

Land off Ducie Street, Manchester
Archaeological Desk-Based Assessment
May 2019

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Report

Archaeological Desk-Based Assessment

Site

Land off Ducie Street, Manchester

Date

May 2019

Planning Authority

Manchester City Council

Site Centred At

SJ 83826 99196

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Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land off Great Ducie Street, Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

The assessment has established that based on the available evidence, the site has a moderate/low potential for archaeological remains of prehistoric, Roman, Saxon and Medieval date.

There is some archaeological potential associated with the foundations of early 19th century buildings and 20th century terraced houses in the south and west of the site, and the below ground remains of the late 18th century Strangeways Brewery and its associated outbuildings in the centre and north of the site.

Therefore, considering the above information, it is possible that there may be below-ground archaeological remains on this site which relate to the age of Manchester's early industrial expansion.

In order to better assess this archaeological potential in advance of development, it is considered likely that further targeted archaeological work will be required on the site. It is suggested that any such works can be undertaken as a condition of consent.

There are no Scheduled Monuments within the site or its vicinity which would have the theoretical potential to have their settings or significance impacted upon by the development proposals.

1.0 Introduction

- 1.1** Orion Heritage Limited has been commissioned by Manchester College to produce this archaeological desk-based assessment to support a planning application for development at land off Ducie Street, Manchester. The site (hereafter referred to as the 'study site') is located at grid reference SJ 83826 99196.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), this report draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4** The study area used in this assessment is a 250 m radius from the red line boundary of the site (Figures 2 and 3).

Location, Topography and Geology

- 1.5** The study site is bounded by Francis Street to the North, Dutton Street to the east, Trinity Way (A6042) to the south, and to Great Ducie Street (A56) to the west. It forms part of the former Boddingtons Brewery site.
- 1.6** Within the north-eastern extent of the site is the former location of the 19th century Printworks (9736.1.0 on Figure 2). This was replaced by a later cotton finishing works and partly by the brewery.
- 1.7** The site comprises made ground which stands at a level of c. 33 m Above Ordnance Datum (AOD). The site is currently in use as an open-air car park (Figure 18).
- 1.8** The geological map of the area shows the east of the site to be underlain by Devensian Till and the west of the site underlain by Sand and Gravel River Terrace Deposits, resting on the solid geology of Sandstone of Chester Formation.

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1** The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.2** Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.4** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.5** Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) is directly or indirectly affected, a balanced judgement is required that has regard the scale of any harm or loss and the significance of the asset(s).
- 2.6** *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7** *Archaeological Interest* is defined as: a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements

of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.11** The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, the PPG states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'. (reference ID: 18a-001-20140306)

- 2.12** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.13** The Manchester City Council Core Strategy (adopted July 2012) has the following policy relating to the historic environment:

Policy EN3: Heritage

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

- 2.14** The 'Unitary Development Plan (1995) has the following 'saved' policy relating to archaeology:

Policy DC20.1: Archaeology

The Council will give particular careful consideration to development proposals which affect Scheduled Ancient Monuments and sites of archaeological interest, to ensure their preservation in place. In particular:

- a) Applications for consent to alter Scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.*
- b) The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect Scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.*
- c) Where the preservation of Scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.*

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.15 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a seven-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits; brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3.0 Archaeological and Historical Background

- 3.1** The locations of sites mentioned in the text in this section are shown on Figures 2 and 3.

Non-Designated Heritage Assets

Prehistoric

- 3.2** There are no prehistoric remains recorded within the study site or its surroundings.
- 3.3** There are concentrations of prehistoric finds in Manchester city centre. This could demonstrate high levels of prehistoric activity; however, it could also be due to high levels of building in the city centre causing accidental discovery (Redhead 2012, p12).
- 3.4** In the Palaeolithic, the landscape of Greater Manchester would have been extremely boggy. Due to this and the intensive development brought about by the industrial revolution, there is little archaeological evidence that dates to the Palaeolithic (Redhead 2004, p11).
- 3.5** Evidence of the Mesolithic is similarly sparse within Greater Manchester, with no evidence in Manchester itself (Redhead 2012, p12). Only a few sites, including Nook Farm in Salford, have displayed Mesolithic activity. At Nook Farm, hundreds of flints were collected, which indicated that the site was used as a seasonal hunting ground. Flints have also been found in Warburton and at Timperley Old Hall (GMAU 2010, p12).
- 3.6** At Oversley Farm, some Neolithic structural elements and Grimston Ware pottery have been discovered, as well as Bronze Age pottery (GMAU 2010, p12-13). There is no Iron Age settlement evidence in Manchester itself, but further out, there is a hilltop enclosure at Mellor, settlements at Rainscough, and Great Woollen Hall in Salford. The Iron Age landscape in Manchester probably consisted of some cultivated land with farmsteads along the rivers, and defended hilltops (Redhead 2012, p13). However, evidence of permanent settlement in South Lancashire is lacking (Hylton 2010, p1).
- 3.7** Considering the lacuna of archaeological evidence of prehistoric date both within the site and its surroundings, the potential of the site is low.

Roman

- 3.8** There are no Roman remains recorded within the study site.
- 3.9** There was a Roman fort at Manchester by AD 79, which probably housed around 480 legionaries. Over time, the fort was abandoned and rebuilt, finally being built in stone. This last fort was occupied until the Romans left Britain. The fort's location was near the meeting point of the rivers Irwell and Medlock (Hylton 2010, p1-3). A Roman settlement was built at Deansgate with associated cemetery, which dates between the 1st and 3rd centuries AD (GMAU 2009, p14).
- 3.10** To the immediate west of the site, Great Ducie Street is the location of the Manchester to Ribchester Roman Road (14.1.0 on Figure 2), heading north from the Roman fort past the site and along Bury New Road. Approximately, 120 m to the south-west of site is a further possible Roman Road (13903.1.0 on Figure 2), aligned on a projected route it is yet to be confirmed, though major 19th century developments within the area have likely erased any evidence.
- 3.11** Approximately 200 m to the south of the site lies Hunts Bridge (16023.1.0 on Figure 2), crossing the River Irk its origins are thought to date to the Roman period when the Manchester to Ribchester road followed the line of Deansgate from the fort at

Castlefield. The current Hunt's Bank Bridge (272.1.0 on Figure 2) dates to the 15th century, noted to exist in 1473.

- 3.12** The lack of archaeological evidence of Roman date within the site, but the clear evidence of Roman activity and settlement within its surroundings, indicates that the potential of the site is moderate/low.

