

Report



Archaeological Desk-Based Assessment: 88 Tib Street, Manchester

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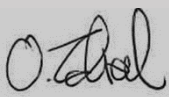
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

Revision History

Revision	Date	Amendment
00	31.05.2023	First Draft

Non-Technical Summary

In April 2023, RSK ADAS Ltd were commissioned by Mr Robert Spavin to conduct an archaeological desk-based assessment to assess the impact the proposed redevelopment of the plot at no. 88 Tib Street, Manchester would have on the buried archaeological resource on the Site and the surrounding landscape.

The objective of this assessment was to identify the nature and extent of the recorded archaeological resource on the Site and its immediate environs, and to undertake an assessment of the effect the proposed development may have upon designated and non-designated heritage assets in the Study Area. A Heritage Statement has been produced to assess the above-ground effects of the proposed development.

This assessment has established that there will be a physical impact upon the Smithfield Conservation Area (36). There will be no physical impact upon any other recorded designated heritage assets or non-designated heritage assets recorded by Historic England or the Greater Manchester Historic Environment Record as a result of the proposed development.

Historic mapping analysis shows that the loom weavers cottages, or another similar industrial structure, was depicted in this area from the oldest available maps. Buildings are depicted within the Site boundary from at least the late 19th century. The Site currently comprises a gravelly plot of land with a stepped wooden stage, several wooden barrels, and a metal shed. The site is overlooked by the rear windows of the 19th/20th century residential properties, one of which is 105 Oldham Street, a Grade II Listed Building (24), and a pub immediately adjacent.

This assessment has demonstrated there is a high potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the 19th century. This assessment also demonstrates that there is a low potential to impact upon currently unknown buried archaeological remains from the Prehistoric to Medieval periods.

It is therefore recommended that archaeological mitigation is implemented for the excavation of the foundations of the proposed development at 88 Tib Street in the form of an archaeological watching brief. This application should be considered under paragraph 194 of the NPPF 2021. This recommendation would be in accordance with Policies CC 8, CC 9, EN1, EN2, EN3, DM 1 of the Manchester City Council Core Strategy 2012-2027 and Policies 2, 11, 12 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, and Section 16 of the National Planning Policy Framework (2021).

1 Introduction

- 1.1 In April 2023 RSK ADAS Ltd were commissioned by Mr Robert Spavin to assess the potential impact that the construction of a residential dwelling on no. 88 Tib Street, Manchester (henceforth the 'Site' or the proposed development), would have on the archaeological resource (Figure 1).
- 1.2 The objective of the assessment was to identify the nature and extent of the recorded archaeological resource along the proposed development and its immediate environs, and to undertake an assessment of the effect the proposed development may have upon designated and non-designated heritage assets in the Study Area.
- 1.3 It is understood that this report will be used to support the planning submission for the proposed construction of a five-storey block of flats with a retail space at ground floor at no. 88 Tib Street.
- 1.4 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for historic environment desk-based assessment* (2020) and the CIfA *Code of conduct: professional ethics in archaeology* (2022) and was also produced in accordance with the *Principles of Cultural Heritage Impact Assessment in the UK* (CIfA, IHBC & IEMA, 2021).
- 1.5 This desk-based assessment is consistent with the requirements of national and local planning policies with respect to consideration of the historic environment in the planning process.
- 1.6 This report is suitable for submission in support of a planning application and identifies any potential archaeological constraints on the site, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, 2021) (see Part 4).

2 Site Location, Description of Development and Geology

Site Location

- 2.1 The proposed development area is located along no. 88 Tib St, Manchester, M4 1LG (NGR: SJ 84439 98506). The Site boundary is irregularly square-shaped in plan, encompassing the land at 88 Tib Street and covers an area of approximately 103 m².
- 2.2 No. 88 Tib Street currently comprises a gravelly plot of land, with a stepped wooden stage, several wooden barrels, and a metal shed.
- 2.3 The Site is recorded to lie at a height of 49.90 m above Ordnance Datum (aOD) (FreeMapTools, 2023).

Description of the Development

- 2.4 It is understood that the proposed development consists of the construction of a new building on the site, which comprises 4 self-contained flats and a commercial unit at ground level. The proposed works would comprise of clearing the current site and the construction of the structure on the entire footprint of the site.

Geology

- 2.5 The underlying bedrock geology of the Site consists of sandstone of the Chester Formation. Superficial deposits consist of Devensian Till sedimentary deposit (heterogenous clay, sand, gravel and boulders) (BGS, 2023).
- 2.6 The closest borehole (Borehole Ref: SJ 89NW1461), c. 298 m north-east of the Site, records made ground to 1.25 m below ground level (bgl), very stiff brown silty and sandy clay with grey fissures and stone inclusions to 3.80 m bgl, and stiff brown silty and sandy clay with stone inclusions with sand lens to 6.00 m bgl (BGS 2023).
- 2.7 The overlying soils of the Site consist of slowly permeable seasonally wet acidic loamy and clayey soils with impeded drainage (Soilscapes, 2023).

3 Aims and Objectives

- 3.1 The overarching aim of this desk-based assessment is to establish the known and potential historic environment resource of the Site, and the extent to which any heritage assets within the Study Area may be affected by the proposed development.
- 3.2 The specific aims of this desk-based assessment are:
- to establish the location and extent of any known heritage assets at the site and surrounding area;
 - to determine the potential for, and survival of, previously unknown archaeological remains at the Site;
 - to assess the archaeological impacts of the proposed development; and
 - to inform subsequent phases of mitigation planning i.e. focus and refine the proposed mitigation measures for works on the Site.
- 3.3 Based on the information obtained during the preparation of this desk-based assessment, conclusions and recommendations are provided regarding:
- the potential for hitherto unknown archaeological sites within the study area, based on the evidence examined;
 - any likely impacts on the known historic environment resource (buried archaeology, earthworks and historic buildings) resulting from the scheme of works; and
 - the outline scope of any further archaeological or historic building assessment and/or mitigation work that may be required.

4 Legislation, Policy and Guidance

National Policy

- 4.1 There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. This includes the setting out of appropriate assessment to ensure that any damage or loss to the resource is permitted only where it is justified.

Statutory Protection

- 4.2 The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Planning (Listed Buildings and Conservation Areas) Act (1990). The application of these laws and the over-arching national policy covering the effects of development on the historic environment is outlined in the National Planning Policy Framework (NPPF, 2021). Elements of this legislation and guidance of relevance to the present development are summarised in Table 1 below.

Table 1: Summary of key legislation and planning policy

Title	Content
Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of the Secretary of State (DCMS), as advised by Historic England, is required for any works.
Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner, which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of Listed Building (in descending order): Grade I: buildings of exceptional interest;

Title	Content
	Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them
Treasure Act 1996	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver); any group of two or more metallic objects of prehistoric date and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act 1857	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement
Hedgerow Regulations 1997	Criteria for determining 'important' hedgerows 4. For the purposes of section 97 (hedgerows) of the Environment Act 1995 and these Regulations, a hedgerow is 'important' if it, or the hedgerow of which it is a stretch, - a) has existed for 30 years or more; and b) satisfies at least one of the criteria listed in Part II of Schedule 1
NPPF Section 16, Paragraph 189	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved 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.
NPPF Section 16, Paragraph 190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

Title	Content
	a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Section 16, Paragraph 191	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Section 16, Paragraph 192	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
NPPF Section 16, Paragraph 193	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Section 16, Paragraph 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with

Title	Content
	archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Section 16, Paragraph 195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF Section 16, Paragraph 196	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Section 16, Paragraph 197	In determining planning applications, local planning authorities should take into account: a) the desirability of sustaining and enhancing heritage assets' significance and putting them to viable uses consistent with their conservation; b) the positive contribution conservation can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 198	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Title	Content
NPPF Chapter 16, Paragraph 200	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.⁶⁸
NPPF Section 16, footnote to paragraph 200	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered to the policies for designated heritage assets.
NPPF Chapter 16, Paragraph 201	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
NPPF Chapter 16, Paragraph 202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Title	Content
NPPF Section 16, Paragraph 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Section 16, Paragraph 204	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Section 16, Paragraph 205	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Section 16, footnote to paragraph 205	Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
NPPF Section 16, Paragraph 206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
NPPF Section 16, Paragraph 207	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its

Title	Content
	contribution to the significance of the Conservation Area or World Heritage Site as a whole.
NPPF Section 16, Paragraph 208	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Non-statutory Protection

- 4.3 The National Planning Policy Framework (NPPF, 2021) confirms that the historic environment, including archaeological remains, constitutes a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting.
- 4.4 Where a site includes, or has the potential to include, heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, results of a field evaluation (NPPF, 2021: para 194).

Local Planning Policy

- 4.5 Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. The currently adopted Local Plan framework for Manchester City Council comprises The Manchester Core Strategy 2012-2027. This is supplemented by the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007 (Policies 2, 11, 12). The Core Strategy contains nine relevant policies (CC 8, CC 9, EN1, EN2, EN3, DM 1) which relate to the treatment of the historic environment. The policies are outlined in Table 2 below:

Table 2: Local planning policies relevant to the current application.

Policy No	Description
Policy CC 9	Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure

	complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment. 8.52 Although the City Centre needs to be able to change in order to accommodate growth and the changing requirements of development, it is important that the character of the City Centre is recognised as a key determinant of decisions to invest in the area. 8.53 The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported. Recent development, including Urbis and the Civil Justice Centre, has demonstrated how modern architecture of the highest standard can succeed alongside the established built fabric of the City Centre. 8.54 The scale and density of development anticipated in the City Centre will require that different uses co-exist in close proximity and new development sits alongside some of the City's best built heritage. The Council's support for extensive City Centre development does not accept that this requires any compromise in terms of environmental quality. New developments will therefore be required to be able to demonstrate that they will support adjacent uses and enhance the appearance and use of the City Centre. Development should have regard to policy EN1.
Policy CC 8 Change and Renewal	The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be

	prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy. 8.48 The City Centre has an established character, and there are aspects of the existing built environment which crystallise the City's character and will need to be preserved. However, the success of recent regeneration in areas such as the retail core and Spinningfields has demonstrated that new development can have an extremely positive impact on the City in terms of both function and form. The scale of development envisaged for the City Centre requires large sites which can accommodate flexible formats. It cannot be accommodated through development which merely fills available gaps or occurs around the edges. Change, which will often be dramatic, is essential to realise the potential of the City Centre location.
EN 1	All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives. 1. City Centre Character Area The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the

	core area. While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.
EN 2	12.16 Manchester is the original industrial city and much of its character is derived from the physical legacy of Victorian innovation. While the City is once again at the forefront of innovation it is important that areas of special architectural or historic interest are preserved and enhanced to create a modern and distinctive City based on its proud heritage.
EN 3	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. 12.21 Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance. 2.22 To ensure the special architectural and historic interest is preserved and enhanced the Council maintains a schedule of listed buildings at risk and will produce documentation that identifies the important characteristics of existing conservation areas including the identification of those areas to be preserved and those in need of enhancement. 12.23 The above work will inform the implementation of Core Strategy policy

DM 1

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

Appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Adequacy of internal accommodation and external amenity space.
Refuse storage and collection.

Vehicular access and car parking.

Effects relating to biodiversity, landscape, archaeological or built heritage.

Green Infrastructure including open space, both public and private.
The use of alternatives to peat-based products in landscaping/gardens within development schemes.

Flood risk and drainage.

Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):-

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:

Year 2010 – Code Level 3;

Year 2013 - Code Level 4;

Year 2016 - Code Level 6; and

	(b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.
	Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007
Policy 2: Design Section 2.6	UDP Part 1 Policy E3.8 refers to the enhancement of Conservation Areas, whilst Policy E2.7 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced. The rich urban heritage of Manchester and the distinctive qualities of its different neighbourhoods and buildings help to create a strong sense of place and should be respected in new development, to promote high quality environments that combine good design with the best architectural traditions of the City. There are currently 35 Conservation Areas in the City, each with its own distinctive character. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City.
Policy 11 Conservation Areas	Conservation Areas 11.41 The City's heritage is a significant asset, with individual listed buildings often playing a role as community hubs and enhancing the sense of place of the local area. Throughout the City of Manchester, 35 Conservation Areas have already been designated and other areas are being considered for possible future designation. 11.42 The existing designations cover areas of vastly different character even within the confines of the City Centre. Hence areas characterised by medieval road patterns (Cathedral), Georgian road layouts (St Anne's Square and George Street), Victorian commercial areas (Upper King Street), industrial areas Castlefield and Ancoats), and Victorian residential suburbs (Whalley Range), contrast with 20th century commercial areas (Shudehill) and earlier village settlements (Crab Lane, Fog Lane and Gorton). Clearly, standard corporate architectural and urban village design solutions for development in these areas are unlikely

	to be appropriate, and proposed developments should be designed in a manner that takes account of their context. 11.43 "Design" is not just about architectural style, but includes the footprint size, shape and positioning of a building within its site, its height, scale, form and architectural massing, and the material used in its construction. 11.44 Proposals in conservation areas both for the demolition of existing buildings and for the construction of new buildings will be assessed in accordance with national legislation, which is currently the Planning (Listed Buildings and Conservation Areas) Act 1990 and additional guidance notes, especially PPG15. 11.45 The overriding criteria in these documents is that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development. 11.46 Planning submissions must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.
Policy 12: Development Quality	12.5 Not all new buildings can, or should be, "iconic", but new developments will be expected to contribute positively to the identity and quality of the City Centre. We wish to encourage developments which are "designed for place" not simply for purpose, and overly corporate designs will be discouraged. Good design should be regarded as an essential requirement of the development process and should not be a casualty of high costs or narrowly defined user requirements. 12.6 We will also seek quality in the smaller scale detail of new developments or the alteration of existing buildings, as it is often these smaller elements that determine the appearance and character of an area. Shop fronts, building fronts and associated signage, refuse storage areas and service areas are all elements which influence the visual appearance of the City Centre, and their detailed design will be important in enhancing the quality of the environment. 12.7 The relationship between new and existing buildings, particularly those with an historic role, will be important, and developers are encouraged to look positively at the role that older buildings can

	play in delivering a sense of place within the City Centre. The need for old buildings to have an economic use is recognised, however early discussion with officers of both the Council and English Heritage should assist developers to deal with issues in a positive and proactive way, to ensure that the City Centre's stock of older buildings is conserved for the future. 12.8 It will always be important for the City to be able to accommodate new interest and activity in its different forms, including tall buildings. There is now much more interest in these types of developments than there has been for many years, and this is a great indication of the strength of the City Centre economy. Schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects, created by the relationship of the building to those adjacent; and the quality and usability of the spaces surrounding the building.
Policy 12: The City Centre	12.26 Tall Buildings: the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester, and can significantly improve its image and peoples' perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered. We would require any such proposals to be presented in context of the joint guidance produced by CABI and English Heritage for assessing tall buildings.

Technical Guidance

- 4.6 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for historic environment desk-based assessment* (2020) and the CIfA *Code of conduct: professional ethics in archaeology* (2022).
- 4.7 Further guidance on the assessment of significance as part of the planning application process is contained in the document *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015) and the

document Historic England Advice Note 12: Statements of Heritage significance: Analysing Significance in Heritage Assets (Historic England, 2019).

5 Assessment Methodology

- 5.1 This archaeological desk-based assessment will focus on the impacts the proposed development will have on buried archaeology, earthworks and historic buildings within the Site boundary. Detailed assessment of the potential impact of the development on the settings of designated heritage assets, Conservation Areas and Locally Listed Buildings are outside the scope of this report.

Terminology

- 5.2 **Heritage asset:** A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the wider historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 5.3 **Archaeological site:** Archaeological remains may consist of surface and/or sub-surface remains, features, deposits and/or material relating to past anthropogenic activity.
- 5.4 **Palaeoenvironmental/geoarchaeological potential:** Study of the palaeoenvironment and geoarchaeology combines multi-disciplinary approaches which use the techniques and subject matter of geography, geology and other geosciences to address archaeological aims.
- 5.5 The focus of geoarchaeological fieldworks and palaeoenvironmental assessment can be split into two main areas:

Archaeological

- Using geoarchaeological assessment through the knowledge of landforms and geological processes combined with the modelling of sub-surface data to predict and evaluate the location of deposits which may bury or contain significant archaeological sites and/or material.
- Looking at organic deposits preserved within archaeological remains to provide detailed information on processes carried out at that site, or leading to their presence.

Palaeoenvironmental

- Using a similar set of techniques – to predict and evaluate the location of deposits with high palaeoenvironmental potential, not necessarily in direct association with archaeological sites. Such deposits, often alluvial, can be targeted for sampling and lab work, thus providing detailed information on the changing environment over time.

- 5.6 These techniques directly relate to practical archaeological investigation in two ways:

- Providing a process by which to determine the likelihood of construction impacts to deposits with archaeological potential; and
- Providing interpretation of depositional context for archaeological remains.

Study Area

- 5.7 A search radius of 250 m around the proposed development was established to assemble the data for this assessment, due to the volume of nearby heritage assets. The 250 m study area of the site is referred to henceforth as the 'Study Area'. All designated and non-designated heritage assets recorded by Historic England, Greater Manchester Historic Environment Record (GMHER) and Manchester City Council have been assessed within this Study Area (Figures 2-5). It is considered that information from the Study Area may inform the assessment of the sensitivity of the proposed development and the archaeological resources on the Site.

Sources

- 5.8 The following publicly accessible sources of primary and secondary information were consulted.

Designated Heritage Assets

- 5.9 Historic England datasets of designated heritage assets were consulted in May 2023. These datasets contain information on all recorded World Heritage Sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens, Registered Battlefields and Designated Wreck Sites. If present, all designated heritage assets are referred to in the text by a unique reference number 1, 2 etc., and the locations of these assets can be seen on Figure 2.

Historic Environment Records

- 5.10 The proposed development lies within an area covered by the Greater Manchester Historic Environment Record (GMHER) (Manchester City Council, 2023). These databases of recorded archaeological sites, findspots and events, were consulted for information relating to the Study Area in May 2023. All heritage assets are referred to in the text by a unique reference number 1, 2 etc. and the locations of these assets can be seen on Figures 3 and 4.

Cartographic Sources

- 5.11 Historic mapping was obtained from online sources. Information from historic maps can assist in the assessment of archaeological potential in the following ways: highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past, and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the References section below.

Documentary Sources

- 5.12 Other primary and secondary sources relating to the Study Area were obtained from Historic England and from online sources. The sources consulted are listed in the References section below.

Assumptions and limitations

- 5.13 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate.
- 5.14 The GMHER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and do not preclude the existence of further features which are unknown at present.

Site Visit

- 5.15 A walkover survey was carried out in May 2023 in dry and sunny weather conditions (Plates 1-9).
- 5.16 The Site consisted of a roughly square gravelly plot of land, with a stepped wooden stage, several wooden barrels, and a metal shed (Plates 1-4).
- 5.17 The Site is overlooked by the rear windows of the 19th/20th century residential properties to the south-east and east, modern blocks of flats are located to the west and north-west of the Site, modern shopfronts to the north-west along Tib Street, whilst a section of the 19th century Gulliver's public house is located immediately adjacent to the Site to the north.
- 5.18 Photographs were taken from both ends and along Tib Street, photographs were also taken from heritage assets in the local area in order to capture the potential effects the proposed building will have on the view and character of the surrounding area.
- 5.19 No previously unknown archaeological earthworks, artefacts or standing remains were observed during the survey.
- 5.20 A full digital photographic record was made of the site visit. This forms part of the project archive.

Consultation

- 5.21 The local authority archaeologist has not been consulted up to the date of submission of this report for Client review.

6 Results

Designated Heritage Assets

- 6.1 Historic England and Manchester City Council record no World Heritage Sites, Designated Battlefields, Scheduled Monuments, or Registered Parks and Gardens within a 250m Study Area of the Site (NHLE 2023).
- 6.2 Historic England records one Grade II* Listed Building, and 33 Grade II Listed Buildings within the Study Area. The full extent of the Site is also located within the Smithfield Conservation Area (36, Figure 2). The Study Area also partially encompasses the Ancoats (35) and Stevenson Square (37) Conservation Areas. An additional 91 designated heritage assets were recorded by the Greater Manchester HER (Figure 3). The most relevant of these are outlined below. A full list of all designated heritage assets located within 250 m of the Site are presented in Appendix A.
- 6.3 The Daily Express Building (1) is a Grade II* Listed Building located 148 m northeast from the Site. This six-storey building was constructed in 1939 by Sir Owen Williams and is considered a good example of the 'functional' architectural style of the period, with a similar counterpart in Fleet Street, London. It used new curtain-wall technology also used in London and Glasgow. The building is no longer used for printworks but remains in commercial use (GMHER 2023).
- 6.4 The closest Grade II building to the Site is No. 105 Oldham Street (24), located 9.00 m southeast to the rear of the Site (partially visible in Plate 6). It is a late 18th Century three-storey townhouse with a slate roof which has since been converted into a shop. There are 2 segmental-headed windows on the 1st floor with altered glazing. It exemplifies a rare survival of a domestic building from this period in the city centre (GMHER 2023).
- 6.5 Castle Hotel Public house (22) is situated 36 m southeast from the site and is an early 19th century inn with a three-bay façade an early 20th century brown glazed faience to pilastered ground floor and the words "Castle Hotel" in fascia of faience. The interior retains unusual multi-coloured glazed faience curved bar front. The tiled bar front is a rarely surviving feature (GMHER 2023).
- 6.6 On Tib Street itself, 40 m north from the site, there is a row of Grade II 3 garret-workshop houses from the Late 18th-Early 19th century. These have now been converted into shops. Nos. 49-53 Tib Street (13) form a terrace of four brick-built houses dating from the late 18th century. These are all two-storeys, but were considerably altered in the mid-20th century around the time when No. 14 Scholes Street was integrated with Nos. 51 and 53 Tib Street (NHLE 2023).

