Paul Butler Associates
Planning, Development & Heritage Consultants

Victor (M1) Ltd

The Stables

Written Scheme of Investigation (WSI)

26 August 2022

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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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1. Introduction

1.1 Paul Butler Associates Ltd have been commissioned to produce a Written Scheme of Investigation (WSI) for a watching brief at the Stables car park, Paradise Wharf, Manchester. Condition 18 of planning permission consent 132574/FO/2021 states that:

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

1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:
i - an archaeological watching brief undertaken during groundworks (including ground-level reductions below modern overburden, the excavation of foundation trenches, drainage/service runs etc)
2. A programme for post investigation assessment to include:
i - analysis of the site investigations records and finds
ii - production of a final report on the investigation results.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results 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 Section 16, Paragraph 205 - 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.

2. Site Location

2.1 The site is currently in use as a car park located in the southeast corner of Paradise Wharf, to the south of The Stables. Paradise Walk forms the north-eastern boundary, with the Ashton Canal Tow Path to the south. To the north is the Paradise Wharf carpark. The site does not lie in a conservation area but does lie on the HER entry for Paradise Wharf (HER No.11315.1.0). It is also related to both Junction Lead Mills (HER No. 11336.1.0) and the Stable block (HER No. 11336.2.0). The Postal address is Paradise Wharf, Ducie Street, Manchester M1 2JN National Grid reference is SJ 84955 98146.

3. Historical Background

3.1 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. Greens map of Manchester from 1794 shows the area towards the end of the 18th century. The site appears to be directly adjacent to a row of terrace houses, along Pigeon Street, just off Mather Street. Shooters Brook is also shown to the south of the site. This was once a clear stream, with many fish, which rises in Newton Heath and flows through Miles Platting and Ancoats to join the River Medlock near Charles Street (Miller & Wild, 2007). During the late 18th century its winding course provided the focus for several water powered mills and manufactories. Shooters Brook Mill and Ancoats Mill are both examples of such, erected by 1790. The Ashton Canal was opened in 1796, built to carry coal to Manchester from the collieries in the Ashton and Oldham areas (Nevell 2008).

3.2 Swires' map of 1824 shows the site following the construction of the canal. The terrace housing is still present to the east and the site itself is shown to have a rectangular building on it. This is aligned roughly northwest – southeast, the same as the houses. Two smaller buildings appear along the same line to the northwest. The building is likely the beginnings of the warehousing on the site.

3.3 The warehouse was a common, and vital, feature of the 19th century industrial town landscape and many textile towns developed their own warehouse quarters focussed on the local communications network; either by canal or by rail. In the early to mid 19th century, the typical form of such warehouses was the non-fireproof type with wooden floors supported by transverse softwood beams and cast-iron columns (Nevell et. al. 2002, 19). Nevell et. al. (ibid.) notes that the warehouse on the site was likely a 'Type 1' form. Such structures combined "multistorey, split-level loading, terracing, internal canal arms and a hoist system run by water power" (Nevell 2012, 89). At the time of Swires' map the building was much smaller and did not encompass the internal canal arm. It is unknown whether the building shown was a finished smaller warehouse, or the beginnings of the larger type 1 shown on later maps.

3.4 Occleshaw's Lead Mill, lay to the north, in what was later the Junction Lead Mills. Mr. Occleshaw advertised the premises for sale in 1847, noting that "The mills are within a few yards of the canal, and in the immediate neighbourhood of the railway termini, are turned by an engine of the most approved construction, of forty horse power, upon the premises, and in all other respects are calculated to carry out a business of first rate importance" (MCALGA 10/04/1847).

3.5 The 1851 OS map shows the site in greater detail. Here the rectangular building had been extended to the west, showing it to be a part of the "General Wharf and Stores" building; the type 1 canal warehouse. A link building is shown connecting this to the stables, which had also been built by this time. To the north end of the site, outside of the building and within the yard, a crane is noted. Junction Lead Mills is also shown to the north. The terrace houses to the east are also shown, each having a rear yard.

