaeological desk-based assessment has revealed that there is currently no archaeological evidence for prehistoric, Romano-British, post-Roman/early medieval or medieval activity within the site boundary. Within the 250m study area, there is only one HER entry which potentially pre-dates the development of this area of Manchester, the findspot of an oak spade/iron pick, found at a depth of c.14ft below road level in 1907 (Asset 3).
- 5.1.2 The site was first developed from the late 18th century (see Figure 5), seemingly for residential properties. The buildings shown to exist on the site in the mid-19th century (Asset 29; see Figure 7) do not appear to be the same as those which now stand, as the current building dates to the 1860s (Asset 30).
- 5.1.3 The present building (Asset 30) is known to have a basement which would have involved the excavation of the ground, potentially removing any evidence for foundations for the earlier buildings which occupied the site (Asset 29), and any earlier below-ground remains.

5.2 Heritage Significance

- 5.2.1 There is currently no evidence for any archaeological remains to exist on the site that would pre-date the late 18th century. Any remains of archaeological interest which could exist are likely to relate to the agricultural use of the site prior to development in the second half of the 18th century. Such remains would be regarded as being of local significance.

5.3 Requirement for further Archaeological Work

- 5.3.1 Development proposals include the levelling out of the basement which in part means the excavation of up to 2m plus pile foundations.
- 5.3.2 The archaeological desk-based assessment concludes that no further archaeological work is required prior to or during groundworks relating to the excavation of the basement levels.

6 BIBLIOGRAPHY

Maps

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A Plan of Manchester and Salford 1808

Ordnance Survey Map 1850, Reduced from the 1:1056 scale, Sheet 28

Ordnance Survey Map 1893, 25" to 1 mile scale, Lancashire Sheet CIV.10

Ordnance Survey Map 1911, 1:500 scale, Lancashire Sheets CIV.10.5 and 10.10

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APPENDIX 1: HERITAGE ASSET GAZETTEER

Non-Designated Heritage Assets within the approximate 250m search radius (study area, see Figure 3):

Asset No.	Source	Site Name	Brief Description	Grid Reference	Period
1	HER 16596.1.1	Guardian Underground Telephone Exchange (access building)	Network of Cold War-era reinforced concrete tunnels below Manchester city centre, built in the 1950s	384060,397910	Modern (20 th century)
2	HER 16597.1.0	Rutherford House (now The Exchange)	Rutherford House was constructed in 1967 by the Ministry of Public Buildings and Works as a telephone exchange	384200,398150	Modern (20 th century)
3	HER 1359.1.0	Spade and Pick (findspot)	An oak spade with iron sheath or an iron pick and pieces of oak found on the 1st July 1907 while digging foundations of the telephone exchange in York Street. The finds were at a depth of c.14ft below the present roadway in what appears to be an old farm pond. At 3" above this level were traces of a road crossing the site from Pine Street to George Street. The spade is considered to be Roman or Saxon by Phelps, who compares it to a similar one in the Grosvenor Museum, Chester. But C H Read of the British Museum dates the object to the 15th or 16th century	384240,398130	Undated
4	HER 12398.1.0	Former Warehouse (probable)	The present 53 Back George Street was probably built as a merchant's warehouse in the first half of the 19th century and may originally have been only part of a much larger building built between 1794 and 1849, possibly by 1831	384030,397960	Post Medieval (19 th century)
5	HER 9900.1.0	Odeon Cinema (site of)	Originally called 'The Paramount', this was the premier entertainment establishment of the 1930s. It opened in October 1930. The cinema has been closed since 2003	383990,397830	Modern (20 th century)

