Paul Butler Associates
Planning, Development & Heritage Consultants

Plymouth Grove Property Developments Ltd

Land at Plymouth Grove, Manchester, M13 9NT

Archaeological Desk-based Assessment

29 June 2023

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 I e. pba@paulbutlerassociates.co.uk I w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.
Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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	Name and Qualifications	Position	Date
Prepared by:	Steven Price BA MA, MPhil, PCIfA	Associate Archaeologist	05.05.2023
Checked by:	David Tye BSc, MTPI, MRTPI	Director	10.05.2023
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1. Introduction

1.1 Paul Butler Associates Ltd were instructed by to carry out an archaeological desk-based assessment of a plot of land at the junction of Plymouth Grove and Dryden Street. The survey was carried out by Steven Price BA (Hons.) MA, MPhil, PCIfA. Mapping evidence suggests three houses were built on the site in the early 19th century and remained in place until they were demolished between 2015 and 2019.

1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 21st April 2023), in addition to an examination, analysis and assessment of available historic records held by Greater Manchester Archaeological Advisory Service (GMAAS).

1.3 This statement includes:

- A description of the application site's location;
- A summary of the application site's archaeological and historical background;
- A summary of the heritage planning policy guidance context, and;
- An assessment of the archaeological potential of the site.

1.4 This statement is not intended to be a full or complete record of the site.

2. Aims and Objectives

2.1 The purpose of this desk-based assessment is to gain information from existing historical records, cartographic sources and a site visit to determine the nature of the potential archaeological resource within the specified area. An assessment can then be made of its value in context and recommendations made, to determine future strategy/mitigation and management of the resource. In the case of a development/re-development proposal, a desk-based assessment may also if required define the impact of any proposed development on recorded archaeological resources on the periphery of the development area.

3. Methodology

3.1 The historical and archaeological background to the area was studied via a variety of media. The Greater Manchester Archaeological Advisory Service was consulted and provided grey literature and Historic Environment Data for the site and surrounding area. This assessment considers all the archaeological information relevant to the study area and makes reference to any important sites in the vicinity.

3.2 The site was visited on 21st April 2023 to enable a visual inspection of the site and surrounding area to be carried out. A photographic record (See Appendix 2) was made using a high quality digital SLR camera (Olympus E-600 – 12.5 megapixels). The work was carried out in accordance with the recommendations of The Management of Archaeological Projects 2nd ed. 1991 and the Institute of Field Archaeologists' Standard and guidance for archaeological desk-based assessment (1994. Revised, September 2001). This assessment should not be regarded as a full archaeological record.

4. Site Location and Setting

4.1 The site lies on the north side of Plymouth Grove at its junction with Dryden Street. The postal address is 1-5 Plymouth Grove, Manchester and the NGR is SJ 85099 96539. The site contains an entry on the HER; '*Plymouth House, 1–5 (odd) Plymouth Grove (Sadlers Lumber Merchants) (site of)*' (HER No. 9923.1.0). The description reads as follows:

Established 1851 (Wilfred Sadler). Nameplate at string-line level. Concrete render on front. Interesting brick rear structure. Possibly a late Georgian row of townhouses converted to industrial use in the mid-19th century. Still standing but semiderelict. Terrace of 3 late Georgian houses. Each house built with 4 rooms off a central stairwell. Exterior plinth. Semicircular light above door and sash windows. Light removed and windows re-fenestrated with 4 lights. No.1 has 2 bays carrying sash windows. Nos. 3 and 5 have large wide sash windows, possibly to light rear workshops. No.5 has corrugated clad winding shaft to one side. Terrace reclad in concrete around turn of century. Application to demolish for new flats (March 1994). No longer extant. The terrace was demolished in 2016–19 and the plot is currently vacant.



Archive Image 1: The application site buildings in 1959, Manchester Image Archive



Archive Image 2: St Saviour's Church now demolished with the application buildings to the right, dated 1900, Manchester Image Archive.



Archive Image 3: St Saviour's Vicarage, image dated 1965, Manchester Image Archive.

4.2 Immediately opposite the site, on the other side of Dryden Street is St Saviour's Church (site of) (HER No. 9906.1.0), erected in 1835–36 by the architects Haley & Brown and at the expense of Schole Birch, who became its first patron and whose son, the Reverend Edward Birch, became its first rector. Associated with this is the Graveyard at the site of St Saviour's Church (HER No. 9906.1.1), where burials began on 24 Nov 1836, within two weeks of its consecration. To the east of the site, further along Plymouth Grove is Plymouth Lodge (HER No. 8554.1.0), an early 19th century house and vicarage and to the east of this is the former Plymouth Grove Hotel (HER No. 8555.1.0). This is former public house dating from 1873.

