

Charles Street

Archaeological Desk Based Assessment



Charles Street

Manchester, Greater Manchester

Archaeological Desk-Based Assessment

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Charles Street, Manchester

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SUMMARY

Oxford Archaeology was commissioned by Gardiner and Theobald LLP to prepare an archaeological desk-based assessment ahead of the proposed development of land at Charles Street, Manchester (NGR 384236 397487). The purpose of this assessment is to identify below ground heritage assets that may be affected by the proposals.

The site is located at the junction between York Street and Charles Street and to the south of the railway viaduct between Oxford Road Station and Manchester Piccadilly. Bracken House is located to the east of the site and garages are located to the north of the site, between the northern site boundary and the railway viaduct.

In total, 56 heritage assets have been identified within the wider study area and four potential below ground sites have been identified within the site through desk-based research. The heritage assets within the site boundary are not afforded statutory designation and are thus not considered to be of national importance that would require preservation *in-situ*. The four assets identified include shops of Charles Street, workers' houses of York Street, an 18th-century field boundary and early 19th-century gardens. The houses and shops within the site were terraced, with yards to the rear containing wooden structures. The houses are shown to be cellared on the late 19th-century mapping.

In the 1950s and 1960s, the 19th-century houses and shops within the site were demolished, and the site has since been used as a car park. Remains within the site therefore likely include the remains of the foundations and cellars associated with the houses and shops. The field boundary and the early 19th-century gardens were likely destroyed during the construction of the later 19th-century structures. Any earlier remains, such as prehistoric, Roman or medieval remains, are unlikely to have been located within the site and would have been damaged or destroyed by the later buildings had they been present.

The potential archaeological remains within the site are considered to be of negligible/low local significance and hold little archaeological interest. The proposed development requires earth-moving and ground-breaking works that will damage or destroy the remains, however, due to the negligible significance of the remains, the impact of the proposed development upon the remains is considered to be neutral. The scope of any further work will be decided in consultation with Greater Manchester Archaeological Advisory Service (GMAAS).

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Gardiner and Theobald LLP to prepare an archaeological desk-based assessment for the proposed development of land at Charles Street, Manchester, henceforth known as 'the site'. The site is centred on NGR 384236 397487 and its location is shown on Figure 1.
- 1.1.2 This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Environment Desk-based Assessments (CIfA, 2020) and Planning Practice Guidance (2021) - Historic Environment, published by the Ministry of Housing, Communities and Local Government (Ministry of Housing, Communities and Local Government, 2019).

2 PROPOSED DEVELOPMENT

- 2.1.1 Current proposals for the development site include the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works.

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site lies within the city centre of Manchester and to the south of the Whitworth Street Conservation Area. Whilst the site is not located within a conservation area, the surrounding streets follow the historic street pattern of the city. The surrounding buildings have created a mixed character, with surviving 19th-century buildings located between modern development (Plate 1).



Plate 1 Site location (source: Google Earth 2023)

- 3.1.2 The site comprises a sub-rectangular area measuring at c. 30.5m OD in the northern area of the site and rising to 31.6m in the southern area of the site. The closest watercourse is the River Medlock, which is approximately 50m to the north of the site.
- 3.1.3 The solid geology of the area is mapped as Chester Formation sandstone, a sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. This is overlain by superficial Devensian till formed between 116 and 11.8 thousand years ago during the Quaternary period (BCS 2023).

4 AIMS AND OBJECTIVES

- 4.1.1 The purpose of this desk-based assessment is to determine as far as reasonably possible, from existing records and observations, an understanding of the historic environment within the site and surrounding study area in order to:
- provide an assessment of the potential for archaeological remains to survive within the site;
 - assess the significance of known and predicted archaeological remains;
 - assess the likely impacts of previous development upon the survival of any archaeological remains;
 - assess the potential for impacts from the proposed development upon the surviving archaeological resource; and
 - provide proposals for further evaluation, whether or not intrusive, where the nature, extent or significance of the archaeological resource is not sufficiently well defined.

5 PLANNING BACKGROUND

5.1 National Planning Policy

- 5.1.1 Section 16 of National Planning Policy Framework (NPPF) as issued in September 2023 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment (NPPF, 2023).

- 5.1.2 Paragraphs 194 and 195 state:

194. 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal

(including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.1.3 Paragraphs 199 and 200 state:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

5.1.4 Paragraphs 201 and 202 state:

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.1.5 Paragraph 203 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.1.6 Paragraph 205 states:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.2 Local Planning Policy

5.2.1 The Manchester Local Plan (Manchester City Council, 2012) was adopted in July 2012 and sets out the planning policies for the city until 2027. Policy EN 3 relates to heritage and states that:

5.2.2 *"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.*

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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

6 METHODOLOGY

6.1 Scope and Sources Consulted

6.1.1 A 300m search area (hereafter the study area) has been used to identify designated and non-designated heritage assets which could be affected by the proposed development. The assessment was informed through both a desk-based review and a site visit.

6.1.2 The following sources were consulted to inform this assessment:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Greater Manchester Historic Environment Record (HER) for non-designated heritage assets and archaeological events;
- The Greater Manchester Record Office for historic maps and manuscripts;
- Groundsure Mapping for Historic Ordnance Survey Maps;
- Aerial Photographs as held by the Historic England Archive in Swindon;

- LiDAR data as held by the Environment Agency;
- Geotechnical data as held by the client and the British Geological Survey; and
- other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

6.1.3 For ease of reference each heritage asset identified has been allocated a unique OA number. This is included in the heritage gazetteer provided in *Appendix A*, referred to in the text where relevant and marked on Figures 8 – 9. A full list of sources consulted can be found in *Appendix C*. Historic mapping for the site is depicted on Figures 2 - 7 within *Appendix B*.

6.2 Assumptions and Limitations

6.2.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data is reasonably accurate.

6.2.2 The records held by the Greater Manchester HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

7 WALKOVER SURVEY

7.1.1 Access to the site was limited due to the erected hoarding. No new archaeological features were identified during the visit. The site is accessed via York Street and can be viewed from York Street and Charles Street (Plate 2 and Plate 3).



Plate 2 View of site from York Street, October 2023



Plate 3 View looking south into the site from York Street, October 2023

8 HISTORIC AND ARCHAEOLOGICAL BASELINE

8.1 Introduction

- 8.1.1 The nature of the archaeological resource within the site and the surrounding study area is discussed by period below. The locations of designated sites and non-designated heritage assets are shown on Figure 8 and Figure 9. Further details of all sites are provided in *Appendix A*.

8.2 Designated Heritage Assets

- 8.2.1 Designated heritage assets within the study area relate to listed buildings and include:

- Five grade II* listed buildings (OA 12, 23, 24, 28 and 35);
- 32 grade II listed buildings (OA 5-12, 13-22, 25-27, 29-34, 36-41); and,
- The Whitworth Street Conservation Area.

- 8.2.2 The closest of these designated heritage assets is the Whitworth Street Conservation Area, the southern limit of which is marked by the railway viaduct, located less than 10m to the north of the site.

8.3 Previous Archaeological Investigations

- 8.3.1 No previous archaeological investigation has taken place within the site, however, the site was assessed within the desk-based assessment for the proposed railway corridor extending from Piccadilly to Oxford Road (Parsons Brinckerhoff, 2014). The study area of the Network Rail DBA included the present site, however, the subsequent scheme of archaeological evaluation trenching and watching brief did not take place within the present site and instead targeted areas more likely to be impacted by the proposals and more likely to contain significant archaeological remains. The targeted archaeological evaluation trenching was recommended for the identified post-medieval remains, including the former sites of workers' housing, and the watching brief was recommended for any ground disturbance west of Oxford Street due to the significant potential for remains dating to the Romano-British period.

