University of Salford MANCHESTER

Archaeological Desk-Based Assessment

Former Boddingtons Brewery, Great Ducie Street, Manchester

Client:
Latimer Developments Ltd

Technical Report:
Katie Fletcher

Report No:
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The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Site Location:	The development area is located in Cheetham Hill, to the north of Manchester City Centre and is bounded by Great Ducie Street to the west, the Travel Lodge off Francis Street to the north, a former car park to the east and south.
NGR:	Centred at NGR 383754 399263
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Author: Position: Date:	Katie Fletcher Archaeological Supervisor September 2021
Checked By: Position: Date:	Ashley Brogan Project Officer September 2021

Signed:

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Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT

Telephone: 0161 295 2144 Email: A.A.Brogan@salford.ac.uk

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Summary

Latimer Developments Ltd is devising proposals for residential apartments, with potential commercial units at ground floor level. The proposed development comprises five apartment blocks of ten, 11, 16, 19 and 26 storeys high at the former Boddingtons Brewery site on Great Ducie Street (centred on NGR 383754 399263). In order to support the planning applications for the scheme Latimer Developments Ltd commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the future treatment of any surviving remains.

The Roman Road from Manchester to Ribchester ran along Great Ducie Street, adjacent to the location of the proposed development. The development area falls on the fringe of the Area of Medieval Manchester and lay within the Strangeways estate during the post-medieval period. During the late 18th century, several textile finishing industries were established in the area, including Mr. Smith's Print Works, which lay to the immediate south-east of the proposed development site.

Land within the proposed development site was extensively developed during the early 19th century, beginning with the expansion of the print works that was known as Strangeways Calico Print Works by the mid-19th century. Early 19th-century mapping shows that Great Ducie Street had been developed into Georgian terraced housing with ornate garden plots to the rear and the Whistlers' Arms public house. The northern side of Nightingale Street was occupied by two smaller properties, and by 1850 the southern side of the street had been developed into three dwellings. By 1891, Strangeways Calico Print Works had been redeveloped into a yarn warehouse, oil store and small boiler factory, with associated stables and sheds off Catherine Street and Briddon Street. The buildings in the south-east of the proposed development site were incorporated into Strangeways Finishing Works.

Boddingtons Brewery occupied all buildings on the north-east side of Briddon Street by the mid-20th century, and the early 19th-century terraces on Great Ducie Street had been replaced by a large warehouse. The majority of the buildings within the proposed development site had been cleared by 1994, with the exception of the brewery. During the opening decade of the 21st century, Boddingtons Brewery was demolished, and the site was used as a car park.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include buried structural remains of workers' houses, the north-west end of a public house, elements of an early 19th-century printworks, together with aspects of the steam power plant and buildings associated with Strangeways Finishing Works, including the boiler house. The construction of these various buildings in the early 19th century likely removed archaeological remains dating to earlier periods, as many of these are shown on the historic maps to have had basements.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service

(GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that archaeological investigation via a programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

1. Introduction

1.1 Planning Background

Latimer Developments Ltd have prepared a planning application for the redevelopment of land currently occupied by a car park off Great Ducie Street, in the Cheetham Hill ward of Manchester (referred to herein as 'the Site'). Delivery of these proposals will necessitate earth-moving works that have potential to damage or remove any below-ground archaeological remains.

In order to support the planning application, Clarion Housing Group commissioned Salford Archaeology within the University of Salford to carry out an archaeological desk-based assessment of the Site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource, in order to enable informed recommendations to be made for the future treatment of any surviving remains.

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, revised July 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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'.

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

'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.'

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

2. Method Statement

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

2.1 Research Sources

The desk-based assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- The North West England Regional Research Framework;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- The National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the mid-eighteenth century. The results of the historical and archaeological research will be analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-12), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7).

3. The Setting

3.1 Location

The Site (centred on NGR 383754 399263) is situated on Great Ducie Street, in the, Cheetham Hill ward of Manchester. It lies to the north of Manchester City Centre (Figs 1 and 2), and currently comprises a hard-standing car park (Plate 1). The Site is bounded by Great Ducie Street to the west, a Travel Lodge off Francis Street to the north, and former car parks to the east and south that are currently undergoing redevelopment. The Site lies at a height of approximately 28.9m above Ordnance Datum (aOD).

Plate 1: Recent aerial view looking north across the Site

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

3.2 Geology

The solid geology of the area comprises the Chester Sandstone Formation, which is overlain by glacial deposits. These superficial deposits consist of sand and gravel and till (predominantly clay) formed up to 2 million years ago during the Quaternary Period (British Geology Society).

3.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks and Gardens, and it does not fall within a conservation area.

The Cathedral Conservation Area falls just within a 300m radius of the Site. The Site is also located within 300m of eight listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

HER No.	Description	Grade	NGR
8619.1.0	HMP Manchester: Gatehouse	II	SJ 8379 9952
16185.1.0	North Bridge	II	SJ 8383 9901
1392.1.0	Victoria Station	II	SJ 8387 9899
8619.2.0	HMP Manchester: Main Prison Block	II	SJ 8375 9958
8317.1.0	19 Cheetham Hill Road (Former Synagogue)	II	SJ 8403 9929
15544.1.0	Manchester Parcel Office	II	SJ 8373 9902
16138.1.0	Stephenson Bridge	II	SJ 8379 9894
16184.1.0	Middle Bridge	II	SJ 8383 9899

Table 1: Summary of listed buildings within a 300m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (*Section 5*, below).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-medieval		AD 1540 – *c* 1750
Industrial Period		*c* AD1750 – 1914
Modern		Post-1914

Table 2: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory 2007). The Site is located close to the River Irwell and River Irk, which makes the area favourable for early activity (Arrowsmith 2010).

Physical indications of human activity are provided by a small number of residual finds. These include the site of a cave that was recorded at Old Millgate in the late 19th century during excavations by the Lancashire and Yorkshire Railway Company (Miller 2015, 12). The cave was exposed in the sandstone bank of the River Irk when houses that had lined the southern side of the river were demolished. This site is identified as prehistoric, but may be a natural feature of the bedrock that outcrops at this location. The second prehistoric site comprises a findspot of a Bronze Age stone implement that was discovered on the southern bank of the River Irk during excavations by the railway company on Long Millgate in July 1899 (*ibid*).

The nearest known prehistoric finds were discovered during the 19th century at Cathedral Yard. These comprise a flint flake discovered in the Cathedral churchyard in 1899, whilst a polished stone axe discovered at a depth of 20ft from the base of a ditch was excavated at the junction of Corporation Street and Todd Street in 1870. A Bronze Age dagger and axe fragment were also found during excavations at the north-east corner of Hanging Bridge in 1870.

Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

4.1.2 Archaeological Potential

There is no known evidence for prehistoric activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low, particularly due to the extensive development since the late eighteenth century.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

The first Roman military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Gregory 2007). The site of this encampment is marked today by Camp Street in Castlefield, situated approximately 1.6km to the south-west of the study area. During the 2nd century, the fort was developed in association with a substantial extramural settlement, or vicus, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east.

The study area lies beyond the extramural settlement, however, the Roman road (HER 14.1.0) from Manchester to Ribchester (HER 14.1.0) is situated directly to the west of the study area, continuing to the west of Strangeways, following the course of Bury New Road. The projected course of a second Roman road (HER 13903.1.0) is marked on the Ordnance Survey map of 1850 (Figure 6). It passes broadly along an east/west trajectory *c* 200m to he south of the Site.

The crossing of the River Irk is assumed to have been bridged at its narrowest point near the confluence with the Irwell (HER 272.1.0). Areas of cobbling have been discovered during excavations at Mark Lane/Huntsman Court in the 19th century and Fennel Street in 1974, both assumed to be associated with the Roman road. Recent reinterpretation suggests that the cobbles seen at Fennel Street may have been of a later date (Arrowsmith 2011). Other recorded sites comprise isolated finds, which include a surface containing fragments of Roman pottery at the site of the Corn and Provision Exchange and fragments of Roman pottery recovered in a 19th century context during an excavation at the Bulls Head Inn to the west of the Irwell. In the late 19th century, a hoard of coins was recovered from the bed of the River Irk between the Scotland and Ducie bridges when the Lancashire and Yorkshire railway company diverted the river northwards. In 1904, a Roman quern stone and a single coin was found at St Michaels Square to the south-east.

4.2.2 Archaeological Potential

The Roman road linking Castlefield Roman Fort to Ribchester runs adjacent to the Site, however, the potential for any *in-situ* remains of Romano-British activity to survive is considered to be low due to the intense development of the Site throughout later periods.

4.3 Medieval Period

4.3.1 Historical and Archaeological Evidence

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk. A wooden bridge on the site of the present Victoria Bridge (constructed in 1839) linked the two halves of the village (HER 14.1.0).

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. The Site lies to the north-west of the River Irk, beyond the early settlement. Although the Site may have some potential to contain archaeological activity during this period, it is likely that the later development of the area will have damaged or destroyed physical evidence.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The manorial watermill, originally known as Upper Mill, occupied a site on the River Irk to the north of the medieval settlement (HER 9863.1.0). The Manorial Survey of 1340 also recorded a fulling mill (HER 9864.1.0) at the site. By 1434, an oven had been built to the east of the mills. A new mill was erected in 1510 (HER 9862.1.0) and the mill buildings were granted to Chetham's in 1515. These buildings were presumably, demolished ahead of the construction of Victoria Station in 1844. The mill buildings were located approximately 380m to the south-east of the Site.

Hanging Ditch, formed the original boundary of the medieval settlement comprising the outermost of a series of defensive earthworks, which was excavated by the Greater Manchester Archaeological Unit (GMAU) at the Wellington Inn/Sinclair's Oyster Bar site in 1997 (HER 16050.1.0). This demonstrated that the feature had originated as a natural post-glacial channel, but had been modified in the 13th century, most likely as

part of the defence of the Norman settlement, containing the castle, church, and a small number of dwellings. The later fills from episodes of in-filling contained artefacts dated to the mid-14th to 15th centuries. Two inner ditches may also have been associated with the castle. The middle ditch was observed in the 1760s during excavations for a new burial ground. This was undated but appeared to have defined the existing boundary of Chetham's School. The innermost was observed during excavations in *c* 1900 and by GMAU in 1983, creating a small enclosure at the tip of the spur at the confluence of the two rivers.

A survey of the medieval layout of the city was undertaken in the 1980s by GMAU (Morris 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre. These included Deansgate, Hunt's Bank running north along the modern line of Victoria Street with a bridge crossing of the Irk recorded in 1473, and Long Millgate running north-east along the southern bank of the Irk, first documented in *c* 1300. This led to the designation of a zone defined as the Area of Medieval Manchester (HER16050.1.0).

The Site lies to the north of the medieval core, but the area of Great Ducie Street may have consisted of ribbon development during this period. Furthermore, the Site lies in the Strangeways area of Manchester, which was first recorded in 1322 as *Strangwas*, deriving from the Anglo-Saxon *Strang* and *gewæsc* meaning 'a place by a stream with a strong current'. It may also be worth noting that the Site lies opposite Salford's medieval core, situated on the other side of the River Irwell. Greengate and the site of the historic market cross (HER 535.1.0) lies just over *c* 300m to the south-west of the Site.

4.3.2 Archaeological Potential

The Site is located beyond known medieval settlement activity, though its close proximity to the medieval core may indicate that medieval activity took place within the vicinity of the Site. The potential for buried archaeological remains, however, is considered to be very low due to the extensive development throughout the industrial period.

4.4 Post-medieval Expansion

4.4.1 Historical Setting

Manchester had become an important centre for the manufacture and trade of woollens and linen during the medieval period (Stuart 2003). The earliest available map of Manchester dating to *c* 1650 captures the development of the town in the post-medieval period (Plate 2). Contemporary sources indicate that the original village had grown into the *'fairest, best builded, quickest and most populous town of Lancastershire'* accommodating some 4-5,000 persons extending westward towards Deansgate and eastward to the present Cheetham Hill Road (HER 16050.1.0).

