



SALFORD
ARCHAEOLOGY
University of Salford

Renaker Build Ltd

Issue: 1

Crown Street, Phase 3 Manchester

Archaeological Desk-based Assessment



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Information

Document Title:	Crown Street, Phase 3, Manchester Archaeological Desk-based Assessment
Location	Centred NGR 383245 397274; 383311 397307
Version:	Version 1
Report Number:	SA/2022/125
Client:	Renaker Build Ltd
Issue Method:	By email only
Digital location	VDrive/Research/SalfordArchaeology/General/Projects

Document Revision History

Date	Author	Summary of Changes	Version	Checked
21/12/22	Natalie Poundall	Edited	1.0	NP
Dec 22	Katie Fletcher	Document Creation	1.0	KF

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1. Summary

Renaker Build Ltd is devising proposals for the redevelopment of land at Great Jackson Street, Manchester (centred on NGR 383245 397274; 383311 397307). In order to support the planning application for the scheme, Renaker Build Ltd commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains.

The proposed development area lies on the south bank of the River Medlock, opposite the Roman fort of Manchester, in an area of known Roman activity. Castlefield Roman Vicus and Area of Roman Manchester partially lies within the site, together with the possible site of Mithraeum. Chester Road is believed to follow the Roman road between Manchester and Chester and is situated 80m to the north of the site.

During the post-medieval period, the site most likely remained undeveloped and was presumably agricultural land that lay beyond the medieval core of Manchester. By the 18th century, the south part of the development area was within an area of farmland and group of buildings known as Jackson's Farm. The north-east of the site contained tenter fields, which were likely associated with a group of dyeworks that lay beyond the east site boundary. In addition, a brewery had been established with the north-west of the site, to the south of Hulme Place (current Silver Street).

Almost the entire site had been developed by the early 19th century, consisting of various types of workers' housing, including back-to-backs, single-depth, blind-backs and double-depth terrace housing. Most of the double-depth houses that fronted Crown Street, Silver Street and Great Jackson Street appear to have contained cellars. A religious building had been erected to serve the new communities, comprising an independent chapel and adjoining school. The brewer and former farm buildings had been demolished to make way for the houses.

The configuration of buildings within the site remained mostly unchanged throughout the 19th and early 20th centuries. The back-to-backs and some of the single-depth houses had been cleared by the beginning of the 20th century. The rest of the houses within the site had been demolished by the mid-20th century, though some survived into the 1960s. During the second half of the 20th century, garages and single-storey warehouses were built across part of the site. More recently, a temporary structure was erected on the east side of Great Jackson Street, known as Deansgate Square / Renaker marketing suite.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include Roman remains associated with settlement activity, fields or Mithraeum, post-medieval field systems, 18th-century farm buildings, tenter fields, an 18th-century brewery, an independent chapel and various types of early 19th-century workers' housing. Any such remains that do exist within the site are likely to be of to medium (regional) or low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains. The independent chapel is of limited archaeological interest and is unlikely to contain burials.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it has been agreed that an archaeological evaluation will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. The evaluation will target non-designated heritage assets of medium (regional) to low (local) significance that have been identified within this document.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

2. Introduction

Renaker Build Ltd have prepared a planning application for four high-rise residential tower blocks with basements and retail at ground level at Crown Street, Manchester (centred NGR 383245 397274; 383311 397307). 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 NGR383245 397274; 383311 397307) comprises two site boundaries (herein referred to as the 'Site') that are situated to the east and west of Great Jackson Street (Fig. 1; Plate 1). The east Site boundary is bounded by Silvercroft Street to the north, Great Jackson Street to the east, Melbourne Street to the south and Crown Street to the west. The west Site boundary is bounded by a hard-standing car park to the north, Owen Street to the east, industrial units to the south and Great Jackson Street to the west. The Site lies on the southern side of the River Medlock in the Castlefield area of Manchester, though it historically lay within the township of Hulme.



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 Site lies at a height of 32m above Ordnance Datum (aOD) and is relatively flat.

The solid geology of the Site comprises 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 sand and gravel, 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. Castlefield Conservation Area, however, lies c 80m to the north-west of the Site

2.3.1 Castlefield Conservation Area (DGM1554)

History:

Roman soldiers, led by General Agricola, marched into the north-west of England in 79AD. For strategic reasons they selected the Castlefield location for a fort, called Mamucium, which they built on a rocky outcrop protected by the Rivers Irwell and Medlock. This is the first definite record of human settlement in Manchester.

The original timber fort was rebuilt and enlarged, and later rebuilt again, this time in stone. A village (called a 'vicus') grew up nearby to supply the needs of the soldiers, but after the Romans left (circa 410AD) it declined and was abandoned.

In later years the new village of Manchester was established a kilometre to the north-east, in what is now known as the Cathedral Conservation Area.

The site of the vicus became known as Aldport or The Old Town. A house and park in Aldport became the home of the Mosley family in 1601. Aldport Lodge, as it was known, was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester. It was burned down by the victorious Parliamentarians.

The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey, and in 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods. This led to the construction of Quay Street between Deansgate and the river. The Roman fort was more like a grass-covered mound than a ruined castle when, from 1758 to 1761, the Duke of Bridgewater employed James Brindley to construct the first canal in Britain, its purpose being to transport coal from the Duke's mines at Worsley to Manchester.

The success of this venture, which halved the price of coal, was enormous and prompted the construction of the Rochdale Canal, which although planned by Brindley was carried out by John Rennie. It was opened in 1804 and made Castlefield the hub of the canal network which subsequently developed.

A large number of warehouses were also built to supply the needs of the rapidly growing population of Manchester, the fastest growing city in the world in the 19th century. It soon became apparent that canals could not move goods quickly enough, and this led to the construction of railways, the world's first railway station being opened on Liverpool Road in 1830.

Soon devoted to goods traffic, it became the centre of a network of railway lines, several of which crossed Castlefield on viaducts. These were concentrated over the site of the Roman fort, where four viaducts converge. The castellated design of some of the supporting piers was a homage to the fort. Further viaducts were constructed, extending as far as Central Station, which opened in 1879.

The remains of the old town of Aldport, although very densely populated, were demolished at the end of the 19th century to make way for the construction of the Great Northern Warehouse, the ultimate transport interchange building.

During the 20th century, both canal and rail transport declined to the point where these facilities were used chiefly for leisure purposes. The railway complex at Liverpool Road was sold to a conservation group for £1 and became the Greater Manchester Museum of Science and Industry, the centrepiece of Britain's first Urban Heritage Park. The principle of an Urban Heritage Park was established in December 1982, along with the decision to reconstruct part of the Roman Fort on the excavated foundations.

Tourism and leisure are now growth industries which have transformed Castlefield from a neglected corner of the city, with buried remains, to a thriving major attraction with frequent popular events.

Castlefield and its buildings today:

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Townscape:

The Castlefield area has evolved bit by bit over a very long period of time. Innovations have proliferated here and artefacts have been constructed where they were needed. The Romans built their fort on elevated ground, partly protected by the rivers Irwell and Medlock. Canals were dug where natural water courses could be diverted to maintain water levels. Canal basins and wharves were so numerous by the time the railways were built that the only practical means of introducing railway transport was by building viaducts. The result is a multi-level environment which is unique in the world.

By 1850 there were distinct zones devoted to housing, warehouses and transport. Liverpool Road was an important highway, sloping gently down to the River Irwell, whilst the area occupied by the Roman road, connecting the fort with the north, had been re-developed for other uses. Deansgate now occupies the site of this road. At the east end of Liverpool Road the small-scale buildings on the south side are the residue of housing, most buildings having now been converted to commercial uses. Late 18th and 19th century housing to the north of Tonman Street has been replaced by modern housing.

Although the variety of building materials used in Castlefield is very wide, it tends to be more rugged and industrial in character than in other parts of the city centre. Stone, brick and slate are used extensively, but the most impressive building components are the massive cast-iron columns supporting the railway viaducts and, of course, the viaducts themselves, which are constructed of iron lattice beams. When the quays and canal branches were used for loading, unloading and transporting goods, they needed to be durable and resistant to the heavy pounding of horses' hooves and the iron rims of wagon wheels. Granite setts were therefore used as they were the most durable material available. After many years of use, the top surfaces became smooth and rounded.

2.3.2 Designated heritage assets

The Site is located within 250m of 13 statutory listed buildings and a Scheduled Monument (**Error! Reference source not found.**). 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	HER Number	Location (NGR)
Remains of eastern wall of the Roman Fort	Scheduled Monument	1001953	Centred SJ 8326 9758 (5m by 5m)
Rochdale Canal Lock No.91 (Tunnel Lock), at E end of Gaythorn Tunnel	Grade II Listed Building	12089.9.0	SJ 8345 9756 (point)
Floodgate on E side of Knott Mill Bridge	Grade II Listed Building	11638.1.0	SJ 8337 9743 (point)
378-380, Deansgate - former Congregational Chapel (formerly Artingstalls Auctioneers; formerly described as 'Independent Chapel')	Grade II Listed Building	8379.1.0	SJ 8333 9752 (point)
Electricity Junction Box in Castlefield canal basin, Manchester (2 of 2)	Grade II Listed Building	17299.1.0	SJ 8332 9747 (point)
Electricity Junction Box on Castle Street, Manchester	Grade II Listed Building	17297.1.0	SJ 8327 9754 (point)

Boundary Stone on Knott Mill Bridge	Grade II Listed Building	11671.1.0	SJ 8337 9743 (point)
Manchester South Junction And Altrincham Railway Viaduct	Grade II Listed Buildings	11681.1.0	Centred SJ 8303 9770 (2031m by 487m)
Electricity Junction Box in Castlefield canal basin, Manchester (1 of 2)	Grade II Listed Building	17298.1.0	SJ 8333 9751 (point)
Deansgate Station	Grade II Listed Building	15574.1.0	SJ 8343 9752 (point)
Roman Catholic Church of St Wilfrid (St Wilfrid's Enterprise Centre)	Grade II Listed Building	8287.1.0	SJ 8330 9695 (point)
Merchants' Warehouse	Grade II Listed Building	2013.1.0	SJ 8309 9752 (point)
Middle Warehouse at Former Castlefield Goods Yard	Grade II Listed Building	8329.1.0	SJ 8310 9741 (point)
School House (formerly North Hulme Centre)	Grade II Listed Building	11656.1.0	SJ 8320 9709 (point)
Former Bridgewater Canal Offices	Grade II Listed Building	8331.1.0	SJ 8319 9735 (point)

Table 1 Designations located within the 250m 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 3-11), 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).

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 and 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). Evidence of prehistoric activity in the vicinity was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield, c 400m to the north of the Site (Gregory, 2007, p. 181). During the excavation, two Mesolithic flints, a Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered (HER 13944.1.0), although none was found in securely stratified deposits.

In addition, stone heads dating to the Iron Age were found in Hulme. No date or precise location is known for the discovery of the stone heads, however, they were found in Hulme, possibly at Gloucester Place, located c 130m to the south-west of the Site (HER 9092.1.0).

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 very 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. Castlefield Roman Vicus and Area of Roman Manchester partially covers the east Site boundary (HER 415.2.0).

Part of the vicus was excavated in 1972 and 1981, revealing that the ditch system surrounding the fort was abandoned during the Flavian period. A road and associated buildings were built in the Hadrianic period. A hostelry, of timber structure, was uncovered, its function ascertained from large quantities of glass and gaming chips. After AD 250 the vicus experienced considerable decline, paralleling the decline of the fort (HER 415.2.0).

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 3rd century AD. The Site lies c 80m to the south of the Roman road from Manchester to Ribchester (HER 14.1.0) and 175m to the south-west of the road from Manchester to Buxton (HER 28.1.3).

The Site also lies c 80m south of the projected course of the Roman road that heads south-westwards towards Chester. The precise course of this road across the river, however, is uncertain. One possibility is that it followed the line of Knott Mill Bridge and Chester Road to the east of the Site (HER 12233.1.0). An alternative route of the Roman road is suggested by one of the earliest known plans of the Castlefield area, dated 1765, which shows routeway curving from the north side of the road to the bridge (then known as Knot Mill or Aldport Lane) and terminating on the east bank of the Medlock. The key to this map describes this route as a 'hollow way to the ford', implying that this was a crossing point of some antiquity (UMAU 2001, 7).

Perhaps the best-known Roman finds from the south side of the River Medlock, however, are three sculptured stones (HER 415.4.27) found at a depth of c 2m by workmen sinking a drain in 1821. One of has been identified as Cautopates, a figure associated with the worship of the Mithras, from which it is inferred that a *Mithraeum*, or building used for the worship of the god, stood within the locality. The precise spot at which the three stones were found is not certain, but they are described as having been discovered 'in the line of the Roman road from

Manchester to Chester', 80m north of the Site. The approximate site of the possible Mithraeum is within the west Site boundary (HER 13951.1.0).

An archaeological investigation undertaken at the junction of Deansgate and Great Bridgewater Street in 2005 revealed important remains dating from the Roman period (HER 13938.1.0). These remains were interpreted as being associated with the civilian settlement attached to the Roman fort and were excavated 40m north of the Site. The earliest phase of Roman activity was characterised by a group of substantial gravel pits, likely to have been associated with construction of roads in the settlement, with some evidence for tree clearance, the laying out of boundary ditches, and timber-framed buildings. The area appeared to have been abandoned in c AD 120-60, although a later phase of Roman activity saw the most intense occupation with structures built on a grid-like layout fronting onto a street, with commercial premises, possibly roadside shops. Other nearby finds include a Roman building stone discovered in 1760, located 75m to the north-east of the Site (HER 415.4.2).

Another excavation on the junction of Chester Road and Great Jackson Street was undertaken by Pre-construct Archaeology in 2008, near the Site (EGM3912). This provided important new information on the character development of Roman Manchester, and indicated that temples and mausolea probably lined the Roman road from Chester as it dropped down to the ford across the River Medlock. Significantly, a Roman altar was recovered from this excavation. This had been dumped into a pit away from the road, suggesting that the area was re-used for other purposes. Physical evidence for a sequence of inter-cutting pits and an enclosure ditch were also identified.

Excavations at Owen Street in 2016 identified a spread of relict plough soil, containing Roman pottery and a series of ditches, the longest with a total recorded length of 36.8m was lined on one side by a row of post holes, cut into the bedrock (SA, 2016) (EGM 5005). These features may have formed part of a field system, delineating a plot of agricultural land.. Further evidence for Roman activity in the area was recovered from an archaeological excavation on the south bank of the River Medlock at 2-4 Chester Road, where an assemblage of Roman pottery was recovered, together with some evidence for stone-quarrying activity (Miller & Cook, 2019).

Remains associated with a former Roman cemetery have also been discovered within the study area from at least the 17th century. Finds include the discovery of Roman Urns believed to have been part of a former cemetery, 240m to the north-east of the Site (HER 415.3.0). As well as animal bones and cremated remains, artefacts were also discovered, including a Roman clasp, coin and lachrymatory glass bottle. In addition, a tomb, comprising a wooden coffin in a grave lined with tiles, was found in 1832 near Great Jackson Street, c 130m to the north-west of the Site (HER 415.3.1).