Saxon/Medieval

- 3.13** There are no Saxon/ Medieval remains recorded within the study site.
- 3.14** The Cathedral Conservation Area lies c. 200 m to the south-east of the site; this area is thought to have first been settled by a small community during the Saxon period. Expanding after the Norman Conquest and becoming a centre for the trade in coarse woollen cloth, this area continued to develop into the Post-Medieval period, with rapid growth during the Industrial revolution.
- 3.15** Approximately 250 m to the east and west of the site, is the Area of Medieval Manchester (16050.1.0 on Figure 2). The area marks the extent of Medieval Manchester as defined by the burgage plots and excavation evidence.
- 3.16** There are multiple Medieval assets within the study area; this includes the site of the 14th-17th centuries courthouse (1592.1.0 on Figure 2). Home to the Wapentake Court for Salford, it was founded in 1228 in the centre of the former market. To the east of the site lies Manor watermill (9863.1.0 on Figure 2) noted in 1320 with an associated fulling mill (9864.1.0 on Figure 2), both were likely demolished in 1844 when Victoria Station was built. To the south-east is the listed building of Chetham's College, Hospital, Blue Coat School and Library (2020.2.0 on Figure 2), its construction spanning between the 15th and 19th centuries.
- 3.17** To the south of the site is the former site of the market cross (535.1.0 on Figure 2), seen on the 1650 Plan of Manchester and Salford (not shown), it was thought to have been replaced many times over the centuries, located on the same spot until its demolition in 1824. Also, the former site of two 15th century timber framed cottages (1937.1.0 on Figure 2), originally fustrian weaver's homes which were demolished in 1824 for a retail development, as well as the former site of a townhouse (1942.1.0 on Figure 2) dating between the 11th and 19th centuries.

- 3.18** Due to the lacuna of recorded archaeological assets of Saxon/Medieval date within the site, its potential is low.

Post-Medieval/Modern

- 3.19** The area which the site lies is called Strangeways, relating to a park and gardens which once covered this area. During the 19th century, it was heavily developed, a large parcel of land was given to the construction of the Assize court in 1858, primarily destroyed by World War II bombing and Strangeways prison in 1869 (both designed by Alfred Waterhouse), located to the north of the site, with the capacity to hold 1000 inmates from Manchester and south-east Lancashire. Post 1918 is contained a special execution room and permanent gallows hanging 100 people. During the 1990s, it held one of Britain's worst prison riots that subsequently destroyed part of the original building, which when rebuilt, was renamed HMP Manchester (Hylton 2010, p138, 192).
- 3.20** To the immediate south of New Bridge Street was the Manchester Union Workhouse, built in 1793 to house 400 inmates, it was described by Joseph Aston as a "large and spacious...elegant building". However, by the mid 18th century, the area to the west is described as containing tanneries, bonemills and gasworks, which all drain into the Irk; on the right bank is a pauper burial ground, Victoria station and the workhouse.

- 3.21** By 1876, New Bridge Workhouse was unable to cope with the volume of poor needing residence, and unable to extend, the Guardians purchased land and built a workhouse at Crumpsall. It was finally demolished in the 1960s and is now the site of the Manchester Arena (Hall 2004, p4-7).
- 3.22** Heritage assets in the search area include: a 16th century mill (9862.1.0 on Figure 2), New Fleet Prison (406.1.0 on Figure 2), the Edinburgh Castle Public House (1943.1.0 on Figure 2) and a 17th century hoard of gold and silver coins (533.1.0 on Figure 2).
- 3.23** 18th to 20th century assets include a former 1840 century synagogue (8317.1.0 on Figure 2), Manchester Parcel Post Office (15544.1.0 on Figure 2), the Finney Arms Public House (1729.1.0 on Figure 2), North Bridge (16185.1.0 on Figure 2), Middle Bridge (16184.1.0 on Figure 2), Stephenson Bridge (16138.1.0 on Figure 2) and Hunts Bridge (16023.1.0 on Figure 2), 56 Greengate (1565.1.0 on Figure 2), Breslyn Street (13902.1.0 on Figure 2). Industrial sites include: a dye works (9861.1.0 on Figure 2) located off Great Ducie Street, a textile works (2038.1.0 on Figure 2) and a hat factory (1736.1.0 on Figure 2).
- 3.24** Victoria Station (1392.1.0 on Figure 2), designed by G Stephenson and built in 1845, is a listed building to the south of the site. During the 1990s, an evaluation (2094.1.0 on Figure 2) was undertaken at the station to locate possible Medieval deposits. An undisturbed clay surface and deposit of thick red sandstone thought to be the demolished remains of an earlier structure were encountered. To the immediate south-east of the station is the site of the Walkers Croft Burial Ground (9910.1.0 on Figure 2), opened in 1815.
- 3.25** Within the search area eight archaeological events have been recorded, all to the south of the site - 4 non-invasive and four invasive (Figure 3).

The Site

- 3.26** The site is the former location of the Strangeways Brewery, established in 1778 by grain merchants Thomas Caister and Thomas Fray. The location was carefully chosen, as at the time it lay outside of the boundaries of Manchester and thus avoided paying tax (Hylton 2010, p138-9).
- 3.27** The ever-growing population of Manchester (43,000 in 1788) required a demand on beer that allowed for the establishment of the brewery, which sought to facilitate not only Manchester, but the counties of Lancashire and Cheshire.
- 3.28** By 1800, Thomas Caister had retired from the business and the brewery fell under the name of Fray (now senior partner), Hole and Potter. The area of land adjacent to the brewery, now partly Great Ducie Street, was originally named Fray's Place; later to be occupied by the baptist chapel and then the brewery offices in 1881. With the departure of My Fray in 1809, Samuel Hole became senior business partner and the company changed its name again to Hole and Potter. Hole ran the business for the next 33 years, during which time he upgraded the equipment to more modern methods, adopted attenuators, which cooled fermentation via cold water in pipes, resulting in more machinery and technology within the building.
- 3.29** In December 1832, a young Henry Boddington joined the business, working his way through the ranks to eventually become the sole proprietor in 1853. At this point business was struggling after the affect of new laws and taxes on corn, sugar and beer; the buildings themselves were also in much need of repair (Jacobson 1978, p7-73). However, with a small loan from his father-in-law, Henry rebuilt the company and by 1877 it was the biggest brewery in Manchester, owning 71 public houses and brewing more than 100,000 barrels a year (Hylton 2010, p138-9).
- 3.30** In 1883, Henry Boddington retired, handing over the brewery to his sons, which became Henry Boddington & Co. Ltd. The sons undertook more modernisation in the 1890s, including installing steam power to pump the water and grind the malt, jobs

previously performed by people and horses. The business continued production in the same manner until the 1920s, with machinery throughout powered by pulleys driven by one large flywheel. However, this was to change as a series of modernisation and new equipment were rolled out, including a new bottling hall built in a separate concrete building; this was later strengthened to cope with the increase in production. Further changes saw motorisation of delivery team, with horse drawn delivers ceasing and a resulting end of the onsite stables, farrier and blacksmith (Jacobson 1978, p.7-73).

- 3.31** It thrived until December 1940 when it was heavily damaged during air raid attacks, which ceased production for seven months. After the war, it was fully modernised, continuing until 1989 when it was taken over by Whitbread, who expanded and rebranded in 1994 as Boddingtons. In 2000, the brewery was again bought out by Interbrew UK who closed and relocated the brewery in 2005, ending 227 years of brewing on the site. (Hylton 2010, p138-9).
- 3.32** In the northern area of the site was the former location of a print works (9736.1.0 on Figure 2), dating to at least the early 19th century. It was formed by a large complex of buildings, the south-western building lying within the site. It was thought to use water from the tributary to the west of the printworks which joined to the Irwell.
- 3.33** By the 1891, early Ordnance Survey mapping shows that the site had become a cotton finishing works, taking advantage of the nearby water source.

