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1. Summary

The Church Inn (Ardwick) Ltd is devising proposals for a residential development of land on Cotter Street, Ardwick, Manchester (centred on NGR 385207, 397295). In order to support the planning applications for the scheme The Church Inn (Ardwick) Ltd have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

During the late medieval and post-medieval periods, Ardwick was most likely agricultural land. The development area lies within the hamlet of Ardwick. The bounds of Ardwick extend from the River Medlock on the north to somewhat beyond the Cornbrook in the south. By the medieval period Ardwick had been acquired by the Birch family. Ardwick was considered a township in 1622.

The proposed development area lies along Ardwick Green North, to the north of Ardwick Green Park. The park had been formally laid by the late 18th century and was a private park for the local middle- and upper-class residents. The park had a large ornamental pond that was eventually replaced by formal pathways and plantings. By the 19th century, Ardwick was considered a very fashionable place to live among the upper class.

Late 18th-century maps show that the proposed area had been almost entirely developed. A building with a garden lay in the north of the site, whilst several residential buildings were in the southern half of the site. Bancks' map of 1831 showed that the gardens had been built over and replaced by a Sunday school associated with the adjacent St Thomas Church. The Church Inn beer house occupied the south of the proposed area, fronting Ardwick Green North.

In the late 19th century, a brewery dominated the north-east of the development area. However, by the 1900s, the brewery had been demolished and replaced by residential housing that had commercial shops on the ground floor, together with a beer house called the Park Inn. By this period, Ardwick had become heavily industrialised, with factories, chemical works, railways and terraced workers' houses. By the mid-20th century, after the industries declined, Ardwick became one of Manchester's most deprived areas.

Several of the residential buildings within the south of the development area had been demolished by 1948. The two beer houses were eventually closed in the 21st century and the Park Inn was converted for residential use. The Site is currently vacant.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include 18th-century terraced houses, and 19th-century residential, commercial and industrial buildings. Any such remains that do exist within the site are likely to be of low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

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 intrusive 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

The Church Inn (Ardwick) Ltd have prepared a full planning application for the development of 16 townhouses (Class C3) with new vehicular access from Cotter Street and associated works. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 385207 397295; referred to herein as the Site) comprises a vacant plot of land bounded by Niven Street to the north, Cotter Street to the east, Ardwick Green North to the south, and the St Thomas Centre to the west (Fig. 1; Plate 1). The Site currently is vacant.



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The Site lies at a height of 41.1m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devesnsian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. There are no Conservation Areas within a 500m radius of the Site.

The Site is located within 200m of ten listed buildings (Table 2). 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	List Entry	Location (NGR)
Railings of Ardwick Green	Grade II Listed Building	1207603	SJ 8529497198
Milepost Beside Railings of Ardwick Park	Grade II Listed Building	1207607	SJ 85159 97215
War Memorial	Grade II Listed Building	1283047	SJ 8507597267
Former Church of St Thomas	Grade II Listed Building	1197828	SJ 8518597321
31, Ardwick Green North	Grade II Listed Building	1207566	SJ 8514797313
Milford House	Grade II Listed Building	1283046	SJ 8511797322
27, Ardwick Green North	Grade II Listed Building	1207536	SJ 8511197326
27, Manor Street	Grade II Listed Building	1219817	SJ 8510597331
25, Manor Street	Grade II Listed Building	1283018	SJ 8511297346
21 & 33, Manor Street	Grade II Listed Building	1219791	SJ 8511997359

Table 1 Designations located within 200m of the Site

3. Method statement

3.1 Introduction

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

3.2 Research sources

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

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service (Fig 13);
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

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

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-10), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

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

3.6 Impact assessment methodology

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

4. Planning and legislative background

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

4.1 National Planning Policy Framework (NPPF)

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

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

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

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

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

4.2 Local Development Framework

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

Policy EN3 states:

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

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

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

5. Historical background

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

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

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral and Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). There is currently no evidence of prehistoric activity within the Site or wider study area. Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts. 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 Site boundary, and the potential for any such remains to survive from this period is considered to be low.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with

holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 1.8km east to the east 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 projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, lying 270m to the south of the Site.

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 & Brownbill, 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 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

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

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It

was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c 1km to the southeast of Manchester's medieval core.

At the beginning of the 13th century, the manor of Chorlton was held by thegnage by a local family, who took the name of the area as their surname. The manor was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202 until 1223, when his son Brun received seisin of one plough-land in Chorlton, having paid the king two marks as relief. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick also granted four oxgangs of land to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp. 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into the possession of the Entwistles of Entwisle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor, but part was afterwards held by the Traffords of Garrett.

The hamlet of Ardwick, of which the Site lies, was bounded by the River Medlock to the north and the Cornbrook to the south. In 1282, Ardwick consisted of a farm of ten oxgangs, nine acres of land in bondage amounting to 43s., and a plot of land called Twantirford, rendering 6s. 8d. The tenants had turbary on 100 acres of moor in Openshaw and were obliged to grind at Irk Mills. In 1320–2 Richard Akke, held two messuages and two oxgangs of land in villeinage at a rent of 8s. The hamlet was given by Roger La Warre, in 1357, to Thomas de Booth of Barton. The family held the land until the end of the 16th century when it descended to Dorothy, the youngest daughter of John Booth (Farrer & Brownbill, 1911, pp. 279-81).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 18th and 19th centuries.

5.4 Post-medieval period

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

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town’s population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

The Site lay within immediate proximation to the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay 180m to the southeast of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The entire Minshull estate was acquired through marriage to Roger Aytoun of Inchdarney in Fife, who is said to have squandered the estates, part of which were sold in 1775. Chorlton was later purchased by John Dickenson of Manchester. The land tax returns of 1784 show that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

Ardwick was recognised as a township by 1622. The 'manors of Over and Lower Ardwick' which included messuages, lands and common rights, were sold in 1636 by Thomas Charnock and others to Samuel Birch. Ardwick then appears to have been acquired by the Birch family. Samuel Birch lived in the largest house within the area and paid more tax than his neighbours due to having seven hearths on his property. A considerable portion of Ardwick was then sold by Thomas Charnock to the Mosleys. The other families which formerly had estates in the township included Byrom, Booth, Entwisle and Strangeways. The land tax return of 1787 shows that the main contributors to the township were Birch, Hyde, Ackers and Tipping, all of whom owned land adjacent to the Site in the late 18th century. The established Church of St Thomas's, Ardwick Green (which lies directly adjacent to the Site) was built in 1741 (<https://www.british-history.ac.uk/search?query=ardwick>).

5.4.1 Archaeological potential

The potential to find post-medieval activity within the Site is considered to be low, as they would likely have been destroyed by the intense development in the industrial period.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

The second half of the 18th century was characterised by an accelerated pace of development, which was captured on the first detailed plans of the area, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 2). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs. The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.



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

The success of the Bridgewater canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 1.2km north of the Site (MGM7516).

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). The River Medlock was utilised for early industry, and several industrial premises associated with the textile finishing industries had been established along its banks. These included dye works and printworks, which are shown along its course on late 18th-century mapping. A stretch of the river within the Site and immediately to the east had been particularly industrialised by the late 18th century. Mayfield dye works was one of the largest complexes in this area and was situated opposite the Site, to the east.

The early printworks in the North West were often located by rivers as a constant supply of relatively clean water was needed for the washing of cloth as it passed through the different printing processes and for the driving of machinery using waterwheels (Phelps, et al., 2018, p. 2). The water would have been pumped from the river by a steam engine at the rate of

approximately 50,000 gallons per hour. This water would have entered a reservoir bedded with gravel before being conveyed to the croft and the dye house (Penny Magazine, 1843, p. 290).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development. One of the earlier mills within Ardwick was the Hanover Mill (HER 2080.1.0), it lay on the northern side of the River Medlock (350m north of the Site). It was a spinning mill dating to 1831 and first appeared on maps in 1845. The Manchester Region Industrial Archaeology Society in the summer of 2000 indicated that 31 mills were standing in the Manchester city centre, of which 19 were built before 1850. Hanover mill thus falls within the period that represents less than 8.3% of the total number of textile mills known within Manchester.

The expansion of Ardwick as a suburb of Manchester in the late 18th and early 19th century resulted in the development of middle-class villa-style housing along the A57 (HER 9165.13). Ardwick, overall, became a very fashionable area to live in during the early 19th century. Ardwick Green (16m south of the Site), is a park of some five acres that was established in front of St Thomas's Church in 1867 (HER 9165.2.0). The private park was originally built for the local wealthy residents, it was complete with a fountain and ornamental pond that is labelled on Green's map (Plate 3) as a canal. Historically, the park was associated with the Manor of Ardwick, which was in possession of the Birch family. By 1867 it was taken over by Manchester Corporation. In the Lancashire parish records, surgeons, solicitors and many gentlemen were recorded within the area. Green's map (Plate 3) shows that large and grand residential properties surrounded Ardwick Green Park, many of which had vast ornamental gardens that were owned by the wealthier.

The area eventually became heavily industrialised with chemical works, builder's yards, factories, and the railway. Examples of industrialisation within the area include the Mayfield (goods) railway (HER 9670.1.0) which was a Goods Station for the Crewe and Manchester line of the Manchester, Sheffield and Lincolnshire Railway and the Lancashire and Yorkshire Railway (380m north of the Site). Close to the River Medlock (380m north-east of the Site), was the Ardwick Mill (HER 13822.1.0) that was constructed c1831 – 1845. Some of the Victorian Villas were retained, however, these were surrounded by vast plots of terraced houses, examples of which survive along Harkness Street (HER 8419.1.0). These are located 240m west of the Site. By the mid-20th century, when industry declined, Ardwick became one of Manchester's most deprived areas.

5.6 The advent of Manchester's railway network

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

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

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

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

In 1847, the station name changed to London Road Station. In the same year, Sheffield, Ashton-under Lyne and Manchester Railway was amalgamated with the Sheffield and Lincolnshire Junction Railway and the Great Grimsby and Sheffield Junction Railway, forming the Manchester, Sheffield and Lincolnshire Railway (MSLR). Similarly, a year earlier, the Manchester and Birmingham Railway was merged to create the London and North Western Railway (LNWR).

Manchester London Road Station was rebuilt as a joint station by the LNWR and MSLR in 1865–66 due to overcrowding (it was enlarged again in 1880–82). Construction occurred between 1862 and 1866 and included a new main concourse building at the top of a ramped road and, to the east, a 200m long iron and glass train shed consisting of two 29m wide arch spans covering the terminal platforms. The northern platform was used by MSLR and the southern by LNWR. The train shed is currently designated as a Grade II Listed Building (HER 11407.1.0).

Below the passenger station, at street level, an extensive undercroft was established and contained a goods depot which facilitated the movement and storage of goods. On the south side of the undercroft, facing London Road, a goods office was built in around the 1850s/1860s. The Former Goods Offices (HER 11407.1.1) also survive as a Grade II Listed Building.

An additional station was built for the Crewe to Manchester branch of the MSLR and the Lancashire and Yorkshire Railway, located 30m northeast of the Site (HER 9670.1.0). Mayfield

Railway Station was opened by the LNWR Company in August 1910. It was constructed as a new terminus for suburban trains and to alleviate pressure on the London Road Station. The irregular station site was designed to fit a restricted area adjacent to London Road Railway Station. The station consisted of five platforms, which were accessible to the London Road Station via a high-level footbridge.

Mayfield Station was badly damaged during the Second World War. After the station was re-opened, it remained in use as a passenger station and played an important role during the electrification and modernisation of London Road Station (renamed Piccadilly Station) at the end of the 1950s, when many services were diverted to Mayfield. The station was subsequently closed until Royal Mail re-opened it as a parcel depot in the 1970s. The station closed in 1986, when Royal Mail decided to use road haulage instead. The tracks were removed in 1989, and a fire gutted the former station in 2005.

5.7 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. Several cartographers began to map Manchester and its suburbs during the second half of the 18th century. Green's map of 1787-94 (Fig 3; Plate 3) provides a detailed survey of the area, showing that the Site had been developed. The Site lay to the north of Ardwick Green, to the west of Chapel Street and to the south of an unnamed lane that provided access to Ardwick Chapel. A building of unknown function occupied the north-east corner of the Site, with a large garden enveloping it. Green's map shows that a row of domestic buildings bordered the gardens to the south. The dwellings were aligned broadly east to west, across the middle of the Site. A small passageway lay to the south of these buildings and opened onto Chapel Street in the east and Ardwick Chapel grounds to the west. Several other buildings occupied the southern half of the Site, although Green's does not show the individual footprints in detail.

