

An architectural rendering of a modern urban development. On the left is a multi-story building with a facade of vertical blue and white stripes. To its right is a taller, more uniform building with a grid of windows. In the foreground, there are green trees and a paved area with some figures of people. The entire image has a blue color overlay.

June 2023

Archaeological Desk-based Assessment

Upper Brook Street Masterplan (McLaren / Kadans)



SALFORD
ARCHAEOLOGY
University of Salford

McLaren Property (UBS 1) Limited and
Kadans Science Partner 8 UK Limited

Issue: v1

13/04/2023

Phase One of the Upper Brook Street Masterplan

Archaeological Desk-based Assessment



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Information

Document Title:	Phase One of the Upper Brook Street Masterplan: Archaeological Desk-based Assessment
Location	Centred NGR 384835, 396866
Version:	Version 1
Report Number:	SA/2023/34
Client:	McLaren Property (UBS 1) Limited and Kadans Science Partner 8 UK Limited
Issue Method:	By email only
Digital location	VDrive/Research/SalfordArchaeology/General/Projects

Document Revision History

Date	Author	Summary of Changes	Version	Checked
April 2023	Katie Fletcher	Edited	1.0	KF
April 2023	Jade Foxall	Document Creation	1.0	JF

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1. Summary

McLaren Property (UBS 1) Limited and Kadans Science Partner 8 UK Limited is devising proposals for the redevelopment of land on Upper Brook Street, Chorlton-on-Medlock, Manchester (centred on NGR 384835, 396866). In order to support the planning applications for the scheme McLaren Property (UBS 1) Limited and Kadans Science Partner 8 UK Limited have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The development area lies within the manor of Chorlton, which was recognised as a separate township by 1618. The bounds of Chorlton extend from the River Medlock on the north to somewhat two miles south Manchester City Centre. During the late medieval and post-medieval periods, Chorlton-upon-Medlock was most likely rural land.

After the rapid expansion of Manchester from the late 18th century onwards, the agricultural landscape of Chorlton transformed. The area was developed as a suburb of Manchester with middle-class families moving to the southern part of the town into newly built terraced houses and villas and industry dominating the northern part of the town. By the early 19th-century, three terraced houses were built along a lane named 'Brook Place', which also contained three strips of garden behind the houses. In addition, two villas were built on Upper Brook Street with accompanying front and back gardens. The southern half of the Site remained vacant until an additional 14 double-depth houses with gardens were built by the mid-19th century, along Upper Brook Street and Cottenham Street.

In the latter half of the 19th century, several buildings of unknown function were built over the footprint of the rear gardens of the villas. Brook Place had been widened and renamed Robert Street, although the three terraced houses remained unchanged. Another four double-depth houses were built along Upper Brook Street and Cottenham Street. A row of smaller double-depth terraces was built along the north-eastern boundary on a road named Ogilvie Street. Behind the houses on Ogilvie Street, a timber yard occupied a section of the Site along Thorburn Street.

The 19th-century villas and double-depth dwellings were progressively cleared throughout the 20th century, though some of the houses survive into the 1980s. In addition, the timber yard had been replaced with two large 'Works' building, and by 1965, a workshop dominated the northern footprint of the site.

In the late 21st century, another workshop was constructed within the centre of the proposed development area which is currently disused but remains standing. Land surrounding the workshop is used as a carpark. Housing known as 'Elizabeth Yarwood Court' dominates the southern half of the Site, with a disused car sales structure fronting Upper Brook Street.

There is little evidence to suggest that prehistoric, Roman or medieval remains survive within the development area, especially given the later development of the site. The potential for the site to contain buried archaeological remains is considered to be high. Remains may include

the 19th-century houses and garden soils. Any such remains that do exist within the site are likely to be of limited archaeological value and are therefore considered to be negligible.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, however, following consultation with GMAAS, no further archaeological works are required.

2. Introduction

This report has been prepared by Salford Archaeology on behalf of McLaren Property Ltd. and Kadans Science Partner 8 UK Limited, to support a full planning application for a Sci-Tech and purpose-built student accommodation scheme (PBSA) scheme (hereafter referred to as the 'Proposed Development') on Phase One of the Upper Brook Street Masterplan (hereafter referred to as the 'Site'). This scheme would bring forward development on a Previously Developed site which is earmarked for commercial and PBSA uses in the Oxford Road Corridor SRFG 2019. This application has been accompanied by a suite of technical documents, reports and plans.

The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 384835, 396866; referred to herein as the Site) extends to 1.084 hectares (ha) and is partially in use as a temporary paid car park. The paid car park is located on a section of the Site which was formerly in use as a Citroën car dealership and is accessed from both Upper Brook Street (UBS) to the west and Kincardine Road to the east. The remainder of the Site comprises the former Elizabeth Yarwood Court residential complex, which is accessed from Kincardine Road to the east of the Site.

The Site is within Manchester and is bounded by redundant single-storey buildings to the north-west, Kincardine Road to the north-east, Cottenham Street to the south, and Upper Brook Street to the west (Fig. 1; Plate 1).

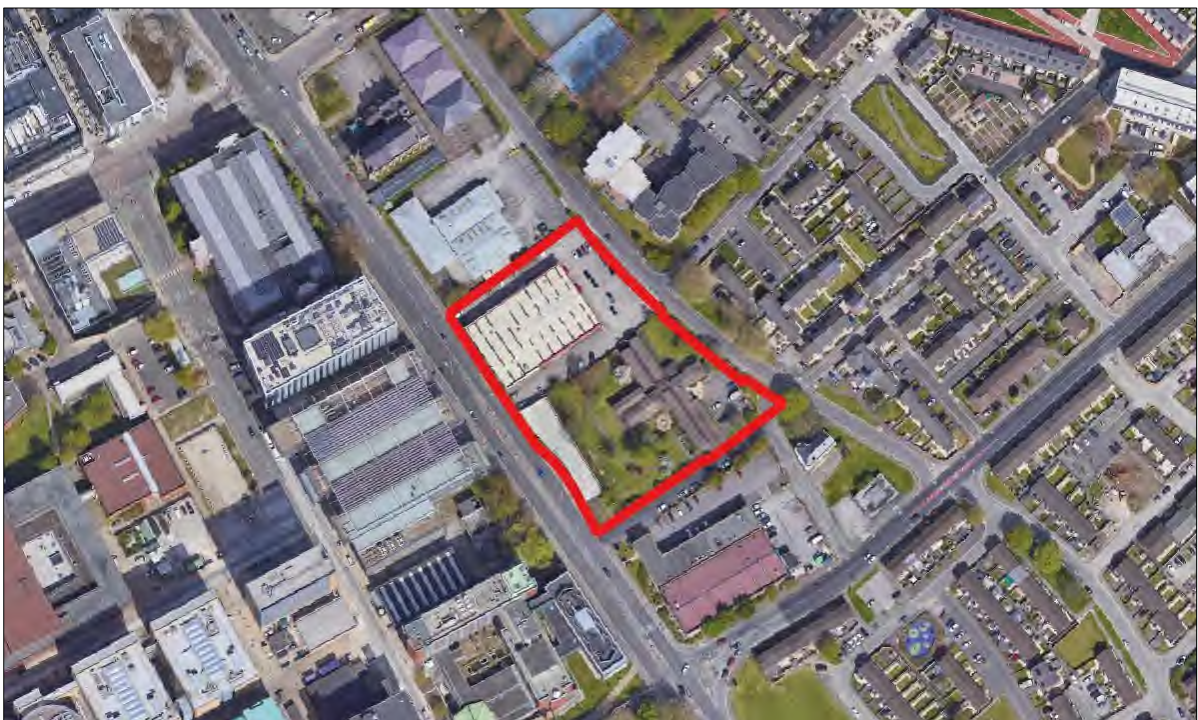


Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes c. 650m north of the Site and the Site is located c. 170m north of the now culverted Cornbrook. The Site lies at a height of 38.1m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. There are no Conservation Areas within a 500m radius of the Site.

The Site is located within 500m of 22 listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Drill Hall	Grade II Listed Building	1297589	SJ 85003 97309
War Memorial	Grade II Listed Building	1273047	SJ 85075 97267
Milepost beside railings of Ardwick Park	Grade II Listed Building	1207607	SJ 85159 97215
Plymouth Lodge	Grade II Listed Building	1271081	SJ 85169 96507
Roman Catholic Church of the Holy Name of Jesus	Grade I Listed Building	1271296	SJ 84757 96438
Holy Name Presbytery	Grade II Listed Building	1247067	SJ 84772 96482
University of Manchester Faculty of Economic and Social Studies	Grade II Listed Building	1282977	SJ 84788 96546

323-7 Oxford Road	Grade II Listed Building	1246282	SJ 84711 96477
Samuel Alexander Building	Grade II Listed Building	1393664	SJ 84597 96416
Manchester University Laboratories	Grade II Listed Building	1402638	SJ 84501 96490
Victoria University of Manchester, including Christie Library, Whitworth Hall	Grade II* Listed Building	1271428	SJ 84584 96590
Manchester Museum Extension	Grade II Listed Building	1246283	SJ 84550 96642
Manchester University Rutherford Building and Hopkinson memorial wing	Grade II Listed Building	1402635	SJ 8450896622
Former Department of Metallurgy, University of Manchester	Grade II Listed Building	1271344	SJ 84526 96661
Waterloo Place	Grade II Listed Building	1271457	SJ 84510 96716
Adult Deaf and Dumb Institute (former)	Grade II Listed Building	1200839	SJ 84398 97079
Former Grosvenor Picture Palace	Grade II Listed Building	1218431	SJ 84385 97067
94-98, Grosvenor Street	Grade II Listed Building	1218404	SJ 84508 97180
Oddfellows Hall	Grade II Listed Building	1200840	SJ 84529 97139
Former Unitarian Chapel	Grade II* Listed Building	1270670	SJ 84745 96980
The Mawson Hotel	Grade II Listed Building	1393734	SJ 84932 96834

Table 1 Designations located within 500m of the Site

3. Method statement

3.1 Introduction

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

3.2 Research sources

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

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

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-9), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

4.1 National Planning Policy Framework (NPPF)

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

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

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

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

4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

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

In addition, the Site is identified for redevelopment within the Oxford Road Corridor SRF with mixed commercial uses in-line with the SRF being a priority for the UBS site.

