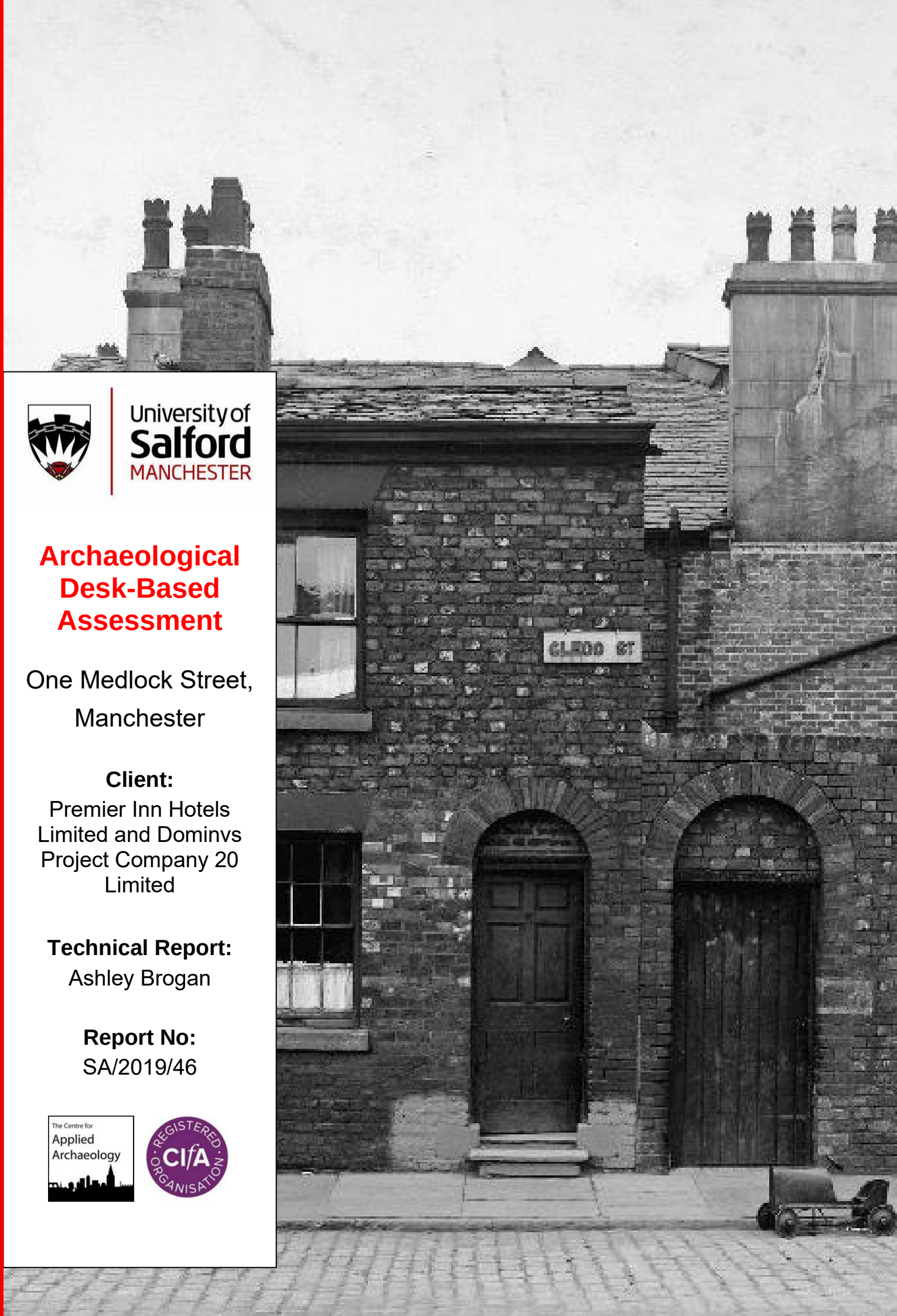

University of Salford MANCHESTER

Archaeological Desk-Based Assessment

One Medlock Street, Manchester

Client:
Premier Inn Hotels Limited and Dominvs Project Company 20 Limited

Technical Report:
Ashley Brogan

Report No:
SA/2019/46

The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Site Location:	The site is bounded by Medlock Street, River Street and the Mancunian Way in the Hulme area of Manchester city centre
NGR:	Centred at NGR SJ 83660 97205
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Contact:	Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT

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Summary

In September 2022, Salford Archaeology was commissioned by Premier Inn Hotels Limited and Dominvs Project Company 20 Limited to undertake an archaeological desk-based assessment to support a planning application for purpose-built student accommodation (PBSA) and office. The site is bounded by Medlock Street, River Street and the Mancunian Way (centred on NGR 383635 397185), and lies just beyond the area that formed part of the Roman settlement associated with the fort at Castlefield. The assessment aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and assess the impact of any future development upon this resource.

The proposed development site does not fall within a conservation area, and does not contain any Scheduled Monuments, Registered Parks and Gardens or listed buildings, although the Castlefield Conservation Area lies 500m northwest of the site. Three listed buildings fall within a 250m radius of the site, including the Manchester South Junction and Altrincham Viaduct (HER 11681.1.0), the mill chimney stack on Cambridge Street (HER 12056.1.0) and Macintosh Mill (HER 12400.1.0), although none of these designated heritage assets lie within the boundary of the site.

In total, six non-designated sites of potential below-ground archaeological interest have been identified within the boundary of the site. These comprises different types of early 19th-century workers' housing, two public houses and a school. The workers' houses front Clegg Street, Hibbert Street and Duke Street and include some back-to-back housing. The public houses, the Globe Inn and the Lochnagar Inn (formerly the George Inn), straddle the boundary of the proposed development area, whilst the former Duke Street School was located within the western extent of the site. Any damage to the foundations of these buildings, and especially the back-to-back workers' houses on Clegg Street and Hibbert Street, should they survive *in-situ*, may merit the implementation of a strategy that would offset any harm to the historic environment caused by their ultimate loss.

The requirement for any further archaeological recording of buried remains within the site will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. In the first instance, however, it may be anticipated that a programme of intrusive investigation will be merited in advance of development. This would be required to establish whether any buried remains of archaeological interest survive *in-situ*, and could usefully comprise of the excavation of a series of evaluation trenches targeted on the footprint of the workers' houses on Clegg Street and Hibbert Street.

1. Introduction

1.1 Planning Background

In September 2022, Salford Archaeology was commissioned by Premier Inn Hotels Limited and Dominvs Project Company 20 Limited to undertake an archaeological desk-based assessment to support a planning application for a proposed development on Medlock Street in city centre (referred to hereafter as the Site). The proposals allow for the demolition of the existing building and the erection of purpose-built student accommodation (PBSA) and office.

The aim of the archaeological assessment was to identify, as far as possible, the nature, extent and significance of the archaeological resource and the potential impact of the proposed development upon that resource so as 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 & Local Government, 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 199-202) 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 adopted a Core Strategy in 2012, which is valid until 2027. The heritage strategy is outline 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 encourage where they are considered consistent with the significance of the heritage asset.'

Manchester City Council is advised on archaeological matters by the development control archaeologist at 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, revised 2014).

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;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- 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 late 18th century.

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 map regression (Figs 2-9), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site (centred on NGR 383635 397185) is situated less than 1.2km to the south-west of Manchester city centre, and forms part of the historic township of Hulme (Fig 1), closely bordering the township of Castlefield. The Site is bound by River Street to the north, Medlock Street to the east, Medlock Street Junction and Mancunian Way to the south, and River Street Tower student accommodation development to the west (Plate 1). The Site is currently occupied by Premier Inn Manchester Deansgate Locks, which comprises a five-storey hotel complex with associated car parking, together with a number of mature trees. A narrow strip of land on the east side of Medlock Street is also part of the Site (see Plate 1).

Plate 1: Recent aerial view of the Site, showing the Site boundary

Topographically, the Manchester Conurbation as a region is 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). The Site lies on the western bank of the River Medlock, and occupies a fairly level terrace at a height of *c* 32m above Ordnance Datum.

3.2 Geology

The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays, and sands, gravels, and clays of fluviatile/lacustrine origin (Ordnance Survey Geological Survey 1970).

3.3 Designations

There are no designated heritage assets, such as Scheduled Monuments or Registered Parks and Gardens, within the Site, although there are three listed buildings within a 250m radius (Table 1). The proposed development will not have a physical impact on any of these designated buildings, and any impact on the setting has been subject to a separate study; this report is concerned solely with the below-ground archaeological resource.

The Site does not fall within a conservation area, although the Castlefield Conservation Area lies 500m to the northwest of the Site. In addition, the Site lies just to the south of the area of the Roman settlement associated with the fort at Castlefield. This area is recorded on the Greater Manchester Historic Environment Record (HER 415.2.0), but does not have any statutory designation.

HER ref.	Description	Grade	NGR
11681.1.0	Manchester South Junction and Altrincham Railway Viaduct	II and Conservation Area	SJ 8303 9770
12056.1.0	Mill Chimney Stack on East Side of Junction with Cambridge Street	II	SJ 8390 9729
12400.1.0	Macintosh Mill	II	SJ 8385 9730

Table 1: Summary of designated heritage assets within a 250m 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). Each section details evidence of archaeological remains and the potential for their recovery.

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 any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield / Hulme area may have been conducive for late prehistoric settlement on account of the natural topography and its location close to the confluence of the rivers Medlock and Irwell (UMAU 2002). However, physical evidence is wanting, and there are no known prehistoric remains within 250m of the Site, and arguably the best evidence for prehistoric activity in the vicinity was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield (Gregory 2007, 181). During the course of this work, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered (HER 13944.1.0), although none was found in securely stratified deposits.

