



THE
ENVIRONMENT
PARTNERSHIP



ECHO STREET MANCHESTER ARCHAEOLOGICAL DESK-BASED ASSESSMENT

TEP

The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com
www.tep.uk.com

Offices in Warrington, Market Harborough, Gateshead, London and Cornwall

Document Title	Archaeological Desk-based Assessment
Prepared for	iQ Student Accommodation
Prepared by	TEP - Market Harborough
Document Ref	9788.001

Author	Stephenie Dalby
Date	March 2023
Checked	Amir Bassir
Approved	Jason Clarke

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) issue	Status
1.0	21.03.23	SD	AB/JC	Draft for client review	Draft
1.1	21.03.23	SD	AB	Amendments following client review	Final





CONTENTS	PAGE
Executive Summary	1
1.0 Introduction	2
2.0 Policy context and guidance	4
3.0 Method	7
4.0 Baseline Conditions.....	12
5.0 Known Heritage Assets within the Area of Search.....	23
6.0 Discussion and Conclusions.....	25
References	27

TABLES	PAGE
Table 1 Criteria for determining heritage significance.....	8
Table 2 Magnitude of Effect	9
Table 3 Significance of Effect.....	10

FIGURES	PAGE
Figure 1 Extract from The Drink Map of Manchester, a reproduction of a document provided to the City Magistrates and appeared in the Manchester Guardian January 5th, 1889. Beerhouses are indicated by a red circle. © University of Manchester Library	16
Figure 2 Extract from Yate's The county palatine of Lancaster, 1786 © University of Manchester Library	18
Figure 3 Extract from William Green's Plan of Manchester, 1794. Approximate location of Site shown in red. © University of Manchester Library	19
Figure 4 Extract from Bancks & Co.'s plan of Manchester & Salford, 1832. Approximate site location shown in red. © University of Manchester Library	20
Figure 5 Extract from Adshead's township of Manchester, Oxford Ward Part 2, 1851. Approximate site location shown in red. © University of Manchester Library	21

APPENDICES

- APPENDIX A: Gazetteer of known heritage assets
- APPENDIX B: Ordnance Survey Historic Mapping



Executive Summary

The Environment Partnership (TEP) Ltd have been commissioned to undertake an archaeological desk-based assessment to assess the potential impact of a new student accommodation development at a site on Echo Street, Manchester.

Baseline data has shown that this area of Manchester was developed during the late 18th and early 19th century, previously being the agricultural hinterland for a developing town. The buildings built during this time occupied the Site until it was cleared before construction of Chandos Hall in the early 1960s.

A trial trench evaluation had been undertaken in the Site in 2019 associated with planning permission, reference 18267/FO/2017 and associated amendments. This showed that the construction of Chandos Hall had truncated the majority of the remains of any previous buildings, but there were some surviving fragmentary remains.

The fragmentary archaeological remains are of up to low (local) heritage significance and are not likely to enhance understanding of the building and its development. Therefore, it has been assessed that the Site has no potential to inform any of the research objectives for the industrial period as identified in the North West Regional Research Framework (2020) and subsequently no further archaeological work is required.



1.0 Introduction

- 1.1 This report provides a description of the archaeological baseline conditions for Echo Street, Manchester. It has been commissioned by iQ Student Accommodation.
- 1.2 iQ Student Accommodation proposes a planning application for purpose-built student accommodation across three blocks which will be stepped in height.
- 1.3 A detailed application was submitted in 2017 seeking permission for the demolition of the existing buildings on site and their replacement with a mixed-use development of three towers, reference 118267/FO/2017. This application was granted planning permission in 2018.
- 1.4 The new Proposed Scheme (no reference available at time of writing) is similar in form to the 2017 application and is subject to an Environmental Impact Assessment (EIA). Due to work carried out in support of and in response to the 2017 application, archaeology has been scoped out of the EIA.
- 1.5 Following consultation with Ian Miller, Heritage Management Director at Greater Manchester Archaeological Advisory Service (GMAAS) on 10th January 2023, it was agreed that archaeology could be scoped out of the EIA, however a stand-alone desk-based assessment is required in support of the planning application. This approach has been formally confirmed by Manchester City Council in their EIA Scoping Opinion issued on 24th March 2023.
- 1.6 The Proposed Scheme is the development of purpose-built student accommodation (sui generis) comprising 3 interlinked tower blocks with intermediary linking block buildings, associated amenity space and external landscaping.
- 1.7 This desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists *Standard and Guidance for historic environment desk-based assessment* (CIfA, 2020).

Site Location

- 1.8 The site is located at Echo Street and Granby Row, Manchester M1 3QJ, centred at approximately National Grid Reference SJ846977 and covers an area of 0.498ha. This is referred to throughout this report as the 'Site'.
- 1.9 The Site was previously the location for a student accommodation tower block known as Chandos Hall, and adjoining buildings which were leased as garages and a children's day nursery. These buildings have since been cleared and the Site is an empty plot.
- 1.10 The local planning authority is Manchester City Council. The historic environment record relevant to this site is maintained by the Historic Environment Team at Greater Manchester Archaeological Advisory Service (GMAAS).

Aims and Objectives

- 1.11 The aim of this assessment is to provide:



- a description of the baseline archaeological conditions within the development site,
- a description of the archaeological potential of the development site, and
- an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.

1.12 This report also provides an assessment of the likely effects of the proposed development on the known and potential heritage assets.

1.13 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets that could arise from alteration or destruction of the heritage assets, or development within their setting.

1.14 This report does not assess built heritage.



2.0 Policy context and guidance

Statutory Legislation

2.1 The statutory legislation most relevant to this report comprises:

- **Ancient Monuments and Archaeological Areas Act, 1979:** It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- **Planning (Listed Buildings and Conservation Areas) Act, 1990:** In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Planning Policy

- 2.2 The National Planning Policy Framework (NPPF, 2021) has three overarching objectives to achieve its aim of sustainable development. This includes an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment (Chapter 2, paragraph 8).
- 2.3 Chapter 16 of the NPPF (2021) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.
- 2.4 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *“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”*. In addition, *“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”*.
- 2.5 The glossary to the NPPF describes significance in relation to heritage policy as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 2.6 The setting of a heritage asset is defined as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral”*.



Local Planning Policy

- 2.7 The Manchester Local Development Framework Core Strategy (MCC, 2012) contains the following policies which are relevant to the historic environment, which outline the Council's commitment to preserving, and where possible, enhancing the historic environment of the city:
- Policy EN 1 - Design Principles and Strategic Character Areas
 - Policy EN 3 - Heritage
 - Policy DM 1 - Development Management
- 2.8 Policy EN3 Heritage confirms Manchester City Council's commitment to preserving and enhancing the distinct historic and heritage features of its districts and neighbourhoods.

Guidance

- 2.9 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- Chartered Institute for Archaeologists (CIfA) Code of Conduct and Standard and Guidance documents,
 - National Planning Practice Guidance (2019),
 - IEMA, IHBC & CIfA, Principles of Cultural Heritage Impact Assessment in the UK (2021),
 - Historic England, Making Changes to Heritage Assets: Historic England Advice Note 2 (2016),
 - Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017), and
 - Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (2008).
- 2.10 *Conservation Principles* (HE, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:
- **Evidential value:** the potential of a place to yield evidence about past human activity.
 - **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.11 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*, *The Setting of Heritage Assets* (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:
- Step 1: Identify which heritage assets and their settings are affected.



- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.



3.0 Method

Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 250m of the development site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the development site boundary and a 250m buffer from the site boundary. The area of search has been designed to be fully inclusive of the development site boundary to ensure that assets adjacent to the development site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the development site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the development site.

Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for England for current data on designated heritage assets maintained by Historic England
 - The Historic England Archive, online historical photos, drawings, and reports
 - The Historic Environment Record (HER) maintained by GMAAS
 - Ordnance survey historic mapping provided by GroundSure (Appendix B)
 - Manchester Central Library
 - Archaeological Data Service for grey literature
 - North West Regional Research Framework
 - Greater Manchester Urban Historic Landscape Characterisation Project
 - Conservation Area appraisals
 - Aerial photographs and satellite images
 - LiDAR data provided by ScalGo
 - British Geological Survey (BGS) online mapping
- 3.4 The Historic Environment Record was consulted on 13th March 2023.

Assessing Heritage Significance

- 3.5 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).
- 3.6 For designated assets (World Heritage Sites, Scheduled Monuments, some Listed Buildings and Registered Parks and Gardens, and Registered Battlefields), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.



- 3.7 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.
- 3.8 The methodology within this section has been developed with reference to the following guidance documents:
- Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12.
 - IEMA, IHBC & ClfA (2021) *Cultural Heritage Impact Assessment in the UK*.
 - Design Manual for Roads and Bridges (2020) LA 104 - *Environmental assessment and monitoring*.

Table 1 Criteria for determining heritage significance.

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Scheduled Monuments, Grade II* listed buildings, Grade II* Registered Parks and Gardens, Registered Battlefield.
Moderate	Regionally important resources: Grade II listed buildings, Conservation Areas, non-designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.



Assessing the effects of the proposed development

- 3.9 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.10 In policy terms (NPPF 2021 paragraphs 200-202), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate or high heritage significance are equivalent to substantial harm.
- 3.11 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:
- **None:** no discernible change to any heritage asset, of any significance
 - **Minor:** minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance
 - **Moderate:** moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

Magnitude of Change

- 3.12 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of effect. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.13 The descriptions of magnitude of effect, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table 2 Magnitude of Effect

Magnitude	Definition
High	Total loss or substantial harm to key elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be fundamentally lost or changed.



Magnitude	Definition
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of Effect

- 3.14 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage assets affected.

Table 3 Significance of Effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Low	Negligible
Moderate	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/ None	Negligible or None	None	None	None	None

- 3.15 Heritage policy makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 200-202). For the purpose of this assessment, major adverse effects are equivalent to substantial harm. Moderate and low effects are equivalent to less than substantial harm. Effects that are negligible are less than substantial and are also not significant.
- 3.16 The nature of an effect can be classified as adverse, negligible (or neutral) or beneficial:
- **Adverse:** negative or disadvantageous effects to a heritage asset
 - **Negligible or Neutral:** imperceptible or no effects to a heritage asset



- **Beneficial:** positive or advantageous effects to a heritage asset.

Limitations of this Assessment

- 3.17 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.18 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the proposed area of development. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey, cannot always clarify.



4.0 Baseline Conditions

Introduction

- 4.1 Drawings provided in support of the description of baseline conditions comprise:
- Drawing G9788.001: The location of known heritage assets
 - Drawing G9788.002: Historic Landscape Characterisation
- 4.2 Time periods referenced in the text are as follows:
- Prehistoric
 - Palaeolithic: 500,000 -10,000 BC
 - Mesolithic: 10,000 – 4,000 BC
 - Neolithic: 4,000 – 2,500 BC
 - Bronze Age: 2,500 - 800 BC
 - Iron Age: 800 BC – AD 43
 - Roman: 43 – 410
 - Early Medieval: 410 - 1066
 - Medieval: 1066 – 1540
 - Post Medieval: 1540 - 1749
 - Industrial: 1750 - 1900
 - Modern: 1901 - present
- 4.3 Abbreviations used are as follows:
- LB – Listed Building
 - CA – Conservation Area
 - NDHA – Non-designated heritage asset
- 4.4 Bracketed number (e.g., NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer and shown on Drawing G9788.001 (Appendix A).

Background and Context

Site Geology and Topography

- 4.5 The solid geology is recorded by the British Geological Survey as Chester Formation - Sandstone, a sedimentary bedrock formed during the Triassic period, overlain by the superficial deposit of Till, Devensian - Diamicton.
- 4.6 Borehole records from Granby Row (BGS ID: 1045812) show that the natural geology could be expected at 0.5m below ground level. This was overlain by made ground.
- 4.7 Previous archaeological excavations (Radford, 2019) within the Site showed that natural geology could be expected at a similar depth below ground level (bgl), approximately 0.6m. In other locations within the site the natural geology was not encountered until a depth of 1.1m bgl (Radford, 2019).
- 4.8 An updated Site Investigation was carried out in 2023 which recorded Made Ground of thicknesses up to 3.80m overlying clay deposits (Curtins, 2023).
- 4.9 The site is generally level at an elevation of approximately 50m above Ordnance Datum (aOD).



Archaeological and Historical Background

Palaeolithic and Mesolithic

- 4.10 During the earliest period the British Isles were subject to a number of Ice Ages. Following the end of the last Ice Age, communities could recolonise Britain. The sea levels rose with the melting of the glaciers, separating Britain from the continent.
- 4.11 The communities which travelled the British Isles following a hunter-gatherer lifestyle, moving around the landscape as the seasons changed to utilise the resources which were available. The improving climate allowed for extensive woodland cover to grow. Settlements were temporary and/or seasonal.
- 4.12 Whilst there are no confirmed artefacts from these periods in the city of Manchester, it is likely that the landscape was utilised by the nomadic hunter-gatherers of these periods as Mesolithic artefacts have been found within the Greater Manchester area in similar geographic ranges (Redhead, 2009: 12).
- 4.13 There is no evidence of this period within the Study Area.

Neolithic to Early Bronze Age

- 4.14 During the neolithic period, nomadic hunter-gathering gave way to more settled forms of living and agriculture. Domesticated plants and animals were introduced, pottery began to be used, and the first more permanent settlements appeared. Flint and stone were still used for tool making, though metal artefacts begin to appear in the archaeological record during the early Bronze Age. There is also increased evidence for funerary and ritual monuments from this period.
- 4.15 The assemblage of finds recorded within the Manchester district implies that that the area was utilised for hunting, woodworking and farming during this period, with permanent or semi-permanent settlement in areas of farming (Redhead, 2009: 11). There is a notable concentration of finds within Manchester City Centre, Cheetham Hill and Moss Side areas, those these may be the result of increased archaeological interventions in these areas (*op.cit.*: 12).
- 4.16 There is no evidence of this period within the Study Area.

Middle Bronze Age to Iron Age

- 4.17 There is evidence of climatic deterioration from the middle to late Bronze Age, which resulted in changes to societal values, and increased competition for resources. A key characteristic of this period is the expansion of defensive hillforts. The deterioration in the climate continued during the early Iron Age, which is likely to have driven populations from the uplands to the better draining and fertile lowlands, and this competition over resources is likely to have been a factor in the development of hillforts (Ritchie, 2018; Turney et. al., 2016).
- 4.18 Iron Age finds have been recorded at the Roman fort site in Castlefield, perhaps indicating an earlier Iron Age presence in this area (Redhead, 2009: 13).
- 4.19 There is no evidence of this period within the Study Area.



Roman

- 4.20 By the time of the Roman invasion, it is likely that the landscape was characterised by individual farmsteads and small hamlets, with enclosed fields, open grazing and woodland. There would have been existing trackways connecting local people and long-distance routeways.
- 4.21 The Roman fort at Manchester, *Mamucium*, was established in 79 AD and was occupied until the late 4th century (Miller & Cook, 2019). Located in the modern Castlefield area of the city, the fort occupied a defensive position overlooking the confluence of the rivers Medlock and Irwell (Redhead, 2009: 14). The fort was originally built in turf and timber, and following several phases of expansion and rebuilding, it was rebuilt in stone in around 200 AD (*ibid.*). The civilian settlement developed along the road from the fort's North Gate, with its southern boundary formed by the Medlock (*ibid.*).
- 4.22 It is suggested that a possible route of the road connecting Manchester fort with the fort at Melandra, near Glossop. There was likely a continuation of practices in the areas outside of the forts and their associated civilian settlements, and no large villa estates have been found in the region (Redhead, 2009: 14).
- 4.23 There is no evidence of this period within the Study Area.

Early Medieval

- 4.24 The early medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain, up until the time of the Norman Conquest in 1066.
- 4.25 It is likely that the Greater Manchester area was a sparsely populated frontier region during this period, though it is likely that life for the general population carried on in much the same way.
- 4.26 There may have been a 'burh' at Manchester, as the Anglo-Saxon Chronicle reports that in the year 919 King Edward ordered his army to repair and man a fort here as a frontier defence (Redhead, 2009: 15). It is likely that the focus for defensible area was at the location for the later Cathedral, where early medieval finds have been recovered (*ibid.*).
- 4.27 There is no evidence of this period within the Study Area.