The Proposed Development forms one element of the wider Upper Brook Street Illustrative Masterplan which can be seen within the submitted Supporting Planning Statement.

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

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

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). There is currently no evidence of prehistoric activity within the Site. However, in 1887, a hatchet-shaped implement made of black ironstone from the Neolithic period was found in the river gravel between Sidney Street and Grosvenor Street, Manchester, 140m north of the Site (HER 1373.1.0). Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts such as the stone implement. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the Site boundary, and the potential for any such remains to survive from this period is considered to be low.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory,

2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c. AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 1.6km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying 160m to the north-east of the Site. A Greek coin of the Christian period was found c. 1922 during excavations at Weymouth Street and Chorlton-on-Medlock, 460m south of the Site. The value of the coin was around 30 tornesi (HER 1372.1.0).

5.2.1 Archaeological potential

There is no known evidence for Romano-British activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

5.3 Medieval period

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962),

but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 1km to the south-east of Manchester's medieval core.

Chorlton-on-Medlock was originally known as Chorlton, and later, Chorlton Row (Farrer and Brownbill 1911, 251). The name Chorlton is believed to come from "farmstead of the freemen or peasants" (Mills 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2013, p. 3).

At the beginning of the 13th century, the manor of Chorlton was held by thegnage by a local family, who took the name of the area as their surname. The manor was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202 until 1223, when his son Brun received seisin (possession of land by freehold) of one plough-land in Chorlton, having paid the king two marks as relief. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick also granted four oxgangs of land to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp. 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into the possession of the Entwises of Entwisle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor, but part was afterwards held by the Traffords of Garrett (Farrer & Brownbill, 1911, pp. 251-4).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 19th and 20th century.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town’s population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

The Site lay within the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay 400m to the north of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The entire Minshull estate was acquired through marriage by Roger Aytoun of Inchdarney in Fife, who squandered the estates, part of which were sold in 1775. Chorlton was later purchased by John Dickenson of Manchester. The land tax returns of 1784 show that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low due to the extensive development that took place in the 19th and 20th century.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). This development was captured on the first detailed plans of Manchester, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 2). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs, although it does not extend to the Site area.

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.

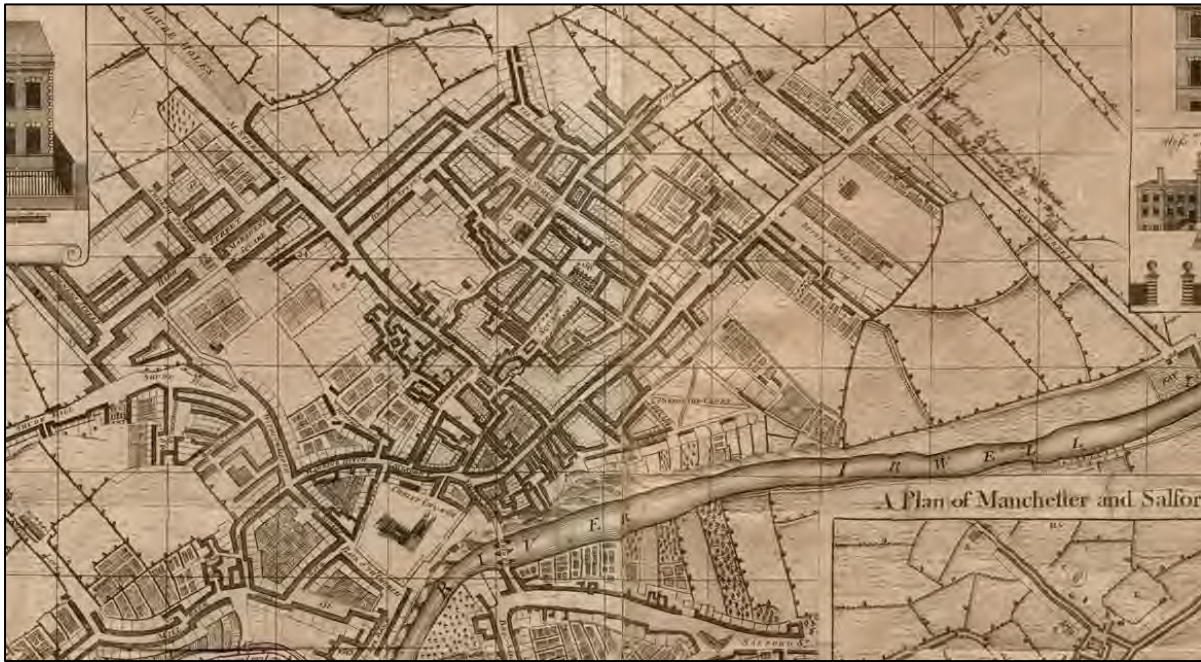


Plate 2 Extract from Casson and Berry's map of 1741, showing Manchester city centre

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 1.2km north of the Site (MGM7516).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development. One of the earliest mills established within Chorlton was Chorlton Old Mill on Cambridge Street (List Entry: 1197775, 800m north-west of the Site). The cotton spinning mill was built c. 1795, was considerably extended c. 1810 and then largely rebuilt in 1866. The earliest mill on the site was developed by Robert Owen before he moved to New Lanark. The 19th-century owners of the mill also developed the adjacent Chorlton New Mill (List Entry: 1197774). Chorlton New Mill was first constructed in 1814 and later extended in 1818 and 1845. The mill complex was considered a fine example of early large-scale mill building. The 1814 mill may have been the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of 19th-century urban mills. However, the area around the Site grew as a predominantly residential area throughout the 19th century.

The industrialisation and growth of Manchester meant that from the end of the 18th century Chorlton-on-Medlock transformed from an agricultural landscape to an industrial suburb (Lewis, 1848). After the opening of Oxford Road in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester.

The centrepiece of this development was to be a new square, known as Grosvenor Square which was situated approximately 600m north-west of the Site.

In 1848, Lewis stated that with the “raising a new and beautiful town... having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district”. As a result of this, the population increase in Chorlton-on-Medlock was centred in the north of the township, in areas that lay ‘contiguous with the river’ (Lewis, 1848). However, the initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith, 2013). By 1821, the population had risen to 8209 (Brumhead and Wyke nd, ii-iii; Arrowsmith, 2013). During the 1830s, Chorlton-on-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the boundary of the new municipal borough of Manchester and the area was split in to two wards: All Saints and St Luke’s (Farrer and Brownbill 1911, 252; Arrowsmith 2013).

Whilst the north of the town was developing as an industrial area, the south was home to the town’s wealthier population. Throughout the early 19th century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. One of the first maps to label Chorlton Row was Yate’s 1786 map (Plate 3). The map is too small a scale to provide any specific detail but shows the area of the Site as rural, with development at Ardwick and Hulme. Further, Scholes’ trade directory of 1797 gives an insight into the kinds of occupations that were common within Chorlton by the end of the 18th century. Many of the occupants were listed with agricultural related jobs such as cow-keepers. Other occupations included butchers, merchants, and shop keepers, indicating a growing commercial economy. Several gentlemen were also listed (Scholes, 1797).



Plate 3 Extract from Yates' 1786 Map of Lancashire, showing Chorlton-row and approximate Site location

Bancks and Co's *Plan of Manchester and Salford*, published in 1831 (Fig 3; Plate 4) provides the first detailed survey of the area, showing that the Site had been developed. The Site lay along Upper Brook Street, which at this time consisted of mainly terraced housing and organised plots of land ready for further development. Within the Site, the map shows two buildings that fronted Upper Brook Street. The semi-detached houses were irregular in plan, each had a courtyard to the rear and a small square structure, indicating possible sheds or outhouses. Ornamental back gardens were situated behind the courtyards. The map also shows an unnamed lane that runs north-east to south-west through the north of the Site, with three double-depth terraced houses built on the southern side of the lane. The houses included small back yards, with three additional strips of land behind the terraced houses, which may have contained ornamental or kitchen gardens. The southern half of the Site was vacant in 1831. Several organised plots of land fall partially within the north-east of the Site.



Plate 4 Extract from Banks and Co's 1831 Map of Manchester and Salford, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1851 (Fig 4; Plate 5), which is the first accurate plan that details the Site. The unnamed lane in the north of the Site was labelled as 'Brook Place' (Plate 5). A newspaper article from 1847 lists that Walter Clark, a commission agent, lived along Brook Place (*Manchester Times* 13th November 1847). An additional paper from 1848 advertised an auction for household furniture at No. 2 Brook Place, Upper Brook Street, Chorlton-upon-Medlock (*Manchester Courier* 22nd July 1848). The house was described as the property of Mr James Halliday, who likely lived in one of the terraced houses along the unnamed lane.

The 1851 Ordnance Survey map (Plate 5) also shows the gardens in more detail. The front and back gardens associated with the houses on Upper Brook Street had been landscaped and had garden paths. The footprint of the houses appear more regular in plan, compared to the 1831 map (Plate 4). The north-most property was shown as being larger than that to the south. Semi-detached double-depths houses were constructed to the south, with front and

back gardens. The rear end of each back garden contained a small outbuilding. The map shows stairs at the front and rear of the buildings on Upper Brook Street, which indicates that the buildings may have contained cellars. An unnamed land, later called Thorburn Street, had been established to the south of the houses. The lane extended in a westerly direction from Upper Brook Street. The lane returned northwards to Brook Place. The three houses along Brook Place also had paving lights, indicating that they contained cellars.

In total, two larger double-depth houses faced Upper Brook Street, south of Thorburn Street. These houses were separated from five smaller double-depth houses by a rectangular parcel of vacant land. An additional five double-depth houses fronted Cottenham Street. All the houses south of Thorburn Street had accompanying gardens, apart from two of the houses on Cottenham Street, which had small courtyards. Two further rectangular plots of vacant land and gardens lay to the rear of the gardens on Cottenham Street.

Slater's trade directory of 1850 records the houses facing onto Upper Brook Street. No. 57 was occupied by John Heugh, a merchant, No. 61 by William Lockwood, an agent, No. 67 by Hugh Ainsworth, a calico painter, and No. 71 was occupied by John Heron Maguire, who was a reverend (Slater, 1850, p. 550).



