

Appendix 8.1

Historic Environment Desk-based Assessment
(HEDBA)



Far East Consortium

Redbank & Dantzic Street Masterplan

Historic Environment Desk-Based Assessment





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Redbank & Dantzic Street Masterplan

Historic Environment Desk-Based Assessment

Type of document (version) Confidential

Project no. 70079268

Our Ref. No. 70079268-HA1

Date: February 2023

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Quality control

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	25/10/2021	October 2022	February 2023	March 2023
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Project number	70079268			
Report number	1			
File reference	\\eamanfil03\Projects\2020 PROJECTS\Redbank and Dantzic Street Masterplan\C Documents\HEDBA			

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Executive summary

WSP has been commissioned by The Far East Consortium to carry out an historic environment desk-based assessment (HEDBA) in advance of a hybrid planning application for a proposed development at Redbank and Dantzic Street, Manchester. The scheme comprises of a large area of multiuse high-rise units on various plots, with the River Irk at its centre, and incorporates areas of landscaped parkland.

This HEDBA considers the potential for impacts on buried heritage assets (i.e. archaeological remains), above ground heritage assets, and historic landscape character, including hedgerows of potential historic importance. The report details the impact and effects the development will have on designated and non-designated heritage assets during construction and operation and identifies where mitigation measures can be used to reduce and remove adverse effects.

A total of 35 Listed Buildings are within 500m Study Area, comprising one Grade I, one Grade II* and 33 Grade II Listed Buildings. The assessment has identified a further three, non-designated built heritage assets: two viaducts and Barneys Steps, which were once painted by LS Lowry in 1938. The value of the remaining built heritage assets ranges from medium to high, with the impact of the Proposed Development assessed as no more than negligible or minor adverse.

There is a low potential for prehistoric, Roman and medieval remains to survive within the Proposed Development. Most of the known sites within the Proposed Development date from the post-medieval period and includes the sites of Portland Street Glass Works (MGM13681), Travis Isle Mill (MGM11058), Collyhurst Dye Works (MGM10846), terraced housing on Flag Row (MGM17178) and Iron and Red Liquor Works (MGM17185). Remains from this period would be of **low to medium value** based on their local archaeological and historical interest. The impacts are no worse than minor adverse and can be mitigated through preservation by record.

The extant planning permission MCC ref 133143/VO/2022 for the Housing Infrastructure Fund (HIF) enabling works at Victoria North included a Historic Environment Baseline Assessment undertaken by Arup, dated 4 February 2022. Subsequent to this, an Archaeological Written Scheme of Investigation was produced by Orion in September 2022. This proposes a series of trial trenches on targeted areas covering areas RB01 -RB07, RB10, RB12B and RB18 (Figure B-11). On the basis that these works will be undertaken as part of the HIF enabling works, no specific physical works are required prior to the planning application for the Redbank and Dantzic Street masterplan proposals.

The area of NT02 was subject to excavation in 2017, where substantial remains of former 19th century glassworks (Portland Street Glass Works (MGM13681)) were uncovered. With this in mind it, seems likely that further archaeological remains could be within adjacent areas NT03, NT04, RB16 and RB17. However, within RB16 and RB17, sub-surface remains are unlikely to survive due to subsequent development in these areas.

The area of NT03 and NT04 cannot be evaluated at this stage due to the presence of extant structures and ground level changes. Consequently, the required evaluation will take place as part



of the enabling works. Area RB16 will also require further evaluation, and this will be undertaken at detailed planning stage.

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1 Introduction

1.1 Project background

WSP has been commissioned by The Far East Consortium to carry out an historic environment desk-based assessment (HEDBA) in advance of a hybrid planning application for a proposed development at Redbank and Dantzic Street, Manchester (National Grid Reference NGR: SJ 84578 99578). The scheme comprises 4000 residential and multiuse high-rise units on various plots, with the River Irk at its centre. It also incorporates areas of landscaped parkland.

1.2 Scope

- 1.2.1. This report provides a baseline of known and potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the Proposed Scheme. Professional expert opinion has been used to assess heritage value, based on archaeological, historical, architectural and artistic values, taking into account past ground disturbance, which may have compromised survival.
- 1.2.2. The report assesses the impact of the development on the historic character and setting of designated assets within and beyond the Proposed Scheme (e.g. views to and from Listed Buildings and Conservation Areas) that are potentially affected by the proposals.
- 1.2.3. The report includes recommendations to mitigate any adverse effects (e.g. site-based investigation and/or design changes), where appropriate.

1.3 Outline of the Proposal Relevant to the Assessment

The Proposed Scheme is a multiuse development comprising a combination of residential, retail and commercial uses. Enabling works are required to create several development plots that will be accessed via a combination of existing highways and new highways.

- 1.3.1. Figure B-11 shows the number and position of the individual proposed plots within the scheme. The western end of the development (plot RB10) hopes to connect the Proposed Scheme to Manchester City Centre with the use of high-rise, multifunctional buildings that offer a mixture of residential and commercial space. These will be framed by of the Redbank railway viaduct (WSP001) and the Lancashire and Yorkshire Railway Viaduct (WSP002), which containing business premises in the archways.
- 1.3.2. The plateau area north of the River Irk, covered by plots RB01–RB05A, will contain lower storey residential buildings, with social courtyards. The area of St Catherine’s Wood, on the bank and river terraces of the River Irk, will be developed into a parkland area. The area to the south of the River Irk, plots RB16–17 and NT02–NT03, will contain a mixture of high-rise and low-rise commercial and residential buildings. The connectivity across the site is also maintained via one existing and one new river connection across the River Irk.
- 1.3.3. Utility trenches are proposed to extend over the Grade II listed Union Bridge, located immediately south of the existing Proposed Scheme boundary. Impacts to this structure have been considered as part of this assessment.

1.4 Aims and Objectives

- 1.4.1. The Historic Environment is a material consideration in the planning process and its value is recognised in national and local planning policy. The aim of this report is to assess the impact of the development and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application to develop the site. The aim is achieved through six objectives:
 - Identify the presence of any known or potential heritage assets that may be affected by the proposals
 - Describe the value of such assets, in accordance with the National Planning Policy Framework (NPPF; Ministry of Housing, Communities and Local Government (MHCLG), 2019a, taking into account factors which may have compromised asset survival
 - Determine the contribution to which setting makes to the value of any sensitive (i.e. designated) heritage assets
 - Assess the likely impacts upon the value of the assets arising from the proposals
 - Assess the impact of the development on how designated heritage assets are understood and experienced through changes to their setting
 - Provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects

1.5 Key Heritage Constraints

- 1.5.1. The HEBDA has identified the following key heritage constraints for the Proposed Development based on a review of a range of documentary and cartographic sources, the following assets fall within the Proposed Scheme area:
 - Grade II listed Union Bridge;
 - WSP001 Red Bank Viaduct;
 - WSP002 Lancashire and Yorkshire Railway Viaduct;
 - WSP003 Barney’s Steps;
 - 12422.1.0 - Portland Street Glass Works (site of)
 - 9857.1.0 - Travis Isle Mill (site of)

- 9656.1.0 - Collyhurst Dye Works (site of)
- 9908.1.0 - Caves (site of) at Red Bank
- 15724.1.0 - Terraced Housing, Flag Row (site of)
- 15731.1.0 - Iron and Red Liquor Works (site of)

Sites identified through historic mapping;

- Dolphin Baths (site of)
- Silk Dye Works on Hargreaves Street
- Horrocks Dye & Print Works,
- Dalton Works
- Clough Mill,
- Tannery on Horrocks Lane
- Unknown buried heritage assets of prehistoric to modern date.

1.6 Statement of liability

- 1.6.1. This document is for the exclusive benefit of the Client (Far East Consortium). It may not be assigned to or relied upon by a third party without the agreement of WSP UK Limited ('WSP') in writing. WSP retains all copyright and other intellectual property rights in the document and its contents unless transferred by written agreement between WSP and the Client.
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- 1.6.3. No person except the Client shall have the benefit of this document by virtue of the Contracts (Rights of Third Parties) Act 1999.

2 Planning Framework

2.1 Statutory Protection

Scheduled Monuments

- 2.1.1. Nationally important archaeological sites (both above ground and buried remains) may be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a Scheduled Monument. SMC is separate from the statutory planning process.
- 2.1.2. Development affecting the setting of a Scheduled Monument is dealt with wholly under the planning system and does not require SMC.
- 2.1.3. Geophysical prospection (including the use of a metal detector) on a Scheduled Monument requires consent from Historic England.