Medieval

- 4.28 Following the Conquest, the area of Greater Manchester was subject to the 'Harrying of the North' in 1069-70 along with Northumberland, Cheshire and Yorkshire, where estates were burned, and crops and stock destroyed in retaliation for resistance against the new Norman king.
- 4.29 Manchester had become a town during the medieval period, with the town receiving its market charter in 1282 (Redhead, 2009: 16). By the end of the medieval period, Manchester had established itself as a regional centre of flax and woollen manufacture and trade (*ibid.*).



- 4.30 During the medieval period, villages were usually set within an open field system with commons. An open field system is composed of unenclosed cultivation strips arranged within a number of 'great fields', usually two or three, which were used in rotation so that the unused portion could recoup nutrients through pasturing. This system has been recognised from historic mapping around Manchester, however piecemeal enclosures associated with scattered farmsteads and pasture was more common (Redhead, 2009: 17).

Post Medieval

- 4.31 The post medieval period is generally considered to begin with the dissolution of the monasteries by King Henry VIII in 1536. This period saw the creation of the Church of England with the monarch as the head of the church, and the beginning of the constitutional monarchy in the years following the aftermath of the English Civil War in the mid-17th century.
- 4.32 Manchester had established itself as a regional centre for the spinning and weaving of wool, linen and flax in the late 16th and 17th century (Redhead, 2009: 17). The town's population doubled in the 100 years following 1540, and the town saw episodes of major building (*ibid.*). Much of the institutional, industrial, and urban development of Manchester was due to the rich merchant classes which had developed from the cloth industry.
- 4.33 From the mid-17th century to the mid-18th century, the population of Manchester increased seven-fold, due to immigration to supply the growing weaving and fustian trades (Redhead, 2009: 18).

Industrial

- 4.34 The industrial period begins with the Industrial Revolution from approximately 1750. As seen above, the industrial nature of the town developed during the medieval and post medieval periods, but the advances made in transport and industrial processes set this period apart from the post medieval period preceding it.
- 4.35 The Bridgewater Canal was built to transport coal from the Duke of Bridgewater's mine at Worsley, Greater Manchester efficiently and cheaply (Archives Hub, n.d.). It reached Manchester in 1764, and was extended to Runcorn in 1776, which linked Manchester to Liverpool, and so to world trade (*ibid.*).
- 4.36 The first steam-powered cotton spinning mill in Manchester was built in 1781-2 by Richard Arkwright and Partners (Redhead, 2009: 19). The introduction of industrial large-scale mills altered the townscape - the number of mills rose to 86 by 1816, and there was a corresponding population boom (*ibid.*).
- 4.37 The railway was built in Manchester in 1830. The Manchester & Birmingham Railway extended the station to London Road in 1842 when its line was opened to Crewe (Network Rail, n.d.). The Manchester, South Junction and Altrincham Railway opened in August 1849, with its platforms next to London Road (*ibid.*).
- 4.38 Manchester was made a city in 1853.



- 4.39 The Study Area was developed as part of the urban expansion of the rapidly growing city.
- 4.40 The 'Drink Map of Manchester' 1889 shows that there were two 'beerhouses' in the vicinity of the Site. The Beer Act of 1832 loosened legislation for the selling of beer in an attempt to promote sobriety, the thinking being that if there was plenty of opportunity to drink beer, people would stop drinking spirits. Anyone could open a beerhouse by paying a fee to the Excise, and by 1889 there were 1,323 beerhouses in Manchester, in comparison to 484 licensed victuallers (hotels and public houses).



Figure 1 Extract from *The Drink Map of Manchester*, a reproduction of a document provided to the City Magistrates and appeared in the *Manchester Guardian* January 5th, 1889. Beerhouses are indicated by a red circle. © University of Manchester Library

Modern

- 4.41 During the 20th century, many of the textile sites were taken over by electrical, chemical and light engineering firms following general economic depression and shrinking world markets (Redhead, 2009: 20). Some sites were abandoned by industry (*ibid.*).
- 4.42 Many of the buildings within the Study Area are related to the university, predominantly the University of Manchester Institute of Science and Technology (UMIST) which amalgamated with the Victoria University of Manchester in 2004 to create the University of Manchester (University of Manchester, n.d.). The Manchester Technical School was converted from the previous Mechanics' Institute in 1883 by John Henry Reynolds (*ibid.*). From 1892, it came to be known as the Manchester Municipal Technical School following funding by the Manchester Corporation, and in 1902 a new building was opened on Sackville Street (*ibid.*). The technical school was renamed the Manchester Municipal College of Technology after the First World War (*ibid.*).



- 4.43 In September 1960, Manchester London Road railway station changed its name to Manchester Piccadilly (Network Rail, n.d.).
- 4.44 At the Site, the former 18th and 19th century buildings were cleared in the 1950s and 1960s, and Chandos Hall was built on the site. Chandos Hall was designed by W. A. Gibbon of Cruickshank & Seward and was built between 1962 and 1964. The building was demolished in 2019.

Previous Archaeological Events

- 4.45 The Site was subject to an archaeological trial trench evaluation as a condition of the 2017 Application (Radford, 2019). This was carried out by Salford Archaeology in 2019.
- 4.46 The programme of evaluation trenching works comprised two trenches which were targeted on the footprint of the 18th and early 19th century buildings. Fragmentary structural remains of an 18th to 19th century building were recorded during the archaeological evaluation, which are considered to be of low archaeological interest.
- 4.47 Two trenches were excavated during the trial trench evaluation, both aligned north-west/south-east and measured 25x1.8m. Trench 1 was located in the centre of the site which had previously been a tennis court and nursery yard. Trench 2 was located at the east of the site in the area that had been covered by the nursery and garage buildings.
- 4.48 Within Trench 1, three brick features were recorded. In the centre-west of the trench was a brick structure interpreted as the remains of a drain system. In the centre-east was a semi-circular single-coursed brick structure which was interpreted as a well. Finally at the northern end of the trench was a brick wall, which was abutted by a flagstone floor. It was concluded that the depth at which the remains were exposed, implies that this formed part of a cellar.
- 4.49 Within Trench 2, the remains of the mid-20th century buildings were recorded. In the northern end of the trench a double-coursed brick wall was recorded, likely of 18th to 19th century date. This wall was abutted by a brick surface.
- 4.50 The evaluation also demonstrated that those remains of the most archaeological interest, including the workers housing, had been completely removed during the modern clearance of the Site.

Historic Map Regression

- 4.51 Cartographic evidence indicates that Manchester expanded significantly during the 18th and 19th centuries. From the mid-19th century until the mid-20th century, the development site was located in a built-up area of factories, offices, and housing, which included properties fronting Echo Street and Lawton (Lauder) Street, Albion Place and Horsefields. As the textile industry declined, the land around the development site was used as part of the School/College of Technology, and between 1950 and the mid-1960s the former properties were cleared, and Chandos Hall built on the site.



Pre-industrial Map Evidence

- 4.52 John Speed's map, *The Countie Pallatine of Lancaster*, of 1610, is a county map depicting larger villages, towns and estates, with natural features such as larger rivers, areas of mossland and hilly areas. Manchester is shown in the Salford Hundred, with a bridge over the River to Salford.
- 4.53 Eman Bowen's map, *County of Lancaster*, of c.1760 shows Manchester in the Salford Hundred, at the junction of the east-west road to Eccles, and the north-south road from Stockport in the south to Bury in the north, with buildings along the roads. It is noted that there is a Market on a Saturday.
- 4.54 William Yates's map of 1786, *The county palatine of Lancaster*, depicts greater detail than the previous map (Figure 2). More roads and place names are shown, along with areas of buildings and landowners names in areas outside of the settlements. Manchester is labelled as a market town which is not a borough. There are numerous water mills shown along the River Irk to the north and north-east of the town, and the River Medlock to the south and east. The Site was likely located on the outskirts to the south-east of the expanding town at this time.



Figure 2 Extract from Yate's *The county palatine of Lancaster*, 1786 © University of Manchester Library

Industrial Period Map Evidence

- 4.55 William Green's 1794 *A plan of Manchester and Salford* shows proposed new roads along with existing roads and buildings. Landowners' names are also given on areas beyond the developed area.
- 4.56 The town is expanding at this time, with the Site located in an area which is partially under development. The main road to the east of the Site is labelled as 'Bank Top', and Granby Row are roughly in line with the present road layout.



- 4.57 There are large, detached buildings along the south side of Granby Row, in the approximate area of the Site, with large formal gardens leading to the River Medlock (**Error! Reference source not found.**).



Figure 3 Extract from William Green's Plan of Manchester, 1794. Approximate location of Site shown in red. © University of Manchester Library

- 4.58 Banks & Co.'s plan of Manchester & Salford, with their environs, 1832, shows township and district boundaries, street names with their lengths, and the function of industrial buildings.
- 4.59 The Site is located to the north of the River Medlock in an area which is under development - there are areas to the west where no buildings have been built, however the immediate environs of the Site have been considerably developed. A 'School' is shown to the north-west of the Site. Terraced housing has been built to the north of the Site. The main road to the east of the Site is now labelled as 'London Road'.
- 4.60 The buildings which were shown on Green's map may still exist, but are likely to have been subdivided, and the formal gardens have been replaced by much smaller plots, where they still exist. New roads such as Albion Street have been constructed. New back-to-back terraced buildings are shown on the eastern portion of the Site (Figure 4).



Figure 4 Extract from Bancks & Co.'s plan of Manchester & Salford, 1832. Approximate site location shown in red. © University of Manchester Library

- 4.61 The Site is located within the Oxford Ward Part 2 map of Joseph Adshead's *twenty-four illustrated maps in the township of Manchester*, from 1851. This collection of maps shows each ward of the township of Manchester and provides an indication of the usage of each building.
- 4.62 The Site is bounded to the east by Albion Street, with 'Albion Place' and 'Horsfields Blds' leading from this street. It is also bounded to the south by the new railway viaduct, and the road layout has been changed in the surrounding area. Lawton Street leads from Granby Row towards the railway and an industrial building located here.
- 4.63 The buildings within the Site boundary are a mixture of private houses and warehouses or places of business. The 'National School' is located to the north-west of the site.



Figure 5 Extract from Adshead's township of Manchester, Oxford Ward Part 2, 1851. Approximate site location shown in red. © University of Manchester Library

Ordnance Survey Map Evidence (Appendix B)

- 4.64 The Ordnance Survey (OS) Town Plan, 1:1,056, 1851 shows little difference to Adshead's map, though it does indicate which buildings have cellars. A 'Smithy' is shown as one of the buildings on Albion Place. Temple Street Mill (Cotton) is shown to the south-west of the Site, south of the River Medlock.
- 4.65 The OS 1891 Town Plan, 1:500, shows the school to the north-west is now just labelled as 'School' with divisions shown for Boys, Girls and Infants with associated playgrounds. The cotton mill has been replaced with an Iron Works, and on the northern bank of the river, south of the Viaduct is now located the 'Manchester Nut & Bolt Works'. London Road Station has been built to the north-east of the Site.
- 4.66 The OS County Series, 1908, shows that the road plan has been changed to the north of the site with the creation of 'Whitworth Street' and its associated tramway. The creation of this road has created a triangular plot within which is now the 'Chief Fire Engine Station'.



- 4.67 The playgrounds associated with the National School have been removed to connect Cobourg Street with Granby Row. The buildings to the north and west of the school have been replaced with new buildings labelled 'School of Technology'.
- 4.68 There have been road name changes - Albion Street is now named Echo Street.
- 4.69 The OS 1922 map shows that the Catholic Church to the west of the school has been demolished. The Chief Fire Engine Station has been subdivided into the Fire Engine Station fronting Whitworth Street, the Police Station, Ambulance Station, and fronting London Road, the Gas Meter Test Station, Coroner's Court and a Bank.
- 4.70 The 1932 OS maps shows that 'Whitworth Street' now labelled as 'Fairfield Street'. The school of technology is now 'College of Technology'.
- 4.71 The OS 1948 map shows that the terraced building at the corner of Echo Street and Granby Row, and the School building to the north-west of the Site have been cleared.
- 4.72 OS mapping from the 1950s shows that The College of Technology building has been expanded to occupy the site of the previous Chapel, National School, and a separate College of Technology building on the corner of Cobourg Street.
- 4.73 During the 1960's the OS mapping depicts the area to the west of the Site is now empty, labelled 'College of Science & Technology'. The River Medlock has been diverted and no longer runs above ground. The 'Manchester Nut and Bolt Works' building to the south of the Site has been cleared.
- 4.74 Within the Site, the buildings which previously occupied the site have been cleared and Chandos Hall is now shown, along with a building labelled as 'Depot' at the corner of Granby Row and Echo Street. Albion Place is still shown.
- 4.75 In the early 1970s, the mapping shows the change from industrial buildings to commercial/residential usage. There is now an indication of public paths across the empty plot to the west of the Site. Possible garages are now shown in the south-eastern portion of the Site. The factory buildings to the south of the site have been replaced or repurposed into the College of Science and Technology buildings. A Tennis Court is labelled between Chandos Hall and the Depot and garages.
- 4.76 In the late 1980s to early 1990s the road layout is amended again, to pedestrianise the section of Granby Row from the junction with Cobourg Street to the corner of the new garden area. Within the Site, the depot building is now labelled as 'Nursery' and the Tennis Court is no longer labelled.

Historic Landscape Character

- 4.77 The Greater Manchester Urban Historic Landscape Characterisation (GMUHLIC) project (Redhead, 2009) recorded that the Site is currently within an area classified as residential, with 20th century high rise flats (Drawing G9788.002, Appendix A). Historically, the Site was classified as residential- villas/detached housing for the period 1770-94, then residential- terraced housing for the period 1794-1848. For the period 1892-1955 the classification changes to commercial - commercial core.



5.0 Known Heritage Assets within the Area of Search

Designated heritage assets within area of search

5.1 There are sixteen designated heritage assets within the area of search, comprising one Grade II* listed building, fourteen Grade II listed buildings and one conservation area.

- Police and Fire Station Grade II* Listed Building (List Entry Number 1197918).
- Rochdale Canal Lock Number 86, to East of Chorlton Street Grade II Listed Building (List Entry Number 1247481).
- Rochdale Canal Boundary Wall to Canal Between Sackville Street and Chorlton Street Grade II Listed Building (List Entry Number 1270837).
- Manchester South Junction and Altrincham Railway Viaduct Grade II Listed Building (List Entry Number 1200837).
- Former Goods Offices to Piccadilly Station Grade II Listed Building (List Entry Number 1197919).
- 46, Sackville Street Grade II Listed Building (List Entry Number 1247608).
- Minshull House Grade II Listed Building (List Entry Number 1283092).
- Mintierna House Grade II Listed Building (List Entry Number 1197759).
- Train Shed and Undercroft at Manchester Piccadilly Station Grade II Listed Building (List Entry Number 1283014).
- Regency House with Barclays Bank Grade II Listed Building (List Entry Number 1254835).
- The Shena Simon Sixth-Form College Grade II Listed Building (List Entry Number 1270607).
- Institute of Science and Technology (University of Manchester) Grade II Listed Building (List Entry Number 1247609).
- Granby House Grade II Listed Building (List Entry Number 1218253).
- Orient House Grade II Listed Building (List Entry Number 1200838).
- Sculptural Wall Grade II Listed Building (List Entry Number 1400857).
- Whitworth Street and Princess Street Conservation Area.

5.2 The Site is located within the Whitworth Street and Princess Street Conservation Area and is adjacent to the north to the Manchester South Junction and Altrincham Railway Viaduct.

5.3 Built Heritage is assessed and discussed in the Heritage Statement, prepared by Turley Heritage, however it is relevant to this study that all of the listed buildings relate to the 19th and 20th century development of Manchester.

5.4 The Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920.

Non-designated Heritage Assets within area of search

5.5 There are fourteen non-designated heritage assets within the area of search, all dated to the 19th to 20th century development of Manchester.



- 5.6 None of the recorded non-designated heritage assets are within or immediately adjacent to the Site.

Archaeological Potential

- 5.7 Baseline evidence all attests to the site having been in agricultural use prior to the 18th century. During the later 18th century, a house and garden was developed on part of the site. The house was later subdivided into tenements and back-to-back accommodation laid out on the former gardens and undeveloped land during the first half of the 19th century.
- 5.8 The trial trench evaluation carried out in 2019 shows that some fragmentary structural remains of the 18th to 19th century buildings on the site had survived the truncation caused by the construction of Chandos Hall, but no earlier archaeological remains were recorded.