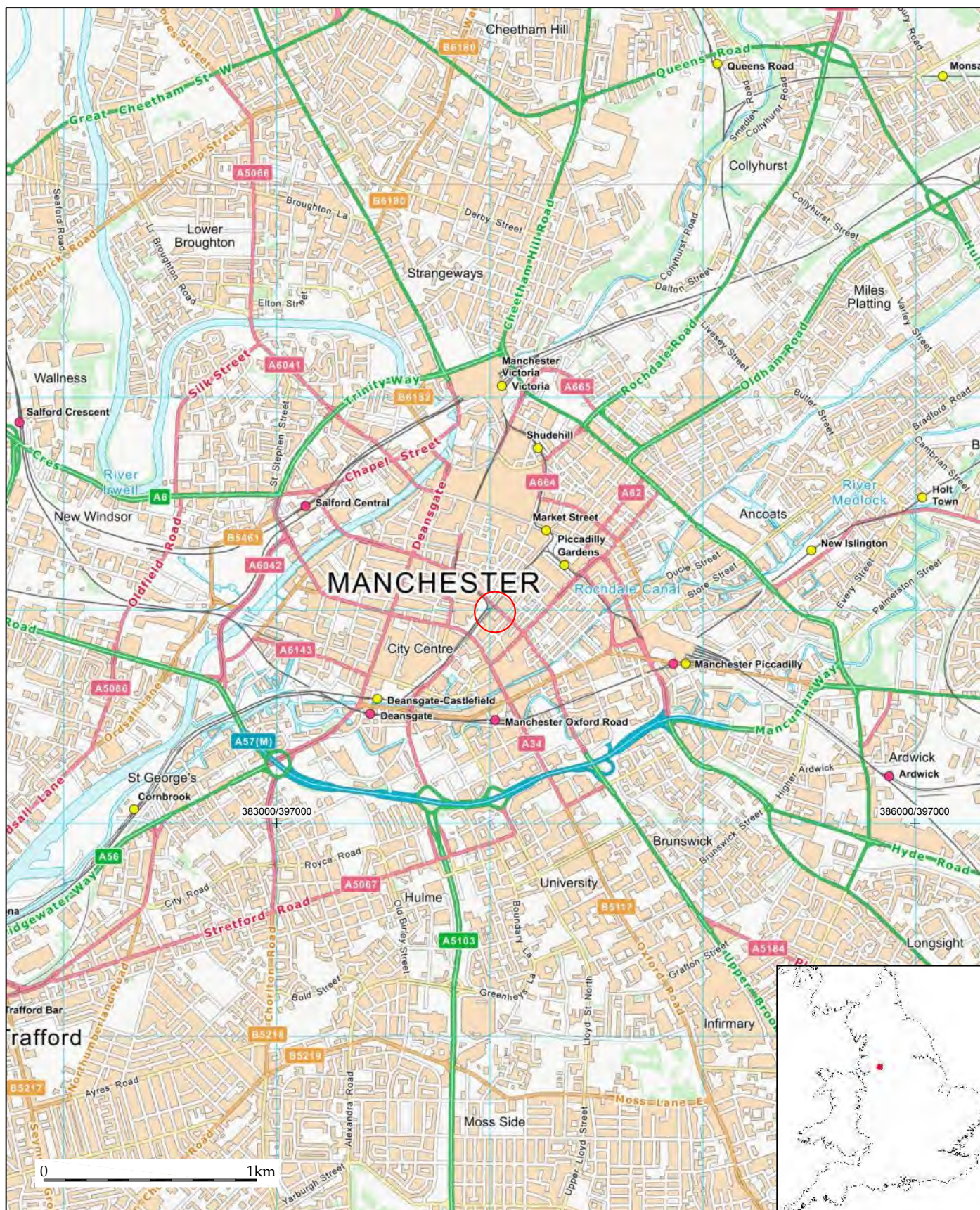
Asset No.	Source	Site Name	Brief Description	Grid Reference	Period
6	HER 9911.1.0	Gaiety Theatre (site of)	The site of a theatre. Now replaced with modern office block	383770,397950	Post Medieval/Modern (19 th and 20 th century)
7	HER 15679.1.0	Buildings on St James Street (site of)	A range of early 19 th century properties extending along St James Street which were constructed between 1818-19 and 1824. Demolished by 1888	384008,397843	Post Medieval (19 th century)
8	HER 15681.1.0	Buildings on Dickinson Street (site of)	A small range of three double-depth properties, which the cartographic evidence indicates were constructed in 1818-19. All the properties were replaced in 1857 by a palazzo style warehouse	384017,397877	Post Medieval (19 th century)
9	HER 15682.1.0	Buildings on George Street (site of)	A small square building with an outshut to the rear which is first plotted on Banck's & Co's 1831 map of Manchester. This building was replaced in 1857 by a palazzo style warehouse	384006,397874	Post Medieval (19 th century)
10	HER 15683.1.0	Buildings on Oxford Street (site of)	A range of buildings fronting Oxford Street which were constructed between 1818-19 and 1824. In 1930 the buildings had been demolished to make way for 'The Paramount' (Odeon) cinema	383978,397820	Post Medieval (19 th century)
11	HER 17031.1.0	Farmhouse (site of) near St Peter's Square	Green's 1787-94 map plots the position of an L-shaped building which clearly predates the setting out of the late 18 th century street pattern. Its form is suggestive of a farmhouse. Green's map also plots the position of a track leading from the probable farmhouse to two fields on the eastern side of Oxford Street. The building had been demolished by the time of Johnson's 1818-19 survey, leaving the site vacant	384010,397940	Post Medieval
12	HER 17117.1.0	Late 18 th /19 th century buildings	Buildings shown at this location on Green's map of 1794; the site remained built over until at least the 1950s. A watching brief undertaken at this site in 2014 identified a number of walls, possibly relating to structures which formerly ran parallel to Princess Street	383990,398020	Post Medieval/Modern (18 th to 20 th century)