Green's map shows that whilst the streets fronting Ardwick Green had been developed, the wider area was semi-rural and consisted of mainly fields. Several fields were owned by the Tipping family, one of the main contributors to the township.

Ardwick Green's ornamental pond (HER 9165.1.0) lay to the south of the Site and is labelled on Green's map (Plate 3) and Dean & Pigot's map of 1809 (Plate 4) as a canal. During the 18th century, this ornamental pond was only accessible to the wealthy residents living around Ardwick Green. Green's map shows multiple smaller ornamental gardens, associated with the houses around Ardwick Green.

Scholes's trade directory of 1794 gives an insight into the kinds of occupations that were common within Ardwick by the end of the 18th century. Numerous occupants were listed as gentlemen. There are also several cow-keepers, which correlates with the fields that are shown on Green's map (Plate 3). Other occupations include merchants, fustian cutters, and dyers (Scholes, 1794)

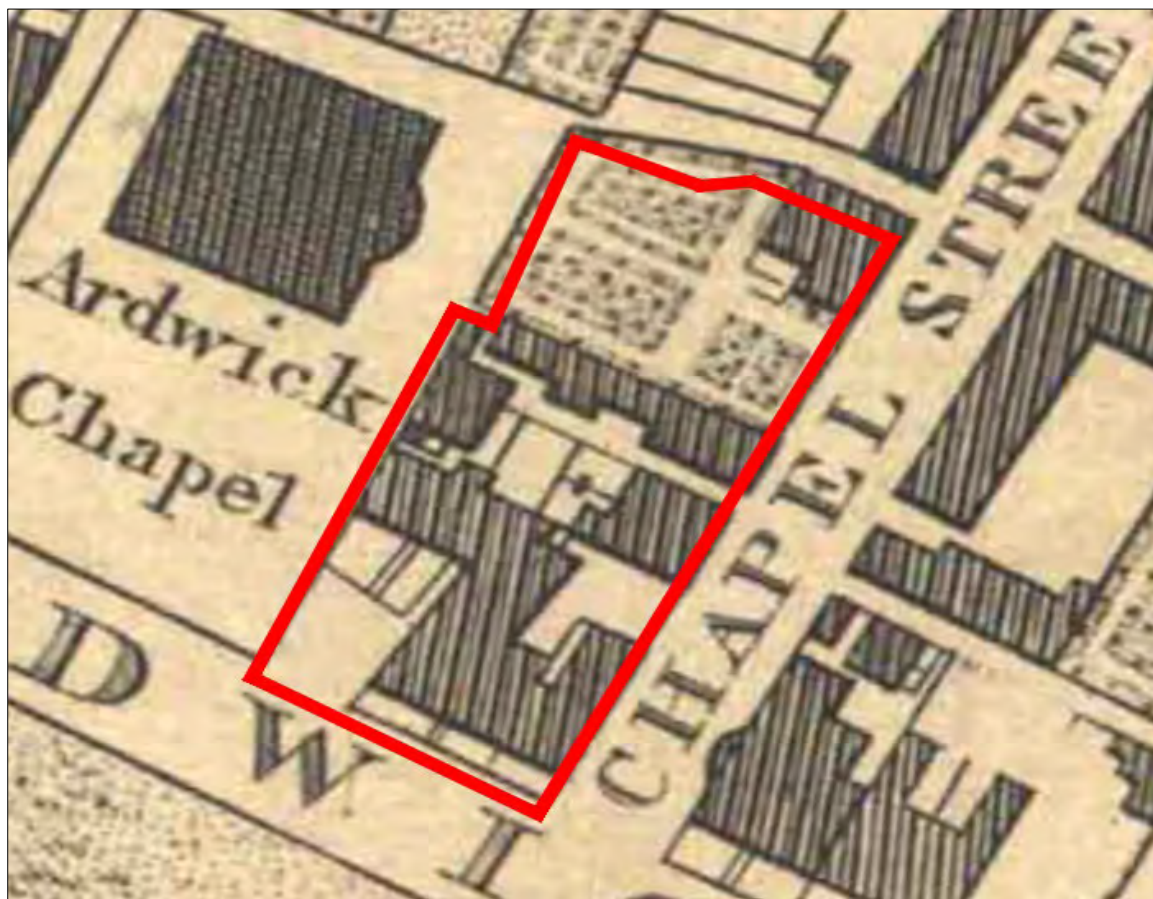


Plate 3 Extract from the Green's Map of 1787-94, showing the Site boundary

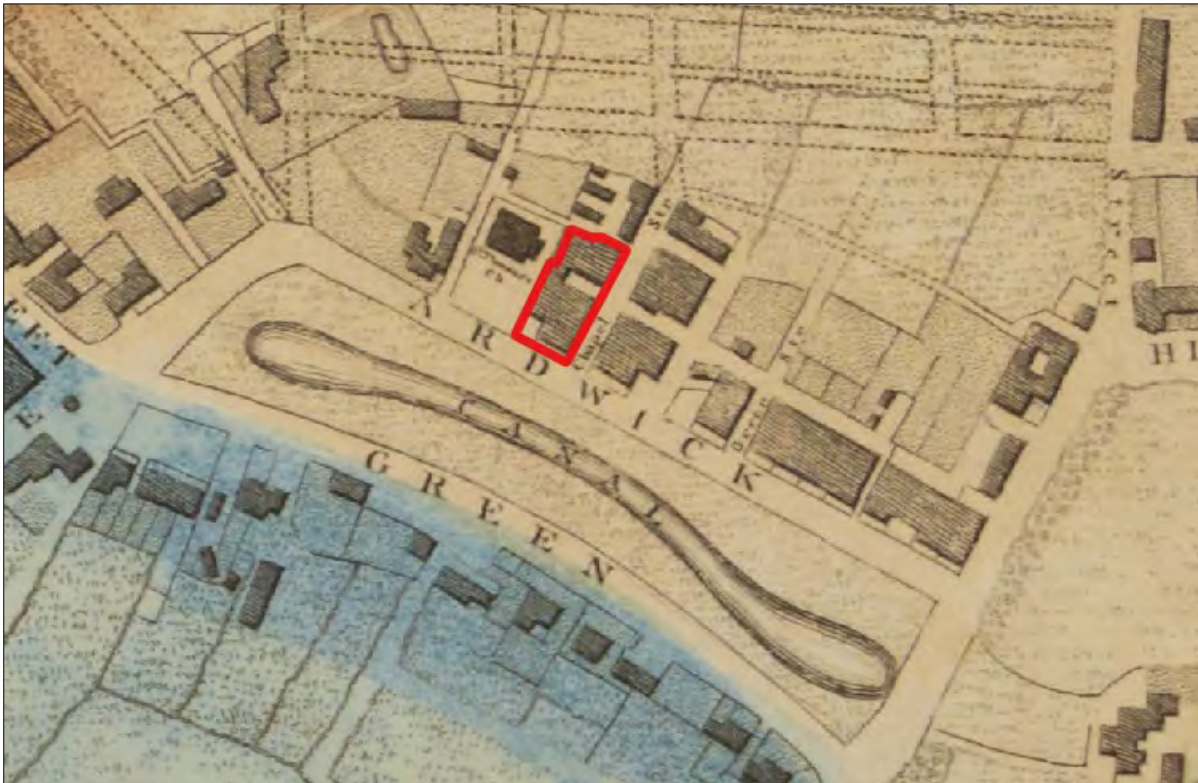


Plate 4 Extract from the Dean & Pigot's Map of 1809, showing Ardwick Green

Bancks and Co's *Plan of Manchester and Salford*, published in 1831, provides a slightly more detailed plan of the Site, showing the individual buildings (Fig 4; Plate 5). Particularly along the east side of Chapel Street, where several rows of terrace houses had been built. The buildings in the southern half of the Site, fronting and set back from Ardwick Green appear similar to those captured on Green's map. These buildings are of varying size and are slightly irregular in plan. Bancks's plan also shows the same row of buildings that bordered the southern side of the former gardens on Green's map. These buildings consisted of four probable dwellings. The same building occupied the north-east corner of the Site, at the junction of Chapel Street and the narrow lane to the north of the Site.

In total, three domestic looking buildings, faced onto Chapel Street, with an additional property to the rear of the northmost dwelling. At least two of these buildings correspond to the square block of buildings shown on Green's map.

The gardens in the north of the Site had been reduced in size and a long rectangular building had been developed in the north-west of the Site and was annotated on the plan as a '*Sunday School*'. Ardwick Chapel is labelled on Bancks' map as St Thomas Chapel (HER 8278.1.0). A newspaper article states that the building was 'St Thomas's Church Sunday School' (Manchester Courier, 2nd of August 1845). An additional passageway provided access to the Sunday School. The passageway runs north to south on the Site from North Street (now Niven Street).



Plate 5 Extract from the Bancks & Co's Map of Manchester & Salford 1831, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1851 (Plate 6; Fig 5), which is the first accurate plan that details the Site. The map shows that the building within the north-east of the Site had been converted into a brewery labelled as 'Chapel Street Brewery'. The passageway between the brewery and St Thomas' Church Sunday school is labelled on the 1851 OS map as 'School Place', while the passageway south of the brewery that cuts through the middle of the Site is labelled 'School Entry'. The School Entry passageway led into a courtyard in the middle of the Site, allowing access to the back of several domestic buildings within the Site. The same configuration of buildings occupied the remainder of the Site, though the row of four buildings on the southern side of School Entry seem to have been remodelled

The Manchester Courier advertised an upcoming auction offered by Mr Royle for the entire 'Valuable Brewing Plant', including barrels, dray, carts, engine, boiler, copper pans, copper and iron pumps, lead and iron piping at Chapel Street Brewery, Ardwick Green (Manchester

Courier, 18th August 1864). Almost two years later, another newspaper advertisement promoted the sale of grain at the Chapel Street Brewery. Any interested persons were told to apply to Cox and Cade (Manchester Courier, 6th August 1866). Cox and Cade may have operated the brewery.

Slater's trade directory of 1850 indicates that the buildings facing Ardwick Green North were numbers 8 to 12. These properties were occupied by Thomas Alcroft, a clerk for St Thomas's Church, John Holland (a butler), Margret Kenyon, William Rumney (a provision dealer), Mary Watson (a dress maker), and Elizabeth Lythgoe (a dance teacher). The three domestic buildings south of School Entry, on Chapel Street were occupied by John Macadams (a bookkeeper), Robert Town (a warehouseman) and Mary Walker (a smallware dealer at No. 5) (Slater, 1850, p. 540).



Plate 6 Extract from the Ordnance Survey 1:1056 Town Plan of 1851, showing the Site boundary

The Ordnance Survey map of 1891 (Plate 7; Fig 6) demonstrates that little change had occurred within the Site. However, the footprint of the buildings associated with the brewery had been altered and are shown on the map to have consisted of three buildings fronting Chapel Street, with outbuildings and sheds in the courtyard to the rear. The courtyard was

accessed via a covered entrance off Chapel Street. External staircases are shown on the 1891 map, which may imply that the buildings were cellared. In addition, the property, which adjoined the west of a dwelling on Chapel Street had also been demolished, which provided space for garden plot to the rear of the Chapel Street dwelling.

Slater's trade directory of 1895 suggests that No's 1 to 9 occupied the left side of Chapel Street within the Site. These properties were occupied by William Hoole, a brass finisher, John Chambers, John Robinson, a blacksmith, Henry Burgess, a cooper and George Suelson. The buildings to the north of School Entry included No's 11 to 17. Henry Wilkinson, a news agent occupied No.11, whilst No.17 was occupied by John Sullivan, a beer retailer. No. 17 likely corresponded to the building at the junction of Chapel Street and North Street. The footprint of this building is similar to how it looked prior to its conversion into the brewery, potentially suggesting that the 18th-century building shown on Green's map was retained within the brewery complex and still standing in 1891 (Slater, 1895, p. 82).

Slater's trade directory also recorded the buildings along Ardwick Green North. The buildings within the Site were likely situated at No's 39-47, which were occupied respectively by Charles Brown (an apparitor), William Corns (a policeman), John Bankcroft (a mechanic), Thomas Goddard (a beer retailer), and Alfred Hogan (a clerk) (Slater, 1895, pp. 401-2).

The elongated, angled building on Ardwick Green was recorded in the 1881 census returns as the Church Inn, a beer house. The building was situated at No. 45 Ardwick Green North and was occupied by Thomas Goddard, who worked as the 'beer house keeper'.



Plate 7 Extract from the Ordnance Survey map of 1891, showing the Site boundary

In the beginning of the 20th century, the northern part of the Site was altered, the brewery was no longer in use and the buildings associated with it had been partially demolished. In addition, the row of 18th-century buildings aligned broadly east to west across the middle of the Site had also been demolished, allowing the two passageways to connect. In total, three double-depth domestic buildings had been built facing Chapel Street, partly across the footprint of the brewery. This is evident on the Ordnance Survey Map of 1908 (Plate 7; Fig 7).