4.1.2 Archaeological Potential

The potential for buried archaeological remains deriving from prehistoric activity within the Site is considered to be low. The possibility of isolated artefacts should not be dismissed entirely given the distribution of finds and the possible relic soils that may survive in areas of the Site, although it is considered most unlikely that artefacts will be found *in-situ* given the development of the Site during the 19th century.

4.2 Romano-British Period

4.2.1 Archaeological Evidence

The first 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* (Bruton 1909), situated *c* 125m west of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the north. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear. Whilst the Site lies on the opposite side of the River Medlock to the Roman fort and the northern *vicus*, there is some evidence for Roman activity in this locality. Three Roman coins were found a short distance east of the Site, all of which dated to the 3rd century AD: Gallienus 253-68 AD; Claudius Gothicus 268-70 AD; Aurelianus 270-5 AD (HER 415.4.12).

Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3). The Site lies a short distance to the east of the projected course of the Roman road leading south-westwards towards Chester, across the River Medlock. The precise course of this road across the river, however, is uncertain. One possibility is that it followed the line of Knott Mill Bridge and Chester Road to the west of the Site. An alternative route of the Roman road is suggested by one of the earliest known plans of the Castlefield area, dated 1765, which shows routeway curving from the north side of the road to the bridge (then known as Knot Mill or Aldport Lane) and terminating on the east bank of the Medlock. The key to this map describes this route as a 'hollow way to the ford', implying that this was a crossing point of some antiquity (UMAU 2001, 7).

Several Roman finds discovered on the south side of the Medlock have been reported by antiquarians since the 17th century (HER 415.4), including fragments of pottery recorded in the 1770s by Whitaker (HER 415.3.0), and a tomb, comprising a wooden coffin in a grave lined with tiles, found in 1832 at a location which Charles Roeder described subsequently as 'evidently near Great Jackson Street' (HER 415.3.1).

Perhaps the best-known Roman finds from the south side of the River Medlock, however, are three sculptured stones found at a depth of *c* 2m by workmen sinking a drain in 1821. One of has been identified as Cautopates, a figure associated with the worship of the Mithras, from which it is inferred that a *Mithraeum*, or building used for the worship of the god, stood within the locality. The precise spot at which the three stones were found is not certain, but they are described as having been discovered 'in the line of the Roman road from Manchester to Chester' (Bruton 1909, 35).

Other finds are described as having been discovered in the vicinity of Knott Mill, including an altar to the goddess *Fortuna Conservatris*, found in 1612 'under the roote of an oak in Medlock neere Knott Mill' (Bruton 1909, 20; HER 415.4.24). In 1760, a centurial stone recording the building of a length of wall (presumably of the fort), was found 'on the south bank of the Medlock near Knott Mill, on the left of the road from Manchester to Stretford' (Bruton 1909, 32; HER 415.4.2).

An archaeological investigation undertaken at the junction of Deansgate and Great Bridgewater Street in 2005 revealed important remains dating from the Roman period (HER 13938.1.0). These remains were interpreted as being associated with the civilian settlement attached to the Roman fort. The earliest phase of Roman activity was characterised by a group of substantial gravel pits, likely to have been associated with construction of roads in the settlement, with some evidence for tree clearance, the laying out of boundary ditches, and timber-framed buildings. The area appeared to have been abandoned in *c* AD 120-60, although a later phase of Roman activity saw the most intense occupation with structures built on a grid-like layout fronting onto a street, with commercial premises, possibly roadside shops.

Pre-Construct Archaeology carried out another excavation on the junction of Chester Road and Great Jackson Street in 2008, close to the present Site. This provided important new information on the character development of Roman Manchester, and indicated that temples and mausolea probably lined the Roman road from Chester as it dropped down to the ford across the River Medlock. Significantly, a Roman altar was recovered from this excavation. This had been dumped into a pit away from the road, suggesting that the area was re-used for other purposes. Physical evidence for a sequence of inter-cutting pits and an enclosure ditch were also identified.

Excavations at Owen Street in 2016 identified a spread of relict plough soil, containing Roman pottery and a series of ditches, the longest with a total recorded length of 36.8m was lined on one side by a row of post holes, cut into the bedrock (Salford Archaeology 2016). These features may have formed part of a field system, delineating a plot of agricultural land.

4.2.2 Archaeological Potential

The Site lies within an area of known Roman activity and, pending the extent of disturbance caused by intensive development during the 19th century, has some potential to contain buried archaeological remains deriving from the Roman period. However, given the extent of development that occurred across the Site from the 19th century onwards, it seems likely that any buried archaeological remains deriving from the Roman period will, at best, be very fragmentary.

4.3 Medieval period

4.3.1 Historical and Archaeological Evidence

There is scant archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest, although the area around Manchester is known to have come under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1911). A gold finger ring (HER 9916.1.0), discovered in antiquity, has been traced to the Castlefield area, providing rare physical evidence for human activity in Manchester during this period.

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, on the northern edge of the modern city centre. The area of the cathedral had certainly become a new focus for settlement by the late 11th century, and the site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 1km to the north-east of the proposed development area. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). A deer park, named Aldport Park (HER 112.1.0) was located towards the south end of Deansgate, bordered to the north by modern day Peter Street and Quay Street, and to the south by the River Medlock. The park is documented from the late 13th century, and is thought to have still been existence in the 16th century (UMAU 2001).

The vicinity of Castlefield and Hulme remained almost wholly undeveloped until the 18th century; the only known activity in the area during the late medieval period was focused upon a mill at Knott Mill to the west of the Site (GMAU 1993). The earliest reference to this mill dates from 1509, when a licence was given for the mill dam. It has been suggested that the mill, and subsequently this part of Manchester, derived its name from the miller (Farrer and Brownbill 1911, 178). The site of the mill is thought to have been incorporated into, or built upon, by the Duke's Warehouse in the late 18th century (HER 9849.1.0).

4.3.2 Archaeological Potential

Given the location of the Site away from Manchester's medieval core, the potential for buried archaeological remains is considered to be very low. The possibility of chance medieval finds should not be ruled out given that the Site may have surviving relic soils beneath the area now covered by the car park. Areas occupied in the 19th century by yards and streets may not have been subject to development that impacted on any earlier archaeological remains, raising the possibility for the survival of medieval agricultural soils.

4.4 Post-medieval and Industrial Period

The onset of the rapid industrialisation centred on Manchester from the 18th century resulted in a massive expansion of the town's population. It was during this period that some of the principal streets, including Deansgate, Market Street and Shude Hill, developed commercially (Farrer and Brownbill 1911, 180). 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, which provided the first efficient means of transporting bulk loads of goods. The first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764 (McNeil and Newman 2006, 172-173; Hadfield and Biddle 1970). The Manchester terminus of the canal was at Castlefield, to the west of the present Site (Sillitoe 1988).

Castlefield and Hulme became increasingly developed during the post-medieval and industrial periods, with numerous streets of workers' housing and several mills dominating the area within 250m of the Site. Medlock Street Glass Works (HER 12416.1.0), Medlock Bridge Mill (HER 15504.1.0), Gaythorn Mill (HER 15513.1.0), Spinning Mill (HER 9868.1.0), Gaythorn Chemical Works (15518.1.0), Size Works (HER 15506.1.0) and Knott Mill Dye Works all fall within 250m from the Site, along with several other heritage assets, which were of industrial, commercial and residential use

Aspects of housing conditions in Manchester: the earliest dwellings for the new breed of factory worker were erected with little legislative control. The Manchester Police Commissioners had sought to apply a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between properties. However, in the absence of any practical way of enforcement, the regulations were largely ignored (Hylton 2003, 152). There was a marked contrast between the housing from the late 18th century, and that from the 1820s and 1830s, even including the use of poorer quality bricks and mortar (Nevell 2008, 136; Pearlman 1956, 3). Most of the worker's houses built during this period were erected without any form of water supply or sanitation; at best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey 2000, 35).

There are several contemporary descriptions of Manchester's 19th-century housing stock, including that provided by Dr J Ferriar in the proceedings of the Board of Health in 1805, who noted that the 'number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil. It may be necessary to explain to gentlemen who have not visited such places, that they each consist of two rooms underground, the front apartment of which is used as a kitchen, and though frequently noxious by its dampness, and closeness, is greatly preferable to the back-room: the latter has only one small window, which, though on a level with the outer ground, is near the roof of the cellar, it is often patched with boards or paper, and in its best state, is so much covered with mud, as to admit very little either of air or light. In this cell, the beds of the whole family, sometimes consisting of seven or eight, are placed' (Board of Health 1805, 12-13).

In the late 18th and early 19th centuries, several acts and by-laws were passed that were designed to regulate the living conditions within Manchester (Nevell 2014). These date from 1790 onwards, were initially implemented by the Police Commissioners, and included by-laws relating to the width of streets, paving, drainage, as well as rudimentary building regulations relating to providing party walls. However, these by-laws were largely ineffectual (Hylton 2003, 152) and Manchester continued on its very specific social and economic trajectory, which meant that by the mid-19th century it formed one of the pre-eminent industrial slum cities in the country.

By that time, the atrocious living conditions within the town, coupled with the appearance of liberal social reformers and local politicians, created a legislative watershed in Manchester, following which a series of more effective acts were passed that were specifically designed to improve the living conditions of those occupying workers' housing. The first of these was the Manchester Police Act of 1844, which stated that any new house should be provided with a toilet, with a door and covering, and all existing houses were to have one installed; significantly, this act also banned the building of new back-to-backs (Muthesius 1982, 126; Lloyd-Jones and Lewis 1993). This was further aided by the Public Health Act of 1848, which 'gave local authorities powers to supply water, to pave and clean streets, to arrange the collection of refuse and the whitewashing and purifying of houses' (Parkinson-Bailey 2000, 40). Cellar dwellings were also made illegal in 1853, through the Manchester New Streets Act, though this was largely unsuccessful at first, and the cellar population of Manchester is calculated at 22,924 in 1845 and 12,396 in 1861 (Roberts 1993, 22). Indeed, it was not until 1868-72 that the majority of cellar dwellings in Manchester were vacated (Hylton 2003, 154).