- 6.7 The Grade II Listed Building known as Nos. 2 & 4 Swan Street (19), 10 m northeast of the Site (also: Former Midland Bank) now serves as an office. It is constructed from Portland Stone in classical style. It comprises two storeys; a rusticated ground floor, coupled Ionic pilasters on the 1st floor, a panelled frieze, a dentilled modillion cornice and balustraded parapet. There are round-headed windows at ground floor with run-out voussoirs, square-headed windows on the 1st floor with moulded architraves including ornamental balconies and cornices mounted on cartouches. The semi-circular south end faces Oldham Road (GMHER 2023).
- 6.8 The Grade II Listed Building of Wholesale Fish Market (28), 217 m northwest of the site, (formerly including No. 79 High Street) is a three-storey block frontage to Thomas Street. The basement was Phase 1 (infilled) and originated in 1873. Phase 2 consisted of a shop and office frontage and was completed in 1878. It is Romanesque in design and made of Red stock brick in Flemish bond with York sandstone dressings. It is characterised by elaborate gables with corbelled or overhanging brickwork, and carved stone panels in the arches over the wrought iron gates. It is scheduled to become a public garden, as the building has been reduced to the outer walls (Plate 9; NHLE 2023).
- 6.9 Nos. 10-20 Thomas Street (15) is a Grade II Listed Building in the same architectural group as the Wholesale Fish Market, and is located 233 m northwest of the Site. It was probably a wholesale garment warehouse. Originating c.1870–80, with an iron frame, cladding of sandstone ashlar and dressings of polished granite (roof concealed). It was built in Venetian Gothic style with four storeys and an attic.
- 6.10 The Smithfield Conservation Area (36) was originally known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. At its peak around the turn of the 20th century, it was probably the largest market complex in Britain, occupying seven acres. None of the remaining market buildings are now used for their original purpose. Wholesale trade has moved into new accommodation away from the city centre with the last to relocate in 1974. Notable entrepreneurs in the textile industry, such as John Rylands, John Owens, Robert Affleck and John Brown, all established their businesses in the Smithfield area. The fortunes made by them helped to establish such institutions as the Rylands Library and Owens College (GMHER 2023).
- 6.11 The Ancoats Conservation Area (35) partially falls within the Study Area, and consists of the first single-class housing area in the country to provide homes for mill workers in Ancoats. Built in 1889, this block was called Victoria Square and was the first example of municipal housing in Manchester, which was followed shortly by the development of model housing in adjacent Anita

Street (originally known as Sanitary Street). The Victoria Square housing is a five-storey block of flats dating from 1889. Built in redbrick with a pitched slate roof and in the form of an enclosed courtyard, it may fairly claim to be one of the most successful local authority housing schemes in Manchester. The substantial economic activity generated by such a concentration of mills was halted by the slump in the cotton industry in the 1930's. Thereafter, the prosperity of the mills declined steadily, and the only new industry to establish itself in Ancoats was newspaper printing. In 1939, the Daily Express (1) newspaper company opened new premises, which were built in the "functional" style. Ancoats is an important landmark in the history of the Industrial Revolution. Old Mill, which is probably the oldest surviving in Manchester, was built in two phases in 1798 and 1801. It is one of the group of Murray's Mills that was constructed around a courtyard, with a canal basin and tunnel under one of the mills and Redhill Street, connecting it with the Rochdale Canal. Although Ancoats is dominated by massive mill buildings, it also contains other listed buildings of differing character. These latter buildings, together with the older non-listed buildings in the area, provide a contrast of architectural styles with the with the surviving massive mill buildings. The character of the area remains largely industrial (GMHER 2023).

- 6.12 Stevenson Square (37) also falls partially within the Study Area and now comprises Piccadilly Gardens. Beyond the southwest side of the Stevenson Square conservation area was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub walls was extracted from the ground. In 1772, a privately owned track which is now known as Oldham Street was given to the public. The road took its name from Adam Oldham. William Stevenson sold the land piecemeal to entrepreneurs, and it became a commercially oriented area. Gradually the streets around the Square became lined with private houses and small businesses of an immense variety, including such trades as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today. For the last three-quarters of the 19th century, the Square was popular with open-air speakers and became a meeting place and starting point for processions. The most notable of these celebrated the opening of the Town Hall in 1877 and was believed to have engaged 50,000 participants. A sudden decline of the commercial area coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre. The Stevenson square Conservation Area (37) represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses (GMHER 2023).

Historic Environment Record Heritage Assets

- 6.1 The Greater Manchester HER record a total of 91 heritage assets within the Study Area (Figure 3). The most relevant of these are described in detail by period in the Archaeological and Historical Potential Narrative section below. A full list of non-designated heritage assets recorded by the GMHER (2023) within 250 m of the Site is presented in Appendix B.

Previous Archaeological Events

- 6.2 The Greater Manchester HER records forty-six (46) archaeological interventions within 250m of the site. The majority of these are desk-based assessments which focus on buildings in the vicinity, and are not directly relevant (Figure 4). The most relevant archaeological activity is described below. A full list of archaeological interventions recorded by the GMHER (2023) within 250 m of the Site is presented in Appendix C.
- 6.3 The closest recorded archaeological intervention to the Site comprised of a watching brief at Oldham Street (168) located c. 35 m southwest of the site. The excavation was carried out during excavations for pad foundations and the removal of the pile mat within the eastern half of a 0.25 ha development site. The watching brief was carried out over a total of nine days in May and June 2020 and located no archaeological deposits, features or finds (GMHER 2023).
- 6.4 Oldham Road, New Cross excavation (153) was located 222 m north of the Site. This was a strip, map and record excavation targeting the footprints of specific buildings shown on historic mapping. The work was undertaken as part of a condition of planning consent for redevelopment of the site. The excavation revealed the remains of blind-back workers' houses along Chadderton Street, double-depth dwellings with back yards and privies on Marshall Street, and the cellar remains of former commercial properties on Oldham Road. This phase of occupation dated to the early 19th century. Later activity on the site comprised minor additions such as the installation of drainage and the repair or installation of a privy to the rear of a house along Marshall Street. Most of the buildings within the site were demolished in the early and mid-20th century (GMHER 2023).
- 6.5 An archaeological watching brief (171) took place 127 m northwest of the site in 2002 during the principal ground clearance and disturbance phase of a major inner-city development programme in order to identify and record any remains or artefacts that might be uncovered during heavy plant excavations. No archaeology beyond unstratified 19th century pottery and the cellar under excavation were discovered (ADS 2023).
- 6.6 Evaluation and excavation took place in 2016 on Cable Street (145) 224 m north of the Site in order to determine the extent and state of preservation of any archaeological remains at a

proposed development site. This comprised the excavation of six trenches. No archaeological finds, features or deposits were identified (GMHER 2023).

- 6.7 A watching brief took place at Swan Street (143) 77 m northeast of the Site on the 3rd to the 5th of May, 2011 during groundworks prior to the construction of an office building. Few archaeological deposits were revealed; those that were present included the basement walls of 19th century shops and warehouses. A contemporaneous evaluation excavation (144) also took place at this location on a different part of the site. Three trenches were excavated, with the aim of locating and recording any surviving foundations or basements relating to 19th century buildings shown on mapping. The fieldwork also aimed to identify any medieval or post-medieval plough soils surviving in the area and recover any artefacts from the period (GMHER 2023).
- 6.8 Block A Blossom Street (149) which is 184 m east from the site, had a trial trenching evaluation take place in 2017. Evaluation of a potential development site, commissioned in response to a condition attached to planning permission for a residential development. The site was divided into two blocks; only Block A was examined during the current evaluation. No archaeological finds, features or deposits were identified (GMHER 2023).

7 Archaeological and Historical Potential Narrative

7.1 Where referred to in the document, the main archaeological periods are broadly defined by the following date ranges:

- Palaeolithic 650,000 - 8500 BCE
- Mesolithic 8500 - 4000 BCE
- Neolithic 4000 - 2400 BCE
- Bronze Age 2400 - 700 BCE
- Iron Age 700 BCE - 43 CE
- Roman 43 – 410 CE
- Early Medieval 410 – 1066 CE
- Medieval 1066 – 1539 CE
- Post-medieval 1540 – 1799 CE
- 19th century 1800 – 1899 CE
- Modern 1900 CE – present

Prehistoric (650,000 BCE – 43 CE)

7.2 The GMHER did not contain any records attributed to the Prehistoric period within the Study Area. (GMHER, 2023).

7.3 This suggests there is a low potential for prehistoric activity to be present within the Site boundary or the immediate vicinity of the Site.

Romano-British (43 – 410 CE)

7.4 The GMHER contains no records attributed to the Romano-British period located within the Study Area.

7.5 This suggests there is a low potential for Romano-British activity to be present within the Site boundary or the immediate vicinity of the Site.

Early Medieval (410 – 1066 CE)

7.6 The GMHER contains no records attributed to the Early Medieval period located within the Study Area.

- 7.7 This suggests there is a low potential for Early Medieval activity to be present within the Site boundary or the immediate vicinity of the Site.

Medieval (1066 – 1539 CE)

- 7.8 The Greater Manchester HER records the Smithfield Conservation area as agricultural hinterland in the Medieval and Post-medieval periods (36, GMHER 2023). The GMHER contains no records attributed to the Medieval period located within the Study Area.
- 7.9 This suggests there is a low potential for Medieval activity to be present within the Site boundary or the immediate vicinity of the Site.

Post-medieval (1539 – 1799 CE)

- 7.10 The GMHER contains one record (40) attributed to the Post-medieval period located within the Study Area. This is located 120 m northeast from the Study Area. The Cross and Boundary Marker is mentioned in 1554 and the cross stood at the intersection of Oldham Street with Swan Street and Great Ancoats Street. A new cross was erected in the last quarter of the 18th century and the name was changed to New Cross. The Greater Manchester HER reports that this is shown as a pyramidal obelisk on a map of 1793, and removed in 1819 (Laurent 1793). It was probably a boundary cross but no further information is available (GMHER 2023).
- 7.11 The location and scarcity of archaeological evidence from this period indicates there is low potential for Post-medieval activity to be present within the Site boundary or the immediate vicinity of the Site.

19th century (1800 – 1899 CE)

- 7.12 The Greater Manchester HER contains 50 records from the 19th century within the study area. These are dispersed throughout the area, and the closest records are from Tib Street itself at the Buildings at No. 47 Tib Street (41), 28 m north from the Site which is a terrace of brick houses comprising of dwellings with attic workshops. Additionally, No. 105 Oldham Street (24) to the rear of the Site (9.00 m from the Site) was a small townhouse with painted brick and slate roofing. No. 18 Oldham Street (54) is located 177 m south of the site, also originates from the 19th century and includes Dale Street Chambers.
- 7.13 The highly industrial character of the area is shown in the significant presence of workshops, warehouses and factories. Significant examples of these include Marlsbro House (128) which functioned as a cotton mill seven stories tall, then an iron works and factory space respectively (230 m southeast from the Site). Nos. 25 and 27 Dale Street (site of) (115) which is 208 m south

of the Site, was a large textile warehouse, but was destroyed by fire in 2007. No. 24 Lever Street (Watts Brothers) (116) 197 m from the Site also functioned as a warehouse for furniture during this period but has since been converted to offices. Nos. 42, 44 and 46 Thomas Street (including Nos. 41, 43 and 45 Back Turner Street) (125) is 161 m west of the site and a former Weaver's Cottage and workshop. These cottages are a unique example and part of the unique Manchester character of the world's first industrial city. Many of these buildings remain in use, often repurposed as offices or shops at ground level (NHLE 2023).

- 7.14 Many of the records also relate to commerce. Smithfield Conservation Area (36) was a key area in the city for the sale of goods, which is evident in the high presence of shops in the Study Area. The most prominent examples include the Fish Market (112) which is 221 m northwest from the Site and Nos. 39, 43 & 45 Swan Street (formerly Smithfield Market Hall) (113), 167 m north of the Site, which remain extant, although only the façade / outer walls remain. The Former Fish Market is due to be converted into a public garden, while Swan Street is now a training workshop (GMHER 2023).
- 7.15 The Smithfield Conservation Area was established based on the significance of the 19th century heritage. Therefore, there is a high potential for 19th century activity to be present within the Site boundary, or the immediate vicinity of the Site, due to the available archaeological evidence being associated with former or current buildings outside the Site boundary.

