

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Martin Harris Music Practice Rooms, University of Manchester

JAC28173
Music Building,
Bridgeford Street,
University of
Manchester
Version 1.1
June 2022

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1.0	Draft	MA	SM	SM	06.06.22
1.1	Final	MA	SM	SM	07.06.22

Approval for issue

Simo



7 June 2022

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

Matt Astill
Associate Director- Heritage

5 New York Street
Manchester, M1 4JB

T +44 161 228 1800
E matt.astill@rpsgroup.com

Prepared for:

University of Manchester

Michael Hicks
Projects |Team, Directorate of Estates and
Facilities

The University of Manchester
Beyer Building
Oxford Road
Manchester, M13 9PL

T 07917 883671
E mike.hicks@manchester.ac.uk

EXECUTIVE SUMMARY

This Archaeological Desk-Based Assessment has been prepared by RPS on behalf of the University of Manchester. It considers c.0.02 ha of land located within the University of Manchester campus just south of Bridgewater Street, centred at NGR SJ 84425 96606. The proposed development is a dedicated music practice building.

This assessment report provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to heritage and policy EN3 in Manchester City Council's Core Strategy.

This report is concerned solely with below ground archaeology, a separate report has been prepared for Built Heritage and should be consulted in relation to Built Heritage and settings issues. There are no designated archaeological assets (Scheduled Monuments etc) within the site. No designated archaeological assets outside of the site are assessed to be sensitive to the proposed development.

The current assessment comprises an examination of evidence in the Greater Manchester Historic Environment Record (HER) in addition to online resources. Information regarding Scheduled Monuments was obtained from the HER and Historic England's National Heritage List for England (NHLE). The assessment incorporates published and unpublished material and charts historic land-use through review of 18th, 19th and 20th century map resources.

There are no non-designated heritage assets recorded within the site and there is little or no evidence for significant activity within the wider study area until the early 1800s. From that date, Chorlton-upon-Medlock developed as a suburb of Manchester. Early development comprised mostly housing, which included back-to-backs and blind backs, modest double-depth dwellings, and larger dwellings on Oxford Road. Manchester University was founded in 1851 and gradually expanded within the study area – redeveloping former residential sites. The study site was undeveloped open ground to the rear of a row of terraced housing before these were demolished to make way for university buildings and for the expansion of the dental hospital. Historic mapping suggests that there may have been some development within the site during the 1940s, though by buildings, or gardens/courtyards adjoining the houses, is not clear. The residential properties surrounding the site were demolished by the early 1990s.

The site is assessed as highly unlikely to contain remains of a significance that would require to be designed around/preserved in situ. There is a low potential for surviving remains connected with 20th century housing. Such remains would be of negligible significance and it is recommended that no further archaeological evaluation of the site is required.

Contents

EXECUTIVE SUMMARY	i
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK.....	2
National Planning Policy.....	2
Local Planning Policy	3
3 GEOLOGY AND TOPOGRAPHY	5
Geology	5
Topography	5
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE.....	6
Timescales used in this report.....	6
Introduction	6
Designated Heritage Assets.....	6
Non-Designated Heritage Assets	6
Previous Archaeological Work	7
Prehistoric.....	7
Roman	7
Anglo-Saxon/Early Medieval	8
Medieval	8
Post Medieval & Modern (including map regression exercise)	8
Assessment of Significance (Designated Assets).....	10
Assessment of Significance (Non-Designated Assets)	10
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	11
Site Conditions	11
Proposed Development	11
Review of Potential Development Impacts on Designated Archaeological Assets.....	11
Review of Potential Development Impacts on Non-Designated Assets.....	11
6 SUMMARY AND CONCLUSIONS	12

Figures

Figure 1: Site Location.....	16
Figure 2: Designated Heritage Assets.....	17
Figure 3: Archaeological Monuments	18
Figure 4: Archaeological Events	19
Figure 5: 1793 Charles Laurent's map of Manchester and Salford	20
Figure 6: 1831 Bancks & Co's Plan of Manchester and Salford with their Environs	21
Figure 7: 1851 Ordnance Survey	22
Figure 8: 1908 Ordnance Survey	23
Figure 9: 1932 – 1933 Ordnance Survey	24
Figure 10: 1951 Ordnance Survey	25
Figure 11: 1992 Ordnance Survey.....	26

Plates

Plate 1: View west across proposed development site28

Plate 2: View south to site from Bridgeford Street.....29

Plate 3: View southwest toward site from Bridgeford Street30

Plate 4: View east along Bridgeford Street showing historic university building facades31

Plate 5: View west along Bridgeford Street showing entrance to site32

Plate 6: View south across museum courtyard area (60m northeast of site) which was subject to
archaeological excavation in 201933

Plate 7: View west down Bridgewater Street from Oxford Road entrance with museum buildings to left34