The map shows that the area surrounding Manchester Cathedral in the medieval core of the town is significantly developed. Several streets expanding away from the centre of the town have begun to be developed. It is unclear whether the Site is captured on the map, though it almost certainly comprised agricultural fields. Dispersed farmsteads appear to have been captured on the plan, in amongst the fields to the north of the medieval core. Several post-medieval field boundaries had formerly occupied the fringes of the town (HER 16818.1.0). The Site may have lay within the Strangeways estate in the township of Cheetham.

Plate 2: Plan of Manchester dating to c 1650, showing the approximate location of the site

The principal estate in Cheetham, apart from the Manor, was Strangeways. Strangeways is mentioned in a description of The Bounds of Manchester in 1322 (HER 275.1.0). It was long held by the Strangeways family, but was sold in the mid-17th century to the Hartleys, who retained possession for several generations. In 1711, the estate was bequeathed by Catherine Richards, widow, to Thomas Reynolds, to the Earl of Ducie, who was the owner in 1850 (Farrer and Brownbill 1911, 259-62). The hall itself was built before 1590, though its precise date is unknown. The hall was demolished around 1860 and replaced by the Assize Court (HER 11769.1.0). The site of Strangeways Hall lies 200m to the north-west of the Site.

The hall was set within Strangeways Park (HER 275.3.0). The Site may have lay within the south-west part of the park until the late 18th century. By the 19th century, the park was bounded by brick works to the north and development off Great Ducie Street to the west, Bridge Street to the south and York Street to the east.

4.4.2 Archaeological Potential

The Site is located beyond known post-medieval settlement activity, though it lay to the south of Strangeways Hall and may have been within Strangeways Park. The potential for buried archaeological remains is considered to be low due to the extensive development throughout the industrial period.

4.5 Industrial Period

4.5.1 Historical Setting

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750 pure cotton fabrics were being produced and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages, which was a time-consuming process.

The second half of the 18th century was characterised by an accelerated pace of development, which is captured on the first detailed plans of the area, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 3). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs. The growth of Manchester was accelerated by the development of waterborne transport. The Mersey and Irwell were made navigable by 1736, opening a route from Manchester to the sea docks on the Mersey. The Bridgewater Canal, Britain's first wholly artificial waterway, was opened in 1761, bringing coal from mines at Worsley to central Manchester. The canal was extended to the Mersey at Runcorn by 1776. The combination of competition and improved efficiency halved the cost of coal and halved the transport cost of raw cotton. Manchester became the dominant marketplace for textiles produced in the surrounding towns.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). This process of industrial development was facilitated greatly by the introduction of canals. The River Irk was also utilised for early industry, and several water-powered mills and dye works are shown along its course on late 18th-century mapping. The land to the south of the river had also been densely developed, supporting a mixture of shops, inns, dwellings, and industrial premises.

4.6 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map is Casson and Berry's map of 1746 (Plate 3). The map shows that the area on the north banks of the River Irk had been laid out into garden or allotment plots that were partly bordered by three rows of buildings. An unnamed lane had been established on the north side of Hunts Bank Bridge, which likely marks the current course of Great Ducie Street. The eastern frontage of the newly laid lane had begun to be developed to the south of the Site. The surrounding land remained rural, and several field boundaries were marked on the map. The Site most likely lay beyond the surveyed area, to the north-east of the unnamed lane.

Plate 3: Extract from Casson and Berry's map of 1746 showing the approximate location of the Site

Several cartographers produced maps of Manchester in the late 18th century, including Tinker in 1772, Charles Laurent in 1793 (Figure 3) and William Green in 1787-94 (Plate 4). These maps captured the intensive development of Manchester away from its medieval core. Green's map of 1787-94 (Plate 4) depicts several industrial premises within the study area, which were associated with the textile finishing industries. These included a dye house (HER 9861.1.0) and printing works (HER 9860.1.0) that were situated to the north-west of the Site. The dye house consisted of two buildings that fronted the main road, named Strangeways, together with several outbuildings and a reservoir that had an outlet to the River Irwell. The printing works was situated to the north of the dye house and is annotated on the map as 'Mr Lomas's Printing Works'. The printing works consisted of three large rectangular buildings aligned north/south with a large rectangular reservoir on the north side and some smaller buildings fronting the River Irwell.

Another print works had been established immediately to the east of the Site boundary. The printworks comprised four buildings annotated on the map as 'Mr Smith's Printing Works'. The printworks were set up next to a large body of water named 'Canal' that was situated within Strangeways Park. The reservoir was likely fed by the River Irk, providing the printworks with a plentiful supply of water. The printworks was likely associated with later, and larger site of Strangeways Calico Print Works (HER 9736.1.0).

Scholes' trade directory of 1797 records all three industrial complexes along Strangeways. George Lomas was recorded as a fustian and calico printer (Scholes 1797, 79), whilst John Smith was recorded as a calico printer (Scholes 1797, 117). The dye house may have been run by either Joseph Barley who was recorded as a silk dyer (Scholes 1797, 10), or George Wood, a dyer and printer (Scholes 1797, 140).

Calico is a plain-woven textile made from cotton. In the first half of the 18th century, calico printing was undertaken by hand using the technique known as wooden block printing. By the 1750s, engraved copper plates had replaced the wooden blocks. The copper plates could create more detail than the wood block, but still had to be operated by hand (https://www.nms.ac.uk). In 1783, Scottish inventor, Thomas Bell patented a process that used engraved cylindrical printing plates. This process enabled entire lengths of cloth to be printed much faster and could use up to six colours to print repetitive patterns on cotton. The first machine that used this technique was set up in 1785 in Walton-le-Dale, Lancashire (Turnbill, 1951). It is not known whether the late 18th-century printworks within the study area had made use of the invention.

A curved lane aligned north-east/south-west traversed through roughly the centre of the Site. It cut across an avenue of trees and terminated in Strangeways Park. The Strangeways estate was held by Lord Ducie, who owned several fields within and surrounding the Site. Fields occupied land to the north and south of the lane within the Site. A faint path passed through the field in the southern part of the Site, which provided access to Mr Smith's print works. The path ran from the rear of a building that fronted Strangeways. This building may have projected slightly into the south-west corner of the Site.

Charles Laurent's plan of 1794 (Plate 5; Figure 3) shows a similar layout to Green's plan of 1787-94 (Plate 4), although Laurent's plan captured some additional details. The western side of the field, on the northern side of the lane, had been divided into smaller rectangular plots by three field boundaries.

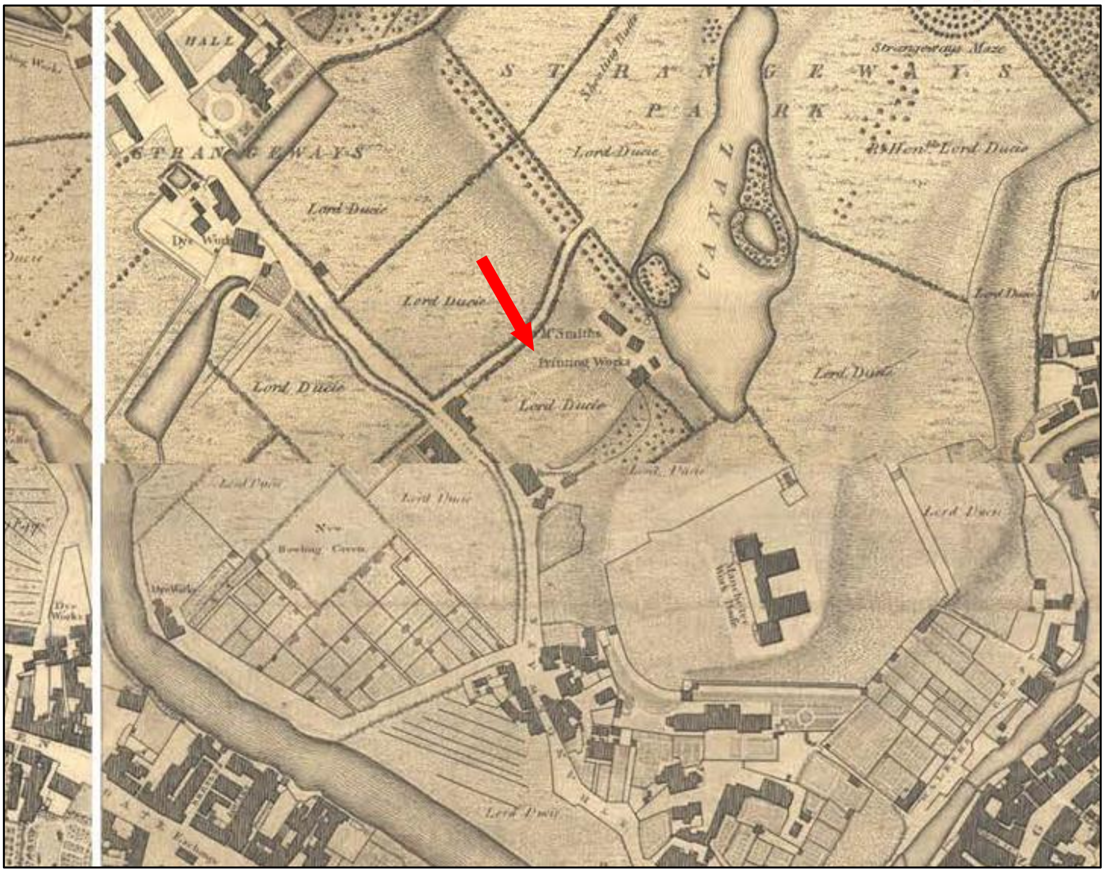

Plate 4: Extract from Green's Map of Manchester & Salford 1787-94

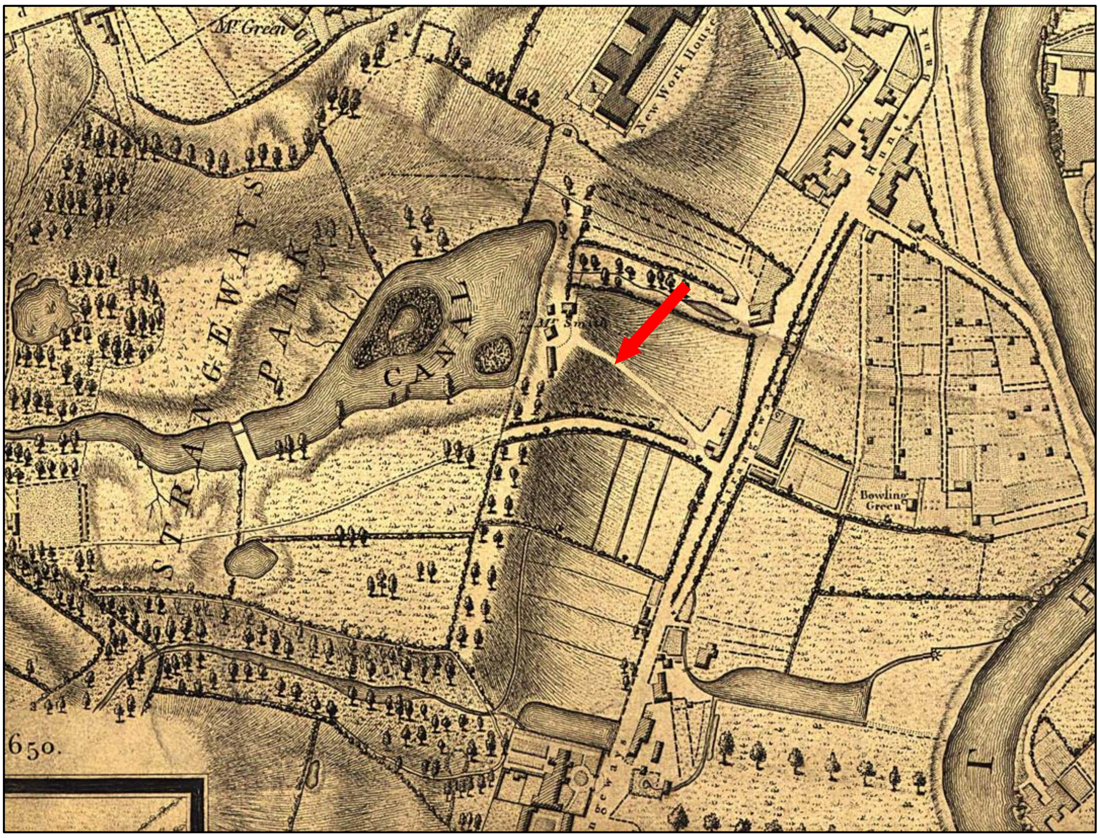

Plate 5: Extract from Laurent's Map of Manchester & the Environs 1793

Swire's map of 1824 is the next available map that captures the Site (Plate 6: Figure 4). The plan shows that a new street layout occupied land within the Site, comprising Great Ducie Street to the west, Briddon Street and Brewery Street running north-west/south-east through the centre of the Site and, Nightingale Street projecting into the west half of the Site. Several different types of buildings occupied the Site, including domestic, commercial, and industrial. Terraced houses most likely lined the main thoroughfare along Great Ducie Street, whilst two small buildings occupied the north side of Nightingale Street. A quadrangle of buildings surrounding a yard occupied the north-eastern part of the Site off Briddon Street. These buildings were likely associated with the expansion of the printworks and presumably contained factory buildings to carry out the printing process, plant rooms, offices. and warehouses. A building set back from the west side of Brewery Street, aligned north-west/south-east may represent a commercial building such as a public house.