Modern (1900 CE - present)

- 7.16 The GMHER contains a large number of records from the 20-21st Century, although many of these include altering existing buildings for new purposes. Virginia House (45) which lies 152 m northeast from the site, and Daily Express Building (48) which is 161 m northwest from the site, are two of the most significant examples of this. Virginia House dates from the 20th Century and is now an office block. The Daily Express building is the only record from the Second World War Period, and formerly functioned as a printworks. It remains operational although the printworks are now carried out in a new development to the rear (GMHER 2023).
- 7.17 Four records date to the Edwardian period (53, 73, 77,78). The Sevendale House (53) Warehouse is now converted to wholesalers premises (174 m south from the Site) The Printing Works, Spear Street (site of) (73) is situated 85 m southeast the Site and is also of this era, although this was demolished in the 1960's.
- 7.18 Nos. 2 & 4 Swan Street (formerly Midland Bank) (114) originate from the First World War Period and stands 132 m north of the Site.

- 7.19 There is a significant number of records attributed to the Modern period for the Study Area, therefore there is a high potential for Modern activity to be present within the Site boundary or the immediate vicinity of the Site.

Undated

- 7.20 The GMHER contains no records which are undated and located within the Study Area.

Historic Mapping

- 7.21 Historic mapping analysis clearly shows that Tib Street has been highly developed during the early 19th Century period as the terraced housing, including weaver's cottages, was already extant in the earliest consulted OS Six Inch Map of 1848 (Figure 5). The housing in the northern quarter was largely built in the mid-18th century to provide housing for workers in the cotton industry as technological developments led to commensurate increases in hand-loom weaving, which was, during this period, done at home (Historic England 2008b). Of course, the majority of the cottages have now been replaced with more modern buildings.
- 7.22 Prior to this, the Greater Manchester HER states that Smithfield Market was established in 1821, prior to the earliest mapping. By 1717, the population of Manchester had grown to around 10,000 and the one of the first canals was built in 1765 with an extensive network developed in the subsequent 40 years (Historic England 2008b). Once established, the overall structure of terracing does not change overly, as seen in Figure 6 (OS Six Inch Map of 1894-1896).
- 7.23 Certain streets such as Swan Street and Oldham appear to become better established and broader as it increases in significance and industry and throughfare increased during the 19th century. The tramways evident in Figure 7 also support this development. This apparent stasis is likely to be due to the density of development and early urbanisation.
- 7.24 OS Six Inch Maps of 1909 (Figure 7) and 1931-1933 (Figure 8) that were also consulted similarly show little change in the overall paths of streets outside of a definition and formalisation of earlier routes that probably stemmed from their increased use and significance. None of the maps depict the specific buildings sufficiently to distinguish between their individual development during the massive 19th century development in Manchester.

Aerial Photographs and Satellite Imagery

- 7.25 On available aerial photographs and satellite imagery, where available, the Site shows no change to the Site from its latest depiction on historic mapping (Getmapping, 2023; Google Earth, 2023; Historic England, 2023).

8 Impact Assessment

Previous Impacts

- 8.1 The available archaeological, documentary and cartographic data indicate that the Site comprised 19th century weavers cottages, which were cleared and replaced with a late 20th century building (Historic England 2008b). All above ground remains of the modern building have also subsequently been cleared from the Site, but the below ground disturbance caused by its construction is still extant and any remains of the weavers cottages would have been heavily truncated. However, Tib Street remains a commercial area in the heart of Manchester, with shops and pubs at ground level, and apartments or offices above (Plate 7).

Designated Heritage Assets

- 8.2 There are no designated World Heritage Sites, Grade I Listed Buildings, Designated Wrecks, Scheduled Monuments, Designated Battlefields or Registered Parks and Gardens within 250 m of the Site. There will be no physical impact to any of these types of designated heritage assets from the development.
- 8.3 Historic England and Manchester City Council record one Grade II* Listed Building (01) and thirty-three Grade II Listed Buildings (2-34) within the Study Area. There are three Grade II Listed Buildings within a 50m radius. One of the Grade II Listed Buildings (13) is located along Tib Street, 28 m northeast from the Site, while another is on Oldham Street (22), 34 m southeast of the Site. There will be no physical impact to any of these designated heritage assets from the proposed development due to the distance between them and the Site. The closest located Grade II Listed Building is No. 105 Oldham Street (24) 9.00 m southeast, to the rear which may be impacted by the development if insufficient care is taken to avoid this.
- 8.4 Manchester City Council records one Conservation Area (36) within the Site boundary and two more within the Study Area (35, 37). The Smithfield Conservation Area lies within the Site boundary and therefore, it will be physically impacted by the proposed development. The special character of this area is derived largely from the significant industrial and commercial buildings from the 19th century, as this area of Manchester has long been a highly significant area for food markets and textile trade. Tib Street is very characteristic of the area, with relatively unique examples of loom weavers cottages remaining, and surrounded by surviving warehouses and marketplaces (Historic England 2008b).

- 8.5 As is the duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.6 The special character appearance of Tib Street is derived from good examples of 19th century housing and workshops. No. 88 Tib Street does not currently count among these due to former modern construction and the subsequent clearing of the site. However, due to it being contained within the Smithfield Conservation Area it is recommended that any proposed construction at 88 Tib Street remain architecturally sympathetic and in-keeping with the character and appearance of the area.
- 8.7 Detailed assessment of the potential impact of the development on the settings of designated heritage assets, Conservation Areas and Locally Listed Buildings are outside the scope of this report. A Heritage Statement has been written on the above ground effects of the proposed development (ADAS, 2023).

Non-designated Heritage Assets

- 8.8 The GMHER records ninety-one (38-128) heritage assets within the Study Area, although none are recorded within the Site boundary (GMHER, 2023). Therefore, there will be no physical impact on any of these none-designated heritage assets from the development due to the distance between the assets and the Site boundary.

Unknown Archaeological Deposits

- 8.9 Based on the available data, there is low potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the Prehistoric to Medieval periods. Any archaeological remains dating to these periods within the Site boundary would likely comprise isolated artefacts and would be considered to have low to moderate archaeological value or significance.
- 8.10 There is moderate potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the Post-medieval period. Archaeological remains from the Post-medieval period within the Site boundary would likely be associated with the early history of Manchester's development and industrialisation. However, it is likely this would have been truncated or removed by the erection of subsequent 19th century loom-weavers cottage on the Site.
- 8.11 There is a high potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the 19th century. The

character of Tib Street comprises of 19th century terraced housing and workshops interspersed with modern buildings. Below ground archaeological remains dating to this period are likely to relate to the construction of the loom weavers cottage, which is likely to be heavily truncated by the modern building that was also erected on this plot. Buried archaeological remains of this type would be considered to have moderate archaeological value or significance.

- 8.12 This assessment has also identified no specific potential for palaeoenvironmental or waterlogged remains to be present within the Site boundary.

9 Conclusions

- 9.1 This assessment has established that there will be a physical impact to the Site at 88 Tib Street. There will be no physical impact to any other designated or non-designated heritage assets as a result of the proposed development.
- 9.2 Based on the available data, there is high potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the 19th century. The character of Tib Street and the surrounding Smithfield Conservation Area comprises terraced 19th century housing and workshops. Below ground archaeological remains dating to this period are likely to therefore comprise the foundations of the previous modern building within the Site Boundary truncating the foundations of the former loom weavers cottage.
- 9.3 There is a low potential for any groundworks associated with the proposed development to impact upon currently unknown buried archaeological remains from the Prehistoric to Medieval periods. Any archaeological remains from these periods within the Site boundary would likely comprise isolated artefacts and would be considered to have low to moderate archaeological value or significance.
- 9.4 Overall, there is a moderate to high potential for artefactual and structural evidence dating from the Post-medieval to 19th century periods to be present, and these will be of regional significance but will contribute to the understanding of the Smithfield Conservation Area. It is therefore recommended that archaeological mitigation is implemented for any groundworks at No. 88 Tib Street in the form of an archaeological watching brief.
- 9.5 It is recommended that this application should be considered under paragraph 194 of the NPPF 2021.under paragraph 194 of the NPPF 2021. This recommendation would be in accordance with Policies CC 8, CC 9, EN1, EN2, EN3, DM 1 of the Manchester City Council Core Strategy 2012-2027 and Policies 2, 11, 12 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Acknowledgements

- 9.6 This assessment was commissioned by Mr Robert Spavin, and thanks are due in this regard. The report was written by Ola Zdral and Sacha O'Connor. The supporting maps and illustrations were prepared by Ola Zdral and verified by Callum Allsop.

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Appendix A: Designated Heritage Assets within the Study Area

Map No	HE No	Monument Type	Description	Grid Ref
1	1218285	Grade II* Listed Building	DAILY EXPRESS BUILDING	SJ 84745 98693
2	1096052	Grade II Listed Building	WORKSHOPS, SHOP AND WAREHOUSE	SJ8437298589
3	1119732	Grade II Listed Building	DERROS BUILDING	SJ 84755 98644
4	1197771	Grade II Listed Building	25 AND 27, DALE STREET	SJ 84559 98385
5	1197808	Grade II Listed Building	NUMBERS 4, 6 AND 8 AND ATTACHED SCREEN WALLS	SJ 84657 98574
6	1200803	Grade II Listed Building	WATTS BROTHERS	SJ 84574 98405
7	1200814	Grade II Listed Building	75 AND 77, HIGH STREET	SJ 84325 98666
8	1200822	Grade II Listed Building	1, KELVIN STREET	SJ 84371 98575
9	1200847	Grade II Listed Building	SEVENDALE HOUSE	SJ 84535 98430
10	1208255	Grade II Listed Building	8, CABLE STREET	SJ 84658 98777
11	1209576	Grade II Listed Building	3, DALE STREET	SJ 84493 98439
12	1218648	Grade II Listed Building	Nos. 104 and 106, HIGH STREET	SJ 84397 98686
13	1254717	Grade II Listed Building	49-53, TIB STREET	SJ8455998646
14	1246268	Grade II Listed Building	45 AND 47, NEWTON STREET	SJ 84618 98376
15	1270655	Grade II Listed Building	10-20, THOMAS STREET	SJ 84314 98679
16	1246269	Grade II Listed Building	Former Newton Street Police Station	SJ 84663 98444
17	1270667	Grade II Listed Building	29, SWAN STREET	SJ 84545 98749
18	1246276	Grade II Listed Building	CROWN AND KETTLE PUBLIC HOUSE	SJ 84677 98698
19	1270668	Grade II Listed Building	FORMER MIDLAND BANK	SJ 84628 98728

20	1246279	Grade II Listed Building	DALE STREET CHAMBERS	SJ 84476 98442
21	1270669	Grade II Listed Building	31-35, THOMAS STREET	SJ 84377 98648
22	1246280	Grade II Listed Building	CASTLE HOTEL	SJ 84580 98576
23	1271382	Grade II Listed Building	72-76, NEWTON STREET	SJ 84771 98509
24	1246432	Grade II Listed Building	105, OLDHAM STREET	SJ 84558 98597
25	1271452	Grade II Listed Building	49, NEWTON STREET	SJ 84620 98405
26	1254687	Grade II Listed Building	SMITHFIELD MARKET HALL	SJ 84512 98776
27	1271456	Grade II Listed Building	THE CITY PUBLIC HOUSE	SJ 84611 98658
28	1282996	Grade II Listed Building	FORMER WHOLESALE FISH MARKET	SJ 84337 98694
29	1291495	Grade II Listed Building	Nos. 69-77, LEVER STREET and No. 10, BRADLEY STREET	SJ 84668 98572
30	1291627	Grade II Listed Building	7, KELVIN STREET	SJ 84384 98597
31	1390869	Grade II Listed Building	38 Back Turner Street	SJ 8436798593
32	1390870	Grade II Listed Building	WAREHOUSE, WORKSHOP AND SHOPS	SJ 84357 98582
33	1452606	Grade II Listed Building	42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)	SJ 8437298614
34	1466846	Grade II Listed Building	Marlsbro House	SJ 8468498406
35	DGM1611	Conservation Area	Ancoats	-
36	DGM1608	Conservation Area	Smithfield	-
37	DGM1609	Conservation Area	Stevenson Square	-

