



Paul Butler Associates

Planning, Development & Heritage Consultants

Nikar Properties (No 2) Limited

28 St John Street, Manchester, M3 4DJ

**Archaeological Written Scheme of
Investigation**

14 August 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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Appendix 1: Historic Map Regression

1. Introduction

- 1.1 Paul Butler Associates have been commissioned to produce a Written Scheme of Investigation (WSI) for 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."

- 1.2 The proposal is for "Change of use from offices (Class E) to 3no. residential dwellings (C3 use)". This document forms the WSI which outlines the programme of work required to undertake this survey.

2. Site Location

- 2.1 The application building 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, Manchester M3 4DJ and the National Grid Reference is SJ 83381 97955.
- 2.2 The building lies inside the St John Street Conservation Area. Most of the 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. Historical Background

- 3.1 As industrial activity increased in the mid eighteenth century, the cleanest air and best living conditions were to the south and west of Manchester. 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 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.
- 3.2 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.
- 3.3 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.
- 3.4 By 1856 Walter Stott was still at the property and next door, at 26, was 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.

- 3.5 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.
- 3.6 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).
- 3.7 The 1891 OS plan shows the Ear Institution as taking almost all of the site, extending nearly 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.

- 3.8 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'.
- 3.9 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.

4. Historic Building Survey

Aims

- 4.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of 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 is for the completion of a site archive. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Method

- 4.2 This shall comprise a field survey recording of the building. The survey shall be undertaken once the building is no longer in use and prior to the building works commencing. The survey shall be performed to Historic England level 2/3 standards (as set out in their 2016 "Understanding Historic Buildings: A Guide to Good Recording Practice") and shall record:
- The form and fabric of the building, along with a measured survey, with a view to producing plans at each level of the building, and a representative cross section. These shall be produced at 1:50 scale at least;
 - Architects' plans are to be supplied and, after checking their accuracy using hand tapes and hand held electronic distometers, they shall be used as the base for archaeological details to be added. Should they prove to be inaccurate then drawings will be produced on site using permatrance. Measurements shall be taken with hand tapes and electronic distometers;
 - 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 will be 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 may be hand-held, interior

photographs should be conducted with a tripod. Where lighting is insufficient either an off-camera flash should be used or longer exposure times;

- All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- An historic map regression and historical research into the site has already been undertaken for the heritage assessment of the building (PBA 2022). A summary of this will be included in the report and historic photographs and census data sought to further develop it;
- The building will be formally described internally and externally.
- Drawings produced on site shall be digitised in AutoCAD following standard conventions set out in section 7 of Historic England's "Understanding Historic Buildings" (2016)

4.3 Following the survey an interim report shall be produced and sent to GMAAS for approval.

Reporting

4.4 Following the building survey, the results will be described within a fully illustrated report, which will include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- An outline of the survey methodology;
- A summary of the site's history, development;
- A formal and descriptive account of the building, with reference to plans, elevations and photographs;
- A set of measured scaled plans;
- Photographic index including a plan showing the location and direction of the photographs;
- The contents (report, photograph and drawings) and location of the archive;
- A bibliography

5. Watching Brief

Aims

- 5.1 The purpose of a watching brief is to allow the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other potentially disruptive works. It also provides an opportunity for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.

Method

- 5.2 Following the building recording, an archaeologist shall be present during strip out of the building in order to record any further details which may be revealed. The attending archaeologist will be given opportunity to inspect and record areas of potential archaeological features. Where archaeological features are deemed to be present, they shall be photographed and drawn using the methodology described in the previous section. Post excavation shall involve the digitisation of drawings and the results added to the interim report.

6. Archive

- 6.1 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.
- 6.2 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).
- 6.3 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.
- 6.4 The archive will comprise 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. Should the results warrant it, a summary report, or detailed article on the work shall be submitted 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.

7. Staff

- 7.1 Paul Butler Associates is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

8. Timetable

- 8.1 It is anticipated that the historic building survey will be undertaken over a period of one week, and a report will be produced within four weeks of commencement.

9. Health and Safety

- 9.1 Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.
- 9.2 Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.
- 9.3 The building is in a good condition although only areas deemed to be safe shall be entered. Areas which are unsafe shall be surveyed once they have been made safe and as a part of the watching brief.