Pigot and Deans' trade directory of Manchester and Salford, 1821, provides an insight into the types of occupants in the area. A John Smith lived at Brewery Street, though no occupation is listed. It is not known whether this was the same John Smith that operated the printworks in the late 18th century. Samuel Howarth, an engraver to the calico printers, lived on the same street. The residents of Nightingale Street included shopkeepers, bookmakers, ironmongers, a coach guard, and a letterpress printer. A gentleman lived on Great Ducie Street, indicating that the street may have attracted middle-class residents. In addition, William Gibson, an accountant, auctioneer, canal broker, agent to the Eagle fire office and the Manchester and Salford bank for savings, also lived on the street. Other residents included a bank clerk, grocers, a cotton manufacturer, a comptroller, an umbrella and stick manufacturers, and a plumber and glazer.

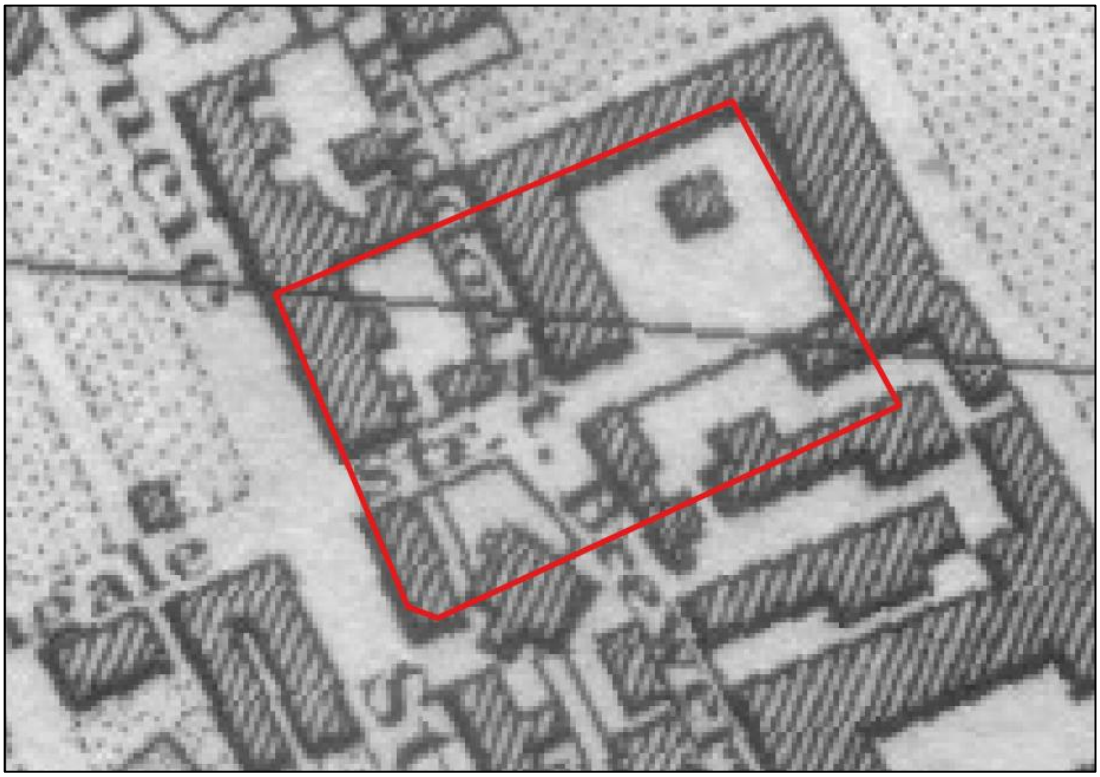

Plate 6: Extract from Swire's map of 1824, showing the Site boundary

Bancks & Co.'s map of 1831 (Plate 7; Figure 5) resembles the building plans shown on Swire's map of 1824, though it captures the individual buildings in more detail. Bancks' map shows that large, terraced properties with gardens to the rear occupied Great Ducie Street. Outdoor privies had been added to the rear of the two dwellings on Nightingale Street. The industrial complex in the eastern half of the Site is annotated as 'Print Works', and a new, large rectangular building had been erected in the central courtyard. The printworks was bounded to the north-west by Charlotte Street and Braddon Street to the south-west. Briddon Street was temporarily named Braddon Street until 1850 (Plate 8; Figure 6).

The printworks was shown on the tithe award for Cheetham as 'Site No.534, Print Works occupied by John Redfern and owned by the Earl of Ducie' (HER 9736.1.0). The tithe award also recorded the buildings to the south-east of the Site as a brewery, Site No.536.

Pigot and Dean's trade directory of 1841 records a wide array of occupations including letterpress printers, a hairdresser, a ropemaker, a dyer, a beer retailer, brewers, an engraver and printer, a clerk, a shoemaker, and a carter living on Brewery Street. Hole & Harrison, ale & porter brewers, and maltsters, were recorded as the occupants of Strangeways Brewery, on Brewery Street (Pigot and Dean 1841, 130).

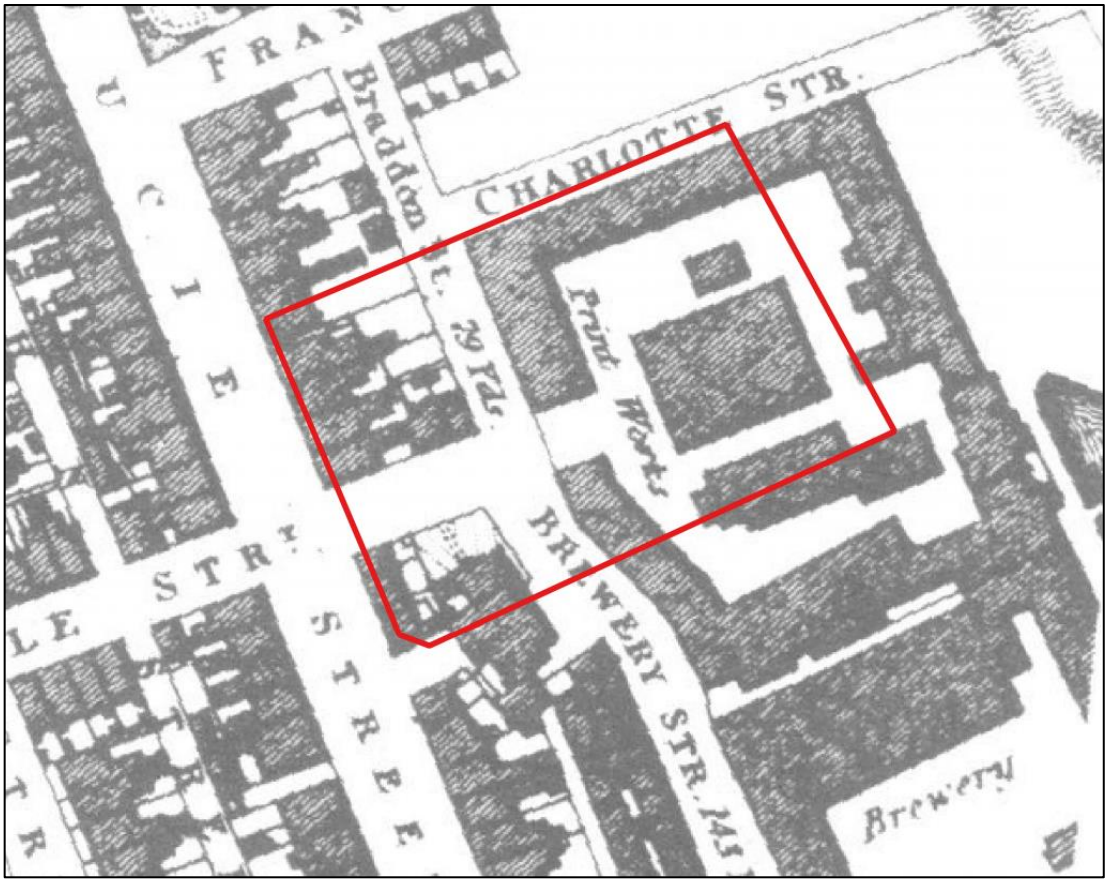

Plate 7: Extract from Bancks and Co's map of 1831, showing the Site boundary

The Ordnance Survey map of 1850 (Plate 8; Figure 6) shows the same arrangement of buildings as Bancks and Co's map of 1831, although it provides more detail of the individual buildings and their layout. The properties along Great Ducie Street occupied the same footprints. The north-west property occupied a slightly larger footprint than the other terraces within the Site and it had a substantial, ornate garden plot. Window lights were situated on the street frontage indicating that the properties contained cellars.

As noted above, the dwellings on Nightingale Street and two buildings at the junction of Great Ducie Street and Nightingale Street had smaller footprints. Windows lights were also depicted along the frontage of these buildings suggesting that they had also contained cellars. In total, three irregular-shaped houses had been built on the southern side of Nightingale Street that were not shown on Bancks' map.

The public house in the south-west tip of the Site was named the Whistlers' Arms. An external staircase along Back Brewery Street (formerly Brewery Street) indicates that the pub contained a cellar. Slater's trade directory of 1850 recorded Sarah Wright as the publican of the Whistlers' Arms at number 79 Great Ducie Street. The trade directory indicates that numbers 71-79 Great Ducie Street lay within the Site boundary and that the residents worked as merchants and manufacturers. The residents of the smaller houses, adjacent to the public house, were employed as a dressmaker and a greengrocer.

Slater's trade directory of 1863 recorded that Sarah Wright continued to be the publican of the Whistlers' Arms, however, the street numbers had changed, and the pub was listed as number 54 Great Ducie Street. This may indicate that numbers 56-60 were situated in the south-west corner of the Site, to the north of the public house. These properties were occupied by a milliner and a pawnbroker. The trade directory also implies that the large properties on Great Ducie Street occupied Belgrave Terrace (numbers 62-70). An artificial florist, an agent, painter, and confectioner occupied Belgrave Terrace.

The printworks was labelled 'Strangeways Calico Print Works' on the Ordnance Survey map. The central building within the yard had been expanded to adjoin the building to the south-east. Tanks, weighting machines, boilers, boiler houses, and a chimney are all visible on the map. A boiler house and chimney seem to have been situated on the north-east side of the building within the yard. Tanks were located to the south-east of the boilers and chimney. A second boiler house lay beyond the Site boundary.