Two significant advances in housing legislation were introduced in the late 1860s. The first was the Manchester Waterworks and Improvement Act of 1867, which led to the appointment of a Medical Officer of Health for the town, the first of which was Dr John Leigh (Parkinson-Bailey 2000, 41). Nationally, this act was the first of its kind that enabled houses unfit for habitation to be closed and demolished without compensation being given to their owners; however, this said, a compensation of £15 was normally paid for each dwelling demolished (ibid). Significantly, the 1867 act also specified the minimum requirements for room sizes and window areas in new dwellings, and also required that every new house had a yard at the rear, which had to be at least 70ft2. This act also required a minimum street width of 30ft (ibid). This local act was then supplemented in 1868 by the passing of a national act. This was the Artisans' and Labourers' Dwelling Act, also known as the Torren's Act after its author, which focused on the improvement, maintenance, or demolition of pre-existing houses and also new-build houses (ibid). To bring houses up to the required standard, landlords might create a through-dwelling by knocking doors through the party wall between a pair of back-to-backs. Pairs of back-to-backs or individual one-up one-downs might be removed altogether to create the space for yards for the remaining property (Roberts 1993, 22-3).

In 1875, the Artisans' and Labourers' Dwellings Improvement Act was introduced to provide the mechanism of slum clearance, the first act of its kind (Pearlman 1956, 28). However, the Manchester authorities were initially resistant to this act, and it was not until 1890, with the amendment of this Act, that slum clearance and regeneration began in earnest (*op cit*, 34).

Three streets of workers' houses were established within the Site boundary during the 19th century: Clegg Street, Hibbert Street and Duke Street. Houses along Medlock Street, Clegg Street and Hibbert Street contained back-to-back houses, many of which remained in use well into the 20th century. Medlock Street had been narrower than it is today, and therefore the terraced housing fronting Medlock Street sits just outside the Site boundary. Two inns were located on this section of Medlock Street, the Lochnagar Inn (formerly George the Fourth) and the Globe Inn. By 1890, terraced housing on Duke Street was demolished to make way for the Duke Street School. Slum clearance did not occur in this area until the 1920s.

4.4.2 Archaeological Potential

The Site developed during the industrial period with houses, a school and two inns. The Globe Inn and Lochnagar Inn both straddle the boundary of the Site and therefore only a section of the remains of these buildings may fall within the Site, if remains do survive intact. Remains of the workers' houses and the school may survive *in-situ* in areas of the Site that have been less impacted by later development during the 20th century.

4.5 Development of the Site

4.5.1 Cartographic Evidence

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest published maps that show the Site at a meaningful scale are William Green's survey of 1787-94 (Plate 2; Fig. 3) and Swire's 1824 *Map of Manchester and its Environs* (Plate 3). Green's map shows the area was mainly rural, with field boundaries crossing through the east and west of the Site. The streets on Green's map were projected streets that were never built, only planned. This is confirmed on Swire's map, which shows that no streets had been constructed on the Site, and that it was occupied in part by gardens (Plate 3).

Bancks & Co.'s 1831 *A Map of Manchester and Salford* (Plate 4; Fig. 4) is the earliest map showing Clegg Street, Hibbert Street and Duke Street, indicating that they these streets were laid out sometime between 1824 and 1831. Terraced houses front the western sides of Duke Street and Hibbert Street and the eastern side of Clegg Street, with back-to-back houses fronting the eastern side of Hibbert Street and the western side of Clegg Street. The map states that Clegg Street and Hibbert Street were both 78 yard in length. Bancks & Co.'s map also shows the two inns located on Medlock Street, towards the eastern extent of the Site. The inns fall within the east Site boundary and are identified on the 1851 OS map as the George Inn (Site **03**) and the Globe Inn (Site **04**).