Listed Buildings and Conservation Areas

- 2.1.4. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect buildings, including those which are Listed or in Conservation Areas. Buildings which are listed, or which lie within a Conservation Area are protected by law. Grade I Listed Buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

2.2 National Planning Policy Framework

- 2.2.1. The Government issued the revised National Planning Policy Framework (NPPF) in July 2021 (MHCLG 2021) and supporting Planning Practice Guidance. The National Planning Policy for “Conserving and Enhancing the Historic Environment” is found in section 16, paragraphs 184–208 (MHCLG 2021). The section is split into two main considerations “Proposals affecting heritage assets” and “Considering potential impacts”.
- 2.2.2. The web-based National Planning Policy Guidance can be found online: (https://www.gov.uk/government/publications/national-planning-policy-framework--2?utm_source=2ef6f5a7-3c55-4f25-9fd9-a5077be039ee&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate).

2.3 Local Policy

Manchester’s Local Development Framework: Core Strategy Development Plan (2012).

- 2.3.1. The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester’s Local Development Framework and covers a period of 15 years from 2012 to 2027. The Manchester Core Strategy contains policy which relate to the historic environment.

CC 9 Design and Heritage

- 2.3.2. Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.
- 2.3.3. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
- 2.3.4. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- 2.3.5. The City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

EN 3 Heritage

- 2.3.6. 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.
- 2.3.7. 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.
- 2.3.8. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.
- 2.3.9. Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. Conservation areas and buildings that are statutorily listed are protected under national legislation guidance. The Council maintains information on the City's heritage assets. It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets. Re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

3 Methodology and Sources

3.1 Desk-Based Assessment

- 3.1.1. The assessment has been carried out in accordance with the requirements of the NPPF (MHCLG 2021, to standards specified by the Chartered Institute for Archaeologists (CIfA 2014, 2017) and to Historic England settings guidance (Historic England 2017).
- 3.1.2. In order to determine the full historic environment potential of the Proposed Scheme, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations within the Proposed Scheme and a 1km radius Study Area around it, were examined in order to determine the likely nature, extent, preservation and value of any known or possible buried heritage assets. **Table 3-1** below provides a summary of the data sources consulted.

Table 3-1 - Summary of Data Sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (Scheduled Monuments; statutorily Listed Buildings; Registered Parks and Gardens; Historic Battlefields) can provide a significant constraint to development.
Greater Manchester Archaeological Advisory Service	Conservation Areas Consultation	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Greater Manchester Archaeological Advisory Service	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.

3.2 Study Area

- 3.2.1. A 500m Study Area around the Proposed Scheme has been applied for the assessment of designated heritage assets. A 300m Study Area has been applied for non-designated heritage assets and was used to establish the known historic environment context and the potential for hitherto unknown buried archaeological remains. A full gazetteer of all heritage assets in the Study Areas is presented in Appendix A and locations are presented in Figure B-1 and Figure B-2.

3.3 Consultations

- 3.3.1. An Initial review of a previous version of this report was undertaken by Ian Miller, Heritage Management Director for Greater Manchester and this version of the report has been that it has been updated to take those comments into account.

3.4 Site Visit

- 3.4.1. The site visit was undertaken on the 30th of July 2021 by members of the WSP Cultural Heritage and Archaeology Team. The site visit was undertaken to assess any potential for buried archaeology within the Proposed Scheme area and to assess nearby above ground heritage assets which may be impacted upon by the development.
- 3.4.2. Not all areas of the site were accessible due to limitations imposed by the presence of another construction site around Dantzic Street and Roger Street.
- 3.4.3. A second site visit was undertaken on 16th of February 2023, by members of the WSP Cultural Heritage and Archaeology Team. To assess the potential for buried archaeology with areas previously not accessible, in particular NT02-NT04 and RB16.

3.5 Assessing Heritage Value

- 3.5.1. Value lies in the significance of a heritage asset to this and future generations because of its heritage interest, which may be historic, archaeological, architectural or artistic. Known and potential heritage assets within the Proposed Scheme and its vicinity have been identified from national and local designations, HER data and expert opinion. Throughout this report the term value has been used. The determination of the value of these assets is based on statutory designation and/or professional judgement against the following values referred to in the NPPF:
- Historic Interest: the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value or interest). This can hold communal value when associated with the identity of the current community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use/original purpose, significance in place making, associative value with a notable person, event, or movement.
 - Archaeological Interest: the potential of the physical remains to yield evidence of past human activity and the interest in carrying out an expert investigation at some point in the future and may apply to standing buildings or structures as well as buried remains. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, paleoenvironmental deposits, and takes into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities (research value); supporting documentation; collective value and comparative potential, and sensitivity to change.
 - Architectural and Artistic Interest: derive from a contemporary appreciation of an asset's aesthetics. The former is associated with the art or science of design, construction, craftsmanship and decoration of buildings and structures. The latter is derived from creative expression which might use, represent or influence historic places or buildings through art (contributing to their value through their association with art), as well as the meaning, skill and emotional impact of works of art that are either part of heritage assets or assets in their own right.

- 3.5.2. These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. There is no single defining criterion that dictates the overall asset value; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

Assessment Criteria

- 3.5.3. The value of a heritage asset has been assessed on a six-point scale and based on professional judgment, guided by the criteria set out in Table 3-2.

Table 3-2 – Criteria to Assess the Value of Heritage Assets

Heritage asset description	Value
World Heritage Sites	Very High
Scheduled Monuments Grade I Listed Buildings Grade II* Listed Buildings Grade II Listed Buildings which can be shown to have exceptional qualities in their fabric or historical associations, or which are clearly associated with heritage assets of high, national significance Conservation Areas containing buildings of great importance Undesignated structures of clear national importance. Undesignated below ground heritage assets of clear national importance	High
Grade II Listed Buildings which can be shown to have qualities in their fabric or historical association of regional importance only Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings Known buried heritage assets of regional importance	Medium
Locally Listed Buildings Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings Known buried heritage assets of local importance	Low
Buildings of no architectural or historical note; buildings of intrusive character	Negligible

Buildings with some hidden (i.e. inaccessible) potential for historical significance Unknown buried heritage assets	Uncertain
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- 3.5.4. The assessment of the magnitude of impact (i.e. change) is the identification of the degree of the effect of the development on the heritage assets. There is no standard scale of comparison against which the severity of effects on heritage assets may be judged, because of the great variety of resources and assets. The assignment of a magnitude of impact is a matter of professional judgement (Table 3-3).

Table 3-3 – Magnitude of Impact Criteria

Impact	Description
Major	Change to most or all key archaeological materials or key historic building elements, such that the resource is totally altered Comprehensive changes to setting
Moderate	Changes to many key archaeological materials or key historic building elements, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset
Minor	Changes to key archaeological materials or key historic building elements, such that the asset is slightly altered Slight changes to setting
Negligible	Very minor changes to archaeological materials or historic building elements, or setting
No Change	No change

- 3.5.5. The significance of effect on designated and non-designated heritage assets has been derived from a consideration of the value of the receptor and the magnitude of the impact upon it, as illustrated by the matrix presented in Table 3-4.

Table 3-4 – Impact Significance

		Magnitude of Impact				
		Major	Moderate	Minor	Negligible	No Change
Value	Very High	Very Large	Large/Very Large	Moderate/Large	Slight	Neutral
	High	Large/Very Large	Moderate/Large	Moderate/Slight	Slight	Neutral
	Medium	Moderate/Large	Moderate	Slight	Neutral/Slight	Neutral
	Low	Slight/Moderate	Slight	Neutral/Slight	Neutral/Slight	Neutral
	Negligible	Slight	Neutral/Slight	Neutral/Slight	Neutral	Neutral
	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

3.6 Assessing the Contribution of Setting to the Value of Heritage Assets

- 3.6.1. In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall value of the asset.
- 3.6.2. Setting is the way in which the asset is understood (i.e. evidential and historical values) and experienced (aesthetic and communal values). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.6.3. Guidance produced by Historic England, has been used to adopt a stepped approach for settings assessment, which is summarised below (Historic England 2016).
- Step 1: asset identification. The NPPF requires an approach that is proportional to the value of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the Proposed Scheme.
 - Step 2: assess the contribution of setting. This stage assesses how setting contributes to the overall value of a designated asset.
 - Step 3: assess change. This considers the effect of the proposals on asset value. It is noted however that it can be difficult to quantify such change to the overall value of a designated heritage asset (for example, value would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (i.e. substantial harm, less than substantial harm).
 - Step 4: mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
 - Step 5: reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.
- 3.6.4. The assessment has considered the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular the visual aspect of the asset along with any changes to the noise, air quality and light surrounding the asset. These attributes all contribute to the overall setting.

