



## **Salford Archaeology**

Archaeological  
Desk-Based  
Assessment  
Albert Bridge  
House,  
Manchester

**Client:**  
Oval Real Estate

**Technical Report:**  
Katie Fletcher

**Report No:**  
2022/60



Site Location: The development area is located in Manchester City Centre and is bounded by the River Irwell to the north, St Mary's Parsonage to the east and Bridge Street to the south.

NGR: Centred at NGR 383432 398369

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# Contents

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|                                                     |    |
|-----------------------------------------------------|----|
| 1. Summary .....                                    | 1  |
| 2. Introduction .....                               | 3  |
| 2.1 Site location .....                             | 3  |
| 2.2 Topography and geology .....                    | 4  |
| 2.3 Designations .....                              | 4  |
| 3. Method statement .....                           | 6  |
| 3.1 Introduction .....                              | 6  |
| 3.2 Research sources .....                          | 6  |
| 3.3 The document .....                              | 6  |
| 3.4 Significance assessment methodology .....       | 6  |
| 3.5 Impact assessment methodology .....             | 7  |
| 4. Planning and legislative background .....        | 8  |
| 4.1 National Planning Policy Framework (NPPF) ..... | 8  |
| 4.2 Local Development Framework .....               | 9  |
| 5. Historical background .....                      | 10 |
| 5.1 Prehistoric period .....                        | 10 |
| 5.1.1 Archaeological potential .....                | 10 |
| 5.2 Romano-British period .....                     | 10 |
| 5.2.1 Archaeological potential .....                | 11 |
| 5.3 Medieval period .....                           | 11 |
| 5.3.1 Archaeological potential .....                | 12 |
| 5.4 Post-medieval period .....                      | 12 |
| 5.4.1 Archaeological potential .....                | 13 |
| 5.5 Onset of the industrial revolution .....        | 14 |
| 5.6 History of gas .....                            | 15 |
| 5.6.1 A brief history on lighting .....             | 15 |
| 5.6.2 The discovery and use of coal gas .....       | 16 |
| 5.6.3 Private use of gas .....                      | 16 |
| 5.6.4 Gas lighting in the public domain .....       | 17 |
| 5.6.5 Later development and use of gas .....        | 18 |
| 5.7 Development of the Site .....                   | 19 |



|                             |                                                          |    |
|-----------------------------|----------------------------------------------------------|----|
| 5.8                         | Previous archaeological works.....                       | 36 |
| 5.9                         | Summary of archaeological potential .....                | 37 |
| 6.                          | Gazetteer .....                                          | 38 |
| 7.                          | Significance .....                                       | 43 |
| 7.1                         | Policy context for heritage assets.....                  | 43 |
| 7.2                         | Designated heritage assets.....                          | 43 |
| 7.3                         | Significance of the archaeological resource .....        | 43 |
| 7.3.1                       | Historical and archaeological interest.....              | 43 |
| 7.3.2                       | Baseline significance conditions.....                    | 44 |
| 7.4                         | Summary of significance .....                            | 46 |
| 8.                          | Impact assessment .....                                  | 48 |
| 8.1                         | Development Proposals .....                              | 48 |
| 8.2                         | Impact upon archaeological resource within the Site..... | 48 |
| 9.                          | Recommendations .....                                    | 49 |
| 9.1                         | Heritage Assets .....                                    | 49 |
| 9.2                         | Further Investigation .....                              | 49 |
| Sources                     | .....                                                    | 50 |
| Cartographic sources        | .....                                                    | 50 |
| Census Returns.....         | .....                                                    | 50 |
| Newspapers .....            | .....                                                    | 50 |
| Boulton & Watt Archive..... | .....                                                    | 51 |
| Bibliography .....          | .....                                                    | 51 |
| Websites .....              | .....                                                    | 53 |
| Acknowledgements .....      | .....                                                    | 54 |
| Appendix 1: Figures .....   | .....                                                    | 55 |



# 1. Summary

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Oval Real Estate is devising proposals for the construction of two buildings referred to as 'A (*Residential Tower*)' and 'B (*Commercial Building*)'. Building A is a residential building of up to 45 storeys high, with up to 405 homes. Building B is for up to circa 54,000m<sup>2</sup> of commercial space. The buildings will be set within new public realm which will retain trees, including those protected by the TPOs (centred on NGR 383432 398369). In order to support the planning application for the scheme, Oval Real Estate commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains.

The proposed development area is located in the St Mary's Parsonage area of Manchester City Centre. In 1398, Thomas La Warre became the parson of St. Mary's parish church in Manchester and was responsible for elevating it to a collegiate church by procuring a licence in 1421 from King Henry V. Extensive gardens were required to cater for its pupils, and consequently, the area now known as Parsonage Gardens was cultivated to provide food. By the early 17<sup>th</sup> century, Parsonage Croft/Gardens consisted of a two-acre plot on the west side of Deansgate, on the fringe of the medieval town. Mid-18<sup>th</sup>-century mapping shows that land within the proposed development site lies on the southern bank of the River Irwell, in the vicinity of Parsonage Gardens and fields.

By the late 18<sup>th</sup> century, the site was centred on Water Street, aligned broadly northeast to southwest, which adjoined Parsonage Bank immediately to the north. Back Bridge Street ran through the southern part of the development site, aligned east to west, with Bridge Street marking the south site boundary. The streets were almost entirely developed, and consisted of a mixture of industrial, commercial and domestic properties. A Riding School had been established in the east of the site.

Manchester's first municipal gas works was established by the Police Commissioners in 1817. A red plaque commemorates the site of the former gasworks and states that it was the world's first public gasworks. A large building associated with the gasworks lay within the site boundary, which had been partly redeveloped into a large gasholder by the mid-19<sup>th</sup> century.

By the mid-19<sup>th</sup> century, some properties at the west end of Bridge Street and Back Bridge Street had been removed to make way for Lower King Street (King Street West). The rest of the buildings within the site remained unchanged, one of which was annotated as Albert Mill (cotton). Albert Mill consisted of a group of buildings that may have had late 18<sup>th</sup>-century origins. The map also shows that most of the buildings contained cellars.

Towards the end of the century, the 18<sup>th</sup>-century buildings on the north side of Albert Street had undergone some slight alterations, with buildings being knocked into adjoining properties to create larger premises. In addition, the gas works had been demolished and redeveloped into a Police Station. The same configuration of buildings occupied the rest of the site until at least the mid-1930s. However, these buildings were progressively cleared during the 1940s and 1950s. By 1962, Albert Bridge House had been constructed across the development site.

The potential for the site to contain buried archaeological remains is considered to be moderate. Remains may include various late 18<sup>th</sup>-century buildings, including Albert Mill, a



landing stage and elements of Manchester Gas Works, which would be of low to medium significance. There is limited potential for post-medieval garden soils and blind-back houses to survive within the Site, which would have low (local) significance. The late 19<sup>th</sup>-century Police Station may be considered negligible as there are several surviving examples.

The exact scope and extent of any further investigation of the proposed development area will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, however, it may be anticipated that an archaeological evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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



## 2. Introduction

Oval Real Estate is devising proposals for the construction of two buildings referred to as 'A (*Residential Tower*)' and 'B (*Commercial Building*)'. Building A is a residential building of up to 45 storeys high, with up to 405 homes. Building B is for up to circa 54,000m<sup>2</sup> of commercial space. The buildings will be set within new public realm which will retain trees, including those protected by the TPOs. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

### 2.1 Site location

The Site (centred on NGR 383432 398369) is located in the St Mary's Parsonage area of Manchester City Centre and is bounded by River Irwell to the north, St Mary's Parsonage to the east and Bridge Street to the south (Figure 1; Plate 1). Trinity Bridge lies close to the north-eastern corner of the Site and crosses the River Irwell. The Site is currently occupied by Albert Bridge House and two car parks. The building comprises a 17-storey building, flanked by a five- and two-storey building. Albert Bridge House is currently occupied by HMRC. There are several existing trees within the Site, including three that are subject to Tree Preservation Orders (TPOs).



Plate 1 Site Boundary superimposed onto Satellite image of the Site



## 2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester ( Countryside Commission, 1998, p. 125). The Site lies at a height of 32.9m above Ordnance Datum (aOD).

The solid geology of the area comprises the Chester Sandstone Formation, which is overlain by glacial deposits. These superficial deposits consist of sand and gravel and till (predominantly clay) formed up to 2 million years ago during the Quaternary Period (British Geological Society, 2021).

## 2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, listed buildings, or any Registered Parks and Gardens, and it does not fall within a conservation area.

The Parsonage Gardens Conservation Area lies 10m to the east of the Site, on the opposite side of St Mary's Parsonage. The Site is also located within 20m of the Deansgate/Peter Street Conservation Area and within 200m of St Ann's Square Conservation Area, Albert Square Conservation Area and the Flat Iron Conservation Area in Salford. The Site is located within 250m of 21 listed buildings and within 150m of nine listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

| Site                                                                        | Designation              | HER Number | Location (NGR)               |
|-----------------------------------------------------------------------------|--------------------------|------------|------------------------------|
| 98–116 Deansgate (formerly part of Kendal Milne's Dept Store)               | Grade II Listed Building | 8374.1.0   | SJ 8365 9837 (point)         |
| 31 and 33 King Street West, including 3 Smithy Lane                         | Grade II Listed Building | 447.1.0    | Centred SJ 8353 9837 (42m by |
| Arkwright House                                                             | Grade II Listed Building | 8530.1.0   | SJ 83586 98420               |
| Masonic Hall                                                                | Grade II Listed Building | 8295.1.0   | SJ 8359 9842 (point)         |
| St Mary's Parsonage (National Buildings)                                    | Grade II Listed Building | 12130.1.0  | SJ 8349 9827 (point)         |
| Hydraulic Power Station (formerly)/ The Pump House/ People's History Museum | Grade II Listed Building | 8645.1.0   | SJ 8328 9831 (point)         |
| John Rylands Library and attached gates,                                    | Grade I Listed Buildings | 276.1.0    | Centred SJ 8357 9821 (10m by |



|                             |                          |          |                      |
|-----------------------------|--------------------------|----------|----------------------|
| railings and lamp standards |                          |          | 10m)                 |
| Albert Bridge               | Grade II Listed Building | 8296.1.0 | SJ 8330 9837 (point) |

Table 1 Designations located within 150m of the Site



## 3. Method statement

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### 3.1 Introduction

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

### 3.2 Research sources

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

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

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

### 3.3 The document

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

### 3.4 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- Archaeological interest
- Historical interest
- Period
- Rarity



- Documentation
- Group value
- Survival/condition
- Fragility/vulnerability
- Diversity
- Potential

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

### 3.5 Impact assessment methodology

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



## 4. Planning and legislative background

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

### 4.1 National Planning Policy Framework (NPPF)

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

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

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

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

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



## 4.2 Local Development Framework

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

Policy EN3 states:

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

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

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



## 5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 3).

| Period            |              | Date Range        |
|-------------------|--------------|-------------------|
| Prehistoric       | Palaeolithic | Pre-10,000 BC     |
|                   | Mesolithic   | 10,000 – 3500 BC  |
|                   | Neolithic    | 3500 – 2200 BC    |
|                   | Bronze Age   | 2300 BC – 700 BC  |
|                   | Iron Age     | 700 BC – AD 43    |
| Romano-British    |              | AD 43 – AD 410    |
| Early Medieval    |              | AD 410 – AD 1066  |
| Late Medieval     |              | AD 1066 – AD 1540 |
| Post-medieval     |              | AD 1540 – c 1750  |
| Industrial Period |              | c AD1750 – 1914   |
| Modern            |              | Post-1914         |

Table 2 Summary of British archaeological periods and date ranges

### 5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral and Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

Prehistoric finds were discovered during the 19<sup>th</sup> century at Cathedral Yard, comprising a flint flake. Other prehistoric finds in this area include a polished stone axe, discovered at a depth of 20ft from the base of a ditch that was excavated at the junction of Corporation Street and Todd Street in 1870. A Bronze Age dagger and axe fragment were also found during excavations at the northeast corner of Hanging Bridge in 1870. The nearest known prehistoric find to the Site was a Neolithic flint flake discovered 220m to the southeast of the Site at Spinningfields, Deansgate, in the 19<sup>th</sup> century by the local antiquarian Charles Roeder (HER 414.1.0).

There are no known prehistoric remains within the Site and the survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

#### 5.1.1 Archaeological potential

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

### 5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1<sup>st</sup> century, the fort comprised a



turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c AD 200 (*ibid*).

During the 2<sup>nd</sup> century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 400m to the north of the extramural settlement, however, it may have experienced low-level activity, on the fringe of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The Roman road from Manchester to Ribchester (HER 14.1.0) is situated c 170m to the east of the Site. The road continues northwards continuing, following the course of Bury New Road. The Ordnance Survey map of 1851 (Fig. 6) annotates the route of Deansgate as the former Roman Road.

#### 5.2.1 Archaeological potential

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

### 5.3 Medieval period

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

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

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).



The first recorded reference to the plot of land now known as Parsonage Gardens was in 1066 when William I granted tenancies to Albert Grelley (DGM1605).

By the 13<sup>th</sup> century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies within the Area of Medieval Manchester, to the west of Deansgate (HER 16050.1.0).

Deansgate is one of Manchester's most historic streets, and its name probably dates from the early medieval period. The origins of the street name are uncertain, but its name may derive from 'way to the Dean', 'way to Denys' or possibly a gate or route used by the Deans of the College.

The manor house and land granted to the Grelleys in the 11<sup>th</sup> century were transferred to the La Warre family in 1309 (DGM1605). Thomas La Warre succeeded as the twelfth baron in 1398 and later became the parson of St. Mary's, the parish church. The church, subsequently rebuilt, is now Manchester Cathedral. La Warre was responsible for elevating St Mary's to a collegiate church by procuring a licence in 1421 from King Henry V. Extensive gardens were required to cater for its pupils, and consequently, the area now known as Parsonage Gardens was cultivated to provide food (*ibid*). Parsonage Gardens is located 100m to the northeast of the Site.

Archaeological remains associated with medieval activity include the remains of a post-pit excavated at Spinningfields, located 240m to the southeast of the Site. The feature was sealed by a late medieval agricultural soil that contained medieval pottery, suggesting that the post was erected in the medieval or pre-medieval period. The medieval soils were sealed further by 18<sup>th</sup>-century deposits (HER 16257.1.0).

### 5.3.1 Archaeological potential

Although the Site lay in the vicinity of medieval settlement activity, the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

### 5.4 Post-medieval period

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

In 1547, during the reign of Edward VI, the college was dissolved by the Chantries Act, but was re-founded by Mary I in 1553 (DGM 1605). Elizabeth I granted a new charter, and the



wardens were provided with a college house in 1578, and in 1635 they were given the two-acre parcel of land known as Parsonage Croft, now called Parsonage Gardens.

A map of Manchester and Salford dated c 1650 shows a vast plot of gardens stretching from Deansgate to the River Irwell (Plate 2). The plot of land is annotated on the map as 'New Gardens' and may have been associated with Parsonage Croft. Narrow strips of gardens were also situated 240m to the southeast of the Site, surrounded by a wall in the 18<sup>th</sup> century (HER 11240.1.0). An excavation in this area revealed 18<sup>th</sup>-century remains (HER 16257.1.0). Post-medieval deposits, representing agricultural soils, were also found at an adjacent site (c 170m to the west of the site; HER 15862.1.0) close to the River Irwell. The Site was likely located in this vicinity, adjacent to the River Irwell.

Other archaeological remains retrieved from the immediate vicinity of the Site include an earthenware posset cup and clay pipes, which were found in the late 19<sup>th</sup> century, 100m to the northeast of the Site. The cup had been found in an old well (which had been filled up and built over) on the site of the old Deanery in Deansgate, Manchester. The decoration of the cup was an interesting example of old English marbling, produced by combing on coloured clays, followed by lead-glaze (HER 273.1.0).

From the early 17<sup>th</sup> century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7).

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had 'extended in a surprising manner, being almost double to what it was a few years ago', reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire.

#### 5.4.1 Archaeological potential

The Site lay within the vicinity of known post-medieval activity, however, the potential for buried archaeological remains is considered to be very low due to the extensive development of the Site during the industrial period.