Asset No.	Source	Site Name	Brief Description	Grid Reference	Period
13	HER 8612.2.0	St Peter's Church (site of)	Former site of St Peter's Church, built in 1797 and demolished in 1907. It's position is marked by a memorial cross which is Grade II listed	383920,397910	Post Medieval
14	HER 17033.1.0	Commercial Properties (site of), George Street	Between 1818-19 and 1824 mapping indicates that a range of adjoining properties were constructed fronting George Street	384020,397930	Post Medieval (19 th century)
15	HER 12421.1.0	Bale Street Glass Works (site of)	Site of one of the first glass works in Manchester, probably founded in 1828. The site has been built over several times and now has a modern office block. There are unlikely to be any remains	383900,397800	Post Medieval (19 th century)
16	HER 9873.1.0	Church of St James (site of) and Graveyard	Foundation laid 1786 by Rev D Bayley, church consecrated August 18 th 1788. When first constructed the area was largely residential, however by the end of the 19 th century the parish make-up had changed to warehousing. The site is now overbuilt by a modern commercial office space called St James' House	384210,398080	Post Medieval/Modern (18 th to 20 th century)
17	HER 11772.1.0	3 Cooper Street (site of)	Late 18 th century with later alterations. Demolished in 1975	384020,398100	Post Medieval/Modern (18 th to 20 th century)
18	HER 15684.1.0	Buildings on St James Street (site of)	Two adjacent buildings fronting St James Street, which cartographic evidence indicates were constructed between 1824 and 1831. By 1888 the properties had been replaced or, along with a series of buildings to their south, converted into two large buildings with basements. These buildings were extant until the early part of the 20 th century before being replaced in 1930 by 'The Paramount' (Odeon) cinema	383993,397825	Post Medieval/Modern (19 th to 20 th century)
19	HER 15685.1.0	Buildings on George Street (site of)	A range of buildings fronting George Street which were constructed between 1824 and 1831. All of these properties were demolished in the early 20 th century to make way for 'The Paramount' (Odeon) cinema	383978,397838	Post Medieval/Modern (19 th to 20 th century)

Asset No.	Source	Site Name	Brief Description	Grid Reference	Period
20	HER 8432.1.0	32 & 34 Kennedy Street (site of)	Built c.1870-80, formerly listed, no longer extant	383940,398130	Post Medieval/Modern (19 th to 20 th century)
21	HER 15686.1.0	Building on George Street (site of)	A large industrial or commercial building fronting George Street, which cartographic evidence indicates was constructed between 1824 and 1831. The building was extant during the early 20 th century before being demolished around 1930	383990,397852	Post Medieval/Modern (19 th to 20 th century)
22	HER 15680.1.0	Buildings on Dickinson Street (site of)	Two double-depth properties located at the corner of St James Street and Dickinson Street which are first plotted on Swire's map of 1824. Both properties were demolished by 1888-89	384030,397868	Post Medieval (19 th century)
23	HER 15687.1.0	Buildings on George Street (site of)	A range of commercial buildings fronting George Street which were constructed between 1831 and 1845. These buildings probably functioned as warehouses. Two of the buildings were demolished during the construction of The 'Paramount' (Odeon) cinema which opened in 1930. The north-eastern warehouse, although now demolished, was still extant in 1941	384002,397863	Post Medieval/Modern (19 th to 20 th century)
24	HER 16695.1.0	Museum of Natural History (site of)	Museum Street was named after the Museum of Natural History which, along with a timber yard, occupied the site later occupied by the YMCA. The museum opened in 1835. In 1875 the building was sold to the YMCA	383770,397900	Post Medieval (19 th century)
25	HER 15688.1.0	Buildings on St James Street (site of)	A range of commercial concerns, perhaps functioning as warehouses, fronting St James Street which are first plotted on the large-scale Ordnance Survey map of 1888. These buildings were constructed on the site of a series of houses and commercial concerns. Two of the buildings were demolished in the early 20 th century, a third survived until the second half of the 20 th century	384015,397853	Post Medieval/Modern (19 th to 20 th century)