3.7 Assumptions and limitations

- 3.7.1. The information presented in this report has been drawn from data obtained from a variety of sources and includes secondary information. It is assumed that this information is accurate.
- 3.7.2. The assessment is based on details of the scope of the Proposed Scheme presented at the time of compilation. Any ongoing design changes may require changes to the assessment.
- 3.7.3. The data provided by Historic Environment Records is not a record of all surviving heritage assets, but a record of the discovery of wide range of archaeological and historical components of the historic environment. There is a potential for the presence of further, unrecorded, heritage assets and components of the historic environment to be present.



3.8 Copyright

- 3.8.1. This report may contain material which WSP does not hold the copyright or the intellectual property of third parties and cannot be transferred to other parties.

4 Historic Environment Baseline

4.1 Site Location

- 4.1.1. The Proposed Scheme is located in the north of Manchester City Centre and covers an area of c. 14ha, centred on (NGR: SJ 84578 99578). It is located predominately within the Red Bank and New Town neighbourhoods, which form part of the extended Manchester City Centre. The site is bounded by a railway viaduct to the south and residential/industrial buildings and the Lancashire and Yorkshire railway viaduct to the north. The River Irk, which has been canalised, runs directly through the site on a north east to south west alignment, along with Dantzic Street and Collyhurst Road.

4.2 Topography

- 4.2.1. Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5).
- 4.2.2. The site occupies the north east-south west orientated valley slope of the River Irk. North of the river, ground levels fall from approximately 50m AOD in the north to approximately 30m AOD along the river channel. South of the river, ground levels rise from river level to approximately 40m AOD at the southern site boundary (ARUP 2021).

4.3 Geology

- 4.3.1. Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 4.3.2. The bedrock geology comprises a mix of:
- Chester Formation (Sandstone), this sedimentary bedrock formed approximately 247 to 250 million years ago in the Triassic Period when the local environment was dominated by rivers; and
 - Manchester Marls Formation (Mudstone), this sedimentary bedrock formed approximately 252 to 272 million years ago in the Permian Period when the local environment was dominated by lakes and lagoons.
- 4.3.3. The superficial geology comprises of Till. These superficial deposits formed up to 2 million years ago in the Quaternary Period when the local environment was dominated by ice age conditions.
- 4.3.4. Borehole data indicates that made ground deposits up to 5m deep lie over the natural geology which is typically Glacial Till, or Alluvium closer to the river. In some areas, these soils appear to be absent, and the made ground lies directly over the Coal Measures bedrock (typically a sandstone rockhead formation) (ARUP 2021).

4.4 Overview of Heritage Assets

- 4.4.1. There is one designated heritage asset within the Proposed Scheme boundary, the Grade II listed Union Bridge (NHL 1255163).
- Within 500m of the Proposed Scheme there are **35** Listed Buildings, comprising **1** Grade I, **1** Grade II* and **33** Grade II, and three Conservation Areas.
 - Within the 500m Study Area, there are 68 non-designated heritage assets.

- Non-Designated assets within the Proposed Scheme boundary, noted from the HER data and during the site visit are:
 - MGM13681 - Portland Street Glass Works (site of)
 - MGM11058 - Travis Isle Mill (site of)
 - MGM10846 - Collyhurst Dye Works (site of)
 - MGM11114 - Caves (site of) at Red Bank
 - MGM17178 - Terraced Housing, Flag Row (site of)
 - MGM17185 - Iron and Red Liquor Works (site of)
 - WSP001 - Manchester, Whitefield and Radcliff line Viaduct

4.4.2. The location of heritage assets is shown on (Figure B-1 and Figure B-2).

4.5 Overview Of Past Investigations

- 4.5.1. There is one past investigation within the Proposed Scheme boundary, located in NT02 (Figure B-11) A desk-based assessment (Nash, 2016) concluded that the proposed development area had some potential to contain buried remains of archaeological interest dating to the 18th and 19th centuries, including elements of domestic housing and industrial buildings, and in particular remains of the mid-19th century Portland Glassworks. Following on from the conclusions of this study an archaeological evaluation by trial trenching was commissioned during 2017 (Mottershead 2017). This concluded that substantial remains relating to the former glassworks survived below ground which would be removed by groundworks associated with the development and therefore and merited further investigation. The excavation was carried out by Salford Archaeology in November 2019 and comprised a single 25.2m by 14.3m open-area trench. The remains of the glassworks main building survived with substantial remains of the glass furnace.

4.6 Archaeological and Historical Background

Prehistoric Period (800,000 BC–AD 43)

- 4.6.1. The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known sites or finds dating to the Palaeolithic within the 300m or 500m Study Areas.
- 4.6.2. The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known sites or finds dated to this period within the 300m or 500m Study Areas.
- 4.6.3. The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously

marginal land. Neolithic activity is known to have been concentrated on well-drained sand and gravel sites, in proximity to watercourses and ready access to resources such as fish and fowl. The River Irk valley was likely to be attractive for temporary settlement during the early Prehistoric period due.

- 4.6.4. The only asset within the Proposed Scheme provisionally dated to the Prehistoric period, was discovered at Red Bank, in Hargreaves Street in the 1890s at a property then occupied by W. Clemson & Company. Here two large dome-shaped caves or chambers approximately 3m high were discovered, with pick-axe marks on the walls. The caves have since been used for depositing sewage.

Roman Period (AD 43–410)

- 4.6.5. The Brigantes controlled the area stretching from the River Mersey to mid-Northumberland until their defeat in AD 75 by Gnaeus Julius Agricola. In order to establish and maintain control of north Wales and north-west England, the Roman fortress of Deva Victrix was established at Chester (located outside the study area approximately 65km to the south-west of the site) in AD 74 – AD 75. As a result, the wider area became an important centre of activity with new forts and settlements being constructed, including Mamucium, the Roman fort at Manchester, 2.3km to the south-west of the Proposed Scheme, which was built as a part of the process of controlling the Pennines (Philpott 2006).
- 4.6.6. The area around the fort at Mamucium developed as a linear settlement along the road, from the fort's north gate, and extended 100m west of the road and eastwards to what is now Deansgate, 2.3km to the south-west of the Proposed Scheme. The southern extent of the settlement was bounded by the River Medlock, with the northern portion reaching Quay Street (Greater Manchester Archaeological Unit 2009). A cemetery was located to the south-east, first evidenced by the discovery of two cinerary urns near the eastern boundary of Castlefield. The settlement patterns around the fort in Roman Manchester in the local area seem to have continued the form of the Iron Age farmsteads that preceded them, continuing their land and settlement use, based on a pastoral economy, unlike the Roman villas with large, managed estates, such as those found in the south of England (Jones 1974).
- 4.6.7. Mamucium seems to have become a hub of a regional transport network, as numerous Roman roads have been uncovered extending from Manchester to other settlements including Wigan, Chester, Glossop, Buxton, York and Ribchester (Philpott 2006). A network of roads spread out across north-west England to connect the forts and settlements. They comprised two main north to south routes, one of which extended from Cheshire to Lancaster (Margary 70a-d) and the other from Manchester to Carlisle (Margary 71b-e). A series of east to west routes linked the forts across the landscape, in particular the route from Chester to Mamucium (Margary 7a). The route of the Roman road from Manchester to Ribchester (Margary 7b) lies 700m to the west of the Proposed Scheme. Just outside the Proposed Scheme immense quantities of Roman and later coins (MGM1928) were found in the old riverbed of the Irk between Scotland and Ducie bridges when the river was diverted by 200 yards by the construction of the railway line of the Lancashire & Yorkshire Railway between 1899 and 1901. However, there are no known sites or finds dated to this period within the Proposed Scheme area.

Early Medieval Period (AD 410–1066)

- 4.6.8. After the withdrawal of Roman rule in the 5th century AD, the region fragmented into smaller kingdoms. Increasing influence came from the expansion of the Anglo-Saxon kingdom of Mercia who took control of the region south of the Mersey and the kingdom of Northumbria, who were extending their influence from the north. Edwin of Northumbria conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral, which lies approximately 0.5km to the southwest of the Proposed Scheme area (Oxford Archaeology North 2008).
- 4.6.9. During the 9th century the region was politically unstable, with an increased influence from Scandinavians and the Hiberno-Norse. By the early 10th century, the expanding Kingdom of Wessex had fortified Chester, exerting their influence up to the Mersey (Harris and Thacker 1987). The Anglo-Saxon Chronicles' only mention of Manchester comes in a passage from the year 919. It tells us that King Edward the Elder went with his army to Thelwall, close to Warrington, and ordered for the borough to be built, manned and occupied. While there, he ordered another army from the people of Mercia to occupy, repair and man Manchester in Northumbria. It can be assumed therefore that a defended settlement at Manchester was there prior to 919. At this time Manchester lay in an isolated location, forward and separated from Mercia's main defensive line by marshland and the River Mersey (Morris 1983).
- 4.6.10. The scarcity of remains from the prehistoric, Roman and early medieval periods within the study areas and is likely to be the result of extensive later medieval and post-medieval development which has obscured or removed earlier archaeological evidence (Newman 2006). However, a funerary urn stamped with decoration typical of the early medieval period was found within the area of the Proposed Scheme in 1850. It is unfortunately now lost but is considered to be the earliest dated post-Roman find from Manchester.