Appendices

Appendix 1 Gazetteer of HER Entries

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Matt Astill of RPS on behalf of the University of Manchester. Its scope is confined to an assessment of the below ground archaeological potential of the site and Built Heritage assets are considered within another report.
- 1.2 The site, also known as the study site (Figure 1), is currently a car park adjacent to the university Music building to the immediate east, and the Pear Lecture Theatre/Psychology and Mental Health block to the immediate north. The site is proposed for the development of a new music block in connection to the Martin Harris Centre for Music and Drama.
- 1.3 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of archaeological assets on the site and the likely effects of future development.
- 1.4 The assessment comprises an examination of evidence in the Greater Manchester Archaeological Advisory Service (GMAAS) *Historic Environment Record* (HER), the Greater Manchester Record Office and online resources. Information regarding Scheduled Monuments and Listed Buildings was obtained from the Greater Manchester HER and Historic England's *National Heritage List for England*. The assessment incorporates published and unpublished material and charts historic land-use through review of late 18th, 19th and 20th century map resources. A site inspection was on undertaken on 16th May 2022.
- 1.5 This study provides an assessment of the archaeological potential of the site and the significance of any archaeological heritage assets within and around the site. As a result, this assessment enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures. All work was undertaken in accordance with the Chartered Institute for Archaeologists' '*Standard and Guidance for Historic Environment Desk-Based Assessment*' (CIfA 2020).
- 1.6 As a result, the assessment enables relevant parties to assess the significance of archaeological assets on the site and the potential for previously undiscovered archaeological evidence. Thus enabling potential impacts on the significance of any assets to be identified along with the need for design, engineering or archaeological mitigation.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The site is located within Manchester's Local Planning Authority. Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the Unitary Development Plan as the document that sets out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.
- 2.15 The Core Strategy contains the following policy relating to the historic environment:

Policy EN3 Heritage

'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

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER

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

- 2.16 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.
- 2.17 Manchester City Council is advised on archaeological matters by the development control archaeologist at Greater Manchester Archaeological Advisory Service (GMAAS).

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of study site comprises sandstone of the Chester Formation. These deposits are overlain by superficial deposits of Devensian glacial till
(<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

Topography

- 3.2 The Greater Manchester region lies within a topographically undulating lowland basin, bordered to the northeast by the Pennine range. The area as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock and Irk are the principal watercourses in Manchester.
- 3.3 The site lies approximately 800m south of the River Medlock at approximately 38m above Ordnance Datum and is a level area currently used as a carpark. The natural topography surrounding the site rises gently from west to east.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 250m radius of the study site (Figures 2 and 3), also referred to as the study area/search area, held on the Greater Manchester HER, together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 Data obtained from Historic England and the Local Planning Authority confirm that there are no Scheduled Monuments or other designated archaeological asset within the site or study area.
- 4.5 9 Listed Buildings are located within the study area (Figure 2). Impacts to their significance are addressed in a separate report.

Non-Designated Heritage Assets

- 4.6 The HER contains 25 records from within the study area, all pertaining to assets dating to the Modern period. No non-designated assets are recorded within the study site.

- 4.7 A gazetteer of HER records is included in Appendix 1. Their locations are shown on Figures 2 and 3.

Previous Archaeological Work

- 4.8 No previous archaeological field work has been carried out within the study site. Within the search area, the previous programmes include desk-based assessments, building recording, watching briefs, and excavation and evaluation trenching (Figure 4).
- 4.9 Closest and most relevant to the study site is a programme of evaluation trenching (EGM5132) carried out within a courtyard of the Manchester Museum c.50m northeast of the site. Excavation revealed that the courtyard had been established on fill and levelling-up material and that any archaeological deposits had been cleared prior to the construction of the retaining wall associated with the creation of the light-well to the basement. No archaeological deposits or structures were encountered.
- 4.10 Archaeological evaluation (EGM3969) in July 2005 and subsequent excavation in October 2005 was conducted at the site of the new Humanities Building c.90m to the north of the study site. The excavation targeted the northern portion of the site and exposed the remains of the Eagle Inn public house (16010.1.0).
- 4.11 In 2019 Salford Archaeology conducted a watching brief at the Manchester Business School c.160m north of the site, ahead of redevelopment works. The results showed that the foundations of an early 19th-century brewery (16866.1.0) and the adjoining workers' housing (16867.1.0) had been removed during the development of University Precinct Buildings in the early 1970s, and no structural remains survived *in-situ*.
- 4.12 An evaluation by Salford Archaeology off Coupland Street (EGM4379), c.220m to the southwest of the site, exposed buried structural remains of a row of double-depth terraced houses on the site of Ruby Place (16844.1.0). The houses had been constructed by 1818-19 and that well-preserved foundations of two of the component houses survived *in-situ*.
- 4.13 A gazetteer of previous archaeological programmes is included in Appendix 1. Their locations are shown on Figure 4.