10. Monitoring

- 10.1 Monitoring shall follow the guidelines set out in the ClfA's "Standard and Guidance for archaeological investigation and recording of standing buildings or structures". Monitoring will be undertaken against the WSI by GMAAS on behalf of Manchester City Council. Non-compliance with the agreed WSI or project design will be pointed out to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. GMAAS will be notified no less than one week in advancement of the commencement of the works, and will be kept informed of significant findings of the building investigation during the scheme. It is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

11. Bibliography

DCMS – Department for Culture, Media and Sport

GMAAS – Greater Manchester Archaeological Advisory Service

HER – Historic Environment Record

Published sources

DCMS 2010 “Scheduled Monuments”

GMAAS 2022 “St John Street Conservation Area”

Manchester Courier 18/09/1847 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 09/09/1876 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 23/07/1880 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 21/10/1882 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Courier 01/11/1894 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Manchester Times 22/12/1877 accessed online at:

<https://www.britishnewspaperarchive.co.uk>

PBA 2022 “St John’s Chambers, 28 St Johns’ Street, Manchester – Heritage Assessment”

Trade Directories

Pigot's Directory of Manchester 1848
Slater's Directory of Manchester 1856
Slater's Directory of Manchester 1865
Slater's Directory of Manchester 1874
Slater's Directory of Manchester 1876
Slater's Directory of Manchester 1877
Slater's Directory of Manchester 1887
Slater's Directory of Manchester 1894
Slater's Directory of Manchester 1905
Slater's Directory of Manchester 1914
Kelly's Directory of Manchester 1923
Kelly's Directory of Manchester 1932
Kelly's Directory of Manchester 1945