6.0 Discussion and Conclusions

Summary of baseline conditions

- 6.1 There are no recorded heritage assets with archaeological interest within the site boundary. The recorded assets within the 250m Study Area all relate to the 19th and 20th century development of Manchester.
- 6.2 Historic mapping indicates that the site was developed during the late 18th and early 19th century. The buildings built during this time occupied the Site until it was cleared before construction of Chandos Hall in the early 1960s.
- 6.3 The trial trench evaluation undertaken in the Site in 2019 showed that the construction of Chandos Hall had truncated the majority of the remains of any previous building, but there were some surviving fragmentary remains.

Assessment of Effects

Development Proposals

- 6.4 The Site has been cleared of any previous structures. Localised demolition to any remaining existing foundations/pile caps may be required. There will be a 'cut and fill' operation to ensure that the Site is level prior to development.
- 6.5 Excavation and trenching works will be required to install services, drainage runs and foundations for structures. Excavation will also be required to create a basement area adjacent to Vimto Park.
- 6.6 Whilst there are existing piles on site, new pile foundations may be required.

Direct Effects

- 6.7 Direct effects of the proposed development may arise from any excavation works associated with the construction of the new buildings. Construction activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.
- 6.8 The results of the trial trench evaluation indicate that there are fragmentary remains of the 18th to 19th century buildings which were cleared from the site in the mid-20th century, and that the development of the site since the 18th century have removed any evidence of earlier remains. The fragmentary remains which do survive are of up to low (local) heritage significance.
- 6.9 It was considered in the report (Radford, 2019) that it was unlikely that further archaeological investigation would enhance understanding of the building and its development, and the Site had no potential to inform any of the research objectives for the industrial period as identified in the North West Regional Research Framework (2020).
- 6.10 It is assessed that there would be a moderate effect on the archaeological resource in the site. The significance of this effect would therefore be **low**.



Indirect Effects

- 6.11 The indirect effects of the proposed development are the impacts upon the setting of heritage assets, in other words, how the development impacts upon the way the landscape and the historic assets are experienced.
- 6.12 There are no indirect effects expected on any archaeological remains within the Study Area.

Mitigation or Recommendation

- 6.13 Archaeological evaluation has been undertaken on the site of the proposed development. It is considered that further archaeological work is not required.
- 6.14 It is recommended that the conclusions of this desk-based assessment are confirmed in consultation with Ian Miller, Heritage Management Director at Greater Manchester Archaeological Advisory Service (GMAAS).

Archive

- 6.15 This report will be archived with the Greater Manchester HER and/ or OASIS within 6 months of completion, unless otherwise instructed by the client.

References

Data Sources

Archaeological Data Services: <http://archaeologydataservice.ac.uk/archsearch>

British Geological Survey, Geology of Britain Viewer: <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

Cavill, P. (2018) *A New Dictionary of English Field-Names*, Nottingham: English Place-Name Society

Darvill, T. (2003) *Oxford Concise Dictionary of Archaeology*, Oxford: Oxford University Press

Domesday Book: <https://opendomesday.org/>

Greater Manchester Historic Environment Record

Historic England, Aerial Archaeology Mapping Explorer: <https://historicengland.org.uk/research/results/aerial-archaeology-mapping-explorer/>

Historic England, Aerial Photograph Explorer: <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

Historic England, The Historic England Archive: <https://historicengland.org.uk/images-books/archive/>

Lock, G. and Ralston, I. (2017) *Atlas of Hillforts of Britain and Ireland*. [ONLINE] Available at: <https://hillforts.arch.ox.ac.uk>

Mills, A.D. (2011) *A Dictionary of British Place Names*, Oxford: Oxford University Press

National Heritage List: <https://historicengland.org.uk/listing/the-list/>

National Library of Scotland, Map Images: <https://maps.nls.uk/index.html>

National Monuments Record: <http://www.heritagegateway.org.uk/gateway/>

North West Regional Research Framework (2020): <https://researchframeworks.org/nwrf/>

Roman Roads Research Association, *The Roads of Roman Britain: A Gazetteer*: <https://roadsofromanbritain.org/gazetteer.html>

University of Manchester, *Manchester Digital Collections Mapping Manchester*: <https://www.digitalcollections.manchester.ac.uk/collections/maps/1>

Legislation and Policy

Ancient Monuments and Archaeological Areas Act, 1979

Manchester City Council, *Manchester's Local Development Framework: Core Strategy 2012 to 2027*, Adopted 11th July 2012

National Planning Policy Framework, 2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

Best Practice and Guidance

CIfA (2022) *Code of conduct: professional ethics in archaeology*, Reading: Chartered Institute for Archaeologists

CIfA (2020) *Standard and guidance for Historic Environment Desk-Based Assessment*, Reading: Chartered Institute for Archaeologists

Design Manual for Roads and Bridges (2020) *LA 104 - Environmental assessment and monitoring*, Highways England

Historic England (2008) *Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment*, Swindon: Historic England

Historic England (2016) *Making Changes to Heritage Assets: Historic England Advice Note 2*, Swindon: Historic England

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*, Swindon: Historic England

Historic England (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, Swindon: Historic England

IEMA, IHBC & CIfA (2021) *Principles of Cultural Heritage Impact Assessment in the UK*, Lincoln: IEMA

Planning Practice Guidance: Historic Environment, July 2019:
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Other sources

Archives Hub (n.d.) *The Bridgewater Canal*:
<https://archiveshub.jisc.ac.uk/features/bridgewatercanal/index.html>

Curtins (2023) *Echo Street, Manchester: Phase 2 Site Investigation*, Report ref 065374-CUR-00-XX-RP-GE-80002-P01

Manchester City Council (n.d.) *Whitworth Street Conservation Area*:
https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area

Miller, I. and Cook, O. (2019) *Deansgate Square, Manchester: Archaeology Beyond the Medlock, Greater Manchester's Past Revealed, Volume 25*, Salford: The Centre for Applied Archaeology

Network Rail (n.d.) *The history of Manchester Piccadilly station*:
<https://www.networkrail.co.uk/who-we-are/our-history/iconic-infrastructure/the-history-of-manchester-piccadilly-station/#:~:text=The%20Manchester%2C%20South%20Junction%20and%20Altrincham%20Railway%20opened%20in%20August,erected%2C%20opening%20in%20May%201882.>

Radford, A. (2019) *Archaeological Evaluation: Echo Street, Manchester*, Unpublished Report No SA/2019/63, Salford: Salford Archaeology

Redhead, N. (2009) *Greater Manchester Urban Historic Landscape Characterisation: Manchester District Report*, Manchester: The Greater Manchester Archaeological Unit, <https://doi.org/10.5284/1017434>

Ritchie, M. (2018) A Brief Introduction to Iron Age Settlement in Wales, *Internet Archaeology*, 48, <https://doi.org/10.11141/ia.48.2>

Turney, C.S.M., Jones, R.T., Thomas, Z.A., Palmer, J.G., and Brown, D. (2016) 'Extreme Wet Conditions Coincident with Bronze Age Abandonment of Upland Areas in Britain', *Anthropocene*, 13, pp. 69-79, <https://doi.org/10.1016/j.ancene.2016.02.002>

TEP (2017) *Echo Street, Manchester: Archaeological Desk-based Assessment v2*, Unpublished Document Ref 6441.001_v2, Market Harborough: The Environment Partnership (TEP) Ltd

University of Manchester (n.d.) *History of UMIST*: <https://www.manchester.ac.uk/discover/history-heritage/history/umist/>



APPENDIX A: Gazetteer of known heritage assets



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA1	1386.2.0	Rochdale Canal. Urban canal section c.1.25 miles long, connected with the Ashton-under-Lyne Canal at Dale Street. Nine broad locks down to the Bridgewater Canal at Castlefield which gave it the name 'Rochdale Nines'. A third junction is formed with the Manchester & Salford Canal in Great Bridgewater Street area. Infilled canal arms. Part of the Cheshire Ring of canal navigations. Parliamentary approval of 1799, and 1800. Completed 1804. Now mainly used for pleasure craft. Originally proposed in 1766, but not built until 30 years later, the 33-mile canal linked the Bridgewater Canal to the Calder and Hebble Navigation in Yorkshire. The Manchester section, over 8 miles long with 8 locks, opened in 1804.	Canal	Industrial	Low
NDHA2	1391.1.0	Piccadilly Station (former London Road Station). Opened in 1842 by Manchester Birmingham Railway. Afterwards used jointly with Manchester, Sheffield & Lincolnshire Railway. Rebuilt as joint station 1865–66. Companies had separate platforms, offices and passenger accommodation. Enlarged 1880–82. MSLR side also used by Midland Railway 1867–84. Whole site remodelled in 1959 when the South Junction Railway platforms were made part of the plan and from 3rd May 1971 trains from Altrincham could run through to Piccadilly from Oxford Road. The name Piccadilly became official on 12th September 1960. The Midland Region Office architect was RL Moorcroft.	Railway Station; Railway	Industrial	Low



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA3	12344.1.0	Bank Top Tunnel (Duke's Tunnel). Navigable tunnel built by the third Duke of Bridgewater in 1787–89 from the river Medlock to below a coal yard on the east side of London Road, where coal was winched up a shaft using a horse-gin [see also HER 16915.1.0]. Use of the tunnel for navigation is believed to have been short-lived, ending with the construction of the Rochdale Canal [HER 1386.2.0]. That canal, which received its Act in 1794, joined with the Bridgewater Canal in Castlefield. The Rochdale Canal was not finally completed until 1804, but the westernmost section, between Castlefield and Ancoats, probably opened in late 1799.	Canal Tunnel	Industrial	Low
NDHA4	16922.1.1	Tunnel. A stone-built tunnel runs a short distance into the revetment wall within the warehouse [HER 16922.1.0]. At the far end of the tunnel, in the soffit, is a large rectangular aperture, which appears to be the lower end of a blocked shaft from ground level. When in use, the shaft would have emerged on the wharf, between the canal basin and the warehouse. It was almost certainly utilised for transferring goods from the canal into the basement of the warehouse.	Tunnel	Industrial	Low
NDHA5	12347.1.0	Monroes public house (36 London Road). The public house No.36 London Road, at the corner with Whitworth Street, now Monroes, was formerly the White Hart and is shown on the 1888 map. 3 storeys, with ground floor rendered.	Public House	Industrial	Low



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA6	2078.1.0	Jackson Street Mills (UMIST Campus) (now University of Manchester). Marked on OS 1849 map as 'Jackson Street Cotton Mill' and as a cotton mill on OS 1910 and 1932 maps. There is no survey sheet for this site. J & E Wood of Bolton horizontal cross-compound engine installed here in 1870 and modified in 1899. It developed 1500 hp at 160 psi and worked at 52 rpm. There was a bad fire at this site between 1890 and 1900 as Scott & Hodgson supplied a new flywheel and gears in 1900, and the engine may have been moved to give extra room for the rope drive. J & E Wood supplied the new cylinders which ran until the new mill closed and the premises were sold to UMIST. The yarn spun here was some of the finest in the trade, i.e., in counts of 200s if needed. The 2 flywheels measured 18' each in diameter. The 13'6" drive was placed between the flywheels. The first map to depict this complex of mills is Pigot 1813; it is labelled as Barnes Mill on Bancks & Co's 1831 map. Labelled as Jackson Street Mills on the OS Town Plan, with power system features to the north. The complex appears to have been greatly altered by the time of the 1890s Town Plan and expanded towards the river and westwards, replacing a number of back-to-back houses. Despite the fire, the plan does not alter into the early 20th century. None of the early 19th century parts of the mill appear to survive, although there are four distinct elements/phases to this complex. The monumental arched entrance at the eastern end appears to be the earliest phase, possibly mid- to late 19th century. The rest of the mill is late 19th/early 20th century in date and majorly rebuilt after a fire in July 1901 (later than described above), although the ground floor appears to have been retained. The mill was incorporated into UMIST campus in the 1960s and it appears that this is when many of the ancillary buildings and power system features were demolished.	Scientific Institute; University; Cotton Mill; Spinning Mill; Textile Mill	Industrial	Low



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA7	11410.1.0	Site of London Road Mill. Cotton mill shown on 1831 and 1849 maps as L-shaped range. On 1888–89 map only the eastern arm of the building is shown, unnamed. This is still shown on the 1905 map. By 1932 the building had been demolished and Aytoun Street extended across the site.	Cotton Mill	Industrial	Negligible
NDHA8	11411.1.0	Site of Shepley Street Mill. Shown on 1831 and 1849 maps as large rectangular range. Named as disused on the 1888–89 map, but still shown on the 1905 map when named as Ogdens Mill. By 1932 the mill had been demolished and Aytoun Street extended across the site of its western end.	Cotton Mill	Industrial	Negligible
NDHA9	11412.1.0	Site of Minshull Mill. Cotton mill shown on 1831 and 1849 maps as rectangular range. Shown on the 1888–89 map, unnamed. By 1905 it had been demolished and Fairfield Street had been built across the site.	Cotton Mill	Industrial	Negligible



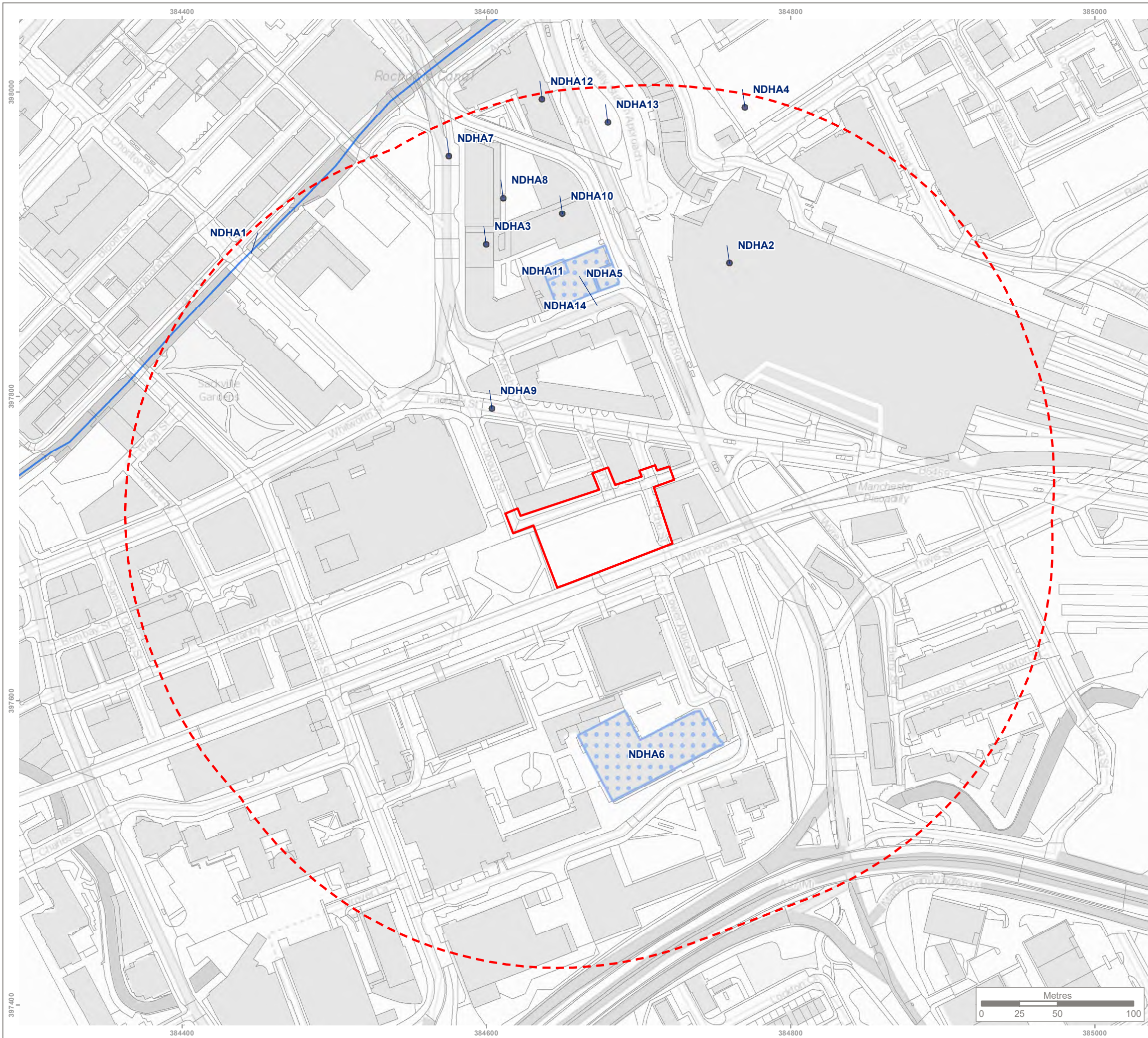
TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA10	12342.1.0	Site of Cotton Mill. Factory of 3 storeys shown on south side of Brook Street (now Bladon Street) at junction with London Road in a book of plans of Manchester mills c.1822, the occupiers being named as J & J Ramsbottom. This mill appears to be shown, unnamed, on the 1787–94, 1800 and 1808 maps. It had been demolished by 1831, when the site was occupied by housing and, on Brook Street, by a smaller building of perhaps industrial or commercial use. By 1849 those buildings had in turn been replaced by a new cotton mill, named on Adshead's map of 1850 as occupied by Robert Ogden and Son, also occupants of Shepley Street Mill on the north side of Brook Street. In the late 19th or early 20th century, this second mill building was either rebuilt or remodelled with a new commercial façade, and in this new form was still standing in the late 20th century. Site now largely occupied by raised area on the south side of Bladon Street, partly landscaped with steps, partly overgrown.	Cotton Mill; Textile Mill; Cotton Mill	Industrial	Negligible
NDHA11	12346.1.0	Site of Cotton Mill and possible Smithy. Site shown as built up on 1831 map, apparently with back-to-back housing. The 1849 map shows a single building on this site, named as a smithy. Adshead's map of 1850, however, names this as a cotton mill. These were presumably the premises of the firm of Samuel Hollins jun. & Co cotton spinners, listed in directories of 1852 and later at No.8 Pump Street, but not listed in a directory of 1851. No longer extant. The area had been redeveloped by June 2015.	Blacksmiths Workshop?; Cotton Mill; Textile Mill	Industrial	Negligible



