

Jersey Street Bridge, Ancoats, Manchester

Written Scheme of Investigation for a Historic Building Survey

Planning Ref: 133406/VO/2022





Project Name:	Jersey Street Bridge, Ancoats, Manchester
Project Code:	TBC
Site Location:	The bridge is bounded by the infilled canal spur to the north, Jersey Street to the east and west and vacant commercial land to the south
National Grid Reference:	NGR SJ 85269 98802
Planning Ref:	133406/VO/2022
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1. Introduction

1.1 Planning Background

- 1.1.1 Manchester City Council has obtained planning consent from Manchester City Council to carry out the demolition of a redundant bridge and associated works required to facilitate the creation of a new at-grade pedestrian and cycle route with enhanced public realm centred at NGR SJ 85269 98802 (Planning Ref: 133406/VO/2022). The site is bounded by the infilled canal spur to the north, Jersey Street to the east and west and vacant commercial land to the south a railway line to the north (Plate 1).



Plate 1: Recent aerial shot, showing the Site boundary looking south

- 1.1.1 The canal bridge on Jersey Street was built during the early 19th-century as part of the Bengal Street arm of Rochdale Canal. Johnson's map of 1820 shows that the canal arm was crossed by bridges on Jersey Street, German Street and Poland Street. The bridge over Jersey Street had been noted as a narrow crossing during the early-19th-century. However, by the late-19th-century this had been widened to the full width of Jersey Street.
- 1.1.2 In view of the historic interest in the buildings, the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as Archaeological Advisors to Manchester City Council, recommended that an enhanced Level 1 survey of Jersey Street Bridge is carried out in advance of any development works. They also recommended an archaeological watching brief to be conducted during the demolition of the bridge. It was also recommended that a condition (Condition 4) be attached to planning consent that advised:
1. *'No development works shall take place until the applicant or their agents or successors in title has secured the implantation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:*
 1. *A phased programme and methodology investigation and recording to include:*

- a) *a historic building investigation commensurate with a Level 1 survey;*
 - b) *pending the results of the above, a watching brief during demolition;*
 - c) *a targeted archaeological watching brief during landscaping works.*
2. *A programme for post-investigation assessment to include:*
 - a) *production of a final report on the results of the investigations and their significance.*
3. *Deposition of the final report with the Greater Manchester Historic Environment Record.*
4. *Dissemination of the results of the archaeological investigations commensurate with their significance.*
5. *Provision for archive deposition of the report and records of the site investigation.*
6. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI*

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, and pursuant to policy of EN3 of the Manchester Core Strategy and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 1.1.3 A Level 1 historic building investigation, as defined by Historic England, is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. (Historic England 2016).
- 1.1.4 In order to address this recommendation, Faithful + Gould, who are acting as consultants to Manchester City Council commissioned Salford Archaeology within the University of Salford to prepare a Written Scheme of Investigation for the recommended Level 1 historic building survey for Jersey Street Bridge and associated documentary research, and to carry out the work in accordance with the approved scheme.
- 1.1.5 Salford Archaeology is the commercial wing of the Centre for Applied Archaeology within the University of Salford, and is acknowledged as one of the leading archaeological and heritage practice in the north of England. As a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), Salford Archaeology is dedicated to maintaining and promoting the highest professional, academic, commercial and ethical standards and to the provision of access to archaeology for all. It has an established reputation and a philosophical imperative in the pursuit of efficient and cost-effective fieldwork, post-excavation excellence, and high-quality publication and outreach.
- 1.1.6 *Training/CPD:* As part of the University of Salford, all Salford Archaeology staff undertake a continuous logged programme of CPD which includes yearly CPD assessments with quarterly update meetings. One of the key elements of CPD is how individual projects feed into the overall process. In this instance the project will provide the opportunity for Lewis Stitt to add to his already considerable experience in photographic survey, and to increase his knowledge of canal bridges.

1.2 Historical Background

- 1.2.1 The canal bridge on Jersey Street was built during the early 19th-century as part of the Bengal Street arm of Rochdale Canal. Johnson's map of 1820 shows that the canal arm was crossed by bridges on Jersey Street, German Street and Poland Street.
- 1.2.2 Banks & Co.'s map of 1831 and Adshead's Map of 1851 show the Jersey Street crossing as a narrow bridge that would have been little more than a single track/pedestrian crossing.
- 1.2.3 By the late-19th-century Ancoats was fully developed. The Ordnance Survey map of 1888 depicts the canal having several branches off it to serve private factory wharves. The map also shows the Jersey Street bridge had been widened to the full width of Jersey Street. This widening would have provided a full carriageway across the canal arm.
- 1.2.4 The bridge and canal arm had remained unaltered during the early- and mid-20th-century. By the 1960s the canal spur that flowed under the Jersey Street Bridge was infilled. The bridge is currently visible within the Site, demarcated by stone blocks and a slightly raised road surface, denoting the arch of the bridge.