- 8.3.2 Intrusive archaeological investigation was undertaken at 60 Charles Street, located to the west of the York Street site. A desk-based assessment undertaken by Salford Archaeology in 2018 recommended archaeological evaluation due to the potential for remains of 19th-century workers' houses and early 19th-century industrial buildings to survive within the site (Salford Archaeology, 2018). The subsequent archaeological evaluation was undertaken in 2019 and comprised three trenches (Salford Archaeology, 2019). No archaeological remains were identified within Trench 1 due to 20th-century construction, which had removed all earlier remains. Trenches 2 and 3 identified remains of 20th-century buildings, which were not considered to be of archaeological interest. The evaluation report therefore concluded that further archaeological investigation within the site boundary would be unlikely to prove fruitful and therefore recommended that no further archaeological work was required at the 60 Charles Street site.

- 8.3.3 The former BBC site, located to the south of the York Street site, underwent a series of archaeological investigations between 2015 and 2017. The desk-based

assessment prepared for the former BBC site identified the potential for remains associated with the 19th-century development of the site, which included low-quality workers' housing and industrial premises (PCA, 2015). As a result, a programme of archaeological evaluation and monitoring was undertaken.

8.3.4 In 2015, the first phase of archaeological evaluation identified the remains of a brick clamp kiln adjacent to Charles Street, along with 19th-century workers' housing. Further work was recommended in the form of an archaeological watching brief (PCA, 2016). The watching brief was undertaken intermittently between 2015 and 2016 and identified numerous structural remains associated with the 19th-century development within the site. The remains were said to have survived in a reasonable to good state of preservation and were of local significance (PCA, 2016). In 2017, four additional evaluation trenches and a series of geotechnical site investigations identified structural remains associated with 19th-century industrial premises (PCA, 2017).

8.3.5 The results of the former BBC site archaeological investigations were published in an article for the Industrial Archaeology Review, titled "Workers' Housing at the Former BBC Site in Chorlton-upon-Medlock, Manchester". The article details the workers' houses revealed within the site, which included back-to-backs houses, blind-back houses, through houses and terraced houses. The article then compared the archaeological remains and finds recovered from the project with documentary sources to better reveal the living conditions and reconstruct the lives of those living within this region of Manchester (Banens, 2021).

8.4 Prehistoric Period (500,000 BP – AD 43)

8.4.1 Evidence dating to the prehistoric period is limited within the Manchester region, however, several stray finds have been recovered from the area which indicate a prehistoric presence. These stray finds have included two Mesolithic flints and a possible early Bronze Age scraper recovered from the Liverpool Road area (HER 13944.1.0) and a Neolithic stone hammer and arrowhead unearthed at Castlefield in 1845 (HER 119.1.0). It has been suggested that prehistoric activity may have been based in the Castlefield and Ardwick areas of Manchester due to the natural topography and the abundance of natural water sources (Gregory, 2007). No finds have been identified within the site boundary and from the area immediately surrounding the site and extensive development within the site would have likely removed prehistoric remains. The potential for remains dating to the prehistoric period is therefore considered to be low.

8.5 Romano-British Period (AD 43 – 410)

8.5.1 The Roman military established the fort known as *Mamucium* within the Castlefield region of Manchester during the governorship of Agricola (AD 77-84). The fort was positioned at what is now Camp Street in Castlefield, located approximately 0.9km to the north-west of the site. The first phase of the fort comprised of a five-acre wooden structure (Bruton, 1909). The fort underwent several alterations, with earlier phases deconstructed and improved, throughout its use until the end of the Roman occupation of the region three centuries later. An extramural settlement, known as a *vicus*, developed

alongside the fort, where the civilians would have settled due to the security and commercial benefits of the nearby fort (Arrowsmith, Roman Gardens, Castlefield, Manchester – An Archaeological assessment for the Castlefield Forum, 2016). A network of Roman roads also developed around the fort, which linked the fort to the numerous other military centres in the region, including Wigan, Ribchester, Chester and Castleshaw. The route of the Manchester to Buxton Roman road is projected to have been located approximately 130m to the south-west of the site.

- 8.5.2 No Roman remains have been recovered from within the site and the centre of Roman activity was located approximately 1km to the west of the site. The projected Roman road from Manchester to Buxton was likely located 130m to the south-west of the site. The potential for remains dating to this period to survive within the site is therefore considered to be low.

8.6 The Medieval Period (AD 410 – 1550)

Early-Medieval Period (AD 410 – 1065)

- 8.6.1 Very little archaeological evidence dated to the period between the end of Roman occupation and the Norman Conquest has been recovered from within Manchester. During this period, Manchester and the surrounding region came under the control of several kingdoms. Settlement within the area surrounding the cathedral may have been established following the occupation of Manchester by Edwin in AD 620 and by AD 919 the Anglo Saxon King, Edward the Elder, had established a fortified base, or burh, at Manchester (Farrer & Brownbill, "Townships: Manchester, 1911). Manchester was one of the dependencies of the Royal Manor of Salford prior to the Norman Conquest. The period is often characterised as a time of economic decline and administrative collapse, which led to a change in the political landscape.
- 8.6.2 No evidence of early medieval remains has been previously recovered from within the site or from the surrounding area. The potential for remains dating to this period to survive within the site is therefore considered to be low.

Later Medieval Period (1066 – 1550)

- 8.6.3 The manor of Manchester came into the possession of the Grelley family following the Norman Conquest (Farrer & Brownbill, "Townships: Manchester, 1911). In 1282 there were 150 burgesses in the town, which had a borough court. In the 1220s, the king granted the town permission to hold a market every Saturday and an annual fair, which was held on the eve, feast and morrow of St Matthew. Thomas Grelley was granted the Great Charter of Manchester in 1301 from which point Manchester was a free borough (Farrer & Brownbill, "Townships: Manchester, 1911).
- 8.6.4 The medieval centre of Manchester was located at Deansgate and was mapped from burgage plots in Michael Morris' book, 'The Archaeology of Greater Manchester: Medieval Manchester' (Morris, 1983). The area to the south of the medieval centre, including the area containing the site, remained predominately rural throughout the medieval period. The site is located within the Chorlton-upon-Medlock area of Manchester, which was originally known as Chorlton, and later, Chorlton Row (Farrer & Brownbill, 1911). The placenames derive from Old English, meaning "the peasant's tun". It has been suggested

that Chorlton-upon-Medlock was originally part of Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2010, p. 3) (Kenyon, 1991, p. 107). It is therefore likely that scattered farmsteads and settlements were located throughout the area surrounding the site. A known example is the 16th-century Garrett Hall (HER 1414.1.0), which was located 150m to the northeast of the site.

- 8.6.5 Whilst there is some potential for medieval activity to have taken place within the site, it is most likely that the activity would have been associated with agricultural practice and any surviving evidence of this activity would be very unlikely to survive. The potential for remains dating to this period to survive within the site is therefore considered to be low.

8.7 Post-Medieval Period (1550-1900)

- 8.7.1 The land within the site remained predominately rural throughout the 18th century and was likely used for agricultural purposes. Casson and Berry's map of 1745 shows that settlement was concentrated around the cathedral and King Street during this period. Throughout the 18th century, the demand of textiles increased and the construction of mills within the town transformed Manchester into a centre for the manufacture of cotton (Baines, 1835). Green's map of Manchester, published in 1794 (**Error! Reference source not found.**; Figure 2), shows the site was undeveloped at the end of the 18th century. The map shows a field boundary running through the site, which may mark the extent of the land associated with the printing works located on Brook Street, to the northeast of the site. Laurent's map of Manchester, published in 1793, similarly shows the lack of development within the site and the proposed street plans.