Map Regression

- 3.34** The 1741 Caffon and Berry's Map of Manchester (Figure 4) shows the area of the site to the north of the centre of Manchester. A road in the same area of Great Ducie Street can be seen to heading in the northerly direction, the exact location of the site is unclear, but in the vicinity are a few structures with what appear to be gardens or lawns.
- 3.35** 1787-94 Green's Map of Manchester (Figure 5) notes the lands in and surrounding the site as owned by Lord Ducie, with a brewery and associated outbuildings located within the site.
- 3.36** The Strangeways Brewery was founded in 1778, shown as one large and three smaller structures with a pond or reservoir to the immediate north of the building. The buildings were constructed fronting the main road and were surrounded mainly by fields with a printing works and Mr Smiths builings to the north of the site.
- 3.37** The 1793 Laurent Map of Manchester (Figure 6) shows little change to the site; the structures do not show much detail but do suggest they may have been enlarged.
- 3.38** By the 1819 Johnson's Map of Manchester (Figure 7), there has been major change, wehreby a new road system appears to have been built, with the straightening and addition of roads; the road to the south New Bridge Road is indicated as a Toll Road. There are multiple structures within the site, though none are labelled. There are new structures surrounding the area. Those to the east are likely to be associated with the brewery; those to the west potentially domestic dwellings.
- 3.39** The 1847 Tithe for Cheetham Parish (Figure 8) shows the site lies over a number of plots. To the south and west of the site housing has been constructed and the site in general is now more compact with an increase in structures. Great Ducie Street plot 578 to the west of the site is listed as a public road, however, to the north along this road is noted a turnpike. New Bridge Street plot 579 to the south is noted as a turnpike road with turnpike.
- 3.40** All remaining plots were owned by the Earl of Ducie and occupied by John Redfern:

- 534 - Field, dwelling house and road (noted on the map as the printworks).
- 536 - Buildings and yard (noted as brewery on the map)
- 538 - Dwelling house and outhouse (Claremont Terrace).
- 539 - Occupation road.
- 540, 541 and 543 - Dwelling house (Back Ducie Street).
- 544 - Occupation road.
- 545 - Dwelling houses (Claremont Place).

- 3.41** 1850 Ordnance Survey Map (Figure 9) shows clear detail of the site, which is almost fully occupied by streets and structures. Across the southern end, along New Bridge Street, is Claremont Place and Claremont Terrace; along the western boundary near Great Ducie Street are two parallel roads, Back Ducie Street and Back Brewery Street, with Brewery Street in a south-west to north-east alignment joining the two. These roads appear to be predominantly occupied by housing, with a public house partially overlying the site at the northern end of Back Ducie Street. Occupying the eastern half of the site is a large building labelled as a Brewery with a noted Weighing Station. In the north-eastern part of the site, the Strangeways Calico Print works partially overlaps the site, with a well located towards the northern boundary.
- 3.42** Outside of the site to the west lies further housing, several timber yards and a public inn; to the north is housing with some open fields and Strangeways hall and grounds. To the east is a further open space, a timber yard and Jubilee Charity School. To the south of New Bridge Road is Manchester Union Workhouse, Fray's Place and smithy, Strangeways chapel and timber yard, Victoria station lies adjacent to the workhouse. Fray's Place is likely the surviving patch of a once much larger area, known also as Fray's Place, named after one of the original partners of Strangeways Brewery and is said to have extended from the brewery outwards (Jacobson 1978).
- 3.43** On the 1892 Ordnance Survey Map (Figure 10) there has been minor alterations to the housing, with some structures being enlarged and a few new ones built. The brewery has also been enlarged and is now referred to as Strangeways Brewery, the printworks are now Strangeways Finishing Works (cotton) and have also been enlarged. The Public house has become Assize Court Hotel and Back Brewery Street is now Briddon Street. Outside of the site to the north, the Assize Courts have been built; to the east of the site, the area has been heavily built upon, with an iron works and housing on the previous timberyard; to the south, the workhouse has reduced in size and Victoria Station has encroached on the surrounding land.
- 3.44** The 1893 Goad's Insurance Map (Sheet 47) (Figure 11) shows the site in detail, listing the individual rooms of the brewery, carriage works, finishing works and domestic buildings to the west and south. Along Great Ducie Street, these are predominantly shops and public houses with domestic housing behind. The front of New Bridge Street is a mix with mostly temporary lodgings and domestic housing.
- 3.45** 1908 Ordnance Survey Map (Figure 12) shows little change to the site, with two new public houses listed in Claremont Place and on the corner of Brewery Street and Great Ducie Street.
- 3.46** On the 1949-51 Ordnance Survey Map (Figure 13), there are areas noted as 'ruin' and lots of gaps within streets; this could be down to neglect and building work, or most likely associated with bomb damage sustained during the Second World War. Claremont Terrace to the south is no longer extant, nor is an area of Housing on Back Ducie and Briddon Street - the pub previously noted on the corner of Brewery Street is labelled Royal Oak. Strangeways brewery has also reduced in size to the south and taken over the finishing works to the north; a small substation is in the centre of the northern boundary of the site.
- 3.47** No change seen on the 1951-2 Ordnance Survey Map (Figure 14).

- 3.48** The 1978-89 Ordnance Survey Map (Figure 15) shows Back Ducie Street is no longer extant and Briddon Street has been shorted with only the southern end surviving. The housing and pub to the north have been replaced by a new un-named road and a large open area which could be a car park or part of the brewery.
- 3.49** No further change is noted on the site, until post 2006 when the entire site appears to have been demolished for car parking (Figure 18).

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site is bounded by Francis Street to the North, Dutton Street to the east, Trinity Way (A6042) to the south, and to Great Ducie Street (A56) to the west. It forms part of the former Boddingtons Brewery site.
- 4.2 Within the north-eastern extent of the site is the former location of the 19th century Printworks (9736.1.0 on Figure 2). This was replaced by a later cotton finishing works and partly by the brewery.
- 4.3 The site comprises made ground which stands at a level of c. 33 m. The site is currently in use as an open-air car park.

The Proposed Development

- 4.4 The proposals are for a new city centre college campus.

Potential Archaeological Impacts

- 4.5 The assessment has established that based on the available evidence, the study site has a moderate/low potential for remains of all archaeological periods, except the Post-Medieval period where there is potential associated with the foundations of early 19th century buildings and 20th century terraced houses in the south and west of the site, and the below ground remains of the late 18th century Strangeways Brewery and its associated outbuildings in the centre and north of the site.
- 4.6 Therefore, considering the above information, it is possible that there may be below-ground archaeological remains on this site which relate to the age of Manchester's early industrial expansion.
- 4.7 In order to better assess this archaeological potential in advance of development, it is considered likely that further targeted archaeological work will be required on the site.

Potential Impacts on Designated Archaeological Assets

- 4.8 There are no Scheduled Monuments within the site or its vicinity which would have the theoretical potential to have their settings or significance impacted upon by the development proposals.

5.0 Summary and Conclusions

- 5.1** This archaeological desk-based assessment considers land off Ducie Street, Manchester. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 5.2** The assessment has established that based on the available evidence, the site has a moderate/low potential for archaeological remains of prehistoric, Roman, Saxon and Medieval date.
- 5.3** There is some archaeological potential associated with the foundations of early 19th century buildings and 20th century terraced houses in the south and west of the site, and the below ground remains of the late 18th century Strangeways Brewery and its associated outbuildings in the centre and north of the site.
- 5.4** Therefore, considering the above information, it is possible that there may be below-ground archaeological remains on this site which relate to the age of Manchester's early industrial expansion.
- 5.5** In order to better assess this archaeological potential in advance of development, it is considered likely that further targeted archaeological work will be required on the site. It is suggested that any such works can be undertaken as a condition of consent.
- 5.6** There are no Scheduled Monuments within the site or its vicinity which would have the theoretical potential to have their settings or significance impacted upon by the development proposals.