3.6 The 1891 OS map again shows the site in detail at this time. The area is labelled as Whittles Croft Wharf but otherwise appears unchanged from the 1851 mapping, with the exception of the link building to the stables no longer being connected to it. The OS mapping shows little change to the site over the first half of the 20th century.

3.7 An archaeological watching brief was undertaken on the site of Paradise Wharf in 2002, during the refurbishment of the Junction Lead Mills Warehouse. This recorded evidence for the internal and external joist systems in the form of wall cranes and jib cranes. It also indicated a two-phased development from steam to electric power of the hoist system (Nevell, M. et al. 2002).

3.8 A below-ground archaeological watching brief was also undertaken in the car park immediately south of the Junction Lead Mills, (to the north of the site), at the same time. This revealed the foundations of the Type 1 canal warehouse built in the period 1794–1831. This comprised a multi-storey handmade brick structure with a single central canal arm running northwards from the Ashton Canal. The canal arm had been filled in during the early 20th century and a series of cellars built along its length. The warehouse was demolished during

the mid-20th century but the cellars had been reused as air-raid shelters during the Second World War (Nevell, M. et al. 2002)

4. Watching Brief

Aims

4.1 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.

4.2 The North West Regional Research Framework suggests a range of research questions for various periods. One such question is relevant to the present site:
Ind68: What can archaeological studies tell us about commodity storage and exchange buildings?

Method

4.3 An archaeologist shall be present during groundworks associated with the development. This shall include the stripping of tarmac and upper surfaces of the site, as well as new foundation footings and any ground levelling.

4.4 Ground excavation is to be carried out with a toothless bucket or toothless ditching bucket in level spits, with opportunities for archaeological observation. The attending archaeologist will be given opportunity to direct the machine to stop to allow inspection, excavation and/or recording of potential archaeological features. Where archaeological features are deemed to be present, they shall be archaeologically exposed and recorded. All possible features and deposits will be examined and tested. Any encountered archaeological remains will be cleaned manually to define their extent, nature, form, condition and, where possible, date. Hand excavation will be undertaken by trained professional archaeologists. Discrete features shall be half sectioned and linear features 10% sampled (at least). Where there are intersecting features, these intersections shall be targeted.

4.5 Context sheets shall be used for recording on site features. Photographic recording shall take the form of digital photography (DSLR 10 Megapixel minimum). An appropriate photo scale shall be present in each of the shots and a photo register compiled, recording the direction and subject of each shot. Features shall be located in plan at 1:50 scale. If the features warrant it, details will be drawn at 1:20 and sections also produced.

4.6 Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. All finds are to be recorded by context. Significant "small finds" should be located within three dimensions to the nearest 10mm and bagged and labelled separately, numbered and a simple description made so that they can be identified within the assemblage. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any single find or finds assemblage that can be classified as Treasure under the Treasure Act 1996, will be reported as required by the provisions of that Act.

4.7 Those involved with recovery, treatment, packing and subsequent analysis of archaeological material will be familiar with accepted methods for its care and storage. All finds and samples shall be collected, processed and sorted. They shall then be quantified and recorded for the report. Finds shall be labelled, packed and stored in accordance with Lancashire Archives measures.

4.8 Human remains are not expected to be present, but if they are found they will, if possible, be left in-situ covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of CiFA "Updated Guidelines to the Standards for Recording Human Remains" (2017) and Historic England guidance (2017).

4.9 Post excavation shall involve the digitisation of drawings and the compilation of a report. Finds shall be cleaned and processed. Where the assemblage is large, a sample of finds should be photographed for the report purposes. Any special finds should be photographed separately. The finds assemblage shall be assessed by a finds specialist to give an overview of its potential to meet the research aims of the project. The value of the archaeological material for research and/or educational use will also be recorded.