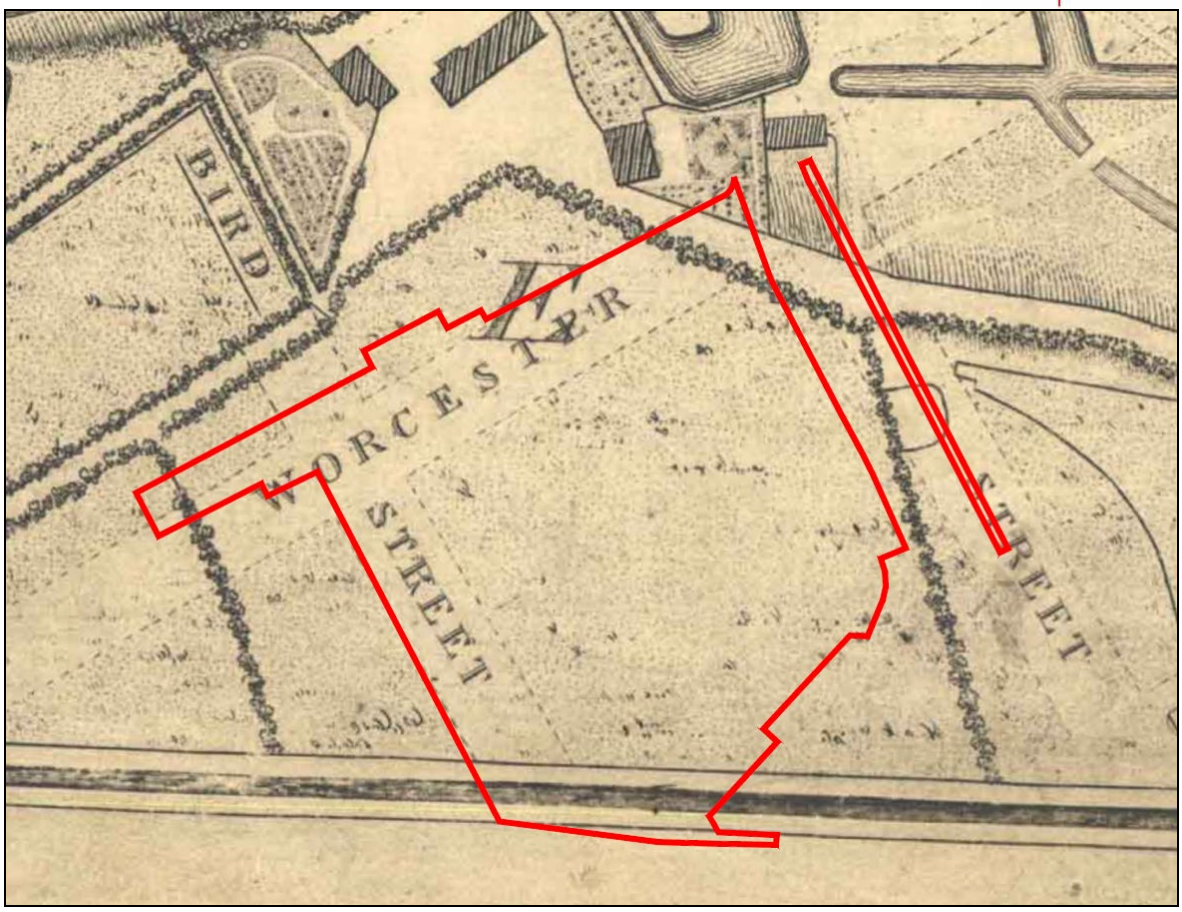

Plate 2: Green's 1787-1794 survey of the Site

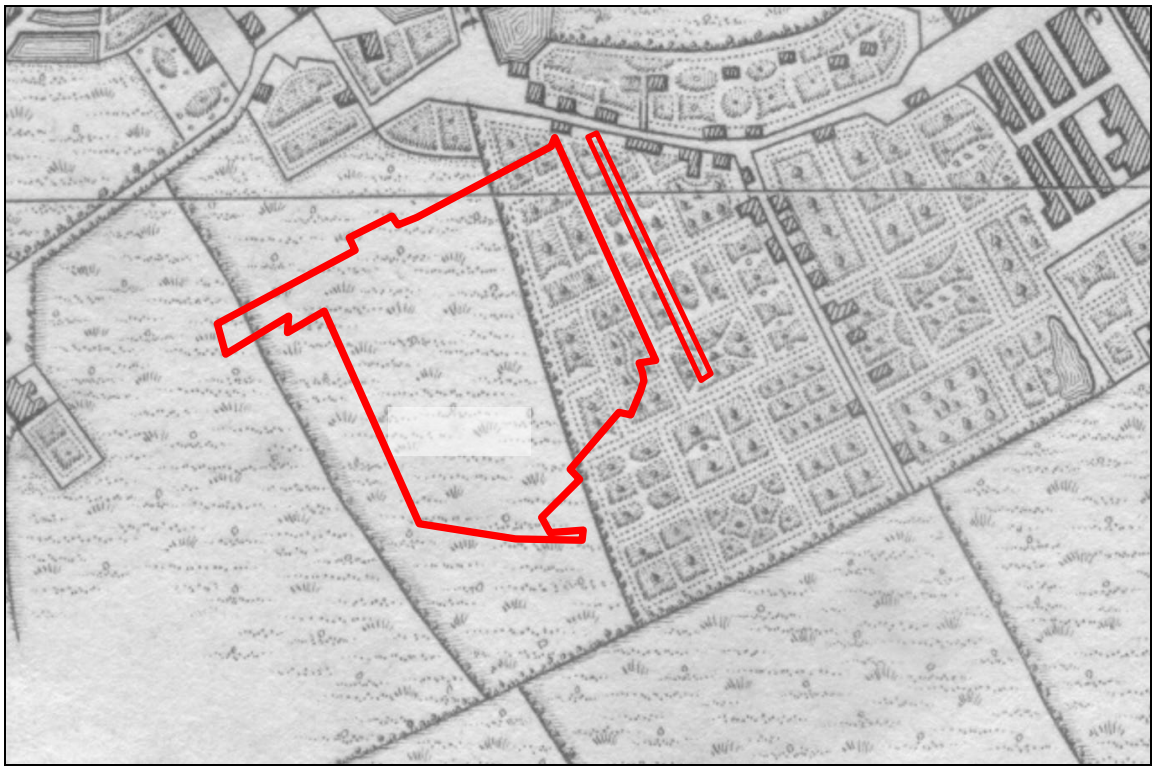

Plate 3: Swire's 1824 map of the Site

Plate 4: Bancks & Co.'s 1831 map of the Site

In 1830, the Globe Inn (Site **04**) was advertised for sale by auction, with the printed notice of the auction describing the premises as having an extensive brewhouse, stable and other buildings (*Manchester Courier and Lancashire General Advertiser* 14th August 1830). The article also states that 'the inn is situated in a very populous neighbourhood and has been fitted up with every requisite convenience and is in excellent repair'. Further terraced housing had been constructed across the Site, including back-to-back and double-depth housing on Medlock Street, between the two inns, and larger houses on the eastern side of Duke Street, as shown on the Ordnance Survey Town Plan of 1851 (Plate 5; Fig. 5). This detailed plan shows a series of pavement lights against all the houses fronting onto both sides of Duke Street, implying that these properties all incorporated a cellar. Conversely, with the exception of the houses forming the southern end of the terraces, forming the George Street frontage, none of the houses on Hibbert Street and Clegg Street had cellars. It is also clearly evident from the detail of this plan that the Site was almost entirely developed for residential purposes, with the only undeveloped areas being two small coal yards at the southern end of Duke Street.

The area seemed to be characterised by poverty and crime during the second half of the 19th century. Reports in newspapers identify several crimes, often taking place within the inns located on Medlock Street. In February 1861, for instance, an attempt to purchase a

pint of brandy with forged money led to Alexander Graham, of the Lochnagar Inn, to chase the culprit out of the bar, resulting in a 'scuffle' (*Hereford Journal*, 6th February 1861). In 1865, a fight was reported to have happened at The Globe Inn, which resulted in the death of a women who attempted to break up the argument (*Manchester Courier and Lancashire General Advertiser*, 23rd May 1865).

Plate 5: Site boundary superimposed on an extract from the Ordnance Survey Town Plan of 1851

The next detailed survey of the Site is provided by the Ordnance Survey Town Plan of 1891 (Plate 6; Fig. 6). This shows that further housing had been constructed on one of the former coal yards at the southern extent of Duke Street. Otherwise, the footprint of the buildings within the Site do not appear to have been altered.

The George Inn had been renamed as the Lochnagar Inn by the 1890s, when it was occupied by Alexander Graham. As part of the Graham Brothers' business; Kenneth Graham ran the Glenlivat Vaults on Minshull Street and Donald Graham managed the

Lass o' Gownie on Charles Street. A photograph of the Lochnagar Inn shows a datestone reading '1860', which may indicate the date of the redevelopment of the inn (Plate 7).

In contrast to the Ordnance Survey Town Plan of 1851, the 1891 edition appears to show pavement lights against most of the back-to-back houses on Hibbert Street and Clegg Street, suggesting that they did actually contain cellars. The back-to-backs on Medlock Street appear to have been converted into through-houses.

Duke Street School opened on 16th May 1890, with room to accommodate 862 pupils, including infants, girls and boys. Infants from Holy Trinity School and girls from St. Mark's School transferred to the school in 1890. Further transfers took place at Duke Street School in August 1910, when boys and staff from St. Mark's and girls and staff from St. Michael's school moved to Duke Street School. Boys and girls were amalgamated to form a mixed department in 1927. The school was first captured on the Ordnance Survey map of 1908 (Plate 9; Fig. 7)

Plate 6: Site boundary superimposed on an extract from the Ordnance Survey Town Plan of 1891

Plate 7: The Lochnagar (or Lochnagarr) Inn

The inns located on Medlock Street continued into the 20th century. In 1901, the Lochnagar Inn was mentioned in a newspaper article titled 'Beer Poisoning Prosecutions', as it had been involved in the selling of beer 'which was not of the nature, substance, and quality of the article demanded' (*Manchester Evening News* 29th January 1901).

The 1922 OS map (Plate 9) shows little change between 1908 and 1922, although aerial photographs taken of the area of the Site in 1922 (Plate 10) and 1928 (Plate 11) shows that many of the houses on Clegg Street and Hibbert Street were demolished during this decade.

By the 1948 OS map (Plate 12), the majority of the structures had been demolished. Many of the houses may have been demolished due to being back-to-back houses, which violated the housing acts introduced during the 19th century (Roberts 1993, 22-3). The two remaining structures were Duke Street School and The Globe Hotel (formerly The Globe Inn). Duke Street School was renamed Gaythorn County Primary in 1957, but by December 1966, the premises had become part of the John Dalton Technology College and was used as the site for teacher training. By 1969, Clegg Street had been renamed Clancy Street and Medlock Street had been widened.

Plate 8: Site boundary superimposed on an extract from the Ordnance Survey map of 1908

Plate 9: Site boundary superimposed on an extract from the Ordnance Survey map of 1922

Plate 10: 1922 aerial photograph of the area with the Site indicated, looking south

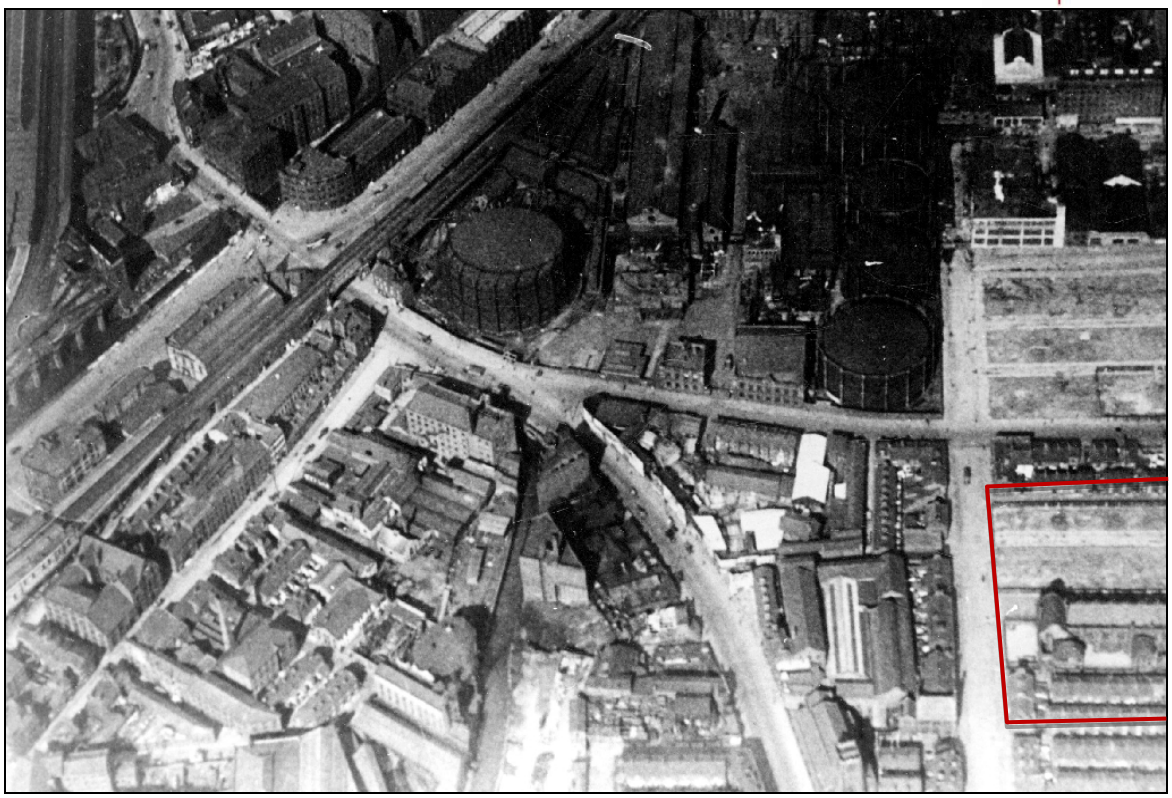

Plate 11: 1928 aerial photograph of the area with the Site indicated, looking east