Strangeways Hall still stood to the north-west of the Site on Great Ducie Street and the Strangeways Park was situated to the east and north-east of the Site. Development on the outskirts of the park had taken place and comprised mostly of housing. The northern part of the park was being used as a brickfield and manufactory. The hall was demolished shortly after the publication of the map, in 1860 (HER 275.1.0).

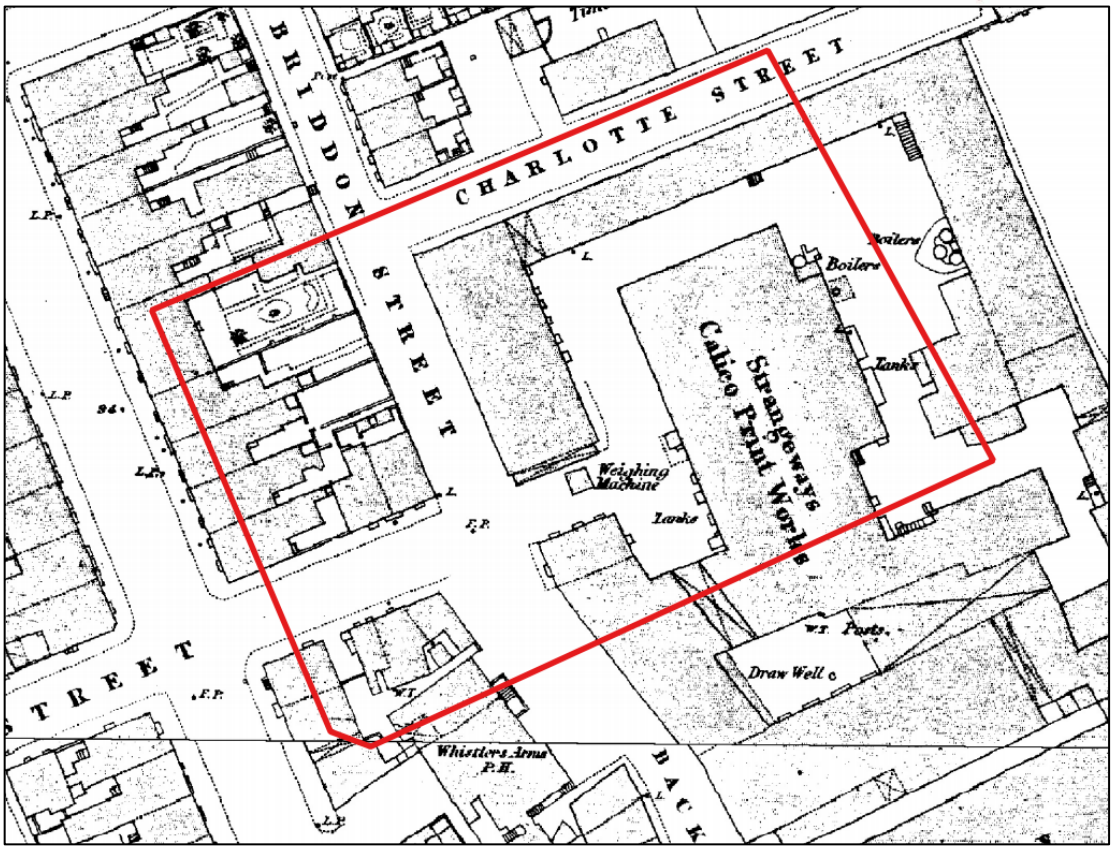

Plate 8: Extract from the Ordnance Survey map of 1850, showing the Site boundary

The Ordnance Survey map of 1891 (Plate 9; Figure 7) shows that the Site and surrounding area had undergone several changes during the second half of the 19th century. Strangeways Hall had been cleared and redeveloped into the Assize Courts, designed by Alfred Waterhouse and was built in 1867 (HER 11769.1.0). A large prison complex was located to the east of the courts (HER 8619.1.0; 8619.2.0). Strangeways Park had been entirely developed into a mixture of residential, industrial, and commercial buildings. Brickworks and several old clay pits occupied land in the north of the former park.

By 1891, terraced houses immediately to the north-west of the Site had been cleared, leaving an empty plot of land at the junction of Frances Street and Great Ducie Street. The house in the north-west limit of the Site had been reconfigured and had presumably changed function. The rest of the houses along Great Ducie Street and on the northern side of Nightingale Street remained unchanged. The smaller properties on the southern side of Nightingale Street had been slightly reconfigured.

The former Whistlers' Arms public house had been expanded to front Great Ducie Street and was annotated as 'Assize Courts Hotel' on the 1891 OS map. Slater's trade directory of 1895 recorded the Assize Hotel at the same address as the former public house and was occupied by Joseph Robert Sanders (number 54 Great Ducie Street). Between the hotel and Nightingale Street were numbers 56-60. These were occupied by a pawnbroker, an ivory turner, and a plumber. Numbers 62-66 were occupied by a shopkeeper, a draper, and a furniture broker. Number 68-80 was recorded as a 'boys' refuge, emigration training home, brigade boys' home, working lads' institute and home, and boys' refuge depot'.

The former site of Strangeways Calico Print Works had been drastically reconfigured by 1891. Elements of the south-east part of the building had been retained and expanded to the north-west, including a rectangular shaped building with a semi-circular bay window. These buildings formed part of Strangeways Finishing Works (cotton). A chimney and part of the potential steam power plant may have lay within the south-east part of the Site.

In the north-east Site boundary, a covered access way, square building and the south-east end of a rectangular structure and annex were likely associated with Albion Works (box) and is shown on the Ordnance Survey map of 1891.

Adjacent to Albion Works was a new arrangement of industrial buildings, shown on the Ordnance Survey map of 1891. The site consisted of several small square and rectangular buildings, two tanks, a large elongated rectangular range to the south-east, a smaller rectangular building to the south-west (fronting Briddon Street, with window lights), further buildings along the Catherine Street frontage and a large rectangular building at the junction of Briddon Street and Catherine Street. Access was granted to the industrial site by two entrances, located on Catherine Street and Briddon Street. No chimneys were marked on the mapping. Slater's trade directory of 1895 listed William Oxley, a boiler composition manufacturer on Briddon Street/Catherine Street. The directory also listed 'Mill ward S. & Co. paper stock & paper merchants' on Briddon/Catherine Street. Goad's Fire Insurance Plan indicates that the latter refers to the occupants of Albion Works.

Plate 10: Extract from the Ordnance Survey map of 1891, showing the Site boundary

Goad's Fire Insurance Plan (1901) reveals key details about the buildings within the Site (Plate 11). It also corroborates the information provided by Slater's trade directory, listing the same occupations for the residents of Great Ducie Street, together with the same street numbers. It also reveals that the property in the north-west boundary of the Site was functioning as the 'Emigration Training Home' and was part of the Boys Refuge complex that also occupied Catherine Street and Frances Street. In addition, a rectangular building off Briddon Street was labelled as the Hebrew Christian Mission Hall. This may indicate that the refuge partly served an influx of Jews that had fled persecution in Russia and Eastern Europe during the late 1800s.

Goad's plan also reveals that stables were situated to the rear of the Assize Courts Hotel and that a building that was formerly associated with the Whistlers' Arms was functioning as 'L. Lyons & Sons artificial flower factory'.

Goad's plan shows that the small square and rectangular buildings within the industrial complex at Briddon Street/Catherine Street were mainly stables, though some were sheds. The building at the junction of Briddon Street and Catherine Street was 'J Boyd & Sons, Yarn Warehouse'. The rectangular building off Briddon Street was offices, with the elongated rectangular building to the rear, functioning as 'J. W Lowther & Co, Oil Store'. The plan also indicates that William Oxley, listed in Slater's trade directory of 1895, had occupied a small east/west rectangular building fronting Catherine Street.

Goad's plan shows that buildings labelled on the Ordnance Survey map of 1891 (Plate 10; Figure 7) as Strangeways Finishing Works were owned by 'J & H Charlton'. Buildings that projected into the south-east Site boundary included a shipping warehouse occupied by Ralli Bros' that ran parallel to Briddon Street. The building with the bay window also functioned as a warehouse. In total, two stables also fell within the Site boundary. Stiffening rooms, which contained stiffening machinery and a boiler house with stokehole fell partly within the south-east Site boundary.

The plan also reveals the street numbers for Nightingale Street, indicating that numbers 29-30 occupied the northern side of the street, whilst numbers 36-40 were on the southern side of the street. The census returns for 1891, recorded that a general labourer, Samuel Taylor lived at number 29 with his wife and seven children, who were all born in Salford or Manchester. Next door was occupied by John Addlestone, a waterproof garment maker, who lived with his wife, two children and seven lodgers. John and his wife were born in Russia, whilst his son was born in Scotland and his daughter was born in Manchester. In total, four of the lodgers were born in Russia, whilst the remaining three were born in London. The lodgers were employed as waterproofers, a gilder, a cap maker and a tailor.

Number 36 was occupied by Eleanor Steward, who lived with her niece and a boarder, George Wright. Eleanor worked as a restaurant keeper, her niece worked as a shop assistant and George worked as a cook. Eleanor and her niece were born in Cumberland, whilst George was born in Worcestershire. Next door was occupied by Francis Smith, who lived alone and had been born in Cheshire. Number 40 was occupied by Eliza Edwards, a provision dealer, who lived with her four children. Eliza was born in Macclesfield, whilst her children were born in Manchester and Salford. Her children worked as a milliner, a van driver, and an office cleaner.