Prehistoric

- 4.14 The current understanding of any Prehistoric human activity in the Manchester region is limited. Actual evidence for Prehistoric activity in Manchester is largely restricted to a scattering of stray finds. Evidence suggest that settlement and other activity are likely concentrated on sands and gravels, particularly close to watercourses or wetlands, rather than on the heavier more impermeable boulder clays which form the superficial geology of much of the region.
- 4.15 No prehistoric finds are known from within the study area or its immediate locality. The closest known findspot is that of a stone implement, possibly of Neolithic date, discovered in 1887 in river gravels c 0.4km to the north of the study area. The location of the study area within a band of sand and gravel, the presence of the Corn Brook and the proximity of the River Medlock place it within an area favourable for early activity. However, given its development during the post-medieval and modern periods, the possibility of any early evidence surviving within the study area can be considered to be negligible.

Roman

- 4.16 The study area lies c 1.5km to the south-east of the Roman fort and civilian settlement (*vicus*) at Castlefield. The fort was built between AD 77-84 under the governorship of Agricola, during the first military occupation of Manchester. Later phases of development saw the earlier defences

being reconstructed and improved and the fort complex grew in size from c.1.2ha in size to c.5 ha. The increase in size was thought to accommodate additional granaries, with the fort possibly serving as a supply depot to aid the Roman military expansion northward. Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east.

- 4.17 No Roman finds are known from within the study area itself or its immediate locality. The lack of evidence coupled with the distance of the study site from the area of Roman settlement around the fort, suggest that there is a negligible potential for remains from this period.

Anglo-Saxon/Early Medieval

- 4.18 The available evidence for Anglo-Saxon activity within Manchester is limited but place-name evidence does suggest possible occupation during the Early Medieval period. Historically the study area lay within the township of Chorlton-upon-Medlock, formerly known as Chorlton Row, and originally as Chorlton (Farrer & Brownbill 1911). The placename has an Old English derivation, meaning 'the peasant's tun (settlement or farm)'.
- 4.19 There are no records from the Anglo-Saxon period within the study area and the archaeological potential of surviving finds from this period within the site is considered to be negligible.

Medieval

- 4.20 Chorlton-upon-Medlock is not recorded in the 1086 Domesday Survey, and the first reference to the settlement, is in 1196 (Farrer & Brownbill 1911). Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 1km to the north-east of the Site. Manchester was granted a charter in 1301.
- 4.21 During the early 13th century, the manor of Chorlton was under the lordship of Gospatrick de Cholerton. By the late 13th century, lordship passed to the Grelleys and La Warres, who were the lords of Manchester. The land was subsequently acquired by the de Trafford family, who appear to have continued in ownership of the manor for the rest of the Medieval period (Farrer and Brownbill 1911).
- 4.22 A deer park, named Aldport Park was established towards the south end of Deansgate, c.850m to the northwest of the study site. The Park is documented from the late 13th century, and is thought to have still been existence in the 16th century. The name 'Aldport' means old market town in Old English, and potentially alludes to continued settlement around the area of the Roman fort (Miller and Cook 2019).
- 4.23 No Medieval records exist within the study area and it is considered that the potential for surviving archaeology from this period within the site is negligible.

Post Medieval & Modern (including map regression exercise)

- 4.24 Manchester witnessed rapid industrialisation and a subsequent population explosion from the 18th century. Mills became a common feature during the latter half of the century to meet the ever-increasing national demand for textiles- notably cotton, transforming Manchester into the global centre of factory-based cotton manufacturing. Chorlton Row- later to become Chorlton-upon-Medlock, was no exception and was transformed after the late 18th century. Oxford Road opened in 1790 as a link from St Peter's Square and just to the south-east of the study area joined with the line of the old Rusholme Road (Oxford Archaeology North 2015).

- 4.25 The closest recorded HER assets to the site comprise the site of the former early 20th century Manchester Corporation Stone Yard (16013.1.0) and the associated stable blocks of the Tuer Street Estates (12682.1.0) c.70m to the northeast. These were built on the site of a former bowling green (16010.2.0) which was extant into the first half of the 19th century when the area was primarily residential properties. Both assets are clearly shown on historic mapping (see below).
- 4.26 All the records on the Greater Manchester HER within the search area relate to buildings developed during the 19th and 20th century Modern era. These heritage assets comprise mostly university premises though areas of former residential properties and a public house are also mapped. Though the location of these buildings help illustrates the expansion of the study area and in particular the development of the university, they do not specifically add to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail. A list of these assets is shown in the gazetteer in Appendix 1. Where appropriate, heritage features are discussed in the map regression analysis below.