Appendix B: HER Heritage Assets within the Study Area

Map No	HER No	Monument Type	Description	Period
38	9888.1.0	SQUARE	Stevenson Square Residential District	16th Century to 18th Century
39	9906.1.0	MARL PIT	Clay Pits (site of)	16th Century to 18th Century
40	1384.1.0	CROSS/BOUNDARY MARKER	Barlow Cross/ New Cross (site of)	Post Medieval to AD 19th Century
41	2085.1.0	HOUSE/WORKSHOP/SHOP	Buildings at 47 Tib Street	18th Century to AD 21st Century
42	6401.1.0	OFFICE/SHOP	6 Oldham Road (site of)	19th Century to Late 20th Century
43	6402.1.0	SHOP	8–18 Oldham Road (site of)	19th Century to Late 20th Century
44	6403.1.0	INN	Express Club public house (site of)	AD 19th Century to Late 20th Century
45	6424.1.0	OFFICE	Virginia House	20th Century to 21st Century
46	6427.1.0	COLONNADE/OFFICE/WAREHOUSE	The Hudson Buildings	Early 20th Century to 21st Century
47	8294.1.0	HOUSE	4, 6 & 8 Bradley Street	18th Century to 21st Century
48	8410.1.0	BUILDING/PRINTING WORKS	Daily Express Building	Second World War to 21st Century
49	8506.1.0	INN	The City public house	18th Century to 21st Century
50	11675.1.0	WAREHOUSE	7 Kelvin Street	18th Century to 21st Century
51	11679.1.0	BUILDING/SHOP	104 & 106 High Street	19th Century to 21st Century
52	11700.1.0	WAREHOUSE	8 Cable Street	19th Century to 21st Century
53	11701.1.0	DATE STONE: WAREHOUSE	Sevendale House	Edwardian to 21st Century
54	11727.1.0	OFFICE/SHOP	18 Oldham Street (including Dale Street Chambers)	19th Century to 21st Century
55	11778.1.0	HOUSE	1 to 11 (odd) Oldham Road (site of)	18th Century to AD 20th Century

56	12093.1.0	BUILDING/SHOP	105 Oldham Street	18th Century to 21st Century
57	12405.1.0	DOMESTIC WORKSHOP	Land Bounded by High Street, Copperas Street, Hare Street and Edge Street	18th Century
58	6426.1.0	BUILDING	Derros Building (29 Great Ancoats Street)	19th Century to 21st Century
59	13688.1.0	HOUSE/TEXTILE WAREHOUSE	Buildings on Church Street (site of)	18th Century to AD 19th Century
60	13689.1.0	HOUSE/TEXTILE WAREHOUSE	Buildings on Red Lion Street (site of)	18th Century to AD 19th Century
61	13690.1.0	HOUSE/TEXTILE WAREHOUSE	Buildings on Red Lion Street/ Catlow Lane (site of)	18th Century to Late 20th Century
62	9904.1.0	MARKET PLACE	Smithfield Market (site of)	18th Century
63	15555.1.0	COMMERCIAL OFFICE/HOUSE/PUBLIC HOUSE	Buildings, Shudehill (site of)	19th Century to Mid-20th Century
64	15818.1.0	BLIND BACK HOUSE/TERRACE	Housing on Spear Street and Bradley Street (site of)	18th Century to AD 19th Century
65	15819.1.0	CELLAR/PUBLIC HOUSE	The Crown & Mitre public house, Spear Street (site of)	18th Century to AD 20th Century
66	15820.1.0	SHOP	Commercial property on Bradley Street (site of)	18th Century to AD 20th Century
67	15821.1.0	SHOP	Buildings on Warwick Street and Lever Street (site of)	18th Century to AD 20th Century
68	15822.1.0	PUBLIC HOUSE	The Crown & Lion public house (also known as the Crown & Anchor) (site of)	18th Century to First World War
69	15823.1.0	SHOP	Commercial concerns on Lever Street/ Bradley Street (site of)	19th Century to Early 20th Century
70	15824.1.0	SHOP	Commercial concerns on Lever Street (site of)	19th Century to Early 20th Century
71	15825.1.0	MACHINE SHOP	Buildings on Faraday Street (site of)	19th Century to Early 20th Century
72	15826.1.0	CLUB	Ellesmere Club (site of)	19th Century to Late 20th Century

73	15827.1.0	PRINTING WORKS	Printing Works, Spear Street (site of)	Edwardian to Late 20th Century
74	15828.1.0	SHOP	Buildings on Lever Street (site of)	Early 20th Century to Late 20th Century
75	15829.1.0	WAREHOUSE	Warehouse, Lever Street (site of)	20th Century to Late 20th Century
76	13859.1.0	TOWN HOUSE	Buildings between Church Street and former Andrews Lane (site of)	18th Century to AD 19th Century
77	13861.1.0	INDUSTRIAL BUILDING	Buildings on Church Street (site of)	Edwardian to Late 20th Century
78	13861.1.0	WAREHOUSE	Buildings on Church Street (site of)	Edwardian to Late 20th Century
79	13863.1.0	BLACKSMITHS WORKSHOP	Bourne's Buildings (site of)	19th Century
80	13995.1.0	FIELD	Land on Smithfield, Northern Quarter	17th Century to AD 18th Century
81	13691.1.0	PUBLIC HOUSE	The Bull's Head public house (former)	19th Century to Early 20th Century
82	13865.1.0	PUBLIC HOUSE	Buildings at 1 and 1b Stevenson Square	19th Century to 21st Century
83	13867.1.0	NONCONFORMIST MEETING HOUSE	Buildings at 5–7 Stevenson Square	19th Century
84	13866.1.0	CARRIAGE HOUSE	Buildings at 3 Stevenson Square	19th Century to Edwardian
85	11735.1.0	TEXTILE WAREHOUSE	49 Newton Street	19th Century to 21st Century
86	8425.1.0	SHOP	75–77 High Street	19th Century to 21st Century
87	12139.1.0	WAREHOUSE	10–20 Thomas Street	19th Century to 21st Century
88	16456.1.0	PUBLIC HOUSE	Barley Mow public house (former)	18th Century to 19th Century
89	16457.1.0	WAREHOUSE/BEER SHOP/HOTEL	15 Red Lion Street	18th Century-21st Century
90	16458.1.0	HOUSE	14 & 16 Union Street	18th Century to 21st Century
91	16459.1.0	BUILDING	1–7 Catlow Lane (buildings)	18th Century to 21st Century
92	6404.1.0	COMMERCIAL	28–30 Oldham Road (site of)	19th Century to 21st Century

93	16536.1.0	HOUSE	Workers' housing (site of)	18th Century to AD 19th Century
94	16537.1.0	CORN MILL/WORKSHOUSE/ WAREHOUSE/SHOP	Corn mill (later used as Tib Street Workhouse) (site of)	19th Century to Mid 20th Century
95	16539.1.0	PUBLIC HOUSE/FRUIT AND VEGETABLE MARKET	The Royal Oak public house (site of)	19th Century to Mid 20th Century
96	16540.1.0	FACTORY	Oil Cloth Manufactory (site of)	19th Century
97	8458.1.0	TOWN HOUSE	69–77 Lever Street	18th Century to 21st Century
98	8507.1.0	INN	Castle Hotel public house	19th Century to 21st Century
99	8630.1.0	SHOP	29 Swan Street	19th Century to 21st Century
100	8637.1.0	SHOP?	31–35 Thomas Street	18th Century to 21st Century
101	12142.1.0	HOUSE/WORKSHOP/ SHOP	49 to 53 Tib Street	18th Century to 21st Century
102	6405.1.0	SHOP	Commercial Property (32– 36 Oldham Road) (site of)	19th Century to 21st Century
103	11768.1.0	HOUSE	5 & 7 Dorsey Street (formerly Green Street) (site of)	18th Century to AD 20th Century
104	12084.1.0	WAREHOUSE	45 and 47 Newton Street	19th Century to 21st Century
105	11650.1.0	TOPSHOP	1 Kelvin Street	18th Century to 21st Century
106	11685.1.0	SHOP	3 Dale Street	20th Century to 21st Century
107	12087.1.0	BUILDING	72 to 76 Newton Street	(AD 19th Century to 21st Century)
108	15535.1.0	SHOP	Warehouse, Workshop and Shops (33 and 35 Turner Street)	19th Century to 21st Century
109	15548.1.0	WAREHOUSE/SHOP/ WORKSHOP	Workshops, Shop & Warehouse (40 and 42 Back Turner Street)	18th Century to 21st Century
110	8490.1.0	INN	Crown & Kettle public house	19th Century to 21st Century

111	12086.1.0	MUSEUM/POLICE STATION	Greater Manchester Police Museum (former Newton Street Police Station)	Late 20th Century to 21st Century
112	8424.1.0	FISH MARKET	Wholesale Fish Market (formerly), including 79 High Street	19th Century to 20th Century
113	8631.1.0	DATE STONE/MARKET HALL	39 & 43 & 45 Swan Street (formerly Smithfield Market Hall)	19th Century to 21st Century
114	8632.1.0	BANK	2 & 4 Swan Street (formerly Midland Bank)	First World War to 21st Century
115	11686.1.0	WAREHOUSE/WORKSHOP	25 and 27 Dale Street (site of)	19th Century to 21st Century
116	12066.1.0	DATE STONE/WAREHOUSE	24 Lever Street (Watts Brothers)	19th Century to 21st Century
117	6439.1.0	WAREHOUSE	23–25 Gun Street (site of)	AD 19th Century to AD 20th Century
118	11779.1.0	BANK/PUBLIC HOUSE	St Vincents public house (former; now St Vincents House)	19th Century to 21st Century
119	3292.1.0	CELLAR/WORKSHOP/BUILDING/SHOP/WAREHOUSE/OFFICE	3 & 5 Kelvin Street	18 TH Century to 21 st Century
120	6428.1.0	HOUSE	39 Great Ancoats Street	19th Century to 21st Century
121	9872.1.0	CHURCH	St Paul's Church (site of)	18th Century to 19th Century
122	11780.1.0	CHURCH	Church of St Paul (site of)	19th Century to AD 20th Century
123	6430.1.0	SHOP	53–55 Great Ancoats Street (site of)	19th Century to 21st Century
124	6429.1.0	DATE STONE/ELECTRICITY SUB STATION	Electricity Sub Station (site of)	Early 20th Century to 21st Century
125	17205.1.0	WEAVERS COTTAGE/WORKSHOP	42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street)	18th Century to 21st Century
126	15549.1.0	CELLAR DWELLING/HOUSE/WORKSHOP	38 Back Turner Street	19th Century to 21st Century
127	17243.1.0	PUBLIC HOUSE/HOTEL	Unicorn Hotel	19th Century to Early 21st Century

128	13901.1.0	COTTON MILL/FACTORY/IRON WORKS	Marlsbro House	18th Century to 21st Century
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Appendix C: HER Heritage Events within the Study Area