Late Medieval Period (AD 1066–1540)

- 4.6.11. At the start of the late medieval period, the Norman conquest in 1066, marks a change in the political landscape with the installation of a new ruling elite. The region was also subject to a repression known as the Harrying of the North, in which William I attempted to subdue the north by laying waste to the northern shires, alongside large-scale redistribution of land holdings. It is recorded in the Domesday Survey of 1086.
- 4.6.12. At the time of the Domesday Survey, Manchester lay within the Hundred of Salford. The Salford Hundred contained all the land between the River Ribble and the River Mersey. It was held by the Norman noble, Roger de Poitou. By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, 1.5 km to the south west of the Proposed Scheme, and the medieval town grew up around it. It was from this hall that they governed both the manor and the extensive barony (Oxford Archaeology North 2008).
- 4.6.13. Manchester became a town of regional importance during the early part of the late medieval period receiving its market charter in 1282. Development was then focused in the area of the Hanging Ditch, Fennel Street, Deansgate and Market Street approximately 1.5 km south west of the Proposed Scheme. Throughout this period, the area of the Proposed Scheme probably comprised open or agricultural land beyond the area of settlement associated with the town. The district of Cheetham, within which the Proposed Scheme is situated, is known to have been in existence since

at least the 13th century, as it is first mentioned in documentation in 1212. The Cheetham name may have been derived from the Old English for cheet and a later suffix of –ham and translates as ‘village near the wood’, implying some form of settlement, although another suggestion is that it derived from the Chetham family, who were wealthy local landowners from the 16th century onwards (Oxford Archaeology North 2008).

- 4.6.14. The southern edge of Cheetham was formed by the river Irk, as it flowed towards its confluence with the river Irwell. From the 13th century onwards, the Irk drove several water-powered mills, including a fulling mill that is mentioned in a survey of 1282 (Oxford Archaeology North 2008). A watermill (MGM11064) mentioned in a 1320 manor survey is believed to have been located to the southwest of the Proposed Scheme close to where Victoria Station now stands.
- 4.6.15. By the 15th century, woollen and linen cloth production and the industries that accompanied them, such as weaving, bleaching and dyeing, had become more widespread. Spinning and weaving were intrinsically linked to the agricultural industry and undertaken across the community rather than being concentrated in centres of population, as seen later in the post-medieval period (Oxford Archaeology North 2008). In the 1500s, due to the town’s burgeoning textile trade, the population of Manchester doubled, resulting in the expansion of the settlement. This rapid development would be characteristic of the city throughout the post-medieval period (Tupling 1935). However, there are no known remains of late medieval date within the Proposed Scheme area and the potential for any such buried remains to exist on the site seems low.

Post-medieval Period (AD 1540 – 1750)

- 4.6.16. By the 16th century, Manchester had become an important centre of the woollen cloth trade which is reflected by the fact that the cloth market in London had a separate department called the Manchester Hall. In the early 17th century, production of pure woollens declined in favour of fabrics incorporating linen known as ‘small wares’. Cotton imported from the eastern Mediterranean became increasingly popular for use in mixed cloth. Manchester’s damp climate also proved helpful to production of cotton, meaning the cotton fibres were less likely to snap. It was firmly established as a centre of production by the end of the 17th century (Fagan 2015). The growing trade of fustian (a heavy cloth woven from cotton) weaving encouraged immigration into the city.
- 4.6.17. Manchester came under siege during the Civil War in 1642 by the Royalist forces. These were eventually repelled, and Manchester went on to play a leading role in the war as a Parliamentary headquarter. Trade in the city came to a standstill during this time and an outbreak of bubonic plague in 1645, which killed at least 931 people, further affected the city. However, recovery came quickly as merchants resumed trading and inward migration renewed the population (Hartwell 2001).
- 4.6.18. The population of Manchester increased by seven between 1664 and 1777. Rapid development would become characteristic for Manchester throughout the post-medieval period and the textile industry was the main driving force behind this development.

Industrial Period (1750-1901)

- 4.6.19. The area of Travis Island with the Proposed Scheme seems to have had a mill situated on it relatively early. Green’s Map of 1794 (not reproduced) depicts several dye works to the south east of the Proposed Scheme, further along the River Irk. The area of the Proposed Scheme the land is

owned by the Earl of Derby, the area of **RB17**, is occupied by Travis Isle House and Gardens. Water Street is depicted with some terraced housing depicted, running at right angles to it within **RB16**.

- 4.6.20. In 1828 the Travis Isle Estate and Mill were put to auction. The description of the Estate is as follows:

'The whole of the Valuable ESTATE, called Travis Isle, situate in Cheetham, in the parish of Manchester, about a mile from the Manchester Exchange, comprising an excellent family dwelling-house, with large gardens and pleasure grounds, now in the occupation of Mr. Richard Collins. Another good dwelling house with garden, lately occupied by Miss Hatfield. A compact Water Corn Mill, Oil Mill, and Logwood Mill, called Travis Mill, with four pairs of stones for flour, and one pair for oil, turned by two water wheels, amply supplied with water from the river Irk, by a dam with sluice, &c Useful outbuildings, consisting of oil house, stable, barn, shippin, piggery, hay and corn, lofts, coach house, cart shed, joiner's shop, large yard, &c, together with several closes of valuable land, the whole being surrounded by the river and sluice. Also a range of convenient Dyehouses, with reservoirs, a small steam engine, a good dwelling-house, cottage, and other buildings, situate near the road, and principally surrounded by the river Irk. In this lot will also be included a piece of land, now used as a garden, and lying on the south side of the river Irk. This lot contains 3 acres, 3 roods, and 18 perches of land, Cheshire measure, and is held under a lease from the Earl of Derby, for three lives, now of the respective ages of 19, 34, and 53, subject to the small yearly rent of £10.....' ([https://www.gracesguide.co.uk/Travis Mill \(Manchester\)](https://www.gracesguide.co.uk/Travis_Mill_(Manchester))).

- 4.6.21. On the opposite side of Portland Street, within the areas of NT02-NT04, Greens Map shows that streets had begun to be laid out, with Bilsborough Street already in place.
- 4.6.22. Swire's map of 1824 (Figure B-4) shows several long buildings in that area, with Travis Island Mill appearing to be next to the River Irk in area of RB05 (Figure B-11). To the south east of the Mill, in Areas RB16-17, could be the dwelling house and cottages mentioned in the above text. Much of the rest of the area appears to be agricultural land with most of the industry being centred on the banks of the River Irk.
- 4.6.23. The Red Bank area became a focus for the textile-finishing industries. During this period, the dyeing process utilised natural dyes which necessitated large amounts of power and water. The requirement for water made riverside locations a favourable choice for dye works and clusters were established along the rivers Irwell, Irk and Medlock. Dye works contained numerous vats and washing machines which were usually set into the floor and housed in long thin buildings of either one or two storeys. The industry made rapid technological progress during the second half of the 19th century, with increased mechanisation and, most significantly, the introduction of synthetic dyes produced from coal-tar derivatives, which precipitated Manchester's emergence as an important centre for the development of synthetic dye production (Oxford Archaeology North 2008). Bancks & Co's map of 1831 was also consulted but did not add significantly to the baseline of this report.
- 4.6.24. By the Ordnance Survey Map of 1848 (Figure B-5) the area of the Proposed Scheme is starting to become more built up, especially around Hargreaves Street. The area contained an important group of early chemical-manufacturing plants in Manchester, including the Iron and Red Liquor Works (site of) (MGM17185) (RB06) and Collyhurst Dye Works (site of) (MGM10846) (RB05) which lies within the Proposed Scheme area on the banks of the Irk. Just to the south west of RB01 are two

reservoirs, separated by Dolphin Baths, which were opened in 1836, which was filled by natural spring water, raised 100 yards (91m) from below ground (Evans, Carl, 2021). The baths were accessed from Great Horrocks and Hargreaves Street and behind Clemson & Vaughan Dye Works. There has also a significant increase in residential development in the area of New Church (NT02-NT04) with rows of terraced housing along Dalton Street named Coronation Buildings on the 1848 Ordnance Survey Map (not reproduced) within NT04 and Dimity Street with the beginnings of Flag Row with NT03. Another major addition to the area during this period was the construction of the Lancashire and Yorkshire Railway in c. 1844 which ran along a viaduct over the river Irk immediately to the south of the site.