Plate 5 Extract from the Ordnance Survey Town Plan of 1851, showing the Site boundary

The Ordnance Survey Map of 1891 (Fig 5; Plate 6) shows major change within the immediate surroundings of the Site. The surrounding areas had previously contained semi-detached houses and detached villas with large ornate gardens, however, by 1891, the map shows that large houses north and west of the Site were replaced with rows of double-depth terraced houses, presumably built for the growing workforce. This is an indication of industry having an impact on the local area. The northmost semi-detached houses on Upper Brook Street had the same irregular footprint on the 1891 map (Plate 6), as that shown Banks' 1831 (Plate 4). The rear gardens of the two houses were reduced and partly replaced by four small rectangular buildings. The two houses west of Thorburn Street remained unchanged. The three strips of gardens behind the terraced housing on Brook Place had also been altered. In total, two small square buildings had been built in the gardens which may have functioned as sheds or outbuildings. 'Brook Place' had been widened and integrated with Robert Street in the north edge of the Site. In addition, two more houses had been constructed within the previous vacant land on Upper Brook Street, south of Thorburn Street, as well as two additional houses along Cottenham Street. Glasshouses were built to the rear of three houses on Upper Brook Street and a house on Cottenham Street. The glass houses may have been

heated by the sun, or could have functioned as hot houses, which had heating systems. A new road had been established in the north-east / east edge of the Site, labelled on the map as Ogilvie Street, which contained a row of smaller double-depth terraced houses, several of which fall partly within the east Site boundary. A timber yard lay south-west of Ogilvie Street and appeared to be accessible from Thorburn Street. At least seven buildings were associated with the timber yard, two of which had external stairs, which could imply that they contained basements. The Ordnance Survey map of 1891 shows paving lights along Upper Brook Street, Cottenham Street and Ogilvie Street, which indicates that the houses were cellared.

The census returns of 1891 list all the occupants within the Site. The records reveal that the residents may have been middle class, due to their professional occupations (See Appendix 1: Census Returns). The range of specialised occupations include architect, solicitors, clerks, medical students, produce broker, agents, jewellers, civil engineers, and police. Multiple households within the Site have domestic servants which is an indication of wealth. The majority of residents were listed as travellers and traders. Several of the occupants were born locally within Manchester, however the records highlight many residents either migrating or travelling from the north and south of England, Scotland, Ireland and places abroad such as India, the East Indies and Poland.



Plate 6 Extract from the Ordnance Survey Town Plan of 1891, showing the Site boundary



Plate 8 Extract from the Ordnance Survey County Series Map of 1922, showing the Site boundary

The Ordnance Survey Map of 1948 (Fig 8; Plate 9) is the next map to capture the Site. The map shows that by 1948 the buildings that were constructed over the footprint of the former back gardens, in the north-west of the Site, had been demolished, although the long rectangular building at No. 53, 55 and 57 Upper Brook Street remained standing (Fig 8; Plate 9). The houses at No. 59 and No. 61 Upper Brook Street, to the north of Thorburn Street also remained extant. The western terraced house on Robert Street had been demolished, but the other two remained unchanged. The industrial buildings that had replaced the timber yard on Thorburn Street were labelled on the 1948 map as two 'Works' buildings. All of the houses on Cottenham Street apart from No. 108 and No. 110 had been demolished by the mid-20th century. The southern half of houses on Upper Brook Street remained unchanged, as well as the houses along Ogilvie Street.



Plate 9 Extract from the Ordnance Survey National Grid Map of 1948, showing the Site boundary

In the latter half of the 20th century, almost the entire footprint of the north-western half of the Site had changed. The long rectangular building along Upper Brook Street and Robert Street had been extended east and south and was labelled on the Ordnance Survey map of 1965 (Fig 9; Plate 10) map as 'Works'. The 1965 plan also shows that the adjacent double-depth houses had been demolished and a long rectangular building was built fronting Upper Brook Street, although not extending over the footprint of the former houses. The remainder of the Site was unchanged, although the double-depth houses on Upper Brook Street, in the south of the Site, had been cleared.



Plate 10 Extract from the Ordnance Survey National Grid map of 1965, showing the Site boundary

By the 1989 Ordnance Survey map the 'Works' building was used as an auction room (Plate 11). A covered entryway to a courtyard is evident on the map on Upper Brook Street. The houses along Robert Street and the small ancillary buildings behind the houses had been demolished. Robert Street had been partially removed. The 1989 Ordnance Survey map shows that the houses along Ogilvie Street had been demolished and cleared in preparation for Kincardine Road, which runs along the north-eastern boundary. A residential building named Elizabeth Yarwood Court was constructed south of Thorburn Street and the rest of the buildings within the south of the Site had been cleared.



Plate 11 Extract from the Ordnance Survey National Grid Map of 1989, showing the Site boundary

Modern mapping reveals that the remaining buildings on the Site had been demolished and a rectangular workshop had been constructed in the north-west of the Site, fronting Upper Brook Street (Fig 2). Currently the workshop is disused but remains standing within the Site. The space around the workshop is used as a carpark, destroying the remaining part of Robert Street. Elizabeth Yarwood Court remains within the Site, with car parking facilities and landscaping. A rectangular structure used for car sales was built further south, along Upper Brook Street.

5.7 Previous archaeological works

No previous archaeological works have taken place within the Site. In total, 28 previous archaeological works have taken place within 500m of the Site boundary. Non-intrusive works include 13 desk-based assessment, two surveys, four building recordings, two heritage statement, three evaluations, one watching brief. Intrusive works included three excavations.

Several desk-based assessments have been produced for land surrounding the Site. The most recent one being for Kincardine Court (EGM5184) in 2019, which lies 31m north-east of the Site. The DBA was carried out in advance of proposed extension works to existing student accommodation by AOC Archaeology. The research discovered that the site had low potential for archaeological remains predating the post-medieval period, and that successive developments on the site over the two centuries had likely damaged the remains. No further work was recommended.

Another desk-based assessment was produced in 2013 for the Rusholme Road Cemetery (EGM5293), which lies 36m north-east of the Site. This site was a cemetery in the 19th century, containing the remains of up to 80,000 individuals. The aim of the assessment was to investigate whether any human remains were left in Gartside Gardens and if so, how many. In 2014 a desk-based assessment was carried out by Phoenix Exhumation(s) Ltd on the Former Welsh Baptist Chapel adjacent to the Rusholme Road cemetery (EGM4366), 58m north-east of the Site. This was to assess all the available data relating to the church and graveyard, to explore the potential impact of the proposed development of the graveyard.

A further desk-based assessment was undertaken on the Manchester Engineering Campus Development, 150m north-west of the Site (EGM4128). The assessment was carried out to assess the potential below-ground archaeology and was undertaken by Dr Peter Arrowsmith, Archaeological Consultant. The assessment revealed that the potential remains would be considered of local significance and would include worker's houses on the former Back Grosvenor Street (HER 16529.1.0), as well as Oddfellows Hall (HER 11640.1.0) which is a listed building. It is understood that issues relating to the listed building were addressed in a separate report.

A previous desk-based assessment within the area was also produced by Peter Arrowsmith in 2012 at the National Graphene Institute, 130m west of the Site (EGM4212). During the 19th century, the proposed site contained a group of buildings that were mainly dated to the 2nd quarter of the 19th century and trial trenching was recommended within the report.

Intrusive archaeological works have also taken place with a 500m radius of the Site. In 2013, in the Gartside Gardens (Rusholme Road Cemetery) a ground penetrating radar survey by URS Infrastructure and Environmental UK Ltd (EGM5350) took place to try and identify the extents of the former 19th-century graveyard. Graves were present over the majority of the site and test-pitting was recommended. Within the same year, a trial trench was dug by Oxford Archaeology North (EGM5441). In total 14 trenches were excavated. The investigation revealed evidence of graves cutting the natural geology and the remains of what appeared to be *in-situ* coffins, likely to contain articulated human remains. It was concluded that *in-situ* human burials remained within Gartside Gardens and there was a very strong likelihood that burials did lie within the areas for proposed development.

At the National Graphene Institute in 2013, following the desk-based assessment, an excavation was commissioned by the University of Manchester (EGM5316). Oxford Archaeology North did a detailed recording of the cellars from a row of domestic dwellings erected in 1837. In addition, the rare physical remains of a Victorian Turkish Baths were exposed, together with the historic fabric that formed part of the Albert Club.

5.8 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman or medieval activity is known to have taken place within the Site. Whilst the Site is near a Neolithic findspot and a Roman road, the potential for remains from the prehistoric, Roman and medieval periods is considered to be very low given the later intensive development of the Site.

The Site likely remained agricultural during the post-medieval period and the potential for remains from this period are considered to be low.

By the early 19th century, the northern half of the Site had been entirely developed, consisting of two semi-detached houses facing Upper Brook Street with accompanying front and back ornamental gardens and potential cellars. In total, three double-depth terraced houses with potential cellars were established on Brook Place. Each property included a strip of garden to the rear. The southern half of the Site remained vacant.

By the mid-19th century, additional double-depth houses with large gardens were built along Upper Brook Street and Cottenham Street, with potential cellars and multiple possible greenhouses houses. Further double-depth houses were erected throughout the Site by the end of the 19th century.

During the 20th century, the double-depth terraced houses were progressively cleared and a timber yard and several 'works' were built across the Site. Some of the domestic dwellings stood until the 1980s.

A disused former car dealership currently lies within the northern half of the Site and the surrounding land is used as a carpark. The southern half of the Site currently consists of a car sales building fronting Upper Brook Street and Elizabeth Yarwood Court.

The Site has high potential to contain remains from the industrial period, including the remains of cellars associated with 19th-century housing.

6. Site Inspection

A Site visit was undertaken on 21st December 2022 and 6th April 2023. The aim of the Site inspections was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises of a former car dealership that dominates the north-west of the Site (Plate 12). The area surrounding the former car dealership is a hard-standing car park, with the north-east corner of the Site comprising overgrown vegetation.

Within the north Site, lies a shelter made from metal and plastic corrugated cladding (Plate 13). The shelter was likely to have been used to previously park vehicles associated with the former car dealership.

The hard-standing carpark appears to have covered any potential visible archaeological remains within this area. Ordnance Survey map of 1891 (Fig 5; Plate 6) shows that the terraced houses along Robert Street had paving lights, which is an indication of cellars, and these could survive underneath the hard-standing ground.