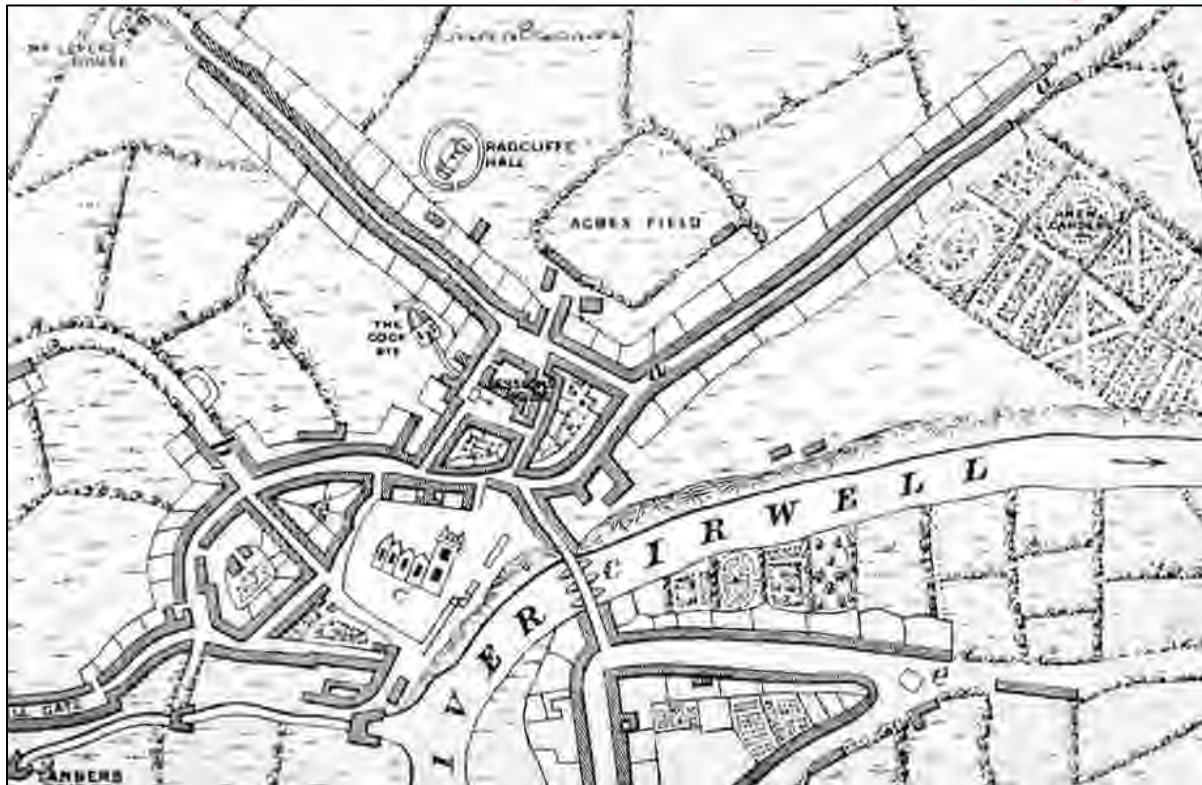


Plate 2: Map of Manchester and Salford c. 1650

## 5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17<sup>th</sup> century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials. By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines 1835).

The second half of the 18<sup>th</sup> century was characterised by an accelerated pace of development, which was captured on the first detailed plans of the area, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 3). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs. The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (Geroge & Brummond, 2002, p. 22). A quay was established on the Manchester side of the river by Edward Byrom in 1736 to secure trade. A second quay was built on the Salford side of the river in 1755, connected to Chapel Street by Quay Street, located 160m to the northwest of the Site (HER 884.1.0). The Bridgewater Canal, the first true canal in the world, was completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The success of the canal acted as the catalyst for the construction of numerous other canals across the country.



The growth of the new industries attracted migrants from the surrounding countryside and farther afield in search of employment opportunities. The phenomenal growth of the population in Manchester led to pressure for development, and a new church, St. Mary's Church, was built at Parsonage Gardens, consecrated in 1756 (HER 404.1.0). The earlier Church of St Mary had also been dedicated to St Denys and St George when it became a collegiate church. The church was connected via St Mary's Street to Deansgate. The names of the new streets laid across the former gardens reflected the ownership of the land by the church and included Parsonage Lane, St. Mary's Parsonage, College Land and St. Mary's Street.

As well as being at the forefront of advances in the industrialisation of the textile industry, Manchester and Salford's businessmen were eager to find new ways of lighting their mills at the beginning of the 19<sup>th</sup> century. Some of the earliest examples of private and public gas works were established in Manchester and Salford. At least two examples of early gas installations are within a 60m radius of the Site, together with the world's first municipal gas works, which were partly erected on the Site in 1817 by the commissioners of the Police.

## 5.6 History of gas

### 5.6.1 A brief history on lighting

During the Roman period, artificial light consisted of various oil lamps and candles, which were exclusively available to the wealthy. The light of a fire or rush lamps provided the only source of artificial light for working-class people who often went to bed after sunset (Edwards, 2008, p. 1). Public lighting was non-existent, and most people were superstitious about the dark and regarded the night air as dangerous. Artificial light sources were not strong enough to provide good quality light at night, confining activities to daylight until the late 18<sup>th</sup> century.

Growing concerns about lighting public areas at night began in at least the 15<sup>th</sup> century, when the Mayor of London, Henry Barton passed a law in 1417 that ordered all citizens to leave a light hanging outside their house between Hallowtide (31<sup>st</sup> October) and Candlemas (2<sup>nd</sup> February). An order issued in 1690 extended the number of months from Michaelmas (29<sup>th</sup> September) to Christmas and reminded householders to hang lights. The Common Council reiterated the same law in 1716, stating that all householders that lived on a street, passage or lane should hang out a lamp from at least 6 p.m. until 11 p.m. at night, failing to do so would lead to a one-shilling fine.

In domestic-based industries, artificial light was too poor to enable craftsmen to work at night and candles were too expensive for artisans to purchase. Furthermore, candles were subject to monopoly supply and were taxed until 1831 (Dillon, 2002, pp. 42-3). In most cases, craft guilds often prohibited their members from working before sunrise or after sunset. Attitudes to working during the hours of darkness were changed irrevocably by the rise of textile factories at the onset of the industrial revolution.

The world's first successful water-powered cotton mill opened in 1771 by Richard Arkwright in Cromford. Almost immediately after the mill was opened, it began to operate 24 hours a day, lit at night with huge quantities of candles and oil lamps. The sight of the cotton mill lit up at night was unparalleled and drew much attention. Nevertheless, the cost and fire risk associated with lighting mills by candles or oil lamps was problematic however, scientific investigations into other means of artificial lighting were already underway.



### 5.6.2 The discovery and use of coal gas

Coal has been extracted in bell pits from as early as 1500 in North East England. Deep shaft mining began to develop in the 18<sup>th</sup> century and rapidly expanded alongside the advent of steam power during the industrial revolution. Coal miners reported two types of dangerous gases called the chokedamp and firedamp. Details about the flammability of escaping natural gases from coal or oil shale beds were first written about in 1667 in a paper to the Royal Society by Thomas Shirley named 'A Description of a Well and Earth in Lancashire taking Fire, by a Candle approaching it' (Shirley, 1667). The discovery took place at a '*natural spring, which emanated carburetted hydrogen, thus igniting a candle when it was placed near the surface of the water*'.

John Clayton, a vicar from Wakefield, continued Shirley's work, and in 1684, excavated the base of the spring to find coal located 18 inches beneath the surface. The gas escaping from the coal measures was inflammable, and Clayton assumed that the coal was the source of the gas. Following his discovery, Clayton produced the earliest report on the distillation of coal in an open retort to produce a flammable gas (Chandler & Lacey, 1949). Experiments by other enthusiasts and scientists continued, and in 1726, Dr Stephen Hale was the first person to procure a flammable fluid from the distillation of coal, however, scientists overlooked the usefulness of the liquid. A third paper was published in the Philosophical Transactions of the Royal Society in 1733, detailing that coal gas retained its flammability after being stored for a considerable length of time, but it was not until 1790 when William Murdoch began experimenting with flammable gases that its full potential was recognised.

### 5.6.3 Private use of gas

Murdoch, an employee of Boulton and Watt, was specifically conducting experiments to see which gas would be most suitable for fuelling lamps. Coal gas undoubtedly produced the brightest flame, and Murdoch began installing gas lighting in his house in Cornwall, which was functioning by around 1792 (Thomson, 2003). The gas was produced by distillation of coal that was stored and transported through tubes to illuminate gas lamps. It was not until Gregory Watt (James Watt's son) visited Paris and saw the rival work of Phillipe Lebon that Murdoch's employers began to fully support his research, eventually investing £5000 in Murdoch's experiments.

In 1802, Murdoch lit the exterior of Boulton and Watt's Soho Manufactory in Birmingham to celebrate the Peace of Amiens. The illumination was the first public exhibition of gaslighting, which attracted much public interest. Murdoch, and his assistant Samuel Clegg, continued experiments in gas production and designing retorts before Clegg resigned in 1805. Clegg founded his own firm, eventually patenting his own inventions that helped to develop the gas industry. Meanwhile, the first of Boulton & Watt's steam engine customers, George Lee, a partner in Phillips and Lee's Salford Twist Mill (HER 1960.1.0; located 60m to the northwest of the Site), began to show an interest in the new technology. Perhaps, the incentive behind George Lee's interest occurred when he was offered a greatly reduced insurance cost (one-third of the previous cost) for having the Salford Twist Mill converted to gaslighting. Lee arranged for gas lighting to be trialled in his house in 1804 before deciding to install it in his factory. By 1805, the Boulton and Watt factory was the only supplier of gas-making plant in the world, and in the same year, Murdoch developed the world's first circular gasholder.



A letter from Phillips & Lee, dating to 19<sup>th</sup> July 1803 is held in the Boulton and Watt archive (B&W archive 3147/5/804b). The date of the letter and its contents imply that preparations for the gas works were already underway.

The first retorts supplied by Boulton and Watt to Salford Twist Mill in 1805 were like those that Murdoch used for his experiments at Soho. The retorts consisted of a vertical cylindrical vessel with a single door on the top (West, 2008, pp. 148-9). The design of the early retort made it difficult to remove the coke and other by-products produced from burning coal, so a second door was added at the bottom of the retort. By 1808, Boulton & Watt had improved retort design, and horizontal D-shaped retorts, typically 1.2-1.5m long, 650mm wide and 250mm high, superseded the earlier retort. Variants of the D-shaped retort were subsequently installed at Salford Twist Mill (BHM 3147/5/804k) and several other sites (ibid).

Between 1806 and 1811, Boulton and Watt installed gas works at 16 textile mills. The average price for a gas plant was approximately £1088, however, the cost for the gas works at Phillips & Lee was £4104. It is likely that as Boulton & Watt's first customers, Phillips & Lee paid a higher price for materials, but also had a much larger quantity of lights installed. Salford Twist Mill was lit with 550 cockspur and 300 Argand lights, equivalent to 3,725 candles (BHM 3147/3/478/16). The number of lights at the Twist Mill may have been excessive, as comparisons with mills of a similar size suggest that between 1000 and 2200 candle equivalents were installed (West, 2008, p. 108). After the commissioning of Salford Twist Mill, the quantity of lighting at McConnell & Kennedy was reduced from 4200 to 2200, implying that Boulton & Watt realised that fewer lights were required than they first expected (ibid).

In 1808, Murdoch presented a paper to the Royal Society entitled "Account of the Application of Gas from Coal to Economical Purposes". The paper described the application of coal gas to Salford Twist Mill. The plant was commissioned in January 1806 and represented Boulton and Watt's first commercial production of a gas-making plant, completed in 1807. The gas plant comprised eight holders housed in a rectangular building and a coal oven. This basic design served as the prototype for the larger plants built in cities in Britain. The mill itself may have been the first to be lit by this technique, although Samuel Clegg, claimed to have installed plant two weeks before Murdoch at Willow Hall Mill in Halifax, Yorkshire. Nevertheless, the publicity surrounding the use of gas at the Salford Twist Mill prompted a surge in orders for gas plant (Wilson, 1991, pp. 3-4). The economic advantages were highlighted in Murdoch's paper, which stated that by 1808, the annual lighting bill at Salford Twist Mill had been reduced from £2000 using candles to £600 (Wilson, 1991, p. 6).

#### 5.6.4 Gas lighting in the public domain

Competing pioneers in the gaslighting industry included a French inventor, Phillipe Lebon, who invented the thermolamp in 1799. Frederick Winsor, who moved to England and changed his name to Frederick Winsor, allegedly stole Lebon's ideas, founding the 'National Heat and Light Company'. Winsor was seeking a Royal Charter for a monopoly supply of piped gas throughout Britain, promoting the idea of large central gas works supplying large districts. Boulton and Watt, however, believed that the future of the gas industry lay in separate small gas works serving each area or premises. A Parliamentary Committee in 1809 examined these opposing ideas on the Bill for the (London) Gas Light and Coke Company founded by Winsor. The Bill was defeated however, a Royal Charter to supply piped gas for public use to parts of Central London was passed in 1810. The headquarters of the Gas Light and Coke Company was established in Westminster and is identified as the original company from which British



Gas PLC descended (Stirling, 1949). Winsor employed Samuel Clegg in 1813 as the first gas engineer at the Gas Lighting and Coke Company and within ten years, London had eight gas works (Thomas, 2013).

The rivalry between Boulton and Watt and Frederick Winsor may have begun two years before the proposals for the defeated bill, in a race to illuminate the first street. The first well-recorded public street lighting was by Winsor in Pall Mall, London on 28<sup>th</sup> January 1807 (Thomas, 2013). However, by 1806, the gas works at Philips & Lee were not only lighting Salford Twist Mill but were also supplying gas to several lights on Chapel Street, making this the earliest street in the world known to have been lit by gas (Wilson, 1991).

Gasworks began to spring up around the country, particularly in industrial cities where demand was greater and by 1826, only two towns in Britain with a population over 10,000 did not have at least one gas company. The cost and technical demands of gas production soon favoured large, centralised works over small private ones. Outside London, Preston became the first town to have a public gas supply, which was in use by 20<sup>th</sup> February 1816. Exeter and Liverpool soon followed suit and obtained Acts of Parliament in 1816 (Thomas, 2013).

In Manchester, the first municipal gas works was installed at Albert Street (St Mary's Parsonage) by the Manchester Police commissioners. The police first showed an interest in 1806 when they installed a gas street lamp outside their station on King Street. The police were responsible for lighting and watching the streets, which, at the time, was produced by oil lamps. An article in the *Manchester Mercury*, in 1797, states that it was the police commissioner's responsibility for lighting oil lamps throughout the town and that they required a contractor to replace and repair all broken lamps (*Manchester Mercury*, 6<sup>th</sup> September 1797). A further article reported that an Act of Parliament had been passed, which stated that the police were responsible for '*the cleansing, lighting, watching and regulating the street lanes, passages and places within Manchester and Salford*' (*Manchester Mercury*, 18<sup>th</sup> February 1806). The police commissioners in Manchester passed a resolution in 1817 to build a gasworks to light the police stations, principal streets and sell any surplus to private customers. The gasworks was transferred to the Manchester Corporation in 1843 (Thomas, 2013, p. 5). A red plaque at Alberton House commemorates the gas works at Albert Street as the world's first municipal gas works to sell gas to the public, which was partly within the Site boundary.

Similarly, in Salford, in 1819, a group of local businessmen, consisting of Thomas Appleby, Richard Bain, Edward Fisher and a Mr Clay, decided to build a gasworks capable of supplying a wider area. The gas works were situated on Clowes Street (HER 12743.1.0) and were in operation by 1820, representing one of the earliest public gas undertakings in the region (Wilson, 1991, p. 27). In 1830, an Act of Parliament allowed the Salford Police Commissioners to purchase the gas works on Clowes Street, and until this date, the supply of gas was relatively limited. In 1844, a Charter of Incorporation was granted to the town, and the gas works came under the control of the Salford Corporation.

#### 5.6.5 Later development and use of gas

By 1819, The Gas Lighting and Coke Company had laid nearly 290 miles of pipes in London to supply the public. Over 1000 gas works had been established across the country by 1859 to meet the demand for the new fuel. By 1888, there were 1500 gas works in Britain, employing 60,000 people (Hide, 2010, p. 12).



American inventor, Thomas Eddison, designed the first indoor electric power utility in the late 19<sup>th</sup> century using incandescent light bulbs. The new system was designed to function like gas lighting. The light bulbs were lit by direct current power, however, the voltage from the power plant dropped as the distance increased, which meant that all lamps had to be within a mile radius of the power plant. Therefore, gaslighting, remained widespread, with some new buildings using dual fuel systems of gas piping and electrical wiring. The development of alternating current power transmissions in the 1880s and 1890s solved the voltage and distance problem, overcoming many of the limitations of direct current, enabling the growth of low-cost electrical power. Electric lighting only gradually began to replace gaslighting in the early to mid-20<sup>th</sup> century. The supply of electricity in Britain was inefficient and fragmented until the Electricity (Supply) Act of 1926 was passed to establish the National Grid, which was operating as a national system by 1938. Following the completion of the National Grid, the growth in electric users in Britain was the fastest in the world, rising from three-quarters of a million in 1920 to nine million in 1938 (Gilbert 2010).

During the late 19<sup>th</sup> century, natural gas began to replace coal gas, as a cleaner and cheaper alternative. Britain was not abundant in natural gas, and in 1959, the North Thames Gas Board began importing Liquefied Natural Gas (LNG) from the Gulf of Mexico to a special facility built at Canvey Island. In other locations throughout the country, coal gas continued to be burnt until 1968 when natural gas was discovered in the North and Irish Seas. All coal gas plants were converted or replaced to use natural gas between 1967 to 1977. Gasholders became redundant and began to be demolished in large numbers from about 2000 onwards (The Historic England Blog, 2020).