4.10 The results will be presented within a fully illustrated report, which will include the following:

- A non-technical summary of the survey's findings;
- Introductory statements;
- Aims and objectives;
- 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;
- Results of the watching brief;
- Conclusions;
- A location plan at 1:10,000 and site plan at 1:2500 or 1:1250
- A set of measured scaled drawings;
- A photograph register including the direction of shot as well as details of the subject;
- A copy of the Online Access to the Index of Archaeological Investigations form (OASIS);
- A catalogue of photographs and other archive items;
- Archive location; and
- Appendices containing a copy of the WSI and other essential technical and supporting detail.

4.11 The work will be carried out in accordance with the guidelines laid out by the Chartered Institute for Archaeologists "Standard and Guidance for an Archaeological Watching Brief" (2014).

5. Monitoring

5.1 Monitoring shall follow the guidelines set out in the ClfA's Standard and Guidance for Archaeological Field Evaluation (2014). Non-compliance with the agreed WSI or project design must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The archaeologist on site shall keep the Greater Manchester Archaeological Advisory Service (GMAAS) abreast of the works, so that they may monitor the work. Two weeks' notice shall be given to GMAAS prior to commencement. They should also be notified immediately of any significant findings.

6. Archive

6.1 The results of the survey will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines ('The Management of Archaeological Projects' 2015); the 'Guidelines for the Preparation of Excavation Archives for Long Term Storage' (UKIC 1990); and current CIfA 'standards and guidance for the creation, compilation, transportation and deposition of archaeological archive' (published 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 CIfA in that organisation's code of conduct.

6.2 The written, drawn and photographic archive will be placed with Manchester Archives. A digital copy of the report shall be deposited with ADS through the OASIS database, and the OASIS form filled out prior to fieldwork commencing. 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. This shall be done within 12 weeks of completion of all onsite archaeological work.

7. Staff

7.1 Paul Butler Associates is nominated to carry out the watching brief. 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 watching brief will be undertaken over a period of one week, with two weeks' notice given to GMAAS prior to commencement. A report will be produced within four weeks of commencement.

9. General

9.1 All project staff will adhere to the Code of Conduct of the Institute of Field Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Institute for Archaeologists and all staff will wear appropriate PPE.