According to the census returns of 1901 (Table 3), the building at the junction of North Street and Chapel Street continued to function as a beer house known as the Park Inn. In the 1901 census returns the Park Inn was recorded as No. 17 Chapel Street, Ardwick and owned at the time by William Henry Jones and his family. William Henry Jones was recorded on the census as the 'tavern keeper'. A beer house that was under the 1830 Beer Act only had a licence to sell beer and not wine or spirits. Having a beer house licence was cheaper than having a full licence of a public house and therefore, could suggest a decline in wealth within the area.

The census returns also indicates that the three domestic buildings first shown on the 1908 map, as well as the building immediately south of School Entry were used as commercial

spaces in c.1901 (Table 3). The range of shops fronted Chapel Street and included an optician's, sweet shop, milk shop and provision shop. The number of the residents within the building suggests that they may have lived in dwellings above the shop. Table 3 also implicates residential use within the buildings attached to the east of the Church Inn beer house.

Slater's trade directory of 1909 gives an insight into the change of use in the commercial spaces a few years later. Some of the buildings possibly remained commercial, whilst others appeared to have been residential. Robert Garside, householder, lived at No. 5 Chapel Street, John Pegg at No.7 was a coach body maker. Frank Potts at No.9 is recorded as a shop keeper but does not specify what type of shop. Sarah Jane Tatton is recorded at No.11 and her occupation was a fried fish dealer, . Edward Valentine, a hairdresser lived at No.13. William Henry Jones was still the owner of the Park Inn in 1909 (Slater, 1909).

The three domestic buildings that lay on Ardwick Green North between St Thomas Church and the Crown Inn are also recorded on Slater's trade directory of 1909. Furthest west, against the graveyard at St Thomas's Church, was No. 39 Ardwick Green North. The building was inhabited by an apparitor, and a midwife named Charles and Lucy Brown. Ellen Preston was recorded as a householder at No. 41 and a clerk named Thomas Taylor was recorded at No.43. At No.45 & 47 Barrat Jn. Lowdy was recorded as a beer retailer, suggesting he was the owner of the Church Inn and lived in the dwelling.

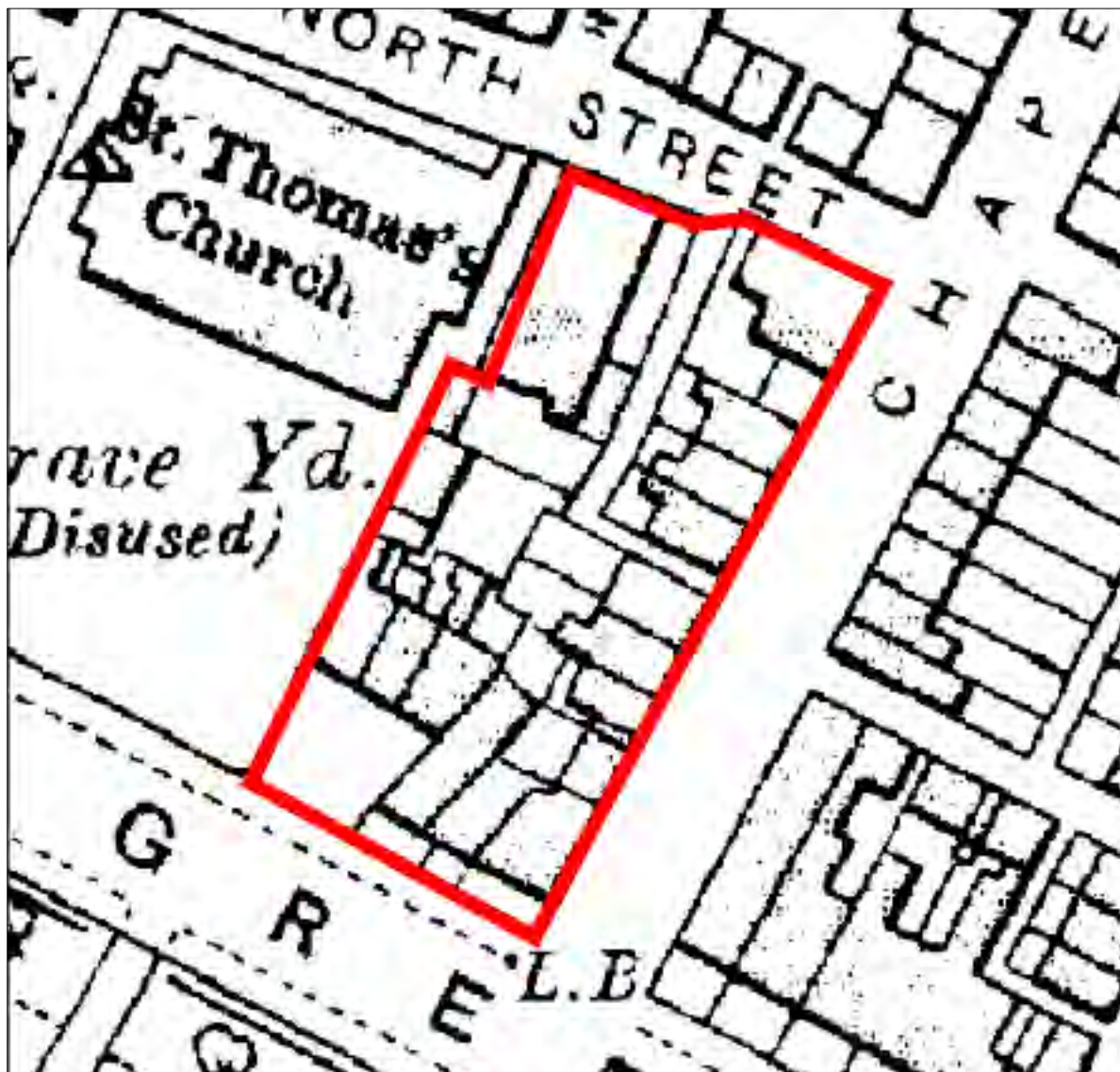


Plate 8 Extract from the Ordnance Survey 1:2500 County Series Map of 1908, showing the Site boundary

Address	Purpose of the building	Household Name(s)	Number of residents	Listed occupations of residents
9 Chapel Street	Residential and Sweet shop	Tumbleton	1	Dealer in sweets
11 Chapel Street	Residential and Optician's shop	Wakefield, Wilson	8	Optician, Working cutler, Assistant optician

13 Chapel Street	Residential and Milk Shop	Thorley, Ridgway Clarke	3	Milk dealer, Driver (milk cart)
15 Chapel Street	Residential and Green Grocers	Oswell	2	Grocer (shop keeper)
17 Chapel Street	Park Inn Tavern	Jones, Cowling	8	Tavern Keeper, Reeler in cotton ill, Calendar finisher grey cloth, fruit salesman, Clerk (commercial)
45 Ardwick Green North	The Church Inn	Barratt, Buxton	6	Cashier & publican, general domestic servant
47 Ardwick Green North	Residential	Evans, Barnes	2	Milliner, tailoress

Table 3 1901 Census Returns

Little change is noticeable on the Ordnance Survey Map of 1922 (Fig 8), other than No. 45 & 47 (Church Inn) appear to have been converted into a single building. On the Ordnance Survey Map of 1948 however, several of the buildings had been demolished (Plate 8; Fig 9). This includes the domestic buildings along Chapel Street between the Church Inn and School Entry, and No. 39-43 Ardwick Green North.

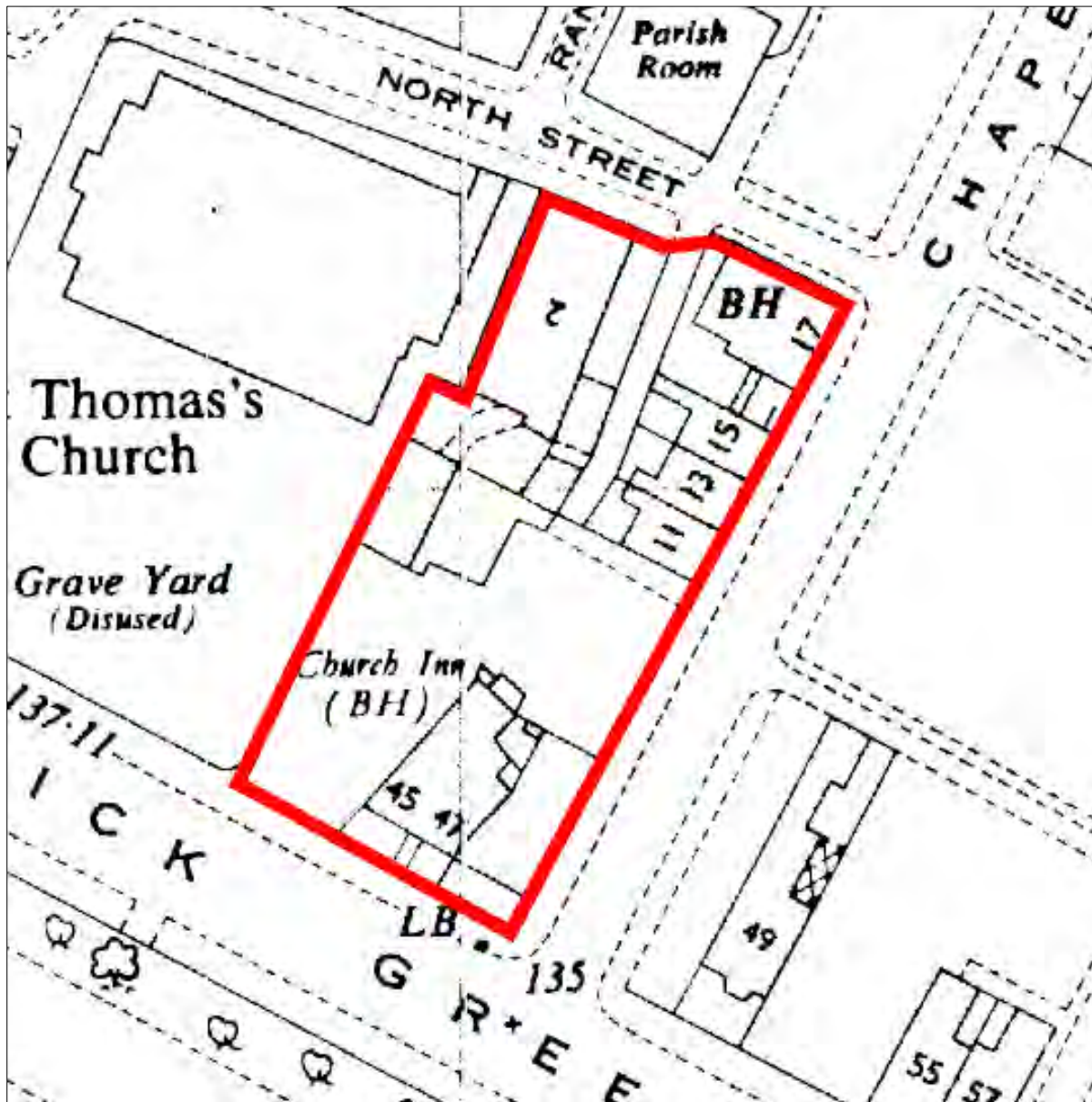


Plate 9 Extract from the Ordnance Survey 1:1250 National Grid Map of 1948, showing the Site boundary

The Ordnance Survey map of 1967 (Plate 9; Fig 10) shows further demolition within the southern half of the Site, including the building on the corner of Ardwick Green North and the west side of Chapel Street. The 1967 map also shows that Chapel Street had been renamed Cotter Street.