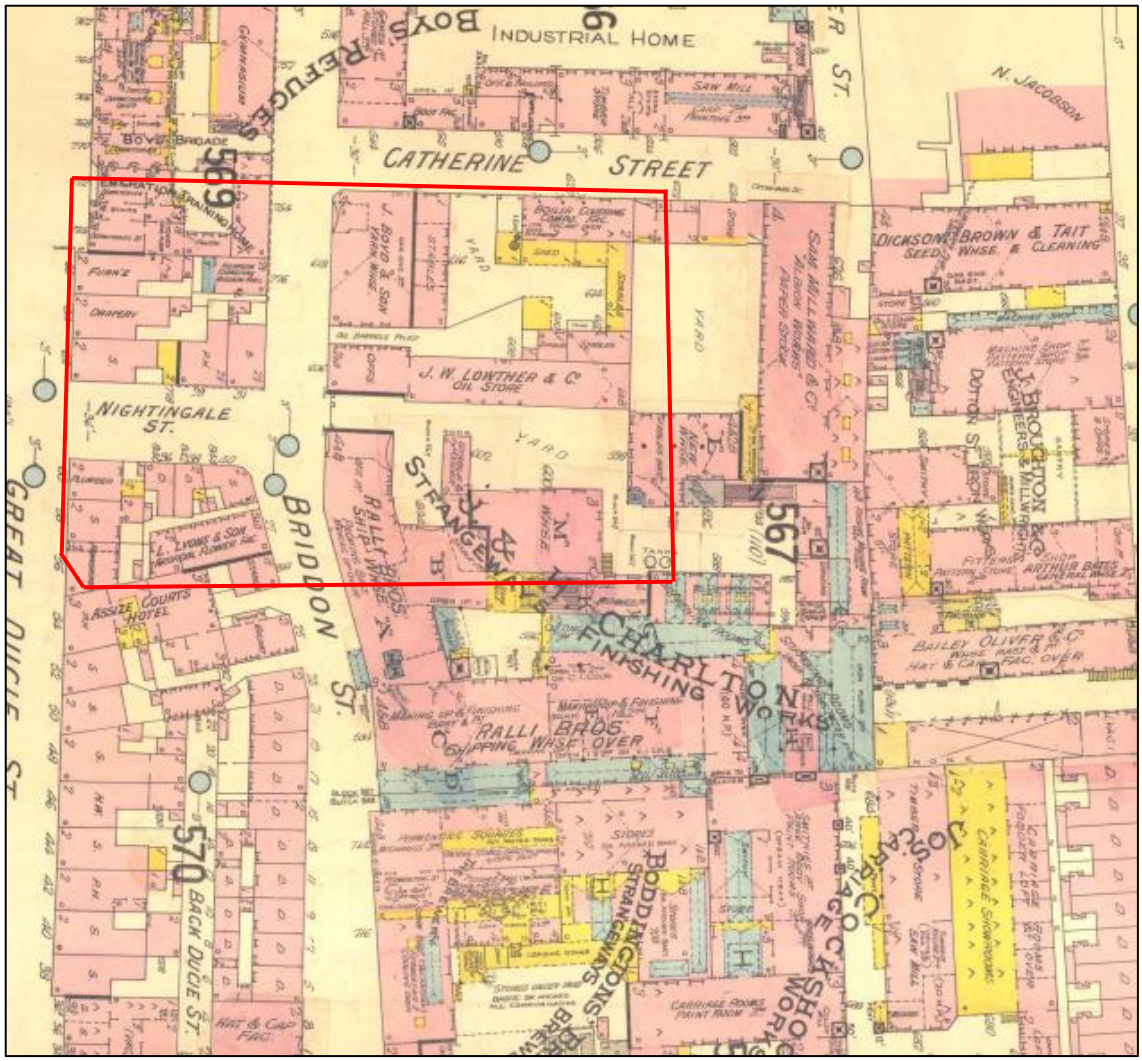

Plate 11: Goads Insurance plan of 1901, sheet no 46

The buildings within the Site remained mostly unchanged during the first half of the 20th century. The Ordnance Survey maps of 1908 (Plate 12; Figure 8) shows the same configuration of buildings along Nightingale Street and Catherine Street. The north-westmost terrace house on Great Ducie Street had been incorporated into the Central Refuge for Boys. The former Assize Courts Hotel was listed as a public house, as was the eastmost building along Nightingale Street. A similar arrangement of industrial buildings occupied Briddon Street, though an additional building had been added on the south-east side of the building marked on Goad's plan as 'J.W. Lowther & Co, Oil Store'. Another small building had been added to the north of a building labelled 'Ralli Bros', Shipping Warehouse'. The Site remained unchanged on the Ordnance Survey map of 1922 (Figure 9).

A photograph taken of houses on Nightingale Street gives an insight into the condition of the early 19th-century housing stock by 1920 (Plate 13). It also provides an example of the size of some types of workers' housing. It is unclear whether the houses captured in the photograph were situated within the Site, though two properties on the south side of Nightingale Street were of a similar size.

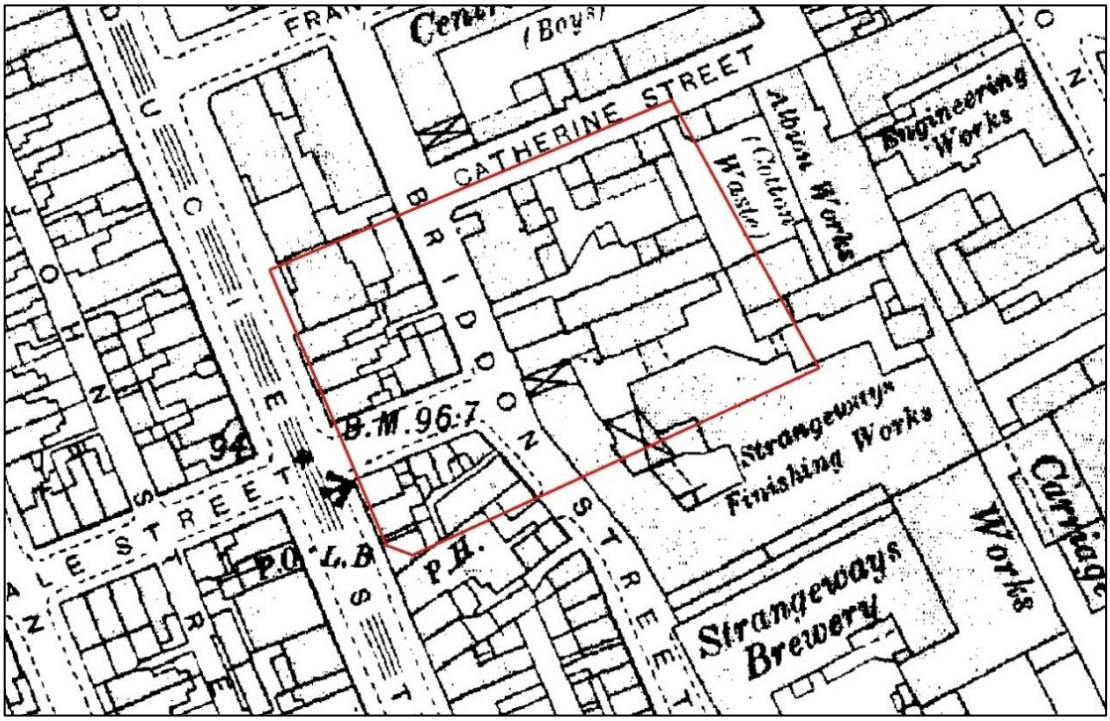

Plate 12: Extract from the Ordnance Survey map of 1908

Plate 13: Photograph taken of Nightingale Street in 1920, courtesy of Manchester Local Image Collection

Slater's trade directory of 1911 recorded the same addresses for the properties along Great Ducie Street. The Assize Court public house was located at number 54 and was ran by William Clough. Henry Yates, a pawnbroker lived next door, and Michael Wiseman, a tobacconist lived at number 58. Joseph Thompson, a plumber, lived at the junction of Great Ducie Street and Nightingale Street. To the north-west number 64 is recorded in the trade directory and was occupied by Moses Firestein, who worked as a poultry dealer. Julius Pollock, a joiner lived next door. Numbers 68-80 were occupied by the Boys' Refuge.

Properties along Nightingale Street were also recorded in the trade directory. Samuel Taylor, a beer retailer occupied number 29, which is labelled as a public house on the 1922 map (Figure 9). Jacob Brodie, a cabinet maker lived next door. On the opposite side of the street, John Rodger, a horsekeeper occupied number 38. Several occupants were listed at number 40 including, James Hughes, a shopkeeper, Charlton J & H, calenderers and J. W & Co Lowther, oil merchants.

Slater's 1911 trade directory also records the residents of the west side of Briddon Street, between Nightingale Street and Francis Street. Number 35 was occupied by Jacob Rainer, a general broker. On the opposite side of the road, several occupants were listed at 2 Briddon Street. This included Christopher Higgin, the manager of Ralli Brothers' shippers, Standard Mill Furnishing Co, Paessler R. & Co, James Stockwell & Son limited, millers. Most of these companies occupied buildings within the Site on Goad's plan (revised between 1889-1901; Plate 11).

The Ordnance Survey map of 1952 (Plate 14; Figure 10) shows that the plot of land between Great Ducie Street, Nightingale Street and Briddon Street had been redeveloped into a large rectangular warehouse. The former houses on the southern side of Nightingale Street had also been altered. A similar arrangement of industrial buildings occupied land at the junction of Briddon Street and Catherine Street, though the small stable blocks and sheds had been cleared. Strangeways Brewery seemed to have occupied the former finishing works in the south-east part of the Site and may have taken over the adjacent industrial buildings to the north-west.

Properties on Great Ducie Street, in the south-west corner of the Site seemed to have remained unchanged. A photograph taken in 1967, shows the frontage of the Assize Court Public House and a fraction of the adjacent building to the north-west (Plate 15). It shows that the ground floor of the adjacent property was functioning as a shop.

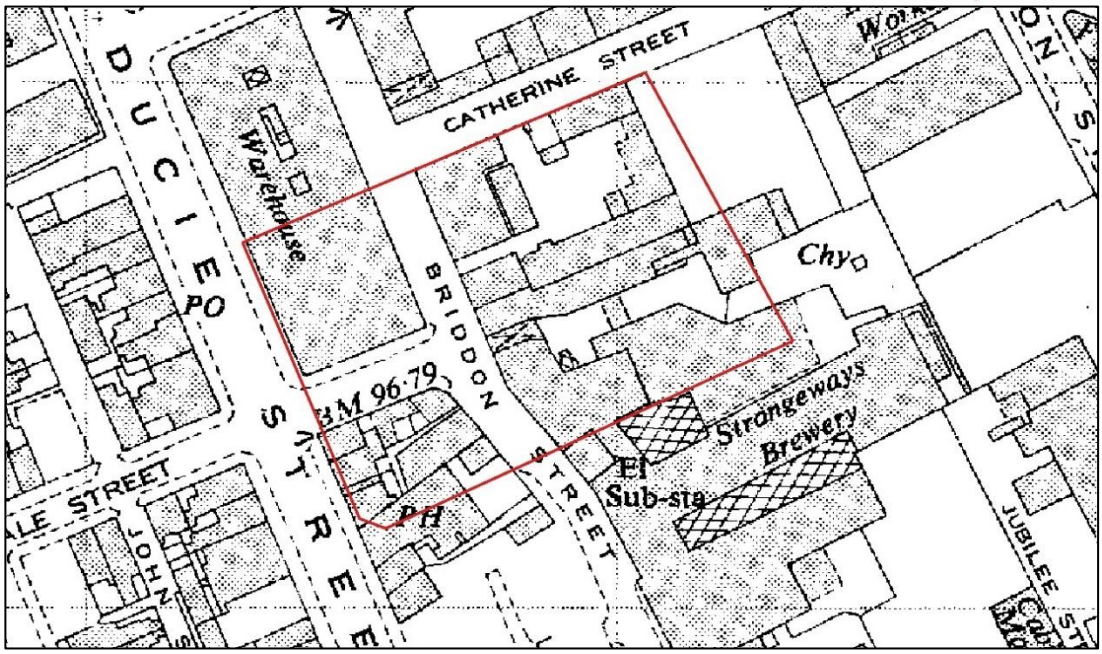

Plate 14: Extract from the Ordnance Survey map of 1952

Plate 15: Assize Court Public House, taken in 1967, courtesy of Manchester Local Image Collection

Towards the end of the 20th century, land within the Site appears to have been redeveloped, though the Ordnance Survey plan of 1980 (Figure 11) provides very little detail. All buildings to the east of Briddon Street had been incorporated into Boddingtons Brewery. The public house and three buildings along Great Ducie Street seemed to have been altered. The same warehouse occupied the north-west corner of the Site. By 1994 (Plate 16; Figure 12), the entire Site had been cleared, with the exception of a building in the south-east and north-east edge of the Site that was owned by Boddingtons Brewery.

During the opening decades of the 21st century, Boddingtons Brewery was closed and demolished. The Site has recently been used as a car park.