Plate 12 Photograph of the Site showing the dominant workshop, facing north-east.



Plate 13 Photograph showing the plastic cladded shelter in the north of the Site, facing south.

A disused structure once used for car sales (Plate 14) lies in the south of the Site, on Upper Brook Street. A vacant concrete floor lies beneath the structure (Plate 15).



Plate 14 Photograph of disused car sales structure, facing east



Plate 15 Photograph of disused car sales structure, facing south-east

Elizabeth Yarwood Court lies east of the car sales structure. The residential building is roughly cross-shaped and is accessed from Kincardine Road (Plate 16). The accommodation is enveloped by wooden fences (Plate 17), and there is a hard-standing private carpark situated in the north-east of the Site.



Plate 16 Photograph of Elizabeth Yarwood Court, facing south-west



Plate 17 Photograph of Elizabeth Yarwood Court, facing north

The area surrounding the building consists of green spaces and communal gardens (Plate 18). No archaeological remains were visible within the Site, although the Ordnance Survey maps indicate that the previous double-depth houses did contain cellars and the remains of these likely survive as below-ground structural.



Plate 18 Photograph of Elizabeth Yarwood Court, facing south-west

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 10-13 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Garden soils
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	19 th century
NGR	384786, 396868; 384818, 396889; 384850, 396899
Source	OS Mapping
Description	Several ornamental gardens shown on OS maps. Front and back gardens encompass the houses along Upper Brook Street, as well as three strips of gardens behind the terraced housing on Robert Street. Majority of the gardens had been built over by the 20 th century. The survival of the pre-industrial landscape is rare in Manchester and Salford and has often been removed by extensive development from the 19 th century.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the later 19 th -century and 20 th -century development of the Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 02

Site Name	Upper Brook Street villas
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	Early 19 th century
NGR	384789, 396886
Source	Bancks & Co's map; OS Mapping; Slater's trade directories.
Description	Semi-detached houses that faced onto Upper Brook Street. OS maps show that the houses included a front and a back ornamental garden. The front garden appeared to have paths running up to the separate doors. Slater's trade directory of 1850 records the two houses as No.57 and No. 61 Upper Brook Street. Both houses have stairs in the front and back, indicating that there were cellars. By 1922 the two houses had been demolished and the gardens had been cleared.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme, particularly the remains of

any cellars. However, the later workshop built on the Site in the 20th century may have affected the remains.

Gazetteer Entry 03

Site Name	Mid-19 th -century double-depth houses
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384832, 396920; 384853, 396818; 384818, 396802; 384800, 396849
Source	Bancks & Co; OS mapping; Slater's trade directories; census returns
Description	Three double-depth terraced houses first seen on Bancks' map, fronting Brook Place in the early 19 th century (later Robert Street). Paving lights indicate cellars within the houses. Slater's trade directories indicate that the houses were addressed as No. 67, No. 69, and No. 71 Robert Street. By 1948, No. 71 was demolished, and the other two houses were demolished sometime in the mid to late 21 st century in order to accommodate the construction of Kincardine Road. Other early 19 th -century double-depth houses within the Site include those along Upper Brook Street and Cottenham Street. No. 65 Upper Brook Street was later altered and extended. All of the double-depth houses in the south and south-east of the site were accompanied by gardens. The houses along Cottenham Street were demolished by 1948 and the houses on Upper Brook Street were demolished by the 1980s. All of the houses on Upper Brook Street and Cottenham Street show evidence of paving lights, an indication of cellars, on later OS maps.
Assessment	Remains of the buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme. However, the construction of Kincardine Road over part of the footprint of the houses in the late 20 th century may have affected any remains.

Gazetteer Entry 04

Site Name	Later 19 th - century double-depth houses
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384887, 396864; 384873, 396832; 384820, 396833
Source	OS mapping; census returns
Description	Additional larger double-depth houses were built within the Site on Upper Brook Street and Cottenham Street. A row of smaller double-depth terraced houses was built along Ogilvie Street in the north of the Site, in which houses No. 30-42 fell within the Site. All of these later double-depth houses show paving lights, which is an indication of cellars.

Assessment Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name Buildings next to Robert Street
Designation No designation
HER Number -
Site Type Buildings (site of)
Period 19th century
NGR 384820, 396906
Source OS mapping
Description The OS map of 1891 shows that four rectangular buildings were built over the footprint of former gardens along Robert Street. The purpose of these buildings is unknown and were replaced with larger buildings by the 20th century.
Assessment Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme, although they may have been affected by the later construction of buildings over the footprint.

Gazetteer Entry 06

Site Name Glasshouses
Designation No designation
HER Number -
Site Type Glass houses (site of)
Period 19th century
NGR 384867, 396857; 384827, 396857; 384833, 396851
Source OS mapping
Description Ordnance Survey mapping shows potential glasshouses within the Site. These resided in the back garden of a house on Cottenham Street and in the rear garden of one of the double-depth houses on Upper Brook Street. An additional hot house is shown on the later maps of 1948 in a rear garden of a double depth on Upper Brook Street.
Assessment Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme, although they may have been affected by the later construction of buildings over the footprint.

Gazetteer Entry 07

Site Name Timber Yard
Designation No designation
HER Number -
Site Type Timber Yard (site of)
Period 19th century
NGR 384857, 396869
Source OS mapping

Description	A timber yard that appears on the Ordnance Survey map of 1891 in the north of the Site. It appears to have been accessible by Thorburn street. A couple of the buildings within the timber yard show external staircases, which could be an indication of a basement level. Additional buildings were built within the timber yard in the 20 th century. It was demolished by the Ordnance Survey map of 1922.
Assessment	Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme, although they may have been affected by the later construction of buildings over the footprint.

Gazetteer Entry 08

Site Name	Two rectangular buildings on Thorburn Street
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	20 th century
NGR	384835, 396883
Source	OS Mapping
Description	The OS Map of 1908 reveals two rectangular buildings were constructed over the footprint of former gardens. The purpose of these buildings is unknown. They were demolished by 1922 and replaced with larger rectangular structures (GE08).
Assessment	Remains of the buildings may survive within the Site and could be affected by the proposed development scheme, although they may have been affected by the later construction of buildings over the footprint.

Gazetteer Entry 09

Site Name	Small buildings behind Robert Street houses
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	20 th century
NGR	385034, 396902
Source	OS Mapping
Description	By 1908, the three gardens behind the Robert Street terraced houses were cleared and multiple small ancillary buildings were built. The OS map of 1908 shows, four buildings and by 1922 there were six small buildings. The purpose of these ancillary buildings is unknown.
Assessment	Remains associated with the buildings may survive within the Site and could therefore be affected by the proposed development schemes.

Gazetteer Entry 10

Site Name	Early 20 th century buildings
Designation	No designation
HER Number	-
Site Type	Buildings (site of)
Period	20 th century
NGR	384788, 396887
Source	OS Mapping
Description	In the early 20 th century, seven roughly rectangular buildings were constructed occupying the majority of the Site on Upper Brook Street, Thorburn Street and Robert Street south of the terraced houses. The purpose of the buildings is unknown. A couple of the buildings in the north of the Site were demolished by 1948.
Assessment	Remains associated with the building may survive within the Site and could therefore be affected by the proposed development scheme.

Gazetteer Entry 11

Site Name	Works buildings on Thorburn Street
Designation	No designation
HER Number	-
Site Type	Works building
Period	20 th century
NGR	384857, 396869
Source	OS Mapping
Description	On the footprint of the previous timber yard a large industrial building is constructed by the Ordnance Survey map of 1922. The larger building is irregular in shape and appears to be accessed by Thorburn Street. A smaller rectangular shaped building with an external staircase lay directly north of the larger building. Both buildings are labelled on the Ordnance Survey map of 1948 as a 'Works'. The works buildings had both been demolished by 1989.
Assessment	Remains associated with the building may still survive within the Site and therefore, could be affected by the proposed development scheme.

Gazetteer Entry 12

Site Name	Works building on Upper Brook Street
Designation	No designation
HER Number	-
Site Type	Works building
Period	20 th century
NGR	384812, 396900
Source	OS Mapping
Description	The large rectangular building that fronted on the corner of Upper Brook Street and Robert Street is extended in the north and south-east of the Site

by 1965 and dominated the footprint of the Site. The building is labelled as 'Works' on the 1965 OS map. It was demolished sometime in the late 20th century.

Assessment Remains associated with the building may still survive within the Site and therefore, could be affected by the proposed development scheme.

Gazetteer Entry 13

Site Name Rectangular building on Upper Brook Street

Designation No designation

HER Number -

Site Type Building

Period 20th century

NGR 384791, 396861

Source OS Mapping

Description On the 1965 OS map, a rectangular building that fronts onto Upper Brook Street in the south of the Site was built. The purpose of the building is unknown and was demolished in the late 21st century.

Assessment The remains of the building may survive within the Site and could be affected by the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

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

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

8.2 Designated heritage assets

The Site is situated within 500m of 22 designated heritage assets, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

The Site lay within the manor of Chorlton, which was recognised as a separate township formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. Chorlton transformed from an agricultural area to an industrial township during the late 18th and 19th centuries, housing both an industrial working population and also middle-class housing developments. The Site comprised semi-detached and terraced housing and gardens in the 19th century amidst a growing, closely packed industrial centre, which adds to the historic interest. Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic interest.

Archaeological interest

Archaeological remains within the Site could be associated with the residential use of the area, comprising of garden soils (GE01), and 19th-century houses and associated outbuildings (GE02-05). Any surviving garden soils would be of limited archaeological interest as the Site

lay within a rural area during the post-medieval and early industrial period, on the edge of settlement activity. Any remains associated with the houses would be of little archaeological interest as many examples currently survive within Manchester

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low due to later 19th and 20th century development.

The most likely remains to be encountered within the Site would date to the industrial period, which could include garden soils (GE01) early 19th-century houses (GE02-05). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Garden soils (GE01) have limited potential to hold pre-industrial remains.

Archaeological remains associated with the early 19th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years.

Documentation

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

Group value

The Site lies within an area of Manchester that was developed as a residential area from the early 19th century. The buildings erected within the Site consisted of residential buildings, but they would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. There is limited potential to find that some of the domestic buildings had cellars although this is currently unknown. However, any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains.