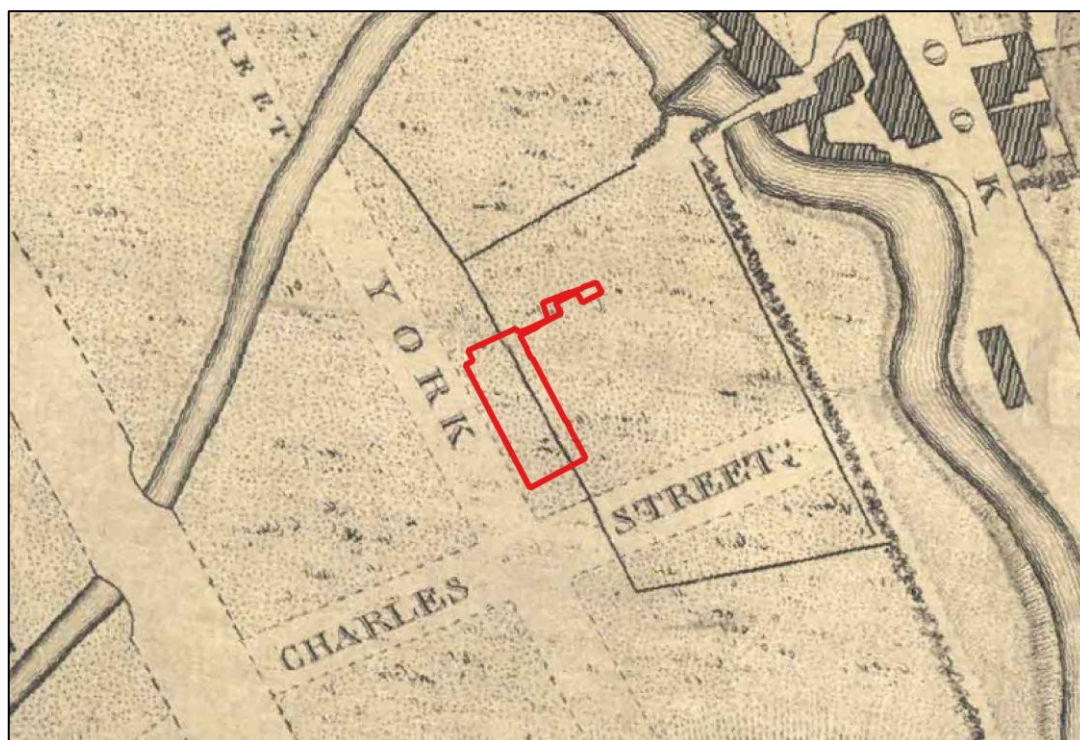


Plate 4 Extract from Green's map of 1787

- 8.7.2 During the late 18th and early 19th century, Manchester underwent a rapid expansion, which can be seen in the historic mapping. Johnson's map of 1819 shows the road layout and a series of buildings located on the streets surrounding the site. The map does not show the buildings in great detail, however, many of the structures represent rows of workers' housing, which can also be seen on later, more detailed, mapping. Johnson's map shows the site as an undeveloped area in 1819. Swire's map of 1824 shows more detail than previous mapping (Plate 5; Figure 3). Gardens are shown at junction between Charles Street and York Street and mills to the north. Similarly, Bancks & Co.'s map of 1831 shows a lack of development within the site boundary yet numerous newly constructed workers' housing and industrial premises built along the surrounding streets (Figure 4).



Plate 5 Extract from Swire's map of 1824

- 8.7.3 By the mid-19th century, a row of buildings had been constructed within the site and a yard to the rear of the structures could be accessed via York Street (Figure 5). Goad's insurance plan of 1893 labels the buildings within the site as 5 to 11 York Street and 22 to 26 Charles Street, which is consistent throughout the documentary sources until the Charles Street premises were renumbered in the 20th century. The terraced houses of York Street were labelled on Goad's plan as dwellings, whereas the premises fronting Charles Street were labelled as shops. Within the wider area, further development had taken place. The Manchester South Junction and Altrincham Railway Viaduct was constructed in brick in 1848-49 (HER 11681.1.0) and many of the yards and undeveloped areas of land shown on Bancks & Co.'s map of 1831 had been developed by the mid-19th century.
- 8.7.4 The census returns of the 19th century give an insight into the lives of the individuals living at the houses of 5 to 11 York Street. The 1851 census return identifies that the occupants included families of three to seven individuals. The

Ogden family was the largest of the families living in the dwellings of the site in the mid-19th century. The head of the family was John Ogden, who was 73 years old in 1851 and worked as an engineer. John's wife, Eliza, was a chairwoman. The couple lived with their two sons and daughter, along with their two granddaughters. The Nortcliffe family lived at 7 York Street. The family comprised of George, a pen knife grinder, and his wife, Elizabeth, a cotton weaver, and their 8-year-old son, David, who was listed as a scholar.

8.7.5 The directories of Manchester provide details of the shop owners of Charles Street. In 1850, Slater's directory of Manchester listed the occupant of 22 Charles Street as John Ainsworth, a shopkeeper, and at 24 Charles Street was Thomas Emery, also a shopkeeper. The occupant of 26 Charles Street was Henry Starkie, who worked as a beer retailer (Slater, 1850). Slater's trade directory of 1879 provided more details of the types of shops located at Charles Street. The directory listed John Marshall, a fruiterer, as the occupant of 22 Charles Street and William Stubbs, a dairyman, was listed as the occupant of 24 Charles Street (Slater, Directory of Manchester and Salford with their vicinities, 1879).

8.7.6 The late 19th-century Ordnance Survey map shows the houses and shops of Charles Street and York Street in further detail (Plate 6; Figure 6). The map depicts cellar lights, indicating the structures had cellars. Goad's insurance plan of 1893 shows a similar layout to the 1891 Ordnance Survey map, with the added detail that the buildings within yards to the rear of the premises fronting York Street and Charles Street were constructed of wood.