Historic Map Regression

- 4.27 The earliest available published map that clearly shows the study site is Laurent's map of 1793 (Figure 5). The map (which has south at the top of the page) shows that the study area lay within a rural landscape of rectilinear fields which were situated between Boundary Lane (later Boundary Street) to the north and west; the Corn Brook to the south; and to the east intersected by the broad thoroughfare of Oxford Street (later Oxford Road). These fields are denoted on Laurent's map as being in the ownership of Sir Gore Booth. The Gore Booth family were heirs to the estate of Humphrey Booth, the 17th-century Salford merchant recorded as holding land in Chorlton in the 1630s (Farrer & Brownbill 1911). Chorlton Hall lies to the south-east of the site.
- 4.28 Bancks's map of 1831 (Figure 6) shows a significant change in the landscape surrounding the study site. Extensive new development comprising a gridded road network and buildings have appeared between Oxford Street (Road) and Boundary Lane. The Corn Brook is still shown, though this is clearly built around and over, disappearing beneath Waterloo Place and the buildings on each side. The study site is situated between the new thoroughfares of Eagle Street to the east, and Chatham Street to the west. Coupland Street has been instated c.40m south of the site, orientated south-west/north-east. The map appears to show that the site comprises delineated parcels of undeveloped land- either gardens or allotments with several small buildings located to the immediate north and south. Rows of residential properties can be clearly seen along Eagle Street and Coupland Street. A bowling green (16010.2.0) has been built a short distance to the northwest of the site.
- 4.29 The 1851 Ordnance Survey (OS) map (Figure 7) depicts the study site as occupying open undeveloped land, with properties located c.8m south of the site, fronting Eagle Street and Chatham Street (now Higher Chatham Street). A larger building fronting Bridge Street is located c.7m north of the site. A path is orientated north-west/south-east c.2.5m east of the site. New roads and residential properties have been built to the west of the site including Bridge Street.
- 4.30 By 1908 (Figure 8), the site remains undeveloped, though it is now surrounded by residential properties. A church and school have been built in the block to the immediate north to service the expanding local population. The Victoria University campus (Owens College) (8514.1.0) is located c.50m to the south of the site adjacent to Coupland Street. The university was founded in 1851, and from 1872 incorporated the Royal School of Medicine and Surgery, which had been formed in 1824 as a medical school owned by doctors. The bowling green has now been replaced by the Manchester Corporation stone yard (16012.1.0). A dental hospital, later to become the Department of Metallurgy (8512.1.0), is now located to the east of the site facing Oxford Road, and the Manchester Museum (8513.1.0) is shown a little to the south of this.
- 4.31 The 1932-1933 OS map (Figure 9) shows little change within the site. The site still forms a central area of open ground within the block of surrounding houses. To the east of the site much of the

area between Bridge Street and Coupland Street comprises large university buildings, including the Grade II listed Rutherford Building and Hopkinson Memorial Wing (16187.1.0), all the way up to Oxford Road.

- 4.32 The 1951 OS map (Figure 10), though not very clear, shows there may have been some development within the western part of the study site, though it is not possible whether this comprises extensions to buildings, or simply denotes back yards or gardens behind the residential properties to the immediate west of the site. The dental hospital now occupies the block to the west of the site, and it appears that the original residential properties have been demolished to make way for the relocation. Bridge Street to the north of the site has been renamed Bridgeford Street and many of the residential buildings to its north have made way for the university campus and associated buildings.
- 4.33 By 1991, the study area is almost wholly given over to the now renamed Victoria University of Manchester (8514.1.0) campus. The residential buildings around the site have been demolished to make way for the continued expansion of the dental hospital facilities and the site now appears to sit within a courtyard (possibly car park) between the large hospital buildings to the west, east and south.

Assessment of Significance (Designated Assets)

- 4.34 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.35 No scheduled monuments exist within the study area and although listed buildings are recorded, these are to be addressed in a separate assessment.

Assessment of Significance (Non-Designated Assets)

- 4.36 This assessment has established that any archaeological remains which may be present are likely restricted to foundation remains of early 20th century residential properties which, although the mapping is slightly unclear, could have been constructed on the boundary of the study site. These would be considered to be of no archaeological interest given their limited evidential value.
- 4.37 Based on the complete lack of localised records, the potential for significant remains of Prehistoric, Roman, Anglo-Saxon, Medieval and Post-Medieval periods is considered to be negligible. Any hitherto unknown buried remains dating to these periods would be significant for their evidential value and are likely to be of local importance depending on their potential to contribute to local research agendas.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site is located between the Oxford Road corridor and Higher Cambridge Street and comprises a courtyard off the connecting pedestrian priority Bridgeford Street currently used as the main entrance forecourt for the Martin Harris Centre for Music and Drama, and the NOVARS Building. The courtyard also contains vehicular access and turning space for deliveries and maintenance vehicles, two accessible car parking bays, and access to associated plant rooms and stores.

Proposed Development

- 5.2 The proposed development comprises a new controlled access facility that will provide rooms over two floors of accommodation within a dedicated music practice building.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.3 The site contains no designated archaeological assets. The proposed development will have no impact on any designated archaeological asset.

Review of Potential Development Impacts on Non-Designated Assets

- 5.4 There are no recorded non-designated archaeological assets within the study site.
- 5.5 There is a low potential for the site to contain remains of 20th century residential buildings and any such remains would be removed by the proposed development. However, should such remains exist, they would not be of sufficient significance to merit further investigation and recording.
- 5.6 The potential for significant remains of Prehistoric, Roman, Anglo-Saxon, Medieval and Post-Medieval periods is considered to be negligible.
- 5.7 It is therefore recommended that no further requirement for archaeological mitigation is required for the study site. This recommendation should, however, be confirmed in consultation with the Greater Manchester Archaeological Advisory Service (GMAAS).