4.3 A further 103 entries lie within 750m of the site. With the exception of a Greek Coin (HER No. 1372.1.0) and the line of the Manchester to Buxton Roman Road (HER No. 28.1.3), the rest of these entries date from the 19th century onwards.

5. Archaeological and 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 prehistoric find sites in the surrounding area. The prehistoric artefacts 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.

5.2 The Romans first built in Manchester in the first century AD, with a Roman fort established in the Castlefield area in 79AD (EH 2008; Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cw.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. The Manchester to Buxton Roman road lay to the north of the site, roughly following the course of Stockport Road, before turning northwest.

5.3 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 however, 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). In the early 13th century the manor of Chorlton Row was held of the king in thegnage by a local family. It was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202. He died in or before 1223, when his son Brun received seisin of one plough-land in Chorlton, having paid the king 2 marks as relief. It probably reverted to the Crown soon afterwards, as it became part of the possessions of the Grelleys and La Warres. The Grelleys, on acquiring the lordship, appear to have granted it, without exacting any service, to a junior branch of the family, as one Robert Grelley was in possession in 1278. He was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor (Farrer & Brownbill, 1911).

5.4 Sir Edmund Trafford sold the hall and its demesne lands in 1590 to Ralph Sorocold of Golborne, who then sold it to Ellis Hey of Eccles. In 1644 it was sold again by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester. The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston which all passed into the possession of Roger Aytoun of Inchdarney in Fife, through marriage. He squandered the estates, which were sold in 1775 and Chorlton was purchased by John Dickenson of Manchester. It passed through the family to his nephew William Churchill Dickenson, who in 1793 obtained an Act of Parliament authorizing him to let the land on building leases (Farrer & Brownbill, 1911).

5.5 Yates map of Lancashire from 1786 shows Chorlton Row at this time, Plymouth Grove was not yet built and the area had few buildings. Development began in 1793–94 when many of the street were laid out. Greenwoods map of 1818 shown the area at this time, with the eastern end of Plymouth Grove shown, although not reaching Upper Brook Street. It was completed by the time of Hennet and Bingley's 1828 map, although no buildings are shown on the site.

5.6 In 1834 John Moon is noted at 1 Plymouth Grove, when he attended a Royal Manchester Institution General Meeting (Manchester Courier 28/06/1834). The site is shown on the 1848 OS map, where three buildings are shown on the site, close to St Saviour's Church opposite. However, more detail is given on the 1851 OS town plan. Here the three buildings are clearly shown. Each has a small projecting porch to the south elevation, located centrally and suggesting a double pile plan form. To the rear, each of the buildings shows extensions into the rear gardens. These extensions likely included coach-house and stables. The gardens had paths around as well as a driveway to the front of the house. A pump is noted to the rear of number 1. In 1852 Misses Barbour is recorded at living at number 3 (Manchester Courier 16/10/1852) and again in 1853, when her nephew was recorded as being found dead at her home (09/03/1853). 5 Plymouth Grove was sold by auction in 1858 (Manchester Courier 04/09/1858) and number 3 was up for let in 1859, listed as having 'gardens, coach-house, stables etc' (Manchester Courier 21/05/1859).

5.7 The 1861 census records the families present at this time. At number 1 John Napier is listed as a manufacturer aged 59, living with his wife Isabella. Two servants are also recorded. At number 3 was William Waithman, a gentleman and former captain living with his wife. Also recorded are his two daughters and his son, along with two servants. Finally, at number 5 was Thomas Williams, a 43 year old manufacturer, along with his wife Martha and their three daughters and five sons. Two servants are also listed as well as a visitor. The Manchester Courier also notes this year that '*The extensive stabling, walled yard, coach-house and cottage behind No. 3 Plymouth Grove, near Saint Saviour's Church*' was to be let (31/08/1861).

5.8 The residents of all the properties had changed by the time of the 1871 census returns. At number 1 Albert Dux was recorded, a 37 year old shipping merchant. He lived with his wife Ellen and their 5 daughters and 1 son, all under the age of 10. His brother Martin is also recorded as well as his mother-in-law Emma Webb. Three servants are also listed. At number 3 was William McNaught, a 57 year old coil and mechanical engineer, living with his wife Margaret and their 5 sons. Three servants are also listed at the same address. At number 5 Nathan Sington is listed as a merchant, living alongside his wife Matilda and their 2 sons and 4 daughters. Inez Stern is also recorded there as a Governess as well as two

servants. Ellen Dux gave birth to another daughter in 1874 (Manchester Courier 24/02/1874). By August of this year William McNaught was no longer at number 3, with Anthony Marshall recorded there, having nominated Joseph Bardsley in the St Luke's Ward election (Manchester Courier 12/08/1874).