Sources

General

Lesley Dunkley: Historic Environment Record Officer, Greater Manchester Archaeological Advisory Service

Greater Manchester County Record Office
Greater Manchester Historic Environment Record
Greater Manchester Local Studies Library
Manchester Central Library

Cartographic

1741 Caffron and Berry's Map of Manchester
1787-94 Green's Map of Manchester
1793 Laurent's Map of Manchester
1819 Johnson's Map of Manchester
1847 Cheetham Parish Tithe Map
1850 Ordnance Survey 1:2,500 Map
1892 Ordnance Survey 1:2,500 Map
1893 Goad's Insurance Map (Sheet 47)
1908 Ordnance Survey 1:2,500 Map
1949-51 Ordnance Survey 1:2,500 Map
1952-61 Ordnance Survey 1:2,500 Map
1978/89 Ordnance Survey 1:2,500 Map
1992 Ordnance Survey 1:2,500 Map
1996 Ordnance Survey 1:2,500 Map

Websites

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Historic England - The National Heritage List for England - historicengland.org.uk/listing/the-list
MAGIC - www.magic.gov.uk
Manchester City Council - www.manchester.gov.uk

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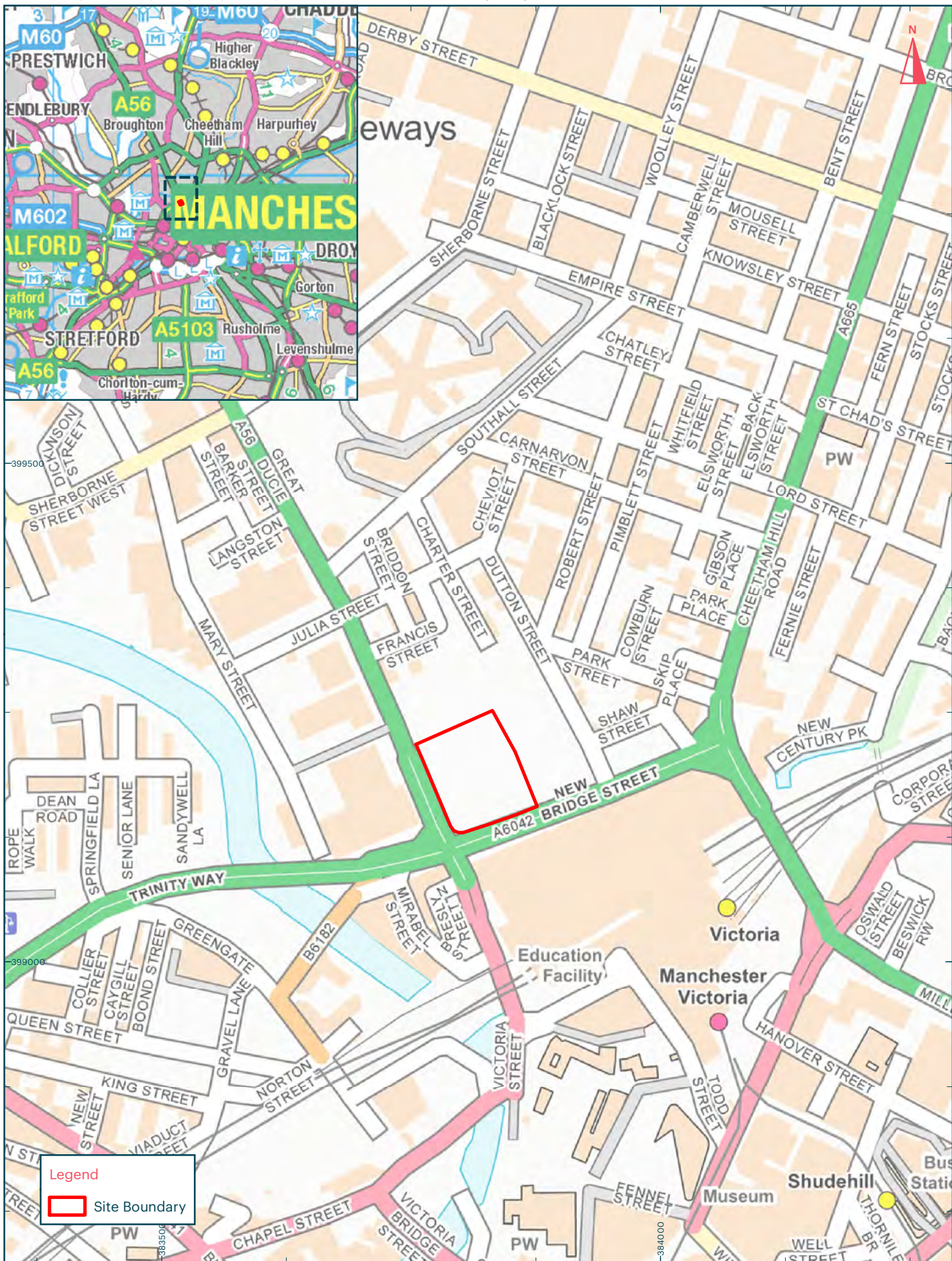
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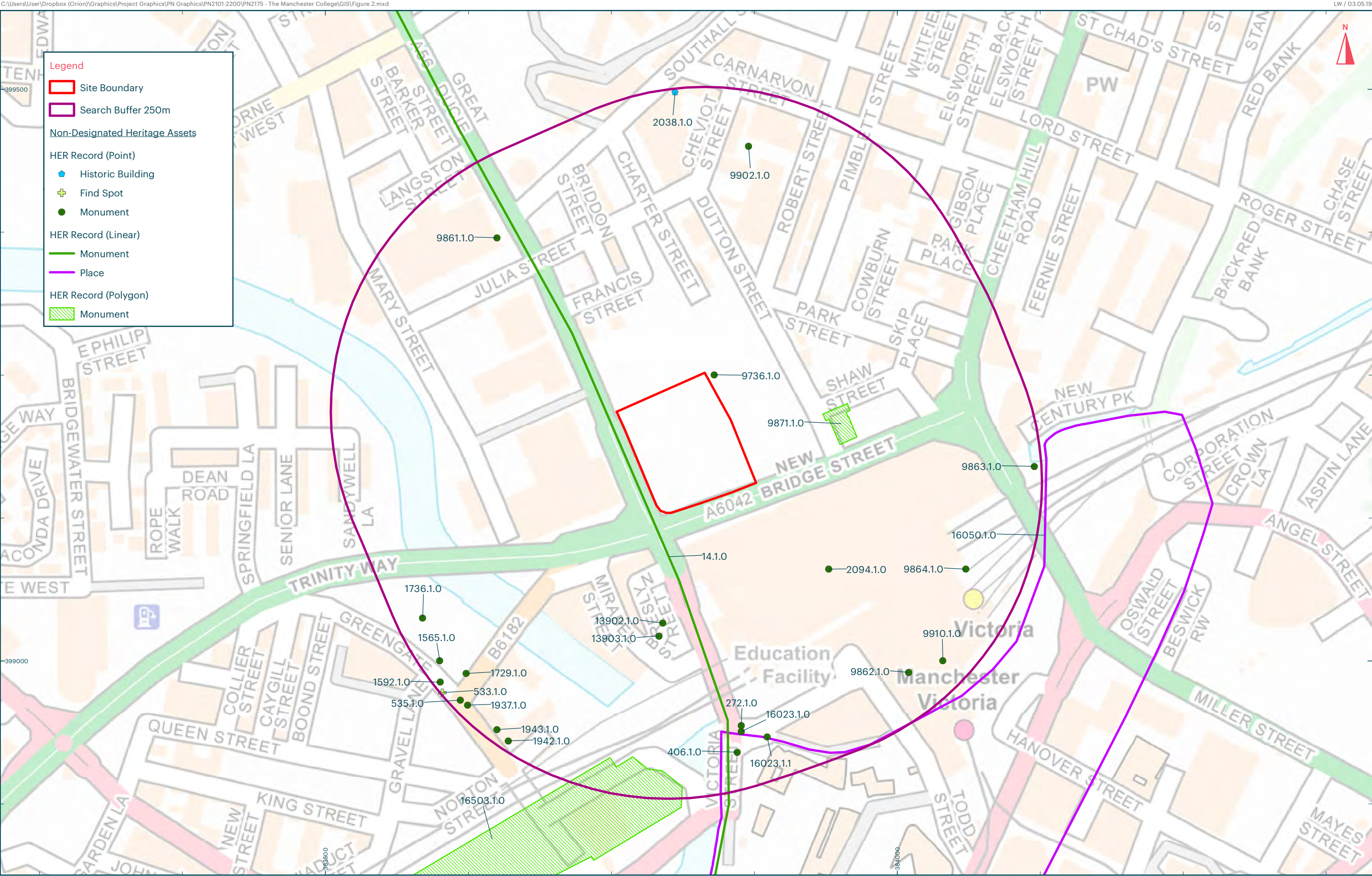
WILLIAMS, A. & MARTIN, G.H., 2003. Domesday Book: A Complete Translation. London: Alecto Historical Editions.