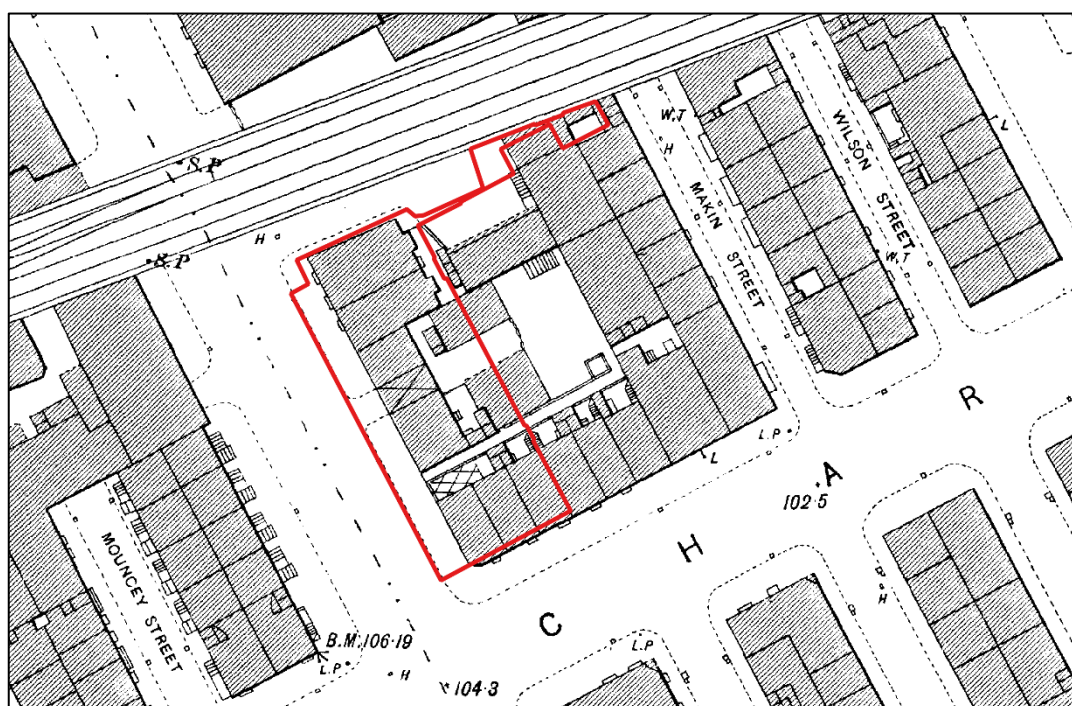


Plate 6 Extract from the Ordnance Survey Town Plan of 1891

8.7.7 The buildings within the site remained in use into the 20th century (Figure 7) and photographs dated to the mid-20th century show the buildings prior to demolition. The photographs show that small businesses continued to occupy the premises on Charles Street during the 20th century, including a sandwich

shop and in 1960 “The Accordion Shop” (Plate 7). The photographs from the 20th-century show scarring on the gable end of the houses, indicating that the demolition of some of the buildings of York Street had taken place.



Plate 7 Corner of Charles Street and York Street, c 1960

8.7.8 The Ordnance Survey map of 1948 listed the houses within the site as 5 to 11 York Street and 48 to 56 Charles Street. Access to the yard at the rear was located between 9 and 11 York Street and it was these two houses which were the first to be demolished. The Ordnance Survey map of 1954 shows the removal of these buildings and the remaining structures were removed within the following 15 years.

8.8 Modern

8.8.1 The site has been used as a car park in recent years and was likely used as such following the demolition of the remaining buildings during the 1960s. The Ordnance Survey National Grid 1:1250 map of 1969 shows the site with no remaining buildings and subsequent maps show no change within the site.

8.9 Aerial Photographs

8.9.1 A review of aerial photographs (APs) held at the Historic England Archive in Swindon was carried out as part of the baseline assessment. The photographs show the 19th-century houses within the site and the later car park that was constructed following their demolition. No additional heritage assets have been identified through the review of the aerial photographs.

9 PREVIOUS IMPACTS AND SURVIVAL

- 9.1.1 The Ordnance Survey Town Plan 1:500 published in 1891 shows cellars lights attached to the terraced housing within the site, indicating that the buildings within the site were cellared. It is therefore likely that any earlier archaeological remains, if present, would have been removed during the construction of these houses in the 19th century.

10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

10.1 Introduction

- 10.1.1 In total, 56 heritage assets have been identified within the study area from the HER, and an additional four sites have been identified within the site boundary through the desk-based assessment. The vast majority of these archaeological sites within the study area developed as a result of the industrial development and expansion of Manchester from the 18th to 20th centuries. The potential archaeological sites located within the site include a field boundary (01), 19th-century gardens (02), and workers' housing of York Street (03) and shops along Charles Street (04).

10.2 Criteria

- 10.2.1 An accepted methodology for assessing the significance of potential archaeological sites not protected by a statutory designation is the use of the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979 (DCMS, 2010). These criteria consider archaeological interest, historical interest, period, rarity, documentations/finds, group value, survival/condition, fragility/vulnerability, diversity and potential.
- 10.2.2 Archaeological interest – The site holds very little archaeological interest. The remains of the 19th-century terraced houses likely survive within the site, however, remains of these structures are unlikely to provide a new insight or contribute to the current understanding of workers' housing in Manchester, particularly as the houses were not the poor-quality housing identified as an interest in the regional research framework.
- 10.2.3 Historical interest - The site holds low historical interest. The 19th-century houses within the site are not considered to be of historical value and are not associated with any significant people, events or aspects of life.
- 10.2.4 Period – The remains within the site would most likely include remains dating to the 19th century, which was a significant period in the development of the city.
- 10.2.5 Rarity – Whilst the likely remains date to a significant period within Manchester's development, the likely archaeological remains are mostly likely to be associated with 19th-century terraced houses and shops, which were very common across Manchester. The houses were not demolished during the slum clearances as the houses appear to have been better-built and larger than the surrounding low-quality workers' housing. The houses therefore survived into

- the mid-20th century and are not considered significant due to rarity. Other remains, such as field boundaries and gardens would not be considered significant due to rarity.
- 10.2.6 Documentation/finds – Existing records do not contribute to the significance of the archaeological remains within the site and no finds have been recovered from the site.
- 10.2.7 Group value – Whilst remains within the site may share a group value with other heritage assets within the area, the possible surviving cellars would not add to the significance of the 19th-century buildings within the area and, likewise, the presence of surviving 19th-century structures within the surrounding streets does not add to the significance of the possible 19th-century remains within the site.
- 10.2.8 Survival/condition – The cellars of the 19th-century buildings likely survive within the site due to the lack of the development within the site since the demolition of the buildings. Any earlier remains, such as the gardens and field boundary, will have been removed by the construction of the 19th-century cellars.
- 10.2.9 Fragility/vulnerability – Any surviving archaeological remains are at risk of being damaged or destroyed due to the proposed development.
- 10.2.10 Diversity – The possible surviving remains within the site are not considered to be diverse, as the remains likely include 19th-century cellars, which are common across Manchester. It is very unlikely that the cellars, if present, will have any features considered to be high quality or considered to be important.
- 10.2.11 Potential – The potential for any remains dating to the prehistoric, Roman or medieval periods is considered to be very low due to lack of archaeological potential for sites to have been located within this area and due to the likelihood that later development would have damaged or destroyed any remains dating to these periods, if they had been present. There is potential for remains of 19th-century cellars to survive within the site. These cellars belonged to terraced houses and shops, which formerly lined York Street and Charles Street.
- 10.3 Potential and Significance**
- 10.3.1 The significance assessment indicates that the site is unlikely to contain remains of archaeological significance, as the potential remains of the 19th-century terraced houses and shops do not hold any special archaeological interest. The significance of the potential remains is therefore considered to be negligible/very low.

11 POTENTIAL IMPACTS

- 11.1.1 The current proposals for the development site include the erection of a 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works. The delivery of the development will therefore include ground-breaking and earth-moving works which will remove any archaeological remains within the site.

- 11.1.2 The assessment has demonstrated that the site is very unlikely to contain any archaeological remains of significance. The impact of the proposed development is therefore considered to be neutral.

12 POTENTIAL FOR FURTHER WORK

- 12.1.1 The scope of any further archaeological investigation will be determined in consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It is anticipated, however, that no further work will be required due to the lack of significance and archaeological interest of the 19th-century remains, and the very low potential for any earlier remains to be located within the site or to have survived 19th-century development.

13 CONCLUSION

- 13.1.1 The desk-based assessment has provided a historical background to the site and has evaluated the archaeological potential of the site. Any remains, if present, are of negligible significance and therefore the impact of the development upon these remains is considered to be neutral. It is unlikely that any further archaeological work will be required at the site, however, this decision will be determined by GMAAS.