Other finds are described as having been discovered in the vicinity of Knott Mill, including an altar to the goddess *Fortuna Conservatrix*, found in 1612 'under the roote of an oak in Medlock neere Knott Mill' (Bruton, 1909, p. 20) (HER 415.4.24, located 90m to the east of the Site). In 1760, a centurial stone recording the building of a length of wall (presumably of the fort), was found 'on the south bank of the Medlock near Knott Mill, on the left of the road from Manchester to Stretford' (HER 415.4.2) (Bruton, 1909, p. 32). Roman pottery and a small hand quern were also found in this area in 1898 (HER 415.4.25).

In addition, several Roman findspots including hoards have been discovered in the study area. A hoard consisting of over 1600 coins ranging from the 2nd century to the 4th century were discovered during the 18th century near Knott Mill, c 200m to the north-east of the Site (HER 415.4.1). Many of the coins dated to the House of Constantine and were probably deposited between AD 375 and 380. Another hoard of 89 coins was discovered in Castlefield in the early 19th century, c 250m to north-east of the Site (HER 415.4.8). The nearest excavated hoard lay c 80m to the north of the Site, along the course of the Roman road to Ribchester and consisted of 26 coins (HER 415.4.19).

5.2.1 Archaeological potential

The Site lies partly within the Castlefield Roman Vicus and Area of Roman Manchester, in an area of intense Roman activity. The possible site of Mithraeum also lies within the Site. The potential for Roman remains to survive within the Site is high, however, given the extent of development that occurred across the Site from the 19th century, it seems likely that any buried archaeological remains deriving from the Roman period will be fragmentary.

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). A gold finger ring (HER 9916.1.0), discovered in antiquity, has been traced to the Castlefield area (c 260m to the north-east of the Site), providing rare physical evidence for human activity in Manchester during this period.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, 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 70m to the south-east of Deansgate, but is over c 1.3km to the south-west of Manchester's medieval core.

A deer park, named Aldport Park (HER 112.1.0), was located towards the south end of Deansgate, bordered to the north by modern day Peter Street and Quay Street, and to the south by the River Medlock (c 600m to the north-east of the Site). The park is documented from the late 13th century and is thought to have still been existence in the 16th century (Miller & Cook, 2019).

Although the Site currently lies in the Castlefield area of Manchester, historically it seems to have been within the township of Hulme, which was bounded by the River Medlock to the north, the Cornbrook to the south and the River Irwell to the west. Hulme was a manor within the Salford Hundred during the medieval period, though it's history is obscured by the number of places within Manchester and Salford that share the same name. In the 12th century, Jordan, Dean of Manchester, held it of the manor of Salford in thegnage by a rent of 5s. By 1212 Henry de Chetham held Hulme by the same service, and it was assessed as four oxgangs of land.

Alternatively, Hulme is included within the boundary of the manor of Manchester in the survey of 1320, at which time Robert de Ashton held a moiety of the manor of Hulme by Alport by a rent of 5s. at the four terms, payable to the lord of Manchester. The Grelleys may have, therefore, secured the mesne lordship of the manor, but in course of time this mesne lordship was, as in many similar cases, forgotten, and the immediate tenants were considered to hold directly of the honour of Lancaster, paying their rent at Salford manor-house. Another explanation is that one moiety became absorbed in the lordship of Manchester, the other moiety being afterwards known as the manor of Hulme, held of Salford (Farrer & Brownbill, 1911, pp. 335-8).

The family that held the estate adopted the surname of Hulme and were succeeded early in the 14th century by the Rossendales. The manor was then passed to a branch of the Prestwich family, who also held lands in Oldham, perhaps a portion of the Hulme inheritance. Little is known about the Prestwich family until the 16th century, when Ralph son of Ellis Prestwich entailed the lands. Edmund, his son and heir, being without issue, gave them 'by deed and fine' to his cousin, Edmund, after he died in 1577 (Farrer & Brownbill, 1911, pp. 335-8).

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

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 18th and 19th centuries.

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 continued to lie within the Hulme estate, which was held by the Prestwich family until the mid-17th century. The last member of the Prestwich family to hold the estate was Thomas Prestwich, who was a staunch Royalist during the Civil War, which ultimately resulted in the estate being sold, in 1660, to the Moselys of Ancoats. The Hulme estate then passed to the Blands and finally to George Lloyd, before a portion of it was purchased in 1764 by the Duke of Bridgewater to facilitate the construction of the Bridgewater Canal (Farrer & Brownbill, 1911, pp. 335-8).

Post-medieval sites that have been identified in the study area include buried soils. The soils were excavated during an archaeological evaluation undertaken in 1982, c 70m to the south-east of the Site (GMAU, 1982). Trench F of the evaluation was located within the Site and identified a deposit of dark sandy loam with charcoal flecks, which contained possible archaeological features. These features were located at shallow depths and were cut into the natural subsoil. The deposits were interpreted as pre-industrial soils, possibly dating to the postmedieval period (HER 16024.1.0).

The remains of a watermill and leat were discovered c 90m to the north-west of the Site. The sluice of the mill was discovered in c. 1747 by Whitaker "*a little above the ancient ford of the Medlock*" (HER 9866.1.0). The sluice was discovered on the margin of Dyers Croft, whilst the watermill was at the top of Jackson's Lane to the left side of Chester Road.

5.4.1 Archaeological potential

The Site most lay within an area of post-medieval activity. The potential for buried archaeological remains is considered to be moderate due to the extensive development that took place in the 18th and 19th centuries.

5.5 Industrial period

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.

The second half of the 18th century was characterised by an accelerated pace of development, which was captured on the first detailed plans of the area, 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. 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 and is captured on Green's map of 1787-94 (Plate 3). 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.

Buildings associated with the canal, include the former Bridgewater canal offices (HER 8331.1.0; c 50m north of the Site) and the Duke's warehouse (HER 9849.1.0; c 130m to the north-east of the Site). The Duke's Warehouse was the first major warehouse to be erected in association with the canal, which was built soon after 1765. The canal offices were likely to have been built at a similar time.

Initially, the Bridgewater Canal served a group of lime kilns set into the natural slope at the southern end of the arm, in Castlefield shown on Green's map of 1787-94 (Plate 3). Other plans push the date of the canal arm and kilns back slightly further, with both shown on a Bridgewater estate plan surveyed in 1785 and on a plan of the Castlefield basin dated 1778 (HER 13980.1.0). A second 18th-century kiln was also situated near to the Bridgewater Canal basin (HER 16846.1.0). Several coal (HER 16217.1.0) and slate wharves (HER 13875.1.0) contemporary with the opening of the Bridgewater Canal were also established at the Castlefield canal terminus (HER120.1.0), located 180m to the north of the Site.



Plate 2 Extract from Casson and Berry's map of 1741, showing approximate Site location

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal (HER 1386.2.0). The Rochdale Canal (HER 12089.9.0; 1386.2.0) 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. Initially, the canal opened in stages as sections were completed beginning with the Manchester to Rochdale branch in 1798. The completion of the Rochdale Canal in 1804 meant that a water transportation route now existed between the North Sea at Hull and the Irish Sea at Liverpool. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre, located c 200m to the north of the Site (DGM1553). As a result, Castlefield became the hub of the canal network in Manchester, bringing with it a surge in warehouse building.

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). The River Medlock was utilised for early industry, and several industrial premises associated with the textile finishing industries had been established along its banks. These included dye works and printworks, which are shown along its course on late 18th-century mapping.

With textiles as the driving force, Manchester emerged as a complex industrial city, producing goods of every description. Warehouses were built to store the mass-produced goods and to supply the needs of the rapidly growing population of Manchester, the fastest growing city in the world in the 19th century. Several wharfs were built around the Castlefield basin, to facilitate the movement of goods between the barges and warehouses. The various wharves are named after the principal commodities they handled, such as Potato Wharf, Timber Wharf, Coal Wharf and Slate Wharf, the oldest of which was constructed in 1765.

5.5.1 *The advent of Manchester's railway network*

The world's first inter-city passenger railway was opened between Liverpool and Manchester in 1830, terminating at Liverpool Road in Castlefield (HER 11681.1.0). The line set the standard for modern railways and initiated a boom in railway construction in the 1840s. The advent of the railways meant that goods could be transported faster and in larger quantities than ever before. They also gave a great stimulus to industry by reducing the freight costs of heavy materials such as coal as well as reducing costs of transporting finished goods around the country. Inevitably, the railways replaced the former canal network.

The earliest railway station in the vicinity of the Site was the Store Street Station, which was opened on the 8th May 1842 by the Manchester and Birmingham Railway (HER 1391.1.0). The railway station was built on the site of the current station complex at Piccadilly and was the terminus for the Manchester and Birmingham Railway line. Shortly after the station opened, it became a joint terminus, which also served the Sheffield, Ashton-under-Lyne and Manchester Railway.

Soon after the station was built, it was realised that it would need to be connected to the other railway lines that served Manchester. The Manchester & Birmingham Railway (later the LNWR) and the Sheffield, Ashton-under-Lyne & Manchester (later MSLR) companies proposed an extension of their lines, which would skirt the southern part of Manchester City Centre on a 2.4 km viaduct, and join the Liverpool and Manchester Railway at Ordsall Lane in Salford. A branch line was also proposed, leaving the South Junction line at Castlefield (west of today's Deansgate Station) and following the Bridgewater Canal to Altrincham. The Manchester South Junction and Altrincham Railway (MSJ&AR) Act received royal assent on the 21st July 1845 (HER 11681.1.0).

The MSJ&AR viaduct was one of the country's earliest suburban railways constructed by David Bellhouse in 1846-9. A through platform was built near the southeast corner of Store Street Station, which was also designed by Bellhouse. The MSJ&AR viaduct is currently designated as a Grade II listed structure (HER 11681.1.0) and runs from Manchester Piccadilly Station via Oxford Road and Deansgate, following approximately the route of the River Medlock, before it branches into two at Castlefield, with the northern branch terminating on the northwest side of the River Irwell, and the southern branch terminating at the east side of Dawson Street.

5.5.2 *Aspects of housing conditions in Manchester*

The earliest dwellings for the new breed of factory worker were erected with little legislative control. The Manchester Police Commissioners had sought to apply a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between

properties. However, in the absence of any practical way of enforcement, the regulations were largely ignored (Hylton, 2003, p. 152). There was a marked contrast between the housing from the late 18th century, and that from the 1820s and 1830s, even including the use of poorer quality bricks and mortar (Nevell, 2008, p. 136; Pearlman, 1956, p. 5). Most of the worker's houses built during this period were erected without any form of water supply or sanitation; at best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey, 2000, p. 35).

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

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

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

Significant advances in housing legislation were introduced in the late 1860s. The first was the Manchester Waterworks and Improvement Act of 1867, which led to the appointment of a Medical Officer of Health for the town, the first of which was Dr John Leigh (Parkinson-Bailey, 2000, p. 41). The 1867 Act also specified the minimum requirements for room sizes and window areas in new dwellings, and also required that every new house had a yard at the rear, which had to be at least 70ft². This local Act was then supplemented in 1868 by the

passing of the Artisans' and Labourers' Dwelling Act, also known as the Torren's Act after its author, which focused on the improvement, maintenance, or demolition of pre-existing houses and also new-build houses (ibid). To bring houses up to the required standard, landlords might create a through dwelling by knocking doors through the party wall between a pair of back-to-backs (Roberts, 1993, p. 22).

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

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Several cartographers began to map Manchester and its suburbs during the second half of the 18th century. Green's map shows that the Site lay within a semi-rural part of Manchester, though several early industrial premises had sprung up along the Castlefield basin and the River Medlock, including wharves, dye works (HER 16025.1.0), lime kilns, Brodie and Co's Iron Foundry (HER 13924.1.0) and warehouses (Plate 3). Tenter fields associated with the dye works were located to the east of the Site had been established within a field in the east Site boundary. A track ran north-east to south-west through the Site, providing access to the dye works and Mr Jackson's Farm (HER 13952.1.0).

Jackson's Farm was annotated on Green's map between the two Site boundaries and may have included the cluster of three buildings. The HER suggests that the main farm building was aligned north-west to south-east and lay within the south-east corner of the west Site, and was a rather substantial building (Plate 4 - 6). Green's map suggests that the farm buildings lay beyond the Site boundaries, however, this is likely due to slight inaccuracies with the mapping, as later historic maps (and the HER) show that the buildings lay partly within the Site (Plate 4 - 6). A building on the southern side of the track lay within the south-west corner of the east Site and could have been associated with Jackson's Farm (Plate 4 - 6).

Jackson's Farm may have given its name to the former Jackson's Lane and the present Great Jackson Street. However, other historic maps (Bancks & Co. 1831, Johnson 1819, OS Town Plan 1851) show the presence of a second Jackson's Farm to the south of the Site. This second farm was located at the present George Parr Road, approximately 670m to the south of the Site. It is unclear why the two farms share a name. It is possible that the farm within the Site pre-dates Jackson's Farm to the south or that the Jackson family occupied both premises.

Jackson's Farm was named after the occupant of the farm in the late 18th century, George Jackson. George was a cow keeper and was listed on Scholes directories of 1794 and 1797 (Scholes, 1797; Scholes, 1794), however, it is not clear at which of the two farms George Jackson resided.

Green's map (Plate 3) also shows that the Site was occupied by a brewery (HER 13954.1.0), which lay on the southern side of Hulme Place. The brewery may have been associated with a reservoir or large pond to the east. The brewery occupied a large square building with two protruding wings to the west. Scholes's trade directory of 1794 recorded a single brewery in Hulme, which was operated by Beswick and Wild (Scholes, 1794, p. 14). The same entry was recorded in Scholes later trade directory of 1797 (Scholes, 1797, p. 14), which may relate to

the brewery in the Site. The residence of James Wild, steward to Sir John Parker Mosley (Lord of the Manor), is given as Hulme Place (*op cit*, 136). This raises the possibility that James Wild lived at the brewery.

A field lay on the southern side of the brewery within the Site. A footpath traversed through the field aligned north-west to south-east. The fields to the south of the Site were owned by George Llyod Esq, who held the Hulme estate during the late 18th century. Former fields to the north and west of the Site had been carved up into a grid of unnamed streets, in anticipation of development.