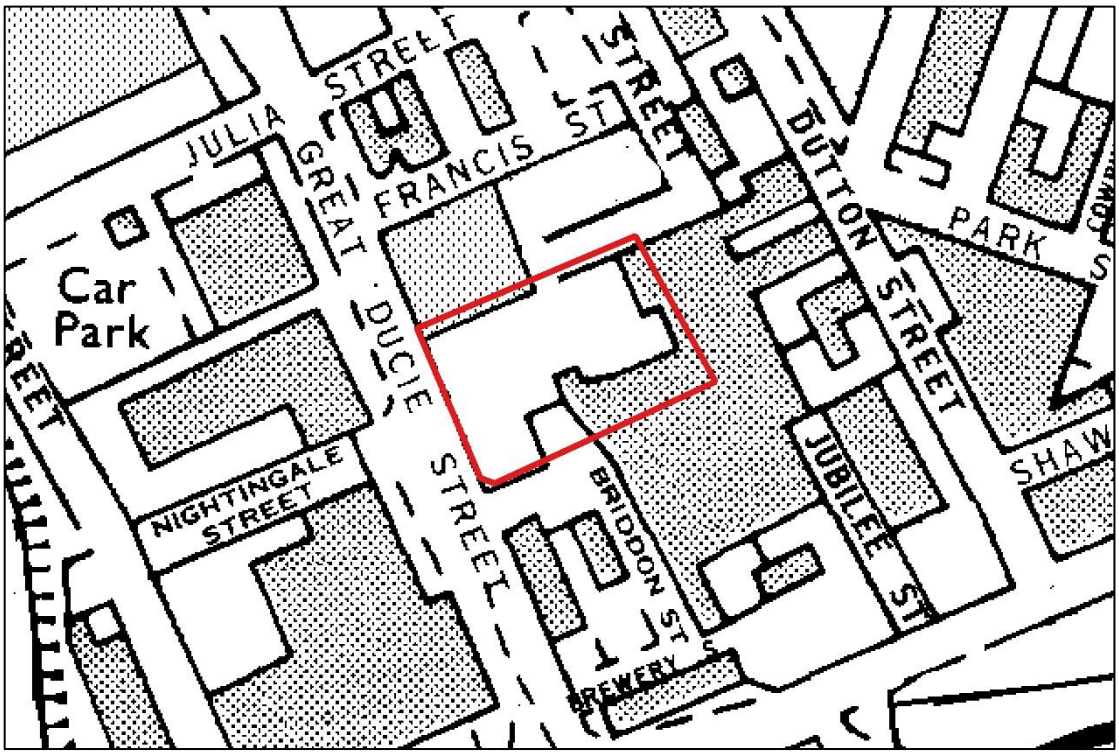

Plate 16: Extract from the Ordnance Survey map of 1994, showing the Site boundary

4.7 Boddingtons Brewery

Strangeways Brewery was founded in 1778 by two-grain merchants, Thomas Caister and Thomas Fry (ScienceMusuemGroup.org). The brewery was established just north of what is now Manchester city centre. The brewery is not marked on the available sequence of late-18th-century maps, though it could have been established in the unlabelled buildings to the south-east of 'Mr Smith's Print Works' (Plates 4-5). Scholes trade directory of 1797 listed Thomas Caister as a '*brewer*, &c. house' at number 9 Strangeways (Scholes 1797, 24).

Henry Boddington, born in 1813 in Thame, Oxfordshire, joined the brewery in 1832 as a travelling salesman when the brewery was in the possession of Hole, Potter and Harrison (Boddington-family.org.uk). Swire's plan of 1824 (Figure 4) is the first available map that captures the site of the brewery, situated on New Bridge Street. Hole and Potter were recorded as brewers at Strangeways in Pigot and Dean's trade directory of 1821 (Pigot & Dean 1821, 78). During this time, the brewery was small.

In 1848, Henry obtained a partnership in the Strangeways Brewery when Samuel Hole left to become a maltster in Newark (Wilson 2007). During this time, the company went under the name John Harrison & Co., recorded in Slater's trade directory of 1850 as ale and porter brewers and maltsters at Brewery Street.

By 1853, with his father-in-law's help, Henry became the sole proprietor of the Strangeways Brewery. Rapid population growth and the remarkable per capita increase in beer consumption led to the dramatic expansion of Boddingtons Brewery in the 1870s. By 1877 it was brewing about 100,000 barrels of beer, making it one of the largest in Manchester. Although its sales were principally in the Manchester area, it had opened stores in Birmingham, Rochdale, and Crewe (Wilson 2007).

Slater's trade directory of 1879 records Henry Boddington & Co. Strangeways Brewery (established 1778) at New Bridge Street. The trade directory suggests that there was also a brewery at Burton-on-Trent: New Works (Slater 1879, 31). It also records that Mary Street, Strangeways was the site of the general offices for the brewery. The outpost in Burton upon Trent (1875-1890) was managed by Henry's eldest son, Henry Slater Boddington. Altogether Boddingtons Brewery employed 238 men and boys (Wilson 2007).

In 1883, Boddingtons became a private limited company, though five years later the company went public when it was estimated to have assets worth £320,465. After Henry Boddington died in 1886, his son Henry Slater Boddington continued to run the brewery. By 1892 Boddingtons owned 212 public houses (*ibid*).

William Slater Boddington, the second son, followed his brother as chairman of the brewery until his death. Robert Slater Boddington (1862–1930), the youngest of Henry Boddington's sons, had a 55 year association with the company. He was its chairman from 1908 to 1930 and for many years a vice-chairman of the Brewers' Society (*ibid*). By the 1930s, the Boddington family's shareholding had declined to around 40 per cent.

Goad's Fire Insurance Plan (revised between 1889-1901) shows that Boddingtons Brewery Limited occupied a substantial complex on the east side of Briddon Street, immediately to the south-east of the Site. The complex abutted Ralli Bros' shipping warehouse that lay beyond the Site boundary and extended to the rear of houses fronting New Bridge Street. Slater's trade directory of 1911 recorded Boddingtons Brewery Limited (stables and cooperage) as occupying Mary Street as well as the site off New Bridge Street, Strangeways.

On 22 December 1940, the brewery water tanks were hit by bombs during the Manchester Blitz, and the brewery had to be closed down for several months (Pearson 1999, 133). The brewery was rebuilt with the most up-to-date and modern equipment of the time and was the first in Europe to install stainless steel brewing vats. Several photographs taken in the 1960s and 1980s show the new buildings at the Strangeways site, together with the vestiges of some of the 19th-century structures (Plate 17-9).

Plate 17: Strangeways Brewery, located beyond the Site boundary, taken in 1967, courtesy of Manchester Local Image Collection

Plate 18: Boddingtons Brewery in 1986, courtesy of Manchester Local Image Collection

Plate 19: Boddingtons Brewery, taken in 1986, showing remnants of 19th century building, courtesy of Manchester Local Image Collection

The Ordnance Survey map of 1980 (Figure 11) shows that the eastern part of the Site had been incorporated into Boddingtons Brewery. In 1986, the company employed 280 people and operated 530 tied houses, and while Strangeways Brewery had a capacity of 500,000 barrels a year, it was operating at around 50 per cent capacity. Boddingtons remained independent until 1989, when Ewart Boddington sold Strangeways Brewery and the Boddingtons brand (but not the tied estate) to Whitbread (Richmond and Turton 1990, 75-6).

The Ordnance Survey map of 1994 (Figure 12) shows that the north-west end of the brewery had been remodelled and was situated in the south-east and north-east fringe of the Site.

Whitbread bought Boddingtons Brewery in 1989 and Boddingtons Bitter received an increased marketing budget and nationwide distribution. Boddingtons achieved its peak market share in 1997 and at the time was exported to over forty countries. Anheuser–Busch InBev, which acquired the Whitbread Beer Company in 2000 currently owns Boddingtons beer brands. Strangeways Brewery closed in 2004 and production of pasteurised Boddingtons was moved to Samlesbury in Lancashire.

4.8 Previous Archaeological Works

No known previous archaeological work has taken place within the Site boundary.

In total, three desk-based assessments have been undertaken within a 300m radius of the Site. The closest of these was undertaken to the south-east of the Site at Breslyn Street, Strangeways (OAN 2008). This concluded that land at Bresyln Street had high potential to contain buried archaeological remains pertaining to 19th-century workers' houses. There was also some potential for the site to contain buried remains of the Roman road from Manchester to Ribchester. An archaeological watching brief was recommended, but there is no evidence of any further archaeological monitoring having been undertaken at the site.

Intrusive archaeological investigations within a 300m radius of the Site includes two evaluations, a watching brief, and an excavation. Archaeological trial trenching was undertaken at Victoria Station, to the south-east of the Site boundary (GMAU 1993). The programme of trial trenching recovered disarticulated human remains, from individuals interred in the former Walker's Croft burial ground, as well as part of a foundation of the former 19th-century Ducie Bridge. A subsequent programme of archaeological watching brief to recover any human or other archaeological remains disturbed by the current re-development of the station.

On the opposite side of the River Irwell in Salford, trial trenching at Greengate Towers (OAN 2007) produced a series of buried remains, seemingly representing a continuity of activity from the 12th or 13th centuries. Further excavations yielded significant archaeological information, including a considerable quantity of post-medieval pottery, representing an assemblage of regional significance.

Land at the junction of Gravel Lane and Greengate (UMAU 2005) has also been subjected to trial trenching and a subsequent archaeological excavation. The evaluation revealed that the earliest occupation on the site began in the medieval period with pottery sherds from the 13th century. In total, five postholes were excavated, which may have been associated with a former medieval building. Further excavations revealed a continuity of archaeological activity dating from the medieval to the present day. The earliest archaeological remains were uncovered to the rear of an area fronting Greengate, which comprised two cess/rubbish pits of medieval date. Post-medieval activity comprised a ditch, gullies, pits and residual spread of pottery. Early 19th-century workers' housing was also exposed comprising blind-back and back-to-back houses.

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site (Plate 20). The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis.

Gazetteer Entry 01

Site Name	Strangeways Park (site of)
Designation	No designation
HER number	275.3.0
Site Type	Park (site of)
Period	Post-medieval to late 19th century
NGR	SJ 8370 9950
Source	HER; OS mapping
Description	Strangeways Park was part of the Strangeways estate, held by the Strangeways family and first mentioned in the manorial survey of Manchester, 1322. Passed to the Hartley family in the 17th century and in the ownership of the Earl of Ducie in 1850. Fields within the Site were part of Lord Ducie's estate in the late 18th century. Land within Strangeways Park was significantly developed in the second half of the 19th century and includes parts of Strangeways, Cheetwood and Cheetham Hill.
Assessment	It is likely that any former relict soils associated with the post-medieval park were removed during development in the industrial period, though there may be some potential for discrete pockets of relict soils to survive *in-situ*.

Gazetteer Entry 02

Site Name	Strangeways Hall (site of)
Designation	No designation
HER number	275.1.0
Site Type	Hall
Period	Post-medieval to 1860
NGR	SJ 8366 9946
Source	HER OS mapping; Green 1787-94; Swire 1824; Bancks & Co. 1831;
Description	The estate of Strangeways is mentioned in a description of The Bounds of Manchester in 1322. Held by the Strangeways family, until sold in the mid-17th century to the Hartleys, who retained possession for several generations. In 1711, it was bequeathed by Catherine Richards, widow, to Thomas Reynolds, ancestor to the Earl of Ducie, the owner in 1850. The hall itself was built before 1590, but the precise date is unknown. Demolished around 1860 and replaced by the Assize Court.
Assessment	Strangeways Hall was situated to the north of the Site boundary, within the grounds of Strangeways Park. The hall lay beyond the Site boundary and will therefore not be affected by the proposed development.

Gazetteer Entry 03

Site Name	Strangeways Park Canal (site of)
Designation	No designation
HER number	-
Site Type	Reservoir (site of)
Period	Late 18th century
NGR	SJ 839 993
Source	HER; OS mapping; Green 1787-94; Laurent 1793; Bancks & Co. 1831; OS mapping
Description	Large body of water annotated as 'Canal' on both Green's map of 1787-94 (Plate 4) and Laurent's plan of 1794 (Plate 5; Figure 3), within Strangeways Park. Also shown on subsequent maps. It may have supplied the printworks with water in the late 18th century. It may have fed reservoirs to the east of the printworks shown on the OS map of 1850 (Figure 6).
Assessment	The reservoir was located beyond the Site boundary and therefore will not be affected by the proposed development.

Gazetteer Entry 04

Site Name	Field Boundaries (site of)
Designation	No designation
HER number	-
Site Type	Field boundaries
Period	18th century
NGR	SJ 83752 99260
Source	Green 1787-94; Laurent 1793
Description	The fields within the Site were owned by Lord Ducie, indicating that they were part of the Strangeways estate. Charles Laurent's plan of 1793 (Figure 3) suggests that a field in the north-west of the Site had been divided into smaller plots by three field boundaries. Field boundaries or hedgerows seem to have bordered a lane or cart track.
Assessment	It is likely that below-ground remains associated with the former field boundaries were removed during the industrial period development of the Site.

Gazetteer Entry 05

Site Name	Cart track (site of)
Designation	No designation
HER number	-
Site Type	trackway (site of)
Period	18th century
NGR	SJ 83753 99242
Source	Green 1787-94; Laurent 1793; OS mapping;
Description	Narrow track that ran through roughly the centre of the Site shown on Laurent's plan of 1793 (Figure 3). The track may have briefly followed the course of Nightingale Street.
Assessment	The presence and condition of remains associated with the narrow track are currently unknown. Below-ground remains of the track has some potential to survive below the course of Nightingale Street, although it is likely to have been damaged or removed by 19th and 20th century activity.