APPENDIX A GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

Abbreviations

LB	Listed Building	SM	Scheduled Monument
RPG	Registered Park and Garden	RB	Registered Battlefield
CA	Conservation Area	WHS	World Heritage Sites

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
1	-	-	Field boundary shown on 18 th -century mapping	-	Post medieval	384237	397488
2	-	-	Gardens shown in early 19 th -century mapping	-	19 th century	384242	397487
3	-	-	Workers' housing of York Street	-	19 th century	384232	397492
4	-	-	Shops of Charles Street	-	19 th century	384241	397478
5	12169.1.0	1384997	Dancehouse Theatre, 6 to 14a Oxford Road	II	20 th century	38417	39737
6	16622.1.0	1431770	58 Richmond Street (former workshop/ warehouse)	II	20 th century	38429	39780
7	11731.1.0	1293175	Lass O' Gowrie public house	II	19 th century	38430	39751
8	11678.1.0	1200841	2 Harter Street	II	19 th century	38415	39778
9	12089.5.0	1247580	Rochdale Canal Lock No.87 to east of Princess Street with cast-iron footbridge beside street	II	19 th century	38429	39774
10	11311.1.0	1247608	46 Sackville Street	II	19 th century	38439	39776
11	11672.1.0	1255031	Former Electricity Power Station	II	20 th century	38419	39771
12	8654.1.0	1254836	India House	II*	20 th century	38421	39761
13	12089.6.0	1270857	Rochdale Canal Lock No.88 to east of Oxford Street	II	19 th century	38409	39764

14	11677.1.0	1218476	12 Harter Street and 104 Bloom Street	II	19 th century	38416	39775
15	12150.1.0	1254888	The Ritz Dance Hall	II	20 th century	38396	39755
16	12148.1.0	1270606	Bridgewater House	II	20 th century	38416	39763
17	12147.1.0	1254835	Regency House with Barclays Bank	II	19 th century	38439	39775
18	12120.1.0	1270835	51 and 53 Richmond Street	II	19 th century	38431	39780
19	12117.1.0	1270897	Manchester House	II	20 th century	38429	39757
20	12115.1.0	1247387	Lionesse House	II	19 th century	38423	39774
21	12114.1.0	1270911	Rhodesia House	II	19 th century	38420	39777
22	11676.1.0	1283077	3 Brazil Street	II	19 th century	38435	39777
23	8524.1.0	1271429	Kimpton Clocktower Hotel (formerly The Principal Manchester; formerly Palace Hotel; formerly Refuge Assurance Company Offices)	II*	19 th century	38414	39753
24	8653.1.0	1254887	Lancaster House	II*	20 th century	38426	39764
25	8578.1.0	1247444	New Union Hotel (public house)	II	19 th century	38427	39776
26	8577.1.0	1270914	109 Princess Street	II	19 th century	38426	39777
27	8576.1.0	1270871	Brazil House	II	19 th century	38424	39780
28	8569.1.0	1247432	Asia House	II*	20 th century	38429	39761
29	8568.1.0	1247389	Central House	II	19 th century	38426	39770
30	8562.1.0	1246958	127–133 Portland Street	II	19 th century	38404	39774
31	11726.1.0	1247555	Boundary Wall to Rochdale Canal (between Princess Street and Sackville Street)	II	19 th century	38432	39777
32	8525.1.0	1271227	Palace Theatre	II	19 th century	38410	39761
33	9899.1.0	1255053	Oxford Road Rail Station	II	19 th century	38401	39749
34	8523.1.0	1246286	61 Oxford Street	II	19 th century	38402	39771
35	8522.1.0	1271294	56 Oxford Street (Churchgate House) (formerly Tootal Building)	II*	19 th century	3840	39764

36	8408.1.0	1200838	Orient House	II	20 th century	38439	39760
37	8407.1.0	1218253	Granby House	II	20 th century	38444	39762
38	8334.1.0	1197791	Dalton Statue in forecourt of Dalton College	II	19 th century	38413	39726
39	11681.1.0	1200837	Manchester South Junction and Altrincham Railway Viaduct	II	19 th century	38382	39770
40	2149.1.0	1293040	Chatham Mill	II	19 th century	38406	39728
41	8526.1.0	1246571	St James's Buildings, Oxford Street	II	20 th century	38407	39768
42	2148.1.0	-	Textile Finishing Works (former)	-	19 th century	38402	39738
43	11245.1.0	-	Manufacturing Shed (site of)	-	19 th century	38395	39738
44	11248.1.0	-	Engineering workshops (site of)	-	19 th century	38397	39743
45	11246.1.0	-	Warehouse (site of)	-	19 th century	38396	39745
46	11244.1.0	-	Finishing Works (site of)	-	19 th century	38400	39736
47	9896.1.0	-	Bellhouse Workshops (site of)	-	19 th century	38419	39766
48	11247.1.0	-	Cotton Warehouse (site of)	-	19 th century	38399	39742
49	15466.1.0	-	Factory, Great Marlborough Street (site of)	-	19 th century	384045	397429
50	1386.2.0	-	Rochdale Canal	-	19 th century	38422	39816
51	17061.1.0	-	Pond (site of)	-	Post medieval	38436	39737
52	17062.1.0	-	Brick clamp (site of)	-	19 th century	38430	39746
53	17063.1.0	-	Workers' housing (site of)	-	19 th century	38429	39743
54	17063.1.1	-	Services associated with workers' housing (site of)	-	19 th century	38430	39742
55	17064.1.0	-	Charles Street Mill (site of)	-	19 th century	38432	39748
56	17065.1.0	-	Charlton Row School (site of)	-	19 th century	38433	39737
57	1414.1.0	-	Garrett Hall (site of)	-	16 th century	38434	39761
58	28.1.3	-	Manchester to Buxton Roman Road (Manchester to Levenshulme section)	-	Roman	38536	39615
59	12397.1.0	-	Block B Little Ireland	-	19 th century	3839	3973
60	9889.1.0	-	Little Ireland Urban District	-	19 th century	38410	39740

APPENDIX B FIGURES

Figure 1 Site location

Figure 2 Site boundary superimposed onto Green's map of 1787-1794

Figure 3 Site boundary superimposed onto Swire's map of 1824

Figure 4 Site boundary superimposed onto Bancks' & Co.'s map of 1831

Figure 5 Site boundary superimposed onto the Ordnance Survey 1:1056 1st Edition Town Plan of 1851

Figure 6 Site boundary superimposed onto the Ordnance Survey 1:500 1st Edition Town Plan of 1891

Figure 7 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1922

Figure 8 Modern map showing locations of HER entries within the study area

Figure 9 Modern map showing location of additional gazetteer entries (OAN 1 - OAN 4)