- 4.6.25. The mid-19th century saw a huge period of growth in the development of Manchester's railways and rail stations. Manchester Liverpool Road Station opened in 1830, making it one of the oldest in the world becoming the terminus of the world's first inter-city railway line. The station closed to passengers in 1844 and Manchester Victoria then become the main station of the area. Manchester Victoria Station opened in 1844 to the southwest of the proposed scheme site area. The Manchester, Whitefield and Radcliff line ran over a viaduct from Victoria Station which forms the northern boundary of the proposed site. The viaduct is comprised of an historic four span masonry arch (WSP001) and is dated to before 1891. The north east of the proposed site area (RB03 and RB05) the site is occupied with a substantial railway siding and a large carriage shed, showing the importance of the railway to the industry within the Redbank area.
- 4.6.26. In mid-19th century, Red Bank became one of the main habitation areas for Jewish immigrants into Manchester. They were attracted by spacious but cheap and easily subdivided houses that had been erected in rows along excavated terraces cut into the sandstone escarpment, supported by poorly constructed retaining walls. On one occasion, a retaining wall collapsed, killing a resident. Most of the residential streets were unlit, the drains were ineffective due to the topography, the wells tainted, and the 'air polluted by the pestilential effluvia of the Irk'. During the 1860s, the Jewish population of Red Bank trebled to 1,153 (Oxford Archaeology North 2008). There are two HER references to two Synagogues within the 500m Study Area, 150m to the north and east of the Proposed Scheme.
- 4.6.27. By the Ordnance Survey Map of 1891 (Figure B-7), another railway viaduct had been constructed, which carried the Prestwich Branch of the Lancashire and Yorkshire Railway. It was erected parallel to the southern edge of Red Bank Road, effectively enclosing the area of the Proposed Scheme between railways. Its construction necessitated the demolition of late 18th-century properties along Red Bank Road. Similarly, several domestic properties on the south-eastern bank of the river Irk within the area of the Proposed Scheme were also demolished to allow for the construction of the Union Bridge Iron Works (MGM17194) (Oxford Archaeology North 2006). The Church of St Catherine and a school can also be noted on the 1891 OS map, in the area now known as St Catherine's Wood, beneath the railway sidings, towards the centre of the Proposed Scheme. The buildings on the opposite side of the river, associated with the old mill, have been partially replaced by a Gas Works in the area of RB16 (Figure B-11). The area to the south of Portland Street had also been fully developed with a mixture of terraced housing and industry (NT02-NT04, Figure B-11), including Victoria Bolt and Nut works and an associated chimney located behind the now complete Flag Row located in NT03.

- 4.6.28. The area of Hargreaves Street shows several large industrial works, including a silk works, a soap works and the Horrocks Dye and Print works. Ebenezer Chapel was also within this area; no graveyard or burial records have been found associated with this chapel.

Modern Period (AD 1901 - Present)

- 4.6.29. The modern period saw the continuation of many of the social and industrial developments that occurred towards the end of the 19th century. Industry and commerce became increasingly mechanised and served global markets. This resulted in changes in where people were employed and where they lived.
- 4.6.30. During the First World War, cotton could no longer be exported to foreign markets. As a result, countries nearer to the source of cotton began to produce their own cloth at a much cheaper rate than Britain was able to. This, a general economic depression and shrinking world markets marked the beginning of the end for the cotton industry in Manchester. Some textile sites were taken over by electrical, chemical and light engineering firms while other sites were abandoned by industry. The industrial works within the site and surrounding area of Redbank seems to have survived the economic depression, as it was dominated by chemical and dye works rather than the cotton industry. Many of works are still evident on the Ordnance Survey Map of 1947 which also showed St Catherine's Church and school (Figure B-10). The railway remained the dominant feature of the northern area with several buildings associated with it. However, the remaining buildings once associated with Travis Isle Mill, adjacent to the gas works (NT02) have been removed.
- 4.6.31. At the northern extent of the Proposed Scheme is a footbridge over the railway sidings that was depicted in several of L S Lowry's paintings and drawings. They are known today as Barney's Steps (WSP003).



Figure 4-1 – Looking north-west at Barney's Steps, once depicted by L.S Lowry, as they are today

- 4.6.32. Laurence Stephen Lowry (1 November 1887 – 23 February 1976) is famous for painting scenes of life in the industrial districts of North West England in the mid-20th century. He developed a distinctive style and is best known for his urban landscapes peopled with "matchstick men". He set several paintings in the Redbank/Collyhurst area, and the footbridge is one of the last remaining features of the industrial landscape that survives.

- 4.6.33. Sub-standard housing across Manchester persisted into the 20th century. This was demonstrated by a detailed report published in 1904 on the housing conditions in the poorest residential districts. Whilst the situation was addressed in subsequent years, social investigations during the 1930s revealed that the worst housing conditions prevailed in the inner-city residential ring, including Redbank (Oxford Archaeology North 2008). Much of the remaining housing in the Redbank area was demolished in the 1950s. The railway sidings and St Catherine's Church and school were also cleared in the second half of the 20th century. The area is now St Catherine's Wood, an area of publicly accessible mixed woodland, which appears to have been abandoned and neglected (Figure 5-2).

Historic Landscape Characterisation

- 4.6.34. The historic landscape character within the Proposed Scheme area comprises 14 separate character areas, which fall into eight character types (Figure B-3):
- Waste Ground
 - Food manufactory
 - Romany or other Traveller Community site
 - Car Park
 - Playing Fields/ Recreation ground
 - Business (General)
 - Industrial Works (general)
 - Empty Housing Plots

5 Buried Heritage Assets: Statement of Value and Assessment of Impacts

5.1 Introduction

- 5.1.1. This section discusses the potential of the Proposed Scheme for each chronological period, based on the archaeological and historical background of the area, its geology, topography, hydrology, the likelihood for evidence of past activity, and considering past disturbance which may have affected survival. The likely heritage value of such remains, where there is potential for such to be present, is also presented.
- 5.1.2. Also provided is an assessment of the potential impacts of the Proposed Scheme. During construction, anything that would cause ground disturbance, such as preliminary ground works, site strip/topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting, could potentially have an impact on known or possible buried heritage assets. Heritage assets may also be directly impacted through demolition and alteration of historic fabric, and indirectly temporarily impacted from vibration (e.g. piling), dust and noise.
- 5.1.3. The predicted magnitude of effect is also outlined (see Table 3-3). The assessment of effect is presented before and after the implication of a program of mitigation. All would be as a result of construction activity. Potential mitigation measures to reduce or remove effects are provided in Sections 9.

5.2 Factors Affecting Survival of Buried Heritage Assets

- 5.2.1. There has been one archaeological investigation within the Proposed Scheme, located in NT02. The excavation was carried out by Salford Archaeology in November 2019.
- 5.2.2. To the north of the River Irk, the site is heavily overgrown. This prevented a comprehensive walkover survey from being undertaken. Much of the Collyhurst sidings plateau (Figure 5-1) has been cleared of structures. These appear to have been razed to ground level only and there is the potential for buried remains of rail related structures. The need for level ground for this rail infrastructure led to extensive cut and fill operations across the area north of the River Irk, with the infilling of a former meander bend on the river and the eastern section of the mill race. Earlier archaeological remains may be present below any remnant of the sidings.



Figure 5-1 - Area of railway sidings looking south west from Barney's Steps (WSP003)

- 5.2.3. Travis Isle is currently in use as a park and was historically the site of a school, St Catherine's Church, and a mill. Although the area is clear of upstanding building remains, the site contains roughly landscaped and vegetated spoil heaps holding brickwork and worked stone rubble which would suggest that the clearance of these buildings was not comprehensive and remains may exist below ground. The Irk originally flowed round both sides of this 'island' and the branch to the north was used as a leat for the mill. Evidence of the water management systems may still remain below ground. Research suggests that St Catherine's Church did not have a graveyard, therefore, there is a very low potential for human remains.



Figure 5-2 - St Catherines wood, facing north east

- 5.2.4. The River Irk was canalised in the 1880s and there is the potential for archaeological and palaeoenvironmental features to survive in the river terraces either side of the existing channel.

- 5.2.5. The industrial building located to the south of the River Irk, in the area of Plot **RB17**, was constructed in the early to mid-20th century and is of low heritage value.
- 5.2.6. The site has shown various phases of residential and commercial development, and major interventions, including filling to create the railway sidings, the construction of a gas works, and modifications to the river channel
- 5.2.7. The site adjacent to the railway (**NT04**) retains a cobbled surface, which suggests both that the area has not undergone extensive redevelopment and that there is good potential for the survival of any underlying archaeological features or deposits. There are also standing brick structures, located within this area.