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

Appendix 1: Historic Map Regression

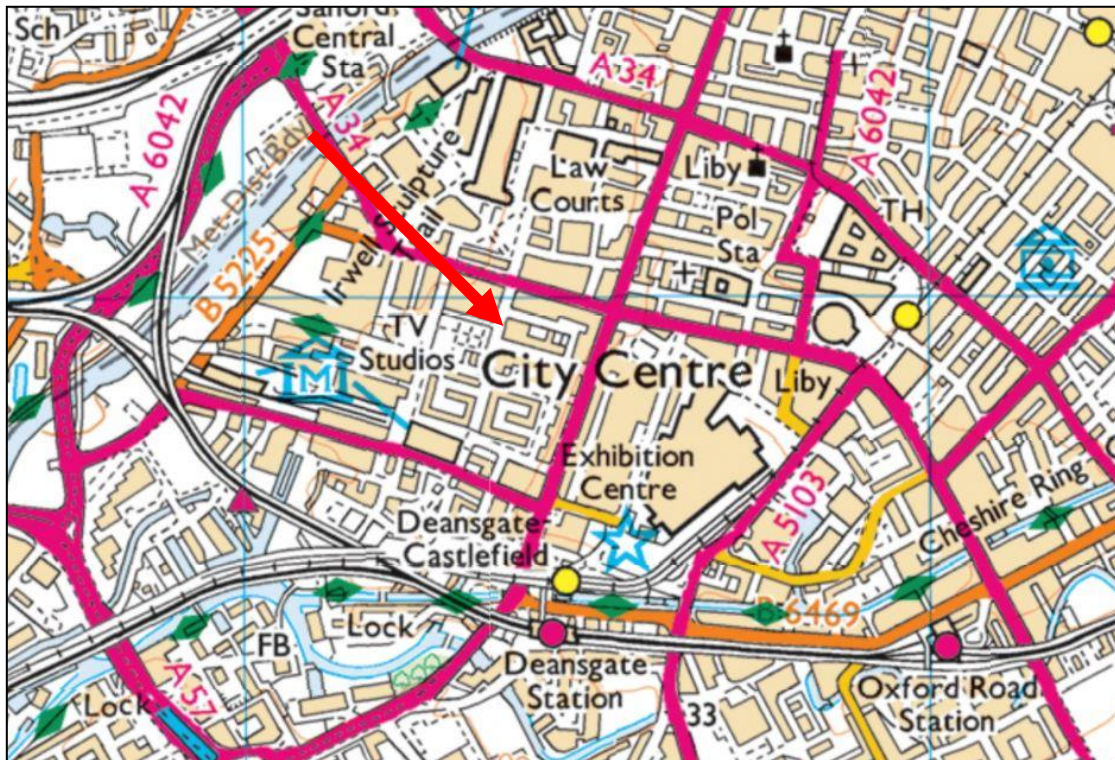


Figure 1: Location Plan

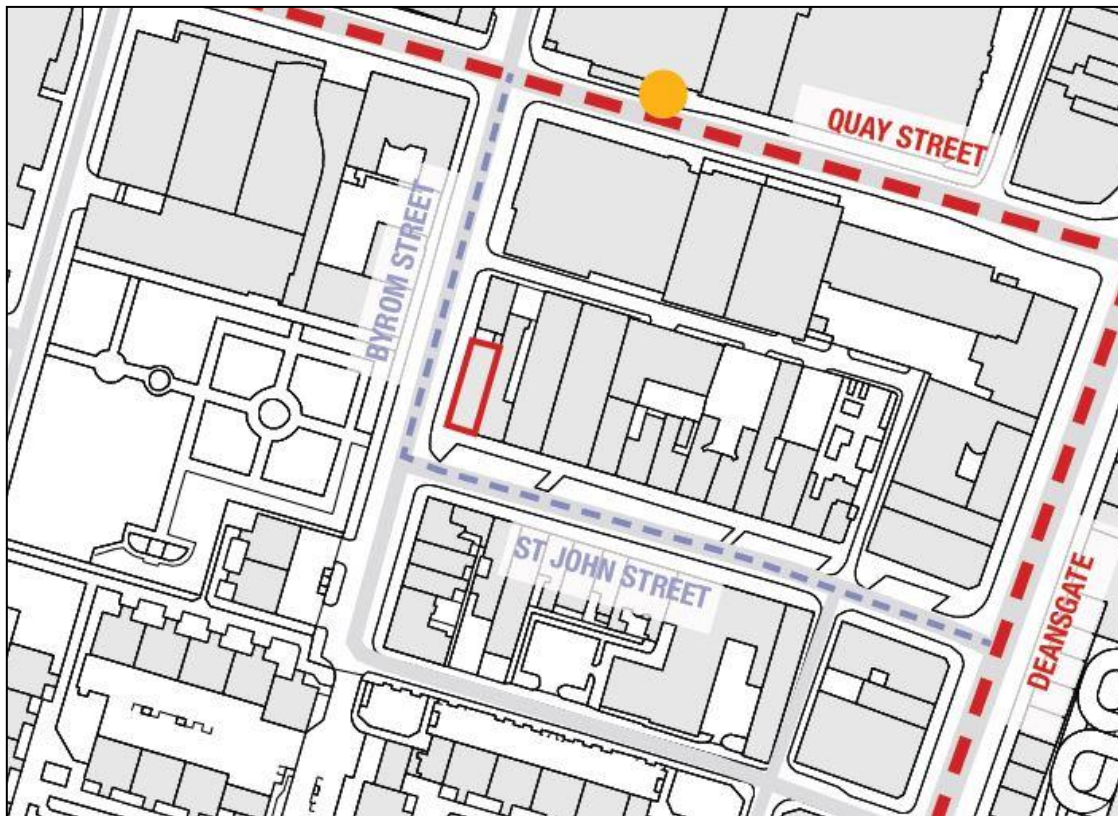


Figure 2: Site plan



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