1.3 Purpose of the Document

- 1.3.1 An Archaeological Written Scheme of Investigation (WSI) is a comprehensive document detailing the requirements and methodological approaches of a programme of archaeological works. It is defined by Historic England as:

'Where development will lead to the loss of a material part of the significance of a heritage asset, policy HE12.3 requires local planning authorities to ensure that developers take advantage of the opportunity to advance our understanding of the past before the asset or the relevant part is irretrievably lost. As this is the only opportunity to do this it is important that:

- 1: Any investigation is carried out to professional standards and to an appropriate level of detail proportionate to the assets likely significance, by an organisation or individual with appropriate expertise;
2. The resultant records, artefacts and samples are analysed and, where necessary, conserved;
- 3: The understanding gained is made publically available;
- 4: An archive is created, and deposited for future research.'

1.4 National and Local Planning Policies

- 1.4.1 The revised *National Planning Policy Framework* (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 (Ministry of Housing, Communities and Local Government, July 2021). 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.

1.4.2 Section 16 deals specifically with this historic environment (paragraphs 189-208), and 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.

1.4.3 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'.

1.4.4 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.

1.4.5 The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester adopted a Core Strategy in 2012, which is scheduled until 2027. 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.

1.4.6 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 encourage where they are considered consistent with the significance of the heritage asset'

2. Aims and Objectives

2.1 Academic Aims

- 2.1.1 The principal aim of the historic building investigation, given the commercial nature of the project, will be to provide a written, drawn and photographic record of Jersey Street Bridge, coupled with documentary research.

2.2 Objectives

- 2.2.1 The principal objectives of the archaeological investigation are:

- to carry out an archaeological survey commensurate with an enhanced Historic England Level 1-type historic building investigation of Jersey Street Bridge. This will comprise a comprehensive photographic record and a written description along with using the existing plans and elevations.
- a watching brief will be required to record the bridge during the demolition process;
- to present the results of the historic building investigation in a fully illustrated report that provides an account of the bridge's origins, development and use;
- to produce an archive for the project;
- to make the results of the work publically available via the deposition of the final digital report with the Greater Manchester Historic Environment Record and OASIS.

- 2.2.2 It is anticipated that the archaeological investigation will address several if the agenda for archaeological research of the industrial and modern periods stated in the current *North West Regional Research Framework* (NWRRF 2021). In particular, the work has potential to contribute to the understanding of the evolving urban landscape in the Ancoats area of Manchester through answering the following research questions:

- *GS44*: How can individual site based projects make a significant contribution to the region, in terms of defining trade centres or products?
- *GS46*: how can archaeological investigations inform our understanding of the development of transport and infrastructure
- *Ind93*: How well do we understand the evolution of rural versus urban bridge construction
- *Ind98*: How well understood and recorded are the North-West canals, waterways and basins?

3. Method Statement

3.1 Historic Building Investigation

- 3.1.1 The Historic Building Investigation will be conducted following the ClfA Standards and guidance for archaeological building surveys (updated 2020), and will be commensurate with a Historic England Level 1-type survey for Jersey Street Bridge (Historic England 2016).

Level 1 Recording

- 3.1.2 *Photographic Archive:* a rapid photographic survey of the non-designated buildings will be produced utilising a high-resolution digital camera with a sensor size of at least 15 megapixels. All frames, excluding general contextual views, will incorporate a graduated metric scale.
- 3.1.3 *Site Drawings:* a set of measured survey floor plans of the buildings have been provided by the Client, and will be checked for accuracy as an initial part of the archaeological survey. Any requirement for additional survey will be carried out utilising a combination of rectified photography, a reflectorless electronic distance meter (REDM), and manual survey techniques.
- 3.1.4 *Written Description:* a description of the historic structures will be maintained to Historic England Level 1 standard, as appropriated. The records will essentially form a summary statement of the exterior and interior of the buildings.