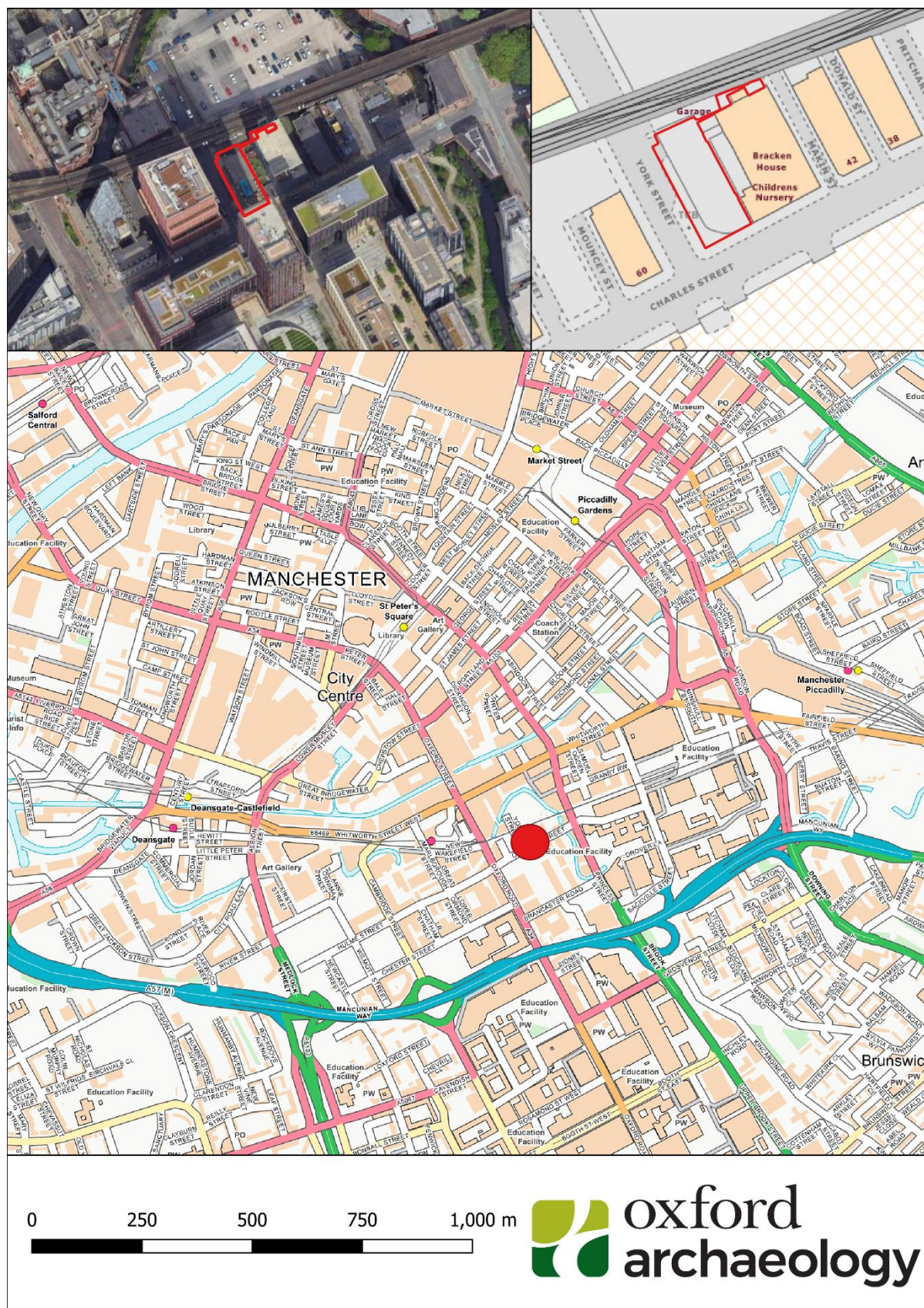


Figure 1 Site location

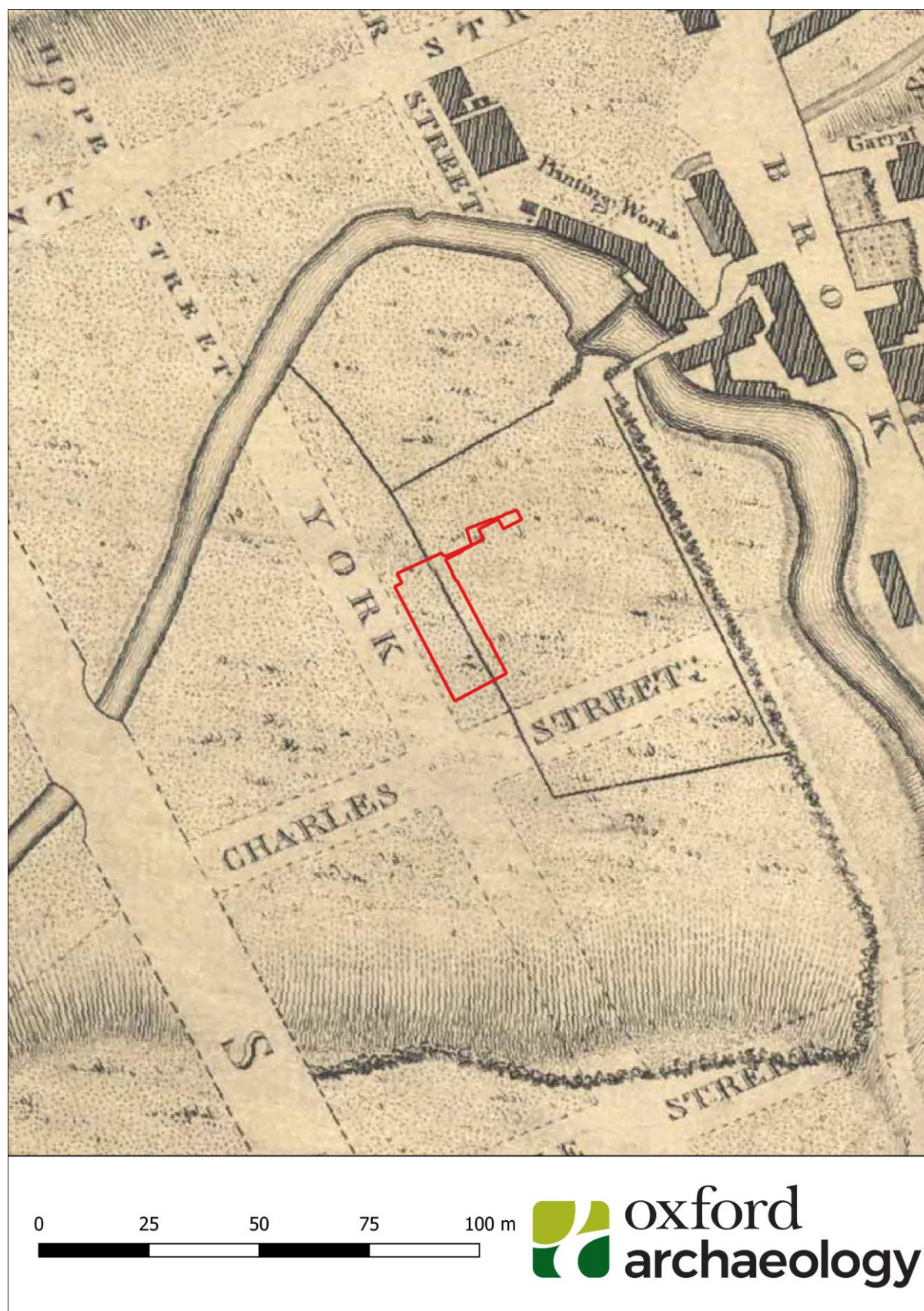


Figure 2 Site boundary superimposed onto Green's map of 1787-1794



Figure 3 Site boundary superimposed onto Swire's map of 1824