Asset No.	Source	Site Name	Brief Description	Grid Reference	Period
26	HER 16055.1.0	Belvedere House (former buildings at)	Site was first developed with housing along Kennedy Street in the later 18 th century. By the late 1880s the site had been redeveloped with commercial buildings	383970,398130	Post Medieval/Modern (18 th to 20 th century)
27	HER 17032.1.0	Warehouse (site of), Dickinson Street	Between 1818-19 and 1824 a building was constructed in this area. Early maps indicate that this was square in plan and fronted Dickinson and Back George Streets.	384000,397920	Post Medieval/Modern (19 th to 20 th century)
28	HER 17116.1.0	Peace Garden (site of)	Former site of the Peace Garden, a small green space 'dedicated to all those who strive for peace and to rid the world of nuclear weapons', according to a plaque which celebrated Manchester as a 'nuclear free city'. The garden was cleared in early 2014 to facilitate redevelopment of the Metrolink tram station at St Peter's Square	383970,398000	Modern
29	OS Map 1850	Corner of Mosley Street and Bond Street/Princess Street	Buildings shown on late 18 th /early 19 th century mapping, and the Ordnance Survey map of 1850, possibly residential. Now demolished and replaced by a warehouse in the 1860s	384025,397995	Post Medieval (18 th to 19 th century)
30	NHL 1271097 Site Visit	77 and 77A Mosley Street/14 and 16 Princess Street	Standing building, currently unoccupied but proposed for redevelopment. Built c.1860-70, four storeys over basement <i>Grade II Listed Building</i>	384025,397995	Post Medieval/Modern (19 th to 21 st century)

APPENDIX 2: FIGURES



 Wardell Armstrong 2017	PROJECT: 79 Mosley Street, Manchester CLIENT: BBRE (79 Mosley Street) Ltd SCALE: 1:25,000 at A4 DRAWN BY: HP CHECKED BY: AB DATE: November 2017 REPORT No: MC10324	KEY:  Site location	 Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.
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Figure 1: Site location