The Watching Brief

- 3.1.5 *Rationale:* a watching brief will be required during the demolition of the bridge.
- 3.1.6 *Photographic Archive:* a comprehensive digital photographic archive will be produced. Where necessary, artificial lighting will be employed to ensure that the images are of high quality. All frames, excluding general contextual views, will incorporate a graduated metric scale.
- 3.1.7 *Finds Policy:* all finds will be collected and handled following the guidance set out in ClfA guidance for archaeological materials. Unstratified material will not be kept unless it is of exceptional intrinsic interest. Material discarded as a consequence of this policy will be described and quantified in the field.
- 3.1.8 *Treasure:* any gold and silver artefacts recovered during the course of the programme of archaeological works will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

3.2 Health and Safety

- 3.2.1 Full regard will be given to all constraints during the course of the project, and all relevant Health and Safety legislation, CDM, COSHH regulations and codes of practice will be respected. The University of Salford provides a Health and Safety Statement for all projects and maintains a Safety Policy. Salford Archaeology is advised on its Health and Safety matters by the University of Salford, who provide ongoing advice on health and safety matters to all departments in the organisation. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Federation of Archaeological Employers and Managers (FAME), and in accordance with current legislation, including:
- The Health and Safety at Work Act (1974);
 - Management of Health and Safety at Work Regulations (1999);
 - The Construction (Design and Management) Regulations (2015);
 - The Control of Asbestos Regulations (2006);
 - Construction (Health, Safety and Welfare) Regulations (1996);
 - The Health and Safety (Miscellaneous Amendments) Regulations (2002);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Health and Safety (First-Aid) Regulations (1981);
 - The Regulatory Reform (Fire Safety) Order (2005);
 - The Provision and Use of Work Equipment Regulations (1998);
 - Lifting Operations and Lifting Equipment Regulations (1998).
- 3.2.2 A risk assessment will be produced by the archaeological contractor and submitted to the Client prior to the commencement of any on-site works. Once approved this WSI will be used for the purposes of a method statement. All Salford Archaeology staff associated with the project will be given a copy of the method statement and the risk assessment prior to the beginning of the works and will be required to read both documents.
- 3.2.3 Personal Protective Equipment (PPE): all staff will wear PPE at appropriate times. All Salford Archaeology staff are supplied with safety helmets (EN397), hi-visibility vests (EN471), ear defenders (EN 352-3), safety spectacles (EN166) and safety footwear (EN345-47).
- 3.2.4 *Environmental Protection:* As the project is a level 1 historic building survey environmental protection is not an issue during the archaeological works.

4. Other Matters

- 4.1 **Project Monitoring:** the aims of monitoring are to ensure that the archaeological survey is undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of the local planning authority. Monitoring will be carried out by Greater Manchester Archaeological Advisory Service (GMAAS) on behalf of the local planning authority.
- 4.2 Salford Archaeology will notify GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with the GMAAS acting on behalf of the local planning authority.
- 4.3 **Public Engagement and Participation:** As a fully commercial project there is no requirement within the condition for public engagement.
- 4.4 **Working Hours:** normal working hours are variable between 7.30 am and 6.00 pm, Monday to Friday. It is not normal practice for the University of Salford staff to be asked to work weekends or bank holidays, and should the Client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.
- 4.5 **Insurance:** the University of Salford has professional indemnity to a value of £50,000,000, employer's liability cover to a value of £50,000,000 and public liability to a value of £50,000,000. Written details of insurance cover can be provided if required.

5. Report and Archive

- 5.1 **Report:** a draft copy of a final report will be submitted for comment to GMAAS within eight working weeks of the completion of the fieldwork. This will present the results obtained from the historic building investigation, and will include:
- a title page detailing site address, NGR, author, client's name and address;
 - full content's listing;
 - a non-technical summary of the findings of the fieldwork;
 - an account of the historical development of Jersey Street Bridge;
 - a description of the methodologies used during the fieldwork;
 - a description of the findings of the fieldwork;
 - detailed plans and elevation drawings of the building;
 - appropriate photographs of specific archaeological features;
 - a plan showing the view points of each of the photographs taken;
 - a catalogue of archive items, including a list of photographs, and details of the final deposition of the project archive.
- 5.2 **Archive:** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current ClfA guidelines (updated 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.
- 5.3 The site archive will be so organised as to be compatible with the other archaeological archives produced in Greater Manchester. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works.
- 5.4 The archaeological archive will consist of the following:
- Digital material created from written, drawn or photographed original records;
 - Digital indexes to the photographic archive;
 - All born digital material;
 - Digital material created from written, drawn or photographed original records;
 - The final project report;
 - A list of contents of the archive.