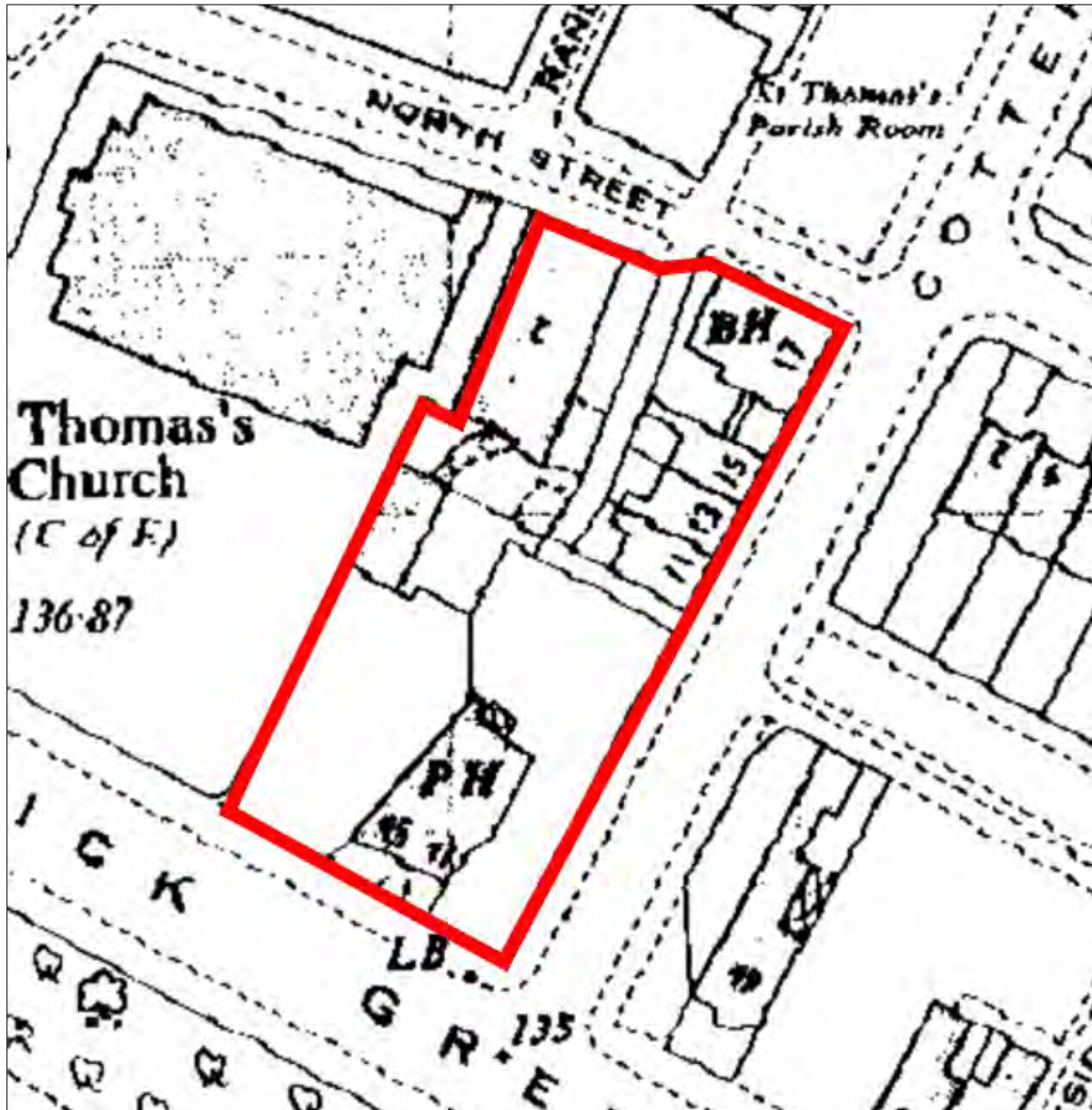


Plate 10 Extract from the Ordnance Survey 1:2500 National Grid Map of 1967, showing the Site boundary

In the 1970s the Church Inn was extended to the east, up to the junction of Ardwick Green North and Cotter Street (formerly Chapel Street). The extension is evident on 1970s photograph of the Church Inn (Plate 10). The Park Inn (Plate 11) remained standing throughout the 20th century. A photograph of the Park Inn, taken in 1971, seems to show a potential pavement light, which would imply that the building was cellared (Plate 12).

The Park Inn was closed and boarded in 2008 but is shown on recent aerial photographs and on modern mapping (Plate 1; Fig. 2). The building was converted into a Martial Arts Centre in 2009 and later into residential use, however, it has recently been demolished. The Church Inn continued to serve food and drink throughout the 20th and early 21st century but was eventually closed in 2011 and demolished in 2016. St Thomas Church Sunday School building and the remaining domestic buildings were demolished sometime after 1971.



Plate 11 The Church Inn, Cotter Street, Ardwick, 1970. Courtesy of the Manchester Local Image Collection



Plate 12 Ardwick, Niven Street, corner of Cotter Street, showing the Park Inn, 1971. Courtesy of the Manchester Local Image Collection

5.8 Previous archaeological works

In total, three archaeological events have been recorded within a 200m radius of the Site. All three comprise of desk-based assessments. Another involved a field survey. There have been no intrusive archaeological investigations within 200m of the Site.

In 1993, 75m south of the Site (EGM1950) there was an assessment done for the A57 Hyde Road improvements by the Greater Manchester Archaeological Unit. This assessment was of the archaeological implications of the proposed improvement to the A57 between Debdale and Ardwick. The examination consisted of a desk-based assessment and a field survey of the area to relate research findings to the existing landscape.

Parsons Brinckerhoff produced a desk-based assessment 130m north of the Site in 2013-2014 for the Northern Hub Piccadilly/Oxford Road (EGM4229). An assessment was undertaken to support the planning application for proposed improvements to Manchester Oxford Road and Piccadilly railway stations.

Salford Archaeology also produced a desk-based assessment for Mayfield Manchester (EGM4488) in 2019, 130m north of the Site. The DBA identified a range of industrial businesses that were located on the edge of Manchester and within reach of the River Medlock. One of the earliest, and certainly most famous of these businesses was the Mayfield Printworks, which grew from humble beginnings in 1782 to become the largest textile finishing business in the country during the 19th century.

5.9 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site. Similarly, no Roman or medieval activity is known to have taken place within the Site.

By the late 18th century, the Site had been entirely developed, consisting of a house in the north-east with gardens, a row of four buildings aligned east to west and several domestic buildings arranged in a court to the south of the Site, off Ardwick Green. It was during this period that Ardwick, especially Ardwick Green was known as a fashionable place to live among the upper class.

In 1831, the Ardwick Chapel, later known as St Thomas Church, consisted of a church and associated schools along North Street, including the St Thomas's Church Sunday School which falls within the north-west of the Site. By the mid-19th century, a brewery had been built within the Site in the north-east of the Site, next to the Sunday school.

In the early 20th century, Ardwick had started to decline, the brewery been partially demolished, and redeveloped into three residential buildings that also functioned as commercial shops. The building in the north-east of the Site, at the Chapel Street and North Street junction continued to stand and functioned as the Park Inn beer house. The footprint of this building correlates with the footprint of a buildings shown on Green's map and may be of 18th-century origin. The building currently stands in the north-east corner of the Site. In addition, the Church Inn beer house was established in an existing building on Ardwick Green North.

The domestic buildings within the southern half of the Site were demolished over the mid-20th century, and eventually in the 21st century and the Site is currently vacant.

6. Site Inspection

A Site visit was undertaken on 6th December 2022. The aim of the Site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot is currently undeveloped (Plate 13) and partly comprises a hard-standing car park, which is in poor condition and is partly overgrown by grasses. The former car park covered the north-west corner of the Site and had previously been used by patrons of the Church Inn (Plate 14). The east half of the Site was covered by grasses, moss and weeds and, therefore, no potential archaeological features were identified in this area.

Modern maps and recent satellite images showed that up until recently, the Park Inn continued to stand in the north-east corner of the Site. The former public house may have been of 18th-century date (Plate 3, 18). The former footprint of the building currently consists of demolition rubble, comprising brick, stone and concrete rubble. The building may have been cellared and the demolition debris could have been used to infill the potential cellar (Plate 15).



Plate 13 View of Site looking broadly north-east



Plate 14 View of hard-standing former car-parking surface for the Church Inn patrons only, looking north-east



Plate 15 View of demolition rubble covering broadly the footprint of the former Park Inn, looking east to south-east

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 11-13 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Building at the junction of Chapel Street and unnamed lane
Designation	No designation
HER Number	-
Site Type	Building
Period	18 th century
NGR	385228 397311
Source	Green's map; Bancks & Co; OS mapping
Description	Green's map (Fig. 3) shows a building with large garden within the north-east corner of the Site. The purpose of the building is currently unknown. The building was incorporated into Chapel Street brewery by the mid-19 th century (Fig. 5). The brewery was shown on the mid-19 th century map as a solid block of buildings; however, the 1891 OS (Fig. 6) maps shows that it was a complex of three separate buildings. The 1891 map shows that the building in the north-east corner of the Site had the same footprint as that shown on Green's map (Fig. 3), implying that the 18 th -century building continued to stand within the Site (Plate 12). During the late 19 th century, the building functioned as a beer house known as the Park Inn. The building was associated with No. 17 Chapel Street. A photograph of the building shows that it may have been cellared. The same footprint is shown throughout the 19 th and 20 th centuries. The building has been demolished.
Assessment	Remains of the building could survive within the Site and therefore will be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Gardens
Designation	No designation
HER Number	-
Site Type	Relict soils (site of)
Period	18 th century
NGR	385189, 397266
Source	Green's map
Description	Gardens are shown on Green's map but had been built over by the early 19 th century. The survival of the pre-industrial landscape is rare in Manchester and Salford and has often been removed by extensive development in the 19 th century.
Assessment	Most of the medieval to post-medieval landscape is likely to have been removed by the late 19 th -century and late 20 th -century development of the

Site but cannot be completely discounted and may survive in discrete areas of the Site.

Gazetteer Entry 03

Site Name	Domestic buildings on Ardwick Green North
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	18 th century
NGR	385189, 397266
Source	Green's map; Bancks & Co; OS mapping
Description	Several buildings that fronted Ardwick Green North and were stood back from the Street are visible on Green's map although the footprint of the individual buildings is unclear. These buildings continued to stand throughout the 19 th and first half of the 20 th centuries until they were progressively cleared.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	Row of residential buildings
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	18 th century
NGR	385200, 397285
Source	Green's map, Bancks & Co's map; OS mapping
Description	A row of single depth houses roughly aligned east to west through broadly the centre of the Site were first shown on Green's map. Access to the properties was gained from Chapel Street. The footprint of the individual buildings is unclear on Green's map, however, Bancks & Co's map reveal that there were four houses. The footprint of the houses was altered in the mid-19 th century and during the late 19 th century.
Assessment	Remains of the domestic buildings may survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name	Buildings on Chapel Street
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	18 th century
NGR	385204, 397270
Source	Green's map, Bancks & Co's map; OS mapping
Description	In total, two buildings were shown on Green's map, each with an enclosed back garden and what was most likely an outhouse. An additional building

was built, adjoining the southernmost property. Demolished by 1948 (Fig. 9).

Assessment Remains of the domestic buildings could survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name School Place and School Entry

Designation No designation

HER Number -

Site Type Passageways

Period 18th century & 19th century

NGR 385282 397392; 385216 397290

Source Green's map; Bancks & Co's map; OS Mapping

Description Two passageways within the Site. School Place exits onto North Street in the north of the Site, presumably for access to the Sunday School. School Entry exits onto Chapel Street and runs east to west into the grounds of St Thomas's Church. School Entry also opens into a courtyard that allows access to the back of several domestic buildings that face Chapel Street and Ardwick Green North. By the 1908 map, several domestic buildings (GE03) that separated the passageways had been demolished and allowed the passageways to connect.

Assessment Remains of the passageways may survive within the Site and could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name St Thomas's Church Sunday School

Designation No designation

HER Number -

Site Type School (site of)

Period 19th century

NGR 385210, 397313

Source Bancks and Co's map; OS Mapping; Historical newspapers

Description St Thomas's Church is a listed building (List Entry: 1197828) that lies to the west of the Site. A Sunday School associated with St Thomas's Church was erected within the Site by 1831. The school stood within the Site until the late 20th century.

Assessment Remains associated with the Sunday School may survive within the Site and could therefore be affected by the proposed development schemes.

Gazetteer Entry 08

Site Name Chapel Street Brewery

Designation No designation

HER Number -

Site Type Brewery (site of)

Period	19 th century
NGR	385215, 397293
Source	OS Mapping; historical newspapers
Description	By 1851 a brewery was established in the north-east of the Site adjacent to the St Thomas Sunday School. It is labelled on OS Mapping as 'Chapel Street Brewery'. The Manchester Courier 18 th August 1864 advertises an auction at the Chapel Street Brewery offered by Mr Royle. The auction included the whole 'valuable brewing plant', barrels, dray, carts, engine, boiler, copper pans, copper and iron pumps, copper, lead and iron piping. The Manchester Courier 6 th August 1866 advertised grains on sale at the Chapel Street Brewery, being told to apply to Cox and Cade. Additional ancillary buildings were built on the Site on the OS map of 1891. External staircases are shown on the 1891 map, potentially indicating that the brewery may have been cellared. The brewery was demolished by the OS map of 1908.
Assessment	Remains associated with the Chapel Street Brewery may survive within the Site and could therefore be affected by the proposed development scheme. However, the remains of the brewery may have been damaged or destroyed by the redevelopment of the site in the late 19 th century.