Figure 5-3 - Cobbled surface in NT04, facing south west

- 5.2.8. NT03 has now been cleared of a large spoil heap. However, a site visit on the 16th February 2023 revealed no obvious archaeological remains on the ground, although the area is uneven with changes in the ground levels across the area.



Figure 5-4 - NT03 facing north west

5.3 Mitigation Measures

- 5.3.1. It is recommended that a programme of archaeological evaluation is undertake across the site. The extant planning permission MCC ref 133143/VO/2022 for the Housing Infrastructure Fund (HIF) enabling works at Victoria North included a Historic Environment Baseline Assessment undertaken by Arup, dated 4 February 2022. Subsequent to this, an Archaeological Written Scheme of Investigation was produced by Orion in September 2022. This proposes a series of trial trenches on targeted areas covering areas RB01 -RB07, RB10, RB12B and RB18. The remainder of the site should be further evaluated at detailed planning stage.
- 5.3.2. A previous developer undertook archaeological investigation within NT02, and therefore all planning conditions have been discharged within this area.
- 5.3.3. The areas of NT03 and NT04 cannot be evaluated at this stage due to the presence of extant structures and ground level changes. Consequently, the required evaluation will take place a condition of the planning application consent.
- 5.3.4. The impacts and effects on the buried heritage assets can be reduced and some instances removed through the use of mitigation measures.
- 5.3.5. Where buried heritages assets can be preserved *in situ*, the impacts would be completely avoided, and therefore amount to no change and the effects neutral. Therefore, options for preservation *in*

situ should be explored, where practicable. This typically requires adjustments in design and is usually applied where either such amendments are minor, or for assets of high or very high value.

- 5.3.6. Where below ground assets cannot be preserved *in situ*, a programme of archaeological excavation would be undertaken to ensure the remains are preserved in record. This could be in the form of open area excavation prior to construction and/or watching brief during construction and would reduce the impacts but not completely remove them.
- 5.3.7. No refurbishment of Barney's Steps (WSP003).is currently planned as part of the Proposed Scheme. However, the asset's strong association with the artist LS Lowry means that considerations should be made to retain and repair the structure where possible. Its incorporation into public realm works should be considered to maintain the heritage value of the asset.
- 5.3.8. The scope of all archaeological investigations would be set out in a Written Scheme of Investigation to be approved by the Heritage Management Director (Archaeology) at the Greater Manchester Archaeological Advisory Service.
- 5.3.1. The North West Regional Research Framework (RRF) Update provides an introduction to the key research themes in the region by period. These reflect on the known and potential historic environment interest of the land required for the construction of the Proposed Development in this area. Drawing on the general themes identified in the regional research framework, the following could provide a focus for further research-led investigation in this study area:
 - Ind33: How well studied and understood are the back yards of workers housing and what is their significance?
 - Ind43: What is the impact of changing populations within industrialised communities on existing and new religious buildings, and the denominational influence on the character of settlements?

5.4 Known Buried Heritage Assets in the Proposed Scheme

- 5.4.1. There has been one archaeological investigation within the Proposed Scheme, located in NT02. The excavation was carried out by Salford Archaeology in November 2019. The predicted level of archaeology in the following section is based on review of the information presented in Section 4.
- 5.4.2. There is a low potential for prehistoric remains, based on the evidence from the prehistoric cave site (MGM11114) on the northern side of the River Irk, in the area plot **RB01**. The River Irk valley was likely attractive for temporary settlement during the early prehistoric period due to its proximity to running water and ready access to resources such as fish and fowl. Any evidence from this period is likely to comprise limited settlement evidence, and consequently would be of no more than low value, although remains of greater value cannot be totally discounted. However, it is likely that any remains would have been removed by 19th century development in the area. The magnitude of impact on any surviving prehistoric remains within the Application Site boundary during the construction phase would be moderate resulting in a slight adverse significance of effect without mitigation.
- 5.4.3. There is low potential for buried heritage assets of Romano-British date. The Proposed Scheme is located 2km to the south west of the principal settlement of Mamucium, and therefore any finds located in this area are likely to be chance finds. There is only one known site recorded within the study area, which describes the recovery of 'immense quantities' of Roman and later coins (MGM1928) found in the old river bed of the Irk between Scotland and Ducie bridges when the river was diverted 200 yards by the construction of the Lancashire & Yorkshire Railway Company

between 1899 and 1901. However, the later development of the site which would have likely removed any remains of earlier date, there is not considered to be any impact on assets of Roman date. Should remains from this date survive, they would likely be of low value as they would be compromised by poor preservation due to later development. The magnitude of any impact would be no more than moderate, resulting in a significance of effect of no more than slight adverse.

- 5.4.4. There is low potential for early medieval and medieval remains. The only evidence of early medieval activity is a single funerary urn (MGM1768) found within the site in 1850 and there are no known remains of medieval date within the study area. It is likely that later development during the post-medieval period will have removed or obscured further evidence of activity and settlement from this period. As a consequence, there no impacts on assets of early medieval or medieval date are considered likely. Should remains from this date survive, they would likely be of low value as they would be compromised by poor preservation due to later development. The magnitude of any impact would be no more than moderate, resulting in a significance of effect of no more than slight adverse.
- 5.4.5. The known assets within the site were constructed within the post-medieval period. The remains of the Portland Street glass works are considered to be of medium value. However, this site been excavated, and no further remains are anticipated to survive. Therefore, there is no impact on this asset.
- 5.4.6. The remains of Travis Isle Mill (MGM11058), Collyhurst Dye Works (MGM10846) and Dolphin Baths have been identified by the Heritage Management Director for Greater Manchester as of particular interest, based on their local archaeological and historical interest for the information they contain about the 19th century industrial development of this part of Manchester. They would be considered to be of medium value. The magnitude of impact on these medium value post-medieval assets within the Application Site boundary during the construction phase would be **major** resulting in a **moderate adverse** significance of effect before mitigation. However, the extant planning permission (MCC ref 133143/VO/2022) for the HIF enabling works at Victoria North included a Historic Environment Baseline Assessment undertaken by Arup, dated 4 February 2022. Subsequent to this, an Archaeological Written Scheme of Investigation was produced by Orion in September 2022. This proposes a series of trial trenches on targeted areas covering areas RB01 – RB07, RB10, and RB12B (see Figure B-11). On the basis that these works will be undertaken as part of the HIF enabling works and completed prior to work at Application 4, there will be no impacts on the industrial assets discussed above, and no further archaeological work will be required.
- 5.4.7. The terraced housing on Flag Row (MGM17178), Iron and Red Liquor Works (MGM17185), Silk Dye Works on Hargreaves Street, Horrocks Dye & Print Works, the Dalton Works, Clough Mill, the tannery on Horrocks Lane, Ebenezer Chapel and Travis Isle House are expected to be of low value. The subsurface remains of these assets are expected to survive below ground. Remains from this period are considered to be of low value based on their local archaeological and historical interest for the information they contain about the 19th century industrial development of this part of Manchester. The magnitude of impact on post-medieval assets within the Application Site boundary during the construction phase would be major resulting in a moderate adverse significance of effect before mitigation. With mitigation in place, this would be reduced to slight adverse and is not considered to be significant.

6 Above Ground Heritage Assets: Statement of Value and Assessment of Impacts

6.1 Introduction

- 6.1.1. This section discusses the value of the above ground heritage assets and the potential impacts upon them as a result of the development. Further impact assessment will be required once a detailed design has been determined.
- 6.1.2. There are three above ground heritage assets within the Proposed Scheme boundary: Redbank Viaduct (WSP001), Lancashire and Yorkshire Railway Viaduct (WSP002) and Barney's Steps, Collyhurst Road (WSP003), with the Grade II listed Union Bridge (NHL 1255163) close to the Proposed Scheme boundary.

6.2 Impact assessment

- 6.2.1. The following section examines the potential impacts arising from changes in the setting of heritage assets which affect their significance, during the construction and operation of the Proposed Scheme applying the methodology section out in section 4.6.
- 6.2.2. All of the 37 above ground heritage assets located in the 500m Study Area were initially assessed to determine whether they would be impacted by a change in their setting caused by the Application Site. Due to the built-up nature of the area, and the lack of intervisibility between them and the Proposed Scheme, the majority of the built heritage assets did not require further assessment. From this initial sifting process, four heritage assets were identified as requiring detailed assessment:
 - Grade II listed Union Bridge (NHL 1255163)
 - Red Bank Viaduct (WSP001)
 - Lancashire and Yorkshire Railway Viaduct (WSP002)
 - Barney's Steps (WSP001)
- 6.2.3. Union Bridge is a small public road bridge over the River Irk which is now closed to vehicles. It was most likely built in the 18th century or very early 19th century. It is constructed of sandstone ashlar, with a single low segmental arch with plain voussoirs and no parapet. It has iron railings to south side. It spans the River Irk at the south of the Proposed Scheme boundary and connects into Dantzic Street. It is now surrounded by car parks and infrastructure and now only in use a footbridge.
- 6.2.4. As a Grade II listed structure, the asset is considered to be of medium value. The significance of this asset is through its historical and architectural value, as a surviving 18th century bridge; the earliest surviving structure in the Proposed Scheme area. Its setting is the River Irk. This is the only aspect of its setting that contributes to its significance.