Title:
Figure 1: Site Location
Address:
The Manchester College

Scale at A4: 1:5,000
0 150m

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Title:
Figure 2: Non-Designated Heritage Assets

Address:
The Manchester College

Scale at A3: 1:3,000

0 100m



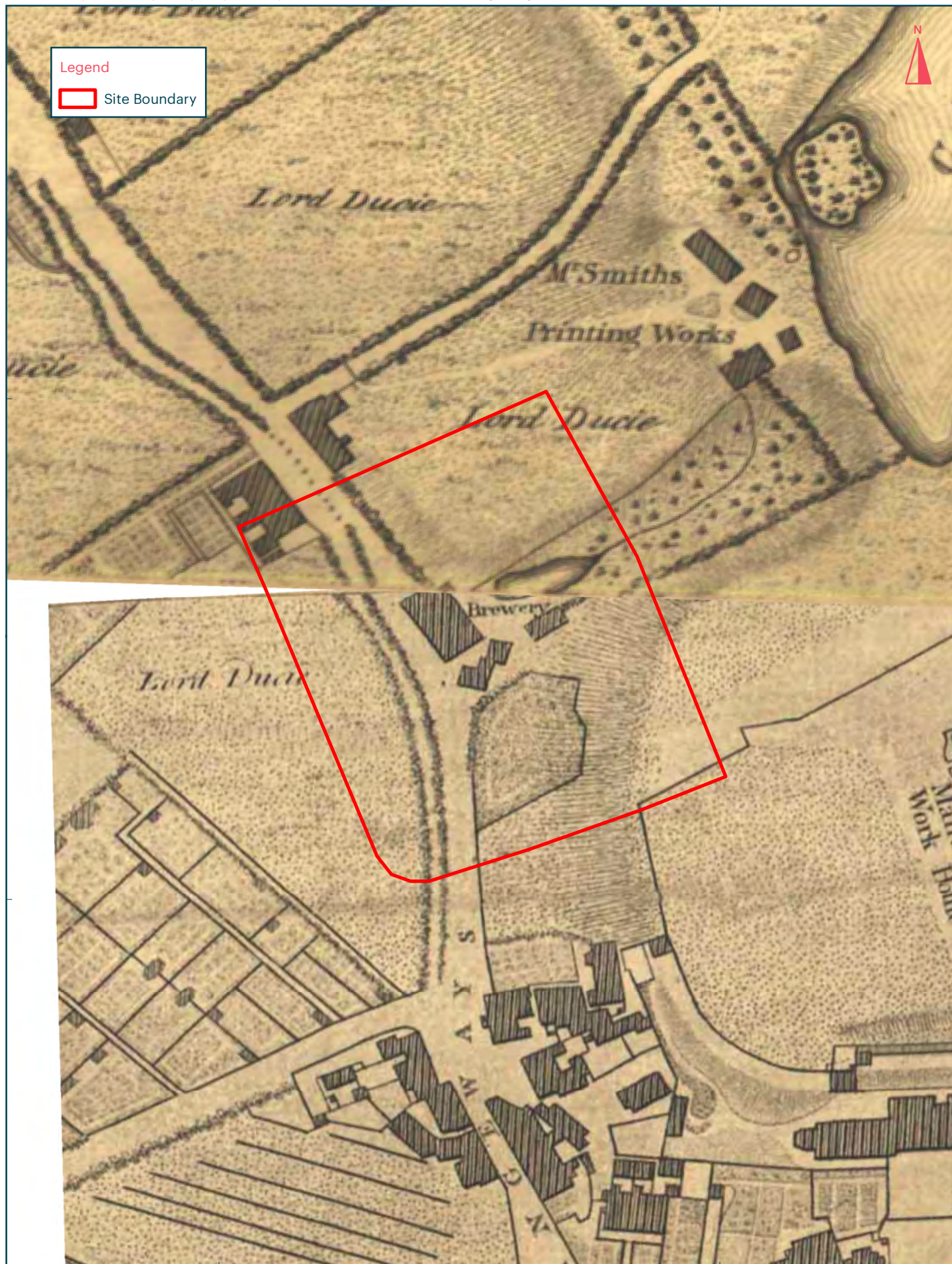




Historic England (2019). Contains OS data © Crown copyright and database right (2019). Data contained in this material was obtained on 21/05/19