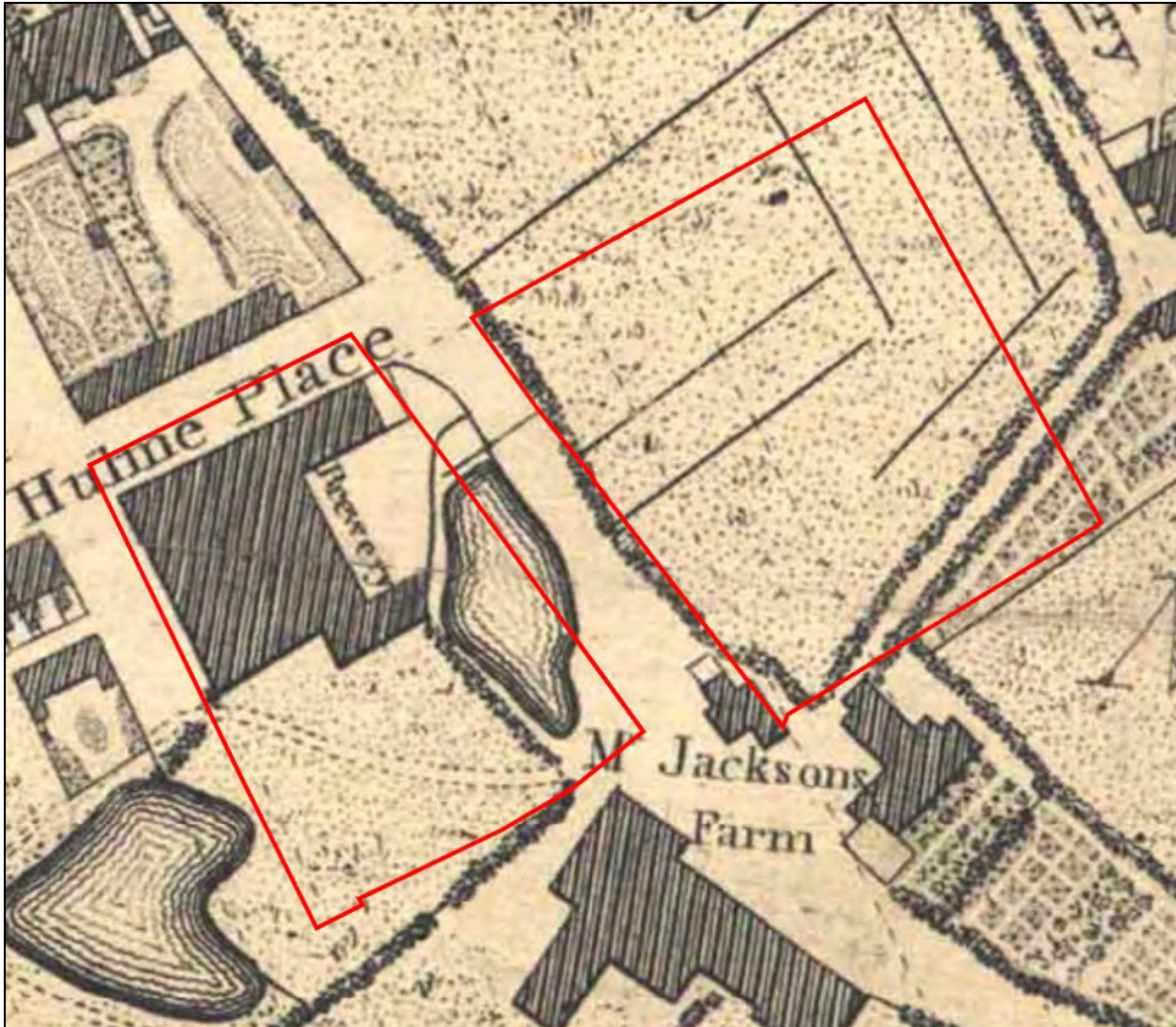


Plate 3 Extract from Green's map of 1787-94, showing area to the east of the Site

The next available maps that capture the Site, include Johnson's map of 1819 (Plate 4) and Swire's map of 1824 (Plate 5). Johnson's map suggests that the east Site lay undeveloped, however, within the next five years, much of the Site had been built upon, shown on Swire's map of 1824. Development within the Site consisted of rows of buildings, which likely represented workers' housing, however, the individual plots are not shown on the early 19th-century map. Swire's map suggests that a building potentially associated with Jackson's Farm continued to stand within the south-west of the east Site. Many of the streets surrounding the Site had been named, which included the straightening and formalising of Jackson's Lane as

a thoroughfare. Other streets annotated on the map, included Silver Street to the north, Crown Street to the west, Jackson's Lane and Owen Street to the east.

Both Johnson's (Plate 4) and Swire's maps (Plate 5) show that the west Site was mostly developed, though the maps do not show an identical arrangement of buildings. Most of the buildings within the Site likely consisted of blocks of workers' housing. In addition, an independent chapel (HER 13960.1.0) occupied the junction of Jackson's Lane and Silver Street, which was shaded black on Swire's map and annotated '33' (Plate 5).

Pigot and Dean's trade directory of 1821 recorded James Arundale a porter at No. 4 Jackson Street, Hulme (Pigot & Dean, 1821, p. 5). Thomas Barber, a blacksmith, also occupied Jackson Lane, together with William Hudson, a drysalter, at No. 23 Jackson Street (Pigot & Dean, 1821, p. 83). At least two gentlemen were also recorded as residing along the lane. It is unclear whether any of the people listed in the trade directory occupied the buildings within the Site.

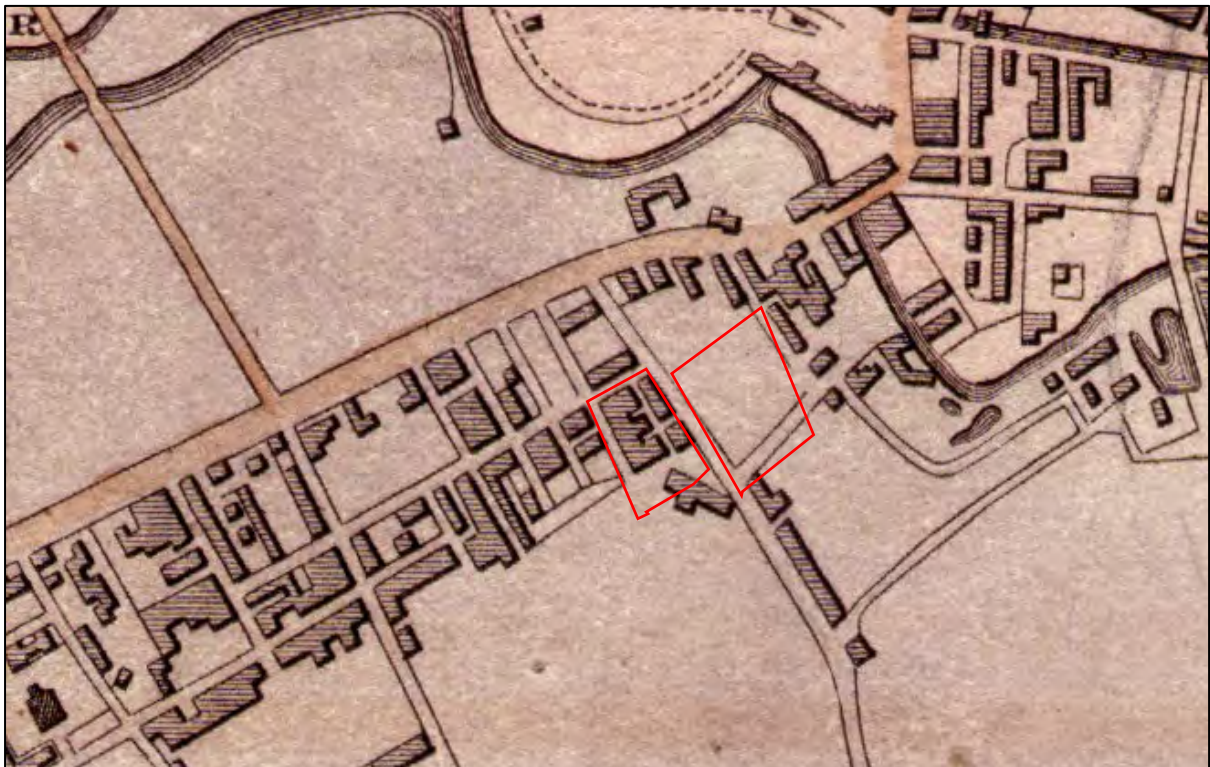


Plate 4 Extract from Johnson's map of 1824, showing the approximate Site boundary

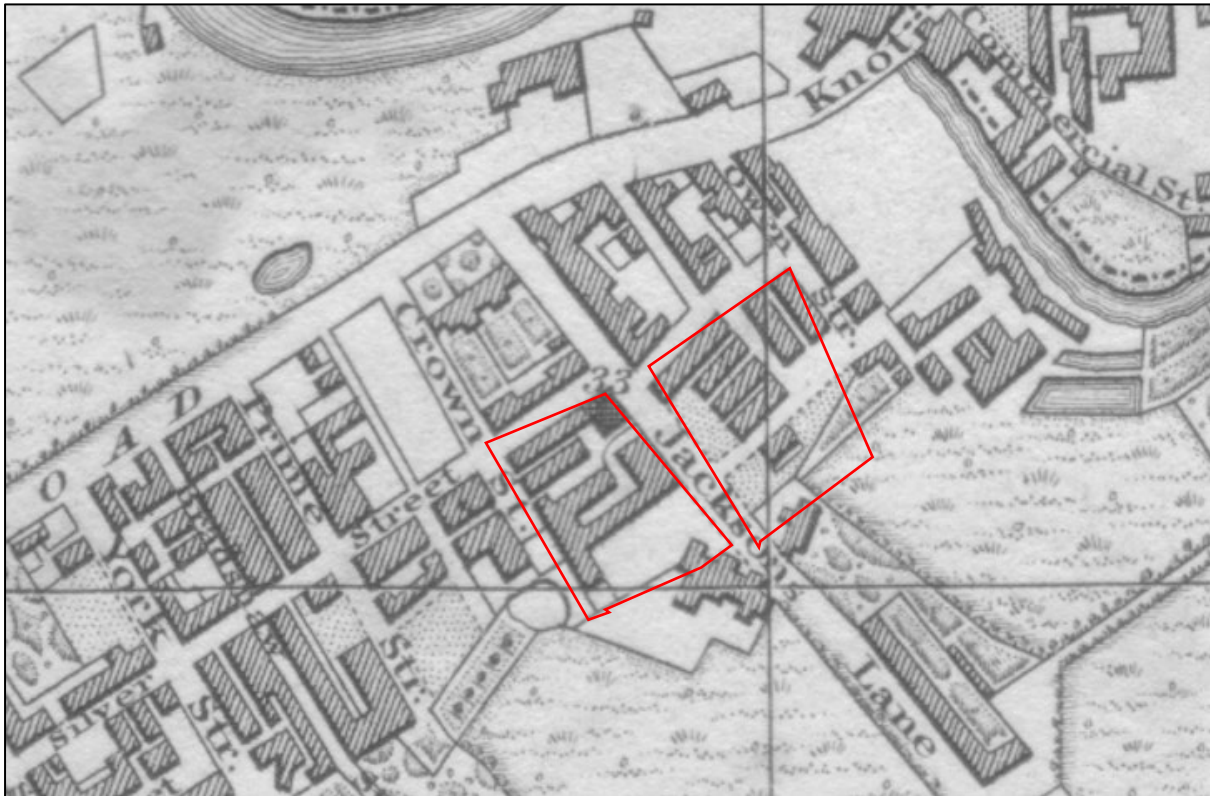


Plate 5 Extract from Swire's map of 1824, showing the approximate Site boundary

Bancks and Co's *Plan of Manchester and Salford*, published in 1831 is the next available map that captures the Site and the first to show the individual buildings in detail (Plate 6; Fig. 4). Bancks's map mostly shows the same arrangement of buildings as Swire's map. Terrace houses occupied the main thoroughfares, including Jackson Lane, Crown Street, Ferneley Street and Arthur Street. Slightly smaller properties lined Silver Street and Seddon's Court, whilst rows of single-depth houses and back-to-backs on Crown Court infilled the land between Crown Street and Silver Street. In addition, two larger buildings occupied the Ferneley Street and Jackson's Lane junction, which may have been commercial premises. The two same buildings associated with Jackson's Farm were also shown on the map. During the same year that Bancks' map was published, Hulme became part of the municipal borough of Manchester.

Pigot and Slater's trade directory of 1841 provides an insight into some of the occupants within the study area. The trade directory noted that Jackson's Lane had been renamed Great Jackson Street by 1841. James Bradshaw, an engraver, and copper-plate and letterpress printer lived at No. 39 Great Jackson Street, Hulme, but operated his business from Church Street (Pigot & Slater, 1841, p. 45). Similarly, John Routledge, a stone mason, lived at No. 34 Great Jackson Street, but worked from Trafalgar Street. The trade directory also recorded that the Reverend at the independent chapel was James Gwyther (Pigot & Slater, 1841).



Plate 6 Extract from Banks' and Co's map of 1831, showing the Site boundary

The Ordnance Survey map of 1851 (Plate 7; Fig. 5) is the first accurate plan that details the Site. Both Sites had been entirely developed, comprising further workers' housing. The 18th-century buildings associated with Jackson's Farm had been demolished and redeveloped. Dwellings had been erected along two new streets in the west Site, including Melbourne Place and Melbourne Street, whilst Mills Street and Riga Street had been laid and developed in the east Site. Most of the houses along Silver Street and Great Jacksons Street either had pavement lights or external staircases, which may imply that they contained cellars. The independent chapel had been renamed the 'Welsh Independent Church' and the buildings internal layout is shown on the plan. In addition, a school associated with the church had been erected immediately to the south. The rest of the Site remained largely unchanged.

Slater's trade directory of 1850 provides an insight into the social history of the Site. No. 6 Great Jackson Street was recorded as the Welsh Independent Chapel, which was presumably ran by John George Hattersley (Slater, 1850, p. 49). The trade directory indicates that No's 6 to 26 Great Jackson Street lay within the east Site. Occupants includes salesmen, surgeons and warehousemen. Peter Tassie, a beer retailer, occupied no. 26, which was situated at the junction of Melbourne Street and Great Jackson Street. Much of the other occupants in the

Site boundaries worked in the textiles industry, with the occupants of Great Jackson Street appearing to be the most affluent, many are listed as having servants and generally having higher paying professions. Several properties along Crown Street functioned as beer retailers, shops, blacksmiths and printers, though the addresses of the houses within the Site are unknown (Slater, 1850, p. 33). Ferneley Street was occupied by bookkeepers, shopkeepers, beer retailers, warehousemen, a lodging house and a poulterer (Slater, 1850, p. 42).



Plate 7 Extract from the Ordnance Survey map of 1851, showing the Site boundary

The Ordnance Survey map of 1891 (Fig. 6) replicates the 1851 layout of the Site. The only additional detail that is provided was that the independent church was annotated as a 'Methodist Church (Free United)' that could seat up to 400 people.

Slater's trade directory of 1895 indicates that the houses within the Site included No's 5 to 31 Crown Street. The houses at no. 19 to 31 featured in the trade directory, with several inhabitants listed as householders, a washer cutter, a traveller and an iron founder (Slater, 1895, p. 128). Shops and various people working in trades continued to occupy Great Jackson Street. Beer retailers were situated at no. 20 and no. 26. No. 26 was later known as the Boilermaker Arms. Slater's trade directory of 1911 listed a similar array of trades, shops and

beer retailers along Great Jackson Street, though no's 8 to 14 were occupied as lodging houses, ran by Eliza Comber (Slater, 1911, p. 317).

The 1891 census returns recorded that most the residents worked either in the cotton industry or in metal working, likely associated with the nearby mills, dyeworks, and foundries. The inhabitants of Great Jackson Street continue to appear the most affluent. Most people living within the Site were born in Hulme, Manchester or Lancashire, though a few had been born in Cheshire, Derbyshire, Ireland and Scotland (Census Returns 1891).

Many of the same buildings are also shown on the Ordnance Survey map of 1908, however, the back-to-back buildings on Crown Court and the single-depth dwellings on Seddon's Court had been demolished (Plate 8; Fig 7). Thomas Marr's map that shows the housing conditions in Manchester and Salford in 1904, categorised the houses within the Site as slum property (Plate 9).