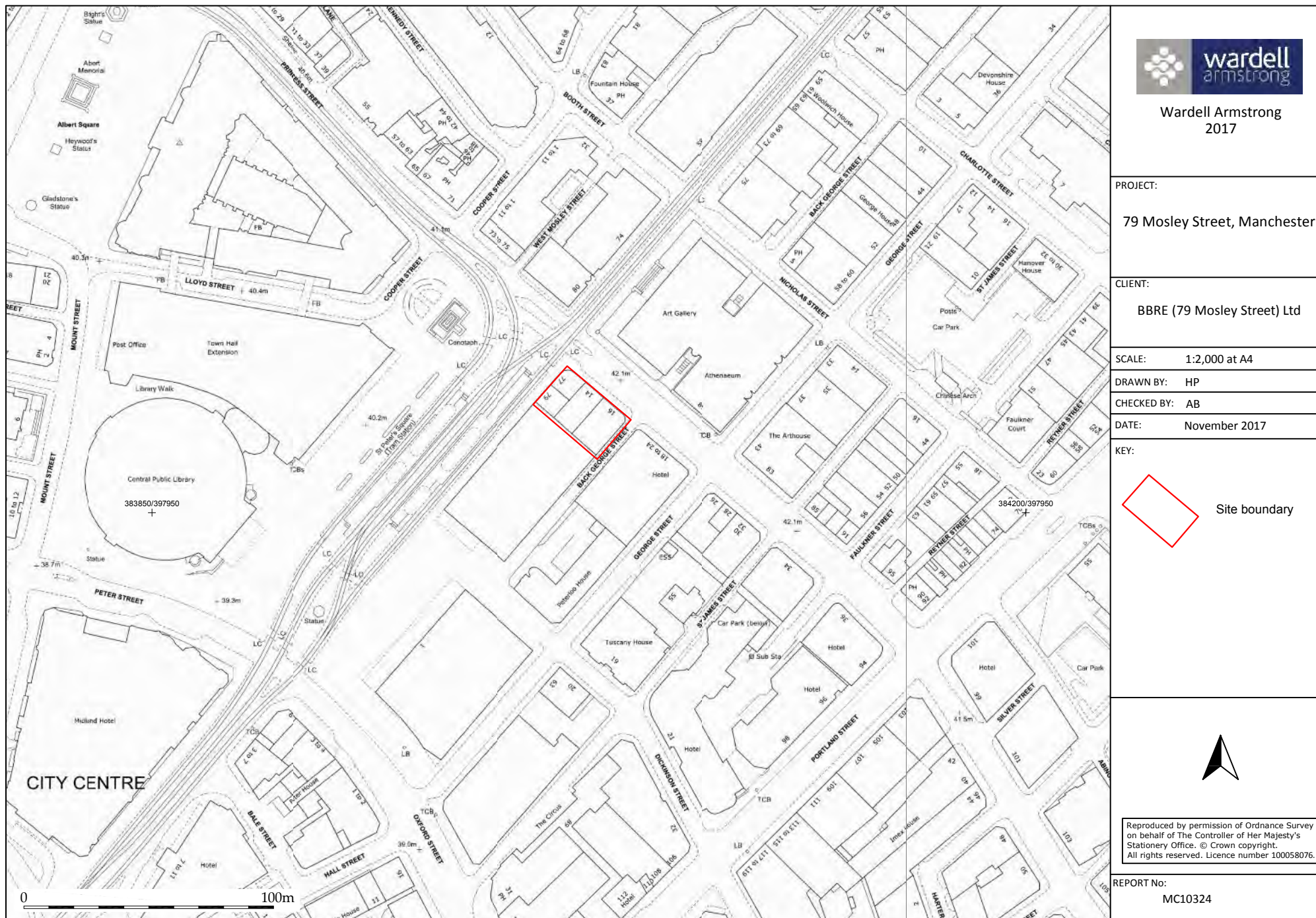


Figure 2: Detailed site location.

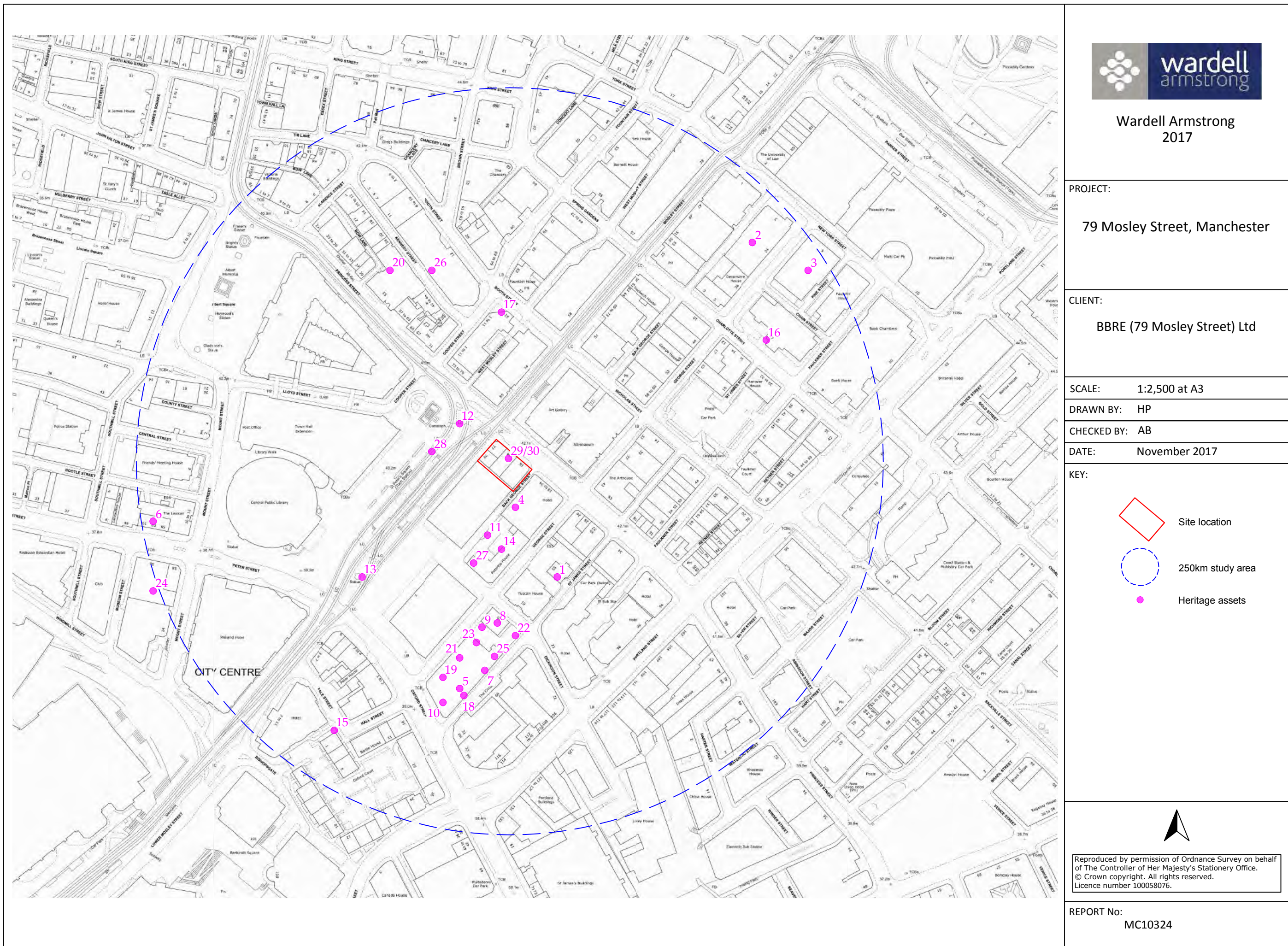


Figure 3: Location of non-designated heritage assets within 250m study area.