Gazetteer Entry 09

Site Name	Buildings on Chapel Street
Designation	No designation
HER Number	-
Site Type	Residential and commercial buildings
Period	20 th century
NGR	385219, 397300
Source	OS Mapping; Census returns; Slater's trade directories.
Description	Three terraced houses on the former site of the Chapel Street Brewery, situated between the Park Inn tavern and School Entry were erected during the late 19 th / early 20 th century. The 1901 census returns record No. 11 Chapel Street as an optician's shop, occupied by John Wakefield and his family. No. 13 was a milk shop, occupied by Ada Thorley. No. 15 was a provision shop occupied by William Oswell and his wife. In the 1908 directory, the commercial buildings change with No. 11 being occupied by Sarah Jane Tatton who was a fried fish dealer and No 13 was occupied by a hairdresser called Edward Valentine. Remained extant during the late 20 th century but have since been cleared.
Assessment	Remains associated with the 20 th -century commercial and residential buildings along Chapel Street may still survive within the Site and therefore, could be affected by the proposed development scheme.

Gazetteer Entry 10

Site Name	Church Inn
Designation	No designation

HER Number	-
Site Type	Beer House
Period	18 th / 19 th century
NGR	385282, 397392
Source	OS Mapping, Slater's trade directories; Census returns
Description	The Church Inn was established in an existing 18 th -century building at Ardwick Green North. The beer house was first recorded in the 1881 Census Returns as No. 45 Ardwick Green North, occupied by Thomas Goddard, who was recorded as the 'beer house keeper'. By the 1901 it was owned by John Barratt. The house attached to the east of the pub on removed by extensive development in the 19th century. The Church Inn is recorded in the 1901 census as being No. 47 Ardwick Green North. By Slater's 1908 directory the Barratt family still owned by the Church Inn and occupied No. 47 as well. In 1949 it became a Wilsons Brewery house following merger with Walker & Homfray's brewery. It did well throughout the centuries as a food and ale house, however it was hit hard in the 21 st century and never fully recovered. The Church Inn eventually closed in 2011 and was demolished in 2016.
Assessment	The remains of the beer house may survive within the Site and could be affected by the proposed development scheme.

8. Significance

8.1 Policy context for heritage assets

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

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

8.2 Designated heritage assets

The Site is situated within 200m of ten designated heritage assets, 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).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

Ardwick was a hamlet in the demesne of Manchester in the medieval period, which was recognised as a township in 1622. Ardwick Green, which was the land surrounding Ardwick Green Park, became a very fashionable area in the 18th and early 19th centuries and contained very elegant regency houses. Gentlemen, solicitors and surgeons were recorded within this area in the local parish records and trade directories. The Site itself contained development predating the 19th century. Over time Ardwick became heavily industrialised with chemical works, builder's yards, railways, and factories. Terraced houses were erected to house the workers. The Site contained terraced houses, commercial buildings, a Sunday School and brewery, which were developed during the industrial period. Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic interest.

Archaeological interest

Archaeological remains within the Site could be associated with the industrial use of the area, comprising of the Chapel Street Brewery (GE07), the commercial shops and residential

buildings (GE02-04, GE08), all of which add to the archaeological interest of the Site. Furthermore, buildings pre-dating the 19th century are rare in Manchester, which also adds archaeological interest to the Site.

8.3.2 Baseline significance conditions

Period

No prehistoric, Roman or medieval 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 18th century.

The most likely remains to be encountered within the Site would date to the industrial period, which could include relict soils (GE02) 18th-century buildings (GE01, GE03-6), a Sunday School (GE07), a brewery (GE08) late 19th -/ early 20th- century houses and (GE09) the Church inn (GE10). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century (GE01-GE04), would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period.

The North West Regional Research Framework states that breweries (GE08) are poorly understood and recorded and therefore may be considered rare.

Archaeological remains associated with the early 19th-century domestic houses and beer houses may not be considered rare as several examples have been excavated in the past 30 years. Furthermore, archaeological remains of the Sunday school (GE06) may not be considered rare as there are many 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 from the early industrial period onwards. The buildings erected within the Site consisted of residential and commercial buildings. Public facilities such as beer houses, schools and shops had been established by the late 19th century to serve the communities within the area. The houses and public buildings may therefore have some group value.

The Sunday School was associated with the St Thomas Church, directly west of the Site as well as the schools across the street on North Street. Therefore, remains of the Sunday school could have some group value with the church.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. There is limited potential to find that some of the domestic buildings had cellars although this is currently unknown. However, any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains.

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 remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Romano-British or medieval remains within the Site or its environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low. The Site contained a large garden in the 18th century, which has the potential to contain relict soils and pre-industrial remains. The survival of former fields may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

Post-medieval Period

PM15	How well recorded and understood are farming landscapes, field patterns, distribution of buildings and building types?
------	--

The Site was almost entirely developed by the 18th century and likely consisted of a mixture of domestic and commercial properties. The survival of remains associated with 18th- and 19th-century properties may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/):

Industrial Period

IND31	How have mass housing developments and civic or public buildings such as prisons, schools, and workhouses, influenced settlement growth?
IND33	How well studied and understood are the backyards of workers housing and what is their significance?
IND37	What do we understand about the historic development and character of retail outlets?
IND43	What is an impact of changing populations within industrialised communities on existing and new religious buildings, and the denominational influence on the character of settlement?

It's possible that below-ground remains pre-dating the 19th century survive within the Site and have the potential to address the research aims listed above. The 18th-century sites within the north of the Site have most likely been destroyed by later development of the brewery, Sunday school and beer house. However, the 18th-century sites within the south of the Site have slightly higher potential to survive due to less development having taken place within that area.

A Sunday School associated with St Thomas's Church was erected within the Site during the early 19th century. The survival of Sunday Schools may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/industrial/>):

Industrial Period	
IND47	How can a typology of church-related and non-Anglican buildings be devised?
IND107	How well studied are social buildings in terms of identifying significant examples and types?

A brewery was established within the north-east of the Site in the mid-19th century. The brewery likely incorporated some existing buildings, such as that at no. 17 Chapel Street (later known as the Park Inn). The survival of breweries may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/sample-page/industrial/>):

Industrial Period	
IND60	How can we make sense of relative significance of historic industrial process and building types perceived as poorly understood and recorded?

8.4 Summary of significance

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

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

The Site has limited potential to contain garden soils (GE02) that would be of low (local) significance. The Site has potential to contain several 18th-century buildings (GE01 and GE03-6), a Sunday School (GE07), a brewery (GE08), late 19th – to early 20th- century houses and (GE09) the Church inn (GE10), which would also of low (local) significance.

9. Impact assessment

9.1 Development Proposals

The Church Inn (Ardwick) Ltd have prepared a full planning application for the development of 16 townhouses (Class C3) with new vehicular access from Cotter Street and associated works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

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

This assessment has demonstrated that the Site has the potential to retain buried remains of several late 18th-century buildings and various buildings associated with the Industrial period. Any such remains that do exist within the Site are likely to be of low (local) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

10. Recommendations

10.1 Heritage Assets

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

10.2 Further Investigation

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 intrusive 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.

Sources

Cartographic sources

Casson and Berry's map of Manchester, 1741
Green's map of Manchester, 1787-94
Dean & Pigot's map of Manchester, 1809
Bancks & Co's map of Manchester and Salford, 1831
Ordnance Survey 1:1056 Town Plan of 1851
Ordnance Survey 1:2500 County Series Map of 1908
Ordnance Survey 1:1250 National Grid Map of 1948
Ordnance Survey 1:2500 National Grid Map of 1967

Newspapers

Manchester Courier 2nd of August 1845
Manchester Courier 18th August 1864
Manchester Courier 6th August 1866

Census Returns

Census returns for Chapel Street, Manchester, Lancashire.
Record Set: 1901 England, Wales & Scotland Census. Archive reference: RG13. Piece Number: 3674. Folio: 51. Page: 9.

Census returns for Ardwick Green North, Manchester, Lancashire.
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Date accessed: 02/012/2022

What Pub

whatpub.com/pubs/MAS/4362/park-inn-ardwick

Date accessed: 02/12/2022

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

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto Green's Map of Manchester & Salford, 1787-94
- Figure 4: Site boundary superimposed onto Bancks & Co's Map of Manchester & Salford 1831
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:10560 Town Plan Map of 1851
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1948
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1967
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Gazetteer sites superimposed onto modern mapping
- Figure 13: Gazetteer sites superimposed onto modern mapping
- Figure 14: Area of archaeological interest

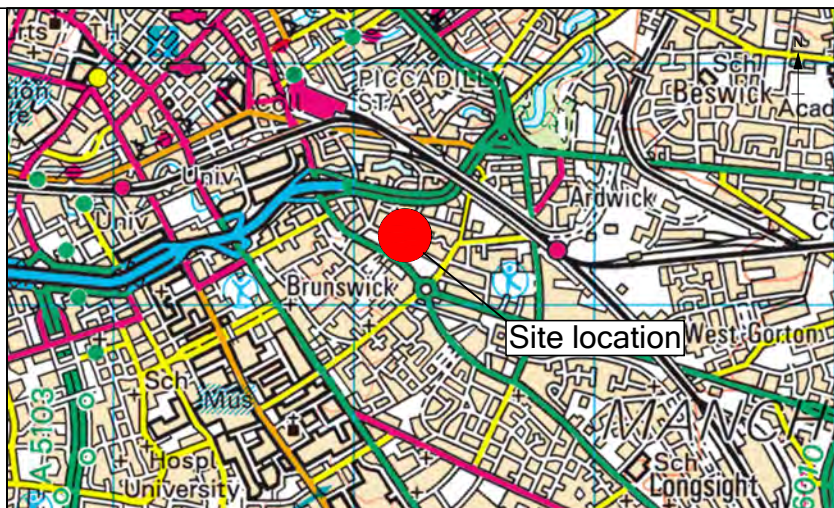


Figure 1:

Site Location

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385200

385250

397350

397350

397300

397300

397250

397250



Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

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0

20 m

Scale at A4 1:500

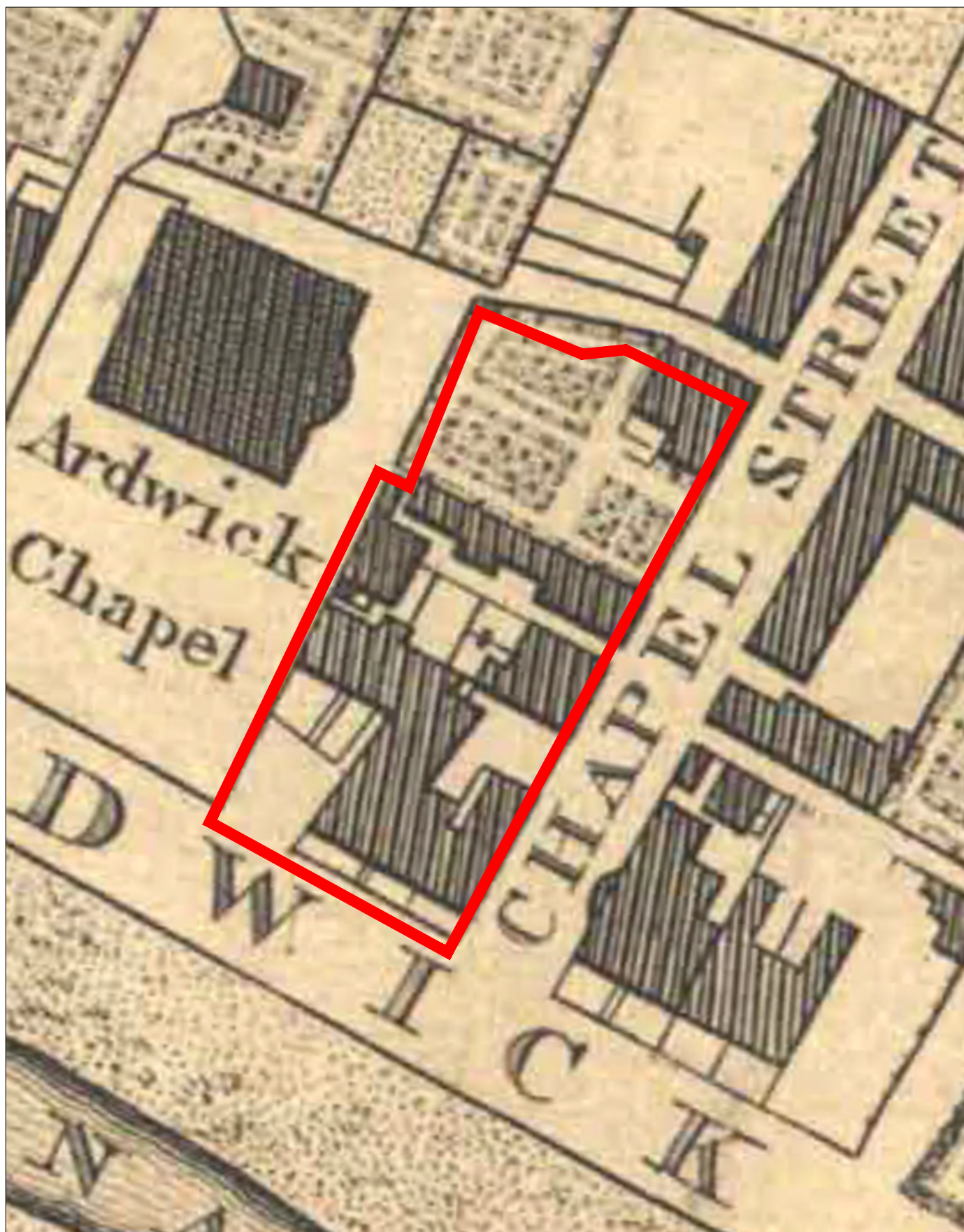


Figure 3:
Site Boundary Superimposed onto Green's Map of Manchester & Salford



Key:
— Site Boundary



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0 20 m
Scale at A4 1:500



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



Key:
— Site Boundary



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Scale at A4 1:500

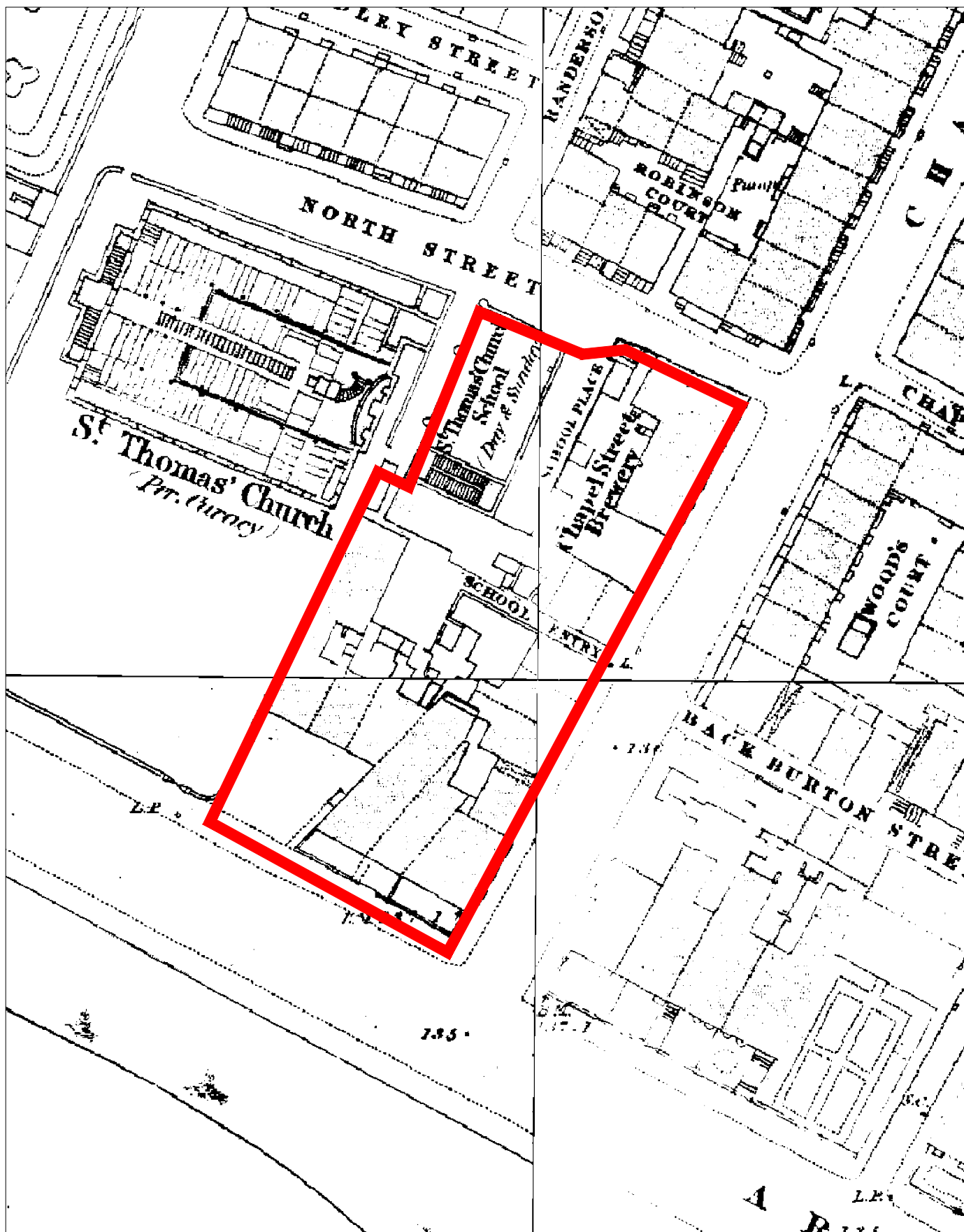


Figure 5:

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

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Key:

— Site Boundary



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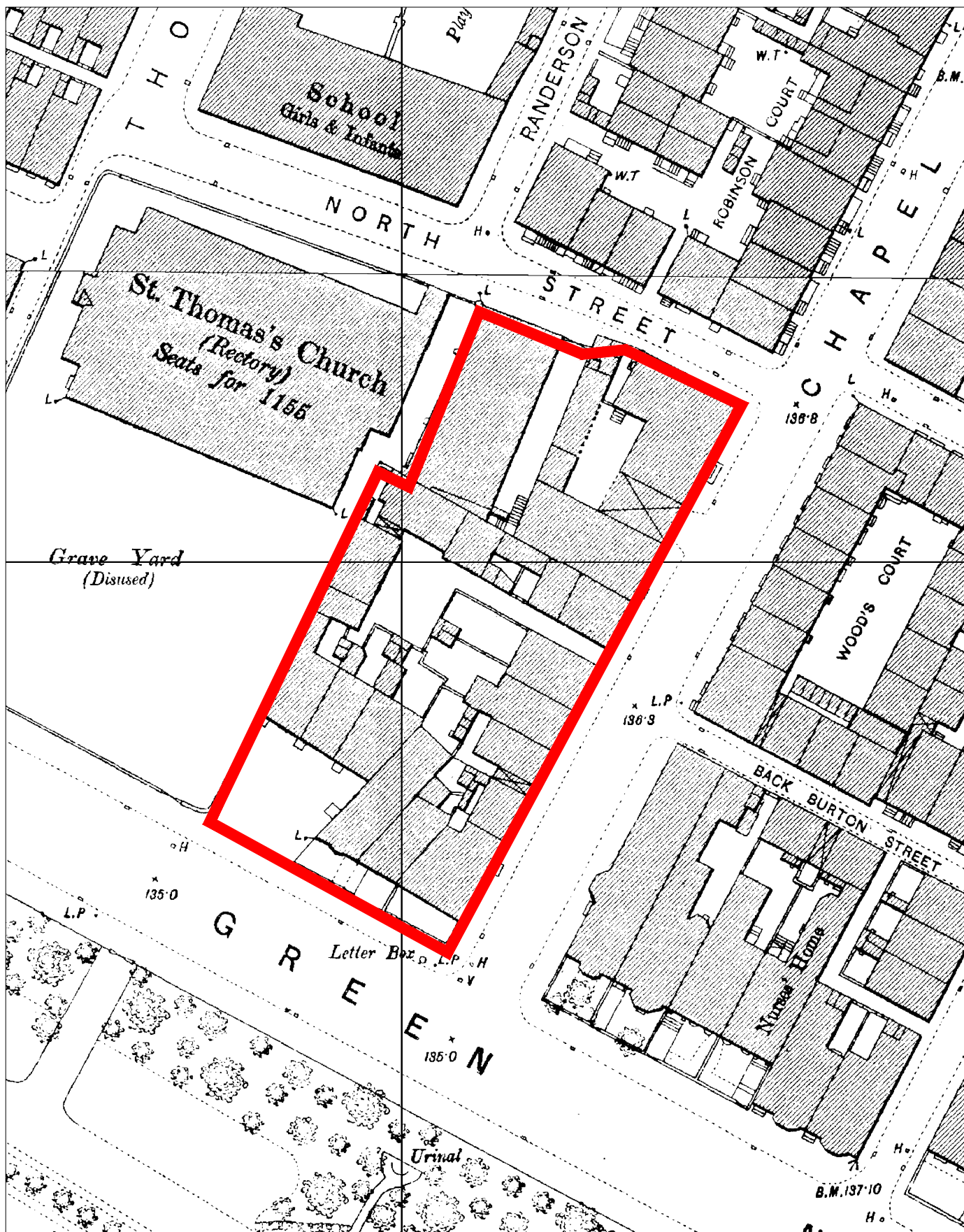


Figure 6:

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

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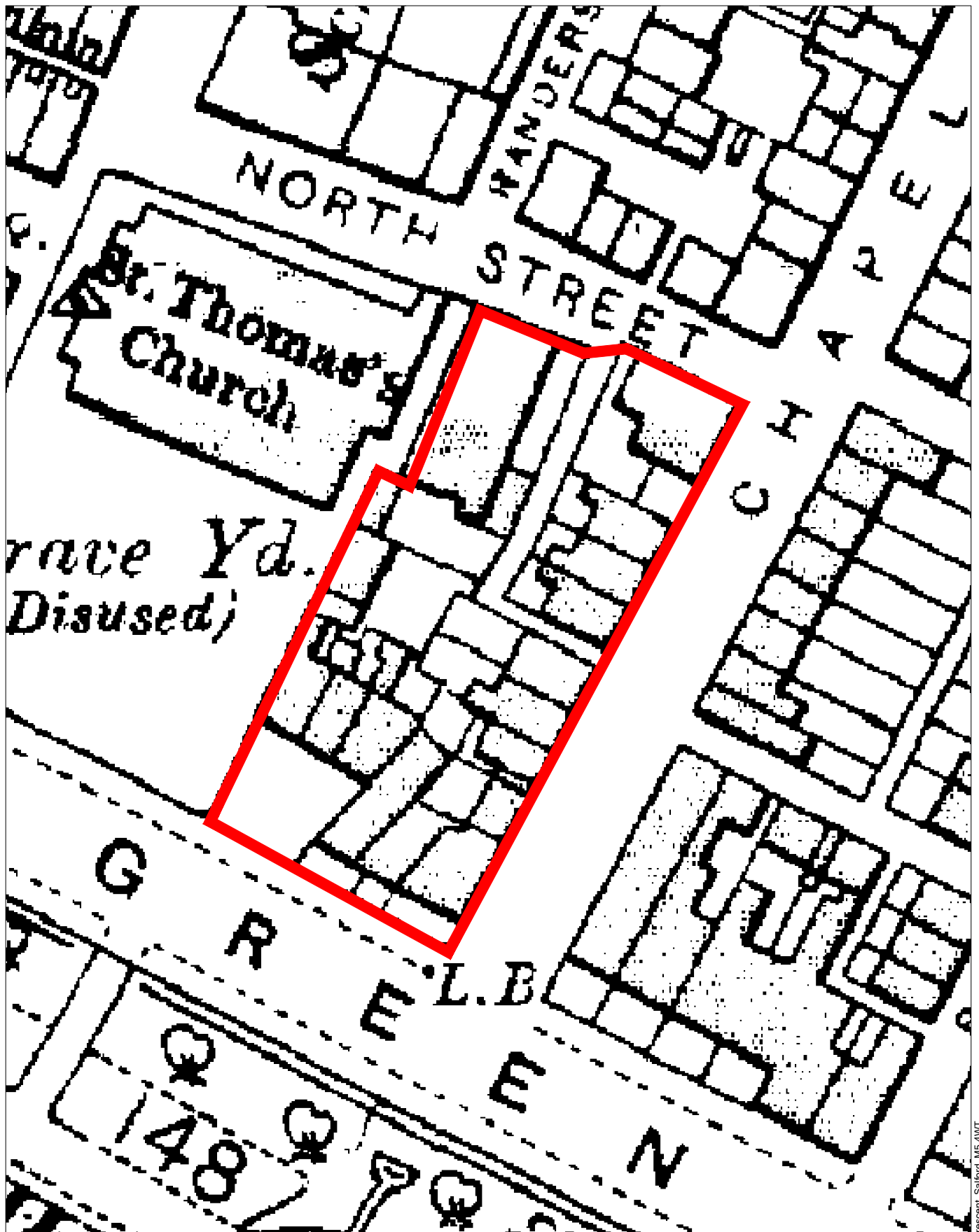