5.9 The Dux family continued to live at number 1. In 1881 their second eldest daughter, Jessie was married (Manchester Courier 30/04/1881) and they are again noted at the property in 1886 when their eldest daughter, Florence was married (Manchester Courier 14/01/1886). Arthur Fardon was recorded at number 3 in 1884 (Manchester Evening News 03/04/1884) when he was appointed as overseer for the Poor Law Union. By 1888 James Wilkinson Catton, clerk in holy orders, was noted as living at 5 Plymouth Grove, listed when a meeting of his creditors took place.

5.10 The 1891 census records the Dux family as still present, with their unmarried children still living there, comprising 5 daughters and one son. Two servants are also listed. Numbers 3 and 5 are listed in the census, but noted as uninhabited. The town plan of this year shows the site again in detail. It appears much the same as previously, although a bay window is shown to the west elevation of number 1. Glass houses are also shown in the gardens of number 1 and 3 as well as a circular feature to the garden of number 5.

5.11 By 1895 number 5 was occupied by 'Miss Simpson's Nursing Home' (Manchester Courier 14/12/1895), where patients could go for 'treatment of Baths and Movements as introduced by Dr. Schott' (ibid). Jane Goldstone was at number 3 in 1897, when she was carrying on her deceased husbands business as 'S. Goldstone', watchmaker and jeweller, although subsequently went bankrupt (Manchester Evening News 10/05/1897). Rev H. R. Hopwood appears to have taken residence at number 1 by 1907 (Manchester Courier 28/09/1907) and the same year number 5 appears to have been used as a boarding house. Adverts were run in the Manchester Evening News throughout the year reading 'Board-residence: Gentlemen residence, evening, dinner: Billiard. Inclusive terms, 18s. weekly' (Manchester Evening News 04/01/1907).

5.12 Number 3 became Dr Macaura's Institute in 1909. Dr Macaura demonstrated his 'Marvellous Cure' at the Free Trade Hall and scores of applicants applied for free treatment (Manchester Evening News 26/01/1909; 28/01/1909). Claims made include; 'Was stone deaf for 30 years: Can hear ordinary conversation' (Manchester Evening News 28/01/1909), that it could cure rheumatism and paralysis, and that it 'has recently been tested in the London Hospitals and declared by the leading Medical Journals of Great Britain to be a Complete Success' (Manchester Evening News 26/01/1909). From these free demonstrations he would sell his 'Pulsocon' medicine. 'The Truth' however reported in 1926 that he was one of the most successful 'optical quacks who tour the provinces'. The Truth confronted him at his office in 1908/9 and he then started a 'vigorous advertising campaign' (The Truth 11/08/1926). In 1911 he moved to Europe and in 1912 was arrested in Paris, along with nine of his assistants, charged with practicing medicine illegally and fraudulently and sentenced to 3 years imprisonment and fined 3,00 francs (ibid).

5.13 In 1910 James Johnson wrote a piece in the Manchester City News (27/08/1910), giving his address as Westlands, 1 Plymouth Grove. He appears to have been a part of Johnson & Co. who were advertising for a 'strong lad (16-17) for handcart' at 1 Plymouth Grove (Manchester Evening News 14/01/1914). Number 5 is recorded as 'Carruthers' in 1916 (Manchester Evening News 01/02/1916), advertising for Handkerchiefs – Hemmer & Folders. The 1922 OS map shows the site again at this timer. Numbers 1 and 3 are shown as a single unit, with number 5 to the east. A few small outbuildings are shown to the garden of number 1.

5.14 Number 1 continued to be used as a commercial unit, with Johnson and Co still recorded there in 1925 (Manchester Evening News 12/02/1925), although by 1950 Goodfellow School of Motoring was listed there (Manchester Evening News 28/08/1950). Number 3 was still a residence with Norine and Geoff Morris recorded there in 1952 (Manchester Evening News 26/04/1952). By 1994 however, it was occupied by Swan Music Ltd. The buildings were still present in 2008 as three storey buildings with the front and side elevations rendered and whitewashed. The rear elevation showed the original brickwork and the depressed arch lintels of splayed brick headers of the windows (google maps). The whole was known as 'Plymouth House'. It was demolished between 2015 and 2019.

6. Site Visit

6.1 The site was visited on the 21st of April 2023 when it was visually assessed, and photographs taken. The site is currently waste ground and had been reduced along the Plymouth Grove side. This revealed some remains of brick walls, suggestive of a basement. The northern end of the site was covered with gravel.