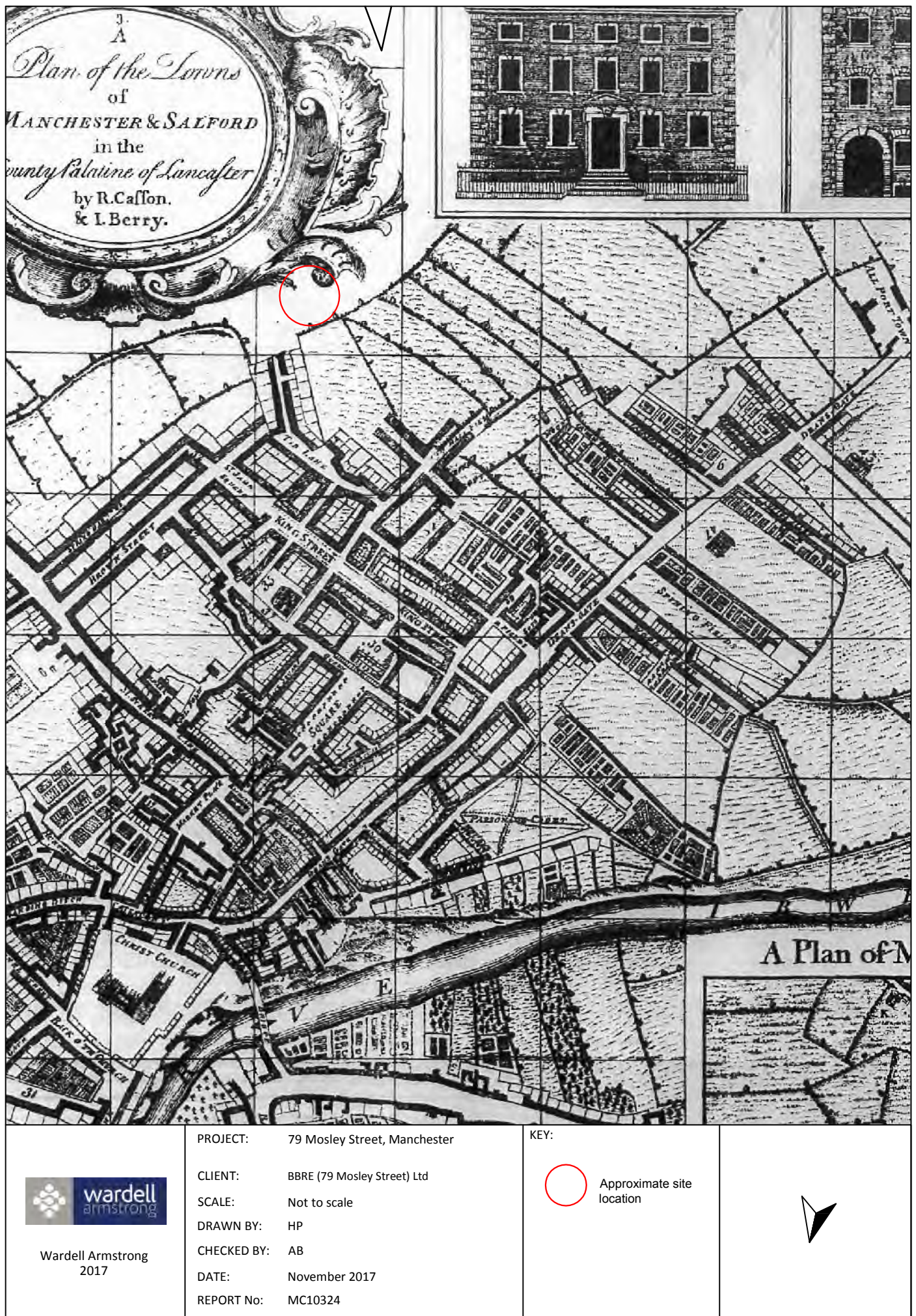


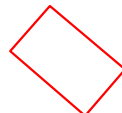
Figure 4: Extract from 'A Plan of the Towns of Manchester and Salford' by R Casson and I Berry 1745



Wardell Armstrong
2017

PROJECT: 79 Mosley Street, Manchester
CLIENT: BBRE (79 Mosley Street) Ltd
SCALE: c.1:2,500 at A4
DRAWN BY: HP
CHECKED BY: AB
DATE: November 2017
REPORT No: MC10324

KEY:



Site boundary



Figure 5: Extract from 'A Plan of Manchester and Salford' by W Green, 1787



Wardell Armstrong
2017

PROJECT:

79 Mosley Street, Manchester

CLIENT:

BBRE (79 Mosley Street) Ltd

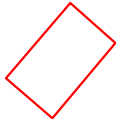
SCALE: 1:c.2,500 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2017

KEY:



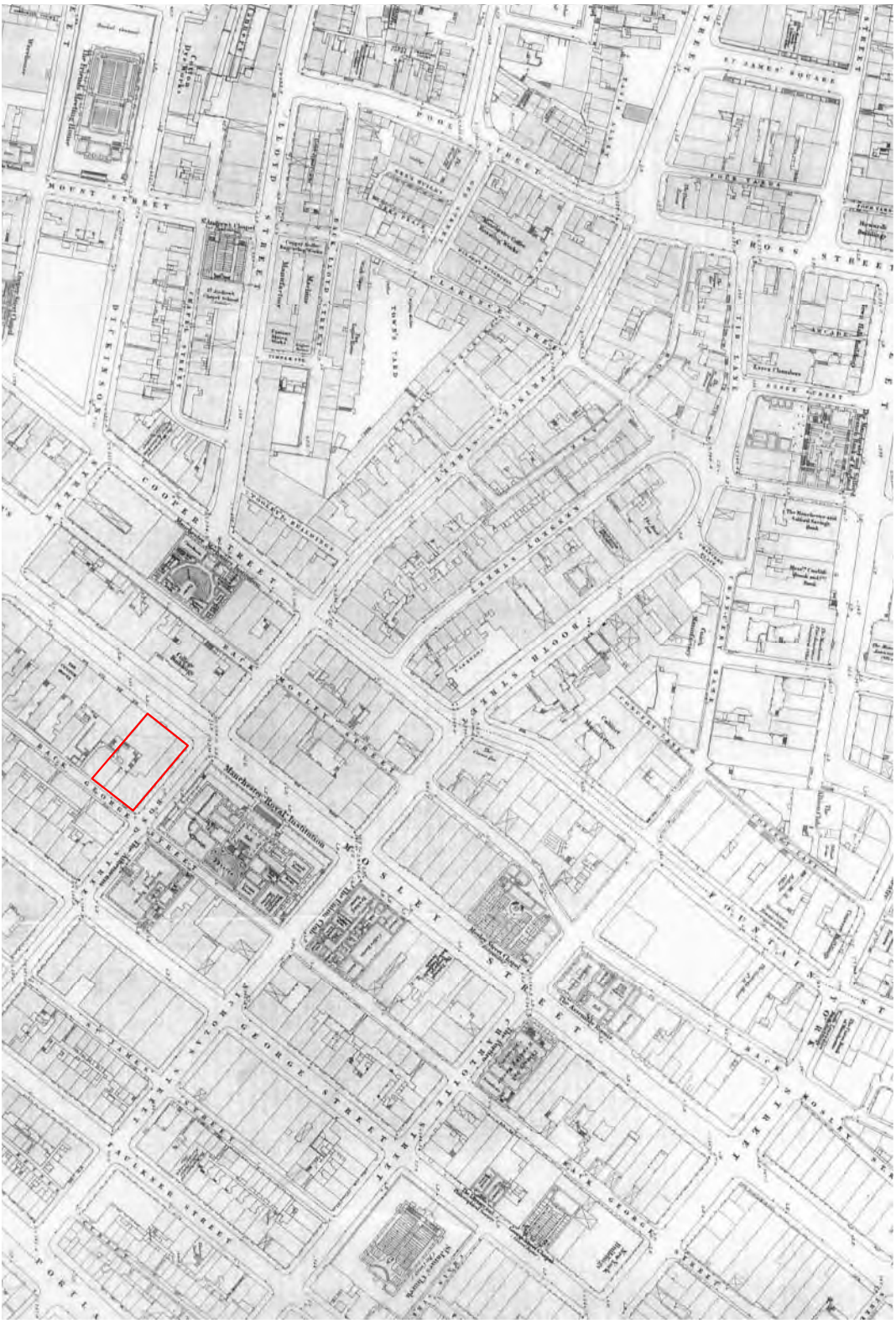
Site boundary



REPORT NO:

MC10324

Figure 6: Extract from 'A Plan of Manchester and Salford', 1808.