Figure 4 Site boundary superimposed onto Bancks' & Co.'s map of 1831

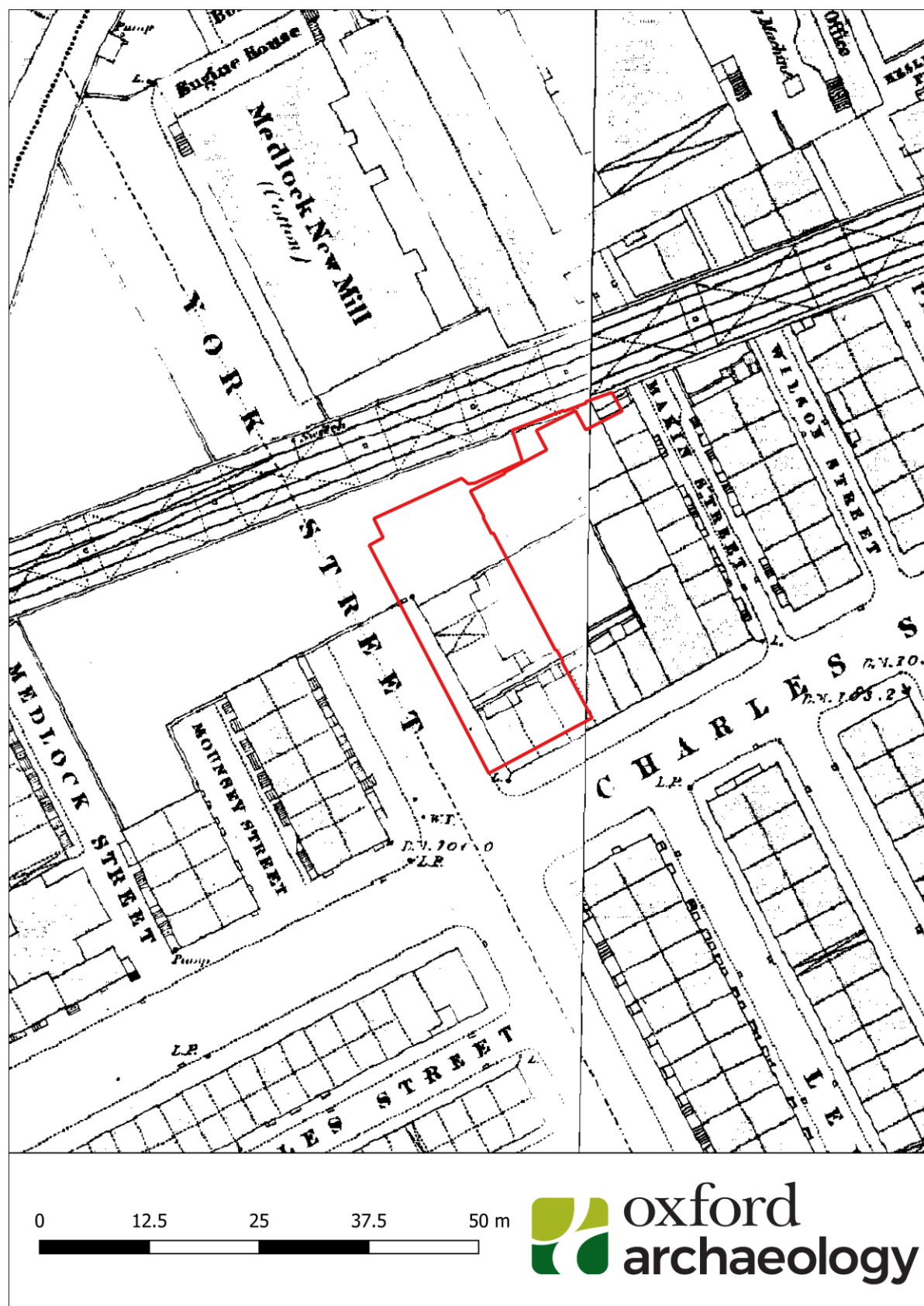


Figure 5 Site boundary superimposed onto the Ordnance Survey 1:1056 1st Edition Town Plan of 1851



Figure 6 Site boundary superimposed onto the Ordnance Survey 1:500 1st Edition Town Plan of 1891