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS on behalf of the University of Manchester. It considers c. 0.02 ha of land located within the University of Manchester campus just south of Bridgewater Street, centred at NGR SJ 84425 96606. The proposed development is a dedicated music practice building.
- 6.2 This assessment report provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to heritage and policy EN3 in Manchester City Council's Core Strategy.
- 6.3 Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site or study area. Built Heritage impacts will be assessed within a separate report.
- 6.4 There are no non-designated heritage assets recorded within the site and there is little or no evidence for significant activity within the wider study area until the early 1800s. From that date, Chorlton-upon-Medlock developed as a suburb of Manchester. Early development comprised mostly housing, which included back-to-backs and blind backs, modest double-depth dwellings, and larger dwellings on Oxford Road. Manchester University was founded in 1851 and gradually expanded within the study area – redeveloping former residential sites. The study site was undeveloped open ground to the rear of a row of terraced housing before these were demolished to make way for university buildings and for the expansion of the dental hospital. Historic mapping suggests that there may have been some development within the site during the 1940s, though by buildings, or gardens/courtyards adjoining the houses, is not clear. The residential properties surrounding the site were demolished by the early 1990s.
- 6.5 The site is assessed as highly unlikely to contain remains of a significance that would require to be designed around/preserved in situ. There is a low potential for surviving remains connected with 20th century housing. Such remains would be of negligible significance and it is recommended that no further archaeological evaluation of the site is required.

Sources Consulted

General

Greater Manchester Historic Environment Record

Greater Manchester Record Office

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Archaeological Research Services. 2019. Archaeological Works at Manchester Museum, Oxford Road, Manchester.

Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

Department for Digital, Culture, Media & Sport, 2013, Scheduled Monuments & nationally important but non-scheduled monuments

Farrer, J, and Brownbill, W, (eds) 1911 *Victoria County History of Lancashire*, 4, London.

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage), Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Historic England, 2015, Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Miller, I. and Cook, O. 2019 Deansgate Square, Manchester: Archaeology Beyond the Medlock, Salford.

Ministry of Housing, Communities & Local Government, 2021, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

Oxford Archaeology North, 2015 Coupland Street, Hulme, Manchester: Archaeological Desk-based Assessment. Issue No: 2015-16/1676.

Salford Archaeology. 2017. Archaeological Evaluation: Land off Coupland St, Hulme, Manchester.

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER

Salford Archaeology. 2019. Archaeological Watching Brief: Manchester Business School, Booth Street West, Manchester.

UMAU. 2004. University of Manchester New Humanities Building: An Archaeological Desk-Based Assessment.