Figure 7:

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

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Key:

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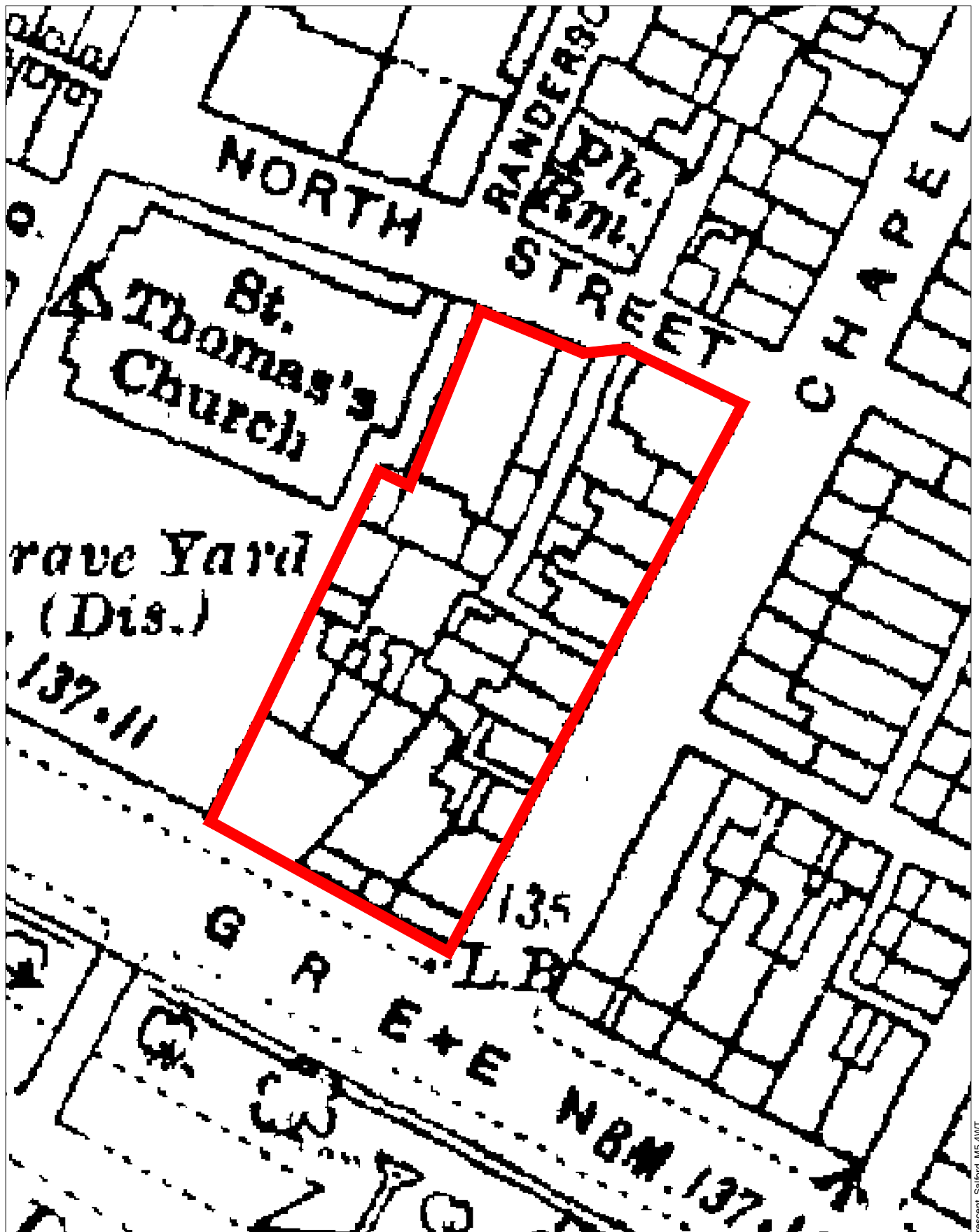


Figure 8:

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

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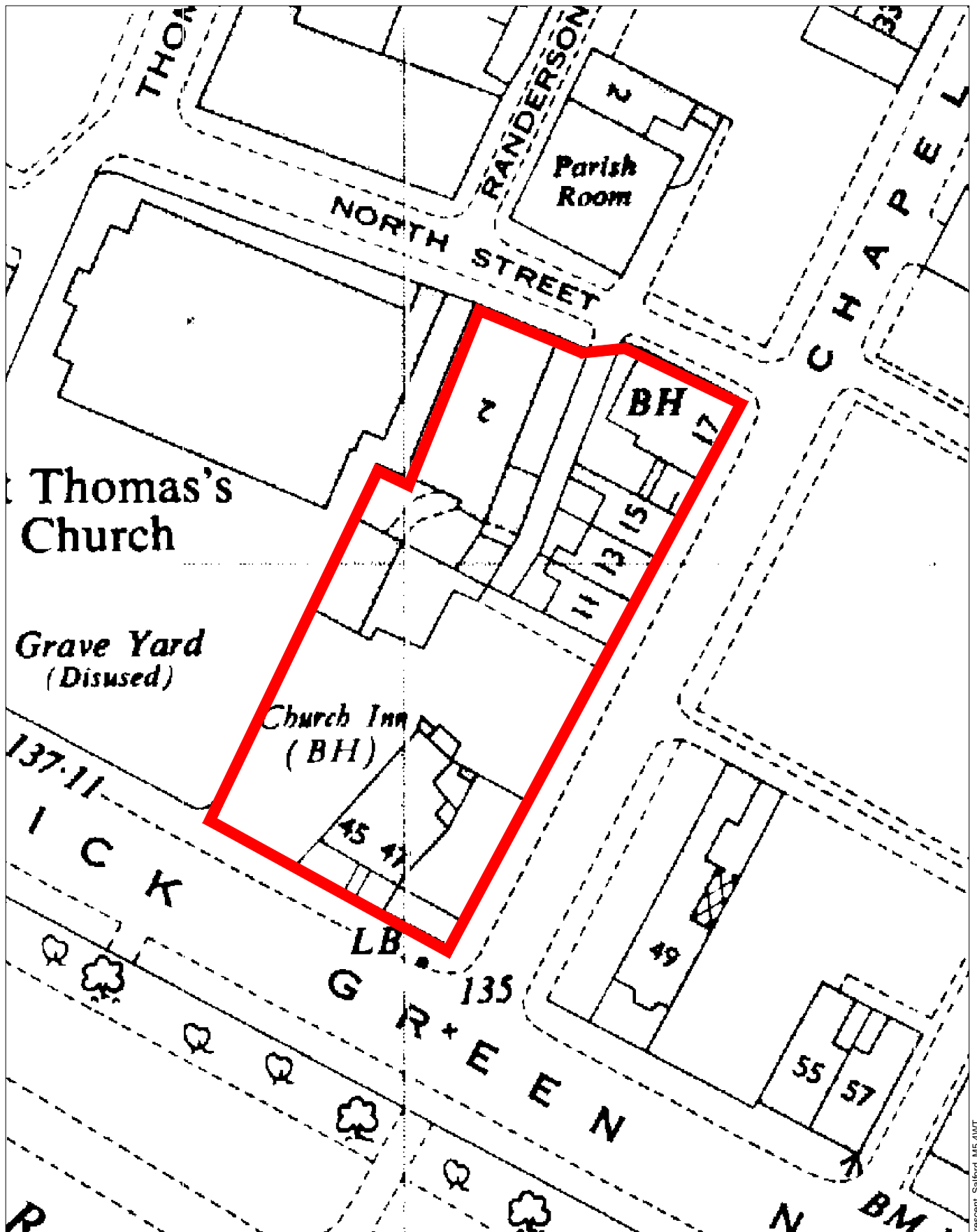


Figure 9:

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

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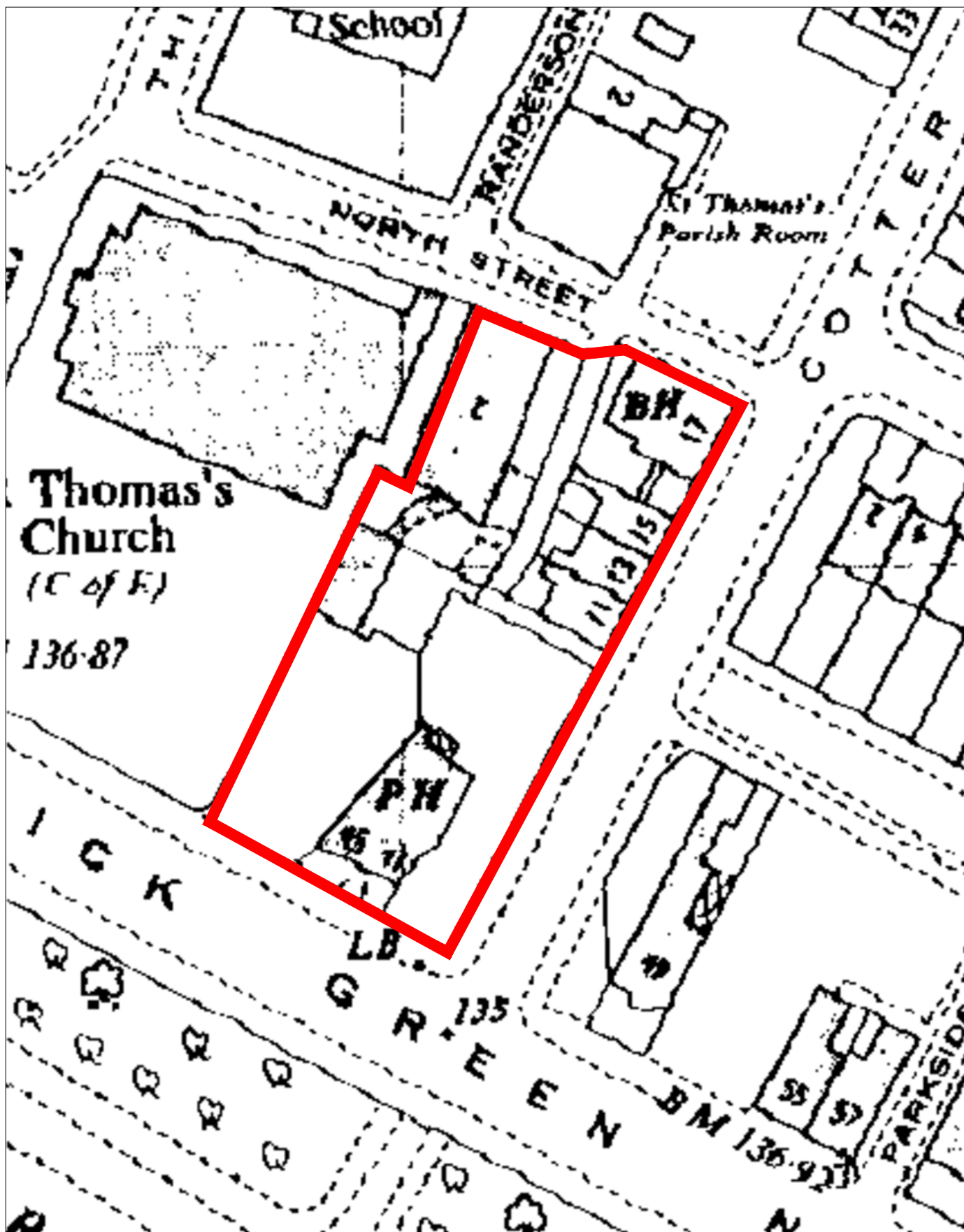


Figure 10:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1967

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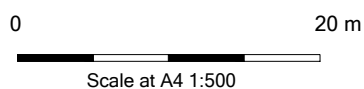