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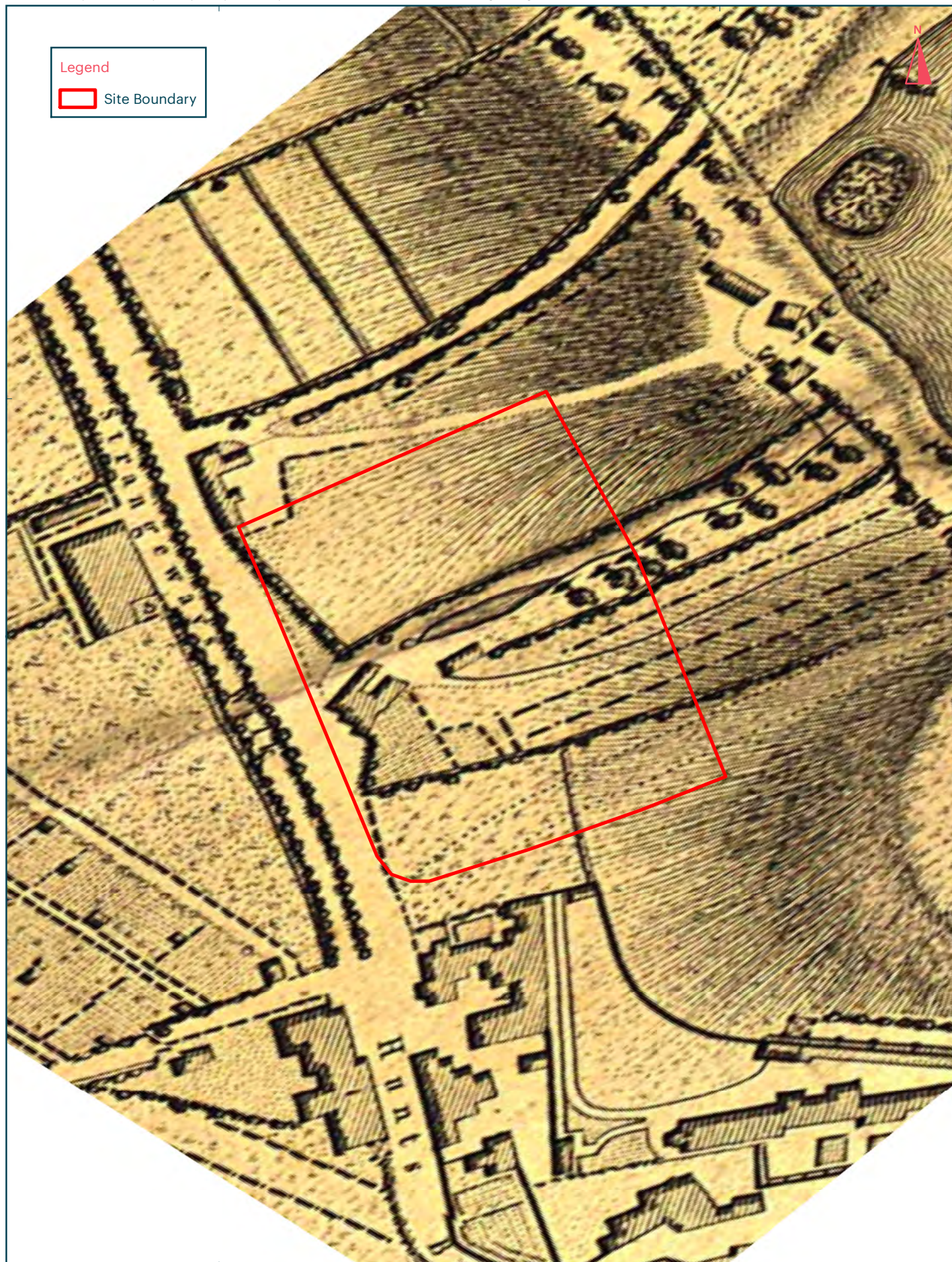


Title:
Figure 5: 1787-94 Green's Map
Address:
The Manchester College

Scale at A4: 1:1,250

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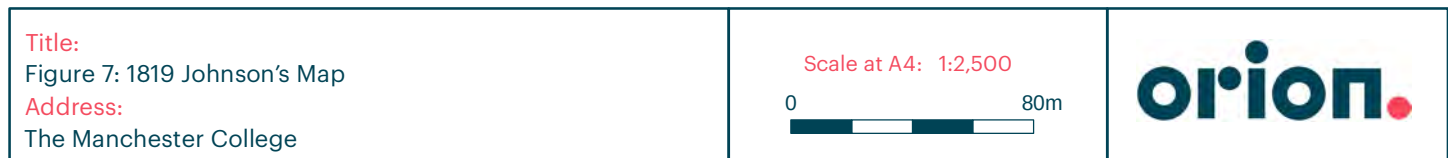


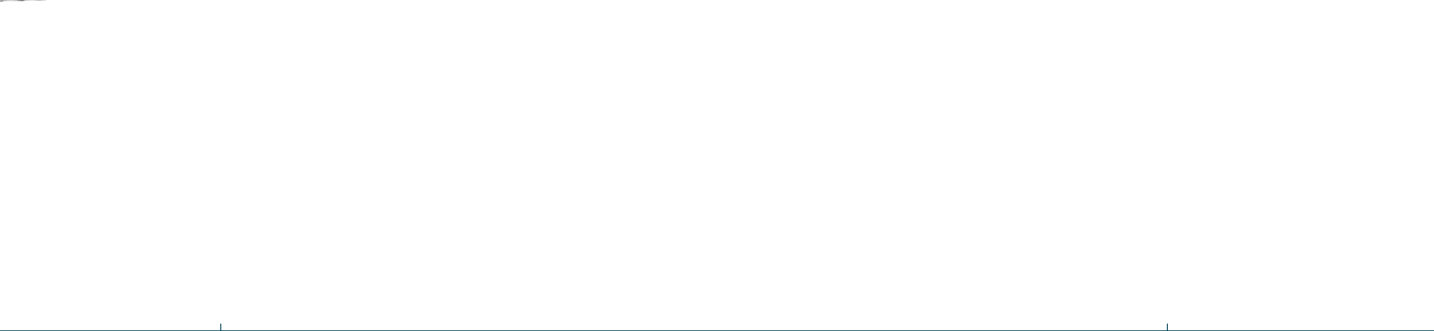
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Figure 6: 1793 Laurent's Map
Address:
The Manchester College