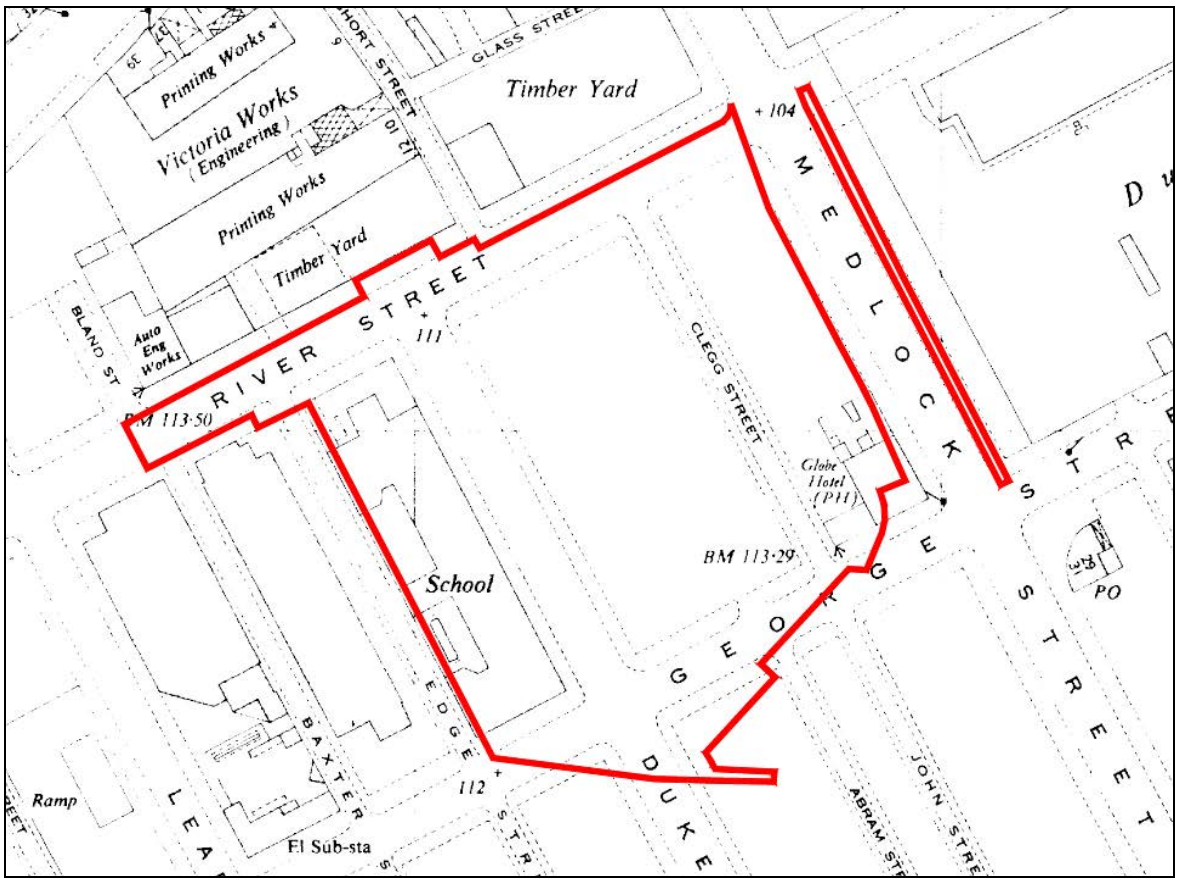

Plate 12: Site boundary superimposed on an extract from the Ordnance Survey map of 1948

4.5.2 Site Visit

A site visit was carried out as part of the archaeological assessment. The Site is currently occupied by a hotel and associated car park. Medlock Street to the east of the Site appears to be at a slightly lower level than the car park towards the western extent of the Site. The hotel on Medlock Street appears to have been built up to the same ground level as the car park (Plate 13).

A small plot of land forms the southern part of the Site, separating the Mancunian Way from the car park (Plate 14). The car park and its entrance make up the majority of the Site and are unlikely to have significantly disturbed any underlying archaeology, although the extent of ground works associated with the construction of the Mancunian Way is uncertain (Plates 15 and 16). It is likely that the building of the hotel would have impacted on any archaeological remains within its footprint of the Site, although due to the raised level of the hotel, the possibility that remains of cellars survive *in-situ* should not be discounted.

Plate 13: The hotel that occupies the Site at present, the ground floor of which appears to be raised above street level

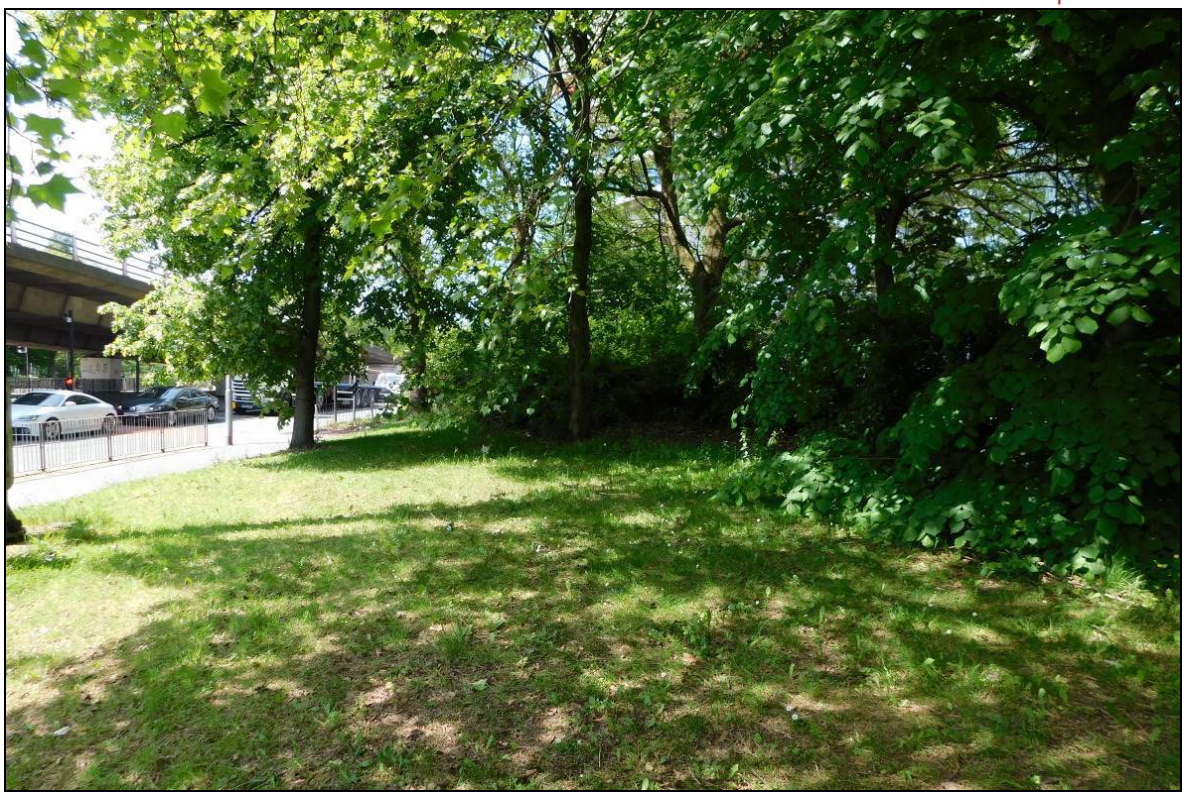

Plate 14: Plot of landscaped ground within the south area of the Site

Plate 15: The hotel car park that falls within the Site boundary, May 2019

Plate 16: The entrance to the hotel car park that falls within the Site boundary, May 2019

5. Gazetteer of Sites

The following gazetteer entries summarise the sites of potential archaeological interest in the Site.

HA Number	**01**
Site Name	Clegg Street Workers' Houses
HER Number	-
Site Type	Workers' Housing (Site of)
Period	19th century
NGR	383660 397205
Source	OS mapping
Designation	None
Description	An area of housing fronting Clegg Street (Plate 17) and Hibbert Street (Plate 18). This housing is first shown on Bancks and Co's map of 1831. The Ordnance Survey map of 1851 shows a range of different housing types including back-to-back housing fronting Clegg Street and Hibbert Street, and terraced houses with yards on the east side of Clegg Street and the west side of Hibbert Street. The back-to-back houses were demolished in the 1920s, presumably as part of slum clearances. The houses fronting Clegg Street to the east remained standing, however, photographic evidence from 1933 shows that these terraced houses had been separated by demolishing alternate houses. These remaining houses on Clegg Street were demolished 1948.
Assessment	The workers' houses on Clegg Street and Hibbert Street mainly occupied the land of the present-day car park. The OS Town Plan of 1891 suggests that the houses were cellared, and these may survive *in-situ* beneath the car park.

HA Number	**02**
Site Name	Duke Street Workers' Houses
HER Number	-
Site Type	Workers' Housing (Site of)
Period	19th century
NGR	383607 397184
Source	Bancks and Co. 1831; OS mapping
Designation	None
Description	The houses on Duke Street were larger terrace houses than those on Hibbert Street and Clegg Street. The houses appear on the 1851 and 1891 OS maps, however, the houses on the western side of the street were demolished prior to the building of Duke Street School, which opened in May 1890. The houses appear on the 1922 OS map, but were probably demolished shortly after as they appear to have been cleared by the time of the 1928 aerial photograph (Plate 11).
Assessment	The Duke Street houses on the west of the street were demolished and built over by a school, therefore, remains from these houses are unlikely to survive. The houses on the east side of the street were not built over since they were demolished and therefore remains are likely to survive *in-situ*. The houses on the east side of Duke Street had cellars, which may survive intact below the present-day car park.

Plate 17: Photograph of Clegg Street house with the Globe Inn to the rear, 1933

Plate 18: Hibbert Street, 1924

HA Number	**03**
Site Name	The George Inn (later Lochnagar Inn)
HER Number	-
Site Type	Public House (Site of)
Period	19th century
NGR	383660 397241
Source	Bancks & Co 1831; OS mapping
Designation	None
Description	The George Inn first appears on Bancks and Co's 1831 map. By 1860 the inn had been renamed Lochnagar Inn, and possibly renovated, by Alexander Graham, one of the Graham Brothers who ran three inns across Manchester. Photographs of the Lochnagar Inn show a datestone reading '1860', possibly indicating the date of a rebuilding or renovation of the inn.
Assessment	Any *in-situ* remains of Lochnagar Inn are likely to have been disturbed or damaged by later development.

HA Number	**04**
Site Name	Globe Inn
HER Number	-
Site Type	Public House (Site of)
Period	19th century
NGR	383660 397191
Source	Bancks & Co 1831; OS mapping
Designation	None
Description	The Globe Inn first appeared Bancks and Co's 1831 map, although the site is not labelled as the Globe Inn until the 1851 OS map. The inn fronted Medlock Street and George Street. The Globe Inn continued to operate as a public house into the 20th century, appearing finally on the 1954 OS map as the Globe Hotel.
Assessment	Any *in-situ* remains of the Globe Inn are likely to have been disturbed or damaged by later development.