Cartographic

1793 Charles Laurent's map of Manchester and Salford

1831 Bancks & Co's Plan of Manchester and Salford with their Environs

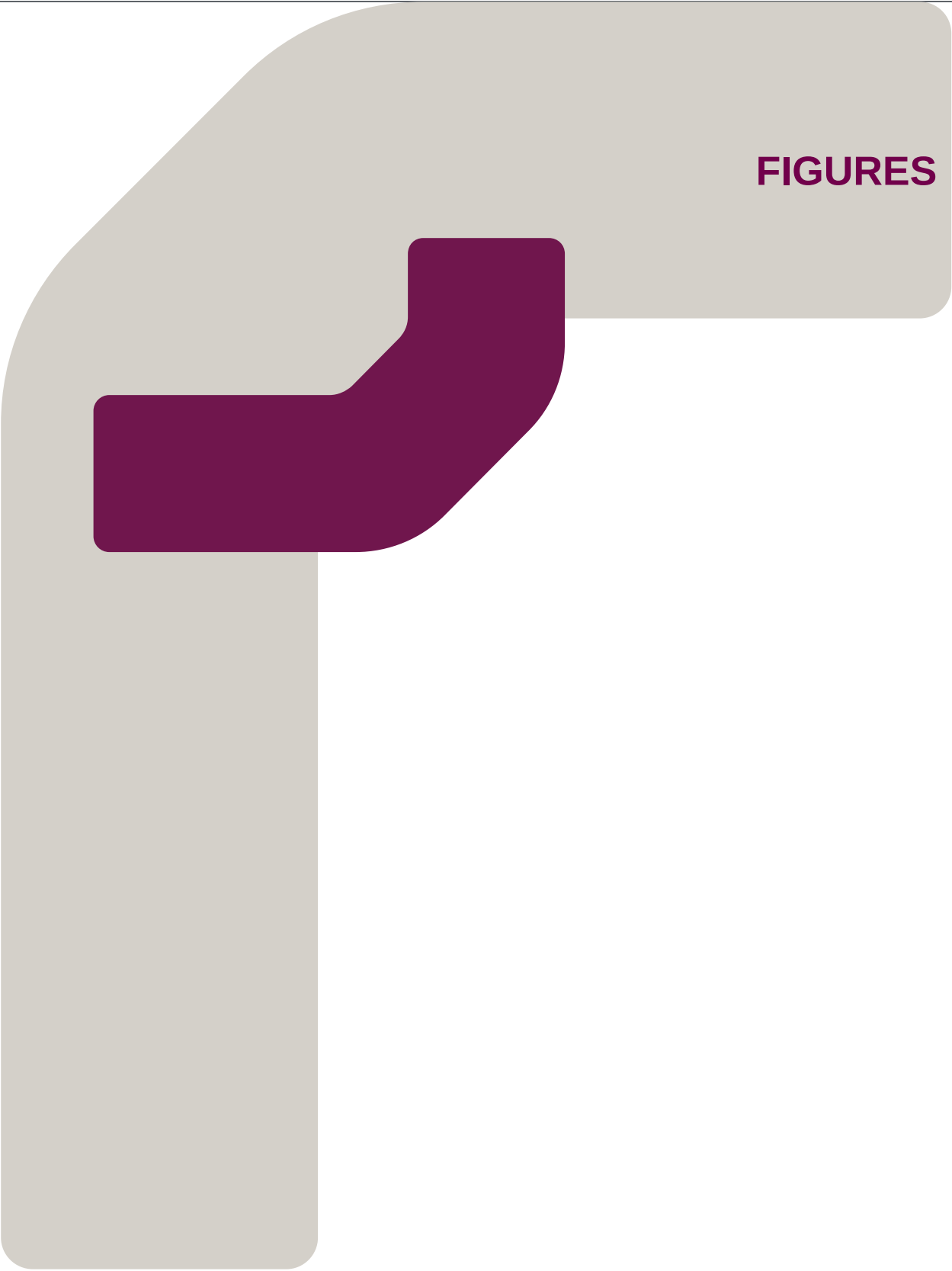
1851 Ordnance Survey

1908 Ordnance Survey

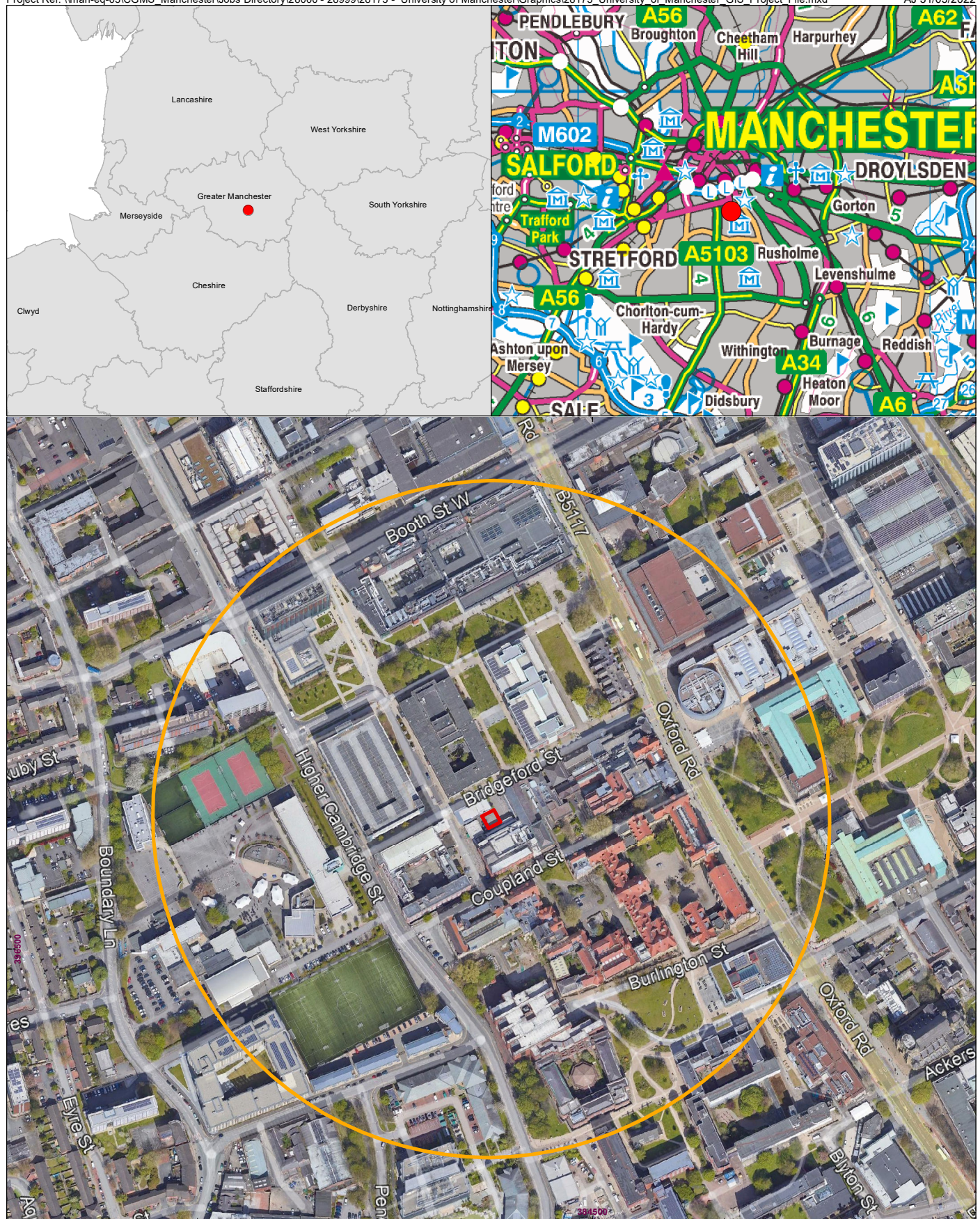
1932 - 1933 Ordnance Survey

1951 Ordnance Survey

1992 Ordnance Survey



FIGURES



- Site Boundary
- Search Area



0 40 80 120m
Scale at A4: 1:4,000



Figure 1
Site Location



- Site Boundary
- Search Area
- ★ Listed Buildings

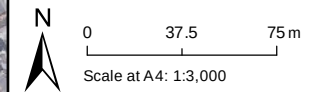


Figure 2
Designated Heritage Assets



- ▭ Site Boundary
- Search Area
- ★ Archaeological Monuments (points)
- ▭ Archaeological Monuments (polygons)