Figure 6-1 - Grade II listed Union Bridge, facing north west

- 6.2.5. This structure is located to the south of the Proposed Scheme boundary for the Infrastructure Works. As the setting of the asset is the River Irk, it is unlikely to be altered by the proposed scheme.
- 6.2.6. Applying additional load to the structure would require careful assessment and is likely to demonstrate that the utilities cannot be accommodated in the bridge deck. If an additional structure needs to be built in close proximity to this asset, there could be changes to the setting of the asset, which may affect its heritage significance. Any such changes are not considered to be more than a magnitude of impact of low, resulting in a significance of effect of slight adverse. Any changes to the structure of the Grade II listed Union Bridge would need Listed Building Consent. These impacts could be mitigated if the utilities could be diverted elsewhere.
- 6.2.7. The northernmost section of the Red Bank Viaduct (Figure 6-2) is located along the northern edge of the Proposed Scheme. The Manchester, Whitefield and Radcliff line ran over viaduct to the proposed scheme from Victoria Station. The viaduct is no longer used by trains and the sidings alongside it in the study area have now been removed.

- 6.2.8. The non-designated structure is of low value. The significance of this assets is through its historical and architectural value, as a surviving 18th century viaduct, and a reminder of the importance of railway infrastructure. The asset has lost its historical association with the railway and its associated infrastructure, with the surrounding area now overgrown waste ground. Therefore, the setting does not contribute to the significance of the heritage value of the asset.



Figure 6-2 - View from the top of Red Bank Viaduct (WSP001) facing south west

- 6.2.9. Currently the viaduct is along the red line boundary of the Proposed Scheme and no works are envisaged for the viaduct as part of the enabling works for the Infrastructure Works site. Therefore, there is no impact upon it.
- 6.2.10. By the Ordnance Survey Map of 1891, a viaduct had been built to carry the Prestwich Branch of the Lancashire and Yorkshire Railway (WSP002). It was erected parallel to the southern edge of Red Bank Road, effectively enclosing the Proposed Scheme area between railways. The asset is a non-designated structure of low value. Its setting is the railway, which has a positive effect on the significance of the asset.



Figure 6-3 - View of south-west face of the Lancashire and Yorkshire Railway Viaduct

- 6.2.11. The viaduct is outside the Proposed Scheme so there will be no physical effect on the asset and not impact is expected on the assets which form its setting. There will be no impact upon the asset.
- 6.2.12. Barney's Steps (Figure 4-1) are a footbridge over the former sidings at the northern extent of the Proposed Scheme. The footbridge and steps were depicted numerous times by L S Lowry, including 'The Footbridge' painted in 1940. The asset is non-designated of low value. However, it does have historic and artistic interest, due to its association with Lowry and within artistic works.
- 6.2.13. The steps are outside the Proposed Scheme area and will not be physically affected by the works. The footbridge has lost its association with the railway which it once crossed and appears to no longer be in use as a footbridge. It is in a poor state of repair and has become very overgrown. However, its historical use can still be recognised. The Proposed Scheme will therefore not impact the asset.

7 Conclusion and Recommendations

7.1 Introduction

- 7.1.1. There is potential for direct impacts with significant effects on buried heritage assets during construction and the setting above ground heritage assets outside and inside the Proposed Scheme during construction.
- 7.1.2. The impacts and effects on the heritage assets and the Historic Environment resource can be reduced, and some instances removed, through the use of mitigation measures. The application of all mitigation measures would need to be agreed in consultation with the Greater Manchester Archaeology Advisory Service and Historic England.

7.2 Construction Phase

Built Heritage Assets

- 7.2.1. There are no expected impacts to any built heritage.

Buried Heritage Assets

- 7.2.2. The assessment has established that there is a potential for buried post-medieval heritage assets (i.e. archaeological remains) to survive within the Proposed Scheme. In accordance with the NPPF and local planning policy, an appropriate level of evaluation is required to determine the form, date, level of preservation, extent of remains and the value of any archaeological remains within the Proposed Scheme.
- 7.2.3. The extant planning permission MCC ref 133143/VO/2022 for the Housing Infrastructure Fund (HIF) enabling works at Victoria North. On the basis that all archaeology will be mitigated as part of the HIF enabling works, no further archaeological works are required prior to the planning application for the Redbank and Dantzic Street masterplan proposals.
- 7.2.4. The area of NT02 was subject to excavation in 2019, where substantial remains of former 19th century glassworks (Portland Street Glass Works (MGM13681) were uncovered. With this in mind it, seems likely that further archaeological remains could survive within adjacent areas at NT03, NT04, RB16 and RB17. However, within RB16 and RB17, sub-surface remains are unlikely to survive due to subsequent development in these areas.
- 7.2.5. The area of NT03 and NT04 cannot be evaluated at this stage due to the presence of extant structures and ground level changes. Consequently, the required evaluation will take place as part of the enabling works.
- 7.2.6. Consideration of deposit modelling through information gained from ground investigation works undertaken in advance of construction and/or a targeted borehole survey, to establish the levels of disturbance of the site may also be appropriate. Any programme of evaluation would have to be approved by the Greater Manchester Planning Archaeologist.

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CARTOGRAPHIC SOURCES

Ordnance Survey mapping from the 1st edition to the present day.

William Green. A Plan of Manchester and Salford, drawn from an actual survey by William Green, begun in the year 1787 and completed in 1794.

William Swires Map of Manchester, 1824

Appendix A

Gazetteer

WSP

Grade I Listed Buildings within 500m of the Proposed Scheme

LB Number	Name	Archaeological / Historical Period	Grade	Impacts	Significance of Effects
1283015	Chethams Hospital and Attached Wall	Late Medieval	I	None	None

Grade II* Listed Buildings within 500m of the Proposed Scheme

LB Number	Name	Archaeological / Historical Period	Grade	Impacts	Significance of Effects
1208472	Manchester Jewish Museum	Post- medieval	II*	None	None

Grade II Listed Buildings within 500m of the Proposed Scheme

LB Number	Name	Archaeological / Historical Period	Grade	Impacts	Significance of Effects
1025287	Cooperative Wholesale Society	Post- medieval	II	None	None
1197764	Ashton House	Post- medieval	II	None	None
1197765	Cooperative Wholesale Society Building to North of Junction with Hanover Street	Post- medieval	II	None	None
1197784	Knowsley Hotel	Post- medieval	II	None	None
1197786	Churchyard Walls of Roman Catholic Church of St Chad	Post- medieval	II	None	None
1197920	Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital	Post- medieval	II	None	None
1197921	South East Wing to Chethams Hospital (Former Manchester Grammar School)	Post- medieval	II	None	None
1200849	Cooperative Society Building	Post- medieval	II	None	None



LB Number	Name	Archaeological / Historical Period	Grade	Impacts	Significance of Effects
1208420	Former Synagogue	Post- medieval	II	None	None
1208440	Cheetham Town Hall (Former)	Post- medieval	II	None	None
1208542	Roman Catholic Church of St Chad and Presbytery	Post- medieval	II	None	None
1208963	Parkers Hotel	Post- medieval	II	None	None
1209985	Victoria Buildings	Post- medieval	II	None	None
1219660	Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital	Post- medieval	II	None	None
1247472	Cooperative Society Building	Post- medieval	II	None	None
1247604	Marble Arch Inn	Post- medieval	II	None	None
1254650	Sharp Street Ragged School	Post- medieval	II	None	None
1254725	Victoria Station Including Concourse to Rear with Restaurant and Booking Hall	Post- medieval	II	None	None
1255163	Union Bridge	Post- medieval	II		
1255052	New Century House, Including Its Attached Conference Hall and Abstract Concrete Relief Wall in The Entrance Piazza	Post- medieval	II	None	None
1270494	Co-Operative Insurance Society (Cis) Building	Post- medieval	II	None	None
1270681	Warehouse on West Corner of Junction with Simpson Street	Post- medieval	II	None	None
1283012	Roman Catholic Church of St Patrick	Post- medieval	II	None	None
1283065	Cheetham Town Hall Annexe (Former)	Post- medieval	II	None	None
1291013	Cooperative Press	Post- medieval	II	None	None
1291969	Holyoake House	Post- medieval	II	None	
1292052	Former Police and Ambulance Station	Post- medieval	II	None	None
1293124	Former Free Library	Post- medieval	II	None	None



LB Number	Name	Archaeological / Historical Period	Grade	Impacts	Significance of Effects
1379936	Hare and Hounds	Post- medieval	II	None	None
1380200	City Buildings	Post- medieval	II	None	None
1392488	Middle Bridge	Post- medieval	II	None	None
1392698	North Bridge	Post- medieval	II	None	None
1461979	Charter Street Mission (Formerly Charter Street Ragged School and Working Girls' Home)	Post- medieval	II	None	None

Conservation Areas within 500m of the Proposed Scheme

Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
DGM1608	Smithfield	Post- medieval	Moderate	None	None
DGM1478	Cathedral	Late Medieval	Moderate	None	None
DGM1607	Shudehill	Post- medieval	Moderate	None	None

Non-Designated Assets within a 300m study area

Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM2696	Little Green Works	Post-medieval	low	None	None
MGM17183	Terraced Housing, Bilberry Street (site of)	Post-medieval	low	None	None
MGM13681	Portland Street Glass Works (site of)	Post-medieval	Medium	Major Adverse reducing to Moderate Adverse with mitigation through preservation by record.	Substantial Adverse reducing to Moderate Adverse with mitigation through preservation by record.