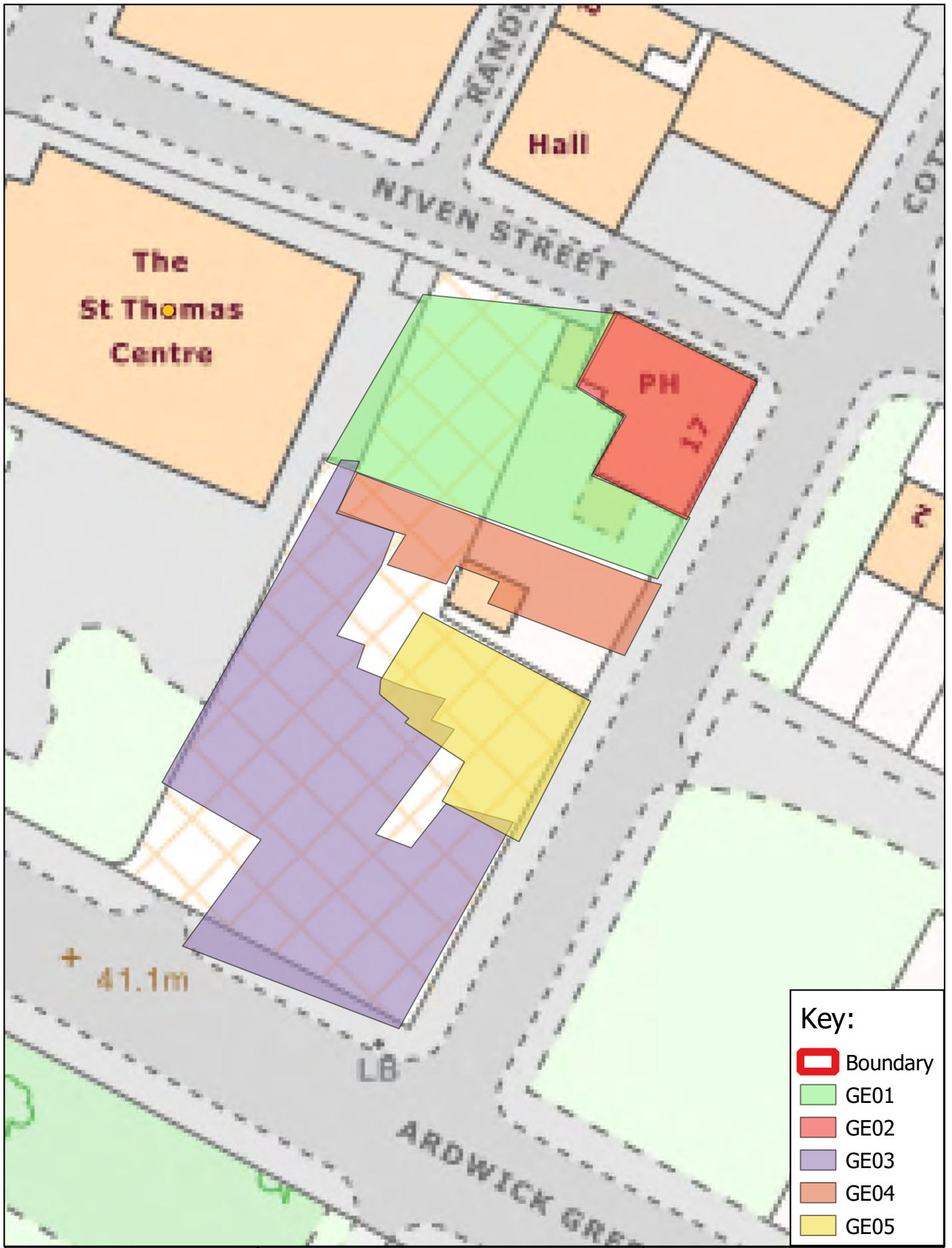
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Figure 11: Locations of Gazetteer Entries

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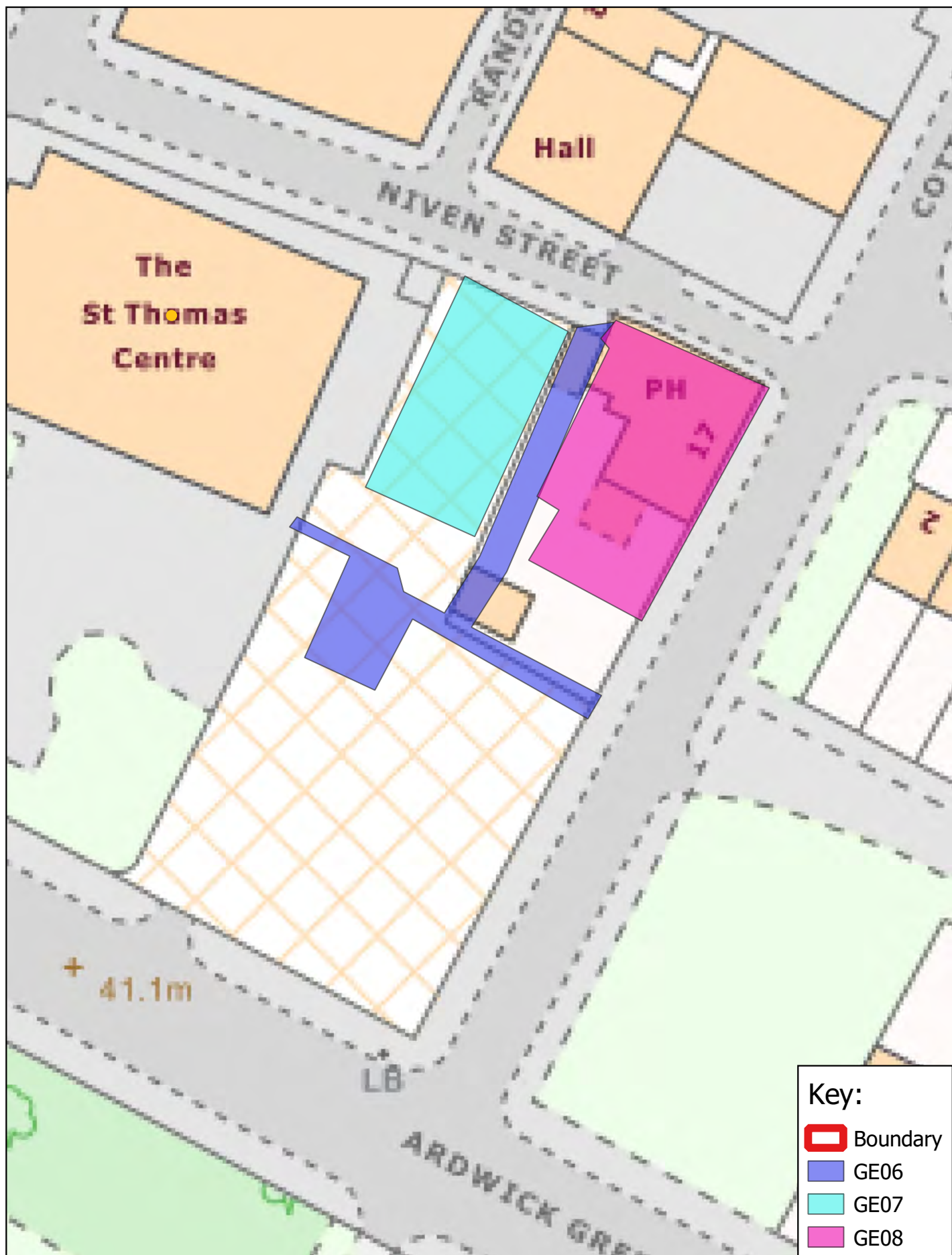
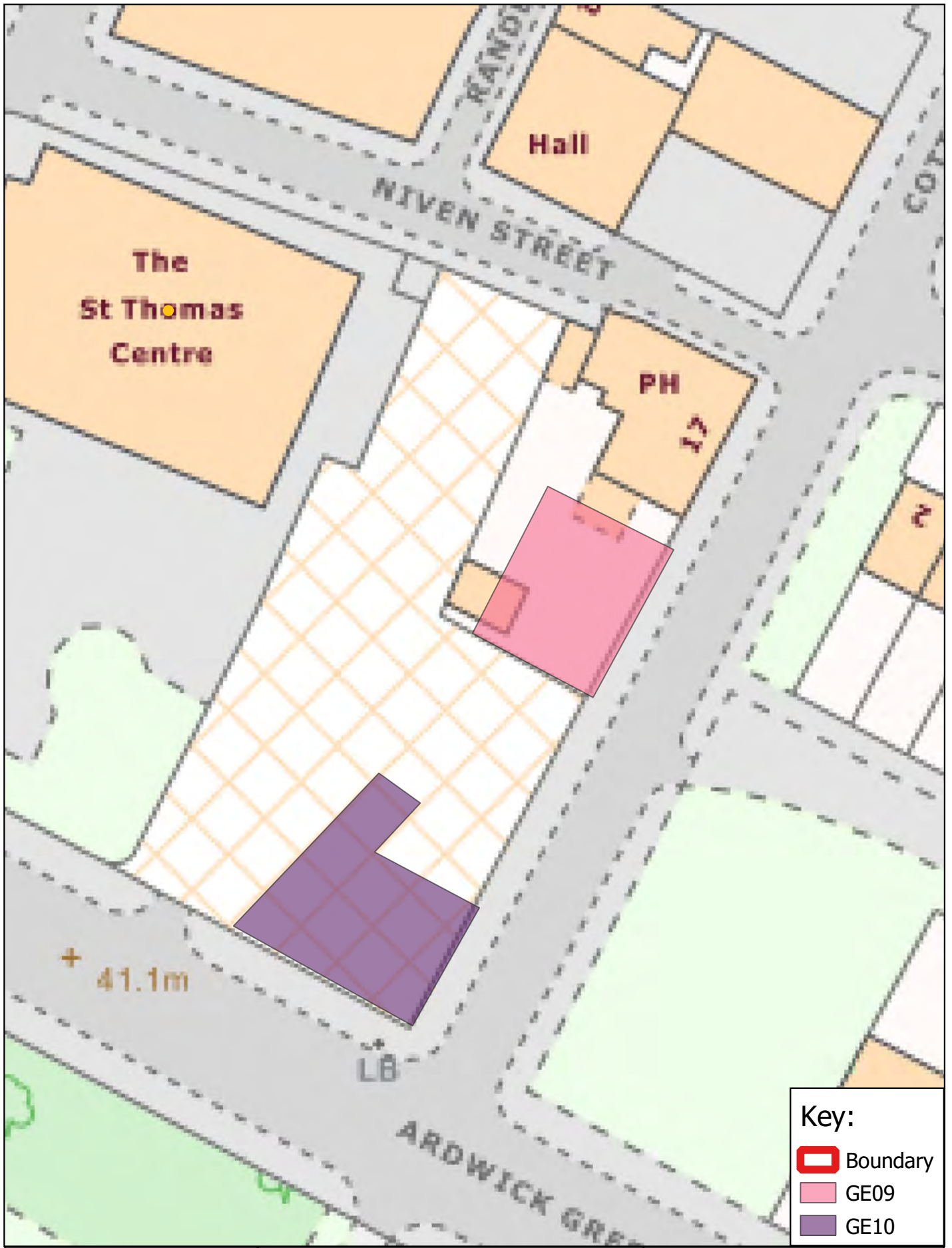
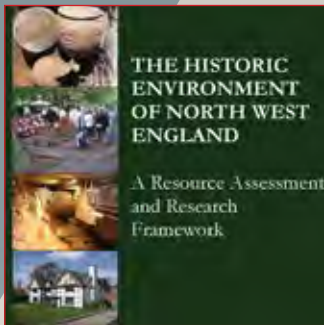


Figure 12: Locations of Gazetteer Entries





CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



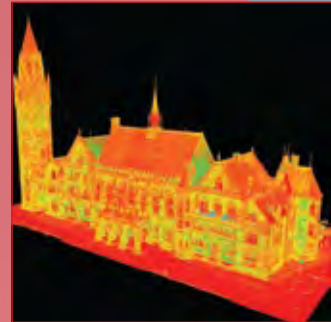
EXCAVATION



BUILDING SURVEY



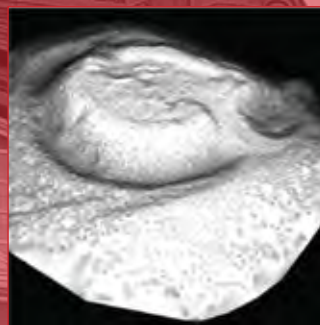
3D LASER SCANNING



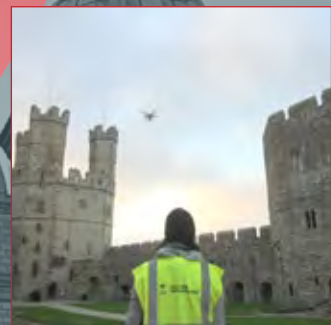
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



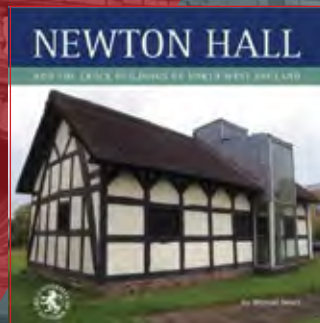
DRONE SURVEYS



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