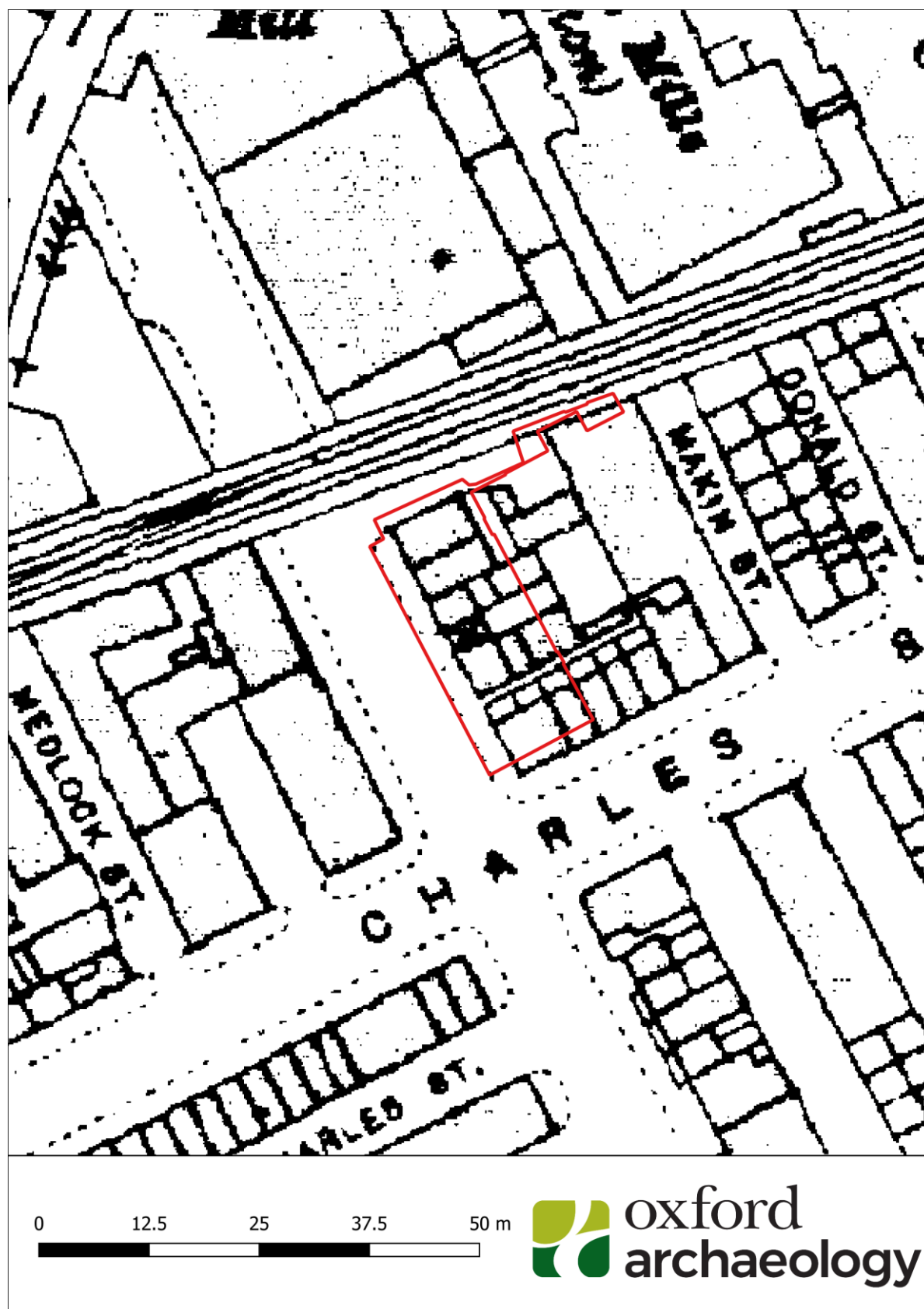


Figure 7 Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1922

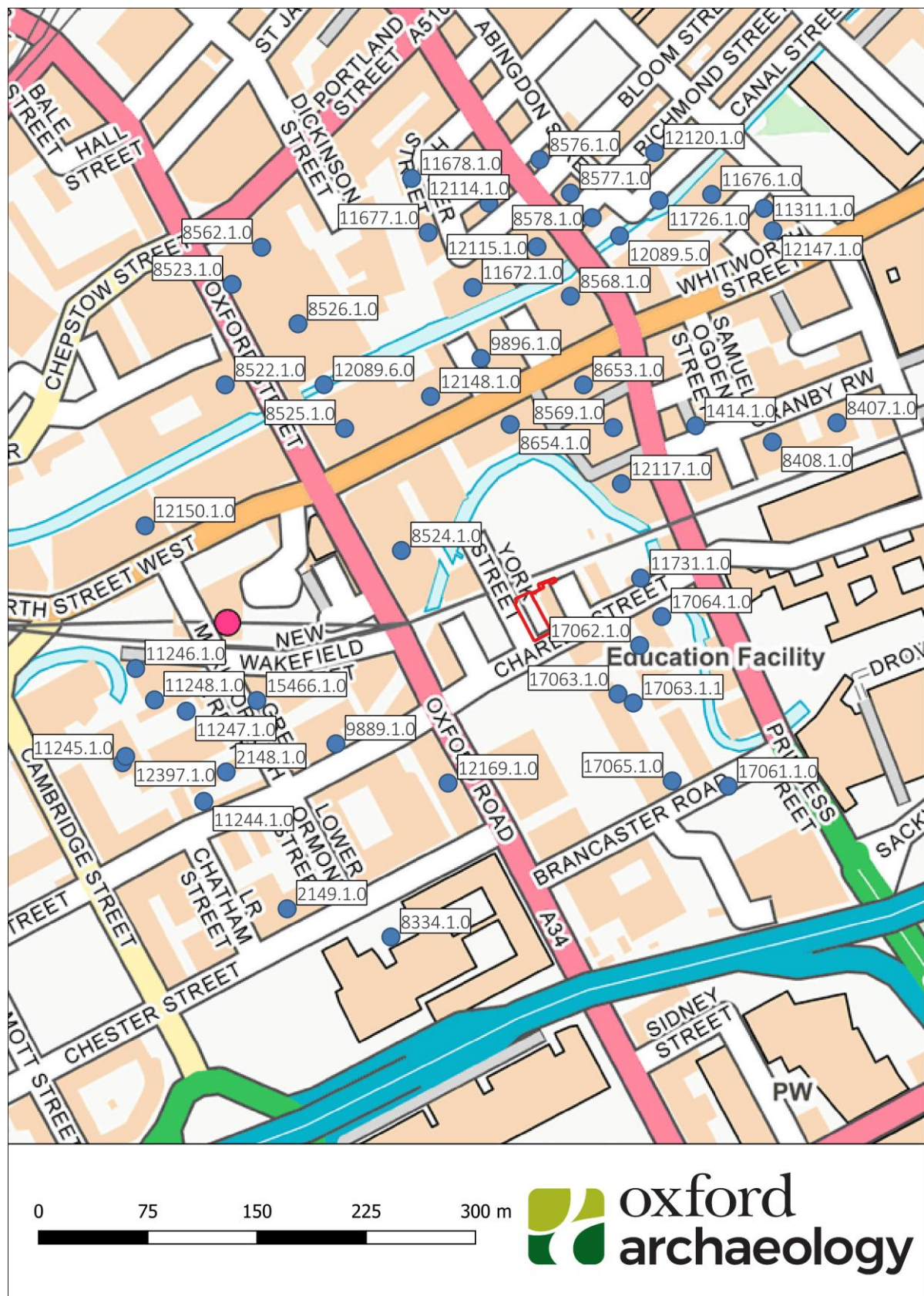


Figure 8 Modern map showing locations of HER entries within the study area

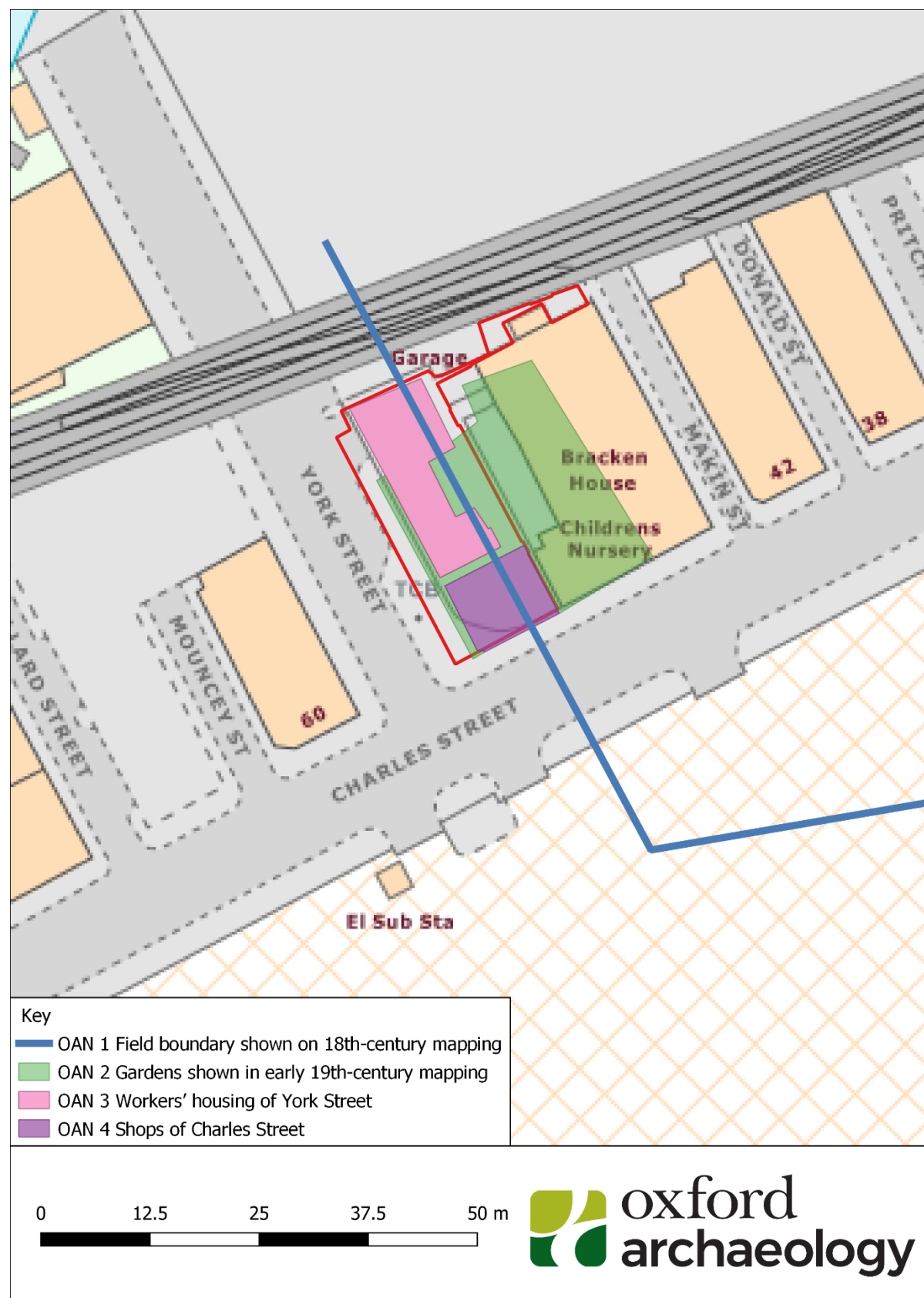


Figure 9 Modern map showing location of additional gazetteer entries (OAN 1 - OAN 4)

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