## 5.7 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Cartographers Russell Casson and John Berry produced four successive maps from 1741 to 1751, providing the earliest detailed survey of the town (Plate 3). The map depicts Parsonage Croft, shortly before St Mary's Church was erected. In total, seven houses had been erected to the north of the parsonage. The lane to the west was annotated as Parsonage Lane and had also been partly developed (currently St Mary's Parsonage). The lane to the south of Parsonage Croft led west towards the River Irwell, with further gardens depicted along the southern side of the road. Wood Street had also been laid 75m to the southeast of the Site. The Site presumably lay in the vicinity of the gardens and fields adjacent to the bank of the river (Plate 3).

Other buildings in existence by the 18<sup>th</sup> century, included Manchester Poor House (established in 1764; HER 15267.1.0) and former buildings at New Magistrates Court (HER 11264.1.0). These were situated on Wood Street, located 100m to the southeast of the Site. Northcliffe House had been established at Spinningfields by 1740 and was one of the largest private mansions in the 18<sup>th</sup> century (HER 11240.1.0). A warehouse known as Rock House/Moss Wharf was to the northeast of the Site, built by 1728, though it does not seem to have been captured on Casson and Berry's map. The wharf was a sloping platform that reached the river downstream of Blackfriars Bridge, at the southern end of this frontage (HER 9913.1.0).





Plate 3 Extract from Casson and Berry's map of 1741, showing approximate Site location

Tinker's map of 1772 (Plate 4) shows that the study area had been developed further, with several new streets laid, extending west from Deansgate towards the Parsonage/river frontage. Tinker's map is the first to depict St Mary's Church, built in 1753-6 on Parsonage Croft. The church was based on the design of the parish church at Knutsford (HER 404.1.0). The most impressive part of the church was said to have been the lantern, composed of eight Ionic pillars supporting a spire, surmounted by a large globe and cross.

Dole Field (later Bridge Street) had been laid along the south Site boundary. The Site was centred on the bend on Parsonage Lane and included land between Dole Field and the south bank of the River Irwell. Some development had taken place along the river frontage, including a U-shaped building, which may have been a warehouse or small wharf. In addition, the northeast side of Parsonage Lane had also been developed into a continuous row of buildings.

Newspaper reports provide an insight into the types of buildings that had been erected at Dole Field in the late 18<sup>th</sup> century. The earliest source referred to a house owned by Mr Wood, which was advertised 'to lett' in Dole Field (Manchester Mercury, 15<sup>th</sup> February 1774). A later description of the house, owned by Mr Wood, stated that it was in the middle of Dole Field (Manchester Mercury, 30<sup>th</sup> June 1789). The land between the Parsonage and Dole Field was advertised for sale in 1777. The advertisement stated 'to be sold, all together, or in lots for building upon, all those two gardens lying between the Parsonage and Dole Field, in Manchester and adjoining Dole Field, late in the occupation of Francis Potts, dyer'. An advertisement reported that a paper-hanging manufacturer, William Paul, operated from his warehouse on Dole Field in the 1780s (Manchester Mercury, 13<sup>th</sup> November 1781). It is unclear whether any of these premises were within the Site boundary.





Plate 4: Tinker's map of 1772, showing approximate Site location

Similarly, Laurent's map of 1793 (Plate 5) and Green's map of 1787-94 (Plate 6; Fig. 3) captures the rapid expansion of the town, particularly in the parcel of land between Deansgate, the River Irwell and Bridge Street, in the area formerly owned by the church. The new street names reflect the former use and ownership of the land around the Site, including Parsonage Bank (formerly Parsonage Lane), College Land and Garden Lane. By the end of the 18<sup>th</sup> century, most of the Site had been developed. Laurent's plan indicates that the Site lay south of Parsonage Bank (formerly Parsonage Lane), at the northern end of Water Street. The entire plot of land between Water Street and the river frontage had been developed. Back-House Street ran through the southern part of the Site, parallel with Bridge Street (formerly Dole Field). These streets had also been largely developed, and the only remaining plot of vacant land was on the southeast side of Water Street, to the north of a triangular arrangement of buildings. The building annotated as Rock House was built before 1726 and lay to the north of the Site (HER 9913.1.0).

Green's map of 1787-94 (Plate 6; Fig. 3) captures the same layout of streets but provides more detail of the individual buildings within the Site. The footprints of irregular buildings lined the river frontage and the northwest side of Water Street. Entrances along the street frontage permitted access to the buildings along the river, which may have been warehouses or wharfage facilities. The map also shows that the houses on Bridge Street lay just beyond the



southern Site boundary. Enclosed land that belonged to a 'Riding School' lay partly in the east Site boundary. There does not seem to be any record of a riding school in contemporary trade directories or newspapers, however, a later newspaper article refers to the police premises being on the site of the late Oldham's riding school (Manchester Mercury, 2<sup>nd</sup> December 1806). A rectangular building off Windmill Yard occupied the southeast edge of the Site.

Scholes' trade directory of 1794 recorded that textile workshops, merchants and warehouses had been established in the surrounding area. The trade directory confirms that the streets between Deansgate, the River Irwell, Salford Bridge and Bridge Street were in St Mary's District (Scholes, 1794). Several carriers occupied Bridge Street in Scholes's slightly later trade directory, whilst cotton merchants, dye works and quays occupied Water Street (Scholes, 1797, pp. 190-3). In 1806, a newspaper advertisement referred to the sale of fustians and woollens at Mr Barnard's warehouse on Parsonage Lane (Manchester Mercury, 29<sup>th</sup> July 1806). It is unclear whether the article refers to any buildings within the Site.



Plate 5: Laurent's plan of 1793, showing the approximate Site location





Plate 6 Extract from Green's map of 1787-94, showing area to the east of the Site

Swire's map of 1824 *Manchester and its Environs* is the next available map that captures the Site (Plate 7; Fig. 4). The map shows that the footprint of buildings on the north side of Water Street remained unchanged. The plot of vacant land on the southeast side of Water Street had been developed into two rows of buildings. A key on Swire's map refers to the group of buildings shaded in black and numbered '26' as 'Gas Works (Manchester)'. The gasworks comprised three circular gasholders, which were beyond the Site boundary and a large building, which extended within the northeast part of the Site. The gasworks was the first municipal gasworks in the world to sell gas to the public and was erected in 1817 by the Commissioners of Police. The earliest references to the gasworks appear in newspaper articles in the early 1820s. An advertisement in the *Manchester Mercury* stated '*iron founders wanted for the Manchester Gas Works. Thirty-six retorts with hydraulic main, upright pipes &c. and fifteen retorts to replace old ones. Tenders for the above must be delivered to the Police Office*' (*Manchester Mercury*, 22<sup>nd</sup> April 1823).

An illustration of Manchester Gas Works, dated 1850, shows the frontage of the gasworks (Plate 8). A newspaper article suggests that a fire broke out at the Manchester and Salford Gas Manufactory in the St Mary's district on 6<sup>th</sup> October 1828 (*Public Ledger & Daily Advertiser*, 6<sup>th</sup> October 1828). The fire was thought to have originated from gas that had escaped from a loose valve at one of the gasometers. The gasworks was almost destroyed.



Several industries and small-scale workshops had been established along Water Street and Bridge Street, including hat manufacturers, textile warehouses, public houses, a chairmaker, boot and shoemakers, drapers and tailors, locksmiths, cabinet makers and farriers (Pigot & Dean, 1821). Thomas Fleming & Son, orchill manufacturers, occupied no. 71 Water Street, Bridge Street and Samuel Hague, a hat manufacturer, occupied no. 76 Water Street, Bridge Street (Pigot & Dean, 1821, p. 54 and 65). Residents along Back Bridge Street included William Everall, a smith, William Grimshaw, a dyer and William Hackett, a fustian-cutter (Pigot & Dean, 1821). It is unclear whether any trade directory entries refer to the buildings within the Site.



Plate 7 Extract from Swire's map of 1824, showing the approximate Site Area



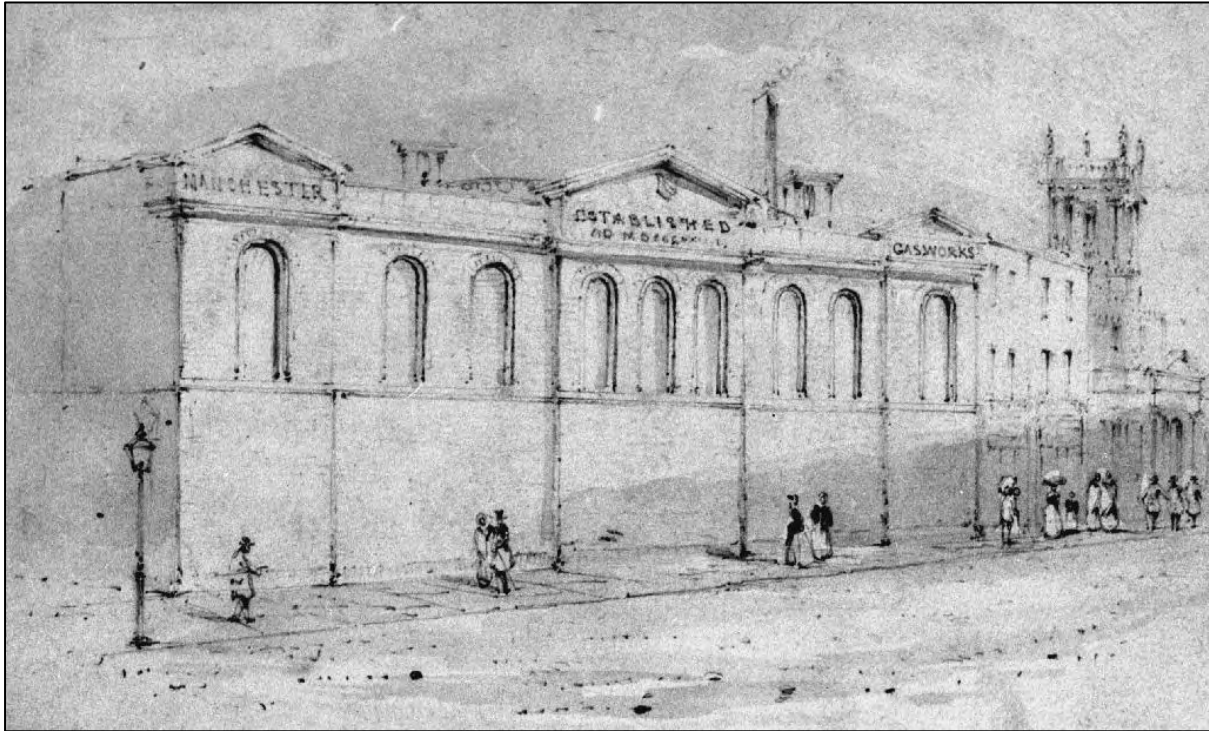


Plate 8: Sketch of Manchester Gas Works in 1850, courtesy of Manchester Local Image Collection

Banks and Co's *Plan of Manchester and Salford*, published in 1831, provides a slightly more detailed plan of the Site, showing the individual buildings (Plate 9; Fig. 5). The map shows that Back House Street had been renamed Back Bridge Street. The map shows that the buildings lining the north side of Bridge Street consisted of double-depth houses backing onto smaller dwellings or outbuildings that lined Back Bridge Street. Similar sized houses lined the southeast side of Albert Street, whilst slightly larger properties occupied the northwest side of the street, which stretched towards the river frontage. At least two much larger industrial premises were at the southern end of Albert Street, on the northwest side. The larger footprint of buildings on the northwest side of the street, and their riverside location, may imply that they had a commercial function. In addition, rows of back-to-back houses appear to have been off a narrow lane, running northwest from Back Bridge Street, within a triangular arrangement of buildings.

The footprint of the gasworks continued to occupy the eastern part of the Site. The smaller gasholder shown on Swire's map was no longer extant and could indicate that it was this gasholder that was destroyed in the fire of 1828. A small circular building had been added west of what was presumably the gasworks office building along the St Mary's street frontage.

A newspaper article in 1845 describes the Manchester gasworks, '*now the most extensive in Great Britain, or in the world, were first commenced in 1817, and in December of that year, the Manchester public were first supplied with gas, from the establishment, at a charge of 15s per 1000 cubic feet. The funds for this purpose were supplied by the Commissioners of the Police out of the police funds (but which were afterwards repaid by virtue of an Act of Parliament, giving power to the Commissioners of Police to borrow, for this and other purposes therein named, a sum not exceeding £80,000) and have almost without exception, been annually extended...Extensive as are the Manchester Gas Works at the present moment, a further extension, it is said, is being now contemplated...the public may need not wonder if, in*



*the next two years, the gas works should be extended 33 percent'* (Leeds Intelligencer, 4<sup>th</sup> January 1845).

During the 1840s, the northeast end of Water Street was renamed Albert Street. Newspaper articles give an insight into the function of some of the buildings on Albert Street, which included a steam engine manufactory at no. 46 (Aris's Birmingham Gazette, 6<sup>th</sup> August 1846), though it is unclear whether this was within the Site boundary. The Old Hare and Hounds occupied the Site by at least 1846 (Manchester and Lancashire General Courier, 30<sup>th</sup> May 1846). A good shop and dwelling houses were advertised for sale in 1844 at Albert Street (late Water Street) *'with two-tier of good cellaring, and very suitable for anyone engaged in the Irish trade, as the premises are situate on the brinks of River Irwell'* (Manchester and Lancashire General Courier, 2<sup>nd</sup> November 1844). A mill was also present along the street, with items advertised for sale in 1847, including 'weaving machinery, mechanics' tools and yarn etc at the mill in Albert Street, Manchester, late in the occupation of Elias Cocker' (Manchester and Lancashire General Courier, 11<sup>th</sup> December 1847).



Plate 9 Extract from Bancks' and Co's map of 1831, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1851 (Plate 10; Fig. 6). The map is the first accurate map that details the Site, annotating several of the buildings within the Site and its vicinity. The map labelled the gasworks *'Manchester Gas Works Reserve Station No. 1'*. A large new gasholder had been erected across the Site in place of a block of buildings shown on earlier maps. In addition, a building that ran the length of Gas Street to the west was also within the Site boundary. The gasworks was bounded by a brick wall that ran along Lower King Street, Gas Street and Albert Street.



A similar footprint of buildings continued to stand between the River Irwell and Albert Street (formerly Water Street). The Ordnance Survey plan annotated industrial premises and public houses, showing that Albert Mill was at the southwest end of Albert Street. A hat manufactory, the Old Hare and Hounds public house and Vine Tavern public house also occupied Albert Street. The southern end of a Brass and Copper Works lay on the northeast Site boundary. The map also shows that the narrow street off Back Bridge Street was called Bancroft Place. Back-to-back houses along Bancroft Place seem to have been converted into through houses, though a block of four single-depth, blind-back houses were still in use off Gas Street. By 1850, buildings at the southern end of Bancroft Place and the west end of Back Bridge Street had been demolished to make way for Lower King Street, laid northeast/southwest through the southern part of the Site. The buildings on the west edge of the Site occupied Albert Place. Most buildings within the Site had either external staircases or pavement lights indicative of cellars.

Slater's trade directory of 1850 recorded some of the trades along Albert Street, listing the Gas Works, bookkeepers, a milk seller, a tailor, a hatter, a cooper, a cork cutter, a beer retailer, a cork cutter, a milliner, a merchant, plumbers and an engineer (Slater, 1850, p. 1). The Old Hard and Hounds public house was at no. 44 and was run by Joseph Birch (Slater, 1850, p. 91). Slater's trade directory indicates that the properties on the north side of Bridge Street were on the right side of the street when approaching the Site from the east. The buildings within the Site may have corresponded to no's 89 & 91 to no. 55. Most of the addresses were listed in the trade directory, demonstrating that these properties were functioning as shops and workshops, presumably with domestic rooms above. Trades included a Venetian blind maker, cabinet maker, fent dealer, ironmonger, tailor, auctioneers, carver and gilder, paper hangers, druggist, confectioner, attorney, basket maker, architect, watchmaker and a grocer (Slater, 1850, p. 10).

The census returns of 1851 recorded that many of the cellars along Albert Street were inhabited and, there was a court behind Albert Street, which probably referred to the houses on Bancroft Place. No. 24 Albert Street was occupied by William Diggle, a cotton dyer (who employed 24 men) that lived with his wife and three children. The cellar beneath no. 24 Albert Street was occupied by Samuel Knoll, a cotton spinner from Little Lever, his wife, Mary, their five children and a lodger, who worked as an odd hand. The family were born in and around Bolton, whilst the lodger had been born in Ireland. The house behind no. 24 was occupied by Joseph Taylor, a boiler maker, his wife, their two children and a lodger. The same dwelling was also occupied by Sarah and John Cheers. No. 40 Albert Street was recorded as also being at no. 6 Hague Buildings. The occupations of the other residents included gentleman, sawyer, picture frame maker, dressmaker, salesman, tailor, washerwoman, errand girl, a hatter (employing six men), a silk sewer, hatters, greengrocers, coffee dealer, labourer and white smith (Census Returns 1851, Albert Street, St Mary's, Manchester). The census returns imply that the area was overcrowded.