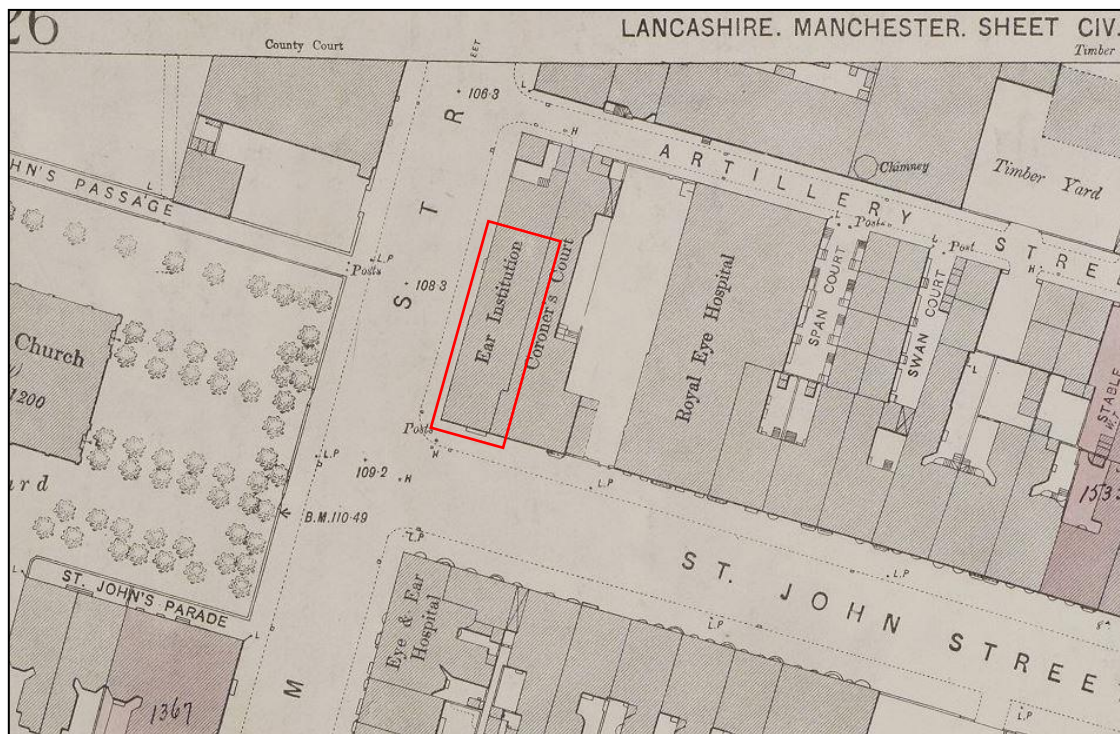


Figure 6: 1891 OS 1:500 Town Plan Lancashire sheet CIV.10.8



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

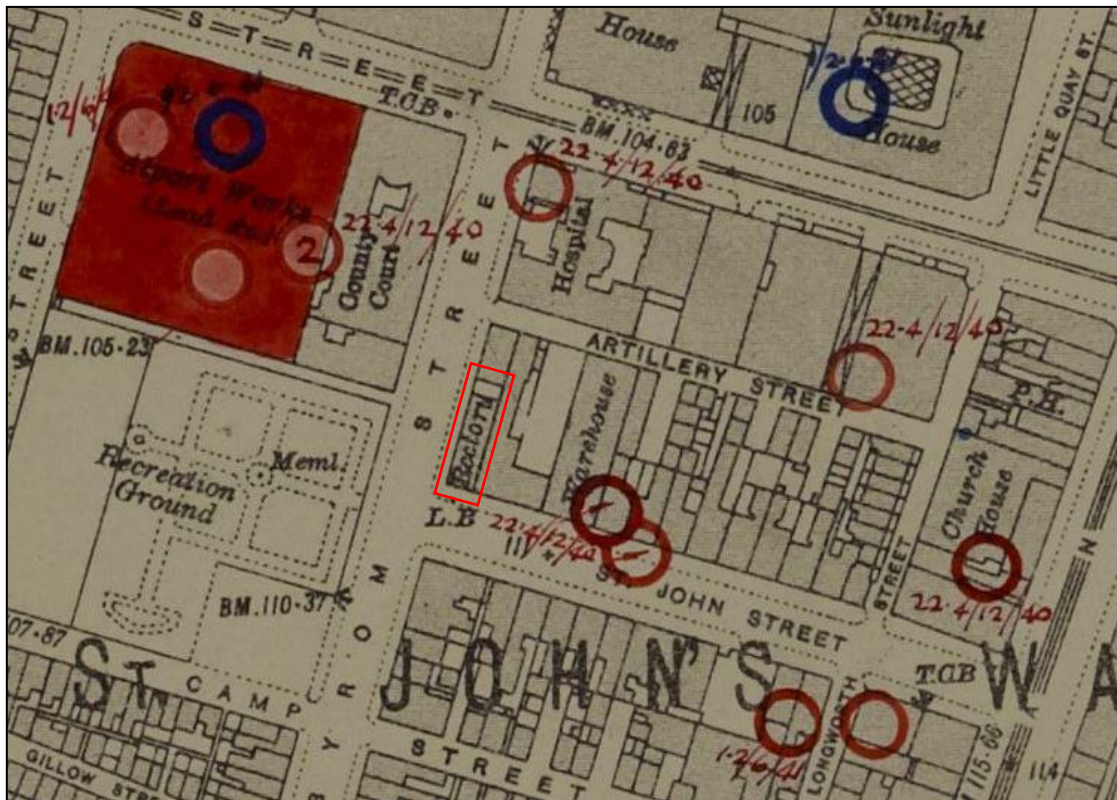


Figure 10: 1941 OS map Lancashire sheet CIV.10 showing bomb damage