Map No	HER No	Event Type	Description
173	EGM3353	Historic Building Recording	Building recording at 47-53 (odd) Tib Street, Manchester, 1996
171	EGM3382	Archaeological Watching Brief	Watching brief at Land Bounded by High Street, Copperas Street, Hare Street and Edge Street, 2002
129	EGM3651	Archaeological Evaluation	Desk based assessment at the Red Lion Street, Manchester, 2006
130	EGM3664	Archaeological Evaluation	Desk based assessment at the Iclian Hotel, Manchester 2005-2006
131	EGM3807	Archaeological Evaluation	Desk based assessment of Lever Street, Manchester, 2006
136	EGM3814	Archaeological Evaluation	Desk based assessment of Smithfield Northern Quarter, Phase 5, Manchester, 2008
132	EGM3826	Archaeological Evaluation	Desk based assessment of Tib Street, Manchester, 2007
133	EGM3827	Archaeological Evaluation	Desk based assessment of 1-7 Stevenson Square, 2007
134	EGM3852	Archaeological Evaluation	Desk based assessment of 20 to 22 Dale Street, Manchester, 2008
135	EGM3856	Archaeological Evaluation	Desk based assessment of Newton Street, Manchester, 2008
137	EGM4075	Archaeological Evaluation	Desk based assessment of 34 Turner Street, Manchester, 2014
138	EGM4129	Archaeological Evaluation	Desk based assessment of Tib Street/Foundry Lane, Manchester 2014
139	EGM4350	Historic Building Recording	Building recording of Former Manchester Corporation, Electricity Substation, Manchester, 2017
140	EGM4377	Archaeological Evaluation	Desk based assessment of Marlsbro House, Manchester, 2018
174	EGM452	Historic Building Recording	Building recording of 3 & 5 Kelvin Street, Manchester, 1997
141	EGM4526	Archaeological Evaluation	Desk based assessment of Swan Street, Manchester, 2011
142	EGM4564	Historic Building Recording	Building recording of Swan Street, Manchester, 2011
172	EGM4575	Historic Building Recording	Building recording of 20-26 Edge Street, Manchester, 2011

143	EGM4584	Archaeological Watching Brief	Watching Brief at Swan Street. Manchester 2011
144	EGM4585	Archaeological Excavation	Archaeological evaluation at Swan Street, Manchester, 2011
145	EGM4660	Archaeological Excavation	Excavation at Cable Street, Manchester, 2016
146	EGM4683	Archaeological Evaluation	Heritage Impact Assessment at Band on the Wall, Manchester, 2017
147	EGM4685	Heritage Statement	Heritage Statement of Plot 2, Oldham Road, Manchester 2018-2019
162	EGM4688	Archaeological Evaluation	Desk based assessment at Oldham Road, New Cross, Manchester, 2021
149	EGM4704	Archaeological Excavation	Evaluation at Block A Blossom Street, Manchester, 2017
150	EGM4746	Archaeological Evaluation	Desk based assessment at Back Turner Street, Manchester, 2017
151	EGM4808	Heritage Statement	Heritage Statement of Back Turner Street, Manchester, 2017
152	EGM4839	Archaeological Evaluation	Desk based assessment of 25-27 Dale Street, Manchester, 2017
153	EGM4865	Archaeological Excavation	Excavation at Oldham Road, New Cross, Manchester, 2017
154	EGM4874	Archaeological Evaluation	Desk based assessment of Land off Mason Street, Manchester, 2017
155	EGM4880	Heritage Statement	Heritage Statement for Express Building, Manchester, 2017
156	EGM4948	Archaeological Excavation	Evaluation for Land off Mason Street, Manchester, 2018
157	EGM4952	Heritage Statement	Heritage Statement for Former Cheshire Cheese public SJ 8475 9876 house and 32–38 Oldham Road, Manchester, 2018
158	EGM4962	Heritage Statement	Heritage Statement for Salmon Street, Manchester, 2018
136	EGM5016	Archaeological Evaluation	Desk Based Assessment at Swan House, Manchester, 2018
160	EGM5023	Archaeological Excavation	Excavation at Mason Street, Manchester, 2018
161	EGM5030	Archaeological Evaluation	Heritage Impact Assessment at Swan House, Manchester, 2018
148	EGM5043	Archaeological Evaluation	Desk based assessment of Oldham Road, New Cross, Manchester, 2018

134	EGM5147	Heritage Statement	Heritage Statement for 52-58 Thomas Street. 2017-2019
164	EGM5180	Archaeological Evaluation	Desk based assessment for Cheshire Cheese Public House, Manchester, 2019
165	EGM5212	Archaeological Evaluation	Desk based assessment for Land off Addington Street, Manchester, 2019
166	EGM5405	Archaeological Evaluation	Desk based assessment for Oldham Street and Spear Street, Manchester, 2022
167	EGM5409	Historic Building Recording	Building recording of Back Turner Street, Manchester, 2020
168	EGM5412	Archaeological Watching Brief	Watching Brief at Oldham Street, Manchester, 2021
169	EGM5428	Historic Building Recording	Building recording of Swan House, Manchester, 2021
170	EGM5468	Heritage Statement	Heritage statement for Addington Street, New Cross, Manchester, 2019

Plates



Plate 1: North corner of the Site, taken from the west.



Plate 2: View of the south of the Site taken from the north corner.



Plate 3: West corner of the Site taken from the east corner.



Plate 4: East corner of the Site looking from the west.



Plate 5: View of Gulliver's pub to the north of the Site.



Plate 6: View of the housing to the east of the Site.



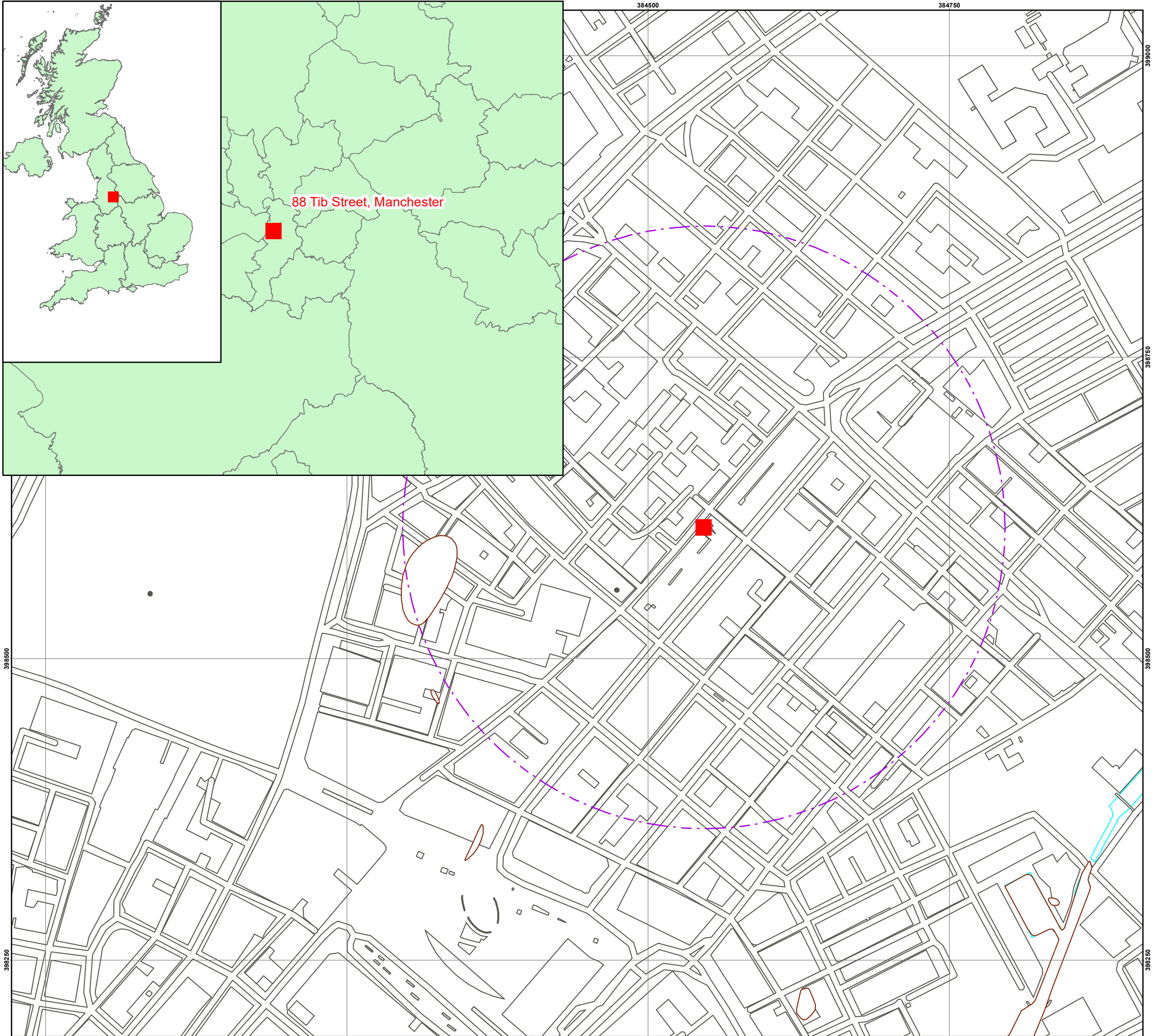
Plate 7: Outside Tib Street Tavern facing northeast towards the Site.



Plate 8: A view of Smithfield Market facing south towards the Site.



Plate 9: View of the Wholesale fish market from the southwest.



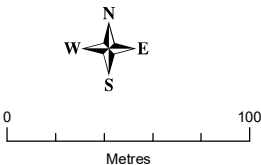
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Figure 1: Site Location

■ Site Location

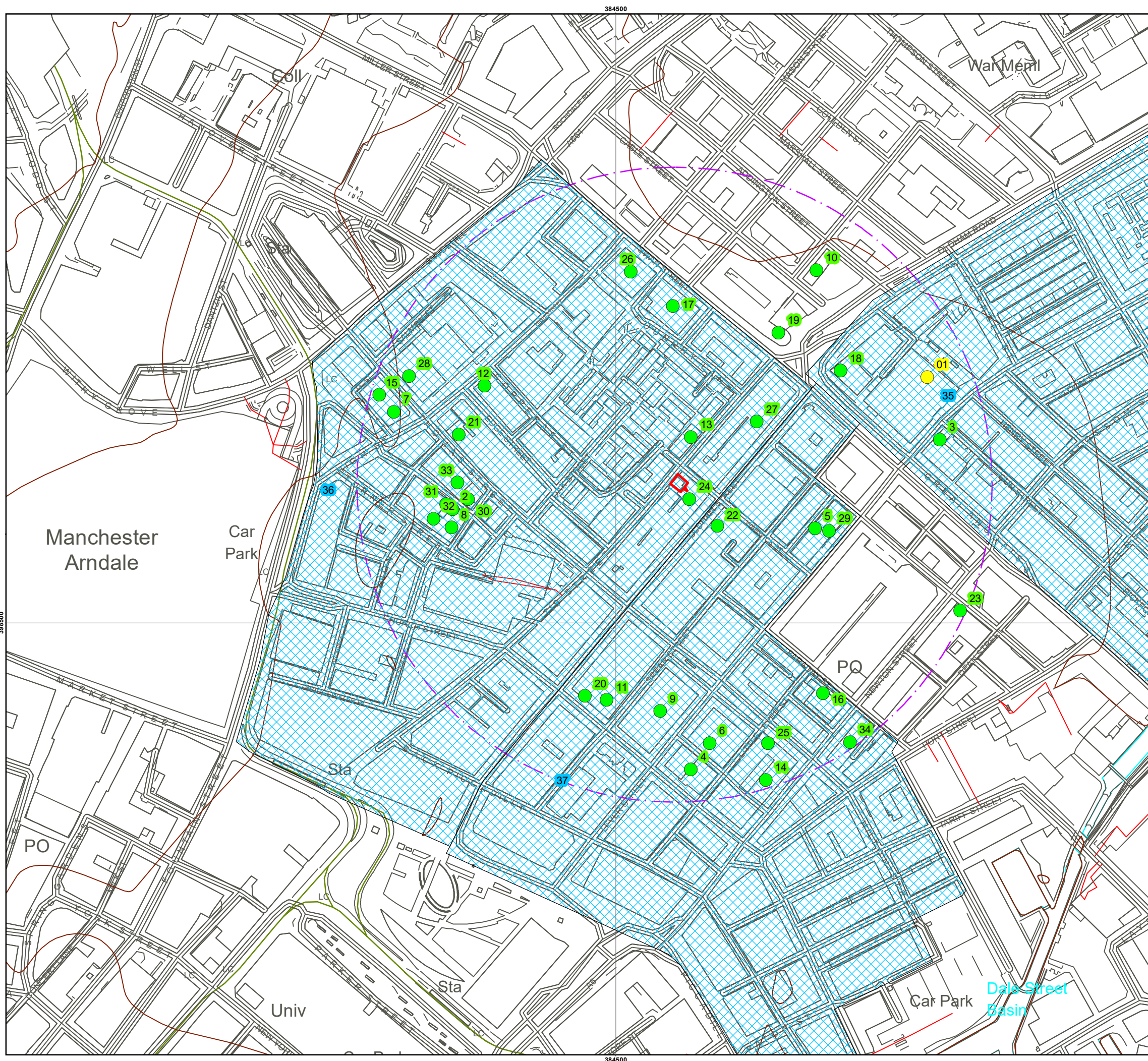
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Checked by: Callum Allsop Date: 26.05.2023