Similarly, the cellars along Bridge Street were also inhabited, including no. 81, which was occupied by Elizabeth Hulme, a charwoman, who lived with her two children. The cellar at no. 81 was occupied by John Barkhead and his two children (Census Returns 1851, Bridge Street, St Mary's, Manchester). The houses along Back Bridge Street seemed to have been less crowded and were generally occupied by a single family, though some families took in lodgers (Census Returns 1851, Back Bridge Street, St Mary's, Manchester).



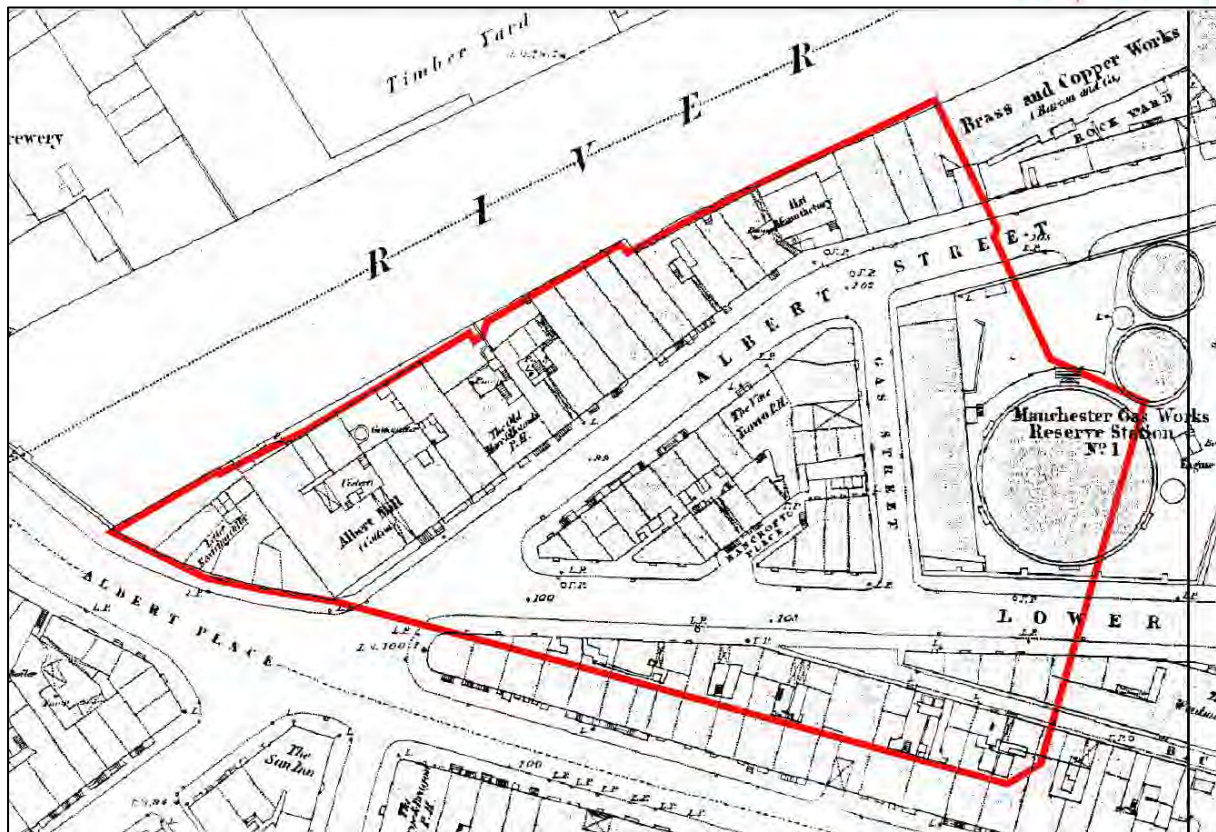


Plate 10 Extract from the Ordnance Survey map of 1851, showing the Site boundary

By the Ordnance Survey map of 1891 (Plate 11; Fig. 7), the Manchester Gas Works site had been demolished and replaced by a Police Station, which occupied the Albert Street frontage and extended within the east Site boundary. The Police Station had a large yard to the rear of the building, which was also in the east of the Site. Newspaper articles refer to the police offices on Albert Street as early as 1861 (Rochdale Observer, 30<sup>th</sup> March 1861). Slater's trade directory of 1863 confirms that the Police Station had been erected by the early 1860s, listing Police Station, A Division at No. 5-9 Albert Street (Slater, 1863, p. 2).

Some of the buildings on the north side of Albert Street had been expanded into the adjacent buildings to create larger premises. In total, three long narrow buildings had been converted into a single large building. In addition, two buildings immediately to the west was now one larger building. Further buildings at the Gas Street and Albert Street junction had also been turned into a single building. The remainder of the Site was unchanged, including the blind-back dwellings off Gas Street.

Although not annotated on the Ordnance Survey map of 1891 (Plate 11; Fig. 7), a strip of vacant land was shown to the east of Albert Bridge, on the south bank of the river, north of the buildings on Albert Place. Later maps indicate that the platform of land next to the river was a landing stage. A photograph taken in 1900 shows Albert Bridge and the probable landing stage in the west of the Site (Plate 12). The landing stage could have earlier origins.

The Ordnance Survey map also shows that the buildings along Bridge Street and Back Bridge Street had been knocked through, creating long narrow buildings comparable in size to those on the north side of Albert Street. A photograph taken in 1895 shows the condition of a house at no. 70 Bridge Street (Plate 13). Plaster had fallen off the walls, and the brick chimney breast had crumbled, with brick rubble on the floor. The trade directories imply that the rear half of



this building was situated within the Site. The condition of the dwelling suggests that the houses along Bridge Street and Back Bridge Street were those captured on Green's late 18<sup>th</sup>-century map and were likely to have been at least 100 years old.

Slater's trade directory of 1863 lists the businesses along Albert Street. The buildings on the north side of Albert Street had even street numbers, and the building formerly annotated as Albert Mill may have been at no. 50. The trade directory recorded multiple occupants at the building, including Edwards Williams, a manufacturer, Thomas Travis, (executors of) Silk manufacturers, Woolf and Higham, smallware manufacturers and Norris Walker, a smallware manufacturer (Slater, 1863, p. 2). Buildings within the Site may have included no's 26-50 on the northern side of the street with no's 11 to 27 on the southern side. Traders within the Site may have included James Butterworth, an engineer, Michael Beaban, Wine Inn, Matthew Marsden, a machine smith, James Brown, a bootmaker, William Pell, a gold heater, Henry Rose, a picture mounter, Alfred Norbury, a cord maker, William Corbett, a cabinet maker, William Dawber, a nail maker, Joseph Birch, the Hare and Hounds, Henry Southam & Co wine merchants and Hiram Nuttall, a plumber.

Slater's trade directory of 1895 recorded the addresses within the Site more accurately, listing the buildings between Gas Street and King Street West as no's 13 to 29 Albert Street. The addresses on the north side of the street had changed, with the Standard Hotel (formerly the Old Hare and Hounds) now occupying no's 34 & 36 (instead of no. 44). The hotel was run by Thomas Wilson. The residents listed in the trade directory included James Taylor, the Vine Tavern (no. 15), James Haslam, plumber (no. 21), Farnell & Co, horse collar makers (no's 23A & 25A), Howarth & Willert, saddler' ironmonger (no. 28), Bullock & Son, carvers and gilders (no. 30 & 32), Alfred Walker & Son, auctioneers (no. 40), Marsland, Son & Co, manufacturers (no.40). Bridge Street was also occupied by various skilled crafts people and shops (Slater, 1895, p. 52) .



Plate 11 Extract from the Ordnance Survey map of 1891, showing the Site boundary





Plate 12 Albert Street Bridge, possibly showing the landing stage within the Site, taken in 1900, courtesy of Manchester Local Image Collection



Plate 13 Interior of no. 70 Bridge Street, Manchester, taken in 1895, courtesy of Manchester Local Image Collection



Goad's Insurance Maps of 1888, revised in 1901 (Plate 14 and Plate 15), provide a further insight into the buildings within the Site. Some manufacturers and traders recorded in the trade directory of 1895 appear on Goad's plan. The largest building on Albert Street was occupied by Marsland, Son & Co and operated as a cotton thread factory. The company occupied Albert Mill, which is corroborated by a drawing of the mill, dated 1897 (Plate 16) and a photograph taken in 1900 (Plate 17). The drawing of the mill appeared alongside an article about Marsland, Son and Co stating that *'Albert Mills, Manchester are the property of Messrs Marsland, Son and Co, a firm which was established as far back as 1798 as spinners, doublers, and sewing cotton manufacturers. Its principal trade is with the shipping merchants of London, Manchester, &c., the firm enjoying a great reputation for cotton balls for foreign markets, besides spools and other sewing cottons for home and foreign use. Their machinery for the production of cotton ball is enthusiastically spoken of in the trade'* (Myra's Journal of Dress and Fashion, 1<sup>st</sup> December 1897). The building was five-storeys high and had a basement.

The second biggest building was H. W and Printers, also on Albert Street and consisted of a three-storey building with a basement. Goadsby & Co, druggists, occupied no's 2 to 6 Albert Place in the west of the Site. A row of four narrow buildings to the northeast of the printers ranged from two- and three-storeys high, all with basements (no's 18 to 24). A further row of four buildings were used collectively as an iron foundry, printers, polishers and various other. The four buildings were at no's 10 to 16 Albert Street and were also known as Parsonage Row. These buildings were four and a half storeys high with two basements. A cabinet and furniture warehouse, occupied by J. Dilworth and Son, was in the east Site boundary and consisted of a five-storey building with two basements. The map also showed that the landing stage for Irwell Steam Ferry was on the southern bank of the River Irwell adjacent to Albert Bridge and Albert Place (Plate 12, p 30). In addition, many buildings along Bridge Street were functioning as small warehouses or shops. The buildings along Bridge Street had changed addresses and were at no's 1 to 31. These buildings ranged between two and three storeys in height.

The group of buildings bounded by Albert Street, Gas Street and King Street West ranged from two to three storeys high, some of which had basements. The blind-back dwellings were two storeys and did not have basements (Plate 15).



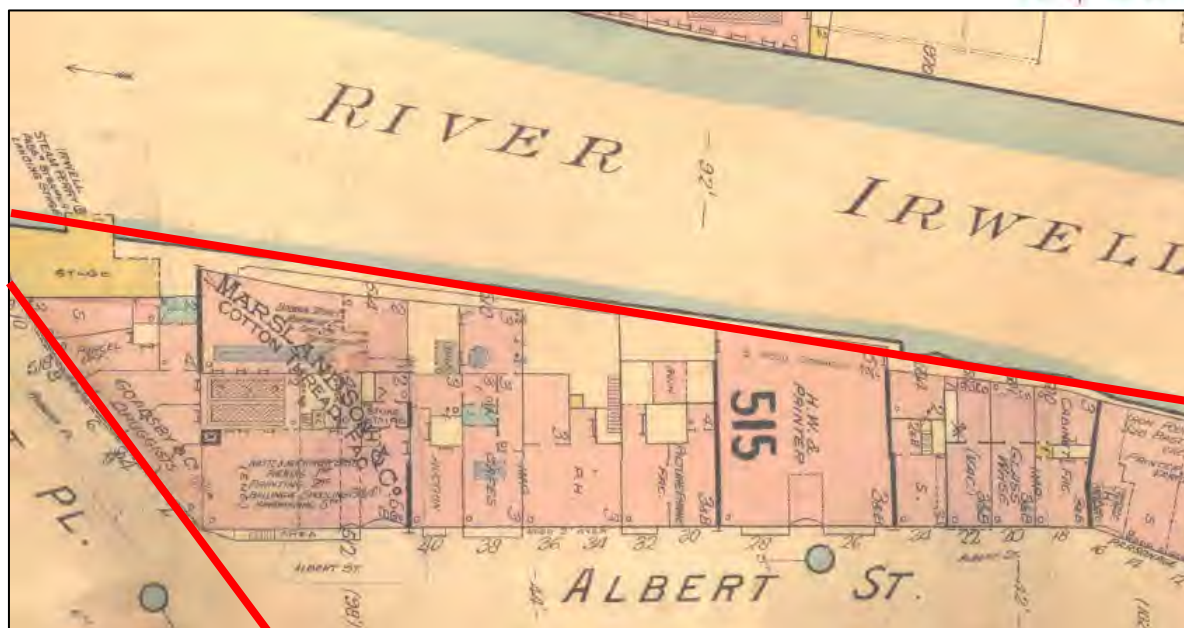


Plate 14 Goad's insurance map of 1888, revised in 1901, sheet 41, showing the north side of Albert Street

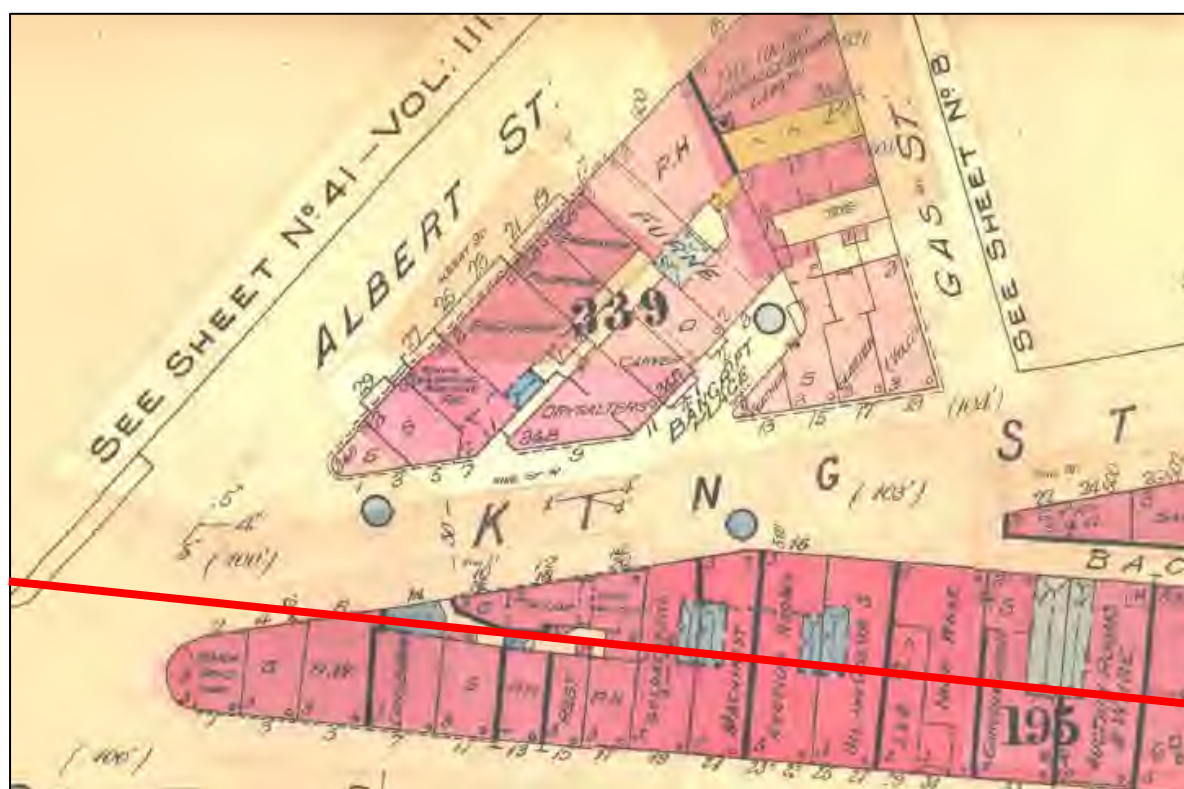


Plate 15 Goad's insurance map of 1888, revised in 1901, sheet 14, showing the Site