10. Bibliography

DCMS – Department for Culture, Media and Sport

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Appendix 1: Maps

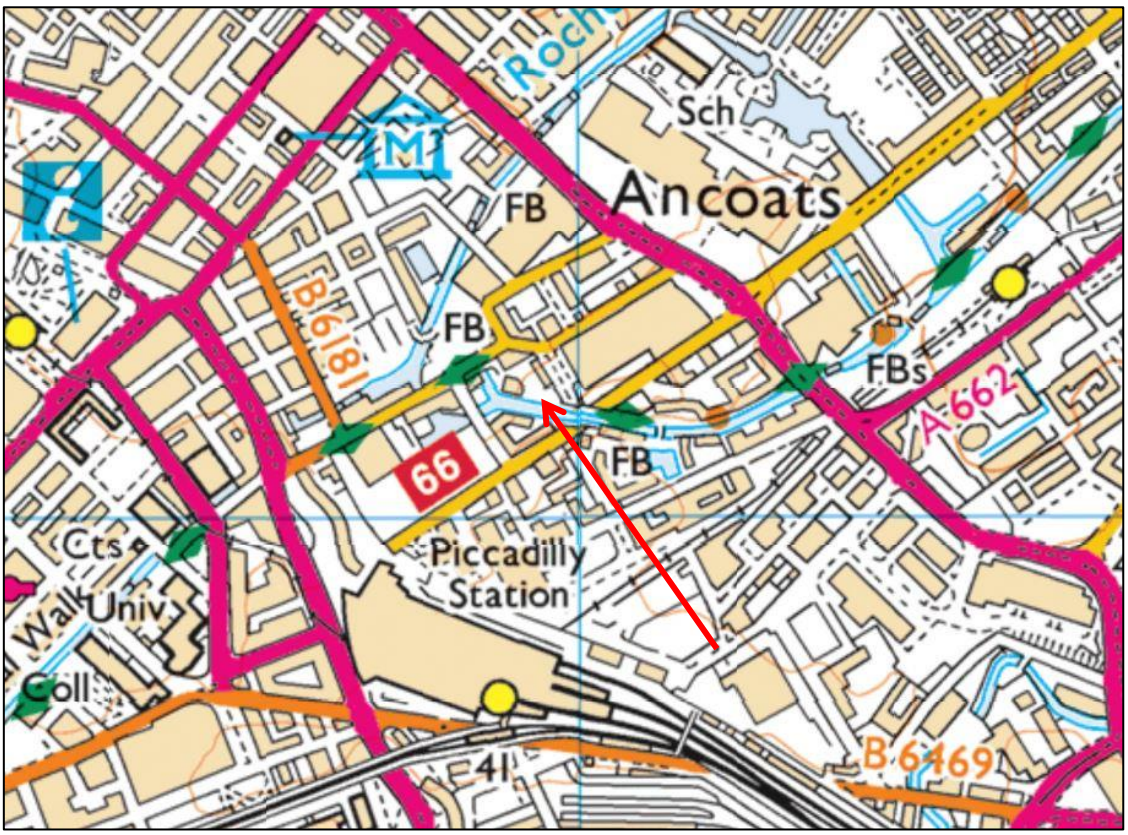