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA12	12343.1.0	Site of 8–14 London Road. Probably the buildings shown on this site on Green's map of 1787–94. Originally 4 separate properties. No.8 on the right, formerly the Coach and Horses, now under renovation; Nos.10–14 are a restaurant. No.8 is 3 storeys; the building is currently boarded over, but appears to retain a ground-floor bay window, with the entrance via steps to its right. This bay, which also rose through the 1st and 2nd floors (MCL 02726, 49420), is shown on the 1888 map and may also be indicated on the 1849 map. The north elevation is rendered and has modern windows to the ground and 1st floors, but the 2nd floor retains early windows, each 3 panes high, that on the left being 3x4 panes, the long central windows being 3x8, and that on the right being 3x3. Small brick-built extension to rear. Nos.10 & 12 are also of 3 storeys of different heights, No.12 being lower. They have a rendered façade, with modern windows; each has a doorway on right, approached by tiled steps, to the left of which a fenced-off area marks the site of steps to cellar, now covered, but the cellar door on No.12 is still visible. No.10 has two chimney stacks in the south gable. No.14, originally of 3 storeys, is mostly reduced to a single storey, again rendered over; modern window, with door on right. Photographic evidence shows that No.14 was of one build with the now demolished Feathers Inn, No.16 London Road (MCL 02726). These buildings were cleared in the early 21st century (by 2005) and the site has since been redeveloped.	Public House	Industrial	Negligible



TEP ID	HER ID	Name and Description	Type	Date	Significance
NDHA13	16915.1.0	Site of Bank Top Coal Wharf. The 'Dukes Tunnel' [see HER 12344.1.0] was constructed during the late 18th century to provide a canal link between Bank Top and the river Medlock. A vertical shaft, or 'eye', was used for lifting coal from barges inside the tunnel; the coal wharf was located just to the south-west of the study area. The wharf was made redundant when the Rochdale Canal linked through to the Bridgewater.	Canal Wharf; Coal Depot	Industrial	Negligible
NDHA14	16527.1.0	Former buildings at 6 Whitworth Street to 34 London Road. Block of late 19th-/early 20th-century commercial buildings, brick-built with stone decoration. Nos.4 and 6 Whitworth Street appear on the 1888 map. No.4 is 3 storeys, No.6 is of 3 storeys with a gabled façade. The building was formerly known as The Twisted Wheel Club; the club was started in 1963 by Ivor Abadi as a rhythm and blues venue at an unlicensed coffee bar on Brazenrose Street, in the Deansgate area of Manchester. No.34 London Road is the east–west aligned component of an L-shaped block that was originally built c.1876 as offices for the Manchester, Sheffield & Lincolnshire Railway Company and subsequently converted for use as the Hotel International. The London Road façade is of four storeys. The north-facing elevation is of six storeys. The building had been demolished and the site redeveloped as 'Motel One' by 2015	Office; Hotel; Club	Industrial to Modern	Negligible



KEY

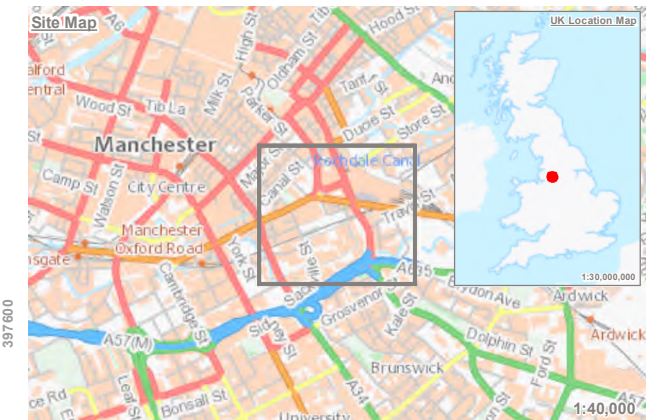
- Site boundary
- Site boundary 250m buffer
- Non-designated Heritage Assets
 - NDHA point
- NDHA line
- NDHA polygon

Note

This map contains data from the following sources:
- Greater Manchester Historic Environment Record © Greater Manchester Archaeological Advisory Service copyright [2023]



Reproduced by permission of Ordnance Survey on behalf of HMSO.
Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Licence number 0100057890.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

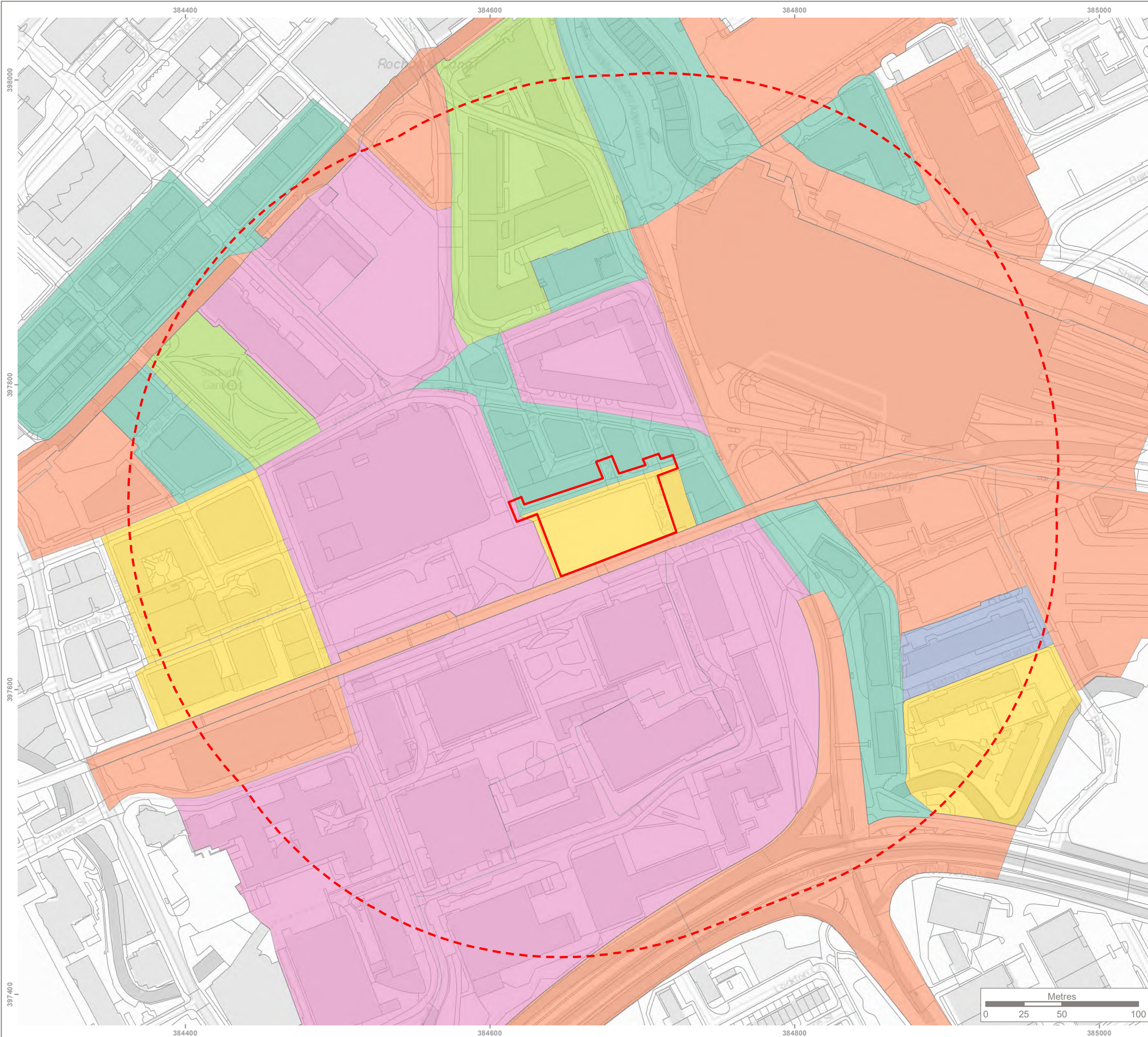
The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Echo Street, Manchester

Title
Location of Known Heritage Assets

Drawing Number
G9788.001

Drawn	Checked	Approved	Scale	Date
SD	CW	JC	1:2,500 @ A3	20/03/2023



KEY

- Site boundary
- Site boundary 250m buffer

Historic Landscape Character Area Type

- Commercial
- Communications
- Industrial
- Institutional
- Ornamental, Parkland and Recreational
- Residential

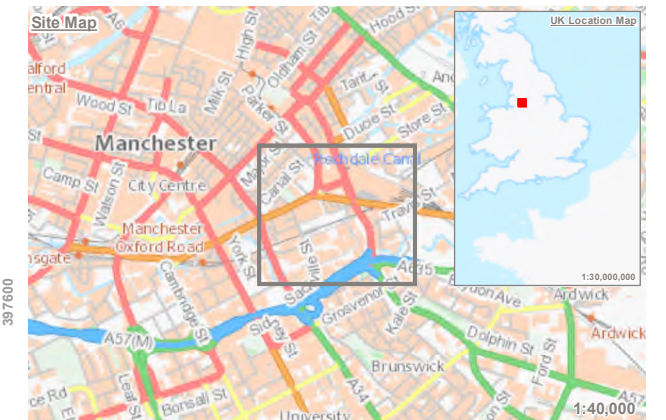
Note

This map contains data from the following sources:
- Greater Manchester Historic Environment Record
© Greater Manchester Archaeological Advisory Service copyright [2023]



Reproduced by permission of Ordnance Survey on behalf of HMSO.

Contains OS data © Crown Copyright and database right 2023. All rights reserved.
Licence number 0100057890.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

The Reynard Suite - First Floor Offices,
Bowden Inn Farm, Market Harborough, LE16 7SA
Tel 01858 353120 e-mail tep@tep.uk.com www.tep.uk.com

Project
Echo Street, Manchester

Title
Historic Landscape Characterisation

Drawing Number
G9788.002

Drawn	Checked	Approved	Scale	Date
SD	CW	JC	1:2,500 @ A3	21/03/2023



APPENDIX B: Ordnance Survey Historic Mapping

Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: 1056 Scale Town Plan

Map date: 1851

Scale: 1:1,056

Printed at: 1:1,056



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: County Series

Map date: 1889-1893

Scale: 1:2,500

Printed at: 1:2,500

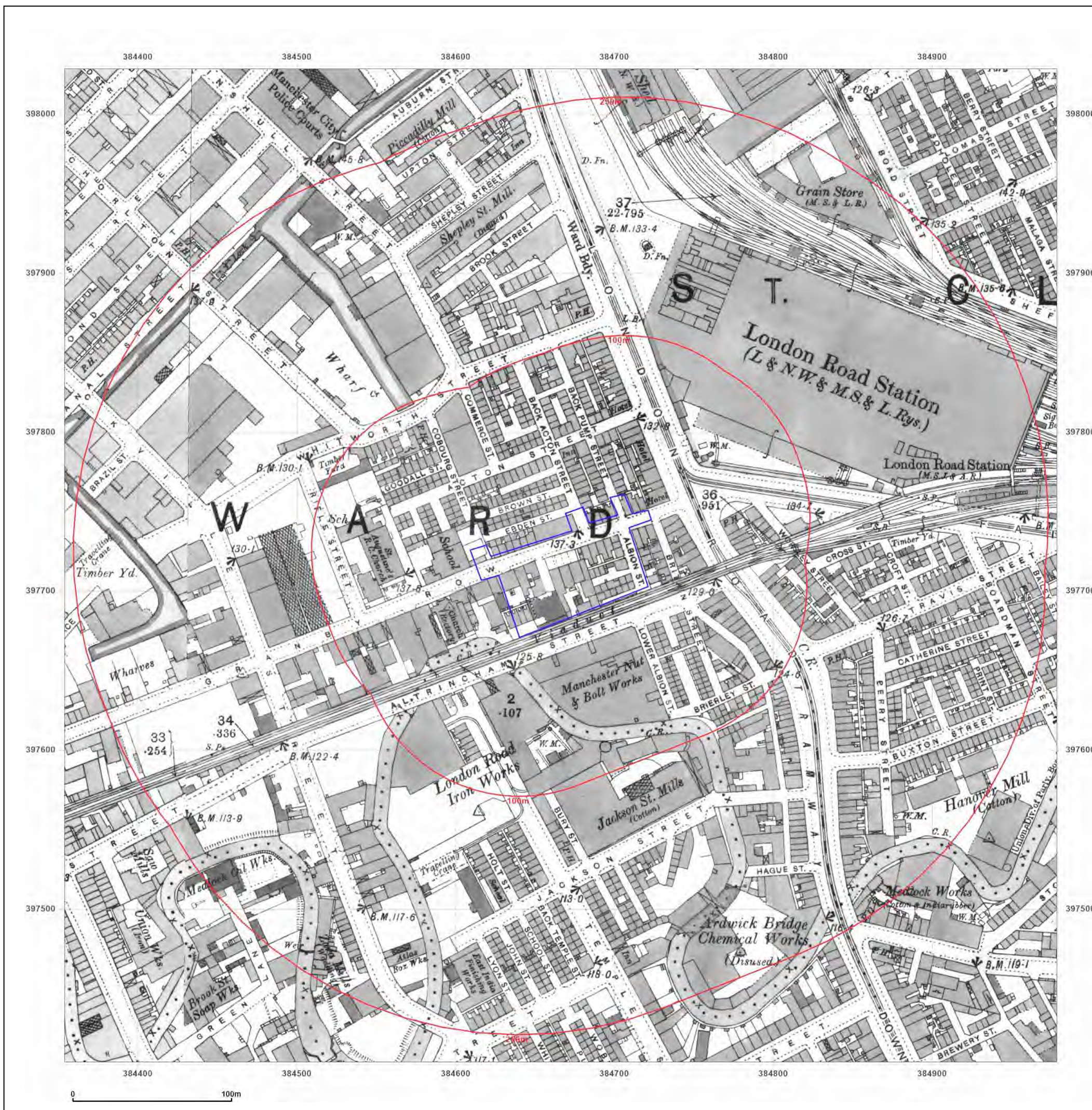


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

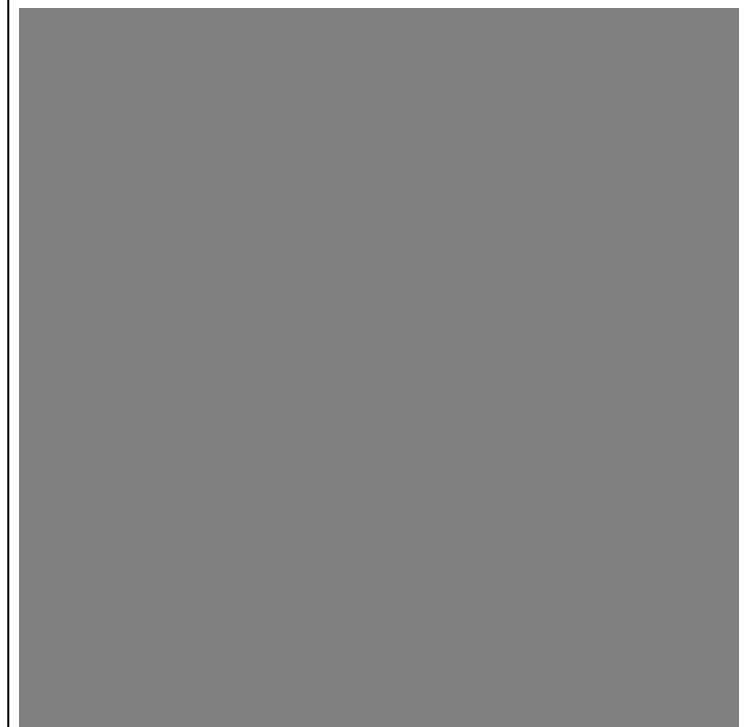
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500