Fragility / vulnerability

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

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity. Potential

There are no prehistoric, Romano-British or medieval remains within the Site or immediate environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low. The Site contained several ornamental gardens that accompanied the houses in the 19th century. The survival of former garden soils may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: Table 3):

Industrial Period	
IND21	How did industrial period towns affect the pre-existing historic landscape?
IND84	How can we identify the development of public parks and the changing uses of green spaces within the urban environment within the industrial period?

Table 3 Industrial Period Research Agendas

The Site also has the potential to contain 19th-century houses. The survival of these houses may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: Table 4):

Industrial Period	
IND26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Table 4 Industrial Period Research Agendas

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of little archaeological interest and has potential to contain buried remains dating to the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of low (local) and negligible significance.

The Site has limited potential to contain garden soils (GE01) that would be of limited archaeological value and may be considered as negligible. The Site has high potential to contain 19th-century domestic buildings that would be of limited archaeological value and may be considered negligible.

9. Impact assessment

9.1 Development Proposals

McLaren Property (UBS 1) Limited and Kadans Science Partner 8 UK Limited have prepared a planning application for the demolition of existing buildings and erection of a single 6 to 9 storey block for Sci-Tech use (Use Class E (g)(ii) and 267sqm of a café/bar (Use Class E (b), and a single 9 to 23 storey block to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 737 bedrooms in total and 293sqm of community use (Use Class F2 (b) and 80sqm of commercial floorspace (Use Class E) on Phase one of the Upper Brook Street Masterplan. The proposed development will also include landscaping works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

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

This assessment has demonstrated that the Site has high potential to retain buried remains of 19th-century houses and limited potential to contain garden soils. Any such remains that do exist within the Site are likely to be of limited archaeological value and may be considered as negligible.

10. Recommendations

10.1 Heritage Assets

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

10.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. However, following consultation with GMAAS, no further archaeological investigations will be required.

Sources

Cartographic sources

Yates' Map of Lancashire, 1786

Casson and Berry's map of Manchester, 1741

Bancks & Co's map of Manchester and Salford, 1831

Ordnance Survey 1:1056 Town Plan of 1851

Ordnance Survey 1:500 Town Plan of 1891

Ordnance Survey 1:2500 County Series Map of 1908

Ordnance Survey 1:2500 County Series Map of 1922

Ordnance Survey 1:1250 National Grid Map of 1948

Ordnance Survey 1:2500 National Grid Map of 1965

Ordnance Survey 1:1250 National Grid Map of 1989

Newspapers

Manchester Times 13th November 1847

Manchester Courier 22nd July 1848

Census Returns

Census returns for Robert Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number: 3183. Folio: 132. Page: 1

Census returns for Ogilvie Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 142. Page 20.

Census returns for Ogilvie Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 141. Page 20.

Census returns for Ogilvie Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 142. Page 21.

Census returns for Upper Brook Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 140. Page 17.

Census returns for Upper Brook Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 139. Page 16.

Census returns for Upper Brook Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 139. Page 15.

Census returns for Cottenham Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 138. Page 14.

Census returns for Cottenham Street, Manchester, Lancashire, 1891. Record Set: England, Wales & Scotland Census. Archive reference: RG12. Piece Number 3183. Folio 139. Page 15.

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Date accessed: 02/12/2022

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<https://researchframeworks.org/nwrf/research-agenda/>

Date accessed: 02/012/2022

Acknowledgements

Salford Archaeology would like to thank McLaren Property (UBS 1) Limited and Kadans Science Partner 8 UK Limited for commissioning the project. Further thanks also given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance.

The desk-based research and report were compiled by Jade Foxall, and illustrations were provided by Sarah Mottershead. The report was edited by Natalie Poundall.

Appendix 1: Census Returns

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
20 Ogilvie Street	Ellis	6		Machinist skirt quilter, teacher educational, invoice clerk, scholar	Leftwich, Manchester
22 Ogilvie Street	Little, Williamson	6		Carpenter, Bookkeeper, scholar, carpenter	Dumfriesshire, Manchester
24 Ogilvie Street	Eddleston, Hamilton	8		Wood turner, traveller and salesman	Manchester, Hull
28 Ogilvie Street	Parmer	4		Machine fitter, warehouseman, house work	Derbyshire, Manchester, Macclesfield
30 Ogilvie Street	Longworth, Henderson	6		Plumber, Joiner	Manchester, Scotland
32 Ogilvie Street	Woollerton	4		Postman	Manchester
34 Ogilvie Street	Williams	2		Commercial traveller	Banbury, Manchester
36 Ogilvie Street	Johnson, Smedley	3		Dress maker, milliner	Cheshire, Manchester
38 Ogilvie Street	Hobson	2		Joiner, Sewing machinist	Nottingham, Cheshire
40 Ogilvie Street	McDonald, Taylor	8		Glass artist	Newton, Salford, Manchester
42 Ogilvie Street	McDonald, Marshall,	6		Dressmaker, Grocers assistant,	Scotland, Manchester,

	Robertson, Pollock		Surgical instrument maker, book binder	Plymouth, Broseley
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Table 5 Census Returns for Ogilvie Street, 1891

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
55 Upper Brook Street	Carter, Acton, Wade, Lawrenson	9		Carrier and furniture remover, clerk furniture remover, clerk commercial, medical student, grocer assistant, domestic servant	Manchester, Moss Side, Prescot
59 Upper Brook Street	Spoor, Walker, Coole	9		Wesley Methodist minister, Manchester warehouseman, Manchester shipping officer, scholar, domestic servant	Durham, Richmond, Driffield, Alford, Bath, Aldershot, Manchester, Bristol,
61 Upper Brook Street	Whitmore, Derbyshire, Haresceugh, Williams	4		Retired solicitors clerk, retired seamstress, commercial traveller, domestic servant	Knutsford, Manchester
63 Upper Brook Street	Todd, Ferguson, Hall	5		Travelling draper, domestic servant	Scotland, Rochdale, Cannock

65 Upper Brook Street	Ward, Clarke	5	Builder and contractor, domestic	Manchester, Belfast
67 Upper Brook Street	Almond	10	Solicitor, solicitors' clerk, dressmaker, salesman, dressmaker's apprentice, scholar	Portwood, Manchester
69 Upper Brook Street	Thorley	8	Living on own means, artist, commercial clerk, scholar	Manchester
71 Upper Brook Street	Conlan, Anderson	9	Warehouseman, Grey cloth stitcher, errand boy, mantle finisher, grey cloth hooker, scholar, produce broker	Ireland, Dublin, Cork, India, East Indies, Devonport, Manchester, Scotland, Wednesbury
73 Upper Brook Street	Kelly, Bennett	6	Secretary of lithographic printers, life assurance agent, domestic servant	Ruskington, Little Chester, York, Yorkshire, Manchester
75 Upper Brook Street	Sampson	8	Waterproof Manufacturer, scholar	Poland, Hull, Manchester
77 Upper Brook Street	Holt, Royle	2	Living on own means, housekeeper	Manchester
79 Upper Brook Street	Smith	1	Boot and shoemaker	Tipton

Table 6 Census Returns for Upper Brook Street, 1891

Address	Household Name(s)	No. of residents	Occupations of residents	Birthplace of residents
106 Cottenham Street	Norris	2	Beer retailer	Ireland, Manchester
108 Cottenham Street	Carter	3	Laundry proprietor	Manchester, Dublin, Longsight.
110 Cottenham Street	Truswell	6	Chef	Sheffield, Haydock, Manchester, Heaton Park
112 Cottenham Street	Litt, Sanders, Windship, Clifford, Bell	6	Umbrella maker, travellers	Manchester, Scotland, Sawley
114 Cottenham Street	Stuart, Borthwick	6	India rubber worker	Ireland, Oxfordshire, Manchester
114 Cottenham Street	Bellham, Westerman	2	Science and elementary teacher	Sheffield
116 Cottenham Street	Nickson, Hargreaves, Wilmott	5	Architect and surveyor, jeweller	Manchester, Salford, London
118 Cottenham Street	Critchley, Womersley, Backs	10	Railway porter, waitress, print man, cutter in box making, assistant box making, errand boy, scholar, coach maker	Stockport, Manchester
120 Cottenham Street	Webster, Hardman, Farn, Davis	4	Domestic servant, medical assistant, civil engineer	Church Mayfield, Manchester, Macclesfield

122 Cottenham Street	Bold	2	Police constable	Poynton, Heathcote
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Table 7 Census Returns for Cottenham Street, 1891

Address	Household Name(s)	No. of residents	Occupations of residents	Birthplace of residents
67 Robert Street	Gray, Corrigan	3	N/A	Manchester
69 Robert Street	Dixon, Challenger, Fisher	5	Bookkeeper, Warehouseman, Scholar, Domestic servant	Preston, Ireland, Wakefield
71 Robert Street	Bell, Farrell	4	Joiner and builder, Domestic servant	Manchester

Table 8 Census Returns for Robert Street, 1891

Appendix 2: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto Banks & Co's Map of Manchester & Salford, 1831.
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:1056 Town Plan Map of 1851
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:250 National Grid Map of 1948
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1965
- Figure 10: Gazetteer sites superimposed onto modern mapping
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Gazetteer sites superimposed onto modern mapping
- Figure 13: Gazetteer sites superimposed onto modern mapping
- Figure 14: Areas of archaeological potential

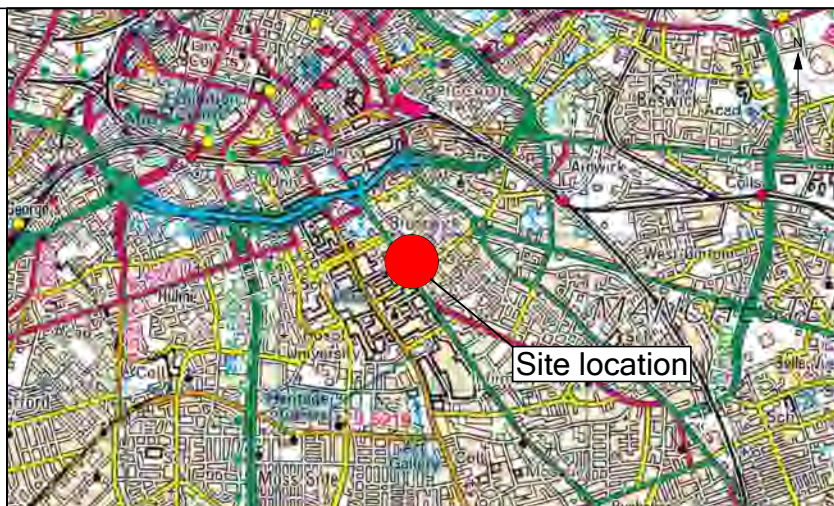


Figure 1:

Site Location

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**SALFORD
ARCHAEOLOGY**



384800

384900

397000

397000

396900

396900

396800

396800



Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

**SALFORD
ARCHAEOLOGY**

0

50 m

Scale at A4 1:1250



Figure 3:
Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831



Key:

 Site Boundary**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

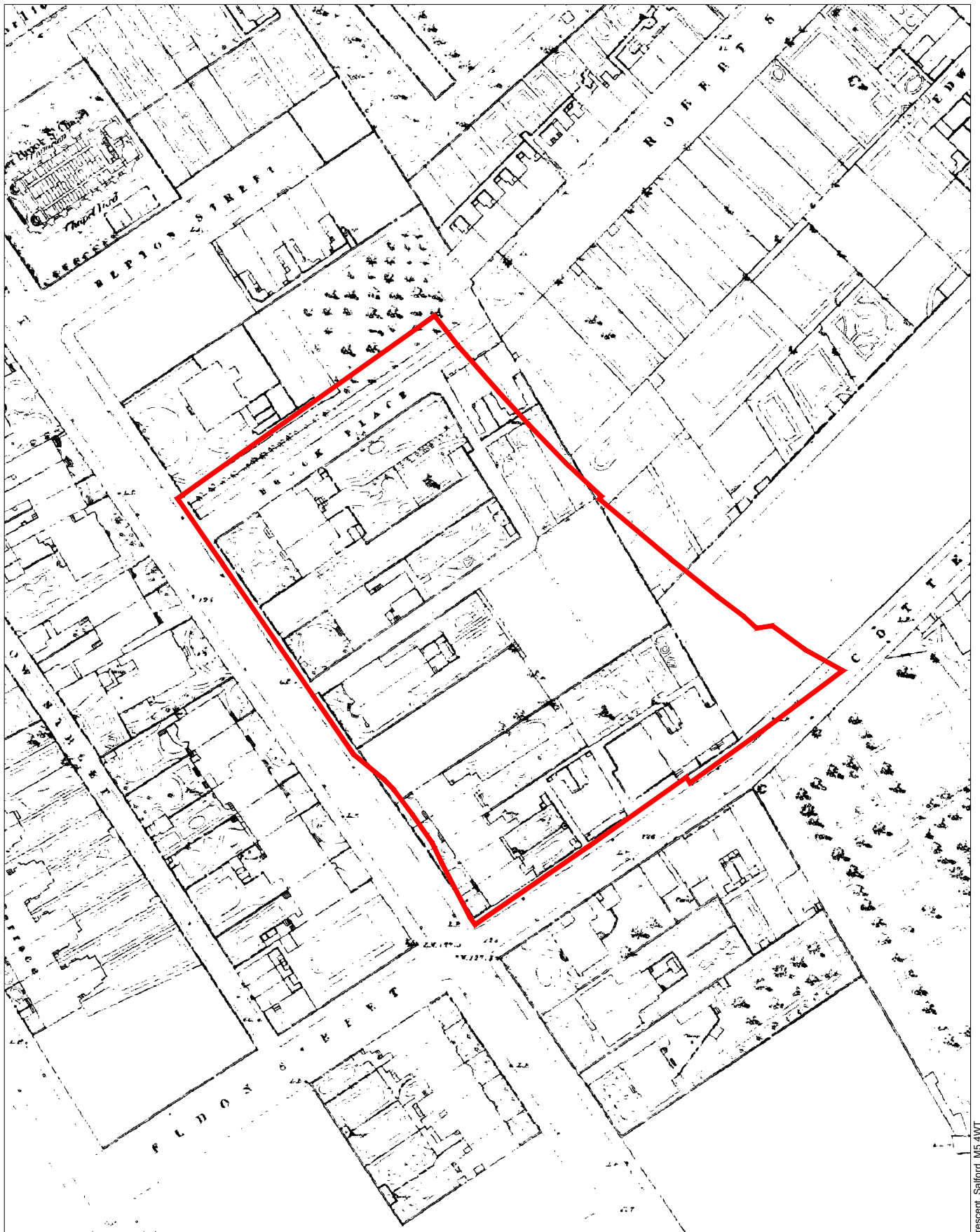


Figure 4:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

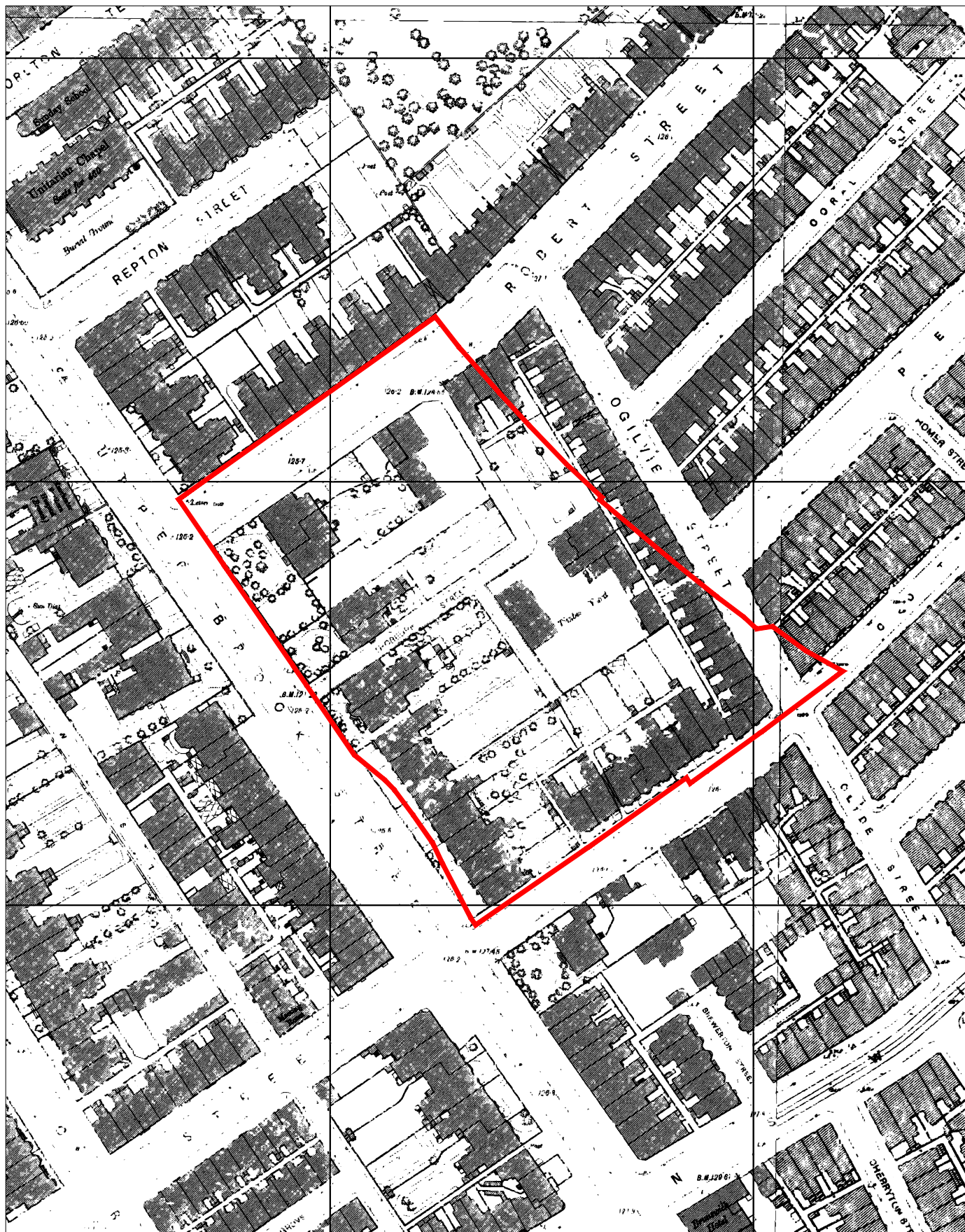


Figure 5:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250



Figure 6:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250

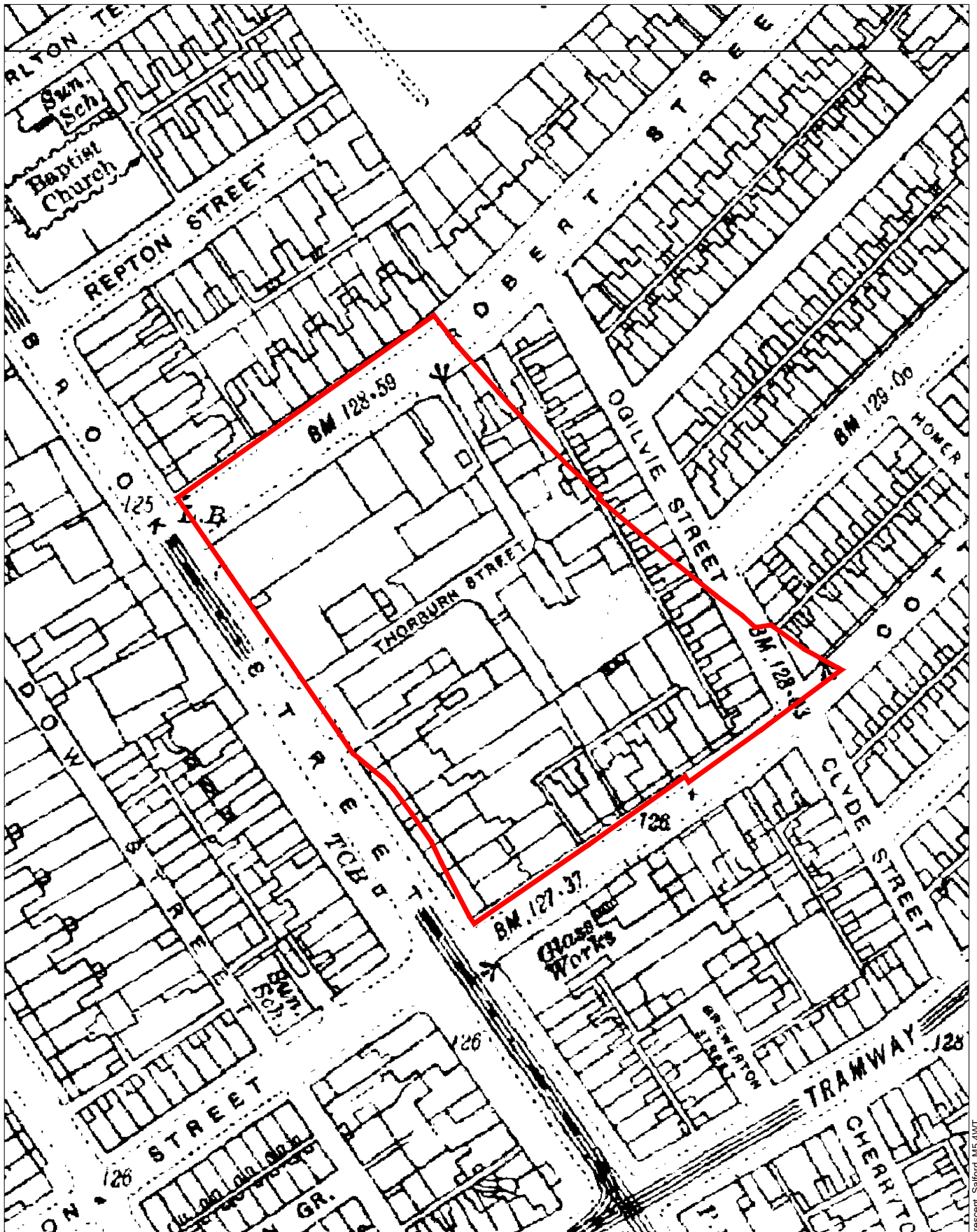


Figure 7:

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