Figure 1: Location Plan

Figure 2: Site plan

Figure 3: 1794 Greens' Map of Manchester and Salford

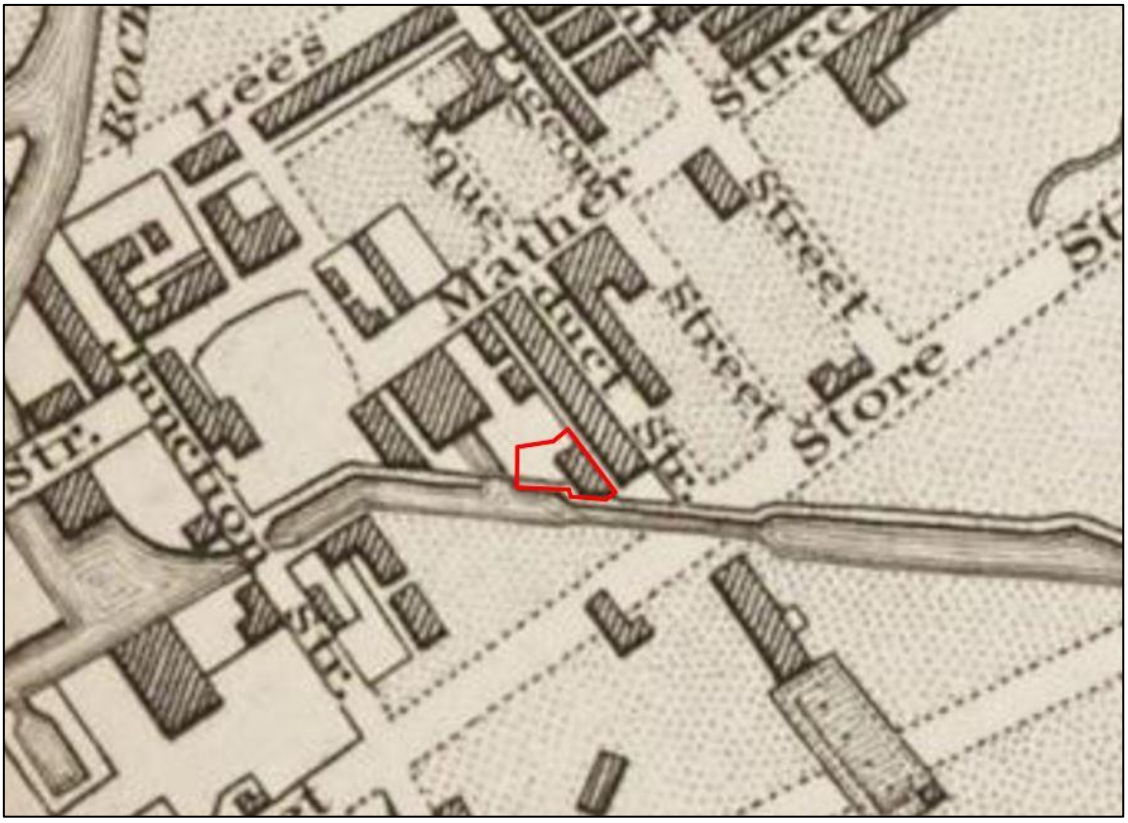

Figure 4: 1824 Swires' Map of Manchester