7. Assessment of Archaeological Potential of Application Site

Prehistoric

7.1 The surrounding area indicates a background level of prehistoric activity for the area, which has yet to have any defined foci. The potential for the site to contain any archaeology from the period is low.

Roman

7.2 The site lies outside the known area of Roman occupation, although the line of a Roman road lies near the site. The potential for the site itself to contain Roman archaeology is low.

Medieval

7.3 Manchester was occupied during this period, with the site and surrounding land possibly used for agriculture. However, due to later disturbance there is a low potential for artefacts from the period.

Post Medieval

7.4 The land remained agricultural throughout this period. During this time, pottery sherds, clay tobacco pipes and glass may have become incorporated into the plough soils. However, due to later disturbance there is a low potential for artefacts from the period.

Industrial

7.5 The site appears to have been built upon from the early 19th century, with the erection of 1 – 5 Plymouth Grove. The site visit showed the potential for basements at the southern end of the site. The northern end of the site has not been reduced suggesting the potential for the foundations of the rear extensions and outbuildings to be present. There is a high potential for archaeology related to the buildings to be on the site.

Period	Significance of Setting	Significance	Site Potential
Prehistoric remains	*Regional.* The surrounding area indicated a background level of occupation.	*Regional.* Artefacts found from the period will add to the body of information about the occupation of the region.	*Low.* It is unlikely that any artefacts from the period will be recovered on the site.
Roman remains	*Local.* The surrounding area has revealed evidence for the Roman occupation of Manchester and the site lies close to the line of a Roman road.	*Local.* Artefacts found from the period will add to the body of information already present about Roman Manchester.	*Low.* It is unlikely that any Roman activity will be found on the site.
Medieval	*Regional.* The surrounding area is known to have been occupied during the period.	*Regional.* Artefacts found from this period will add to the small but growing body of evidence for forms and types of materials produced and manufactured in Manchester.	*Low.* There is a low potential for artefacts from the period.
Post-medieval	*Regional.* The area was agricultural throughout this period.	*Regional.* Artefacts found from this period will add to the small but growing body of evidence for forms and types produced and manufactured in Manchester.	*Low.* There is a low potential for artefacts from the period.
Industrial	*Local* The site was developed in the early 19th century, first with the three houses.	*Local* Archaeology will relate to the early 19th century development of the area.	*High* The site contained houses and associated gardens from the early 19th century through until c. 2017 when they were demolished. The site has not been developed since.

8. Conclusions and Mitigation Recommendations

8.1 Documentary evidence suggests that 1 Plymouth Grove was erected by 1835, with the others houses on site constructed by 1848. The buildings remained on the site until the early 21st century when they were demolished. Evidence of this is likely to remain below ground. There is a high potential for archaeology relating to 1-5 Plymouth Grove to be found on the site. The buildings were not recorded prior to their demolition. The scheme is likely to have a negative impact on the below ground archaeology. A watching brief may be required by GMAAS during groundworks associated with the development of the site to record any below ground features in order to gain a better understanding of how the site was developed and operated.