Plate 8 Extract from the Ordnance Survey map of 1908, showing the Site boundary

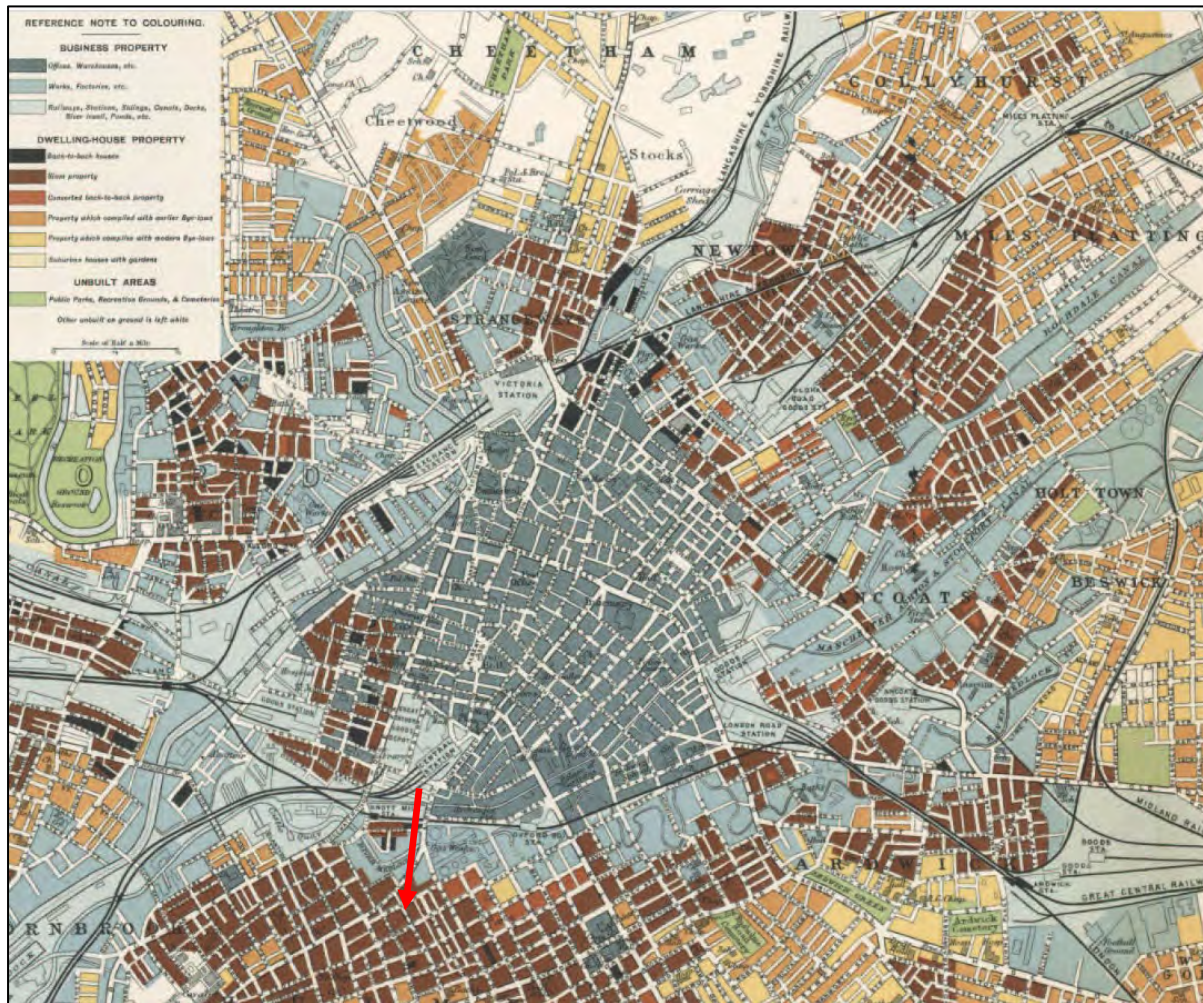


Plate 9 T. Marr's 1904 map of the housing conditions Manchester and Salford, showing Site location

No further changes were shown on the Ordnance Survey map of 1922 (Fig. 8), however, by the time of the Ordnance Survey map of 1948 (Fig. 9), most of the buildings within the Site had been demolished, except for the Methodist Church and pockets of terraced houses that remained standing at the Crown Street and Melbourne Street junction and at the Melbourne Street and Great Jackson Street junction. By 1969 (Fig. 11), garages and warehouses had been partly constructed across the Site, though No's 18 to 26 Great Jackson Street continued to stand within the Site.

Between the late 1920s and the early 1960s, several photographs were taken of the houses within the Site before they were demolished. A photograph taken in 1927 (Plate 10) along Great Jackson Street shows several shopfronts and that the buildings seem to have had pavement lights, indicating that they contained cellars. Another photograph shows the terraced housing along Silver Street in 1954 (Plate 11). A third photograph shows the former beer house that was recorded in the trade directories at no. 26 Great Jackson Street from at least 1850 (Plate 12). Manchester Local Image Collection suggests that the pub closed in 1930 and was known as the Foresters Arms. Pre-1858, the beer house was called Napoleon's Rest.



Plate 10 Photograph of Great Jackson Street, taken in 1927, courtesy of Manchester Local Image Collection



Plate 11 Photograph of the Silver Street and Jackson Street junction, taken in 1954, courtesy of Manchester Local Image Collection



Plate 12 Photograph of No. 26 Great Jackson Street, situated at the junction of Melbourne Street, taken in the 1960s, courtesy of Manchester Local Image Collection

5.7 Previous archaeological works

In total, 41 archaeological events have been recorded within a 250m radius of the Site. Non-intrusive events include 25 desk-based assessments, and two heritage statements. Intrusive archaeological investigations include six watching briefs, six evaluations and two excavations.

Several desk-based assessments have been produced for land within the Site and its immediate vicinity. The most recent of these was written in 2018 for land within part of the

Site, which encompassed the area bounded by Silvercroft Street to the north, Great Jackson Street to the east and Melbourne Street to the west (EGM 4925). The report was written prior to the development of the temporary Deansgate Square marketing suite, which currently occupies part of the west Site. The report concluded that close archaeological monitoring should take place during ground-breaking works (Salford Archaeology, 2018).

The watching brief at the Site was carried out between February and June 2018, with a second stage of work carried out as part of the revised planning application in September 2020. The watching brief maintained in 2018 confirmed that some structural elements of the 19th-century workers' housing survive *in-situ*. The report concluded that any future ground-breaking works required by construction work to replace the temporary marketing suite will merit the implementation of an appropriate archaeological strategy to ensure that a record of the foundations of the 19th-century houses encountered during the watching brief in 2018 is compiled in advance of their ultimate loss (Salford Archaeology, 2020).

A second desk-based assessment written by UMAU in 2004-5, covered the entire west Site boundary (EGM3878). The report concluded that remains within the Site could range from regional to high local. The remains of regional significance included: possible Roman remains relating to domestic, ritual or funerary activity within the area of Roman settlement on the southern side of the River Medlock; the northern wing of a pre-1790s farmhouse; a late 18th century brewery; and remains relating to the power systems and form of an early 19th century cotton mill. The remains of high local significance include: the remains of early-mid-19th century worker's housing; and two mid-19th breweries (UMAU, 2005).

A desk-based assessment has also been produced for the Site situated on the east side of Great Jackson Street, written in 2017 by Archaeological Research Services (Archaeological Research Services, 2017). The report concluded that there was potential for 19th-century workers' houses and Roman remains to survive as buried remains within the Site and that an archaeological trial trench evaluation should take place (EGM4826).

Similarly, a desk-based assessment produced in 2007 by CgMs Consulting was undertaken for land to the south of the Site, which also highlighted the potential for Roman, post-medieval and industrial remains (EGM 3800). The report concluded that a trial trench evaluation should be undertaken before any ground-breaking works (CgMs Consulting, 2007).

Intrusive archaeological excavations adjacent to the Site have uncovered remains of regional importance, ranging from the Roman period to the 19th century. The nearest archaeological investigations to the Site included an excavation, which was undertaken at Crown Street in 2018 by Salford Archaeology (EGM5226). The site was located immediately to the north-west of the west Site boundary. The excavation revealed a suite of archaeological remains. The earliest of these was a substantial linear feature, that probably functioned as a boundary or enclosure ditch. The position of the feature indicates that it pre-dates the medieval and post-medieval agricultural activity, whilst the recovery of several sherds of abraded red-ware tile implies a Roman date. This is supported by the alignment of the ditch, which corresponds broadly with Roman ditches discovered during previous excavations at Owen Street and Great Jackson Street. The probable Roman ditch lay beneath the 19th century levels of the size works in Area 1, which expanded over an area of undeveloped land in the latter half of the 19th century.

The site was first developed industrially in the early 19th century. Pryme Street mill was established by 1809. An additional block had been constructed in the north-east corner of the plot by 1819, and further extensions to the mill were carried out in the 1820s. The excavation revealed two settings for steam engines with adjacent bearing boxes exposed in the south-western half of the mill. To the north-east of the main mill were the remains of a boiler house, which comprised the exterior walls of the building and the foundation bed for a single large boiler, although this was a later insertion dating to the second half of the 19th century.

The remains of an early 19th-century brewery were also exposed, the largest room of which was a basement. A large well uncovered in the corner of the basement will have supplied an ample amount of water for the brewing process. Three large grindstones recovered from the excavation may have derived from the brewery, having been employed to grind the malt to a 'grist'. The brewery was converted and expanded as a size works. Remains of a boiler setting and a series of ash-pits associated with smaller hearths or size boilers were exposed in the south of the site. The site was concluded to be of regional importance and that the results of the excavation should be included within the *Greater Manchester's Past Revealed* series (Salford Archaeology, 2019).

In addition, an excavation took place immediately east of the east Site boundary at Owen Street in 2017 by Salford Archaeology (EGM 5005). The excavation a sequence of archaeological remains that can be ascribed to one of seven principal phases of activity, the earliest of which dated to the Roman period. It is not possible to determine a precise chronological sequence for the Roman features, as numerous later intrusive structures had in some cases severed stratigraphic relationships; intensive 19th-century development completely removed any Roman features that may have existed in the southern part of the site. Nevertheless, the primary features that were identified in the northern part of the site appeared to comprise linear ditches that probably demarked a large rectangular plot, which extended some 15m back from the projected line of the Manchester to Chester road. Whilst it is not possible to ascribe absolute dating to these features, the evidence obtained from the pottery assemblage points towards a late 1st- or early 2nd-century date for the inception of the ditches.

Activity within this plot intensified during the 2nd century and was seemingly associated with funerary practices, as numerous fragments of burnt bone were recovered from stratified Roman deposits, although there is no indication that the site was ever used for burials. The plot's location on the flood plain of the River Medlock is of note, perhaps reflecting funerary rites. Small, discrete areas that had evidently been subject to extreme temperatures were also identified, and may again have been associated with funerary practice and the fragments of burnt bone; there was no evidence for any Roman industrial activity on the site that would provide an alternative explanation of the scorched areas. A few fragments of Roman roof tile were recovered from a series of inter-cutting pits, adjacent to a large, ephemeral feature that contained numerous large stones, potentially deriving from a demolished structure, such as a shrine or small temple, although firm evidence is lacking. The final group of Roman features comprised a short alignment of postholes extending southwards from the road frontage, broadly denoting the edge of the flood plain.

Activity appears to have declined during the 3rd century, although a few fragments of 4th-century pottery attest to a low-level presence on the site at end of the Roman period. The

Roman features were overlain by a developed soil that contained sherds of Roman and medieval pottery, suggesting that the ground had been turned over either by activity such as ploughing, or by river flooding events. A 12th-century date has been ascribed to the earliest fragment of medieval pottery recovered from this layer, with nothing to suggest an early medieval presence in the area.

Conversely, extensive remains of industrial archaeological interest were encountered, specifically the foundations of the late 18th-century Knott Mill Dye Works and the 19th-century iron foundry that had been established by the leading firm of W & J Galloway.

The archaeological remains were of regional importance and as such the results obtained from the excavation featured within the *Greater Manchester's Past Revealed* series. A short academic article on the archaeology of Knott Mill Iron Foundry was also prepared for publication in *Industrial Archaeology Review*; a brief summary of the Roman remains has been submitted for publication in *Britannia*, the leading academic journal for the study of Roman Britain (Salford Archaeology, 2018).

5.8 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site.

The Site lies partly within the Castlefield Roman Vicus and Area of Roman Manchester, in an area of intense Roman activity. The possible site of Mithraeum also lies within the Site. The potential for Roman remains to survive within the Site is high, however, given the extent of development that occurred across the Site from the 19th century, it seems likely that any buried archaeological remains deriving from the Roman period will be fragmentary.

No medieval activity is known to have taken place within the Site. However, the Site lay within an area post-medieval farming activity and encompassed part of Jackson's Farm shown on late 18th-century maps.

Much of the Site had been developed into workers' housing by the early 19th century. A variety of housing types had been erected across the Site, including single-depth dwellings, back-to-backs, double-depth terraces and slightly larger terraces on Great Jackson Street, some of which contained cellars. An independent Chapel had also been erected within the Site. The Site remained mostly unchanged until the mid-20th century when houses began to be cleared.

The Site was redeveloped into warehouses and garage during the late 20th century and the east Site currently contains the temporary marketing suite for Deansgate Square.

6. Site Inspection

A Site visit was carried out as part of the archaeological assessment on 20th December 2022. 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.

The Site comprises two parcels of land situated to the east and west of Great Jackson Street (Fig 1-2). The west Site comprises Gaddum House at the junction of Silvercroft Street and Great Jackson Street (Plate 13) and the Renaker Marketing Suite fronting Great Jackson Street. Hard-standing concrete and tarmac customer car parking surfaces and soft landscaping occupy the area to the south of Gaddum House and north of the Marketing Suite (Plate 15 to Plate 17). Further hard-standing customer access parking associated with the Marketing suite is situated to the south, at the junction of Great Jackson Street and Melbourne Street (Plate 16). The east and south of the west Site is bordered by metal railings. The 19th-century cobbled street surface survives along Silvercroft Street, beyond the north Site boundary (Plate 18).

The west side of the west Site comprises of hard-standing concrete surfaces separated by metal fences and numerous welfare cabins that contain the Crown Street offices, welfare facilities and equipment storage associated with the development of the surrounding area. No features were identified within the west Site.