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Figure 2: Designated Heritage Assets within the Study Area

Legend

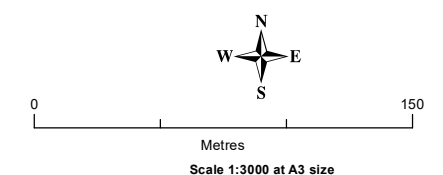
- 1  Grade II* Listed Building
- 2  Grade II Listed Building
-  Conservation Area
-  250m Study Area
-  Site boundary

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Date: 31.05.2023

Checked by: Callum Allsop

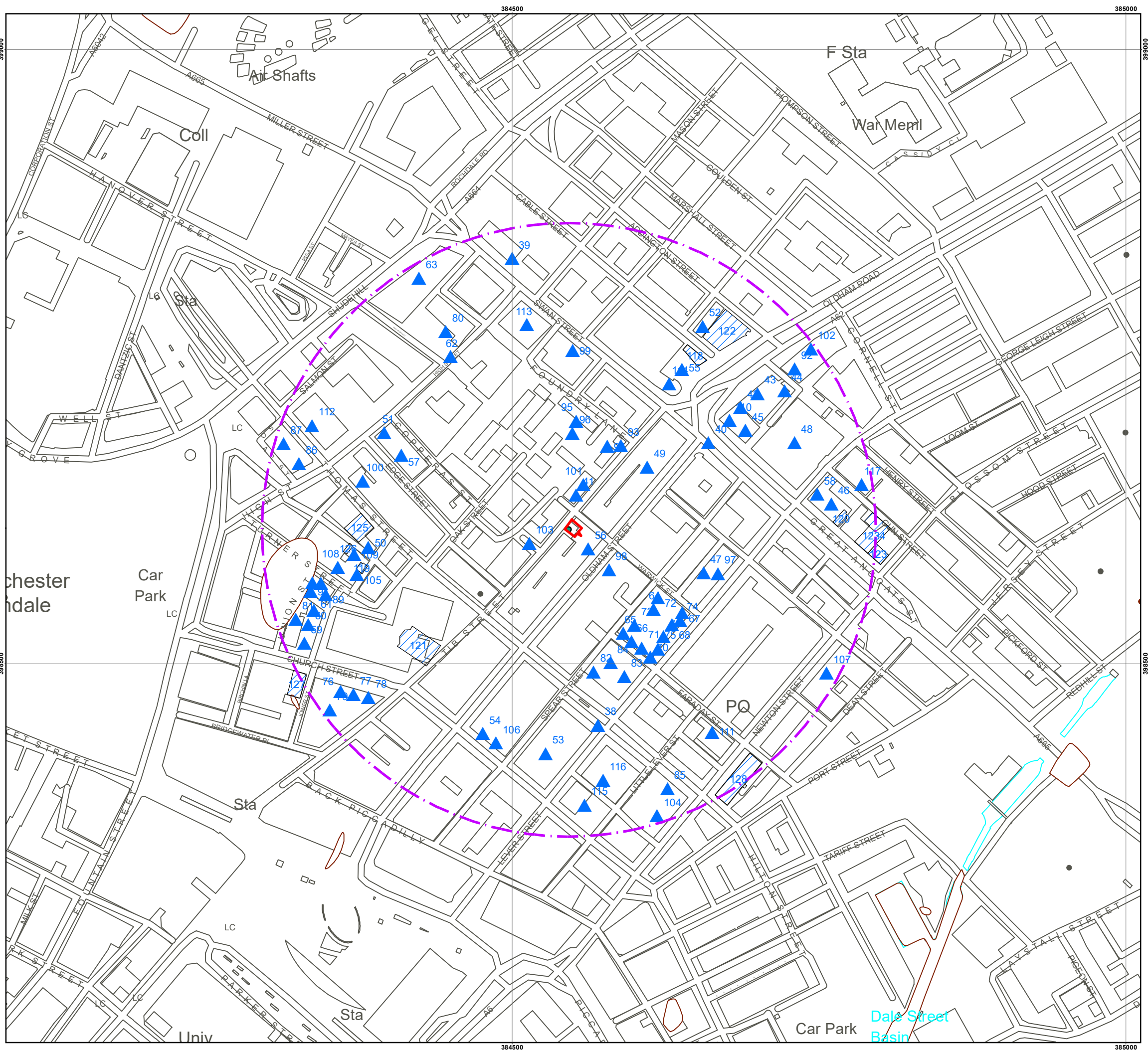
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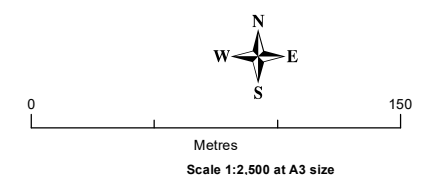
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Figure 3: HER Heritage Assets within the Study Area

Legend

-  Site boundary
-  Study Area
-  HER Heritage Asset Point
-  HER Heritage Asset Polygon

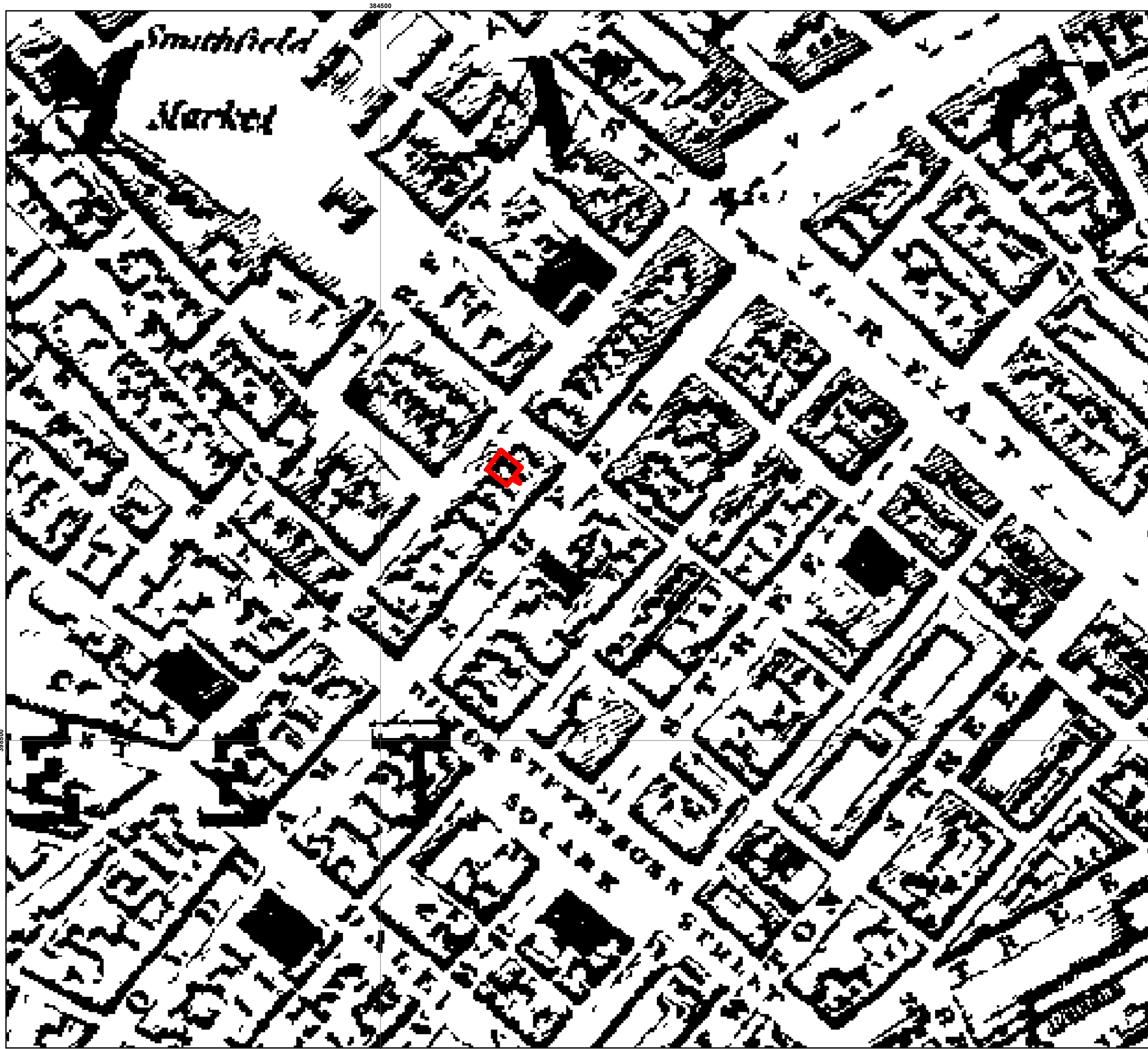
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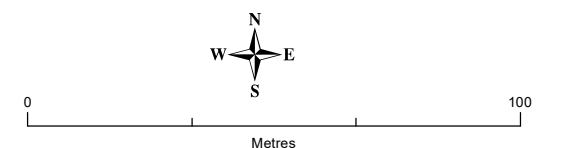
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**Figure 5: Site Location on OS County
Series: Greater Manchester
Map of 1848 1:10,560**