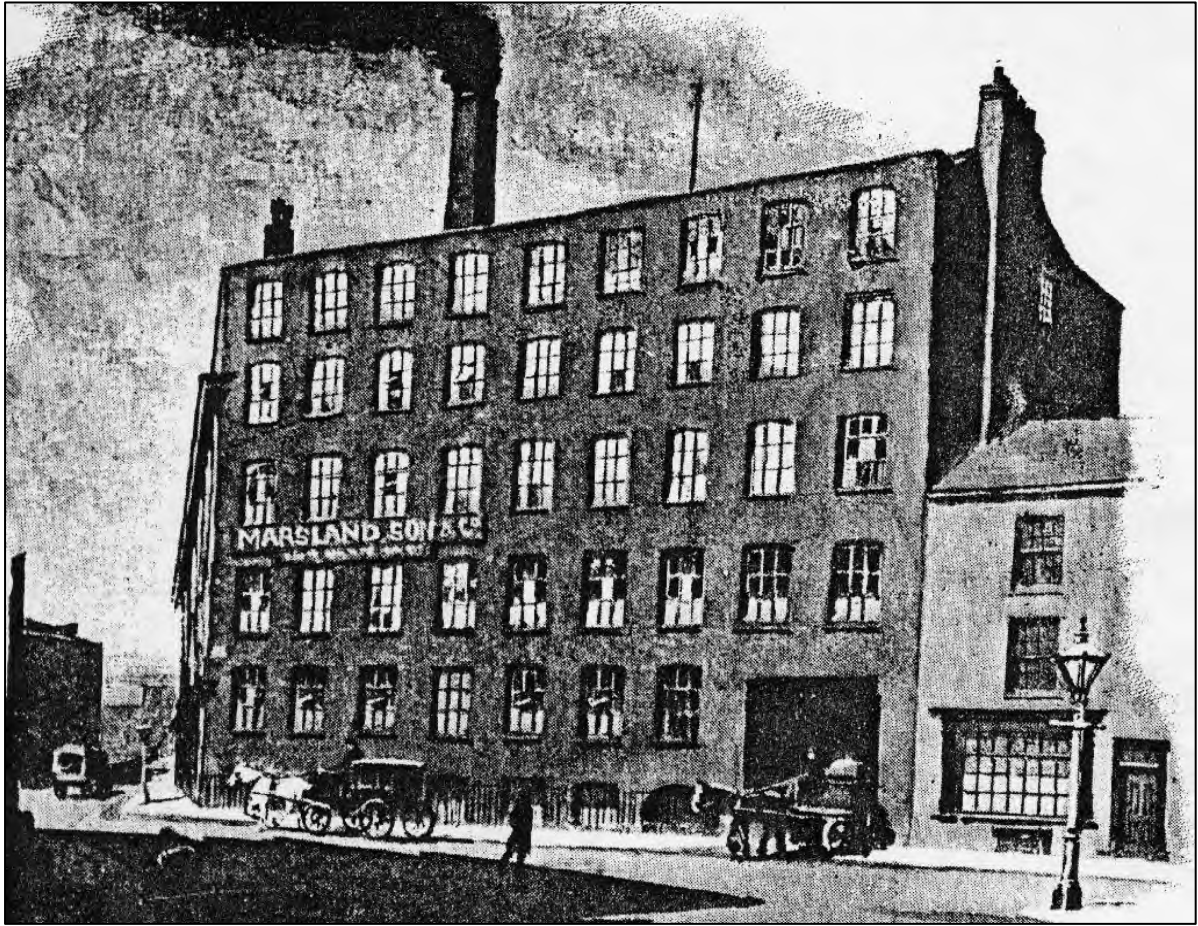


Plate 16 Drawing of Albert Mills, Manchester 1897, courtesy of Manchester Local Image Collection



Plate 17 Albert Mills, Manchester, taken in 1900, courtesy of Manchester Local Image Collection



A similar configuration of buildings was captured on the Ordnance Survey maps of 1908 and 1933 (Figs 8 to 9). The cotton thread factory occupied by the Marslands & Co had been expanded to the east slightly, incorporating an existing building by 1933 (Fig. 9). The blind-back houses also appear to have still been standing off Gas Street (Figs 8 to 9). An aerial photograph also shows the arrangement of buildings within the Site before the outbreak of the Second World War (Plate 18). The photograph shows that the Site was characterised by 18<sup>th</sup>- and 19<sup>th</sup>-century buildings of varying heights.

Slater's trade directory of 1911 recorded the same addresses on the south side of Albert Street, which included, no. 15, the Vine Hotel, occupied by Edward Crossman Orwell, H. Marsh & Co (plumbers,) at no. 17 Ellen Barnet, an engraver, occupied no. 19, Manchester (The) Aniline Co were at no. 21, John Bardsley and Son, millers, occupied no. 25, William Woodall, a cabinet maker lived at no. 27 and Matilda Quinn, a dressmaker and Sarah Jones, a mantle maker both occupied no. 29 (Slater, 1911, p. 10).

The trade directory recorded that the north side of the street was occupied by Thomas Roach an antique dealer at no. 10. No.12 was occupied by multiple companies including a bookseller, several printers, a papermaker, a paper ruler and a tailor. No. 14 was also occupied by a printing company. A billiard table maker, yarn merchants, several printers, a saddlers', ironmonger, a shopkeeper and a carver and gilder also inhabited the street. No. 38 most likely represented the building formerly occupied by Marslands, Son & Co, however, several firms operated from the building in 1911, including Charles Holmes and Son (portmanteau makers), Henry Griffiths (a brass founder), Empire Clothing Co (wholesale clothier), Standard Envelope Co (envelope manufacturers), John Taylor (a printer), William Morris press (The) printers and Corner & Whittle (engravers).



Plate 18 Aerial view of the Site, taken in 1930, courtesy of Manchester Local Image Collection



Air raids undertaken by the German Luftwaffe during the Second World War may have damaged the Site area. The nearest known casualties were on Bridge Street and Black Friars Bridge. By the end of the 1940s, all the buildings between Albert Street and the river frontage were ruins, except for the building at no's 30 and 32 (Plate 19). The buildings in the triangular plot of land between Gas Street, King Street West and Albert Street had been demolished.

The Ordnance Survey map of 1951 (Fig. 10) shows that building at the west end of Back Bridge Street and Bridge Street were the only remaining structures within the Site (Fig. 10). The map also shows that the police station was no longer standing, and a garage had been erected in the former yard area, in the east Site boundary.

During the late 1950s a new road layout had been established across the Site, removing Gas Street, and laying Alberton Street to the east of the Site, aligned north to south. The remaining houses along Bridge Street were demolished before the construction of Albert Bridge House began.

By 1962, Albert Bridge House (Government Offices) had been completed, standing between the river frontage and Bridge Street. Alberton House was erected to the north of the Site by 1970. Alberton Street has since been renamed St Mary's Parsonage (Fig. 2). A photograph taken in 1962 shows Albert Bridge House standing behind 18<sup>th</sup>- or 19<sup>th</sup>-century buildings that were upstanding on Bridge Street (Plate 20). These buildings were probably like those that stood within the southern Site boundary.

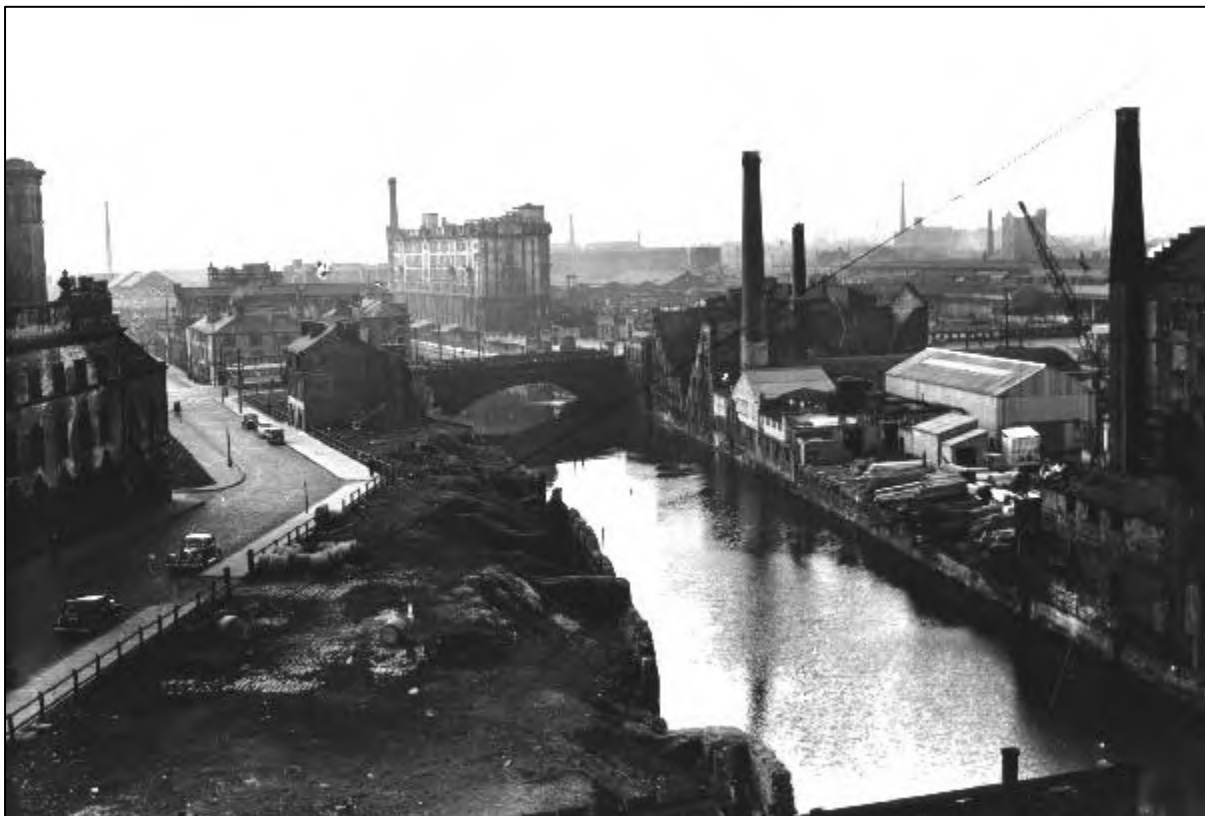


Plate 19 View of demolished buildings between Albert Street and the River Irwell, taken in 1945, courtesy of Manchester Local Image Collection





Plate 20 Buildings on Bridge Street beyond the Site boundary, taken in 1962, showing Albert Bridge House in the background, courtesy of Manchester Local Image Collection

## 5.8 Previous archaeological works

Within a 250m radius of the Site, 13 desk-based assessments, five watching briefs, four archaeological evaluations and six archaeological excavations have been undertaken. Some of the desk-based assessments resulted in intrusive archaeological interventions to mitigate the loss of archaeological remains.



In 2006, UMAU carried out the first phase of an archaeological evaluation at Chapel Wharf, consisting of three evaluation trenches and two trial pits (EGM 3903). Phase 2 (EGM 3904) was undertaken two years later, comprising 18 evaluation trenches between Clowes Street and Barlows Croft, which resulted in an open area excavation, where medieval and post-medieval burgage ditches were excavated (UMAU, 2007). The third phase of works consisted of an archaeological excavation, which targeted the footprint of Salford Twist Mill and workers' housing (EGM 4890). The archaeological works were undertaken on the opposite side of the river, 60m to the northwest of the Site (Salford Archaeology, 2017).

Significant archaeological remains were also excavated at Plot 106, Spinningfields, located 22m to the southeast of the Site. The excavation revealed four phases of activity, including a pre-medieval or medieval post pit that was perhaps associated with a timber structure or fence line; a medieval plough soil, associated with a small assemblage of 12<sup>th</sup>- to 14<sup>th</sup>-century pottery; a post-medieval garden soil, containing 15<sup>th</sup>- to 18<sup>th</sup>-century artefacts; and a series of late 18<sup>th</sup>-century buildings, which originally flanked Cumberland Street (UMAU, 2007)

Further post-medieval soils were revealed at the Pump House, Manchester, located 180m to the south of the Site. The soils consisted of a small surviving area of post-medieval deposits, associated with a small assemblage of late 17<sup>th</sup>- and early 18<sup>th</sup>-century artefacts, which lay close to River Irwell. Late 18<sup>th</sup>-century houses were also excavated in the area (UMAU, 2008).

Excavations 180m to the southwest of the Site, at Plot 104, revealed the remains of four late 18<sup>th</sup>-century buildings, one of which had functioned as an industrial property, before being converted into workers' housing. A large assemblage of clay tobacco pipes and kiln waste was recovered from the Site (UMAU, 2008).

## 5.9 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman activity is known to have taken place within the Site, though it lies 170m to the west of the Roman road to Ribchester. The Site lay in the vicinity of Parsonage Croft during the medieval period, which is corroborated by mid-18<sup>th</sup>-century mapping.

By the late 18<sup>th</sup> century, the Site had been developed between Water Street (Albert Street) and the river frontage, and along Bridge Street and Back House Street (Back Bridge Street). Some development had taken place in the triangular plot of land bounded by Albert Street, Gas Street and Back Bridge Street, but the area was not fully developed until the early 19<sup>th</sup> century. A similar configuration of buildings occupied this part of the Site until the mid-20<sup>th</sup> century.

During the early 19<sup>th</sup> century, the first municipal gasworks was erected in the east edge of the Site. A block of buildings associated with the gasworks lay partly within the Site boundary. A large, new gas holder replaced this building by the mid-19<sup>th</sup> century. By the late 19<sup>th</sup> century, the gasworks had been redeveloped into a Police Station, with part of the police station's yard occupying the Site. The same configuration of buildings occupied the Site until 1933. Buildings within the Site were progressively cleared during the 1940s and 1950s. The Site was redeveloped into Albert Bridge House by 1962.

The Site also has limited potential to contain buried remains of post-medieval garden soils and blind-back houses. The Site has moderate potential to contain various late 18<sup>th</sup>-century buildings along Albert Street, the river frontage, Bridge Street and Back Bridge Street, Manchester Gas Works, a Police Station and a landing stage.



## 6. Gazetteer

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

### Gazetteer Entry 01

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Pre-industrial landscape                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Site Type</b>   | Gardens (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Period</b>      | 17 <sup>th</sup> and 18 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>NGR</b>         | 383421, 398346                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Source</b>      | HER; 1640 map; Casson and Berry's map of 1751                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Description</b> | In 1635, the college wardens were provided with the two-acre parcel of land known as Parsonage Croft, now called Parsonage Gardens. The 1650 map (Plate 2, 14) of Salford and Manchester annotated a plot of land between Deansgate and the River Irwell as 'New Garden's', which appears to have been in the vicinity of the Site. Casson and Berry's map of 1751 Plate 3, 20) clearly shows Parsonage Croft and a strip of gardens between Deansgate and the River Irwell, in the vicinity of the Site. Excavations within a 250m radius of the Site have uncovered medieval and post-medieval agricultural soils and features. The survival of the pre-industrial landscape is rare in Manchester and Salford and has often been removed by extensive development in the 19 <sup>th</sup> century. |
| <b>Assessment</b>  | Remains of the medieval and post-medieval landscape could survive in isolated patches but are likely to have been removed by the 18 <sup>th</sup> - and 20 <sup>th</sup> -century development of the Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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### Gazetteer Entry 02

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Albert Street and the river frontage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Site Type</b>   | Industrial, commercial and domestic premises (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Period</b>      | 18 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>NGR</b>         | 383413, 398396 (centred at)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Source</b>      | Historic Mapping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Description</b> | Long narrow buildings were established on the north side of Albert Street and the river frontage by the late 18 <sup>th</sup> century. These buildings were knocked through into adjoining properties to create larger warehouses and manufacturing spaces during the second half of the 19 <sup>th</sup> century. OS mapping and Goad's Insurance maps show that these buildings varied in height and had basements. Buildings along the street included the Old Hare and Hounds Public House (later known as the Standard Hotel). |
| <b>Assessment</b>  | Roughly the same configuration of buildings between Albert Street and river frontage occupied the Site from the late 18 <sup>th</sup> century until the mid-20 <sup>th</sup> century. Remains associated with these buildings could be affected by the proposed development scheme.                                                                                                                                                                                                                                                 |

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### Gazetteer Entry 03

|                    |                                                                                                                                                                                                                                                                                                                                                   |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Albert Street                                                                                                                                                                                                                                                                                                                                     |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                    |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                                                 |
| <b>Site Type</b>   | Commercial and domestic premises (site of)                                                                                                                                                                                                                                                                                                        |
| <b>Period</b>      | 18 <sup>th</sup> and 19 <sup>th</sup> century                                                                                                                                                                                                                                                                                                     |
| <b>NGR</b>         | 383412, 398365 (centred at)                                                                                                                                                                                                                                                                                                                       |
| <b>Source</b>      | Historic Mapping                                                                                                                                                                                                                                                                                                                                  |
| <b>Description</b> | Some buildings had been established on the southern side of Albert Street by the late 18 <sup>th</sup> century. The rest of the street had been developed by the early 19 <sup>th</sup> century. The houses along the street were typically three-storeys high with basements. The Vine Hotel was established at the northeast end of the street. |
| <b>Assessment</b>  | Roughly the same configuration of buildings on the southern side of Albert Street occupied the Site from the early 19 <sup>th</sup> century until the mid-20 <sup>th</sup> century. Remains associated with these buildings could be affected by the proposed development scheme.                                                                 |