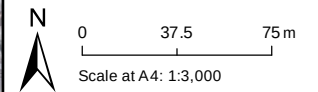


Figure 3
Archaeological Monuments

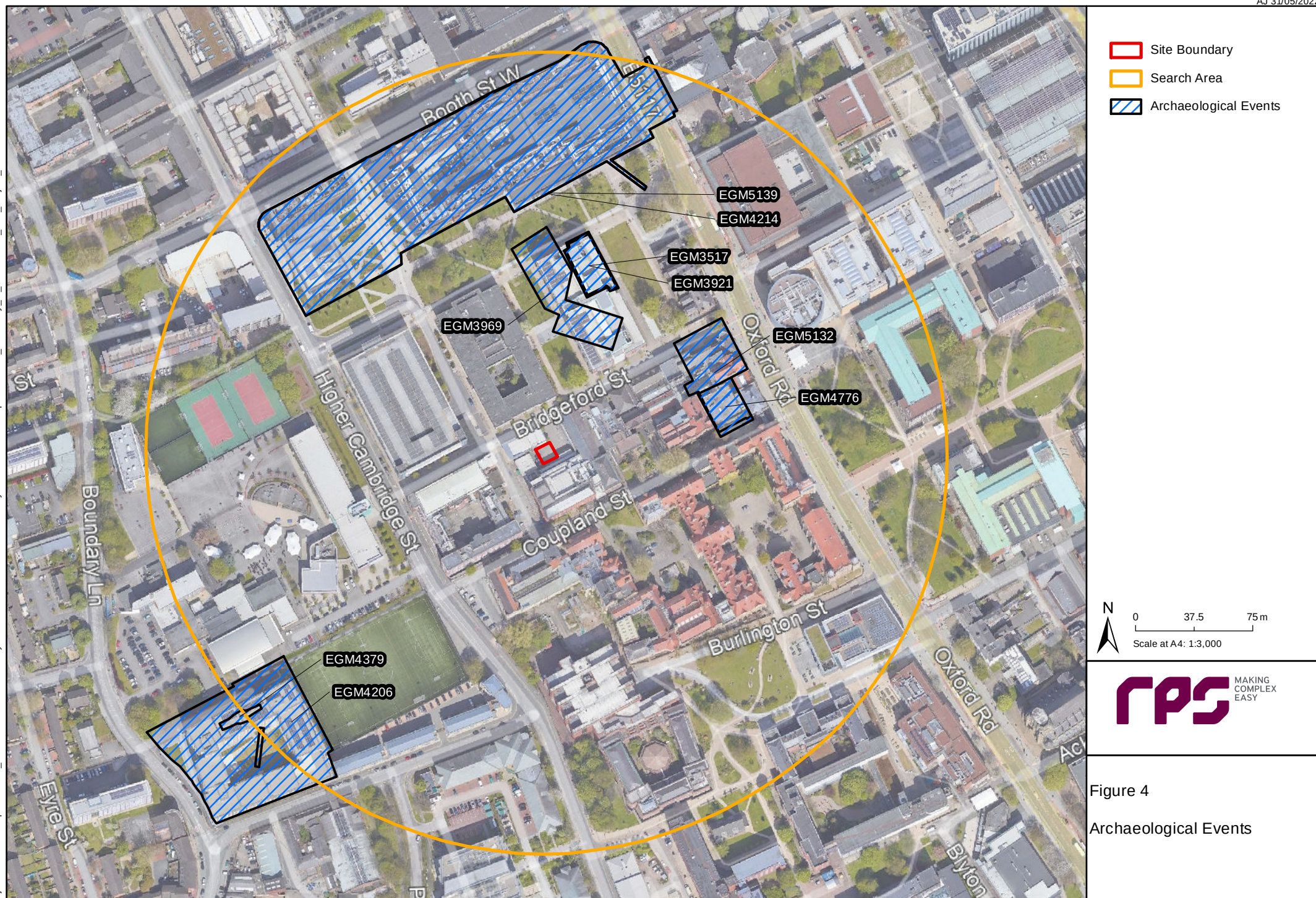


Figure 4

Archaeological Events



 Site Boundary

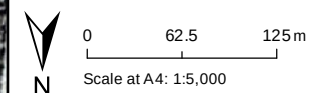


Figure 5

1793 Charles Laurent's map of Manchester and Salford



 Site Boundary

 0 37.5 75 m
Scale at A4: 1:3,000

rps MAKING COMPLEX EASY