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 50 m
Scale at A4 1:1250

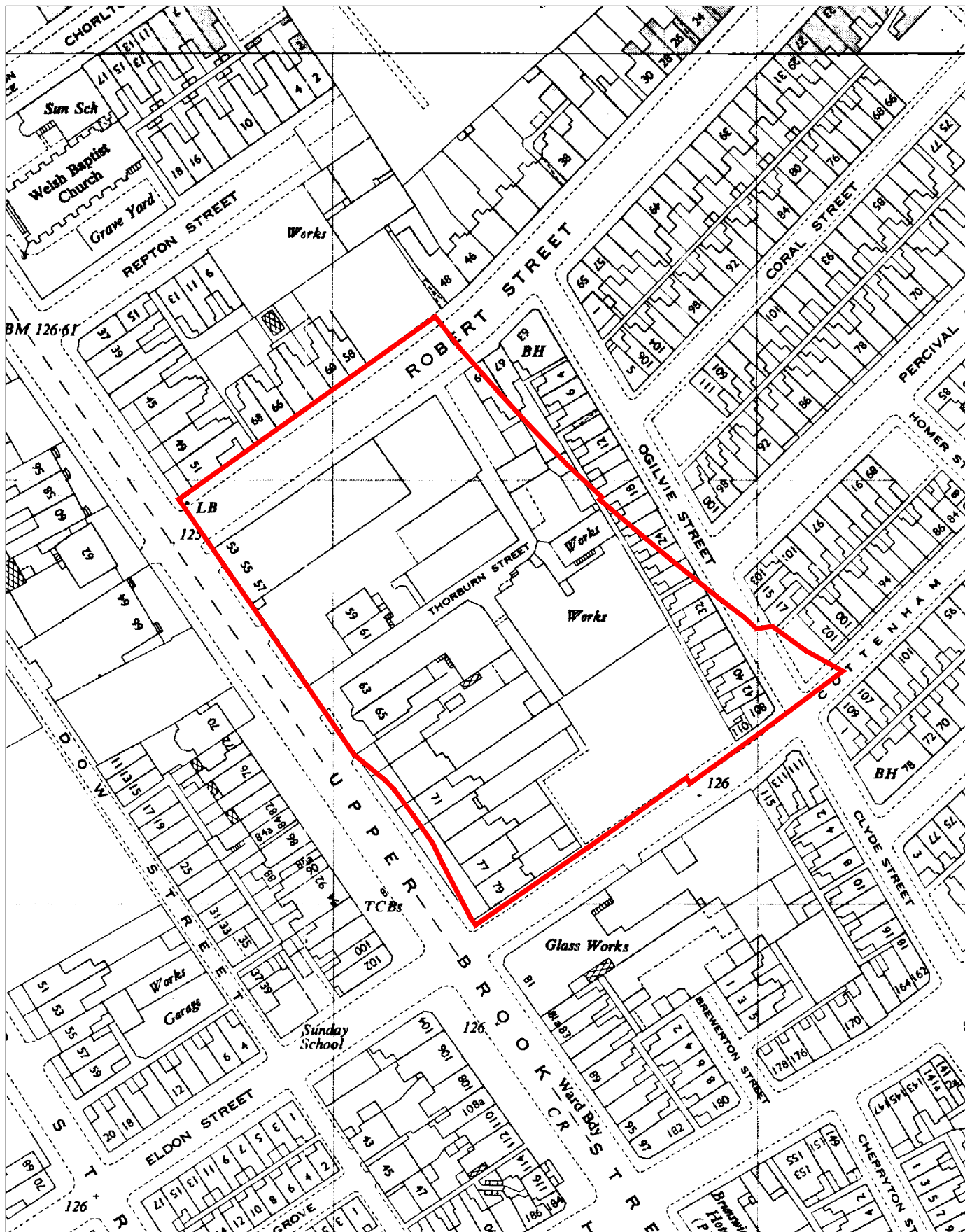


Figure 8:

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

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Key:

— Site Boundary



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ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250



Figure 9:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1965

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Key:

— Site Boundary



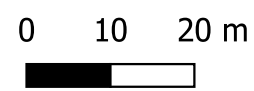
**SALFORD
ARCHAEOLOGY**

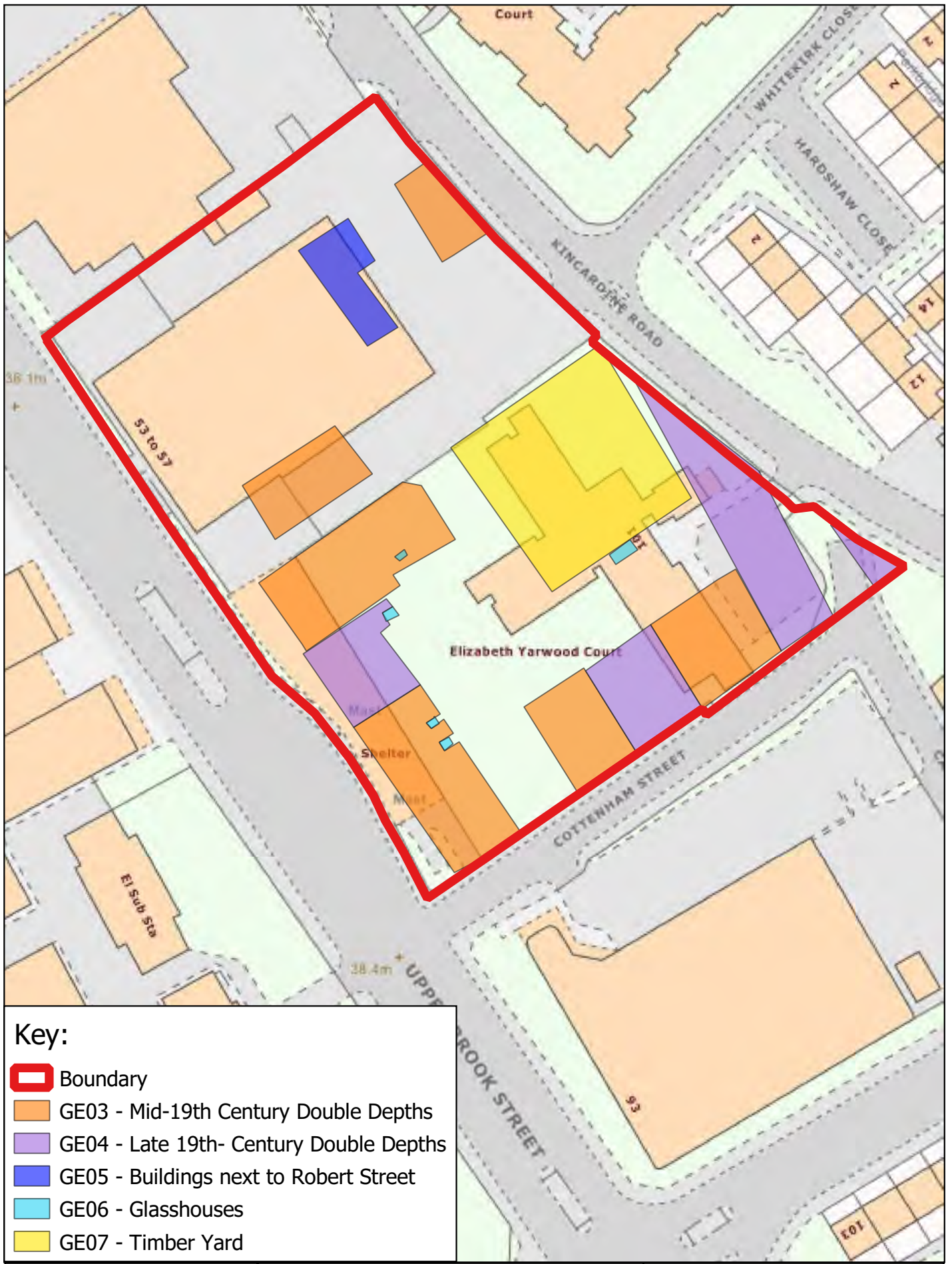
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Scale at A4 1:1250



Figure 10: Locations of Gazetteer Entries

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Key:

- Boundary
- GE03 - Mid-19th Century Double Depths
- GE04 - Late 19th- Century Double Depths
- GE05 - Buildings next to Robert Street
- GE06 - Glasshouses
- GE07 - Timber Yard

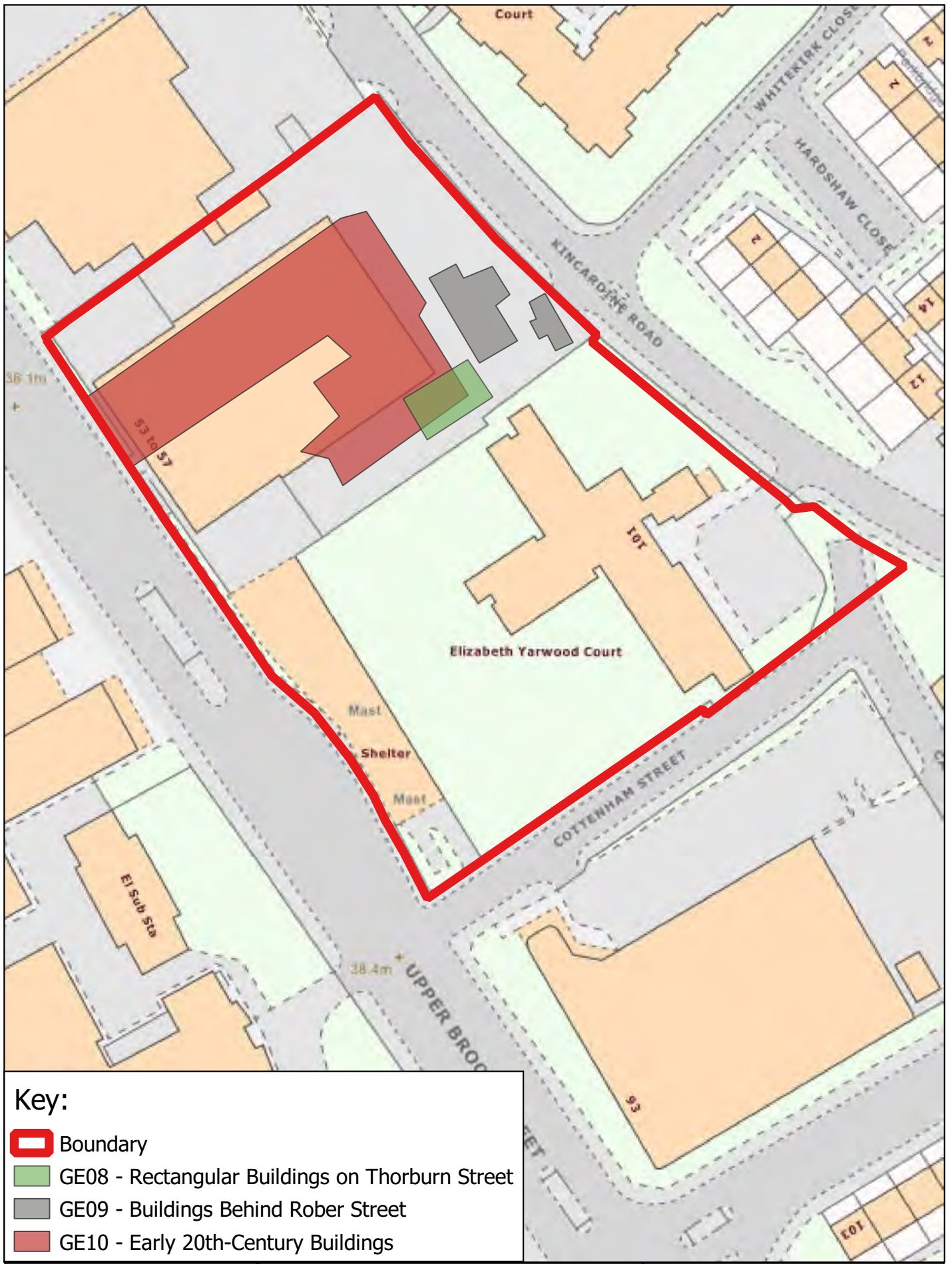


Figure 11: Locations of Gazetter Entries

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0 10 20 m





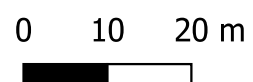
Key:

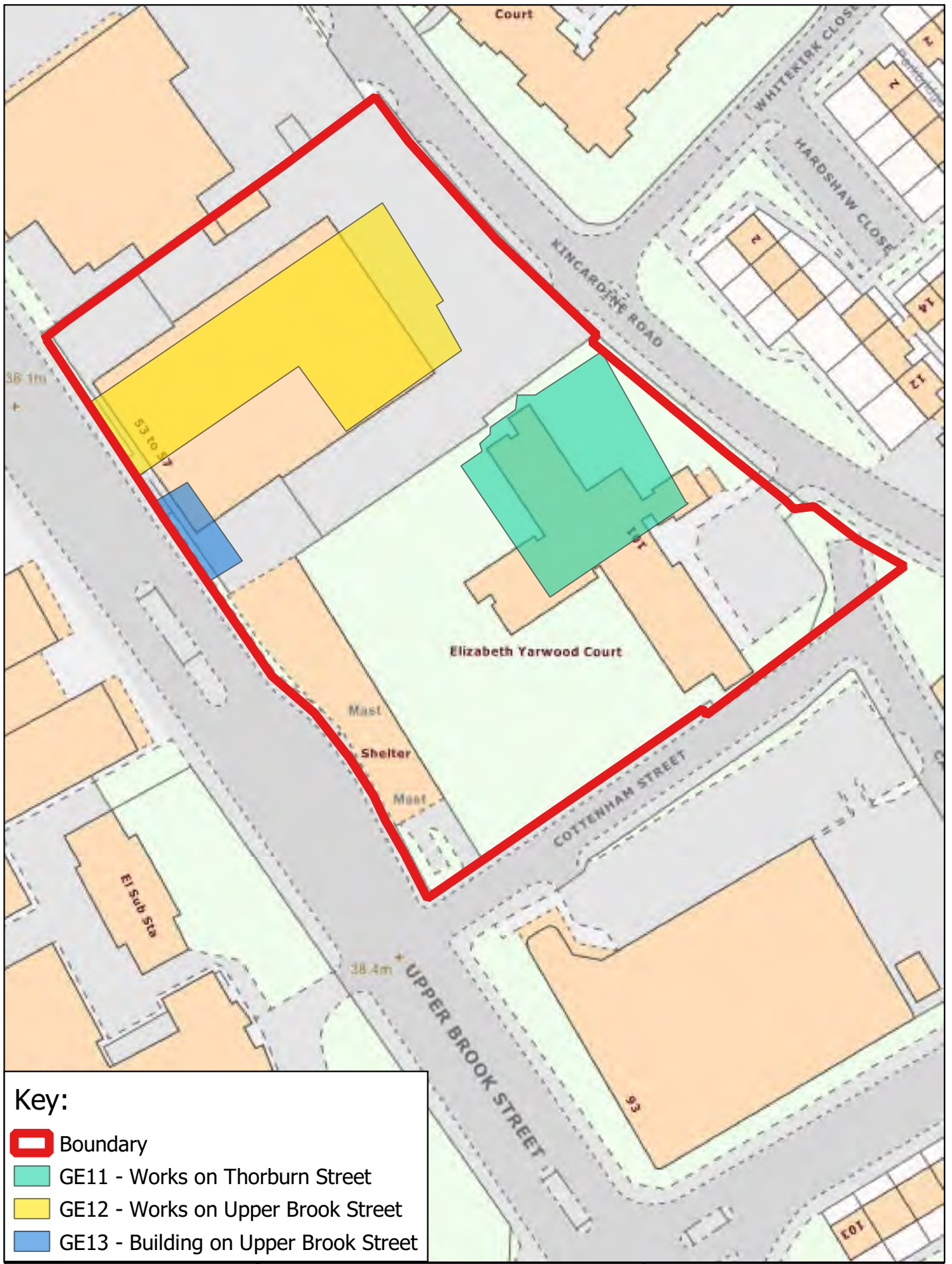
- Boundary
- GE08 - Rectangular Buildings on Thorburn Street
- GE09 - Buildings Behind Rober Street
- GE10 - Early 20th-Century Buildings



Figure 12: Locations of Gazetteer Entries

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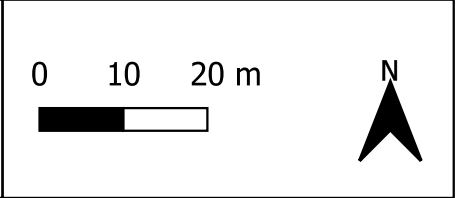
Key:

- Boundary
- GE11 - Works on Thorburn Street
- GE12 - Works on Upper Brook Street
- GE13 - Building on Upper Brook Street



Figure 13: Locations of Gazetteer Entries

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Key:

- Boundary
- High Archaeological Potential
- Medium Archaeological Potential
- Low Archaeological Potential



Figure 14: Areas of Archaeological Potential

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0 10 20 m





CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



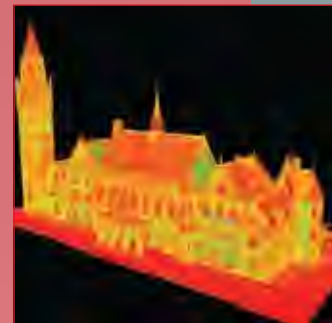
EXCAVATION



BUILDING SURVEY



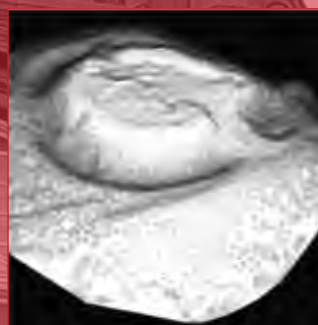
3D LASER SCANNING



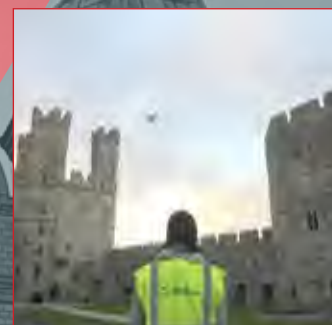
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