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### Gazetteer Entry 04

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Bridge Street and Back Bridge Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Site Type</b>   | Domestic and commercial premises (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Period</b>      | 18 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>NGR</b>         | 383433, 398339 (centred at)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Source</b>      | Historic Mapping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Description</b> | Buildings along Bridge Street and Back House Street (late Back Bridge Street) had been constructed by the late 18 <sup>th</sup> century. Some of the houses on the southern side of Back Bridge Street were demolished to make way for Lower King Street by the mid-19 <sup>th</sup> century (King Street West). The remaining houses on the southern side of Back Bridge Street were converted into the houses on Bridge Street. OS mapping shows that most of the houses along the street contained cellars. The houses were demolished in 1956. |
| <b>Assessment</b>  | Roughly the same configuration of buildings occupied the Site from the late 18 <sup>th</sup> century until the mid-20 <sup>th</sup> century. Remains associated with these buildings could be affected by the proposed development scheme.                                                                                                                                                                                                                                                                                                         |

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### Gazetteer Entry 05

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|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Blind-back houses Gas Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Site Type</b>   | Domestic properties (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Period</b>      | Early 19 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>NGR</b>         | 383440, 398375 (centred at)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Source</b>      | Historic Mapping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Description</b> | Group of single-depth, blind-back houses shown on early 19 <sup>th</sup> -century mapping. The mid-19 <sup>th</sup> -century OS map shows that this consisted of four buildings with a covered entrance to the rear of two blind-back properties. The covered entrance and blind-back to the west were converted into a property by the late 19 <sup>th</sup> century. Small outbuildings were tagged onto the southern side of the dwellings, which were removed by the early 20 <sup>th</sup> century. At least three of the blind-back houses were captured on the 1933 map (Fig. 9). The houses were two-storeys high and did not contain cellars. |
| <b>Assessment</b>  | Roughly the same configuration of buildings occupied the Site from the early 19 <sup>th</sup> century until the mid-20 <sup>th</sup> century. Remains associated with these buildings could be affected by the proposed development scheme, but have likely been damaged or destroyed during the 20 <sup>th</sup> -century redevelopment of the Site.                                                                                                                                                                                                                                                                                                  |

### Gazetteer Entry 06

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Manchester Gas Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Site Type</b>   | Gas plant (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Period</b>      | Early 19 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>NGR</b>         | 383465, 398368 (centred at)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Source</b>      | Swire's map of 1824; Bancks & Co's map of 1831; OS mapping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Description</b> | Building associated with the gasworks fell within or partly within the Site boundary. The police commissioners in Manchester passed a resolution in 1817 to build a gasworks to light the police stations and principal streets and sell any surplus gas to private customers. This was the first example of a municipally owned gas undertaking in the world. A gasworks is first shown on Swire's map of 1824 (Plate 7, 24) shaded in black and noted as 'Gas Works (Manchester)'. The gasworks was transferred to Manchester Corporation in 1843 and was marked on the OS map as Manchester Gas Works Reserve Station No. 1 (Plate 10, 28). A large gasholder was shown within the Site boundary on the OS map of 1850. Demolished by 1860 and replaced by a Police Station. |
| <b>Assessment</b>  | Remains of the gasholders may survive within the Site and could be affected by the proposed development scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



### Gazetteer Entry 07

|                    |                                                                                                                                                                                                                                                                                                                  |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Police Station, A Division                                                                                                                                                                                                                                                                                       |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                   |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                |
| <b>Site Type</b>   | Police Station (site of)                                                                                                                                                                                                                                                                                         |
| <b>Period</b>      | Mid-19 <sup>th</sup> century                                                                                                                                                                                                                                                                                     |
| <b>NGR</b>         | 383462, 398394 (centred at)                                                                                                                                                                                                                                                                                      |
| <b>Source</b>      | OS mapping                                                                                                                                                                                                                                                                                                       |
| <b>Description</b> | A police station was erected on the site of the former gasworks by 1861. Historic mapping indicates that the station may have been cellared. The west end of the police station was within the east of the Site. The building was demolished in the mid-20 <sup>th</sup> century and replaced by Alberton House. |
| <b>Assessment</b>  | Remains of the police station may survive within the Site and could be affected by the proposed development scheme.                                                                                                                                                                                              |

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### Gazetteer Entry 08

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Albert Mill (cotton)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site Type</b>   | industrial (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Period</b>      | 18 <sup>th</sup> and mid-19 <sup>th</sup> century                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>NGR</b>         | 383366, 398361 (centred at)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Source</b>      | OS mapping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Description</b> | Albert Mill is first annotated on OS map of 1851. The footprint of buildings in 1851 roughly corresponded to those shown on late 18 <sup>th</sup> -century maps. Albert Mill consisted of a group of buildings, five-storeys high with a basement. The boiler house was possibly at the southern end of the building. Marsland, Son & Co, a cotton thread factory, operated the mill at the end of the 19 <sup>th</sup> century. By 1911 multiple companies ran their businesses from the mill. Still standing in 1933 (Fig. 9) but was demolished by 1951 (Fig. 10). |
| <b>Assessment</b>  | Remains of the mill may survive within the Site and could be affected by the proposed development scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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**Gazetteer Entry 09**

|                    |                                                                                                                                                                                                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Name</b>   | Landing stage                                                                                                                                                                                                                                                                         |
| <b>Designation</b> | No designation                                                                                                                                                                                                                                                                        |
| <b>HER Number</b>  | -                                                                                                                                                                                                                                                                                     |
| <b>Site Type</b>   | Dock (site of)                                                                                                                                                                                                                                                                        |
| <b>Period</b>      | Mid-19 <sup>th</sup> century                                                                                                                                                                                                                                                          |
| <b>NGR</b>         | 383338, 398363 (centred at)                                                                                                                                                                                                                                                           |
| <b>Source</b>      | Goad's Insurance map                                                                                                                                                                                                                                                                  |
| <b>Description</b> | A steam ferry landing stage is annotated on Goad's Insurance map of 1888, revised in 1901. The landing stage was not annotated on earlier maps, but may have earlier origins, perhaps providing wharfage facilities in the late 18 <sup>th</sup> or early 19 <sup>th</sup> centuries. |
| <b>Assessment</b>  | Remains of the landing stage may survive within the Site and could be affected by the proposed development scheme.                                                                                                                                                                    |

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## 7. Significance

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### 7.1 Policy context for heritage assets

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

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

### 7.2 Designated heritage assets

The Site is situated within 250m of five Conservation Areas, the nearest of these is the Parsonage Gardens Conservation Area, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3). No non-designated heritage assets are located within the Site boundary, however, several sites that have archaeological potential have been identified (see Section 6).

### 7.3 Significance of the archaeological resource

#### 7.3.1 Historical and archaeological interest

##### Historical interest

The Site is located 10m to the west of the Parsonage Gardens Conservation Area. The name of the Conservation Area, and surrounding streets, reflect the area's former use as gardens that catered for the Collegiate Church during the 15<sup>th</sup> to 18<sup>th</sup> centuries. Historic maps indicate that the Site most likely contained gardens or fields during the mid-18<sup>th</sup> century and is likely to be connected to the history of the Conservation Area. By the late 18<sup>th</sup> century, the Site was almost entirely developed, containing buildings on Albert Street and Back Bridge Street. An important industrial development within the Site was the establishment of the world's first municipal gasworks. Therefore, the Site is considered to be of historical interest.

##### Archaeological interest

Archaeological remains within the Site could be associated with the early use of the area as gardens associated with the Collegiate Church, which adds to the archaeological interest of



the Site. The potential archaeological remains of at least late 18<sup>th</sup>-century buildings also hold archaeological interest as buildings pre-dating the 19<sup>th</sup> century are rare. Furthermore, the gasworks would also be of archaeological interest.

### 7.3.2 Baseline significance conditions

#### Period

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

The most likely remains to be encountered within the Site would date to the post-medieval and industrial periods, which could include gardens (GE01), late 18<sup>th</sup>-century buildings on Albert Street (GE02-3) and Bridge Street and Back Bridge Street (GE04), blind-back houses on Gas Street (GE05), Manchester Gas Works (GE06) and a Police Station (GE07), Albert Mill (GE08) and a landing stage (GE09). The industrial period is significant to Manchester's history. Therefore, sites reflecting Manchester's industrial heritage may be considered significant due to period.

#### Rarity

Buried remains pre-dating the 19<sup>th</sup> century (GE01-4), would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Archaeological remains associated with the gasworks (GE06) and police station (GE07) may not be considered rare as there are many several surviving examples.

#### Documentation

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

#### Group value

The Site lies within an area of Manchester that was developed during the early industrial period. The buildings erected within the Site are characteristic of this period and may hold some group value.

#### Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, most of the buildings within the Site contained cellars (GE02-4). Since the demolition of the buildings, the Site has been redeveloped into Albert Bridge House. Buried archaeological remained may survive beneath this structure, depending on the construction methods employed.

#### Fragility / vulnerability

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

#### Diversity



The heritage assets within the Site are mostly associated with the development of the industrial period, however, the Site may have been in use since the post-medieval period and therefore may be considered significant due to diversity.

## Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric or Romano-British remains is considered to be very low. The Site was within an area that contained gardens during the late medieval and post-medieval periods, which were used to cater for the Collegiate Church. The survival of former agricultural activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section7>; <https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

*LM05: How can we recreate the medieval land-use patterns within townships?*

*LM12: How do we improve our knowledge of the regions various agricultural practices, plant and animal husbandry, and how did these change and develop over time?*

*PM11: How can palaeoenvironmental indicators of consumption enhance our understanding of the wider patterning and social context?*

*Ind09: How does the nature of rural settlement change during this period?*

*Ind15: How well recorded and understood are farming landscapes and field patterns?*

*Ind21: How did industrial period towns affect the pre-existing historic landscape?*

It is unlikely that below-ground remains pertaining to the gardens will survive within the Site due to the development that took place in the 18<sup>th</sup> century and the redevelopment of the Site in the late 1950s, though isolated patches of garden soil cannot be ruled out entirely. The Site has limited potential to address the research aims listed above.

Several buildings had been erected on Albert Street, at Back Bridge Street and Bridge Street by the late 18<sup>th</sup> century, including commercial and domestic properties (Plate 6, 23). The research agendas listed in the *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section-24>) aim to address urban housing:

*PM27: How do the industries associated with the North West evolve and develop during this period?*

*Ind21: How did industrial period towns affect the pre-existing historic landscape?*

*Ind36: What impact did social and private housing estates have on the landscape?*

*Ind53: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?*

Most of the buildings within the Site contained cellars, except for the blind-back dwellings off Gas Street, which are, therefore, unlikely to survive within the Site. The buildings were demolished in the 1940s and 1950s and were replaced by Albert Bridge House. Buried remains of the cellared buildings have the potential to address the research aims listed above, depending on the construction methods used to build Albert Bridge House.

The development of power production sites has been recognised as an avenue of research. This is articulated in the current *Archaeological Research Framework for North West England*



(<https://researchframeworks.org/nwrf/industrial/>) which identified several initiatives that should be prioritised for archaeological research:

*Ind52: What Industrial and Modern period type sites need further study?*

*Ind55: What is the evidence for the development of power production?*

*Ind58: How have industrial buildings adapted to new technology and processes?*

*Ind61: What are the gaps in our understanding of power production sites in the North-West?*

The world's first municipal gasworks, built in 1817, was partly across the southern part of the Site. A large building associated with the gasworks was within the Site, which was later partly redeveloped into a large gasholder. The research questions would also apply to Albert Mill shown on mid-19<sup>th</sup>-century mapping. The Site may have some potential to address the research aims listed above, depending on the construction methods used to build Albert Bridge House. It may also be worth noting that all redundant non-designated gas holders are currently being demolished across the country. These structures are being recorded as part of this national programme (*ibid*).

There is also potential for buried remains of a police station to survive within the Site. Remains of the police station may have potential to address a research aim listed in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/>), including:

*Ind106: To what extent have we identified and protected the most important examples of police and fire stations in the region?*

Buried remains of the police station have limited potential to address the research aim listed above.

A landing stage was shown on Goad's Insurance map of 1888, revised in 1901, on the southern bank of the River Irwell. The landing stage may have earlier origins, given the early industrial development of the Site, and the presence of several quays, commercial and industrial buildings in the area. Several research agendas in the *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section-100>) aim to address expand the current knowledge of transport and infrastructure during the industrial period:

*Ind91: How were transport infrastructures improved and how was this related to the developing urban and market hierarchy during the industrial period?*

*Ind97: How well understood and recorded are the North-West's piers and slipways?*

*Ind98: How well understood and recorded are the North-West's canals, waterways and basins?*

The landing stage seems to lie beyond the footprint of Albert Bridge House. Remains associated with the landing stage has the potential to address the research agendas listed above.

## 7.4 Summary of significance

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



Using the above criteria and the ICOMOS guide for assessing value of heritage assets (the Site most likely contains non-statutory archaeological remains of low and medium significance (ICOMOS, 2011).

The Site has limited potential to contain garden soils (GE01) and blind-back houses (GE05) that would be of low (local) significance. It also has moderate potential to contain various 18<sup>th</sup>- and early 19<sup>th</sup>-century buildings (GE02-4 and GE08), Manchester Gas Works (GE06) and a landing stage (GE09) that are considered to be of low to medium significance. The police station (GE07) may be considered as negligible.



## 8. Impact assessment

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### 8.1 Development Proposals

The delivery of the proposals will include the construction of two buildings referred to as 'A (*Residential Tower*)' and 'B (*Commercial Building*)'. Building A is a residential building of up to 45 storeys high, with up to 405 homes. Building B is for up to circa 54,000m<sup>2</sup> of commercial space. The buildings will be set within new public realm which will retain trees, including those protected by the TPOs (centred on NGR 383432 398369). The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

### 8.2 Impact upon archaeological resource within the Site

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

This assessment has demonstrated that the Site has the potential to retain buried remains of post-medieval garden soils, various late 18<sup>th</sup>- and early 19<sup>th</sup>-century buildings, Albert Mill, Manchester Gasworks and a landing stage. Any such remains that do exist within the Site are likely to be of low to medium significance and, without a programme of mitigation, the scheme could damage or destroy these remains.



## 9. Recommendations

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### 9.1 Heritage Assets

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

### 9.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that an archaeological evaluation may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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



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The desk-based research and report were compiled by Katie Fletcher, and illustrations were provided by Sarah Mottershead. The report was edited by Ashley Brogan.



## Appendix 1: Figures

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- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on Green's map of 1787-94
- Figure 4: Site boundary superimposed on Swire's map of 1824
- Figure 5: Site boundary superimposed on Bancks & Co's map of 1831
- Figure 6: Site boundary superimposed on the Ordnance Survey Town Plan, published 1851
- Figure 7: Site boundary superimposed on the Ordnance Survey Town Plan of 1891
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map, 1908 edition, surveyed 1908
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map, 1933 edition
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map, published 1951
- Figure 11: Gazetteer sites superimposed onto modern mapping





Figure 1:

#### Site Location

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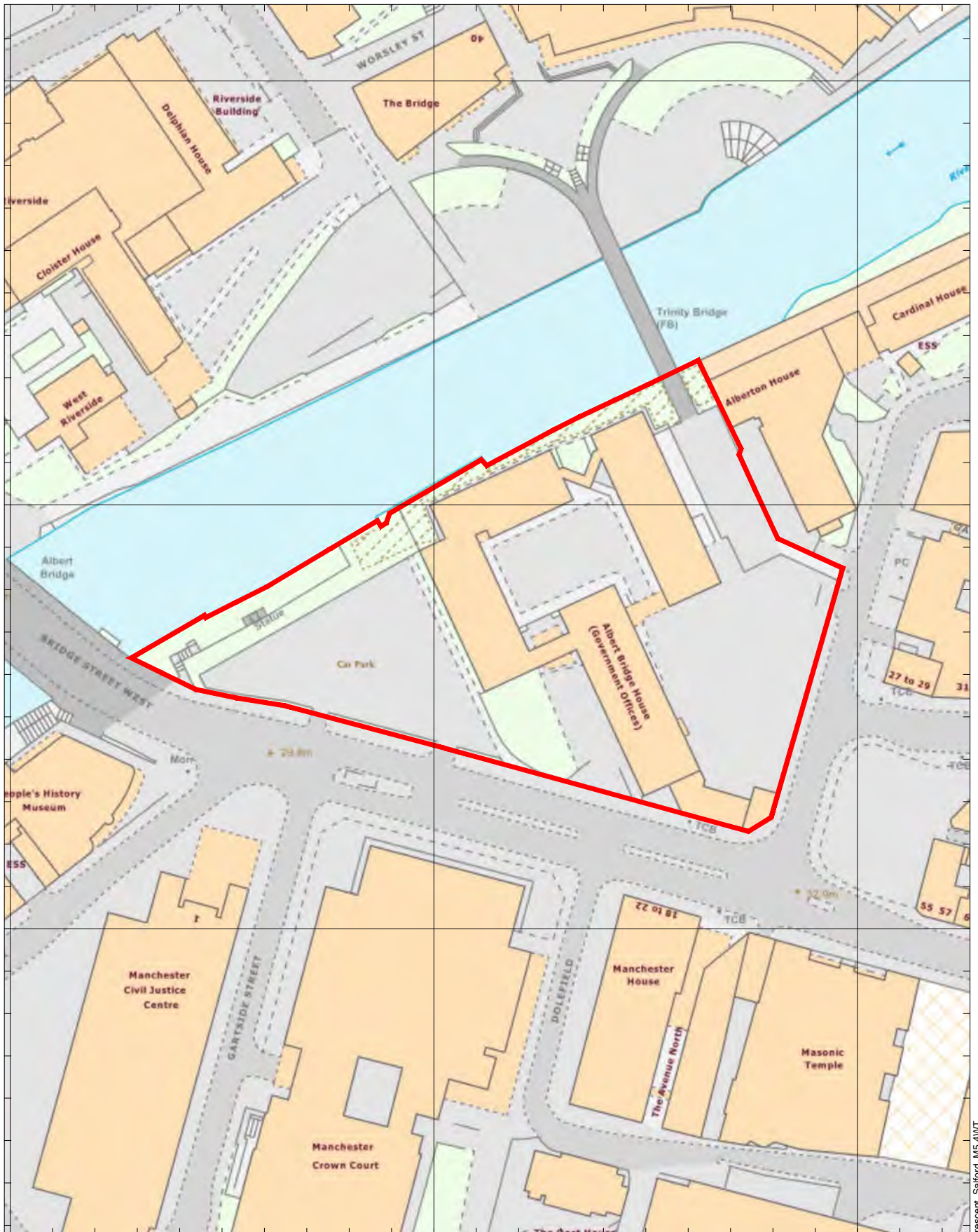