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- 5.5 It is likely that the entire project archive will be in digital format. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive. The digital archive will be collated and arranged in line with the current ClfA Standards and guidance (*Digital Archives in Archaeology* CiFA 2020)
- 5.6 All records and materials will be selected for inclusion in the archive in line with the current ClfA Standards and guidance (*Toolkit for Selecting Archaeological Archives* CiFA 2020),
- 5.7 **Copyright:** the copyright and ownership of the paper and digital archive from archaeological excavation will rest with the University of Salford. Salford Archaeology will deposit the material with the Salford Museum on completion of the project, and will transfer title and/or licenses the use of the records at that stage.
- 5.6 **Dissemination:** as a minimum, the information will be finally disseminated through the deposition of the final report with the Greater Manchester Historic Environment Record, with a copy uploaded onto OASIS. A hard copy of the report will be forwarded to Salford Museum.



6. Timetable

- 6.1 The historic building investigation on-site work will take one day for the initial level 1 survey. The duration of the watching brief will be dependent on the main contractors works but will be capped at ten days.
- 6.2 A draft report will be submitted to the Client for comment within eight weeks of completion of the fieldwork. The project archive will be entirely digital, and will be deposited with OASIS within six months of completion of the fieldwork.

7. Staffing Proposals

- 7.1 The project will be under the overall charge of **Graham Mottershead** (Project Manager, Salford Archaeology), to whom all correspondence should be addressed. Graham has over 30 years' experience of commercial archaeology, and has a particular interest in the archaeology of Northwest England, and of the industrial period.
- 7.2 His role will be to ensure the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. Graham holds current valid SMSTS and PRINCE2 certificates.
- 7.3 The historic building investigation will be undertaken by **Lewis Stitt BA** (Historic Buildings Project Officer, Salford Archaeology). Lewis has more than 12 years' continuous experience as a professional archaeologist working across Great Britain, but for the past five years has specialised in historic building recording. Lewis has carried out numerous historic building investigations ranging from Level 1 photographic surveys to detailed and comprehensive Level 4 surveys of historic hotels and public houses, workshop dwellings, and industrial buildings across the North West. He recently carried out a Level 3 survey of the Grade II listed Black Friar public house on Chapel Street in Salford, and has just completed a Level 2 survey of the 19th-century Methodist Chapel in Haughton Green in Tameside. Lewis has extensive experience of Total Station survey, Reflectorless Total Station survey using the TheoLT AutoCAD interface, three-dimensional laser survey, and GPS survey, and the manipulation of this data to produce report quality drawings via three-dimensional CAD packages, and in creating three-dimensional models of historic structures using both data recorded during fieldwork and historical sources.

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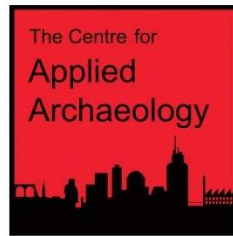
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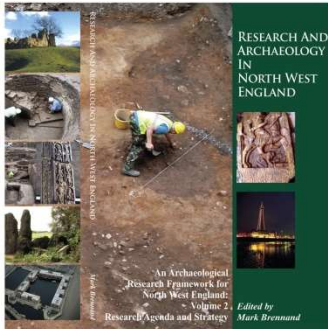
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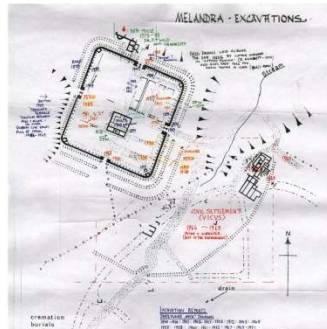
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DESK BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



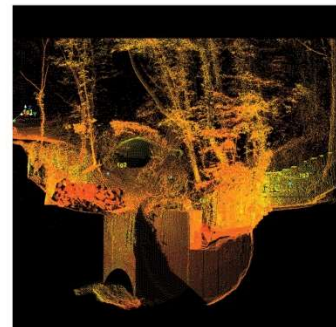
EXCAVATION



BUILDING SURVEY



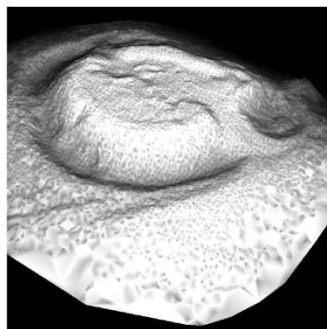
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



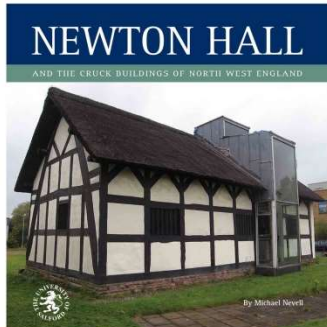
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