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM17196	Terraced Houses, Foundry Street (site of)	Post-medieval	low	None	None
MGM1768	Urn (Saxon) (findspot)	Early Medieval	low	None	None
MGM11058	Travis Isle Mill (site of)	Post-medieval	Medium	Major Adverse reducing to Moderate Adverse with mitigation through preservation by record.	Substantial Adverse reducing to Moderate Adverse with mitigation through preservation by record.
MGM10273	Vauxhall Pleasure Gardens (site of)	Post-medieval	low	None	None
MGM17449	Workers' Housing (site of), Brighton Street	Post-medieval	low	None	None
MGM12196	Dyeworks (site of)	Post-medieval	low	None	None
MGM17186	Red Bank Chemical Works (site of)	Post-medieval	low	None	None
MGM12198	Rope Manufactory (site of)	Post-medieval	low	None	None
MGM11116	Walkers Croft Burial Ground (site of)	Post-medieval	high	None	None
MGM17180	Terraced Housing, Bilberry Street (site of)	Post-medieval	low	None	None
MGM18968	Fernie Street Synagogue (site of)	Post-medieval	low	None	None
MGM16895	Scotland Bridge	Post-medieval	low	None	None
MGM10846	Collyhurst Dye Works (site of)	Post-medieval	medium	Major Adverse reducing to Moderate Adverse with	Substantial Adverse reducing to Moderate Adverse with



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
				mitigation through preservation by record.	mitigation through preservation by record.
MGM17193	Red Bank Oil Works (site of)	Post-medieval	low	None	None
MGM11125	Rochdale Road Gas Works (site of)	Post-medieval	low	None	None
MGM11114	Caves (site of) at Red Bank	Prehistoric	low	Major Adverse reducing to Moderate Adverse with mitigation through preservation by record.	Substantial Adverse reducing to Moderate Adverse with mitigation through preservation by record.
MGM17189	Back-to-Back Houses, Back Red Bank (site of)	Post-medieval	low	None	None
MGM17181	Building (including dye works), Portland Street (site of)	Post-medieval	low	None	None
MGM10849	Vauxhall Gardens Dye Works (site of)	Post-medieval	low	None	None
MGM11064	Manor (Upper) Watermill (site of)	Late Medieval	medium	None	None
MGM17194	Union Bridge Iron Works (site of)	Modern	low	None	None
MGM17448	Rope Walk (site of), Chase Street	Post-medieval	low	None	None
MGM11078	St Michael's Church (site of)	Post-medieval	low	None	None



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM10845	Collyhurst Finishing Works (site of)	Modern	low	None	None
MGM1928	Roman & Other Coins found in the River Irk	Roman	low	None	None
MGM12321	Rochdale Road Garage (site of)	Modern	low	None	None
MGM17178	Terraced Housing, Flag Row (site of)	Post-medieval	low	Major Adverse reducing to Moderate Adverse with mitigation through preservation by record.	Substantial Adverse reducing to Moderate Adverse with mitigation through preservation by record.
MGM17197	Building, Roger Street (site of)	Post-medieval	low	None	None
MGM17191	Building, Roger Street (site of)	Post-medieval	low	None	None
MGM12197	Cat Nest (houses) and George & Dragon public house (site of)	Post-medieval	low	None	None
MGM17187	Red Bank Mill (site of)	Post-medieval	low	None	None
MGM16935	Retaining Wall, Aspin Lane	Post-medieval	low	None	None
MGM17445	Workers' Housing (site of), Roger Street	Post-medieval	low	None	None
MGM10847	Little Green Brewery (site of)	Post-medieval	low	None	None
MGM17192	Building, Roger Street (former Union Vaults public house) (site of)	Post-medieval	low	None	None



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM10858	Collyhurst Common (site of)	Post-medieval	high	None	None
MGM425	Peel Farm (site of)	Post-medieval	low	None	None
MGM11082	North Street Brick Works (site of)	Post-medieval	low	None	None
MGM17184	Rubber Works, Dantzic Street (site of)	Post-medieval	low	None	None
MGM2380	Engine House 2 (site of) (Arkwright Mill)	Post-medieval	medium	None	None
MGM17190	Card Manufactory, Back Foundry Street (site of)	Post-medieval	low	None	None
MGM17942	Long Millgate Cross – Sanctuary (site of) (Area of Medieval Manchester)	Later Medieval	low	None	None
MGM17195	Building, Faber Street (site of)	Post-medieval	low	None	None
MGM1767	Quern and Coin (findspot)	Roman	low	None	None
MGM18966	Park Hill (site of)	Post-medieval	low	None	None
MGM11065	Manor Fulling Mill (site of)	Later Medieval	medium	None	None
MGM11079	St Michael's Graveyard (site of), also known as St Michael's Flags	Post-medieval	high	None	None
MGM17450	Oil and Tallow Refinery (site of)	Post-medieval	low	None	None



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM17185	Iron and Red Liquor Works (site of)	Post-medieval	low	Major Adverse reducing to Moderate Adverse with mitigation through preservation by record.	Substantial Adverse reducing to Moderate Adverse with mitigation through preservation by record.
MGM11068	Arkwright Mill (site of Arkwright's Factory)	Post-medieval	medium	None	None
MGM16934	Angel Meadow	Post-medieval	medium	None	None
MGM17179	Building, Bilberry Street (site of)	Post-medieval	low	None	None
MGM12874	Great Synagogue (site of)	Post-medieval	low	None	None
MGM11060	Iron Foundry (Mr Fletchers) (site of)	Post-medieval	low	None	None
MGM10844	Collyhurst Mills/ Collyhurst Logwood Mill (site of)	Post-medieval	low	None	None
MGM18967	Housing on Fernie Street (site of)	Post-medieval	low	None	None
MGM17188	Back to Back Houses, Back Red Bank (site of)	Post-medieval	low	None	None
MGM17182	Starch Works, Bromley Street (site of)	Post-medieval	low	None	None
MGM10848	Sawmill on Vauxhall/Burton Street (site of)	Post-medieval	low	None	None



Ref Number	Name	Archaeological / Historical Period	Value	Impacts	Significance of Effects
MGM17447	Plaster of Paris Works (site of)	Post-medieval	low	None	None
MGM11073	Trinity Church (site of)	Trinity Church (site of)	low	None	None
MGM19054	Workers' Housing on Baptist Street (site of)	Workers' Housing on Baptist Street (site of)	low	None	None
MGM18965	Field Boundary (site of)	Field Boundary (site of)	low	None	None
MGM17444	Field Boundary (former line of), Brighton Street	Field Boundary (former line of), Brighton Street	low	None	None
MGM17985	Area of Medieval Manchester	Area of Medieval Manchester	medium	None	None
WSP001	Red Bank Viaduct	Manchester, Whitefield and Radcliff line Viaduct	low	None	None
WSP002	Lancashire and Yorkshire Railway Viaduct	Lancashire and Yorkshire Railway Viaduct	low	None	None
WSP003	Barney' steps	Barney' steps	low	None	None

Appendix B

Figures

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Figure B-1 - Designated Heritage assets



Figure B-2 - Non-Designated Heritage Assets



Figure B-3 - Historic Landscape Character



Figure B-4 - Swires Map of 1824



Figure B-5 - 1848 OS Map



Figure B-6 - Bacon's Map of 1884



Figure B-7 - 1891 OS Map



Figure B-8 - 1909 OS Map



Figure B-9 - 1923 OS Map



Figure B-10 - 1947 OS Map



Figure B-11 - Proposed Plot Layout



Figure B-12 - Photo Location Plan



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