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

Full DCMS – Department for Culture, Media and Sport

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Maps

1786 Yates' Map of Lancashire

1818 Greenwoods' Map of Lancashire

1828 Bingleys' Map of Lancashire

1851 OS Town Plan sheet 44

1891 OS Map Lancashire Sheet CIV.15.2

1922 OS Map Lancashire Sheet CIV.15

1935 OS Map Lancashire Sheet CIV.15

Appendix 1: Figures

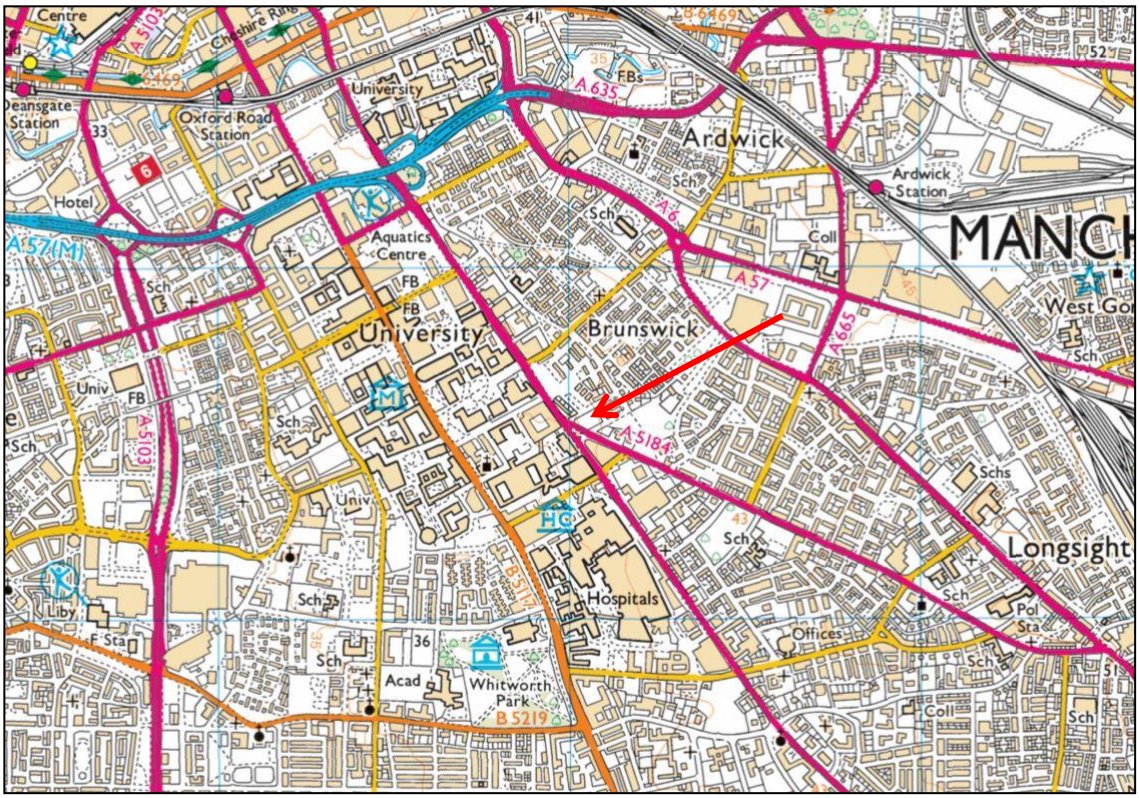


Figure 1: Location Plan

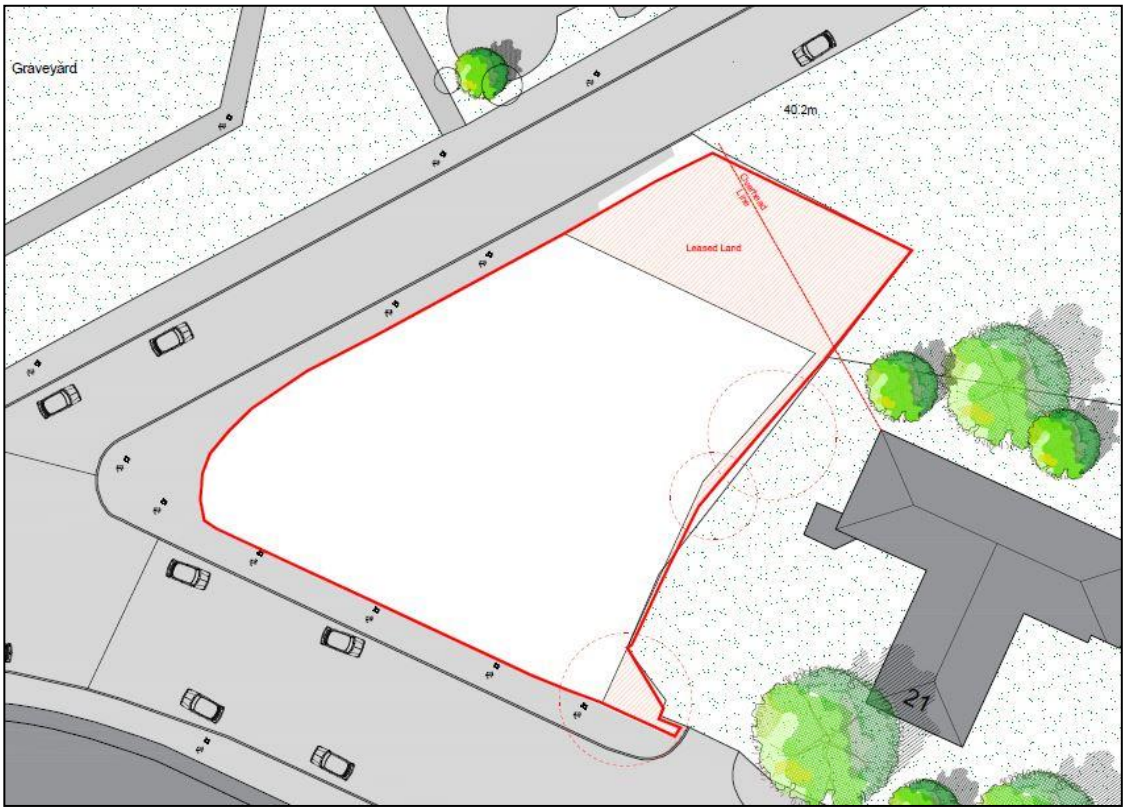


Figure 2: Site plan

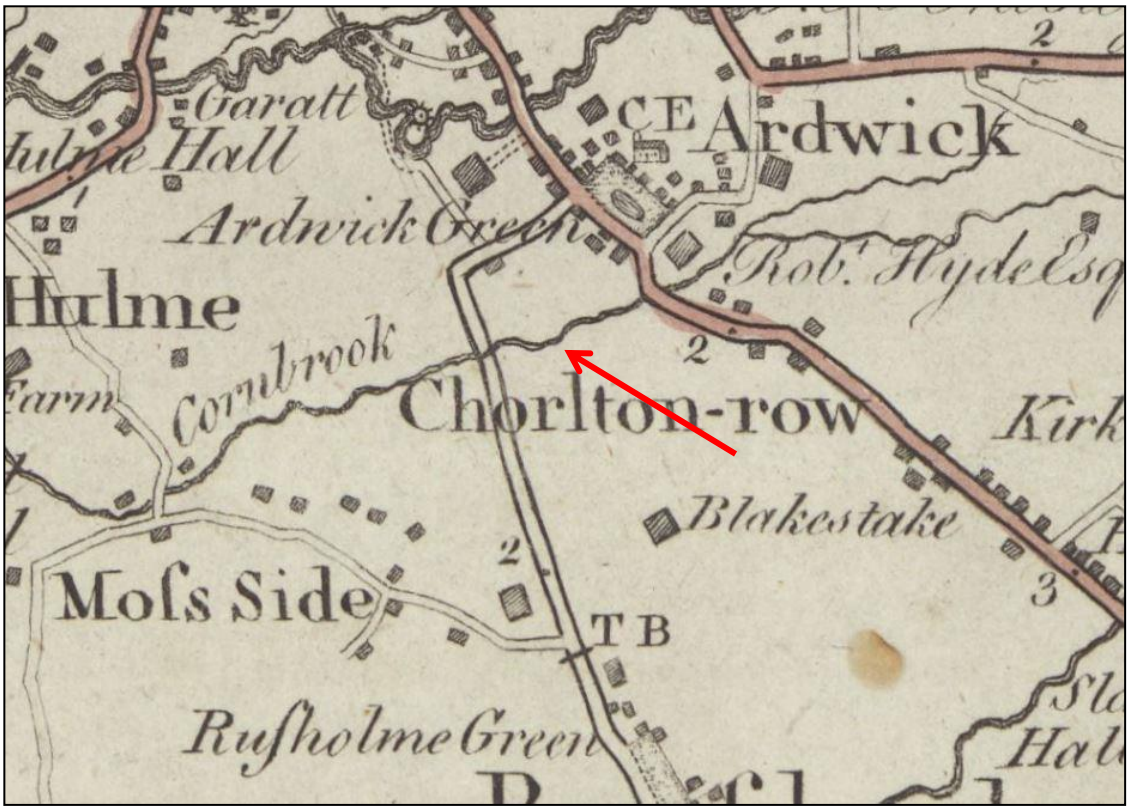


Figure 3: 1786 Yates' Map of Lancashire showing approximate site location



Figure 4: 1818 Greenwoods' Map of Lancashire showing approximate site location



Figure 5: 1828 Hennet and Bingleys' Map of Lancashire showing approximate site location