Gazetteer Entry 06

Site Name	Building fronting Strangeways (site of)
Designation	No designation
HER number	-
Site Type	Building
Period	18th century
NGR	SJ 83749 99228
Source	Green 1787-94; Laurent 1794
Description	Block of buildings at the junction of the cart track and Strangeways shown on both Green's map of 1787-94 and Laurent's plan of 1793 (Figure 3). Unknown function. Rear projection of building extended into the south-west Site boundary.
Assessment	The presence and condition of remains associated with the late-18th-century buildings is unknown. There is some potential for the structures to survive *in-situ* as below-ground remains.

Gazetteer Entry 07

Site Name	Mr Smith's Print Works (site of)
Designation	No designation
HER number	-
Site Type	Industrial premises
Period	19th century
NGR	SJ 83834 99282
Source	Green 1787-94; Laurent 1794; Scholes 1797
Description	Mr Smith's Print Works is first captured on Green's plan of 1787-94 and Laurent's plan of 1793 (Figure 3). John Smith was recorded as a calico printer at Strangeways in Scholes' trade directory of 1797. The Site had been expanded by 1850 and became Strangeways Calico Print Works.
Assessment	The presence and condition of remains associated with Mr Smith's Print Works are currently unknown. The buildings seem to have been located beyond the Site boundary and therefore will not be affected by the proposed development.

Gazetteer Entry 08

Site Name	Great Ducie Street (site of)
Designation	No designation
HER number	-
Site Type	Terraced houses
Period	19th century
NGR	SJ 83737 99252
Source	Swire 1824; Pigot & Dean 1821; Bancks & Co. 1831; Slater 1850; Slater 1863; OS mapping
Description	A row of Georgian terraced properties lined Great Ducie Street from at least the time of Swire's map of 1824 (Figure 4). Pigot & Dean's trade directory of 1821 indicates that middle-class residents occupied the street, including accountants, manufacturers bank clerks and grocers. The OS map of 1850 (Figure 6) shows that the properties to the north of the junction with Nightingale Street occupied large footprints and had ornate garden plots, whilst the properties to the south of the junction were smaller and did not benefit from gardens. In addition, all the houses contained cellars, indicated by window lights along the street frontage. Slater's trade directory of 1850 recorded the addresses of the properties within the Site, which occupied numbers 71-79. By Slater's trade directory of 1863 the street numbers had changed, and the properties addresses now ranged from numbers 56-70. The larger properties were recorded as occupying Belgrave Terrace (numbers 62-70). The north-west most property in the Site was modified to become part of the Central Boys' refuge in the late 19th century. By the OS map of 1908 (Figure 8), the adjacent property had also been purchased to form part of the Central Boys' Refuge. The rest of the houses to the north of the junction with Nightingale Street had been redeveloped into a large warehouse by 1952 (Figure 10). The houses on the southern side of the junction stood until at least the 1970s. By 1994 (Figure 12), the properties had been cleared and the Site subsequently formed a car park.
Assessment	There is potential for *in-situ* below-ground structural remains to survive within the Site.

Gazetteer Entry 09

Site Name	Whistlers Arms/ Assize Court Hotel (site of)
Designation	No designation
HER number	-
Site Type	Public House
Period	19th century
NGR	SJ 83766 99221
Source	Swire 1824; Bancks & Co. 1831; OS mapping; Goad 1901; Slater's trade directory
Description	Whistler's Arms is captured on Swire's map of 1824 (Figure 4) and Bancks & Co.'s map of 1831 (Figure 5). The OS map of 1850 (Figure 6) clearly captures the building. The north-west end of the building extended into the south-east Site boundary. Sarah Wright was recorded as the publican in Slater's trade directory of 1850 and 1863. By the late 19th century, the public house had been altered. The north-west end of the building was occupied by J. W Lowther & Co., oil stores. Part of the building had been redeveloped into the Assize Court Hotel, with stables to the rear. By Slater's trade directory of 1895 it was ran by Joseph Robert Sanders. The same buildings are shown on the OS map of 1952 (Figure 10). Demolished before the survey of the OS map of 1980 (Figure 11).
Assessment	Public House partly extended into the south-east Site boundary. There is some potential for *in-situ* below-ground structural remains to survive within the Site.

Gazetteer Entry 10

Site Name	Nightingale Street (site of)
Designation	No designation
HER number	-
Site Type	Dwellings
Period	19th century
NGR	SJ 83757 99251; SJ 83759 99230
Source	Swire 1824; Bancks & Co. 1831; OS mapping
Description	Two dwellings are first shown on the north side of Nightingale Street on Swire's map of 1824 (Figure 4). By Bancks & Co.' map of 1831 (Figure 5) the dwellings contained potential outdoor privies in their back yards. The OS map of 1850 (Figure 6) depicts window lights along the street frontage implying that the dwellings contained cellars. By 1850, the southern side of Nightingale Street had been developed comprising three small irregular shaped dwellings. The buildings appeared to have been reconfigured slightly by the OS map of 1891 (Figure 7). The same footprints of the buildings were captured until the OS plan of 1952 (Figure 10), when the northern side of the street had been redeveloped into a warehouse. The dwellings on the southern side of the street were still in existence, though they had been cleared by the OS map of 1980 (Figure 11).
Assessment	Below ground remains of the workers' housing likely survive in-situ within the Site

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Gazetteer Entry 11

Site Name	Strangeways Calico Print Works (site of)
Designation	No designation
HER number	9736.1.0
Site Type	Industrial properties
Period	19th century
NGR	SJ 83801 99266
Source	Swire 1824; Bancks & Co.' 1831; OS mapping; Goad 1901
Description	Potential expansion of earlier printworks site annotated as Mr Smith's Print Works on late-18th-century mapping. Shown as a quadrangle of buildings surrounding a central courtyard, with a small square building its centre on Swire's map of 1824 (Figure 4). Similar arrangement of buildings on Bancks & Co.'s map of 1831 (Figure 5), although a large rectangular building has been built in the central courtyard. Labelled Strangeways Calico Print Works on OS map of 1850 (Figure 6). The south-east buildings of the print works were incorporated into Strangeways Finishing Works (Cotton) by 1891 (Figure 7). The buildings that occupied the north-west part of the Site had been entirely redeveloped.
Assessment	The presence and condition of remains of the buildings are currently unknown. It is likely that remains of the buildings survive *in-situ* as below-ground structural remains.

Gazetteer Entry 12

Site Name	Steam power plant (site of)
Designation	No designation
HER number	-
Site Type	Industrial premises
Period	19th century
NGR	SJ 83813 99273
Source	OS map of 1850; Goad 1901
Description	The OS map of 1850 (Figure 6) shows that location of boiler houses at Strangeways Calico Print Works. The boilers were housed in the building that was erected in the centre of the former courtyard, on the north-east side of the building. Several tanks and a chimney are also shown in this location.
Assessment	The presence and condition of the remains of the buildings are currently unknown. It is likely that remains of the buildings may survive *in-situ* as below ground structural remains.

Gazetteer Entry 13

Site Name	Strangeways Finishing Works, Cotton (site of)
Designation	No designation
HER number	-
Site Type	Industrial premises
Period	Late 19th century
NGR	SJ 83804 99253
Source	OS map of 1891; Goad 1901
Description	First appears on the OS map of 1891 (Figure 7). The premises had incorporated some of the earlier buildings associated with the Strangeways Calico Print Works, in the south-east part of the Site. Goad's Fire Insurance Plans (1901) imply that the finishing works were operated by J & H Charlton. Goad's plan indicates that Ralli Bros' occupied part of the complex that was annotated as the finishing works. This comprised a shipping warehouse that ran parallel to Briddon Street, which was four storeys high and contained a basement. An additional rectangular building erected by the time of the OS map of 1908 (Figure 8). The Site became Strangeways Brewery sometime before the OS map of 1952 (Figure 10). The buildings at the brewery had been reconfigured and are first shown on the OS map of 1994 (Figure 12). Photographs taken of the Strangeways Brewery in the late 1960s and 1980s show that the vestiges of 19th-century buildings were incorporated into the redevelopment of the site.
Assessment	The presence and condition of remains of the buildings are currently unknown. The boilers may survive *in-situ* as below ground structural remains.

Gazetteer Entry 14

Site Name	Steam Power Plant (site of)
Designation	No designation
HER number	-
Site Type	Industrial Premises
Period	19th century
NGR	SJ 83806 99241
Source	OS map of 1891; Goad 1901
Description	The OS map of 1891 (Figure 7) shows the location of a chimney within the Strangeways Finishing Works. Goad's Fire Insurance Plan of 1901 shows that the chimney was situated to the north-west of a boiler house. The boiler house contained two boilers and was situated to the south-west of the stiffening rooms, indicating that they powered machinery in the adjacent room. Goad's plan shows that the other buildings associated with Strangeways Finishing Works were warehouses and stables.
Assessment	The presence and condition of remains of the boilers are currently unknown. It is likely that remains of the buildings may survive *in-situ* as below ground structural remains.

Gazetteer Entry 15

Site Name	Industrial complex (site of)
Designation	No designation
HER number	-
Site Type	Industrial buildings
Period	Late 19th century
NGR	SJ 83784 99282
Source	OS mapping; Goad 1901
Description	Land that formerly comprised Strangeways Calico Print Works in the north-west part of the Site had been redeveloped into a series of small warehouses, offices, stables, and sheds that were situated around a central courtyard. The buildings were situated on the south-east side of Catherine Street and on the north-east side of Briddon Street. Goad's Fire Insurance plan of 1901 shows that J. Boyd & Son occupied a yarn warehouse at the junction of Briddon Street and Catherine Street. This building was bordered to the north-east by stables. The building to the south-east was an office attached to an elongated rectangular building that was occupied by J. W. Lowther & Co, oil stores. The north-west elevation of this building was also bordered by stables. A rectangular building on Catherine Street was occupied by William Oxley, a boiler composition manufacturer. This property was bordered by a chimney, sheds, and stables. The yarn warehouse, oil store and attached offices ranged from one to three storeys high and contained basements. The boiler factory was two storeys high and did not contain a basement. A similar arrangement of buildings is shown on the OS map of 1952 (Figure 10). The buildings were occupied by Strangeways Brewery by 1980 (Figure 11) and had been demolished before the OS map of 1994 (Figure 12).
Assessment	The presence and condition of remains of the former warehouses and places of business are currently unknown. There is some potential that the yarn warehouse, oil store and attached may survive *in-situ* as below ground structural remains.

Gazetteer Entry 16

Site Name	Albion Works (site of)
Designation	No designation
HER number	-
Site Type	Industrial Premises
Period	Late 19th century
NGR	SJ 83816 99267
Source	OS map of 1891; Goad 1901
Description	Albion Works was situated on land that was formerly occupied by Strangeways Calcio Print Works. The OS map of 1891 (Figure 7) indicates that the works made boxes. Goad's Insurance map of 1901 indicates that it was occupied by Sam Mill Ward & Co, paper stock. The north-east end of buildings within the Albion Works complex projected into the Site. Goad's plan suggests that these buildings functioned as a store, stables, and stairwell. The stables and stairwell comprised a two- and four-storey attached building that were cellared. Most of the buildings associated with Albion Works had been cleared by before the OS map of 1952 (Figure 10) was produced. The building that formerly houses the stairwell and stables seems to have been incorporated into Strangeways Brewery.
Assessment	The presence and condition of remains of the buildings are currently unknown. There is some potential that remains of the buildings may survive *in-situ* as below ground structural remains.

Gazetteer Entry 17

Site Name	Roman Road (site of)
Designation	No designation
HER number	14.1.0
Site Type	Road
Period	Roman
NGR	SJ 8369 9840
Source	HER; OS map of 1850
Description	Roman Road from Manchester to Ribchester follows the course of Bury New Road. Projection of the Roman Road shown on the OS map of 1850 (Figure 6).
Assessment	The road lies beyond the Site boundary and will therefore not be affected by the proposed development.