Plate 13 Gaddum House, showing the north and east elevations of the building at the junction of Great Jackson Street and Silver Street. Cabins associated with construction offices are visible in the background within the north of the west Site (looking south-west)



Plate 14 Showing the south-east and east elevations of the Renaker Marketing Suite and Gaddum House, with associated customer car parking (looking north-west)



Plate 15 View of Site near Gaddum House at the junction of Silvercroft Street and Greta Jackson Street, looking east

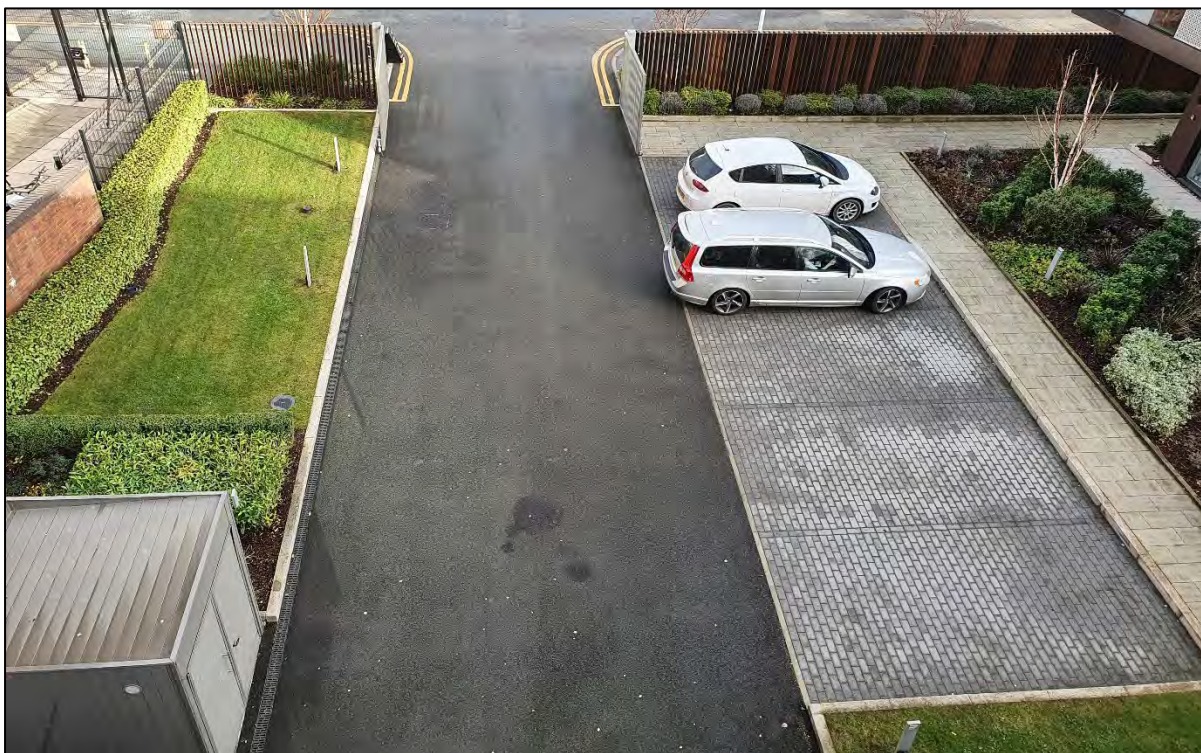


Plate 16 View of car park adjacent to the marketing suite

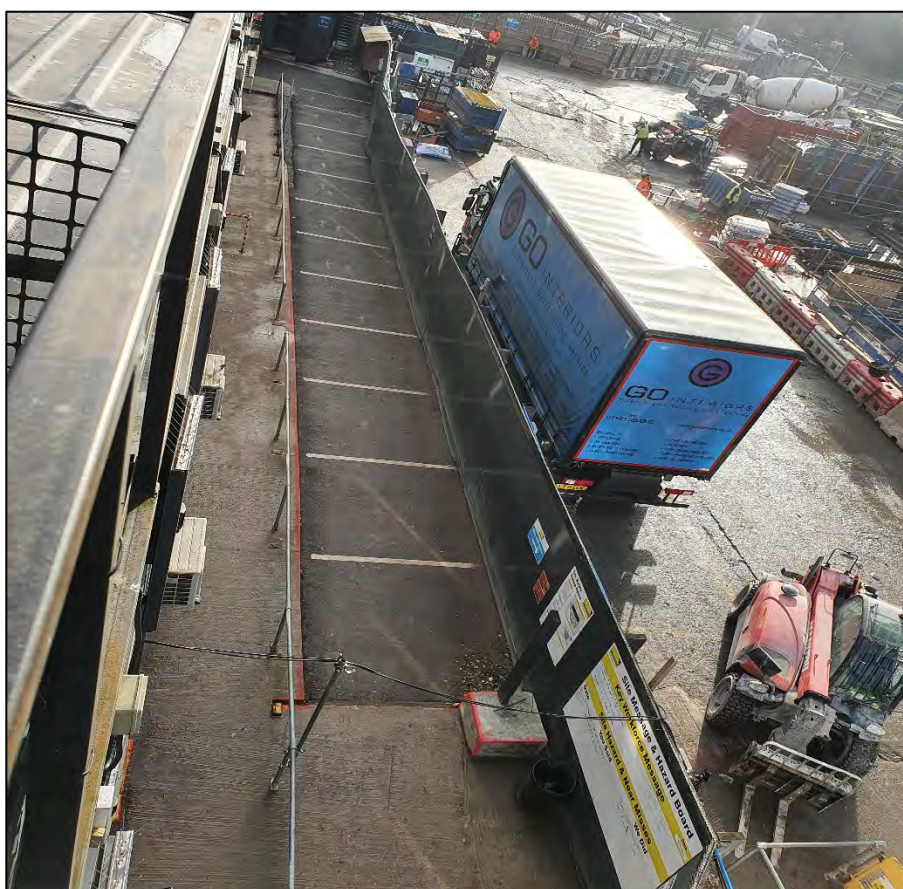


Plate 17 view of hard-standing surfaces across the west Site



Plate 18 Showing the north elevation of cabins along Silvercroft Street and the west elevation of Gaddum House (looking south-east)

The land within the east Site comprises a modern industrial warehouse which is no longer in use and will be demolished. The north (Plate 19) and south (Plate 20) of the warehouse comprised overgrown vegetation.

It was not possible to access the west section of the east Site due to health and safety reasons. However, this section was bounded by metal railings and so, a visual inspection was still possible. The west section comprised flagstone pavement and hard-standing concrete surfaces formerly used for car parking (Plate 21). Evidence of previous tree felling was visible in vegetation to the north and south.

The east section of the east Site comprised hard-standing concrete surfaces, formerly used for car parking, with a small area of vegetation in the centre. The Site was bordered by wooden fencing to the east, along Owen Street. No features were identified in the east Site.



Plate 19 Showing the north and west elevation of the warehouse with overgrown vegetation bordering the north (looking south-east)



Plate 20 Showing overgrown vegetation to the south of the warehouse (looking east)



Plate 21 Showing the west elevation of the warehouse, with vegetation, flagstone pavements and hard-standing surfaces (looking south-east)

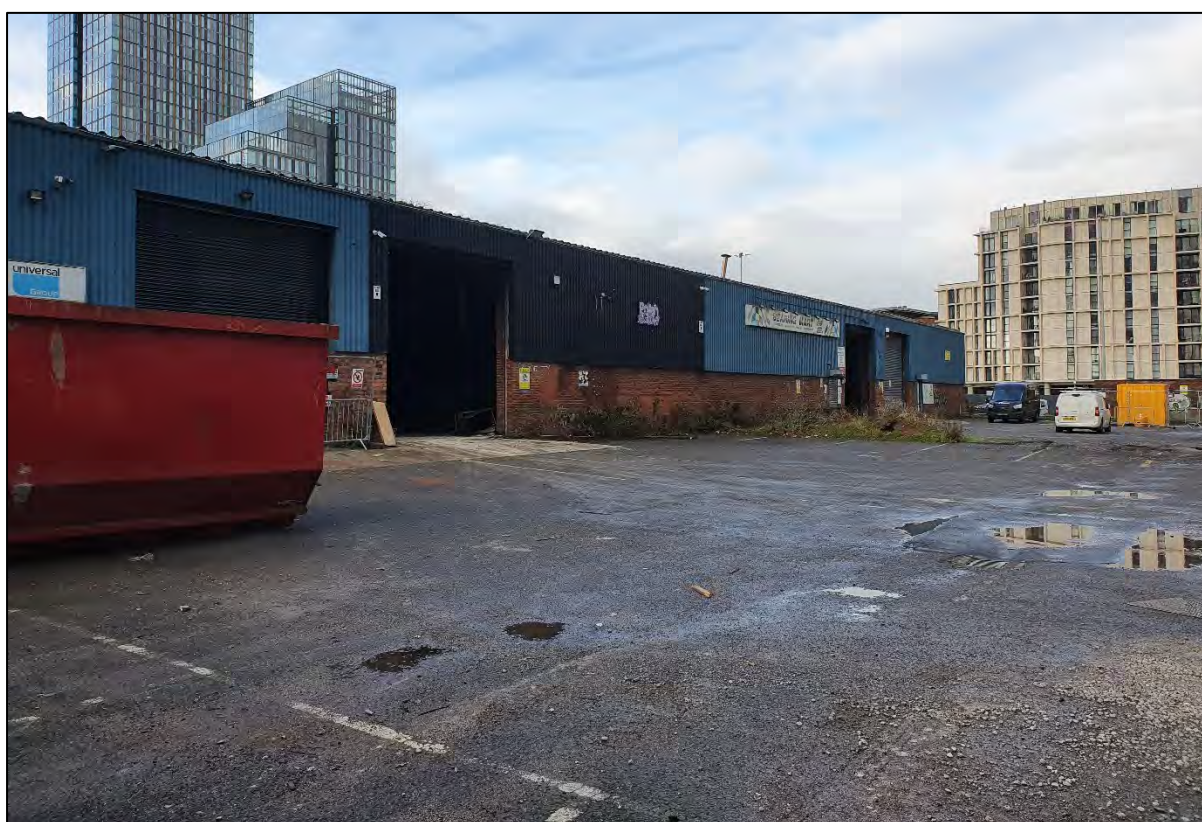


Plate 22 Showing the east elevation of the warehouse and the former car parking area (looking north-west)



Plate 23 Showing the east elevation of the warehouse with wooden fencing to the east and former car parking area (looking south)

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 12 and 13 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Possible site of Mithraeum
Designation	Non-designated heritage asset
HER Number	13951.1.0
Site Type	Mithraeum / temple (site of)
Period	Roman
NGR	SJ 83261 97282
Source	HER
Description	The HER states that: <i>'The site lies on the opposite side of the river Medlock to the Roman fort and the suggested area of the northern vicus, but there is some evidence for Roman activity in this area: Chester Road, immediately to the north, is believed to follow the line of the Roman road between Manchester and Chester; a number of finds have also been recorded in the vicinity, as reported by Charles Roeder in the 19th century "close to the Roman road to Chester, where many other sepulchral stones have been secured", which appears to suggest that a Roman cemetery existed in the vicinity of the study area. "Three sculptured stones" reported to have been found by workmen sinking a drain during groundworks on Great Jackson Street include one identified with Cautpoates, a figure associated with the worship of Mithras, from which it is inferred that a Mithraeum or building used for the worship of the god stood within the locality. Roman remains have likely been damaged by 19th-century development within the Site and may comprise truncated remains'.</i>
Assessment	Although the exact location of the Mithraeum is unknown, it was potentially located within the Site. Remains associated with the Mithraeum may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Castlefield Roman Vicus (Area of Roman Manchester)
Designation	Non-designated heritage asset
HER Number	415.2.0
Site Type	Vicus (site of)
Period	Roman
NGR	SJ 8333 9768
Source	HER
Description	Castlefield Roman Vicus and Area of Roman Manchester partially covers the north part of the east Site (HER 415.2.0). Part of the vicus was excavated in 1972 and 1981, revealing that the ditch system surrounding

the fort was abandoned during the Flavian period. A road and associated buildings were built in the Hadrianic period. A hostelry, of timber structure, was uncovered, its function ascertained from large quantities of glass and gaming chips. After AD 250 the vicus experienced considerable decline, paralleling the decline of the fort (HER 415.2.0). Roman remains have likely been damaged by 19th-century development within the Site and may comprise truncated remains.

Assessment Remains of the former vicus and associated Roman activity may survive within the Site and could be affected by the proposed scheme.

Gazetteer Entry 03

Site Name Tenter fields

Designation No designation

HER Number -

Site Type Tenter fields (site of)

Period Post-medieval

NGR 383307, 397327

Source Green's map

Description Green's map (Fig. 3) shows that most of the east Site contained tenter fields, shown on the map as lines. The tenter fields would have likely been associated with the dyeworks and houses to the east of the Site. Remains associated with the former tenter fields may comprise post holes.

Assessment Remains of tenter fields could survive in isolated patches but are likely to have been damaged by the 19th-century development of the Site.

Gazetteer Entry 04

Site Name Former field boundaries and gardens

Designation No designation

HER Number -

Site Type Fields (site of)

Period Post-medieval

NGR 383269, 397260; 383335, 397289

Source Green's map

Description Green's map (Fig. 3) shows that most of the Site was fields demarcated by hedgerows. Kitchen gardens seem to have been laid in the south-east of the east Site. The fields may have been associated with Jackson's Farm and other buildings shown on Green's map.

Assessment Remains of the medieval and post-medieval landscape includes former field boundaries and relict soils, which could survive in isolated patches but are likely to have been removed by the 19th-century development of the Site.