Wardell Armstrong
2017

PROJECT:

79 Mosley Street, Manchester

CLIENT:

BBRE (79 Mosley Street) Ltd

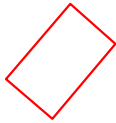
SCALE: 1:2,500 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2017

KEY:



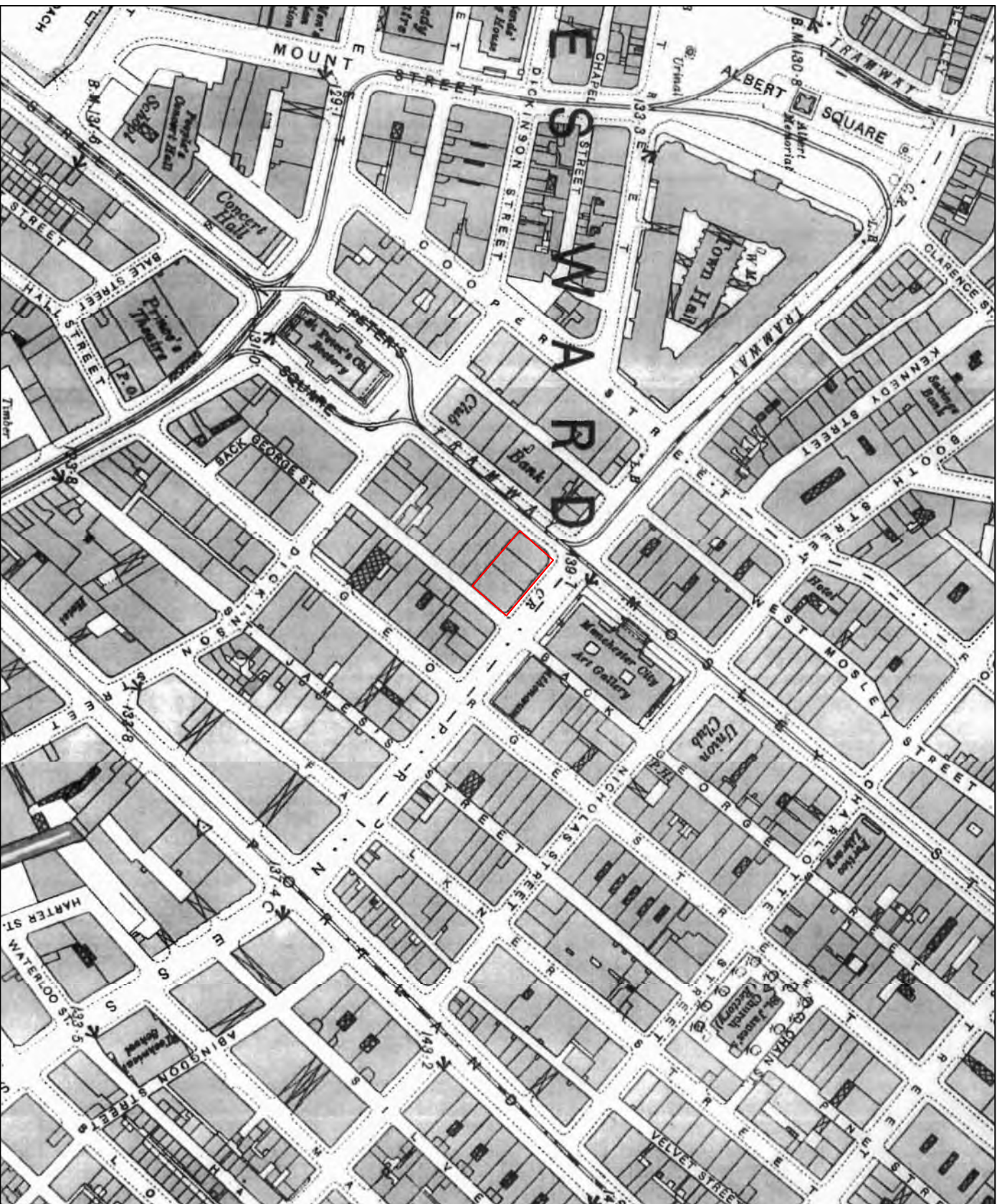
Site boundary



REPORT No:

MC10324

Figure 7: Extract from Ordnance Survey Map, 1850.



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PROJECT:

79 Mosley Street, Manchester

CLIENT:

BBRE (79 Mosley Street) Ltd

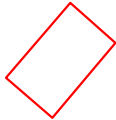
SCALE: 1:2,500 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2017

KEY:



Site boundary



REPORT NO:
MC10324

Figure 8: Extract from Ordnance Survey Map, 1893 (25 inches to 1 mile scale).



Wardell Armstrong
2017

PROJECT: 79 Mosley Street, Manchester

CLIENT: BBRE (79 Mosley Street) Ltd

SCALE: 1:1,000 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2017

REPORT No: MC10324

KEY:



Site boundary



Figure 9: Extract from Ordnance Survey Man. 1911 (1:500 scale).

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