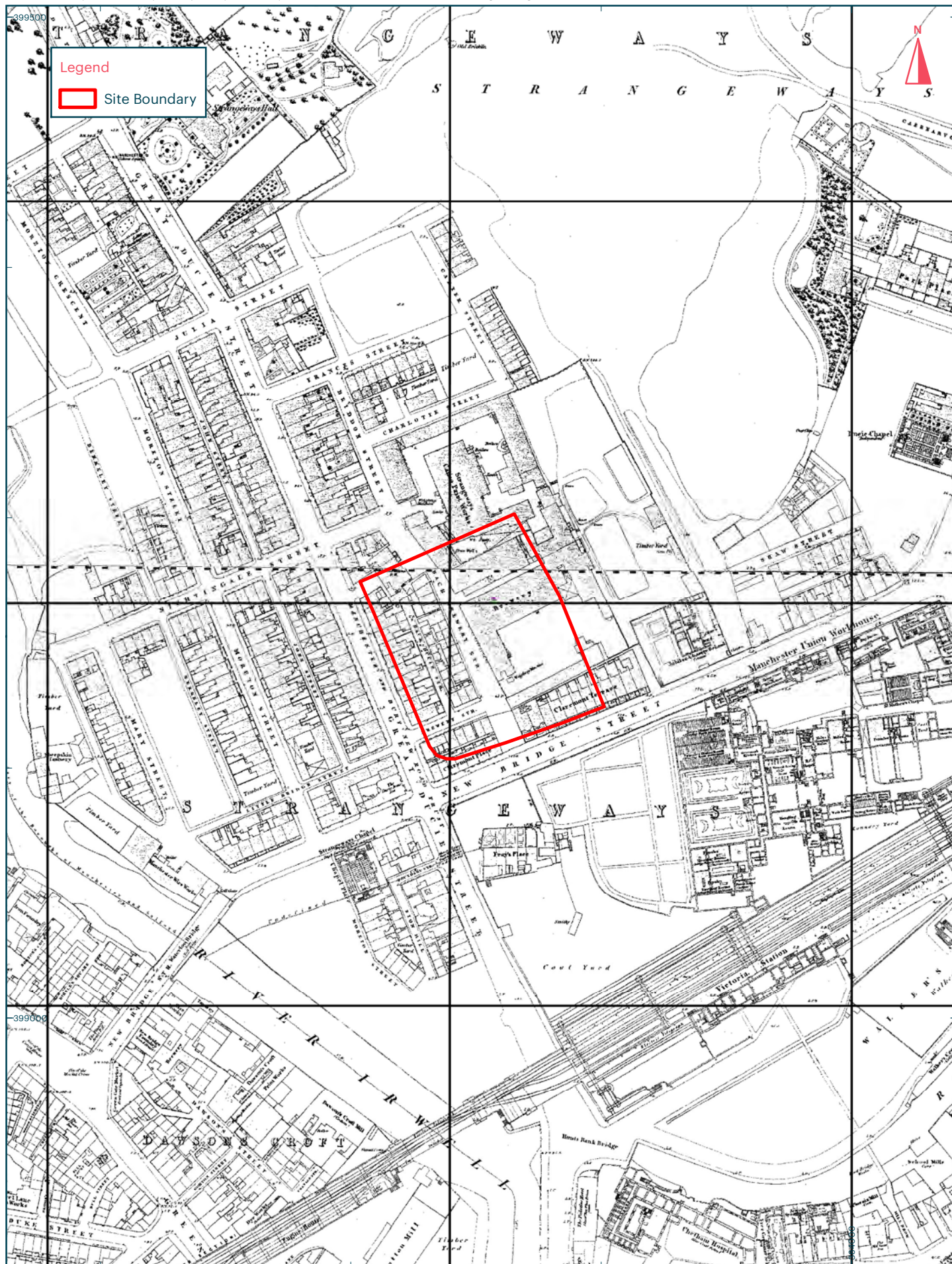
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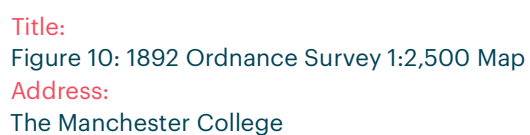


Title:
Figure 9: 1850 Ordnance Survey 1:500 Map
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The Manchester College