 Site boundary

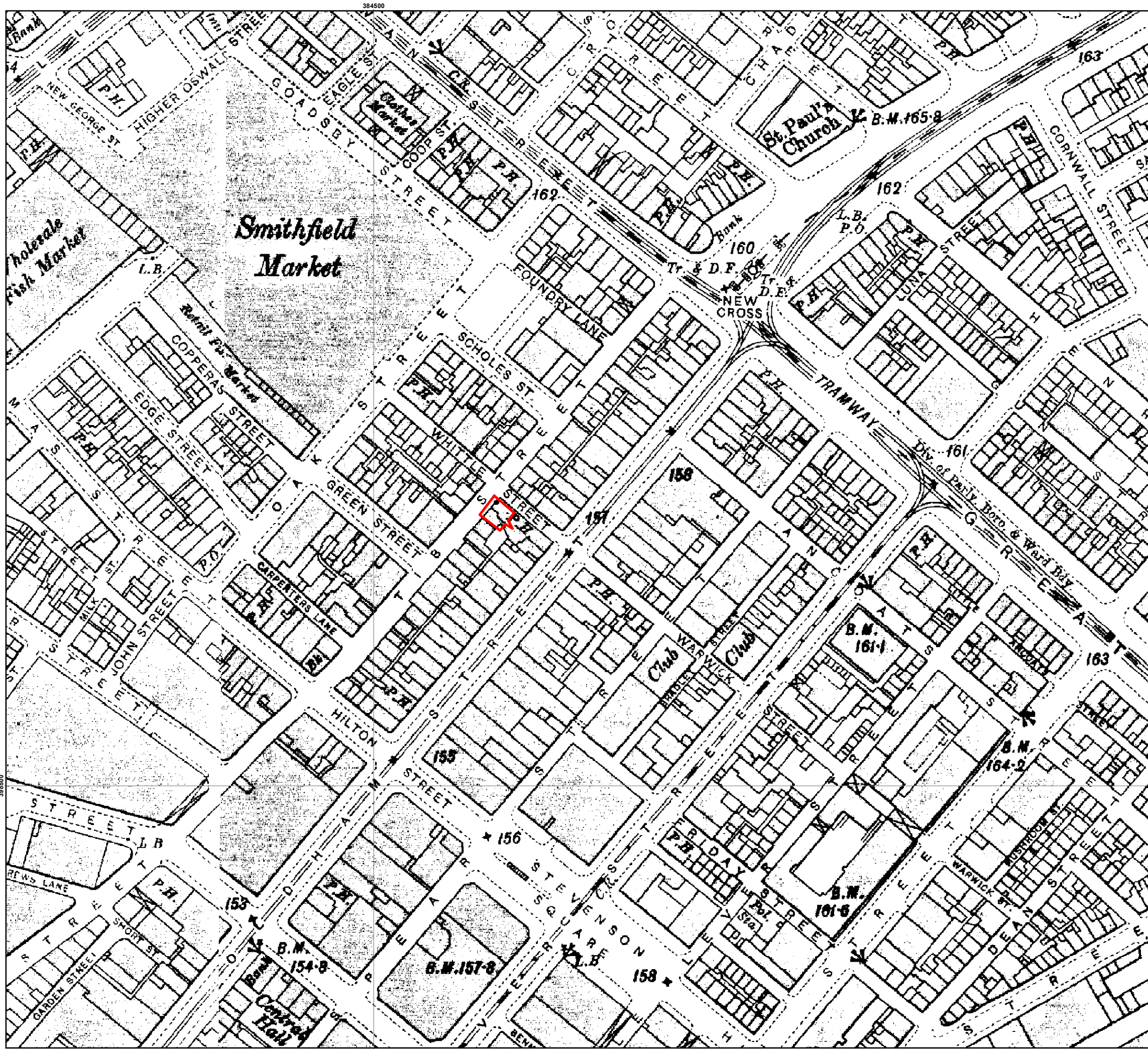
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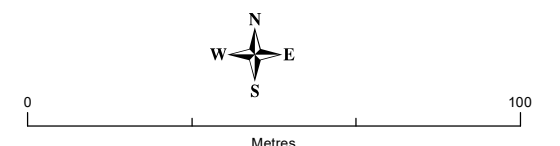
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**Figure 6: Site Location on the OS County
Series: Greater Manchester
Map of 1894-1896 1:10,560**

 Site boundary

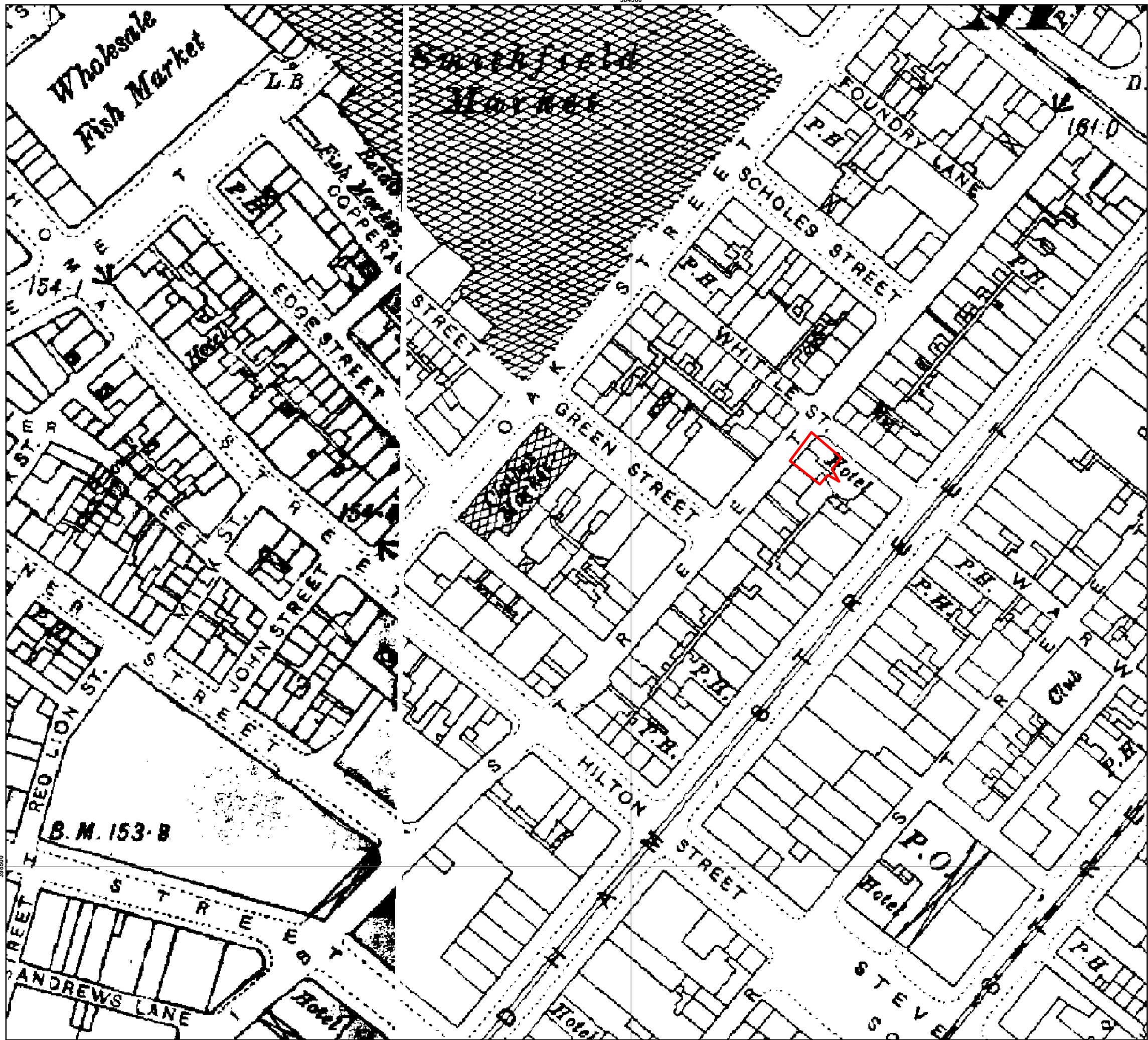
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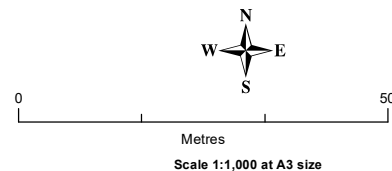
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**Figure 7: Site Location on the OS County
Series: Greater Manchester
Map of 1909 1:10,56**

 Site boundary

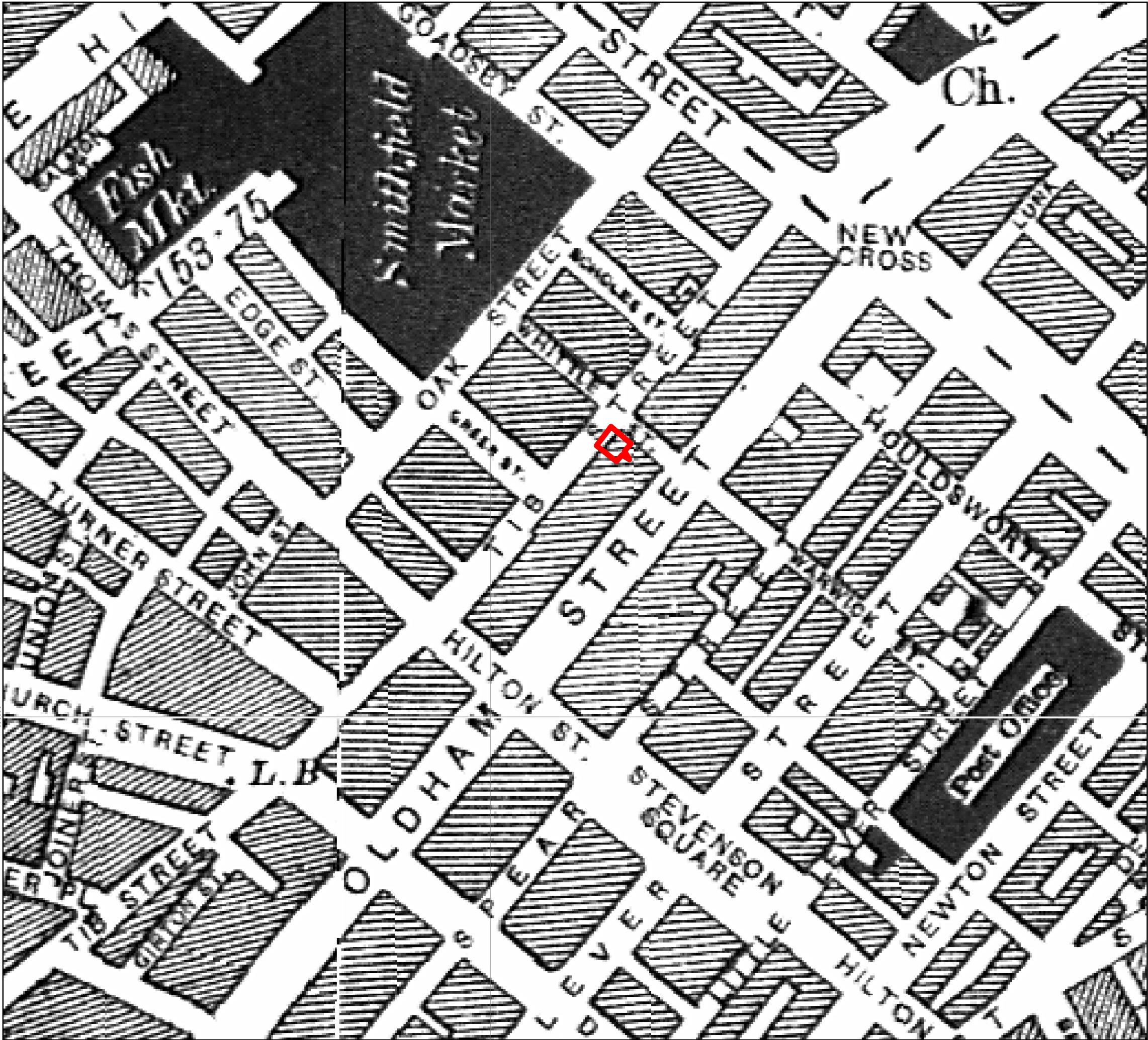
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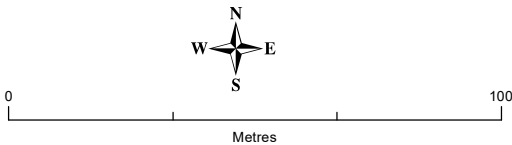
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Figure 8: Site Location on the OS County
Series: Greater Manchester
Map of 1931-1933 1:10,560

 Site boundary

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