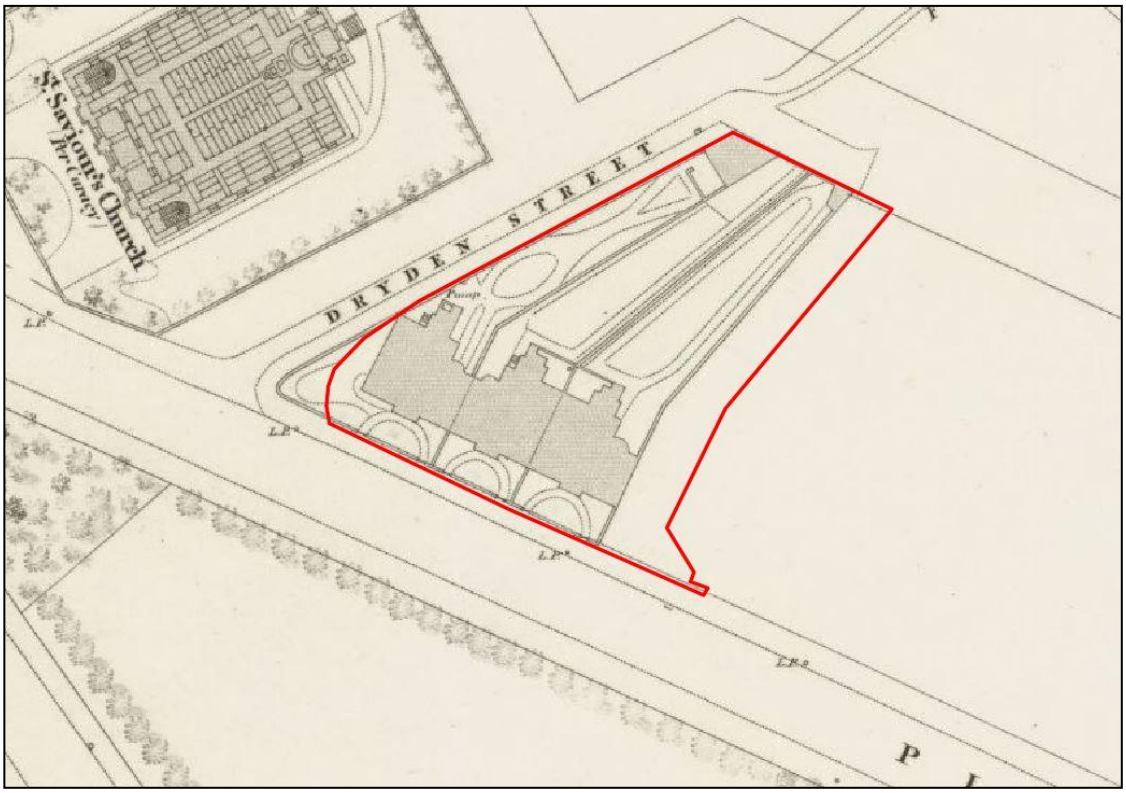


Figure 6: 1851 OS Town Plan sheet 44

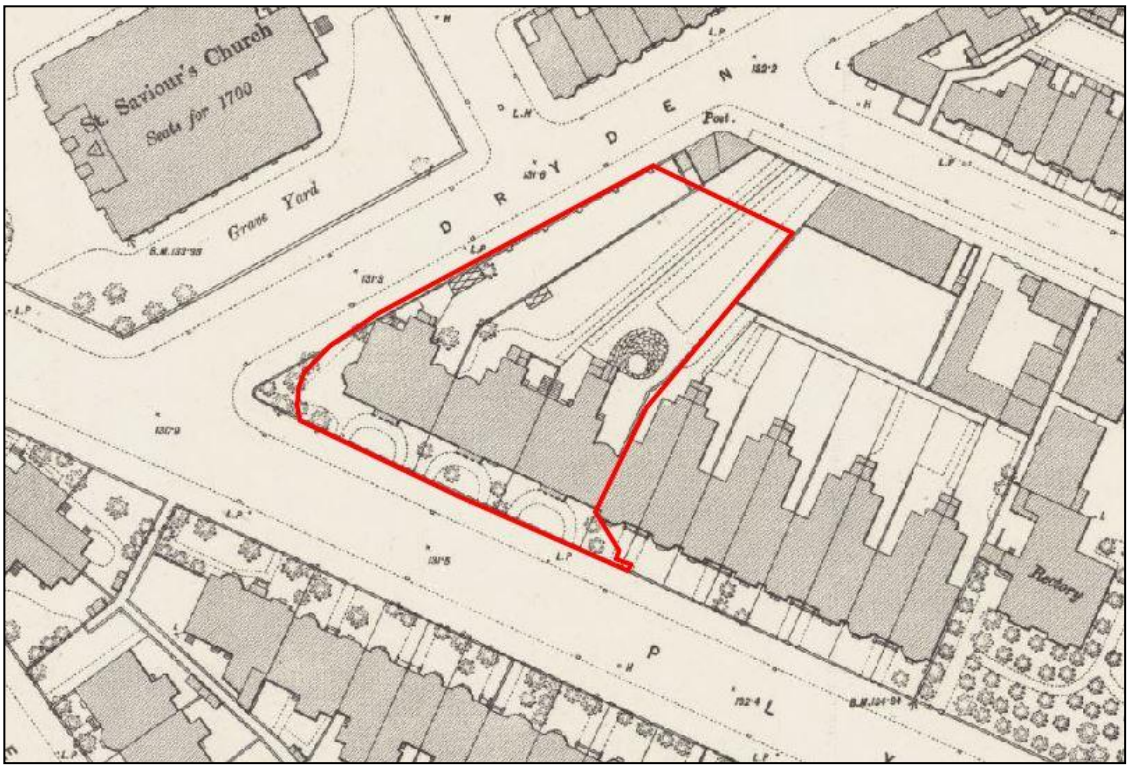


Figure 7: 1891 OS Map Lancashire Sheet CIV.15.2

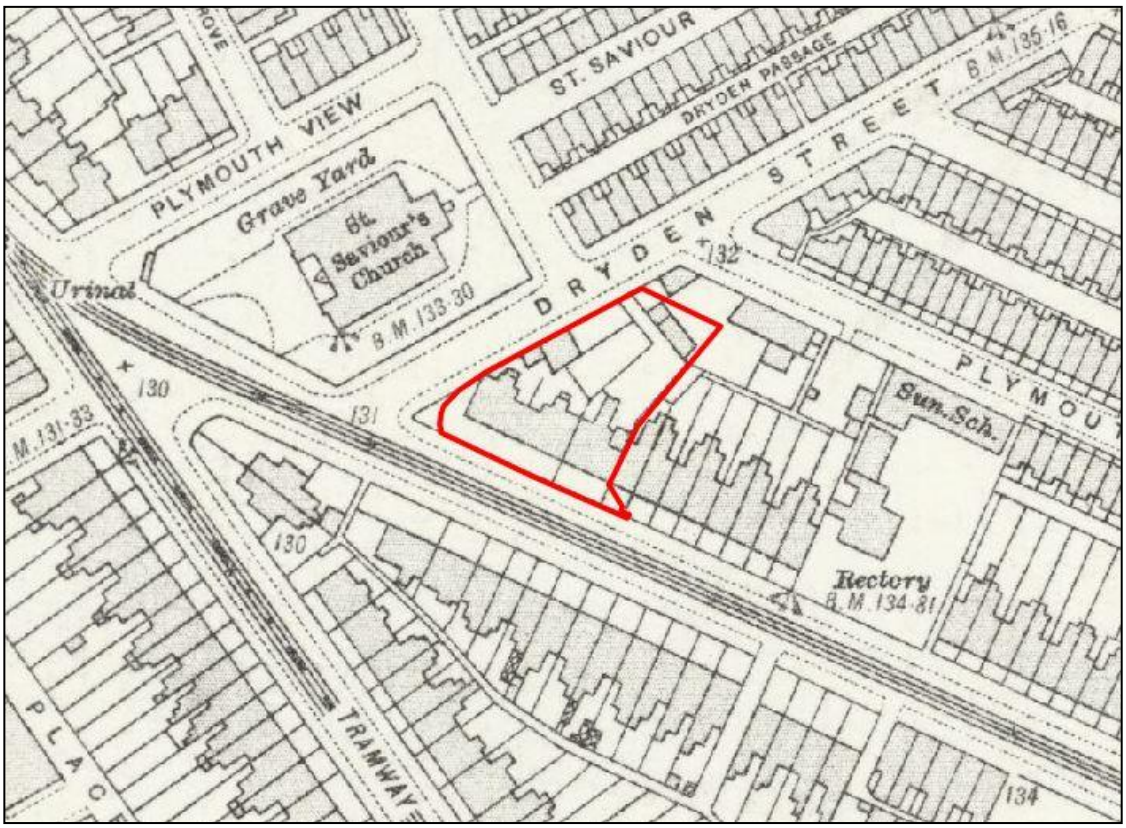


Figure 8: 1922 OS Map Lancashire Sheet CIV.15



Figure 9: 1935 OS Map Lancashire Sheet CIV.15

Appendix 2: Plates



Plate 1: Context shot of site from Dryden Street.



Plate 2: Context shot of site from Plymouth Grove.



Plate 3: Context shot of site from Plymouth Grove.



Plate 4: General shot of site looking northeast.



Plate 5: Shot of site looking southeast.



Plate 6: Excavated area at southern end of site.



Plate 7: Northern end of site.



Plate 8: View of site from the north.



Plate 9: Remains of concrete flags.



Plate 10: Remains of brick foundations.



Plate 11: Reduced area at southern side of site.



Plate 12: Reduced area at southern side of site.



Plate 13: Remains of brick walls along southern site boundary.



Plate 14: Remains of brick walls along southern site boundary and southeast corner.



Plate 15: Reduced area looking west.



Plate 16: Remains of brick surface.



Plate 17: Remains of brick wall at southwest corner.



Plate 18: Reduced area looking east.



Plate 19: Southern wall.



Plate 20: Remains of wall to Dryden Street.