Gazetteer Entry 18

Site Name	Roman Road (site of)
Designation	No designation
HER number	13903.1.0
Site Type	Road
Period	Roman
NGR	SJ 83792 99022
Source	HER; OS map of 1850
Description	Roman Road unknown. It is considered that only fragmentary evidence may remain due to extensive 19th-century development. Passed to the south of the Site
Assessment	The road lies beyond the Site boundary and will therefore not be affected by the proposed development.

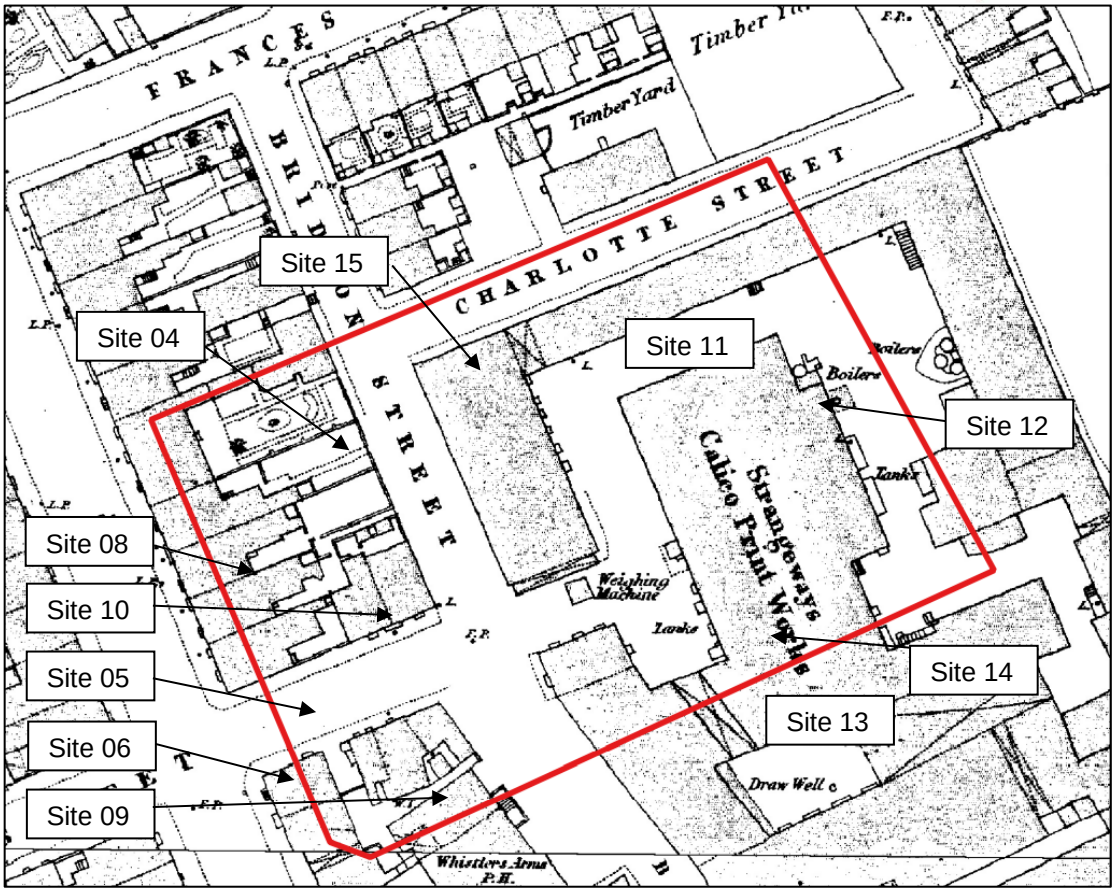

Plate 20: Extract from the Ordnance Survey plan of 1850, showing approximate location of non-designated heritage sites

6. Significance

6.1 The Policy Context of Heritage Assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not, but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

6.2 Assessment Methodology and Significance Criteria

An accepted methodology for assessing archaeological significance is 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 March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 Baseline Significance Conditions

6.3.1 Period

The Site is located beyond the medieval area of Manchester although the Roman road from Ribchester to Manchester ran along the south-west boundary of the Site. The Site was situated within Strangeways Park throughout the post-medieval period. In the industrial period, the Site was extensively developed into a mixture of industrial, commercial, and domestic properties. The Site was incorporated into Boddingtons Brewery in the second half of the 20th century.

No prehistoric activity is known to have taken place within the Site, and the potential for such remains is considered to be very low. Remains of Roman or medieval activity may exist within the Site, however, it is likely that remains would have been removed by the extensive development throughout the 18th and 19th centuries. Remains associated with this phase of activity may be considered significant due to period.

6.3.2 Rarity

Archaeological remains associated with the expansion of the late-18th-century print works may be considered significant due to rarity. Archaeological remains associated with 19th-century workers' houses, hotels, warehouses, and businesses would not be considered significant due to rarity. Remains pre-dating the 19th century, however, would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period.

6.3.3 Documentation

The historical development of the Site from the late 18th century can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

6.3.4 Group Value

The Site lies within an area of Manchester that was developed as a direct result of the commercial and industrial expansion of the town during the late 18th century. Therefore, any remains within the Site may hold some group value.

6.3.5 Survival / Condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, many of the industrial, commercial and domestic properties are known to have contained cellars. Although some of the Site was incorporated into Boddingtons Brewery, photographs taken in the 1980s shows that remnants of 19th-century structures were included in the complex. The construction of a warehouse on Great Ducie Street by the 1950s will have undoubtedly impacted on the below-ground remains of the sites identified in this assessment, although the extent of this impact will depend on the construction methods employed.

6.3.6 Fragility/Vulnerability

Any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works associated with the proposed development.

6.3.7 Diversity

The heritage assets within the Site are mostly associated with the development of Manchester during the industrial period and therefore my not be considered significant due to diversity.

6.3.8 Potential

There are no known prehistoric, or early medieval sites within the Site or its vicinity and the potential for remains deriving from these periods is considered to be very low.

The Roman road from Manchester to Ribchester passed to the south-west of the Site, along the current course of Bury New Road (Figure 6). In addition, the projected course of a second Roman Road running broadly east/west was situated *c* 200m to the south of the Site (Figure 6). The survival of Roman remains associated with road may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (https://researchframeworks.org /nwrf/roman-period/#section-13):

R11: How can we identify typologies and the development of military sites and Roman road systems?

Though Roman period remains cannot be discounted, it is likely that any Roman period archaeological remains will have been disturbed or destroyed by the 19th-century buildings in the Site. The Roman Road to the south lies beyond the Site boundary, therefore, there is very little potential for below-ground remains associated with the road to survive within the Site.

In total, three probable field boundaries lie within the Site on late-18th-century mapping (Plates 4-5, pp. 16 Figure 3). Furthermore, the Site may have previously lay within Strangeways Park. The survival of field boundaries and/or gardens may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England*

(https://researchframeworks .org/nwrf/industrial/#section7;https://researchframeworks.org/nwrf/sample-page/post-medieval/):

PM15: How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?

Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

Ind08: To what extent were post-medieval geometric garden landscapes swept away by post-1750 landscaping?

Ind09: How does the nature of rural settlement change during this period?

It is unlikely that any below-ground remains pertaining to the field boundaries or gardens associated with Strangeways Park will survive within the Site due to the extensive development that took place in the late 18th and early 19th centuries (Figures 3-6).

A late-18th-century printworks was situated to the south-east of the Site (Plates 4-5, pp. 16; Figure 3). The printworks had been significantly expanded by the early 19th century and extended within the Site boundary, first shown on Swire's map of 1824 (Figure 4). The Ordnance Survey map of 1850 (Figure 6) shows the printworks in detail and it is annotated as 'Strangeways Calico Print Works'. The research agendas listed in the *Archaeological Research Framework for North West England* (https://researchframeworks.org/nwrf/industrial/) aim to address innovations in technology and production during the post-medieval and industrial period:

PM27: How do the industries associated with the North West evolve and develop during this period?

Ind60: How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?

The early print works building lay beyond the Site boundary, but by 1824 (Figure 4) it had been expanded across the north-east part of the Site. Below-ground remains may survive within the Site and have some potential to address the research aims listed above.

The Ordnance Survey map of 1850 (Figure 6) captures Strangeways Calico Print Works in detail. The map shows the site of a chimney, boiler houses and tanks on the north-east side of a building located in roughly the centre of the complex. By 1891 (Figure 7), Strangeways Finishing Works occupied the south-east part of the Site and incorporated elements of the former Strangeways Calico Print Works. Goad's Fire Insurance Plan of 1901 shows the location of the boiler house and stiffening rooms within the Site boundary. The research agendas listed in the *Archaeological Research Framework for North West England* (https://researchframeworks.org/nwrf/industrial/) aim to address innovations in technology and production during the industrial period:

Ind55: What is the evidence for the development of power production?

Ind58: How have industrial buildings adapted to new technology and processes?

Both sets of boiler houses lay within the Site boundary and have the potential to survive within the Site as *in-situ* below-ground remains, and therefore, have some potential to address the research aims listed above.

Great Ducie Street frontage and the northern side of Nightingale Street had been developed into housing by Swire's plan of 1824 (Figure 4). Georgian terraced properties lined Great Ducie Street, with ornate garden plots to the rear. The two dwellings along Nightingale Street were smaller. By 1850 (Figure 6), the southern side of Nightingale Street had been developed into three terraced dwellings. The research agendas listed in the *Archaeological Research Framework for North West England* (https://researchframeworks.org/nwrf/industrial/) aim to address the urban landscape during the industrial period:

Ind22: How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

Ind32: To what extent did houses and shops incorporate workshops and warehousing?

Ind39: What do we know about pre By Law workers housing and where are significant examples?

The properties within the Site comprise several different types of housing. The Ordnance Survey map of 1850 (Figure 6) indicates that most of the dwellings within the Site contained cellars. Below-ground remains may survive within the Site and have some potential to address the research aims listed above.

6.5. Significance of Below-Ground Archaeological Remains

Using the above criteria, the Site has some potential to contain non-designated below-ground heritage assets of local significance in the majority of the Site. Buried remains of dwellings at Great Ducie Street (GE09), the Whistlers' Arm (GE10), and Nightingale Street (GE10) would be of local significance. Elements associated with Strangeways Calico Print Works (GE11), its steam power plant (GE12), Strangeways Finishing Works (GE13) and steam power plant (GE14) would be of local significance.

Buried remains pre-dating the industrial period would be high local or borough significance, however, the potential for these remains to survive within the Site is low.

7. Impact of Development

7.1 Development Proposals

The design proposals for the Site comprises residential apartments, with potential commercial units at ground floor level. The proposed development comprises five apartment blocks of ten, 11, 16, 19 and 26 storeys high. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site (Figure 13).

7.2 Impact of Development on Below-Ground Remains

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with the potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain archaeological remains of associated dwellings at Great Ducie Street (GE09), the Whistlers' Arm (GE10), and Nightingale Street (GE10), Strangeways Calico Print Works (GE11) and its steam power plant (GE12), Strangeways Finishing Works (GE13) and steam power plant (GE14). Any such remains that do exist within the Site are likely to be of local, if not regional, significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

8. Recommendations

8.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

8.2 Recommendations and further investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, than an archaeological trial trench evaluation may be required may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

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North West Regional Research Framework
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Appendix 1: Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on Laurent's map of 1793

Figure 4: Site boundary superimposed on Swire's map of 1824

Figure 5: Site boundary superimposed on Bancks & Co's map of 1831

Figure 6: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1850

Figure 7: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891

Figure 8: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908

Figure 9: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922

Figure 10: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1952

Figure 11: Site boundary superimposed onto the 1:10,000 National Grid Map of 1980

Figure 12: Site boundary superimposed onto the 1:10,000 National Grid Map of 1994

Figure 13: Areas of Archaeological Potential