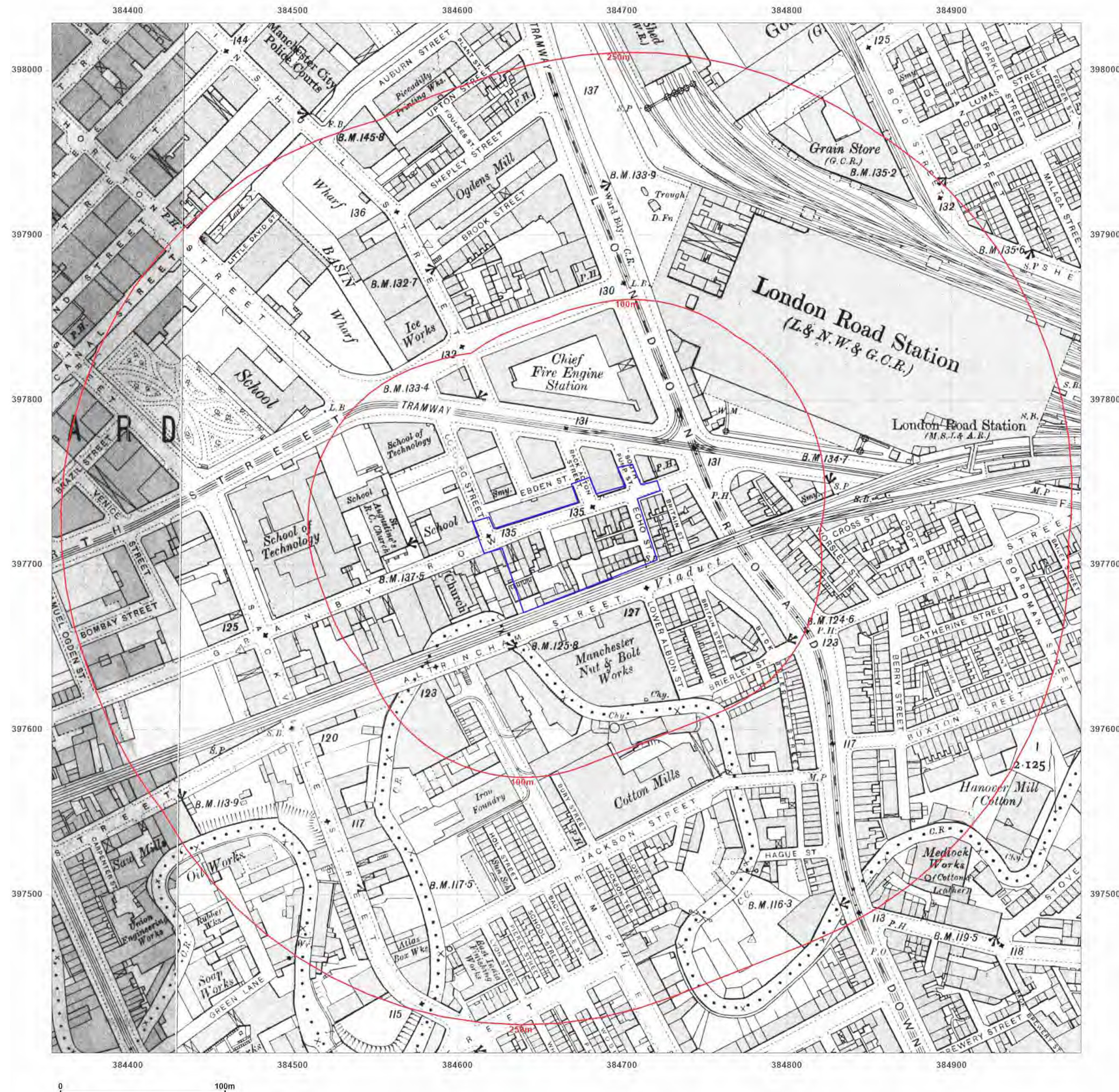


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

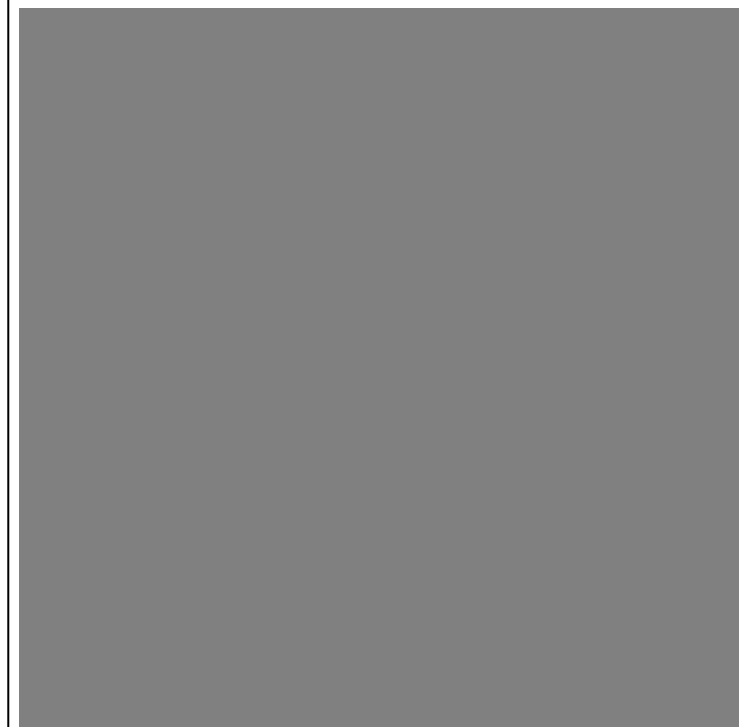
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500

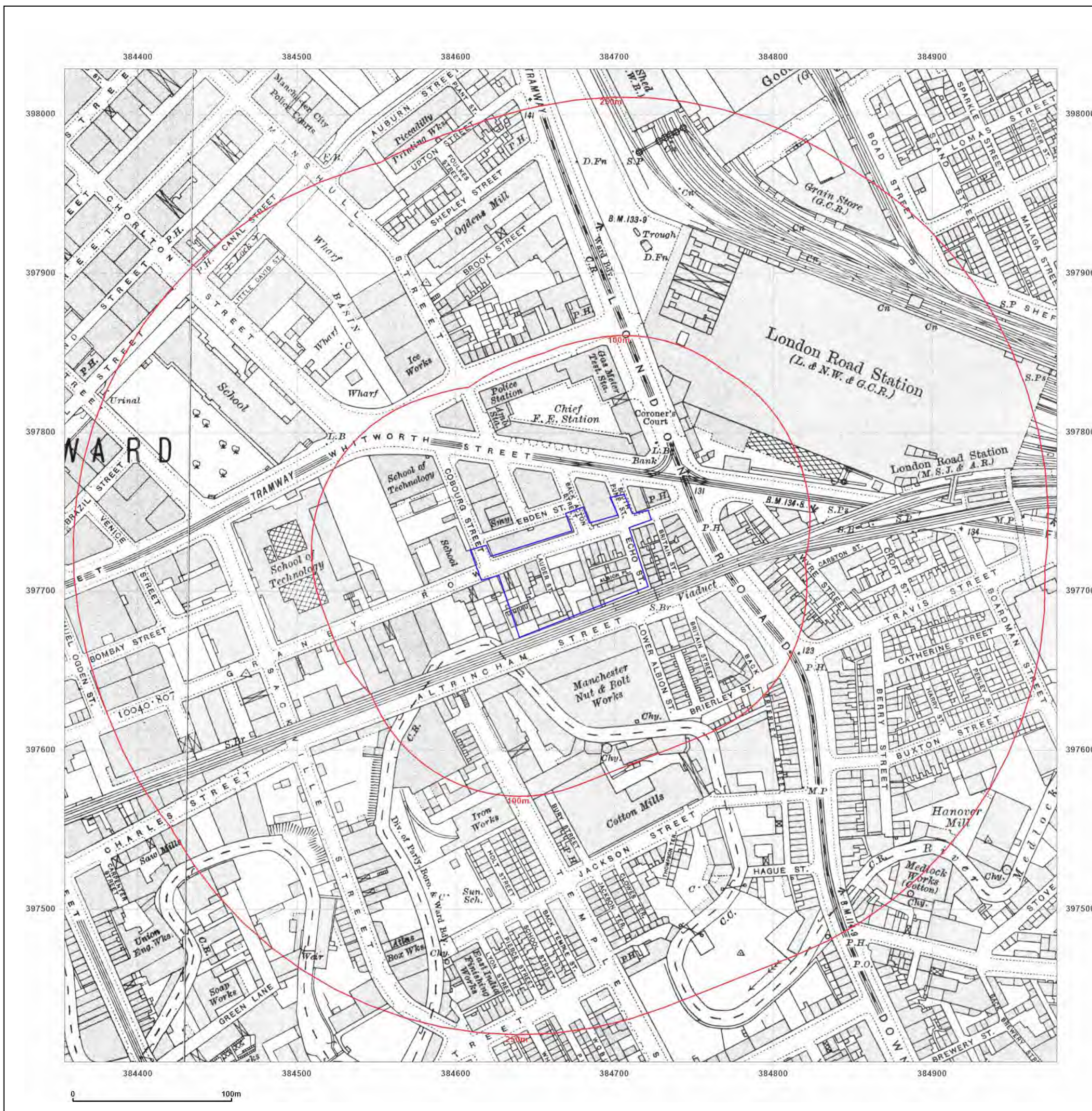


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500

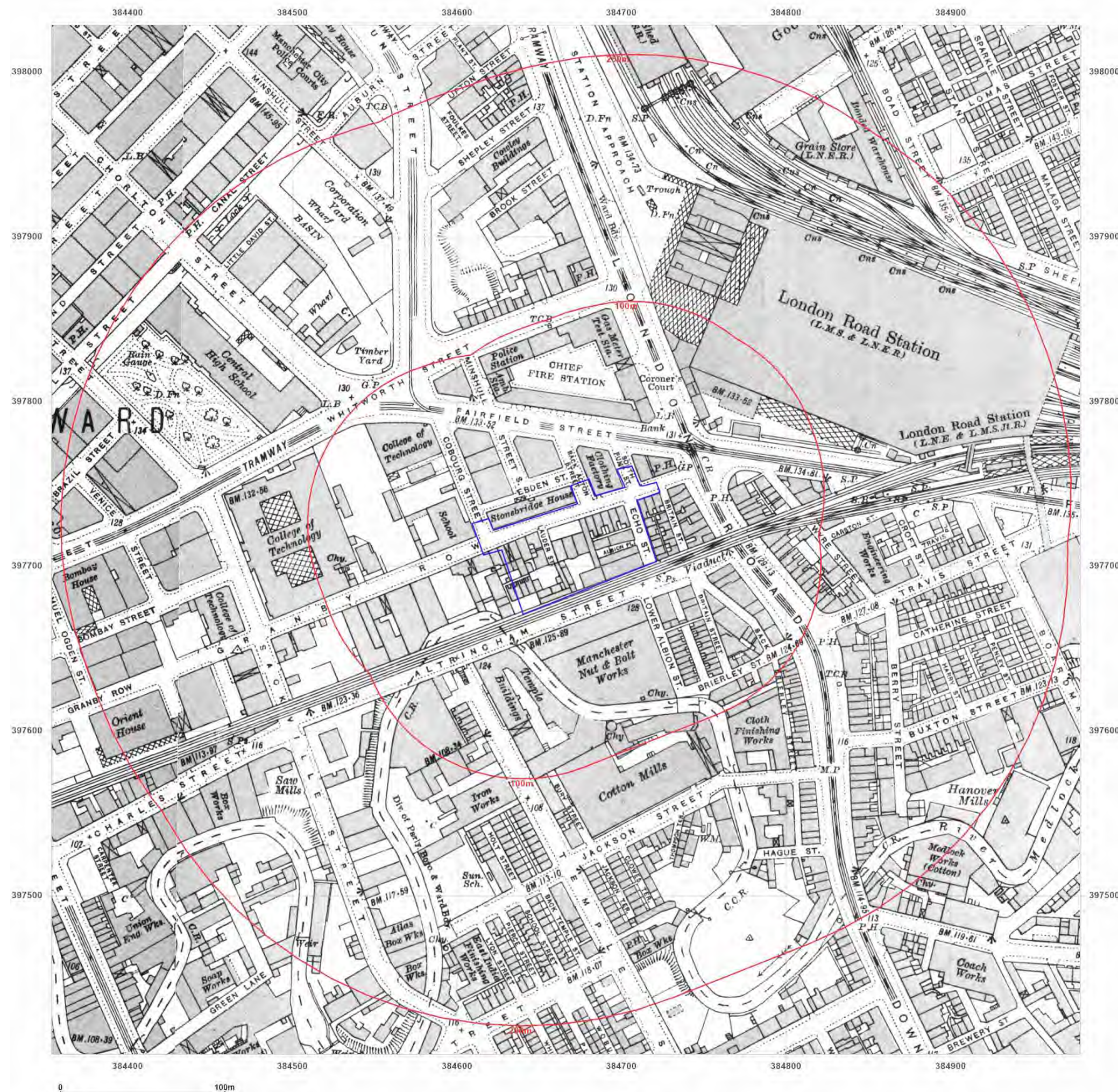


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

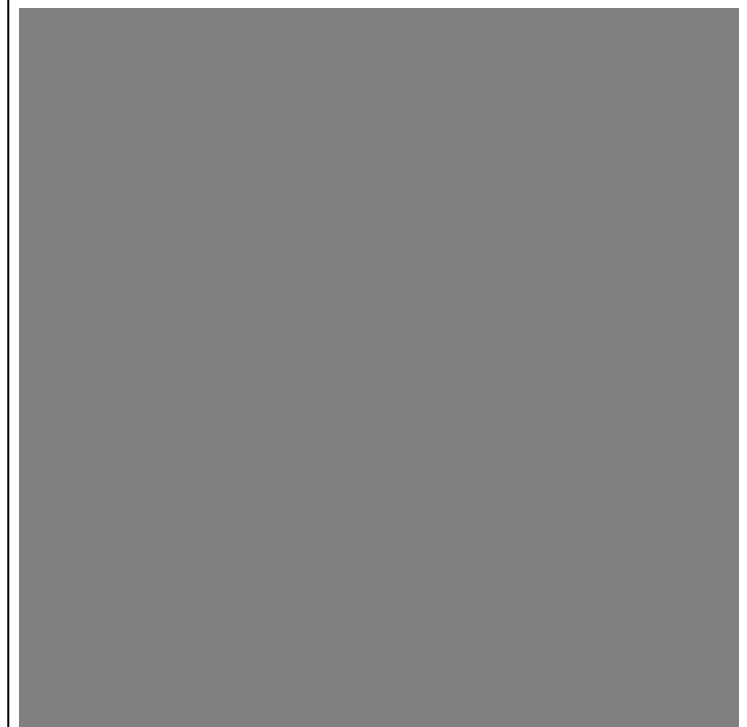
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1948