Scale at A4: 1:2,500

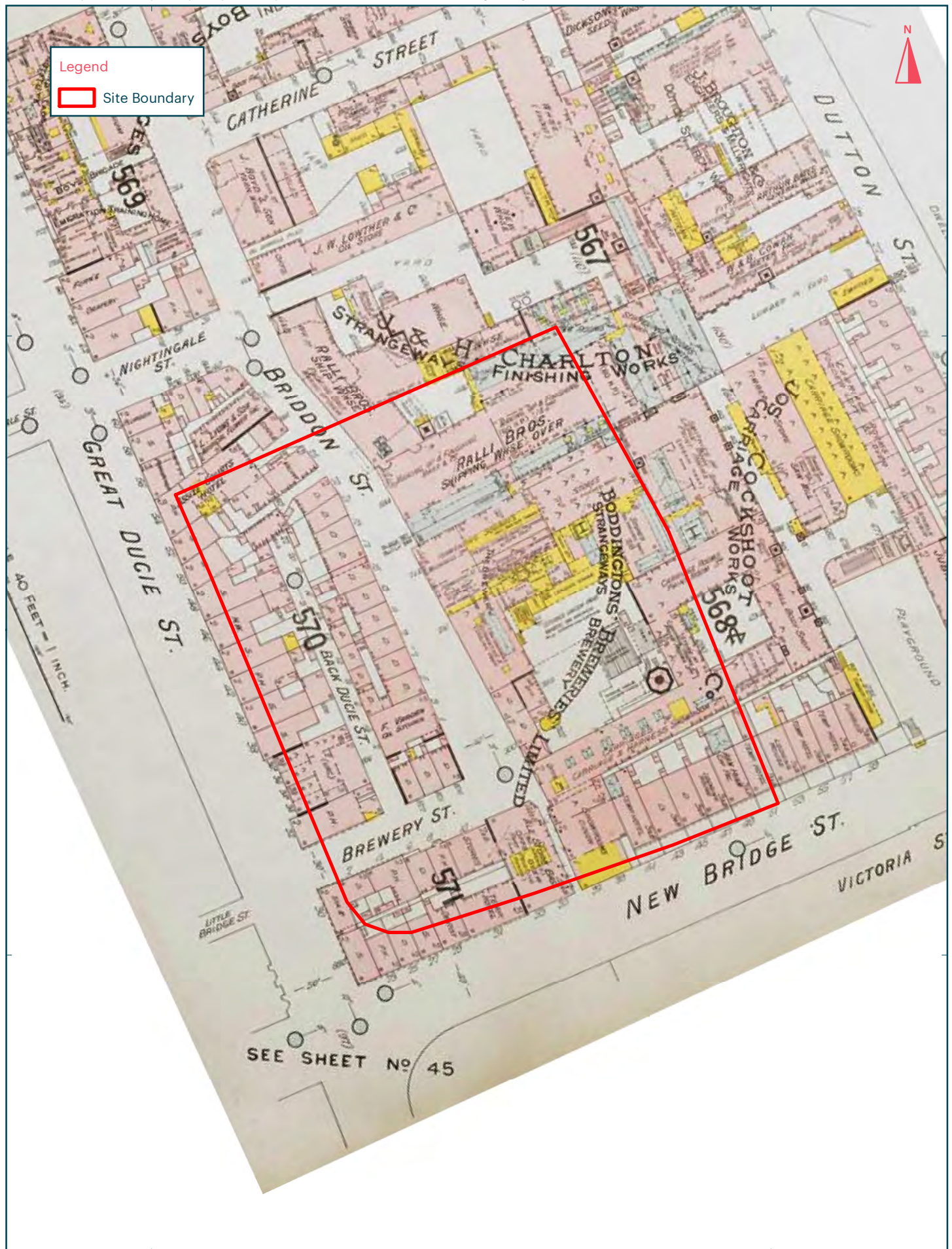


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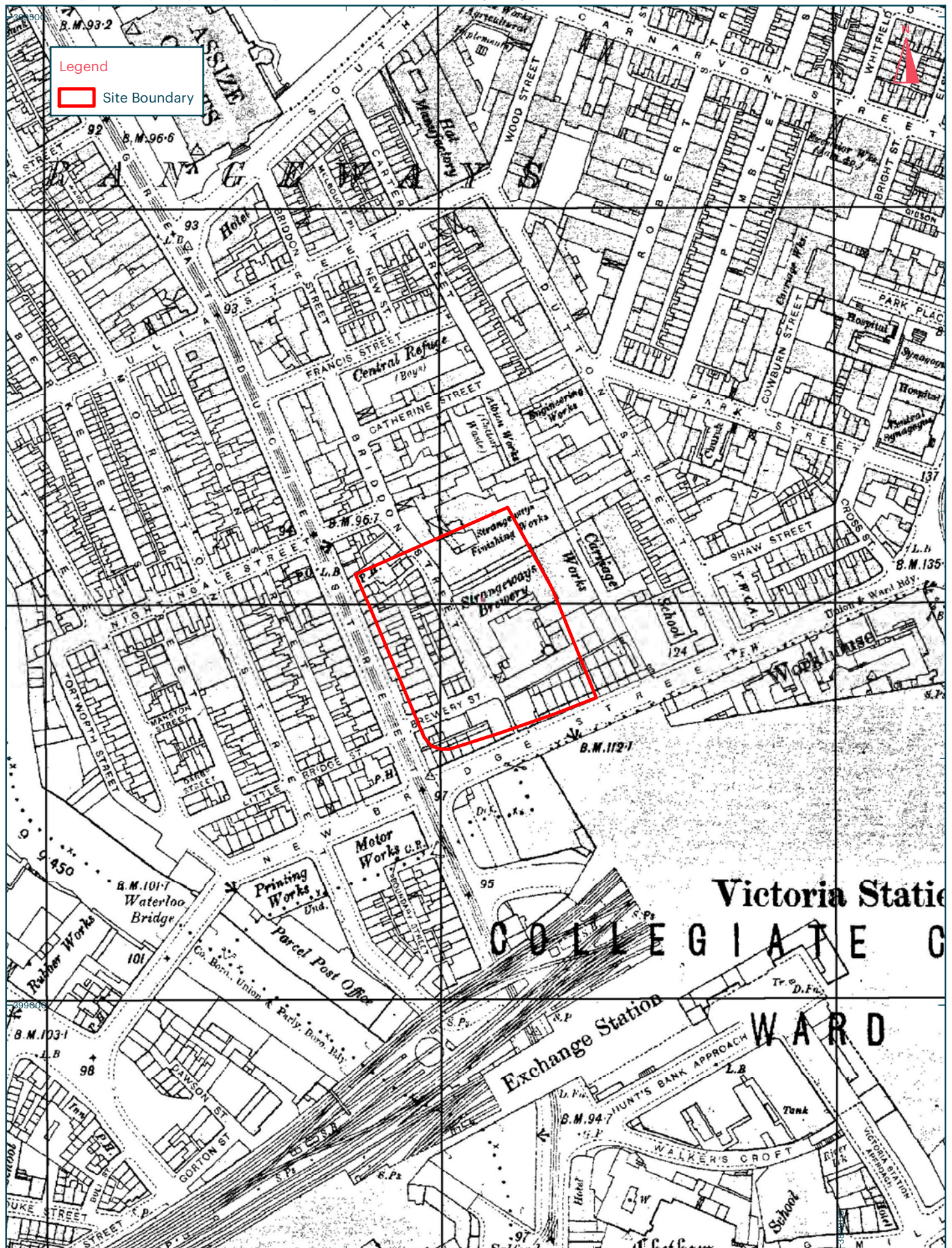


Title:
Figure 11: 1893 Goad's Insurance Map (Sheet 47)
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The Manchester College

Scale at A4: 1:1,000



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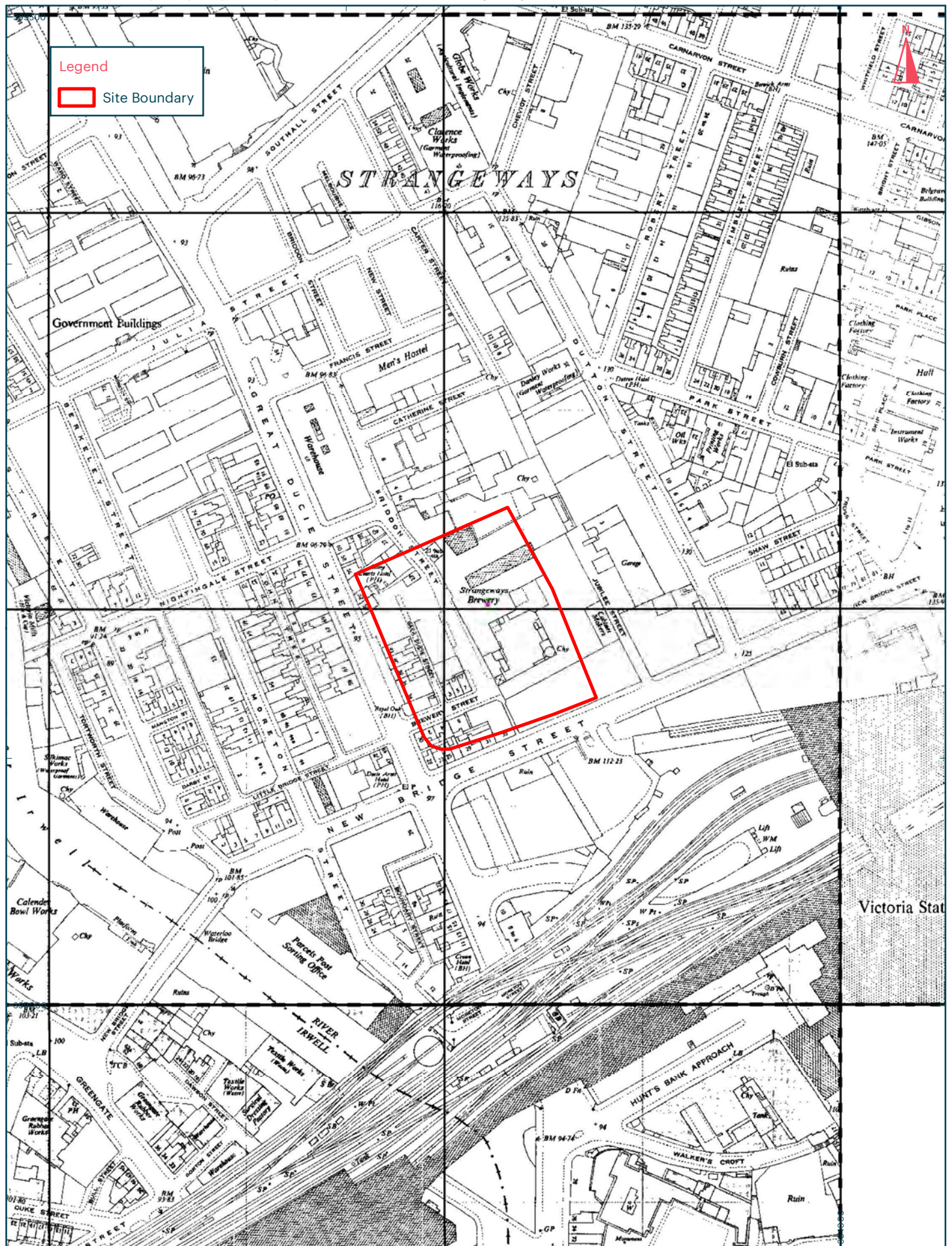


Title:
Figure 12: 1908 Ordnance Survey 1:2,500 Map
Address:
The Manchester College

Scale at A4: 1:2,500



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Title:
Figure 13: 1949-51 Ordnance Survey 1:2,500 Map
Address:
The Manchester College

Scale at A4: 1:2,500



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