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

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0 50 m



Scale at A4 1:1250

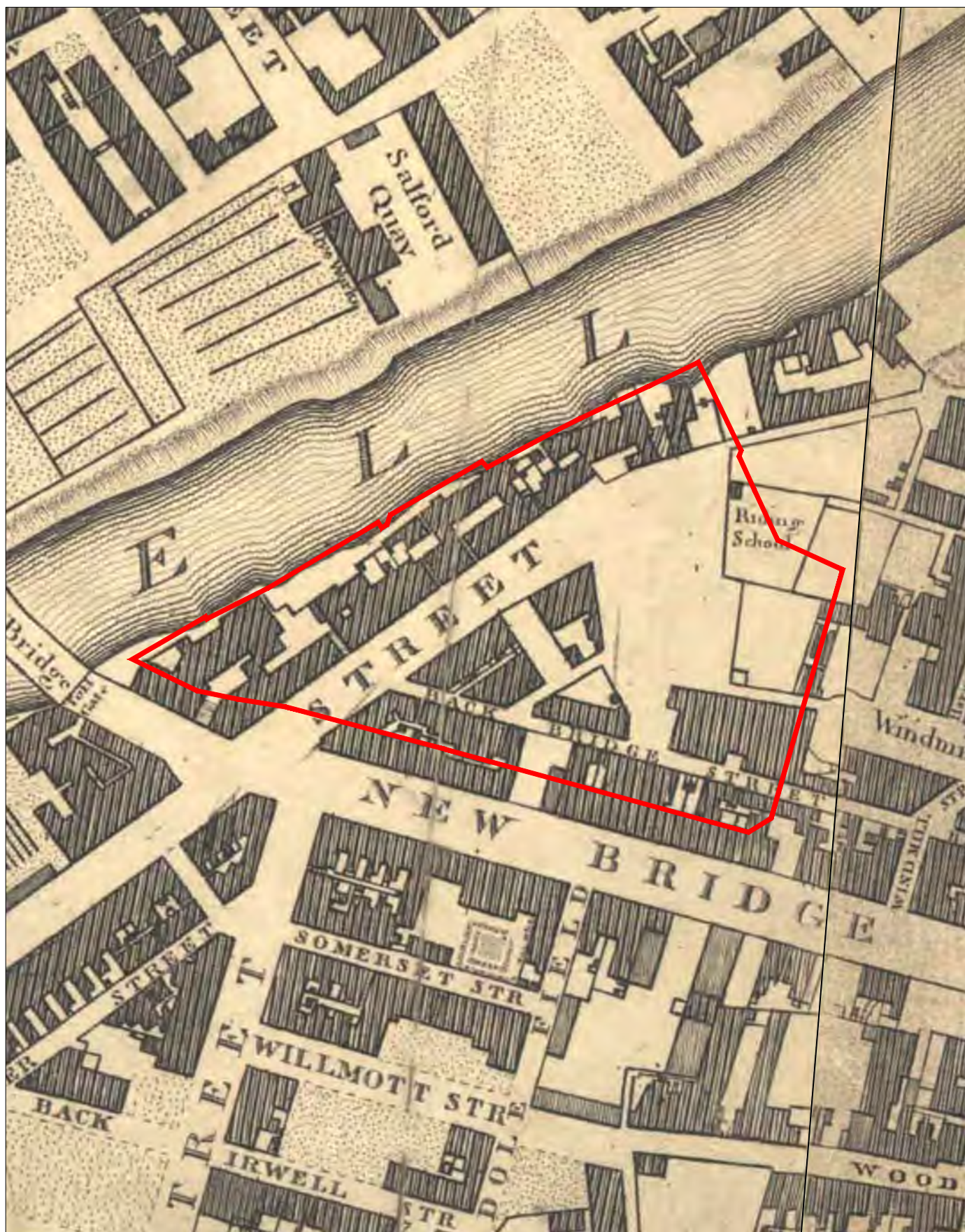


Figure 3:  
Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94



Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0 50 m  
Scale at A4 1:1250

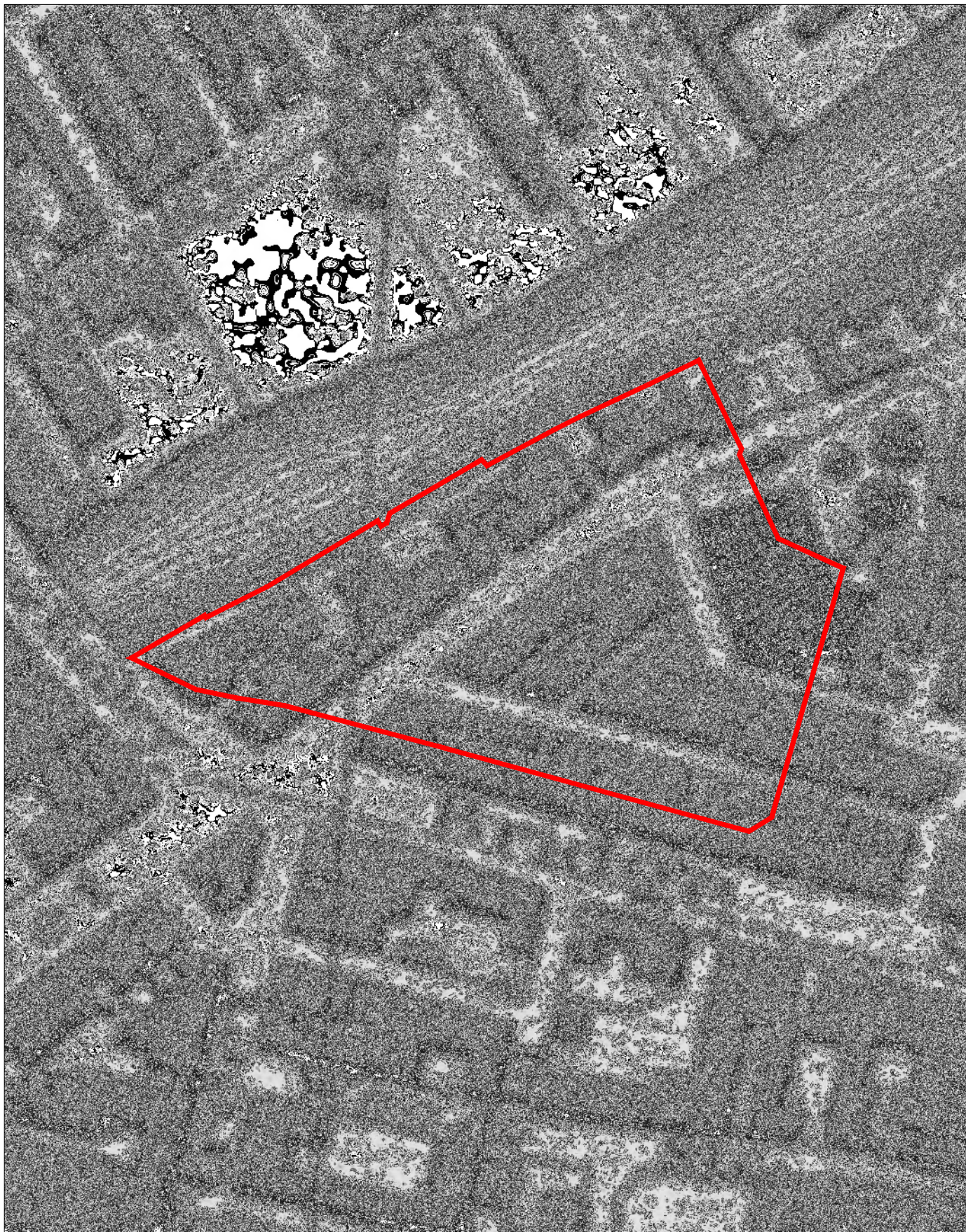


Figure 4:

Site Boundary Superimposed onto Swire's Map of Manchester & the Environs 1824



Key:

— Site Boundary



**SALFORD  
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0  50 m  
Scale at A4 1:1250

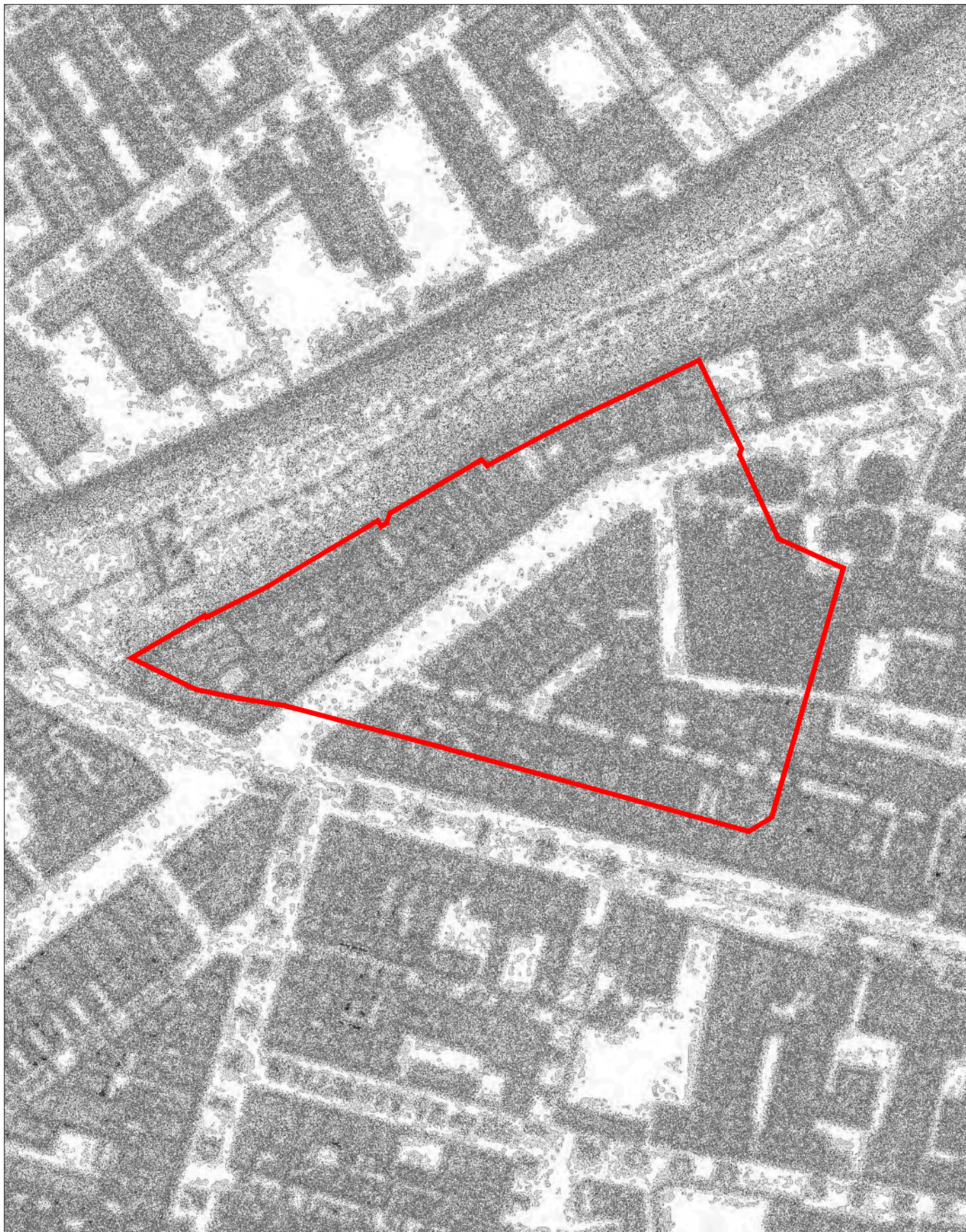


Figure 5:

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



Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0  50 m  
Scale at A4 1:1250

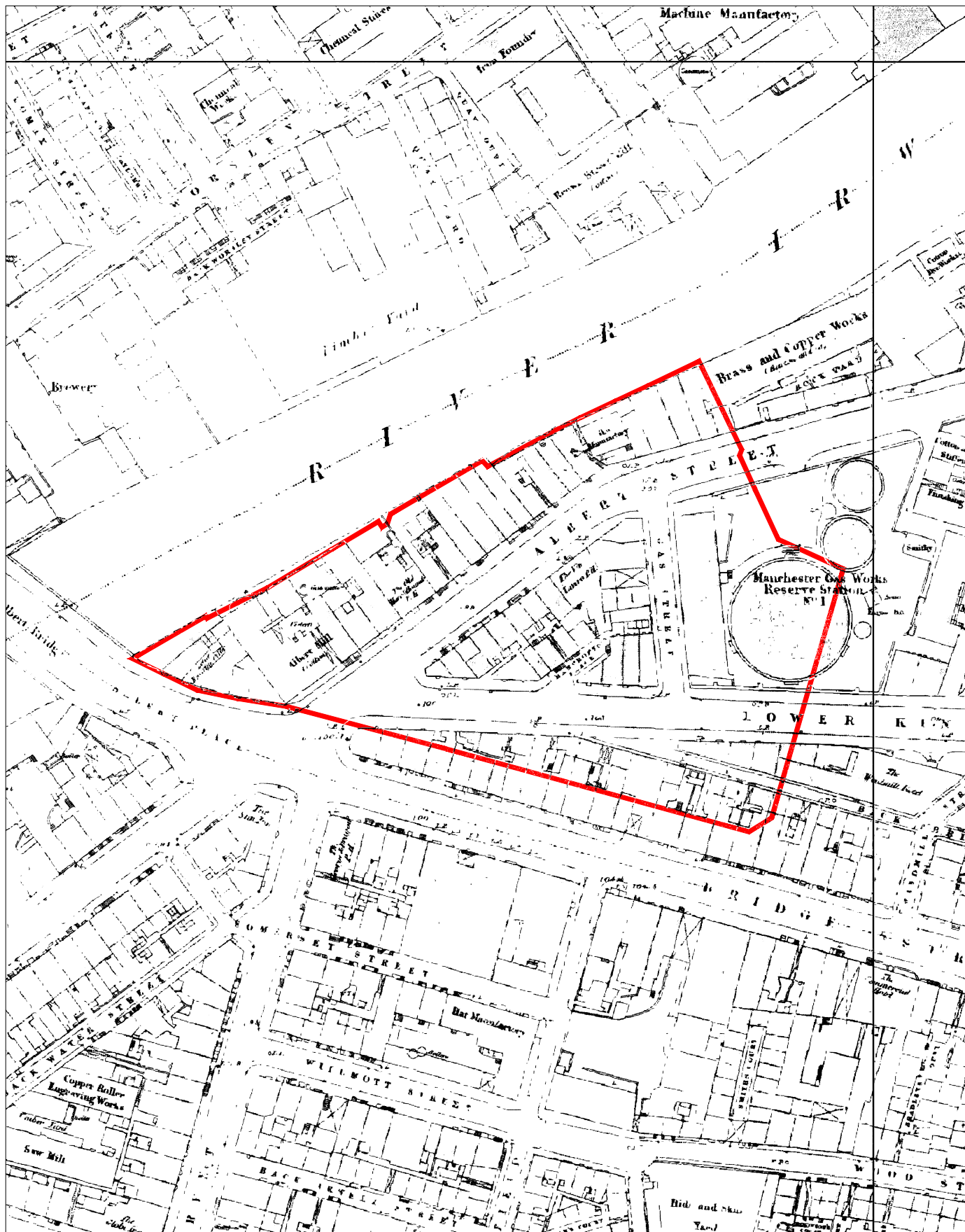


Figure 6:

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

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0 50 m  
Scale at A4 1:1250

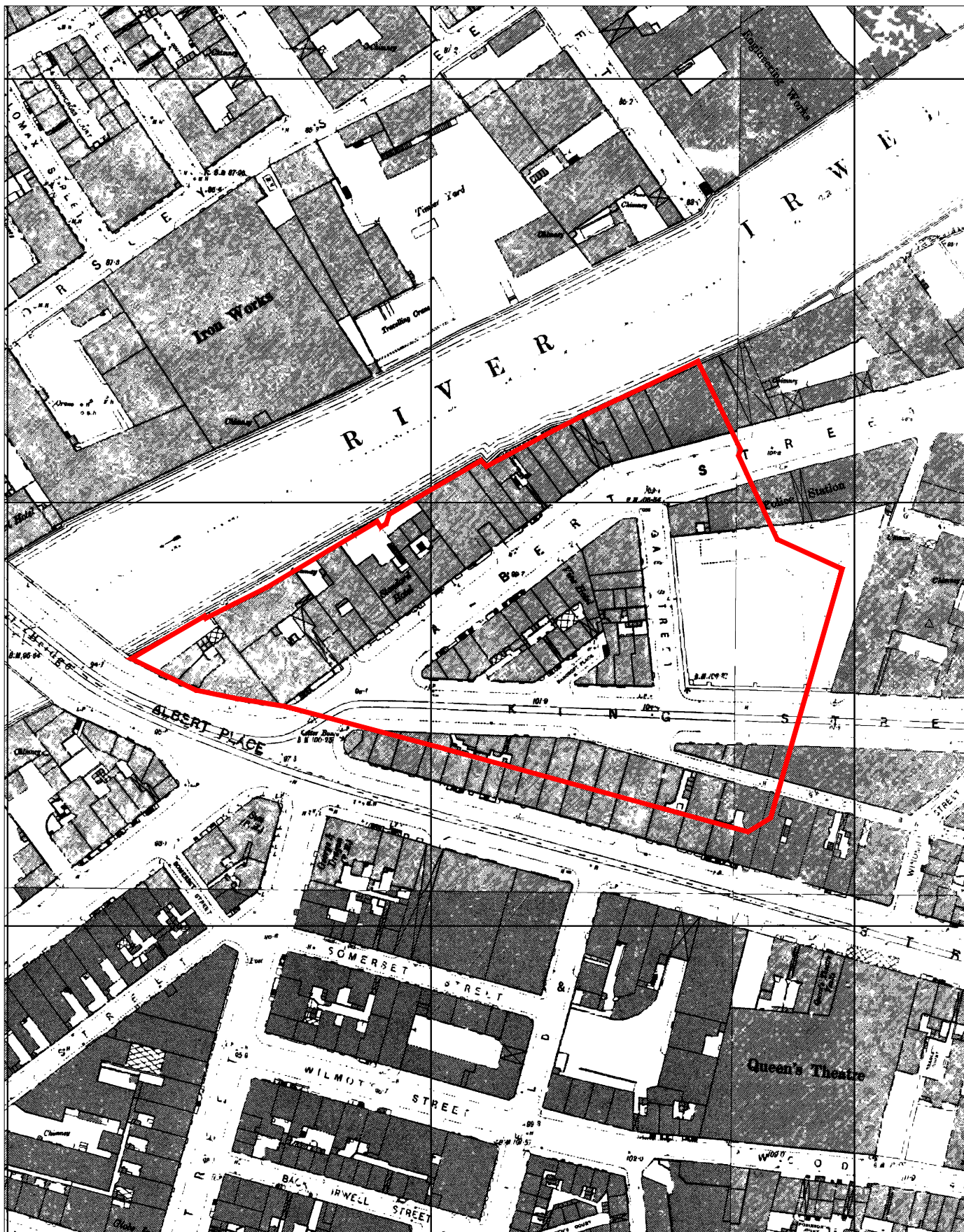


Figure 7:

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

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250

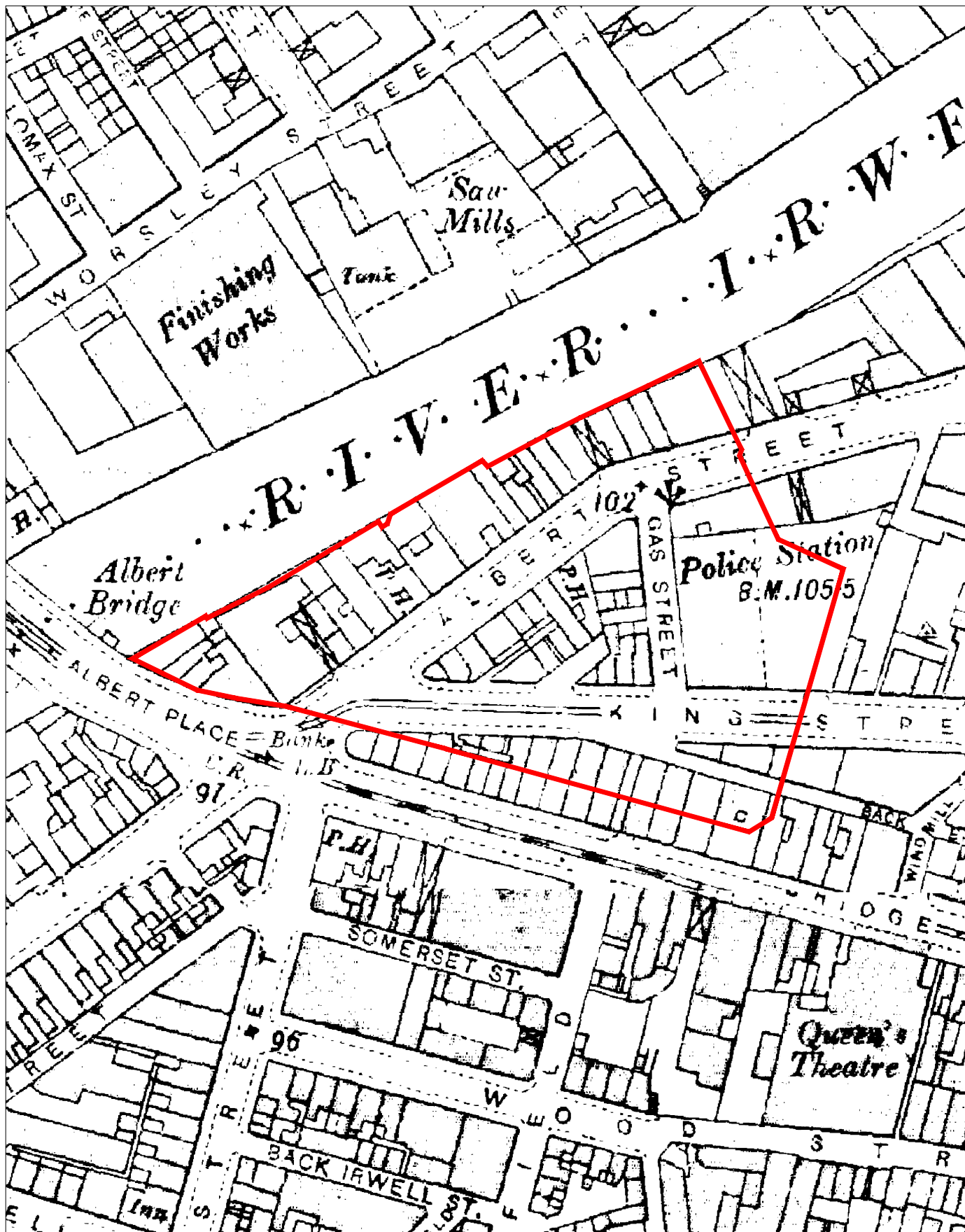


Figure 8:

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

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Key:

— Site Boundary



**SALFORD  
ARCHAEOLOGY**

0 50 m



Scale at A4 1:1250

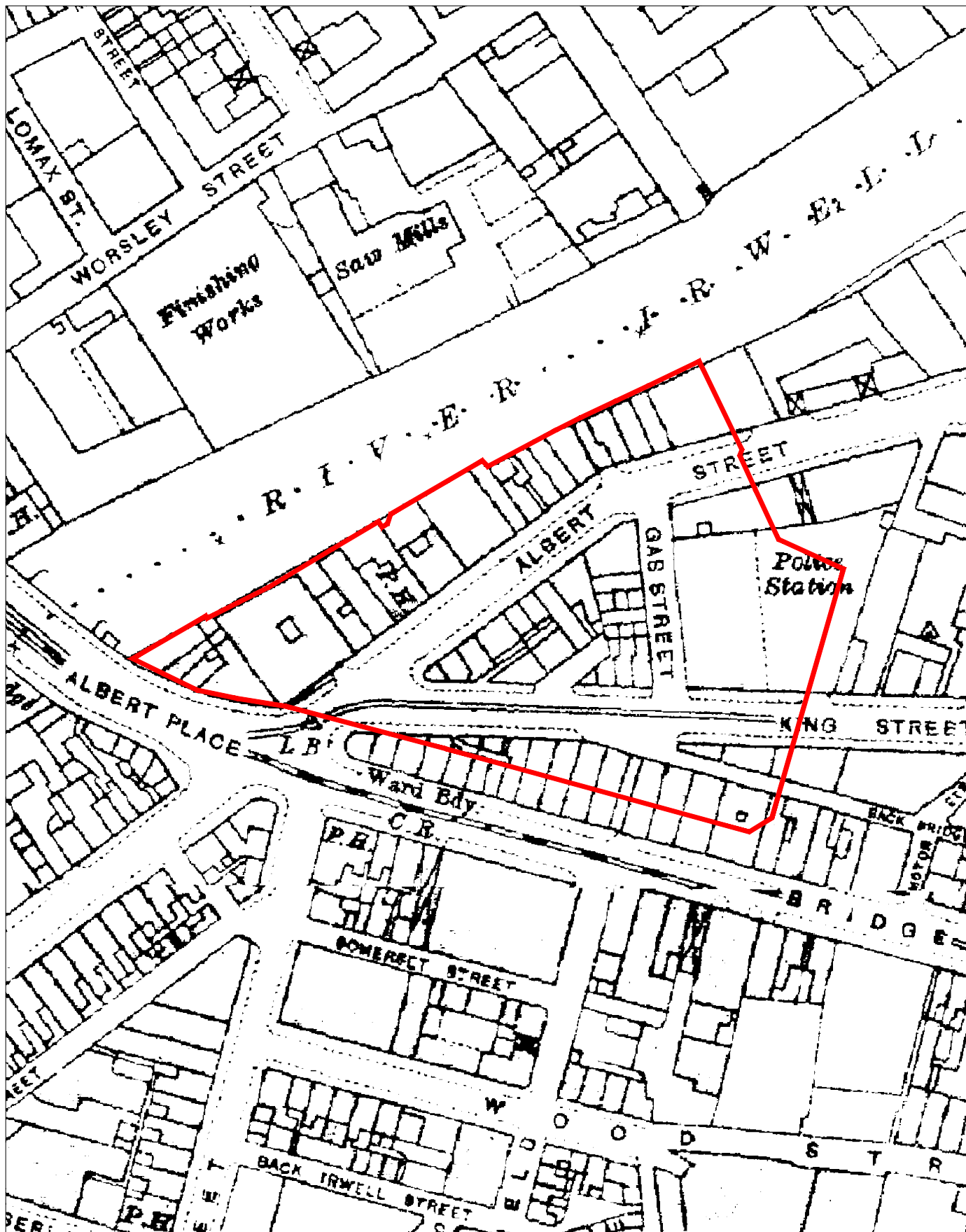


Figure 9:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1933

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Key:

— Site Boundary

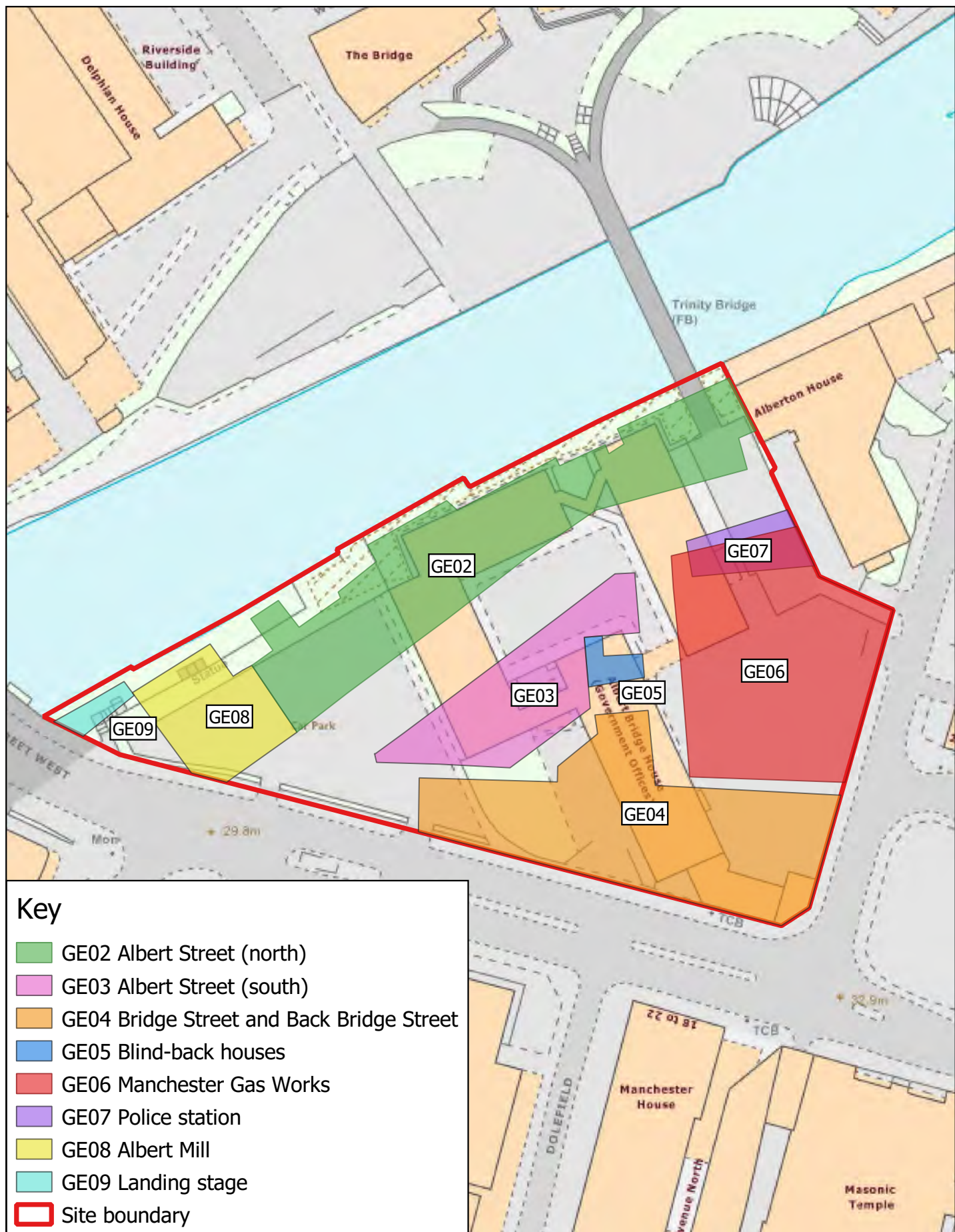


**SALFORD  
ARCHAEOLOGY**

0 50 m

Scale at A4 1:1250





University of  
Salford  
MANCHESTER

**SA**  
SALFORD  
ARCHAEOLOGY

Figure 11: Locations of Gazetteer Entries

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0 10 20 m





## CONSULTANCY



## DESK-BASED ASSESSMENTS



## WATCHING BRIEF & EVALUATION



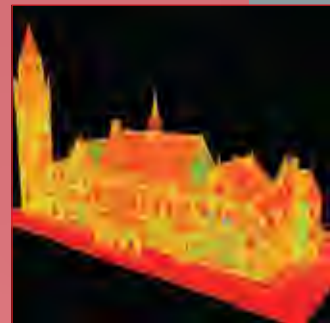
## EXCAVATION



## BUILDING SURVEY



## 3D LASER SCANNING



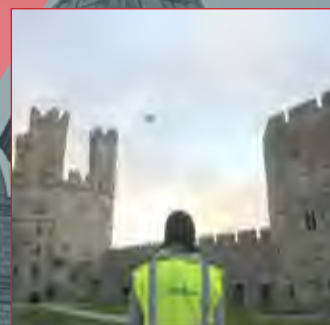
## COMMUNITY INVOLVEMENT



## LANDSCAPE SURVEYS



## DRONE SURVEYS



## WORKSHOPS & VOCATIONAL TRAINING



## RESEARCH PUBLICATIONS



## SEMINARS, DAYSCHOOLS CPD EVENTS