Scale: 1:1,250

Printed at: 1:2,000

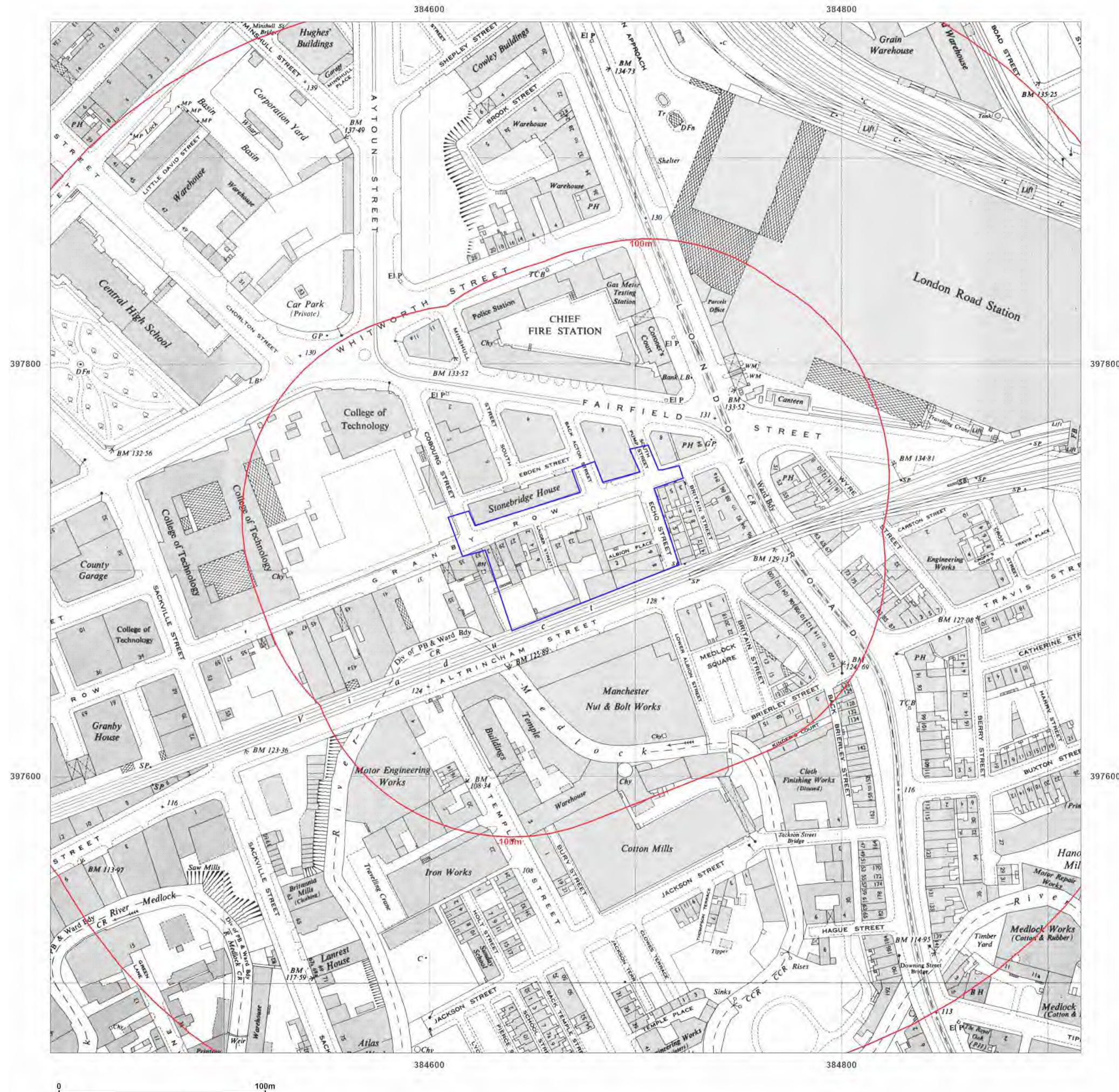


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

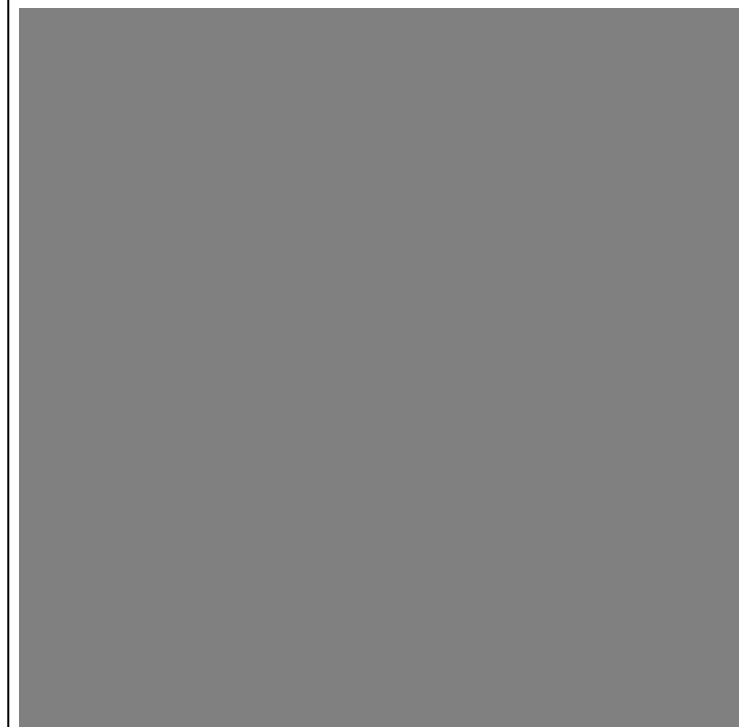
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1952-1954

Scale: 1:1,250

Printed at: 1:2,000

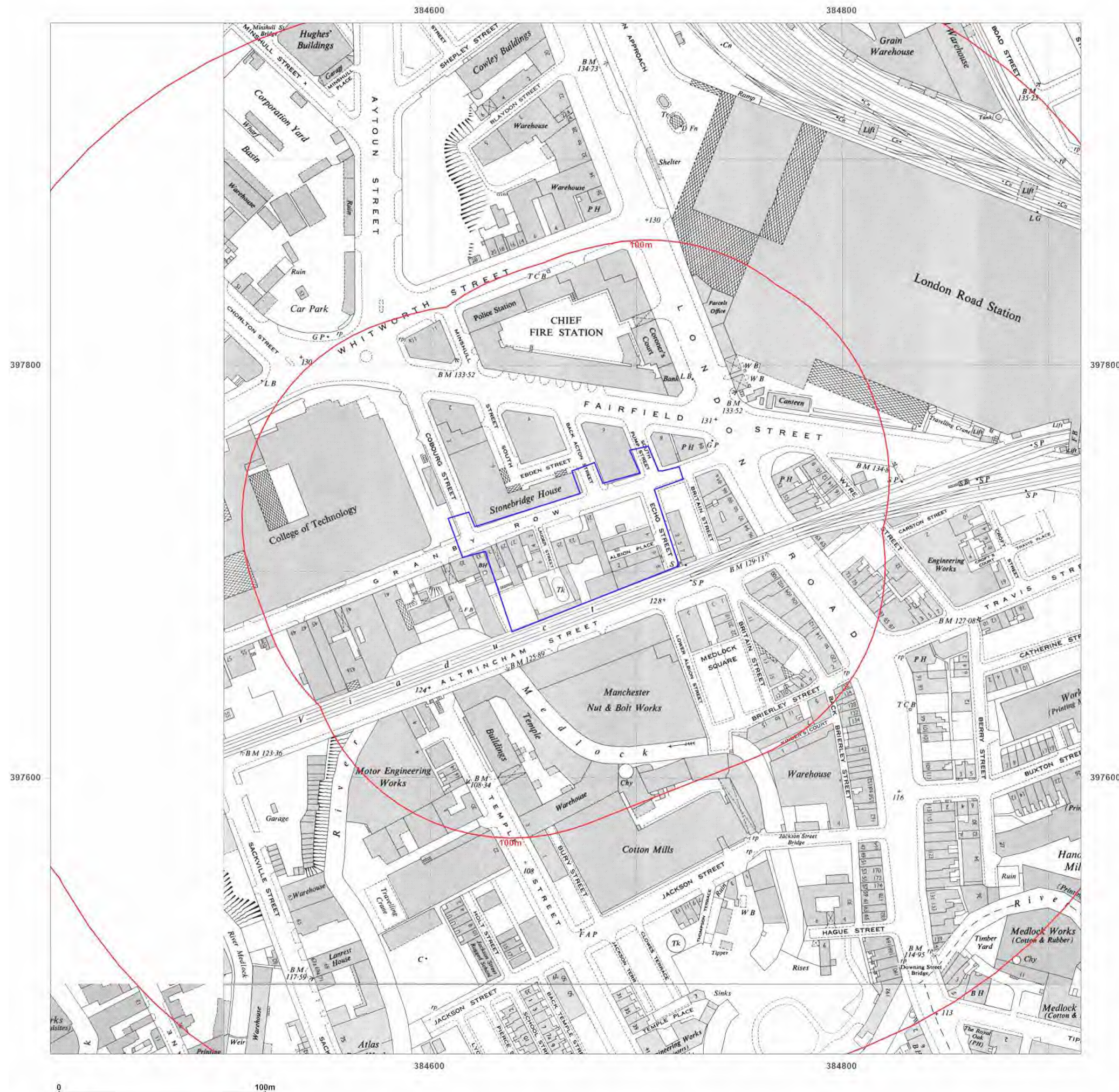


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1954

Scale: 1:1,250

Printed at: 1:2,000

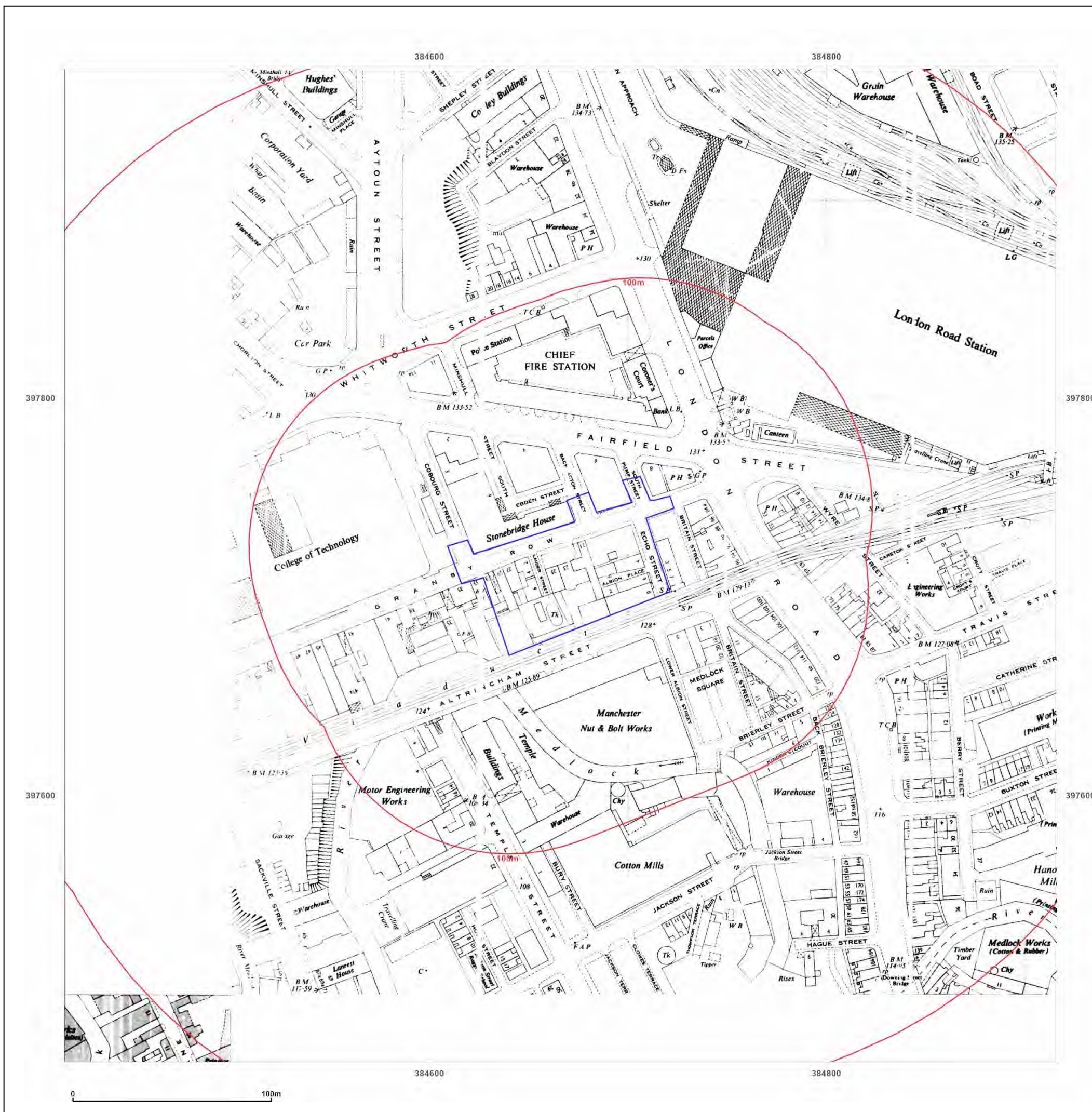


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

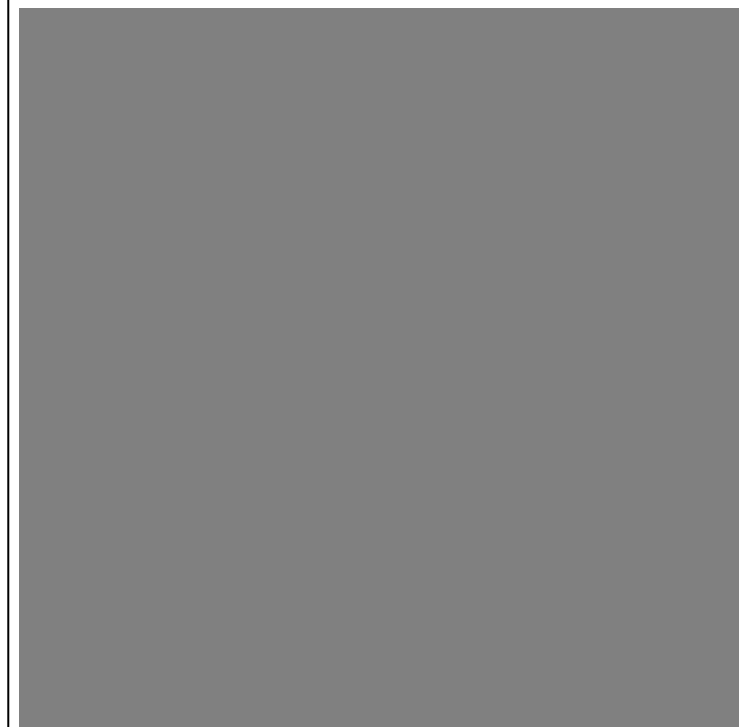
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1950-1954