Gazetteer Entry 05

Site Name	Mr Jackson's Farmhouse
Designation	Non-designated heritage asset
HER Number	13952.1.0
Site Type	Farmhouse (site of)
Period	18 th century
NGR	SJ 83268 97252
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; HER
Description	During the industrial expansion of Manchester in the late 18 th century, the Site appears to have fallen within an area of farmland associated with "Mr Jackson's Farmhouse", which was accessed along a track now defined by Great Jackson Street, and the northern wing of this building was located within the south-east corner of the Site. First plotted on 1786 map (Green's), and still upstanding on the 1824 (Swire's) and 1831 (Bancks & Co's) maps. The farmhouse had been demolished by 1845. The farm may have included two other nearby buildings. The site of the farm was redeveloped into housing in the 19 th century.
Assessment	Remains associated with the former building may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name	Farm building potentially associated with Jackson's Farm
Designation	Non-designated heritage asset
HER Number	13952.1.0
Site Type	Building (site of)
Period	18 th century
NGR	383307, 397270
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831;
Description	Building first shown on Green's map (Fig. 3) located within the south-west corner of the east Site. The building lies adjacent to 'Jackson's Farm' and may have been associated with the farm. Demolished before 1851. The site of the building was redeveloped into housing in the 19 th century.
Assessment	Remains associated with the former building may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name	Brewery
Designation	Non-designated heritage asset
HER Number	13954.1.0
Site Type	Brewery (site of)
Period	18 th century
NGR	SJ 83235 97296 (centred at)
Source	HER; Green's map
Description	Large square building with two protruding wings which is denoted on Green's map of 1787–94 (Fig 3) as a 'Brewery', fronting Hulme Place (later

	renamed as Silver Street). Johnson's map indicates that this had been demolished by 1818–19 and replaced by housing.
Assessment	Remains associated with the former building may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 08

Site Name	Independent chapel
Designation	Non-designated heritage asset
HER Number	13960.1.0
Site Type	Religious building (site of)
Period	Early 19 th century
NGR	384715, 397563 (centred at)
Source	Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	HER states that <i>'the Site of a chapel positioned at the junction of Silver Street and Great Jackson Street, first plotted on Swire's map of 1824. It is quite possible that the chapel replaced an area of housing that is depicted on Johnson's 1818–19 map, although it is equally possible due to the comparatively crude nature of this map that the building represented is in fact this chapel. On Bancks & Co's map of 1831 it is denoted "Independents Chapel" and is shown within a walled enclosure which runs parallel with Great Jackson Street and "Crown Court". A small square ancillary building is also located within this enclosure. By the time of the 1849 OS map the site is denoted as a "Welsh Independent Chapel" and the earlier ancillary building had been replaced by a school built directly against the southern wall of the chapel. This map also depicts a small square building, perhaps a privy, to the east of the school. The 1888 map denotes the site as a "Methodist Church (Free United)" and indicates that by this date the adjoining school had been demolished. An additional southern wing for the chapel and a square ancillary building were constructed in its place. This map also suggests that the chapel was provisioned with a cellar. Although the building was still extant until at least 1965 it is only denoted as a chapel up until the time of the 1915–16 OS survey'. Unlikely to contain burials.</i>
Assessment	Remains associated with the former building may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 09

Site Name	Crown Court
Designation	No designation
HER Number	-
Site Type	Back-to-backs (site of)
Period	Early 19 th century
NGR	383230, 397285 (centred at)
Source	Johnson's map of 1819; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	A block of buildings in this location is first shown on Johnson's map of 1818-

	9. Bancks's map (Fig. 4) shows that the buildings were a block of eight, single-depth, back-to-back dwellings. The OS maps do not seem to capture any external cellars or pavement lights. Still standing in 1891 (Fig. 6), but had been demolished by 1908 (Fig. 7).
Assessment	Remains associated with the houses may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 10

Site Name	Seddon's Court
Designation	No designation
HER Number	-
Site Type	Single-depth dwellings (site of)
Period	Early 19 th century
NGR	383240, 397278 (centred at)
Source	Johnson's map of 1819; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Rows of buildings were first shown in this location on Johnson's map of 1818-9. Bancks's map (Fig. 4) shows that the buildings consisted of two rows of single-depth dwellings. The southern row of houses were mostly blind-back. North row demolished by 1908 (Fig. 7). Southern row cleared by 1948 (Fig. 9).
Assessment	Remains associated with the houses may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 11

Site Name	Terraced housing
Designation	Non-designated heritage asset
HER Number	13961.1.0
Site Type	Workers' housing (site of)
Period	Early 19 th century
NGR	SJ 83238 97270 (centred at)
Source	Johnson's map of 1819; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Site of an area of housing bounded by Silver Street, Great Jackson Street, Crown Street and Melbourne Street, first plotted on Johnson's map of 1818-19. Range of former housing types including double-depth, blind-back, modified and extended at various periods, some provisioned with cellars (notably, the houses on Silver Street, Crown Street and Great Jackson Street) and small yards. Included a public house, originally called the Napoleon's Rest (pre-1858) and later the Foresters Arms, licensed until 1928. Some houses extant until 1932, others still upstanding in 1965.
Assessment	Remains associated with the houses may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 12

Site Name	Terraced housing without cellars
Designation	No designation
HER Number	-
Site Type	Workers' housing (site of)
Period	Early 19 th century
NGR	383296, 397318 (centred at)
Source	Johnson's map of 1819; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Area of housing between Bank Street to the north, Owen Street to the east, Mills Street to the south and Great Jackson Street to the west (area includes Ferneley Street and Arthur Street). Rows of buildings first shown on Johnson's map of 1819. Further housing built by 1831 and area entirely developed by 1851 (Fig. 5). Housing types include double-depth and potentially single-depth dwellings with back yards and outbuildings, none of which seem to have contained cellars. Houses on Melbourne Place also did not seem to have contained cellars. Most of the houses had been cleared by 1948.
Assessment	Remains associated with the houses 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 within 250m of 13 statutory listed buildings and a Scheduled Monument and 80m to the south of Castlefield Conservation Area, 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 2.3.2, p 7).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical and archaeological interest

During the 2nd century, the Roman 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. Archaeological remains associated with Roman activity has been excavated near the Site. The Site lies partly within the Castlefield Vicus (Area of Roman Manchester) and may contain the possible site of the Mithraeum, which adds to its historical and archaeological interest

The River Medlock was utilised for early industry such as dyehouses, print works and water-powered cotton mills, which were integral to Manchester's growth at the onset of the industrial revolution. The Site remained predominantly rural at this time, but contained tenter fields associated with the surrounding dyeworks and a large brewery. The Site was developed at the onset of the industrial revolution and contained several buildings that represented key

phases in the development of Manchester. Therefore, the Site is considered to be of historical and archaeological interest.

8.3.2 Baseline significance conditions

Period

No prehistoric activity is known to have taken place within the Site, and the potential for such remains is considered to be extremely low due to the intensive development of the Site since the early 19th century.

The Site may contain the possible site of the Mithraeum (GE01) and lies partly within the Castlefield Vicus (Area of Roman Manchester) (GE02). The Roman fort and extramural settlement are important developments in Manchester's early history and few remains of Roman Manchester currently survive. Any Roman remains may be considered significant due to period.

No medieval activity is known to have taken place within the Site, though it lay within the Hulme estate.

The most likely remains to be encountered within the Site would date to the post-medieval and industrial period and could include tenter fields (GE03), farmland and buildings associated with Mr Jackson's Farmhouse (GE04-6), a brewery (GE07), an independent chapel (GE08), and various types of early 19th-century workers' housing (GE09-12). The industrial period is significant to Manchester's history. Therefore, sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains associated with Roman Manchester (GE01-2) may be considered significant due to rarity, as would any remains pre-dating the 19th century (GE03-7), as few remains survive within the area due to extensive development during the industrial period. In additions, breweries are poorly understood and recorded and therefore may be considered rare (GE07).

Archaeological remains associated with workers' housing (GE09-12) may not be considered rare as several examples have been excavated in the past 30 years. Furthermore, chapels (GE08) may not be considered rare as there are many several surviving examples, though many have been demolished in recent 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

Any Roman remains within the Site might contribute to the wider understanding of the development of Roman Manchester, and in particular of the extent of Romano-British field systems in this locality. The other non-designated heritage assets in the Site represent elements of the industrial townscape, which played a central role in the development of the city from the late 18th century onwards. As such, these heritage assets have some group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Previous archaeological investigations within the land surrounding the Site have revealed Roman remains. Roman remains may have greater potential to survive within areas that did not contain 19th-century cellars.

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 diversity of the below-ground remains within the Site is presently unknown. However, cartographic evidence and previous archaeological investigations suggest that any below-ground remains would probably date to the Roman to industrial periods and may, therefore, be considered significant due to diversity.

Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric is considered to be low.

The Site lies partly within Castlefield Vicus (Area of Roman Manchester) and may contain the site of the potential Mithraeum. The survival of remains associated with Roman activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/roman-period>):

Roman	
R14	What were the date, extent, function and changes over time of extra-mural settlement (vici) in the region?
R18	What were the locations, density, chronology, economy and character of rural settlement sites and patterns?
R20	How can we identify regional types and patterns of distribution, despite low levels of material culture across the region?
R21	How did people express religious beliefs (via site types, portable material cultures and funerary practices)?
R25	How do we identify ritual in everyday contexts?

Table 3 Roman research agendas

Roman remains may survive within the Site, especially in areas that did not contain 19th-century cellars. Roman remains may survive within isolated patches through the Site and may have the potential to address the research aims listed above (Table 3).

The Site was within an area of farmland and buildings associated with Mr Jackson's Farm in the 18th century. The Site also contained tenter fields. The survival of field boundaries, features and soils may have some potential to address the research agendas outlined in the current

Archaeological Research Framework for North West England
(<https://researchframeworks.org/nwrf/sample-page/post-medieval>):

Post-medieval	
PM09	How did ecological changes linked to agricultural improvement impact upon the wider landscape?
PM11	How can palaeoenvironmental indicators of consumption enhance our understanding of the wider patterning and social context?
PM15	How well recorded and understood are farming landscapes, field patterns, distributions of buildings and building types?
PM27	How do the industries associated with the North West evolve and develop during this period?
Ind09	How does the nature of rural settlement change during this period?
Ind15	How well recorded and understood are farming landscapes and field patterns?
Ind21	How did industrial period towns affect the pre-existing historic landscape?

Table 4 Post-medieval research agendas

Buried remains of field boundaries, tenter fields and relict soils have the potential to survive within discrete parts of the Site, potentially in areas that did not contain 19th-century cellars and may have some potential to address the research aims listed above (Table 4).

An 18th-century brewery was erected within the Site. Remains associated with the former brewery may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/industrial>):

Industrial	
Ind60	How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?

Table 5 Industrial period research agendas

The 18th-century brewery has likely been damaged by the construction of houses between Crown Street and Silver Street in the early 19th century. Most of these houses contained cellars. The brewery has limited potential to address the research aims listed in the table above (Table 5).

Various types of workers' houses had been erected across the Site in the early 19th-century. Remains of workers' houses have the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/industrial>):

Post-medieval	
Ind22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?

Ind30	How have buildings changed in response to planning regulations?
Ind33	How well studied and understood are the back yards of workers housing and what is their significance?

Table 6 Industrial period research agendas

Buried remains of workers' houses and backyards likely survive as buried remains within the Site and therefore have the potential to address the research aims listed in the table above (Table 6).

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and has potential to contain buried remains dating from the Roman 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 medium (regional) significance (ICOMOS, 2011).

The Site has potential to contain the possible site of the Mithraeum (GE01) and lies partly within the Castlefield Vicus (Area of Roman Manchester) (GE02) that could be considered to be of medium (regional) significance.

The Site has moderate potential to contain tenter fields (GE03), farmland and buildings associated with Mr Jackson's Farmhouse (GE04-6) and an 18th-century brewery (GE07), which would be of low (local) significance.

The Site has high potential to contain various types of early 19th-century workers' housing (GE09-12), which would also be considered to be of low (local) significance.

The independent chapel (GE08) is of limited archaeological interest and may be considered negligible. The chapel is unlikely to contain burials, but may be worth investigating during the programme of archaeological evaluation.

9. Impact assessment

9.1 Development Proposals

Deloitte LLP have prepared a planning application for four high-rise residential tower blocks with basements and retail at ground level at Crown Street, Manchester (centred NGR 383245 397274; 383311 397307). 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 the potential to retain buried remains of Roman activity, 18th-century farm buildings, field boundaries, tenter fields, an 18th-century brewery, an independent church and industrial period workers' housing (Figs 14-5). Any such remains that do exist within the Site are likely to be of medium (regional) to low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

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

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisors to Manchester City Council, it has been agreed that an archaeological evaluation will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. The evaluation will target non-designated heritage assets of medium (regional) to low (local) significance that have been identified within this document (including GE01 to 10). The mitigation against the loss of archaeological remains within the Site complies with paragraphs 194, 203 and, in particular, 205 of the National Planning Policy Framework.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

Sources

Cartographic sources

Map of Manchester and Salford, drawn from a survey by William Green, begun in 1787 and completed in 1794

Map of Manchester and Salford, Johnson, 1819

Map of Manchester and its Environs, W Swire, 1824

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Ordnance Survey 1:2500 map, 1922 Edition, (surveyed 1915)

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Date accessed: 06/12/2022

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Date accessed: 07/12/2022

North West Regional Research Framework

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

Date accessed: 07/12/2022

Acknowledgements

Salford Archaeology would like to thank Renaker Build Ltd 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 Katie Fletcher, and illustrations were provided by Sarah Mottershead. The report was edited by Natalie Poundall.

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed onto modern mapping
- Figure 3: Site boundary superimposed onto Green's plan of Manchester and Salford, 1787-94
- Figure 4: Site boundary superimposed onto Bancks and Co's plan of Manchester and Salford, 1831
- Figure 5: Site boundary superimposed onto the Ordnance Survey 1:1056 Town Plan, published 1851
- Figure 6: Site boundary superimposed onto the Ordnance Survey 1:500 Town Plan, published 1891
- Figure 7: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series map, 1908 Edition
- Figure 8: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series map, 1922 Edition
- Figure 9: Site boundary superimposed onto the Ordnance Survey 1:1250 National Grid map, 1948 Edition
- Figure 10: Site boundary superimposed onto the Ordnance Survey 1:1250 National Grid map, 1954 Edition
- Figure 11: Site boundary superimposed onto the Ordnance Survey 1:1250 National Grid map, 1969 Edition
- Figure 12: Location of Gazetteer site superimposed onto modern mapping
- Figure 13: Location of Gazetteer site superimposed onto modern mapping
- Figure 14: Areas of Archaeological Potential superimposed onto modern mapping
- Figure 15: Areas of Archaeological Potential superimposed onto modern mapping



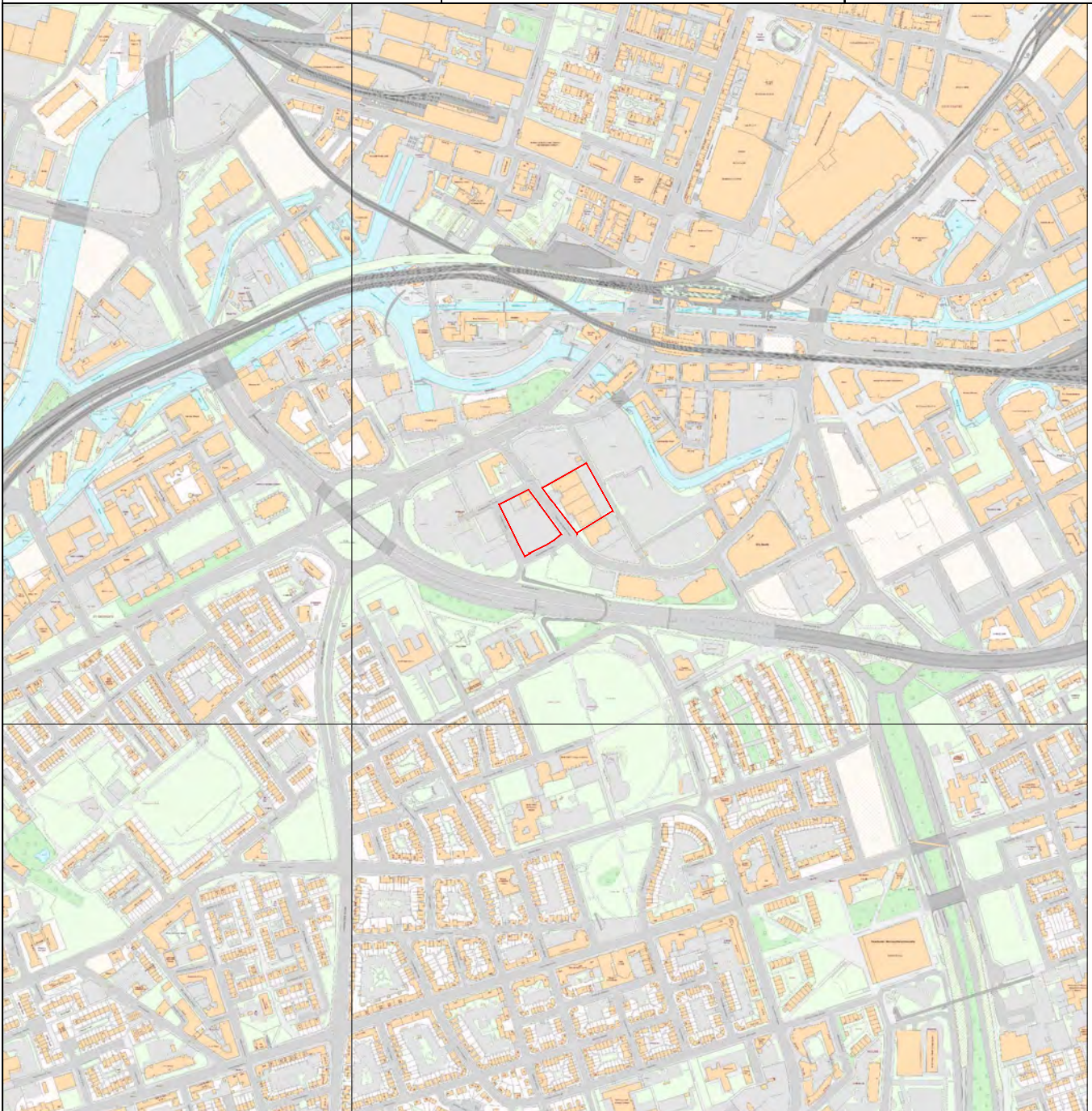
Figure 1:

Site Location

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383200

383300

397400

397400

397300

397300

397200

397200



Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

Site Boundary


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0

50 m

Scale at A4 1:1000

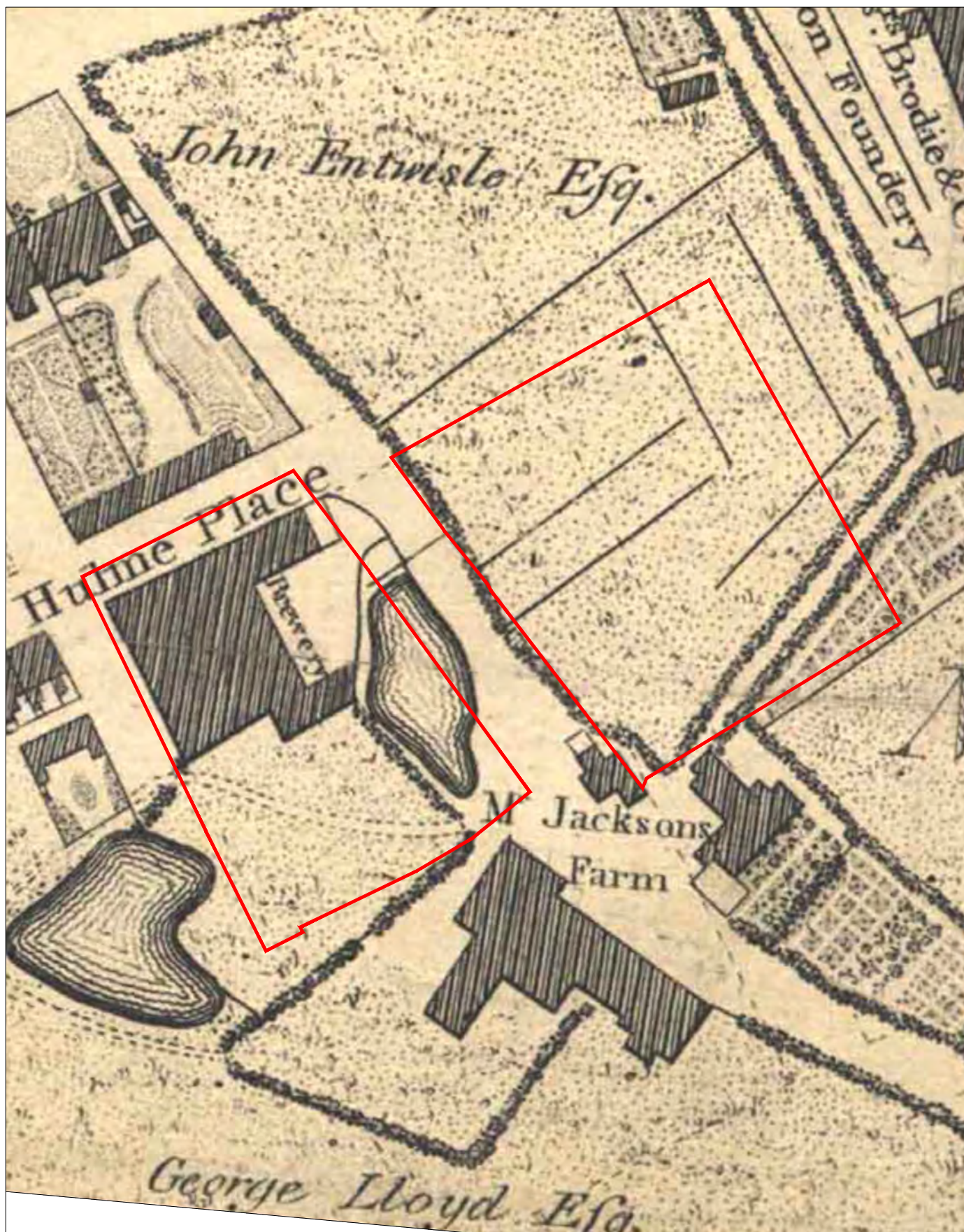


Figure 3:
Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94



Key:
 Site Boundary



**SALFORD
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0 50 m

 Scale at A4 1:1000



Figure 4:
Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831



Key:
— Site Boundary



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0 50 m
Scale at A4 1:1000



Figure 5:

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

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000

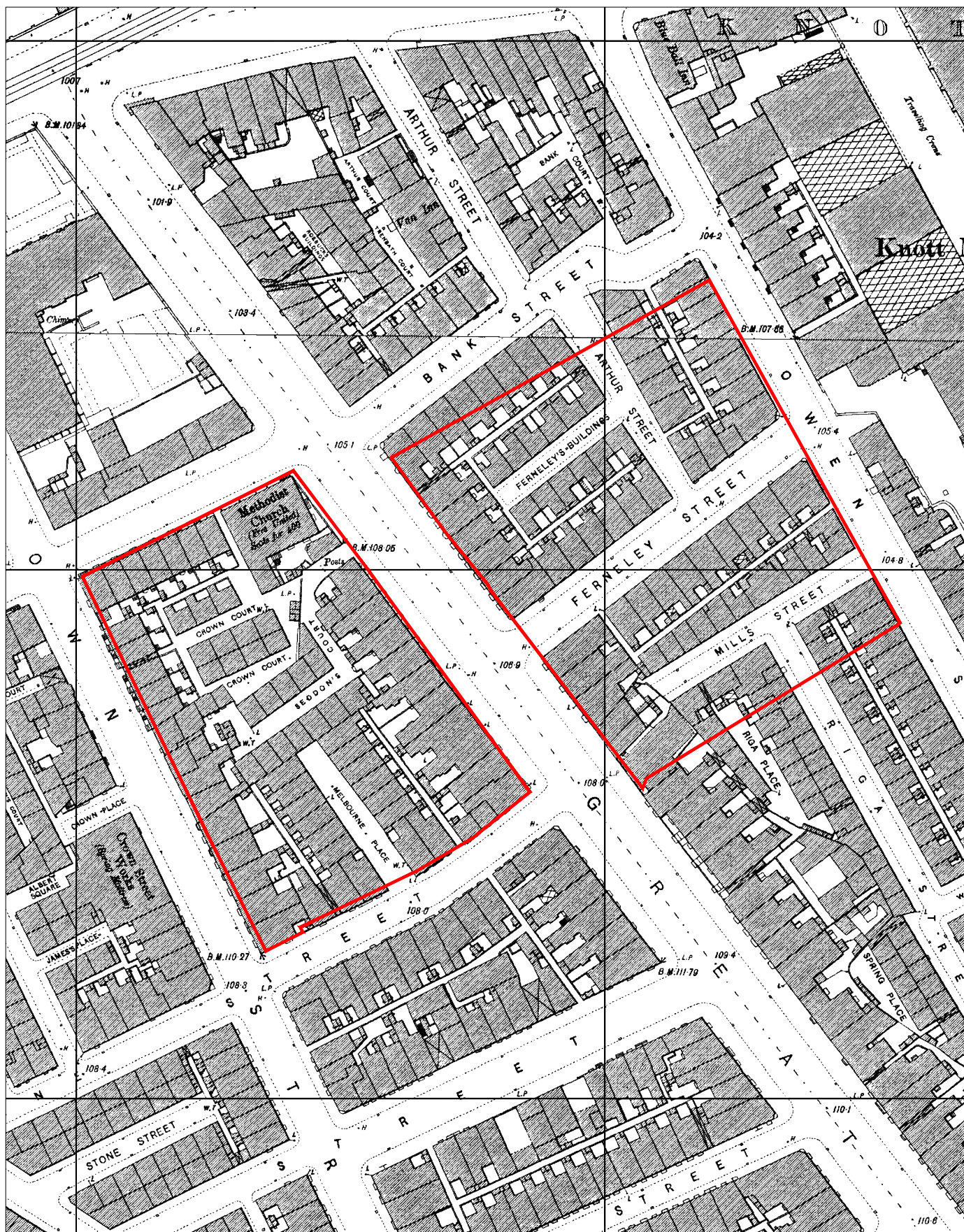


Figure 6:

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

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000



Figure 7:

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

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000



Figure 8:

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

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Key:

— Site Boundary



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0 50 m

Scale at A4 1:1000

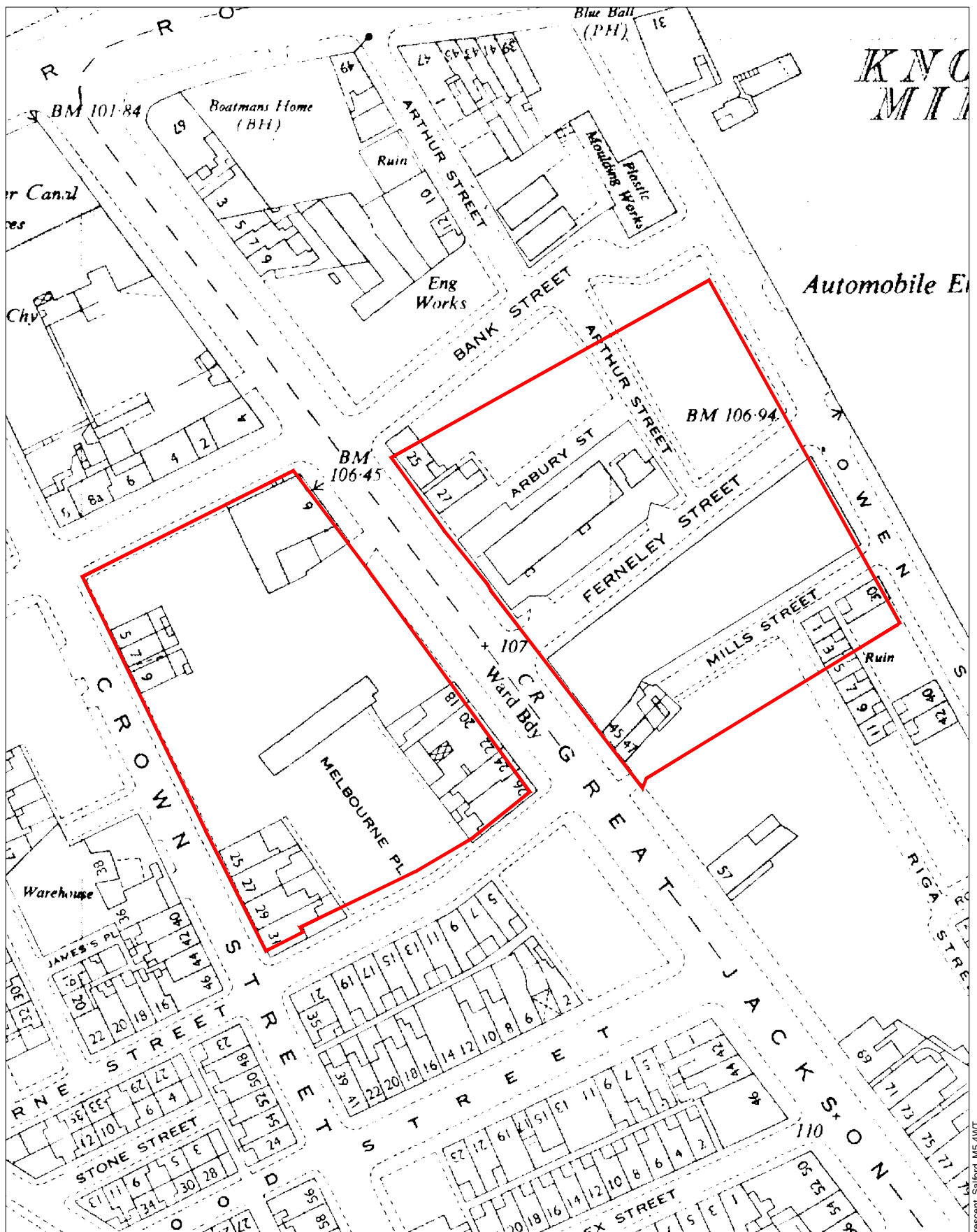


Figure 9:

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

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Key:

— Site Boundary



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Scale at A4 1:1000



Figure 10:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1954

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Key:

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Scale at A4 1:1000

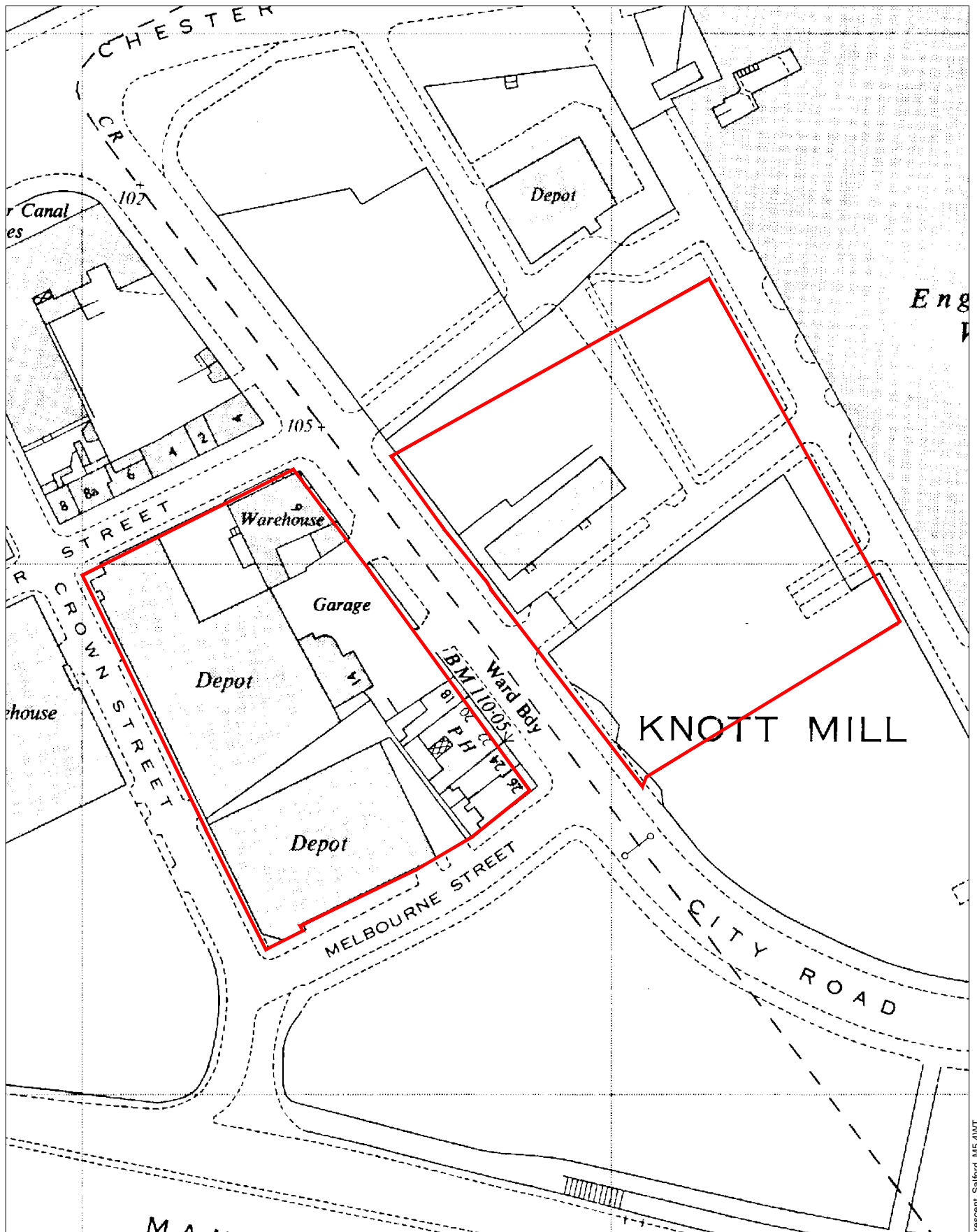


Figure 11:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1969

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Key:

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Scale at A4 1:1000

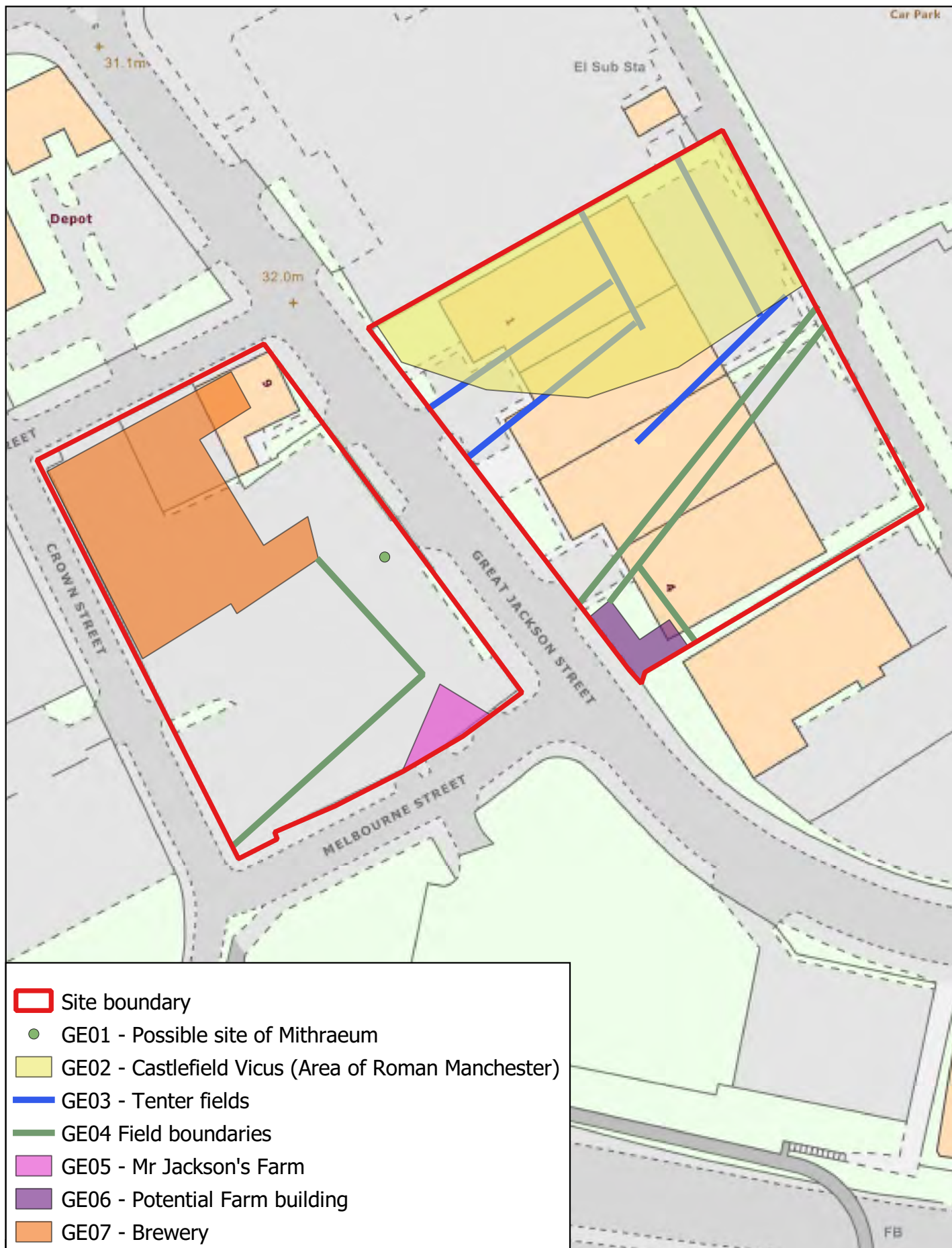


Figure 12: Locations of Gazetteer Entries

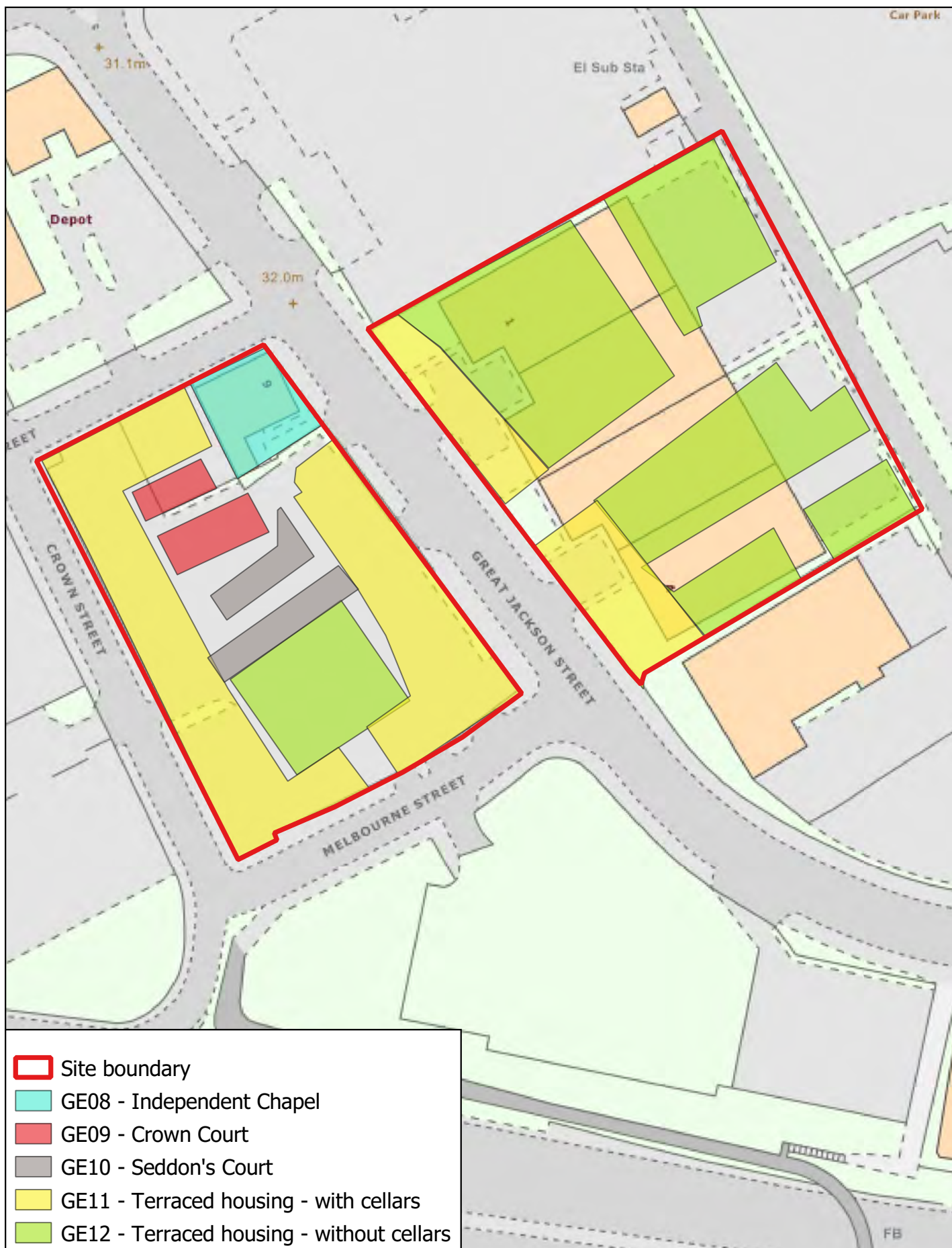


Figure 13: Locations of Gazetteer Entries



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0 10 20 m





Figure 14: Areas of archaeological potential

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0 10 20 m



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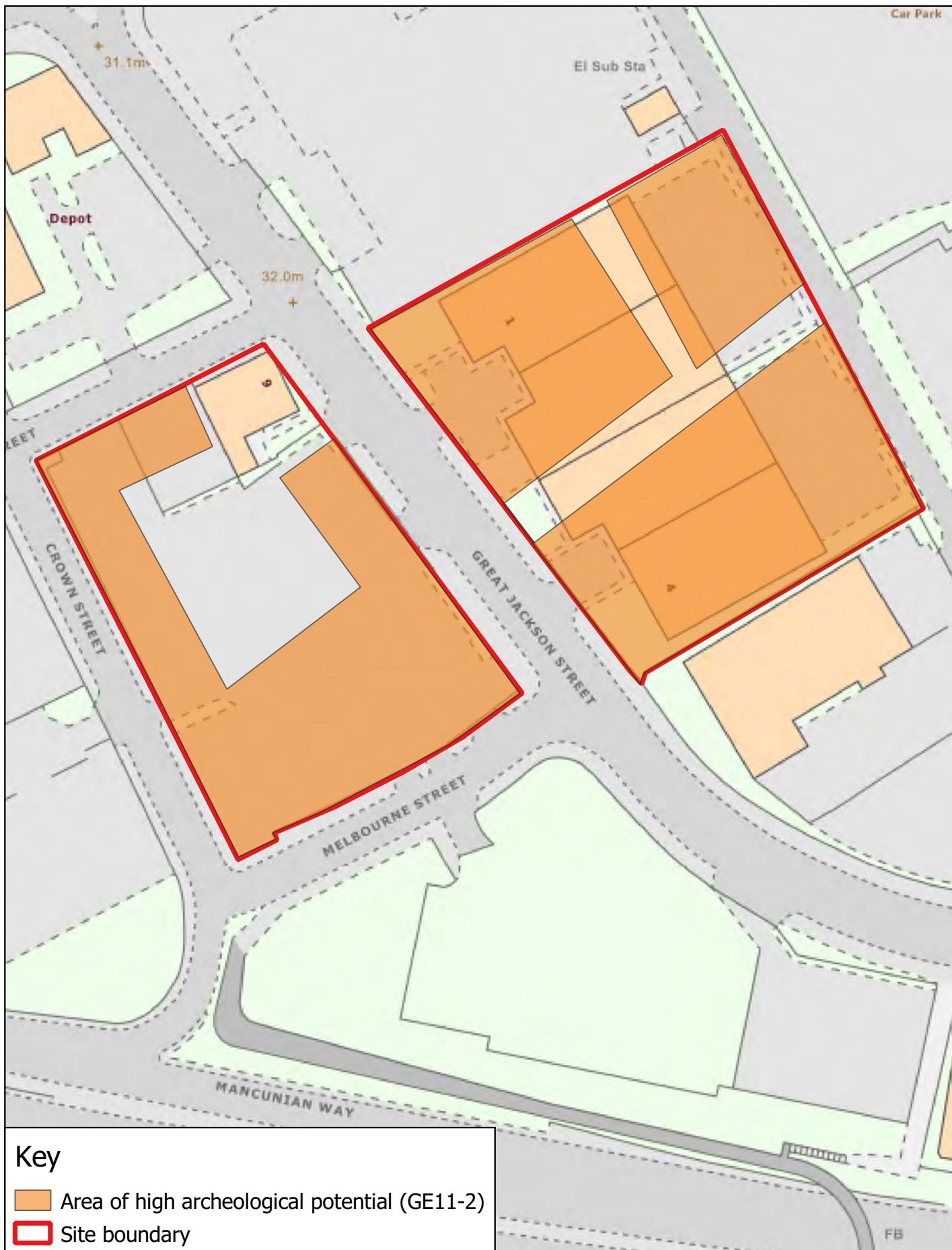


Figure 14: Areas of archaeological potential

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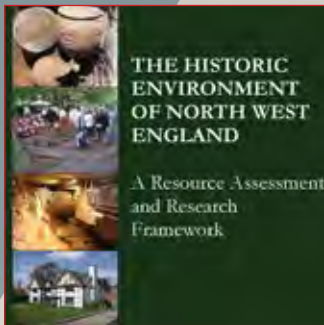
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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



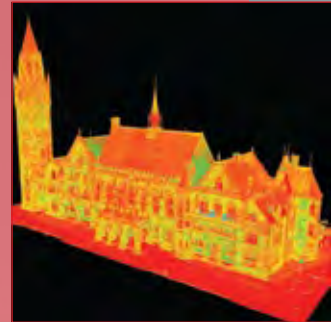
EXCAVATION



BUILDING SURVEY



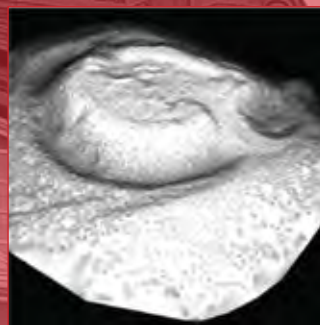
3D LASER SCANNING



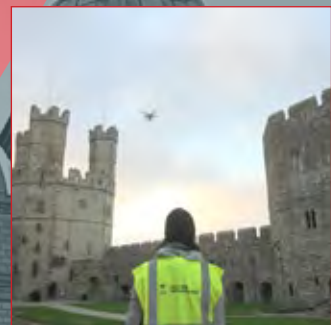
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



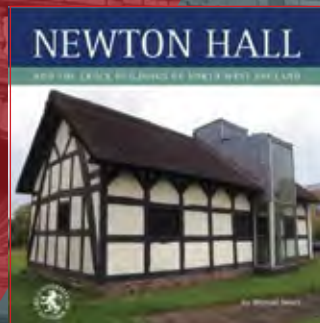
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



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