HA Number	**05**
Site Name	Early 19th-century Gardens
HER Number	-
Site Type	Gardens (Site of)
Period	19th century
NGR	38365 39721
Source	Swire 1824
Designation	None
Description	Swire's 1824 map of Manchester shows the area of the Site covered in what appears to be ornamental gardens. Previous street plans that were shown on Green's 1787-1794 map had not been constructed. These gardens had been built over by Bancks and Co's 1831 map, which shows streets and laid out and workers' houses constructed.
Assessment	Remains of the early 19th-century gardens may survive in the areas of the Site that have not been developed upon drastically, specifically those areas that had been streets and yards during the 19th-20th century and later a car park for the present-day hotel.

HA Number	**06**
Site Name	Duke Street School
HER Number	-
Site Type	School (Site of)
Period	19th century
NGR	383611 397174
Source	OS mapping
Designation	None
Description	Duke Street School opened in May 1890 on the west side of Duke Street, bounded by Edge Street, Duke Street, River Street and George Street. The school was renamed Gaythorn County Primary in 1957, shortly before becoming part of the John Dalton Technology College and in 1966, when the site was used for teacher training purposes. Plate 19 shows the school in 1940, with sandbags lining the windows of the school to limit any potential damage during the war.
Assessment	The school was demolished during the late 20th century and the site has not been developed since. The site of the school is currently used as a cap park and therefore any below ground remains of the school are likely to survive intact.

Plate 19: Duke Street School, 1940

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. NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan (*op cit*, Section 3.28). Consequently, Manchester's Core Strategy (adopted 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

The most commonly 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 possibility of Roman remains surviving within the Site cannot be discounted, based upon previous discoveries of Roman finds in the vicinity of Chester Road and Great Jackson Street. However, it is acknowledged that the Site was subject to intensive development during the 19th century, reducing the potential for any Roman remains to survive *in-situ*.

Whilst some chance finds dating to the Early Medieval period have been discovered in the wider study area (HER 9916.1.0), it is unlikely that any remains from this early period will have survived the intensive development of the site from the late 18th century onwards.

The next identifiable phase of activity in the Site was during the industrial period, when the street pattern was laid out during the early 19th century, and the Globe Inn (HA **04**) and Lochnagar Inn (HA **03**) were constructed, along with workers' houses along Medlock Street, Clegg Street, Hibbert Street and Duke Street. The late 19th and early 20th centuries were characterised by slum clearance and the construction of a Duke Street School (HA **06**). The archaeological interest in the Site is thus focused largely on potential 19th-century remains

6.3.2 Rarity

Any Roman remains found within the study area would be considered to be of regional rarity. The remains of areas of back-to-back and blind-back workers' housing would be considered to be of high local rarity (HA **01 and 02**), although the larger, double-depth houses along Great Jackson Street are not considered rare as numerous examples of this monument type have been subject to archaeological investigation elsewhere in Manchester previously.

6.3.3 Documentation

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

6.3.4 Group Value

Any Roman remains within the Site might contribute to the wider understanding of the development of Roman Manchester, and in particular of the types of activity being carried on this south side of the River Medlock. There is some evidence for Roman agriculture and shrines in this locality, but the information at present available is scant and lacking detail. The other non-designated heritage assets in the Site represent elements of the urban industrial townscape, which played a central role in the development of the city from the late 18th century onwards. As such, these heritage assets have some group value.

6.3.5 Survival / Condition

The extent to which any buried archaeological survive *in-situ* is currently unknown. Whilst it is most likely that any Roman levels will have been disturbed during the intensive redevelopment of the site during the 19th century, the possibility of Roman artefacts surviving in disturbed contexts cannot be discounted. Conversely, there is good potential for buried remains of the workers' housing and other elements of the 19th-century townscape to survive *in-situ*, especially where these buildings had cellars or other deep foundations.

6.3.6 Fragility/Vulnerability

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

6.3.7 Diversity

None of the known sites within the Site are considered to be significant due to diversity.

6.3.8 Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric remains is considered to be very low. Similarly, there are no known medieval or post-medieval sites within the Site or its immediate environs, and the potential of remains from these periods is considered to be very low.

The Site does lie immediately beyond the known area of the Roman settlement, and there is some potential for finds from this period to survive, albeit deposited in later contexts. There is considerable potential for buried remains dating to the 19th century.

6.4 Significance of Below-Ground Archaeological Remains

Using the above criteria, and particularly rarity and survival/condition, the Site is likely to contain non-designated below-ground heritage assets of high local/borough significance or local significance. Some of the sites that have been identified, however, may have been damaged or destroyed during demolition and redevelopment, thereby reducing their significance to low or negligible (Sites **03** and **04**). Buried remains of early 19th-century workers' housing (Sites **01** and **02**), pending their survival, condition and extent, could be of high local significance.

7. Impact of Development

7.1 Development Proposals

The proposal comprises the demolition of the existing building and erection of purpose-built student accommodation (PBSA) and office. The delivery of these proposals is likely to require earth-moving works, which have potential to damage or remove any archaeological remains that survive below ground.

7.2 Impact of Development

Delivery of the development proposals will necessitate ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains. None of the sites of archaeological interest identified within the Site are afforded statutory designation, and are thus not considered to necessarily merit preservation *in-situ*. However, the Site is likely to retain remains of workers' houses, including back-to-back houses (Sites **01** and **02**) and a 19th-century school (Site **06**). Elements of the two early 19th-century public houses may also survive *in-situ*, although these buildings straddle the Site boundary, and only a small part of their footprint extends into the development area. It is also possible that relic soil survives intact within some areas of the Site, which may contain evidence of early 19th-century gardens and earlier activity within the Site. These non-designated heritage assets, especially the workers' houses, may be of high local significance if well preserved, and therefore merit preservation by record, in order to offset the harm of the development.

8. Further Investigation

8.1 Heritage Assets

Where the loss of the whole or a material part of a 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.

The assessment has identified the sites of non-designated heritage assets of local significance within the Site. Any damage to these sites during the delivery of the proposed development would merit the implementation of a strategy that would mitigate the ultimate loss of the buried remains, *ie* preservation by record.

8.2 Further Investigation

The requirement for any further archaeological recording of buried remains within the Site will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council.

It may be anticipated, however, that a programme of intrusive investigation will be merited in advance of development. This would be required in the first instance to establish whether any buried remains of archaeological interest survive *in-situ* and could usefully comprise of the excavation of a series of evaluation trenches targeted on the footprints of the workers' houses (Sites **01** and **02**). Should significant archaeological remains be encountered during the initial investigation, further excavation may be required to offset the harm of development to the sub-surface archaeological resource, in line with the guidance by the National Planning Policy Framework.

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Appendix 1: Figures

Figure 1: Site location

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

Figure 3: Site boundary superimposed on Bancks & Co's map of 1831

Figure 4: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1851

Figure 5: Site boundary superimposed on the Ordnance Survey 1:500 town plan 1891

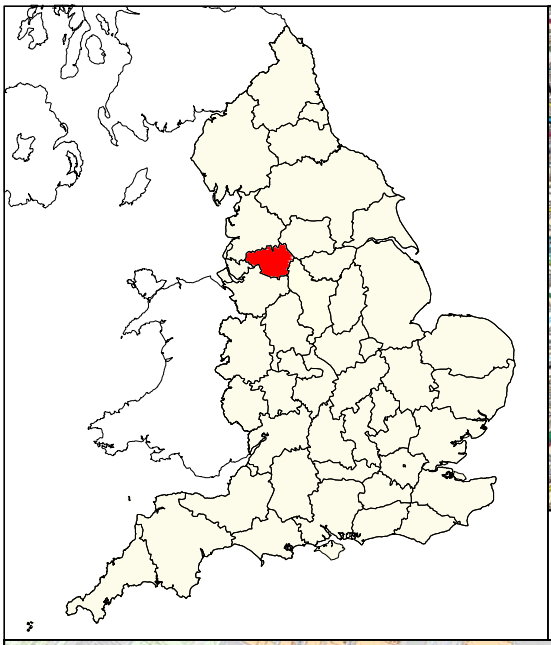
Figure 6: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908

Figure 7: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1922

Figure 8: Site Area boundary superimposed on the Ordnance Survey 1:1250 map of 1948

Figure 9: Study area boundary superimposed onto modern Ordnance Survey digital mapping

Figure 10: Areas of archaeological potential



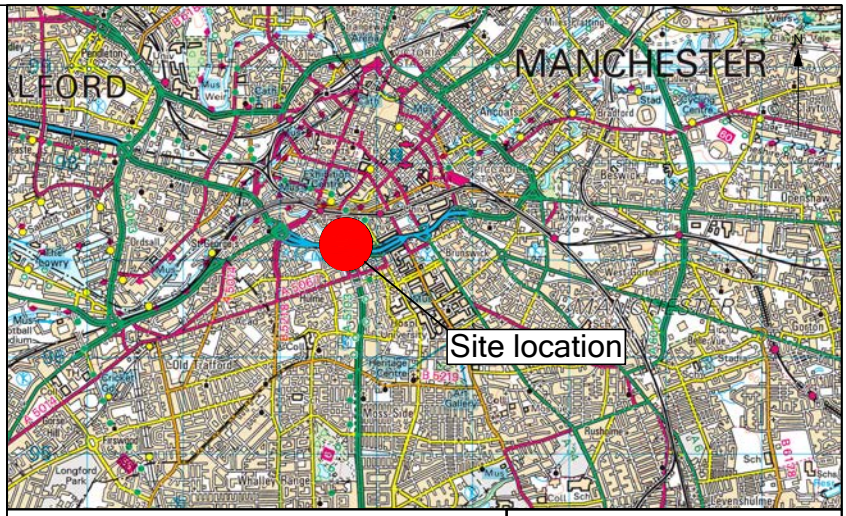


Figure 1:

Site Location

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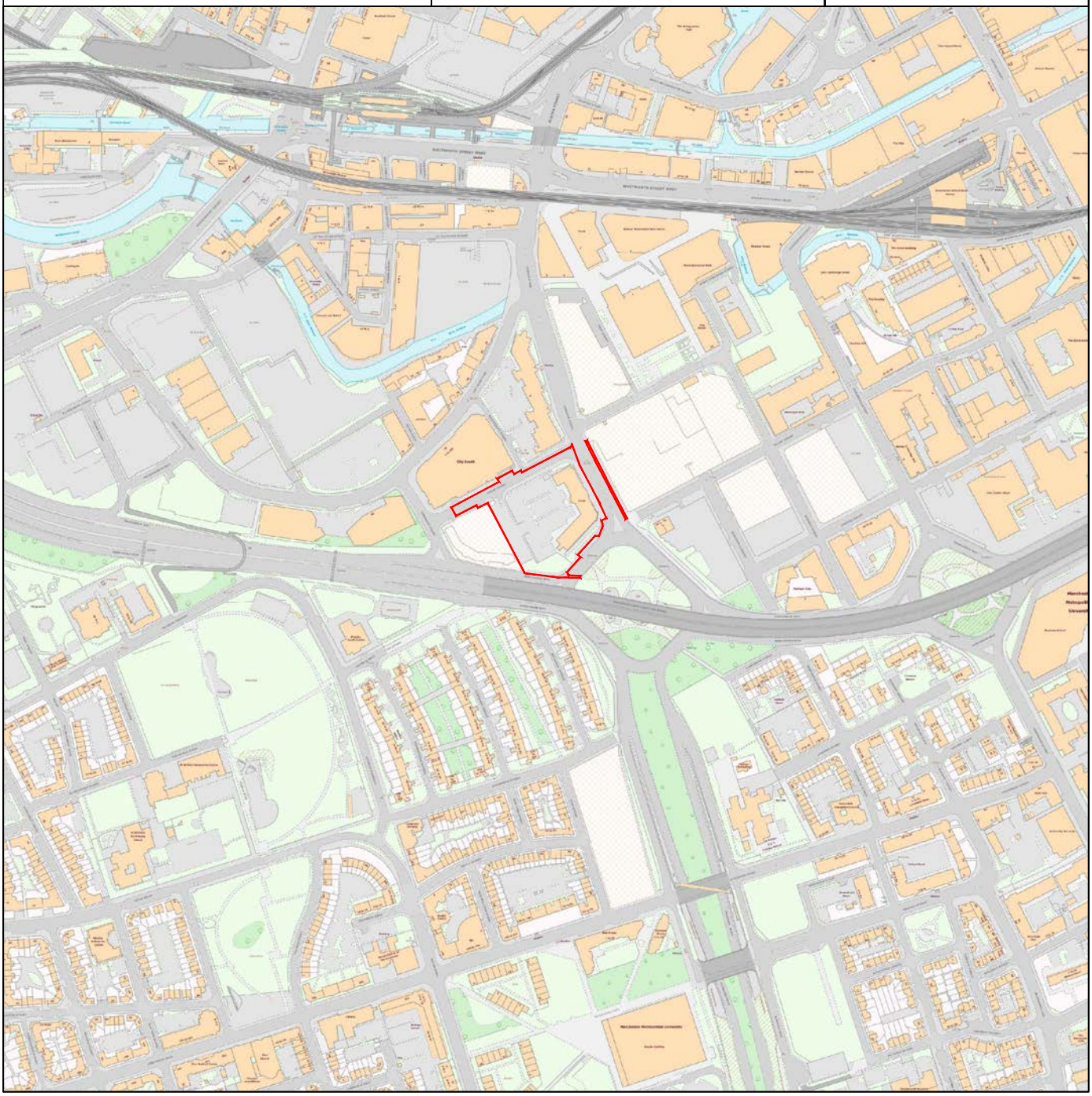
SALFORD ARCHAEOLOGY



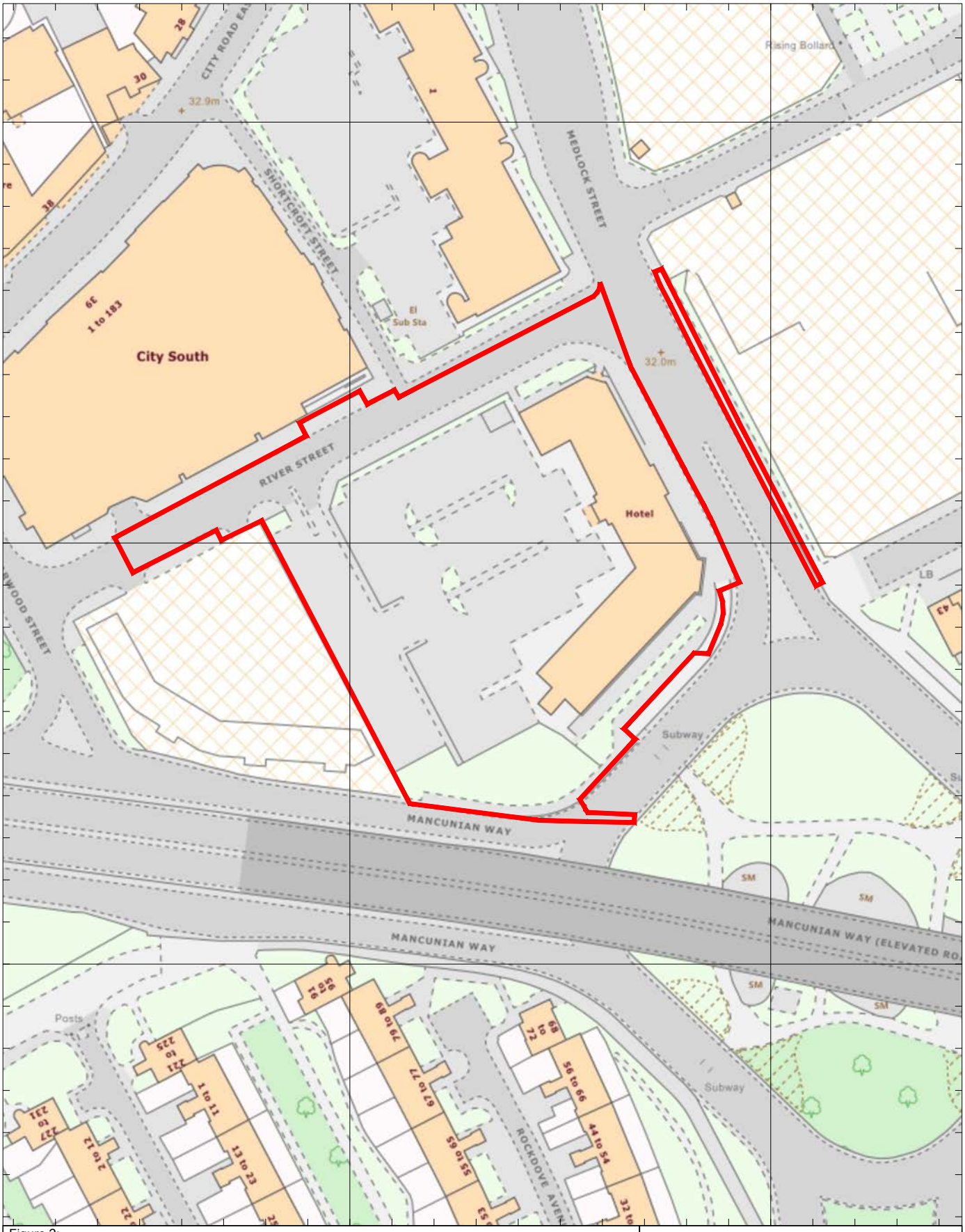


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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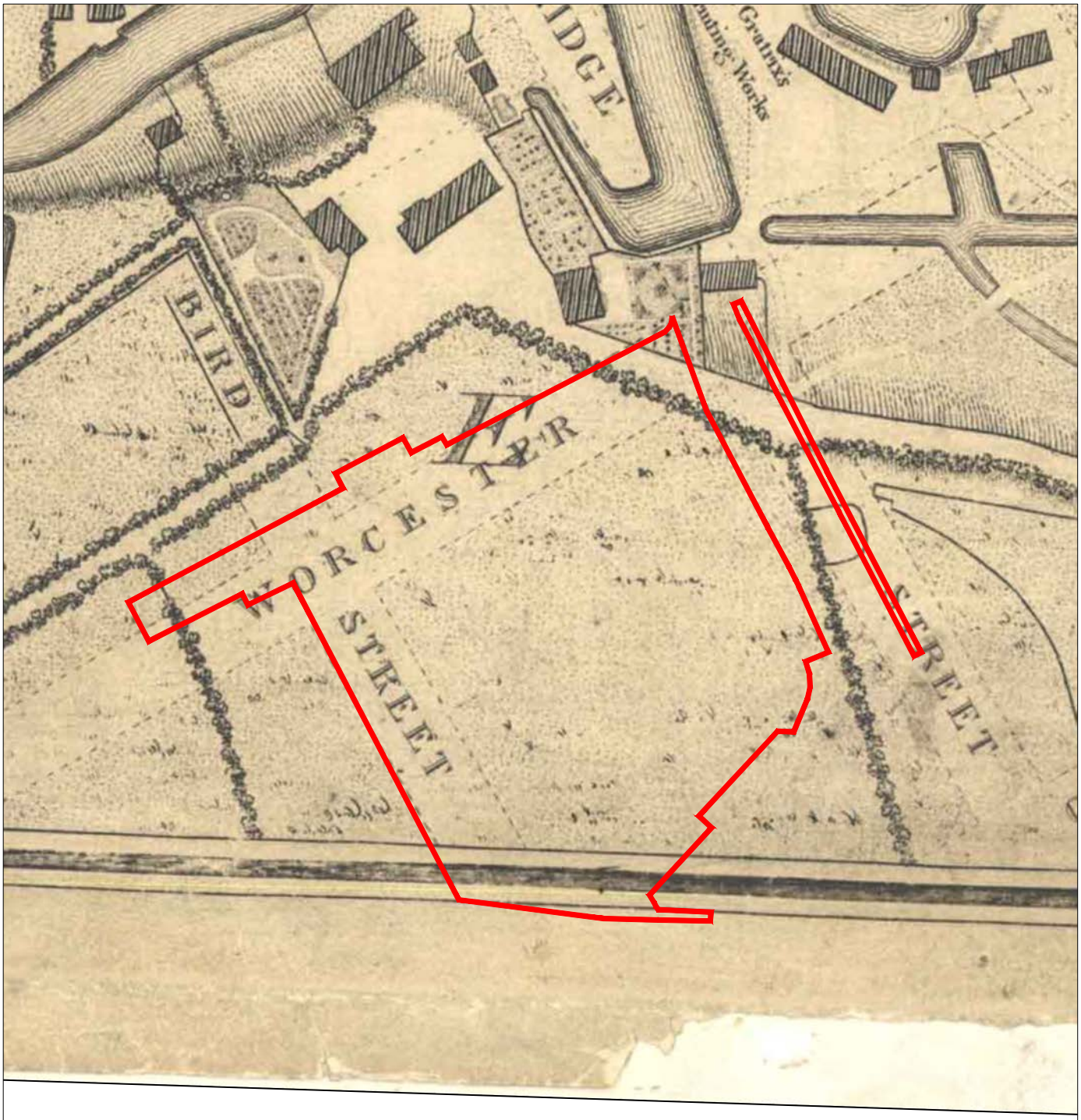