Scale: 1:2,500

Printed at: 1:2,500

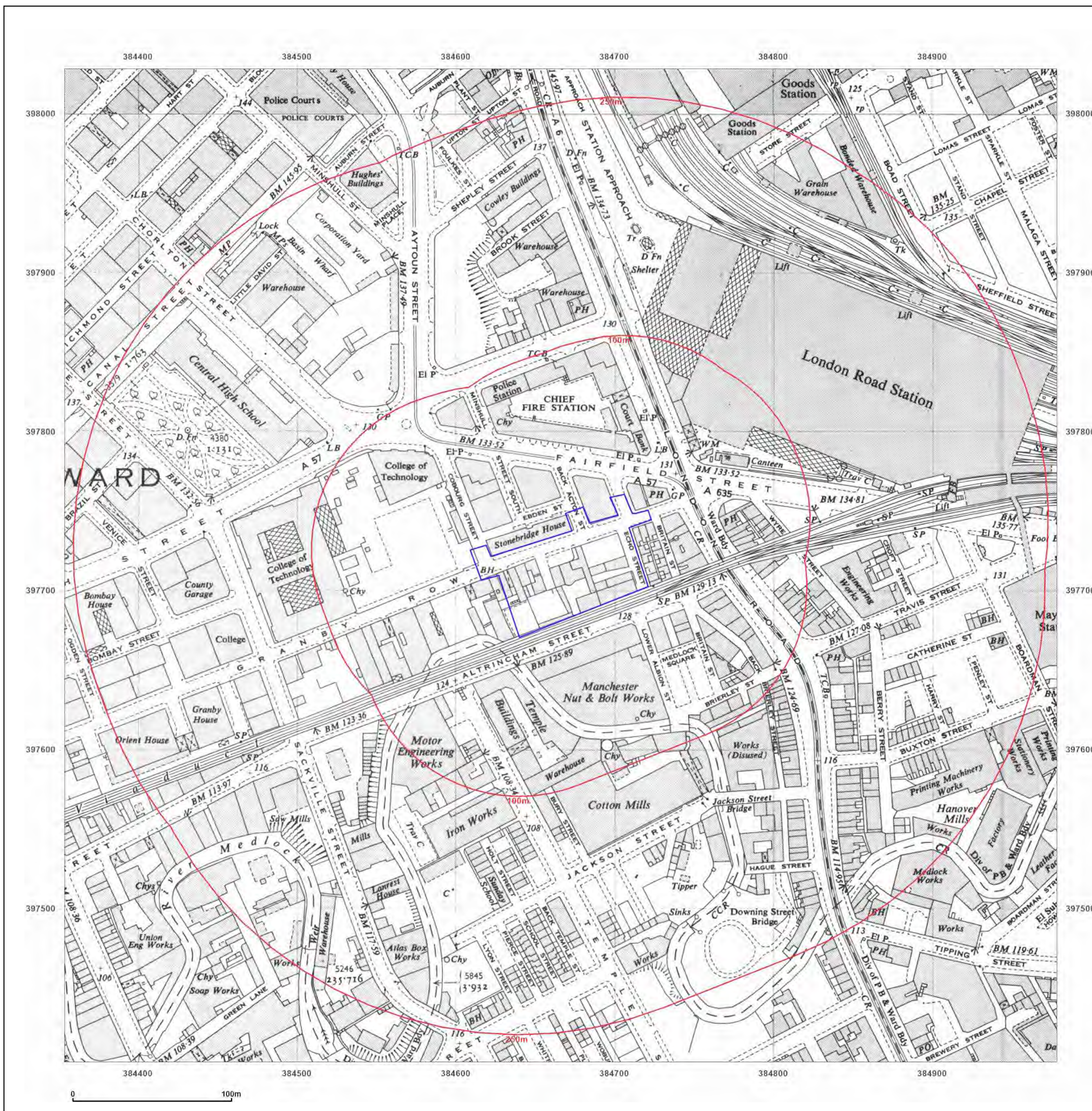


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

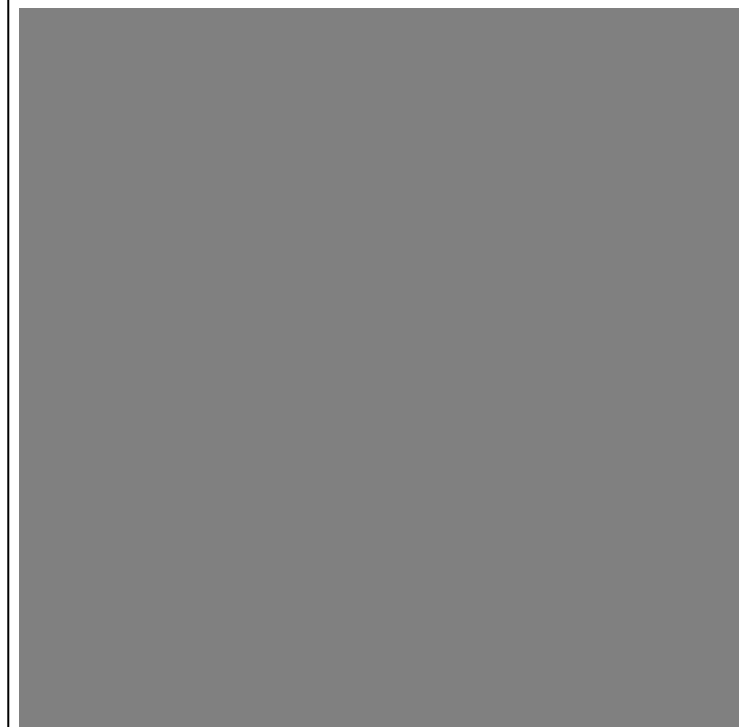
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1954-1955

Scale: 1:2,500

Printed at: 1:2,500

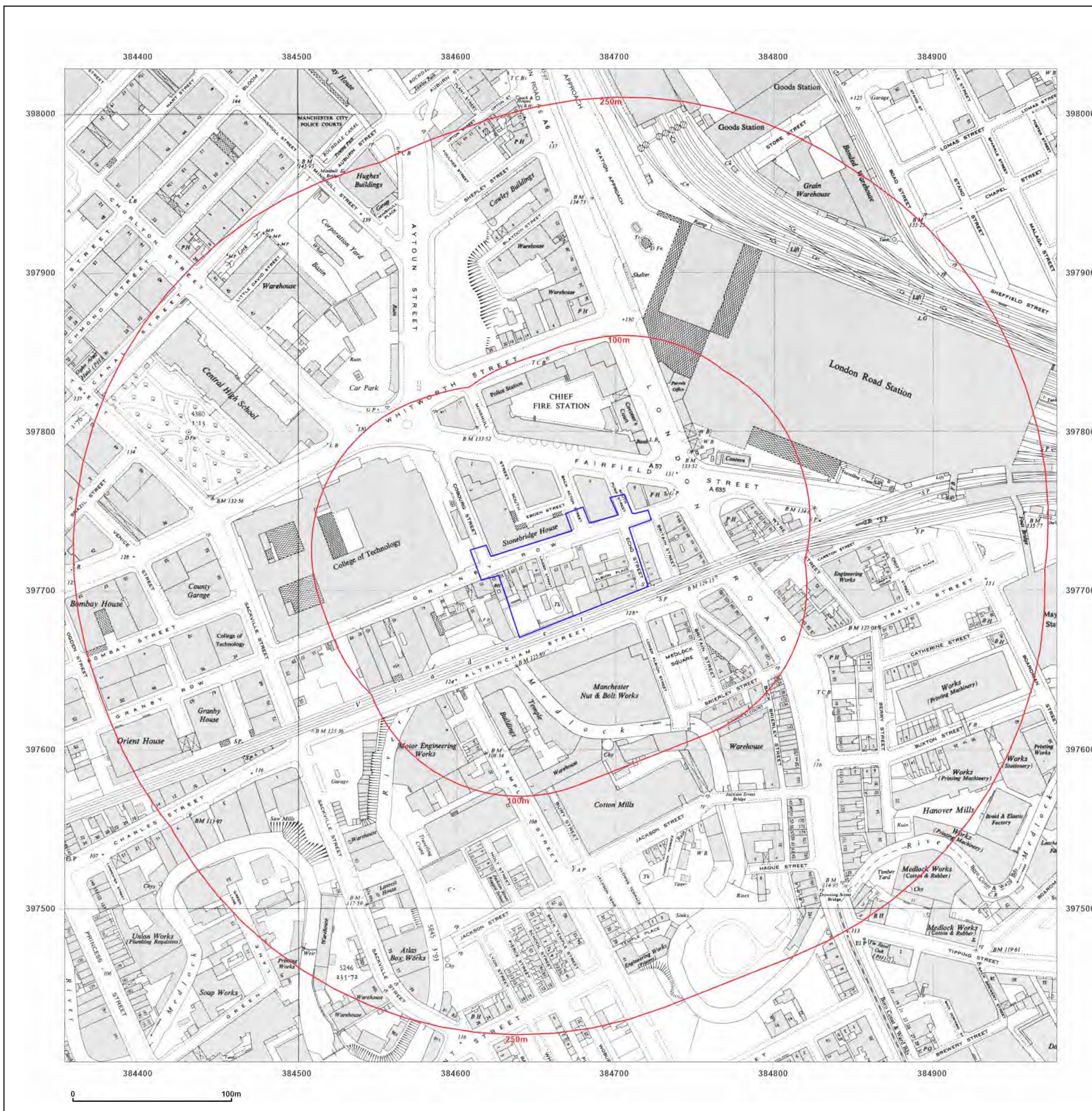


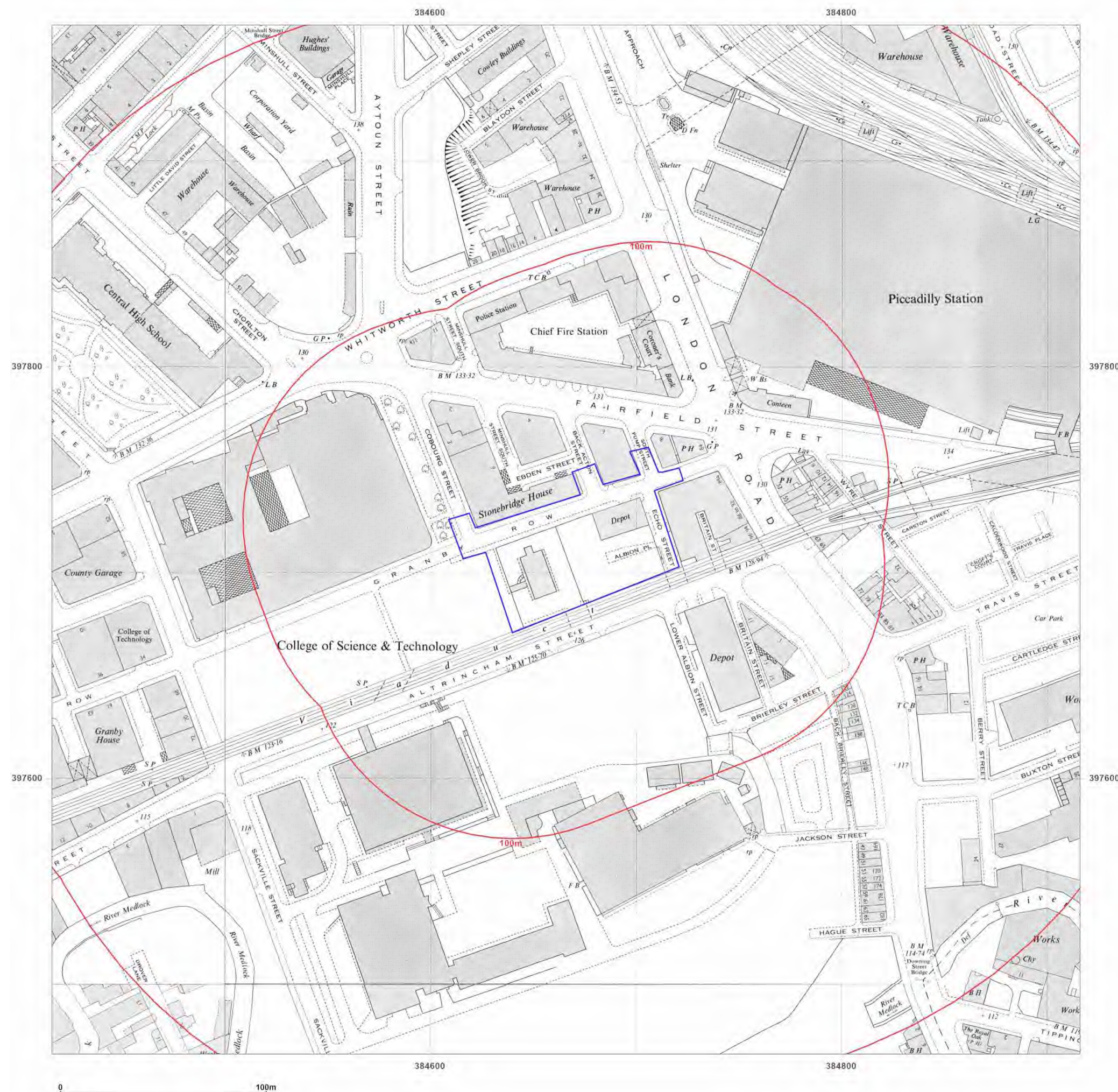
Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500

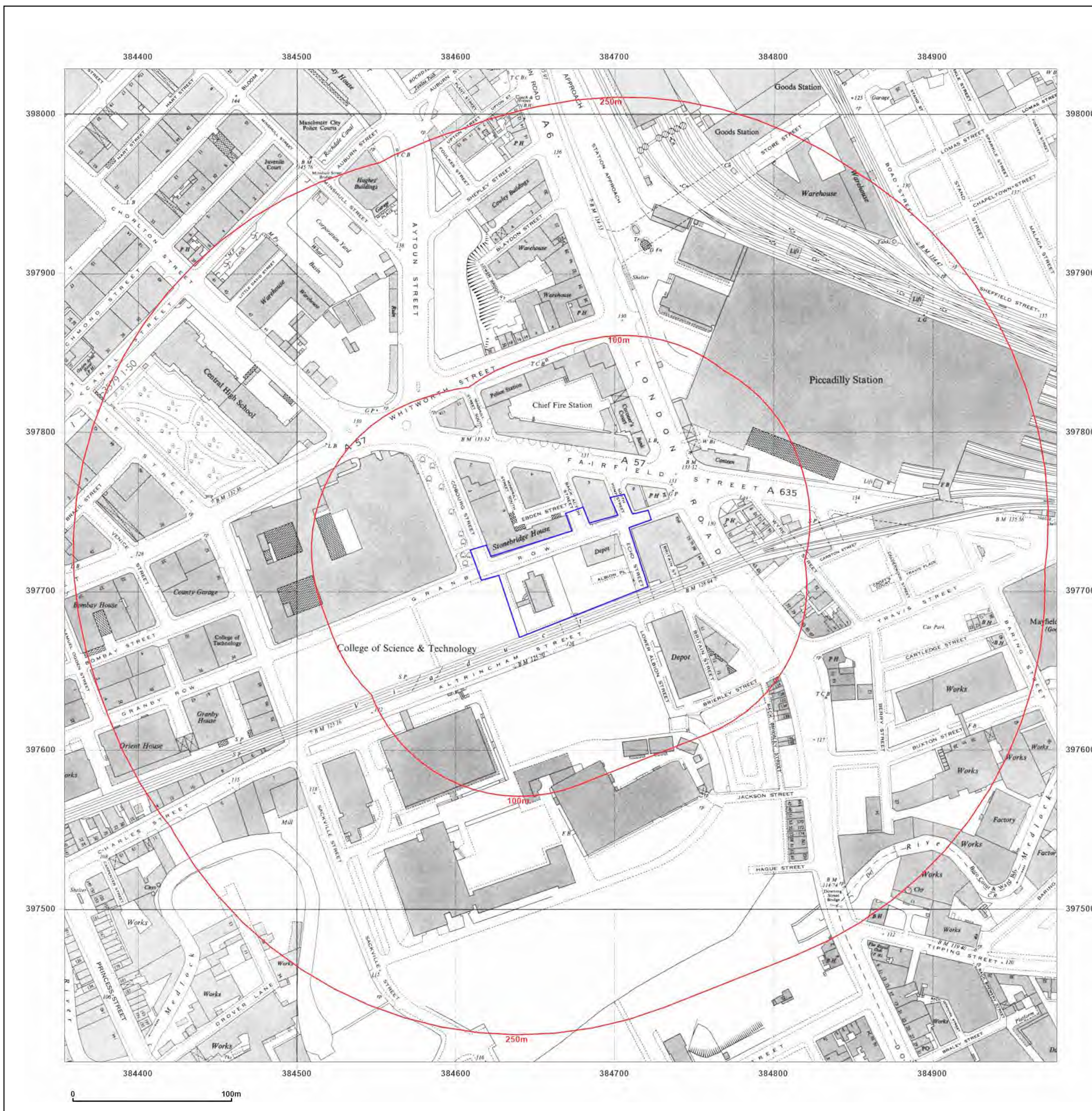


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

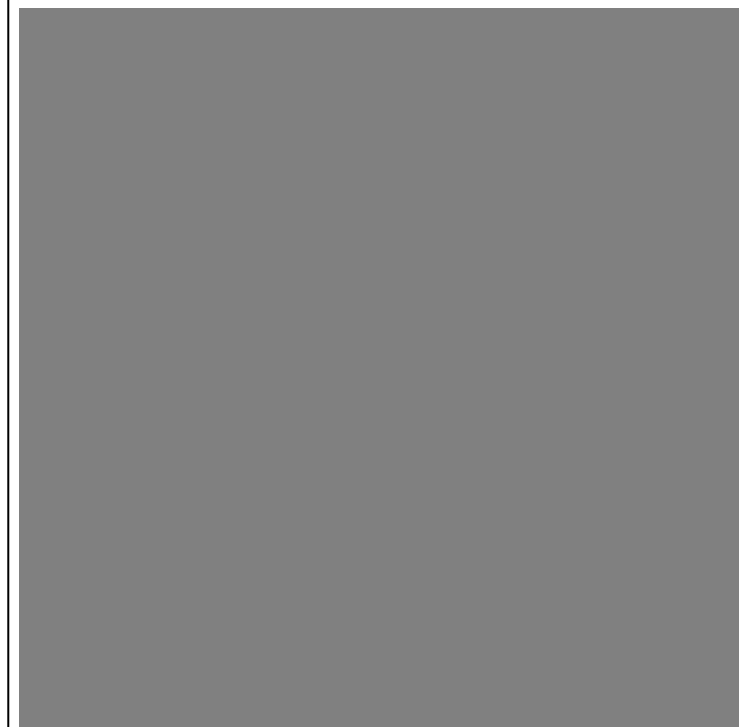
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1969-1971