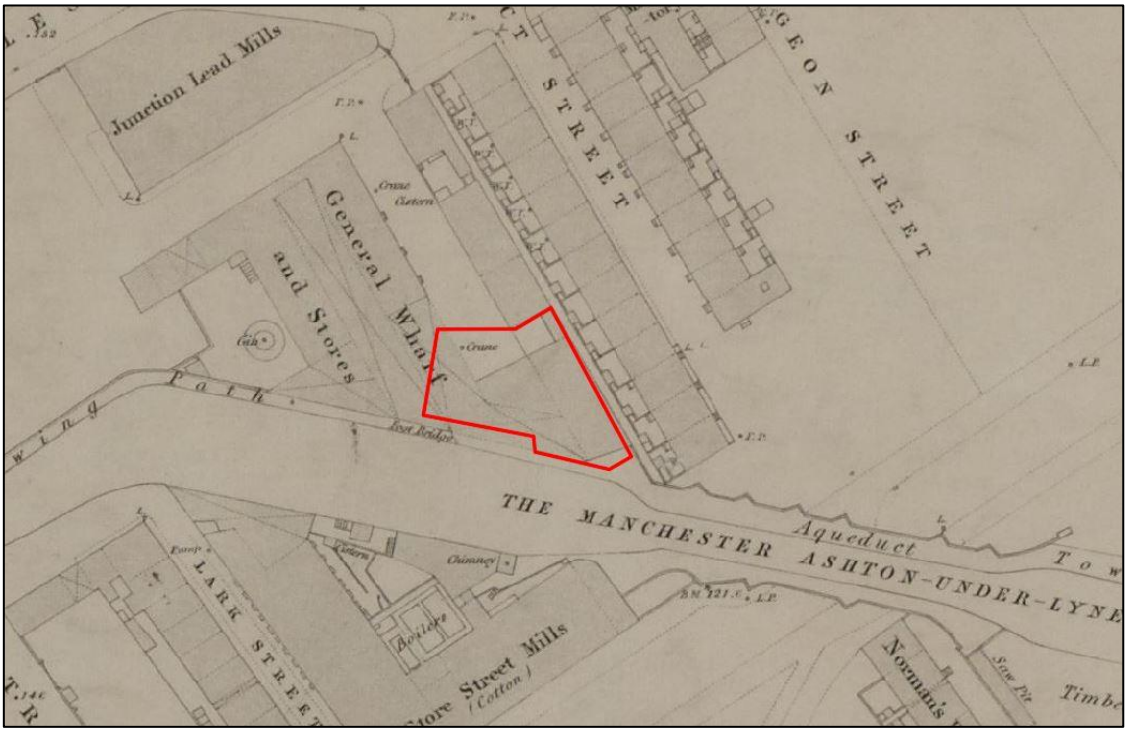

Figure 5: 1851 OS 1:500 Map of Manchester Sheet 29

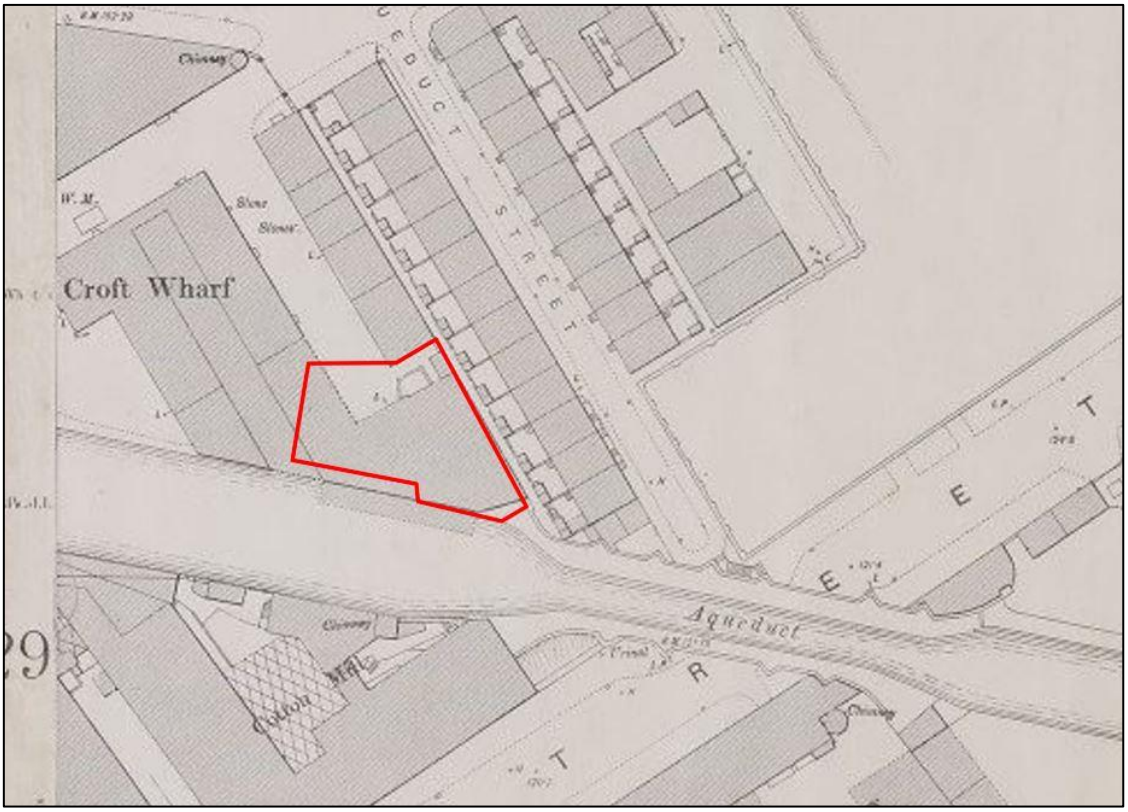