Figure 3:

Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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Figure 4:

Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831

N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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Figure 5:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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Figure 6:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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Figure 7:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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Figure 8:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1922

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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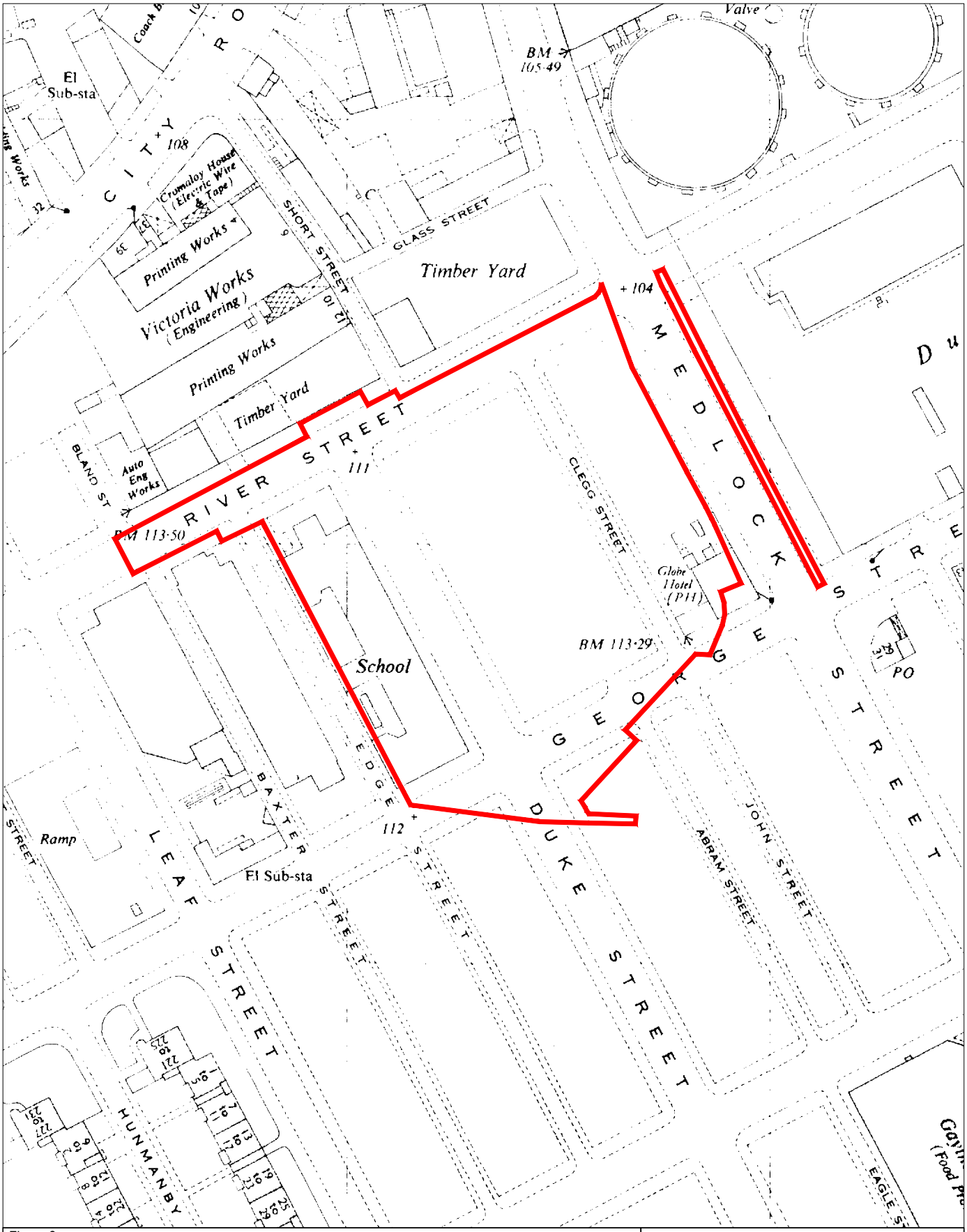

Figure 9:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1948

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N

Key:

Site Boundary

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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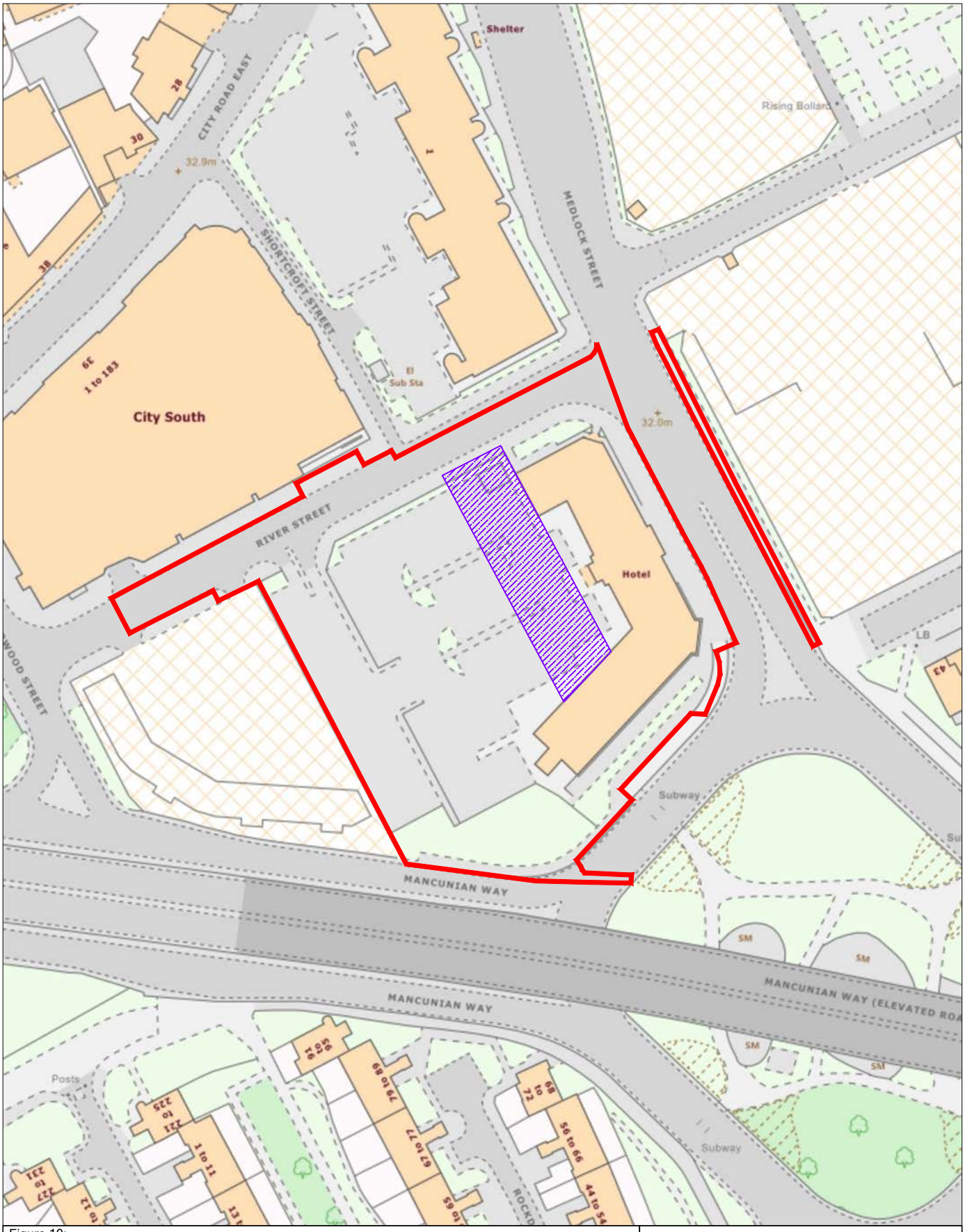

Figure 10:

Area of Archaeological Potential Superimposed onto Modern Mapping

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N

Key:

Site Boundary

Area of Archaeological Potential

SALFORD ARCHAEOLOGY

0 50 m

Scale at A4 1:1250

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