Scale: 1:1,250

Printed at: 1:2,000

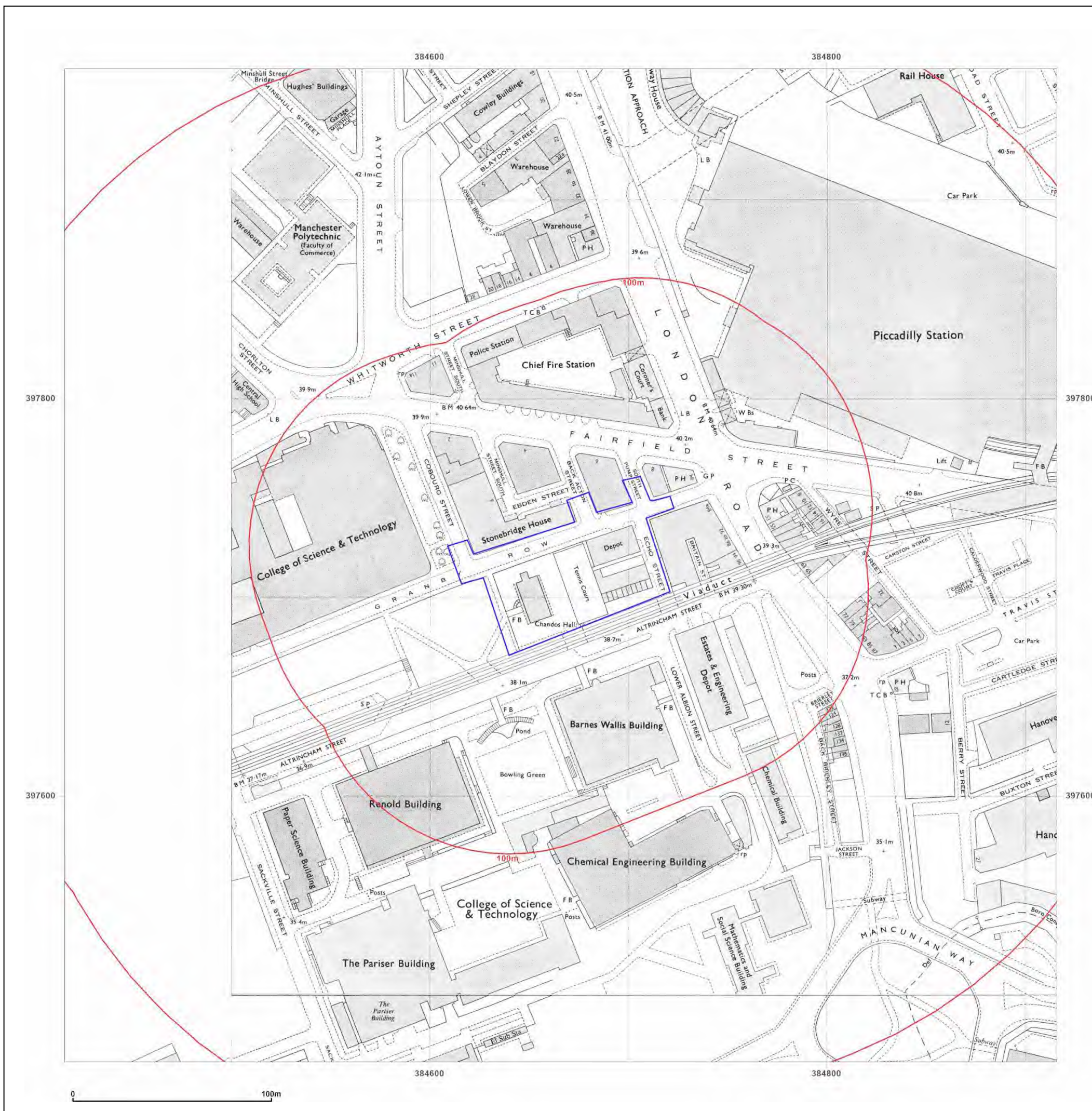


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

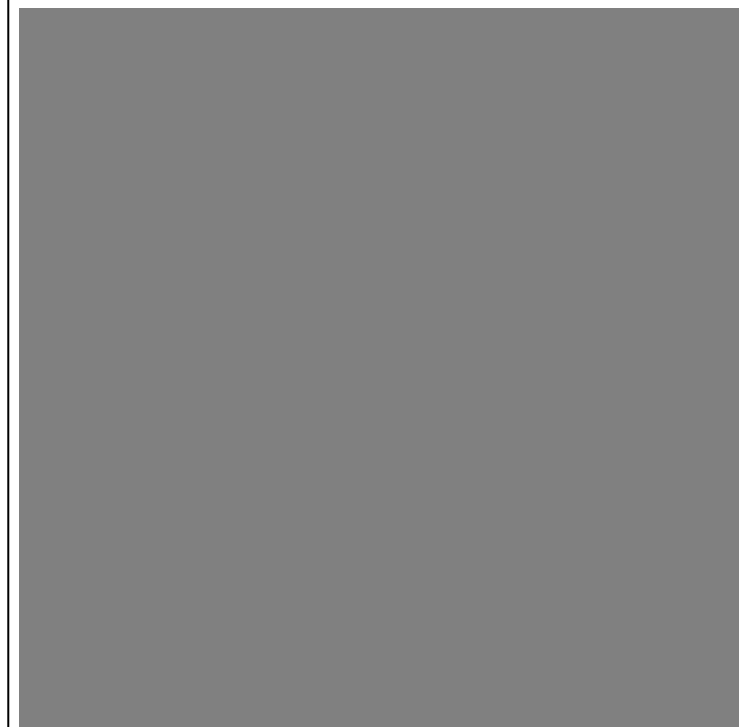
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1976

Scale: 1:1,250

Printed at: 1:2,000

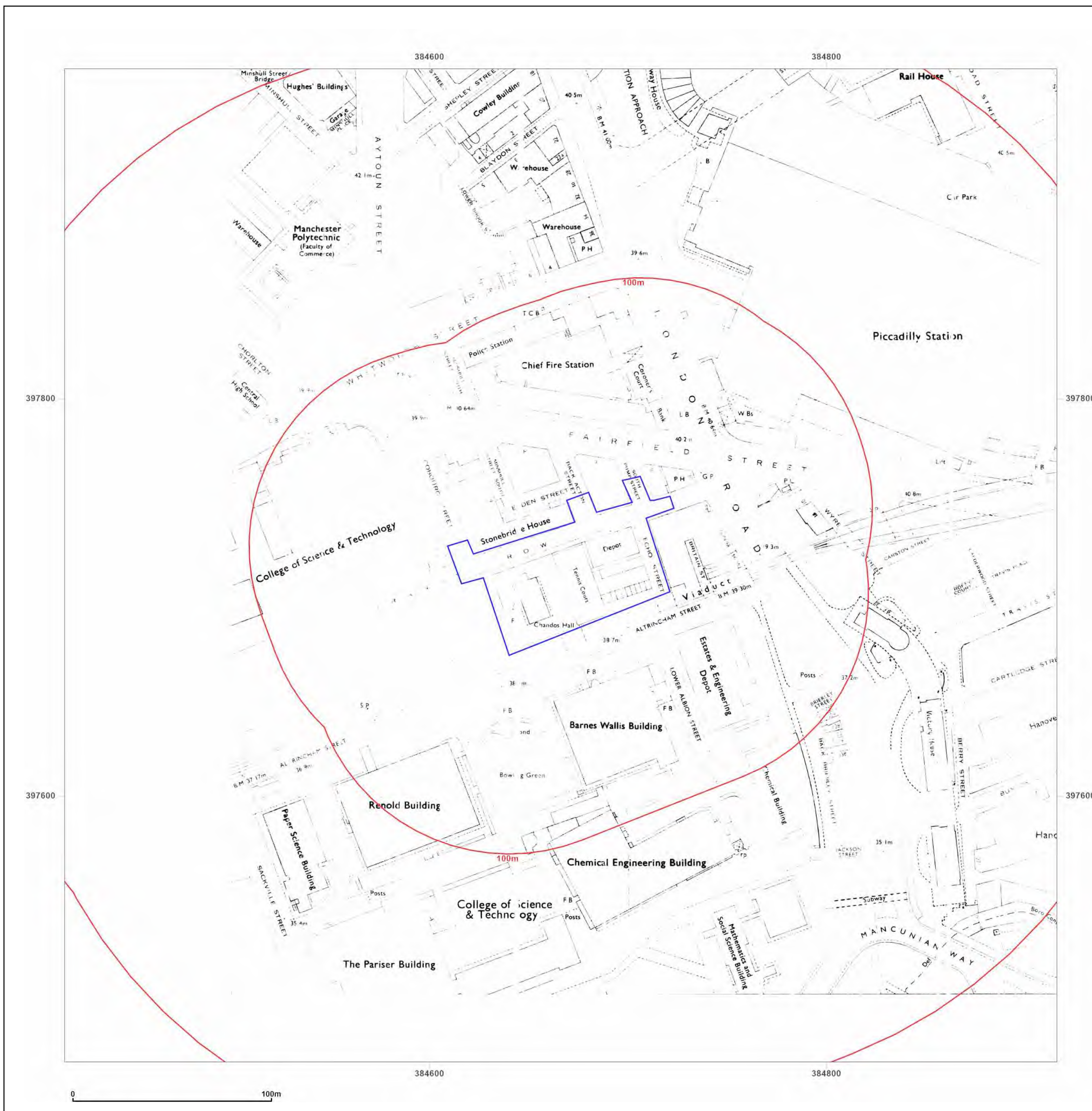


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1984-1985

Scale: 1:1,250

Printed at: 1:2,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

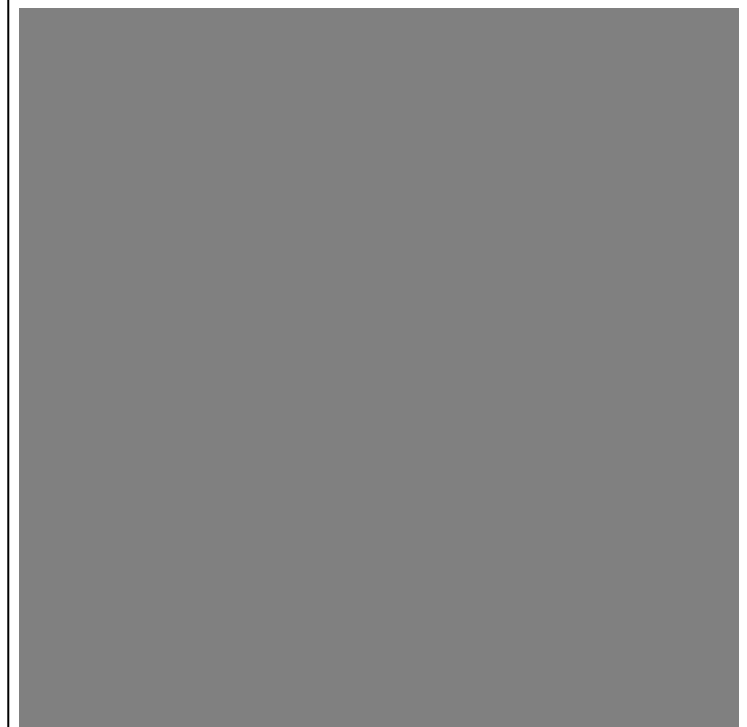
Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1990-1995

Scale: 1:1,250

Printed at: 1:2,000

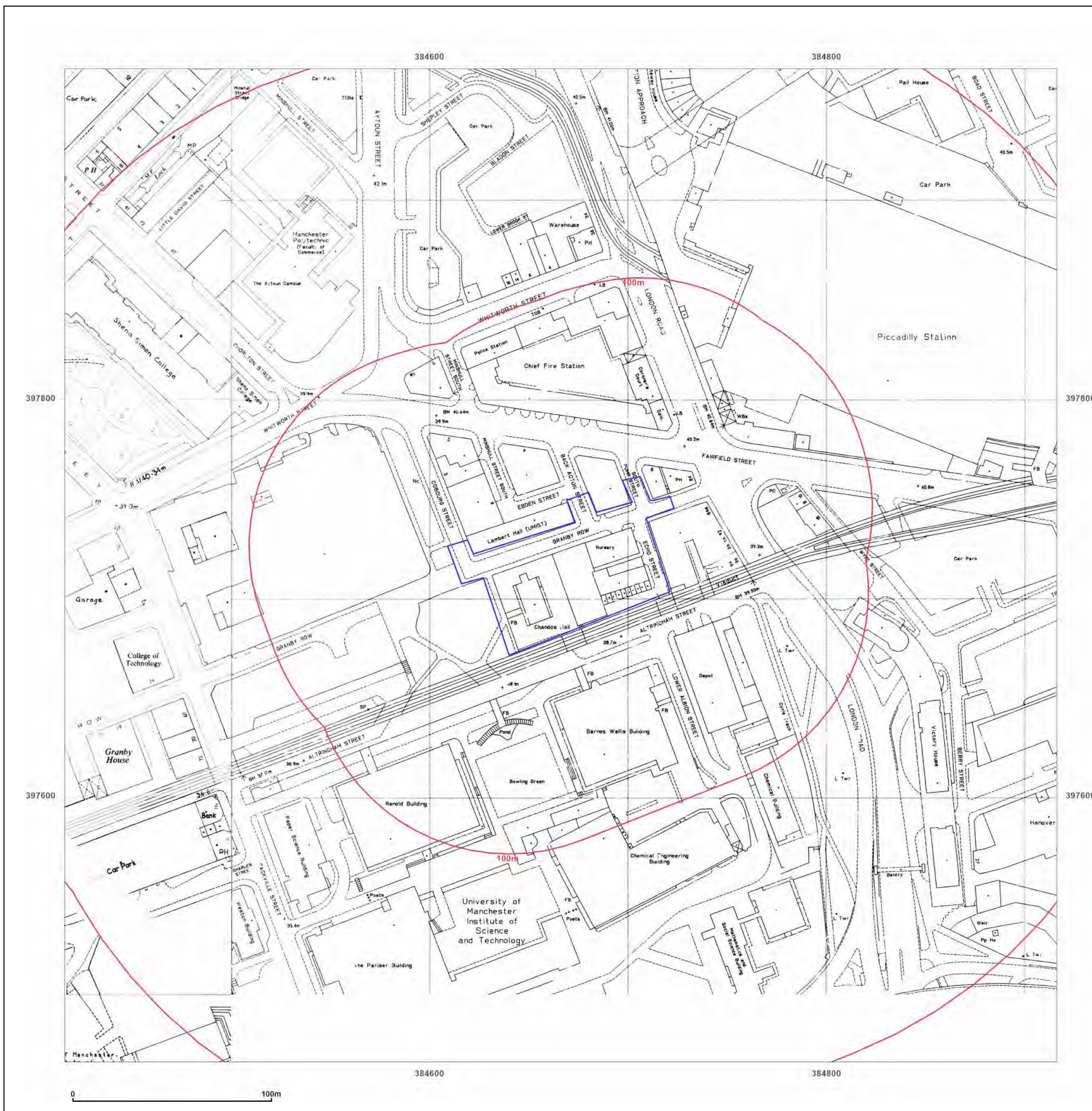


Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



Produced by
 Groundsure Insights
 T: 08444 159000
 E: info@groundsure.com
 W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

384707, 397734

Client Ref: PO_34155_-_Echo_Street
Report Ref: GS-9398461
Grid Ref: 384666, 397716

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 06 March 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





HEAD OFFICE

Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
E-mail: tep@tep.uk.com

**MARKET
HARBOROUGH**

The Reynard Suite,
Bowden Business Village,
Market Harborough,
Leicestershire,
LE16 7SA

Tel: 01858 383120
E-mail: mh@tep.uk.com

GATESHEAD

Office 26, Gateshead
International Business
Centre,
Mulgrave Terrace,
Gateshead
NE8 1AN

Tel: 0191 605 3340
E-mail: gateshead@tep.uk.com

LONDON

8 Trinity Street,
London,
SE1 1DB

Tel: 020 3096 6050
E-mail: london@tep.uk.com

CORNWALL

4 Park Noweth,
Churchtown,
Cury,
Helston
Cornwall
TR12 7BW

Tel: 01326 240081
E-mail: cornwall@tep.uk.com