Figure 6: 1891 OS map Lancashire sheet CIV.11.2

Figure 7: 1908 OS map Lancashire sheet CIV.11

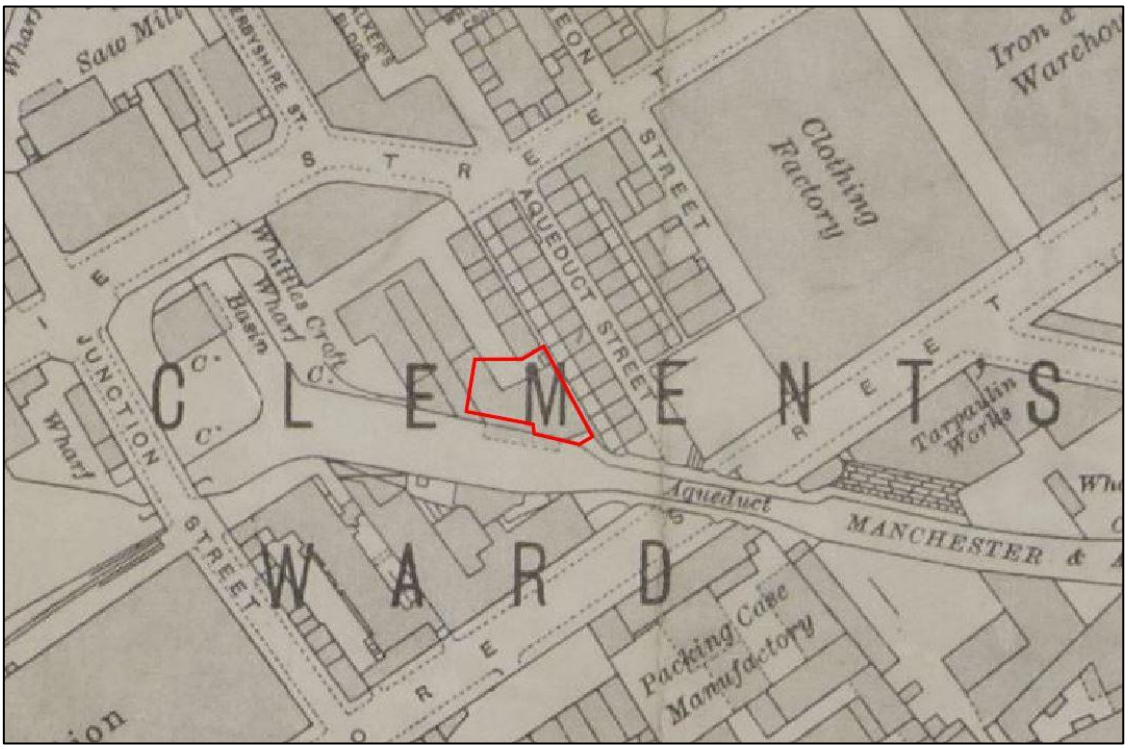

Figure 8: 1922 OS map Lancashire sheet CIV.11

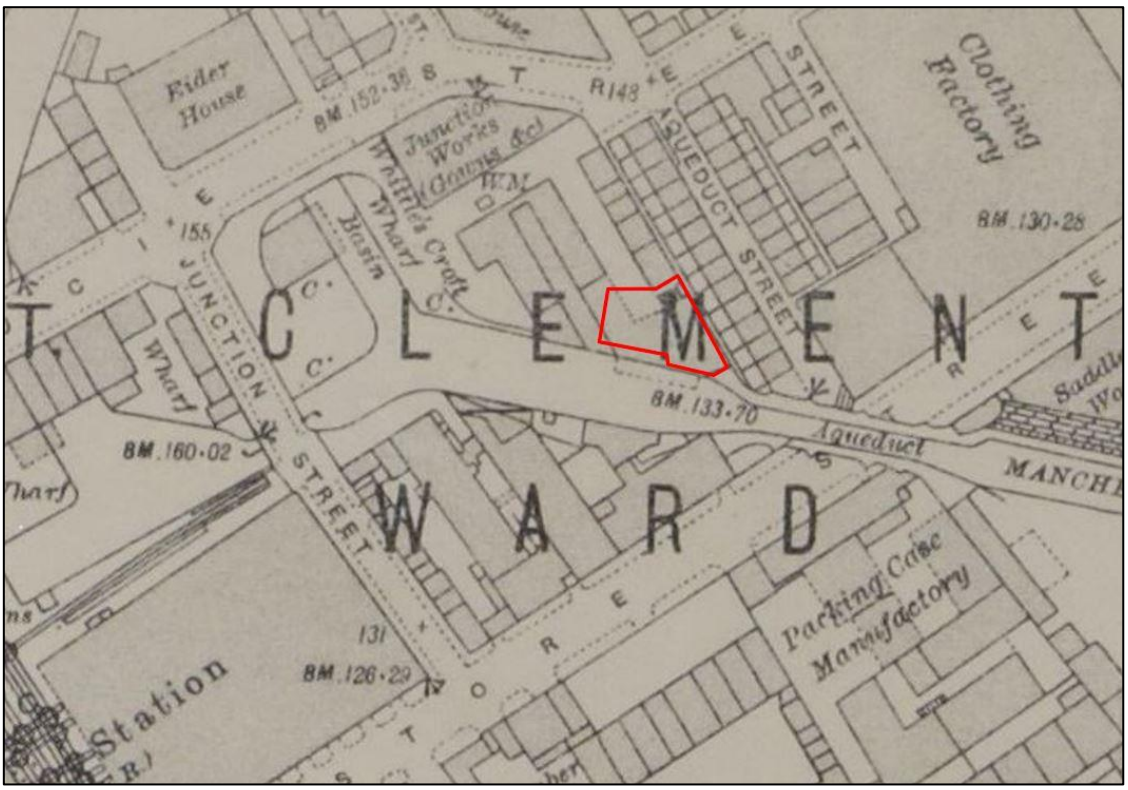

Figure 9: 1935 OS map Lancashire sheet CIV.11

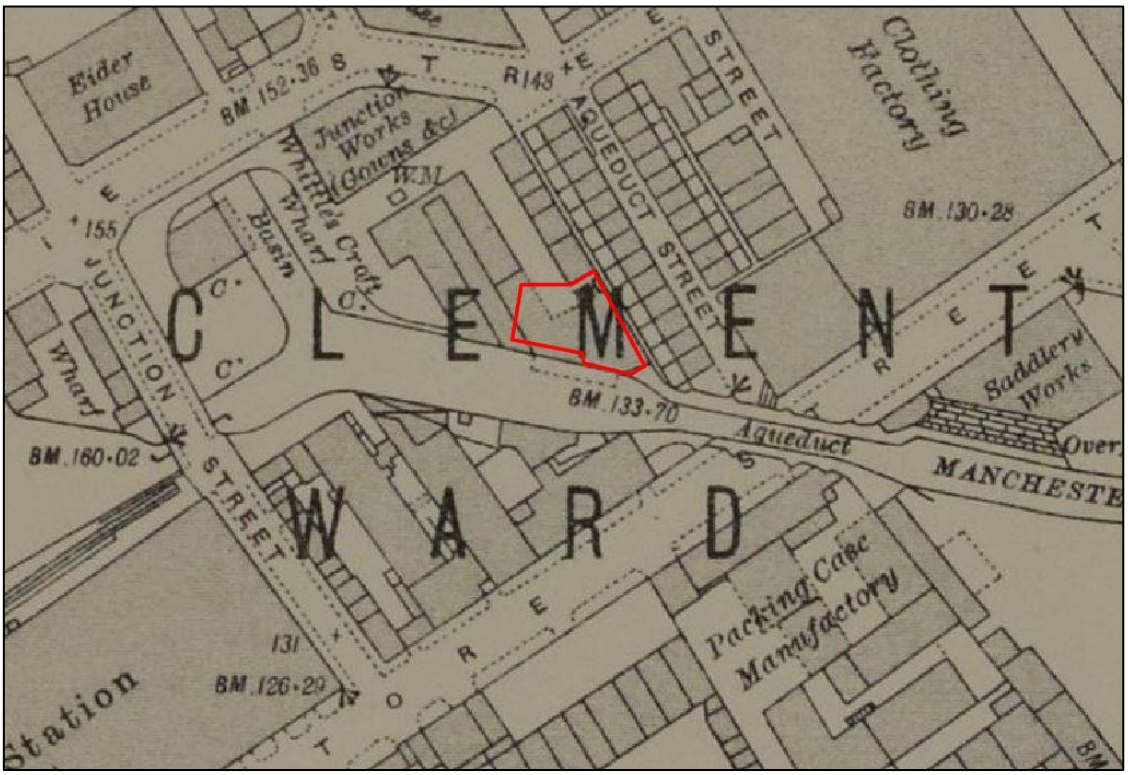

Figure 10: 1941 OS map Lancashire sheet CIV.11