Figure 6

1831 Bancks & Co's Plan of Manchester and Salford with their Environs



 Site Boundary

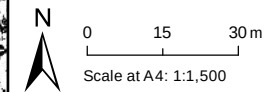


Figure 7
1851 Ordnance Survey



 Site Boundary

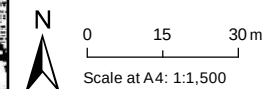
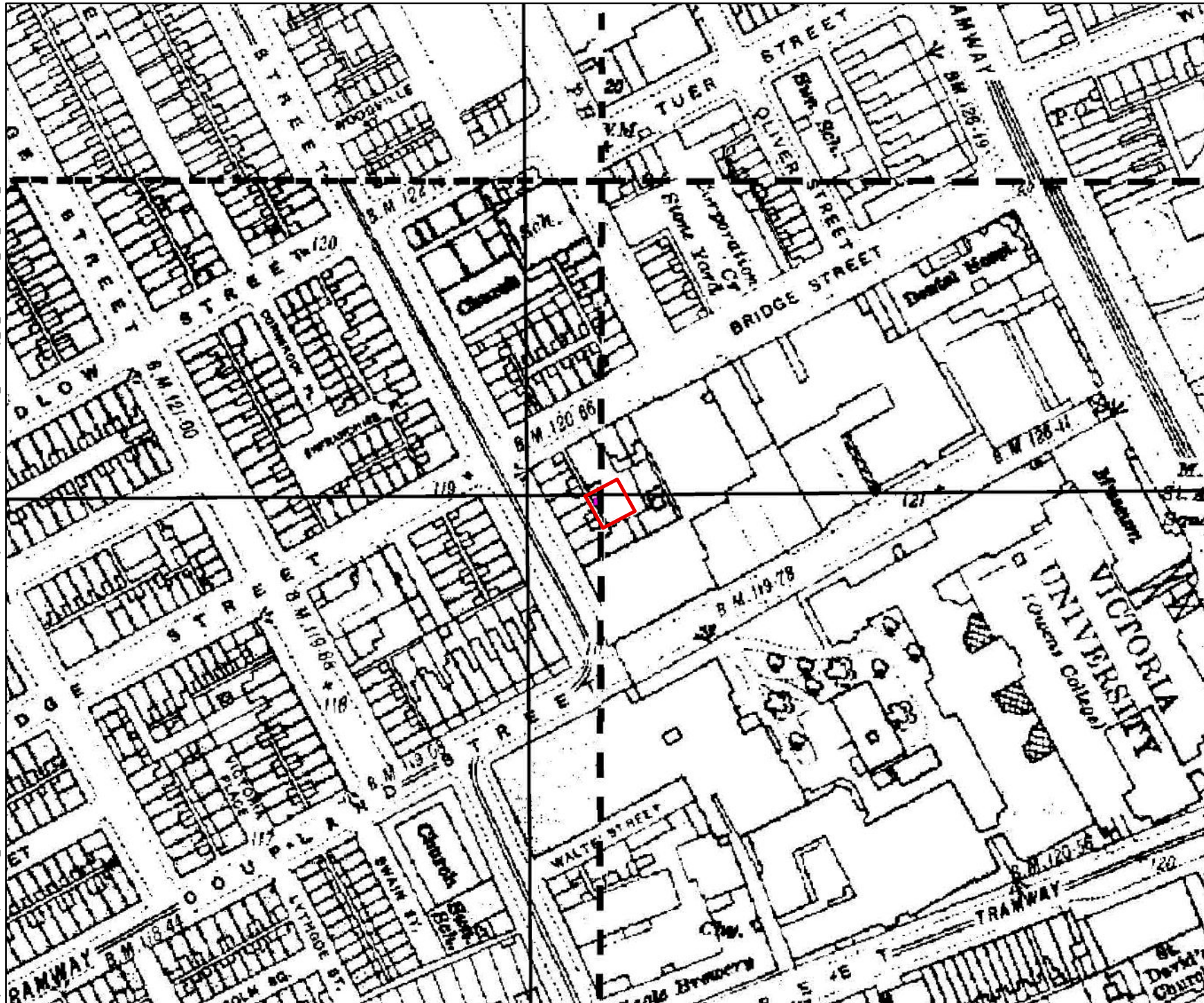


Figure 8
1908 Ordnance Survey



 Site Boundary

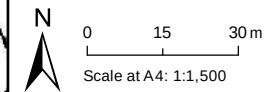
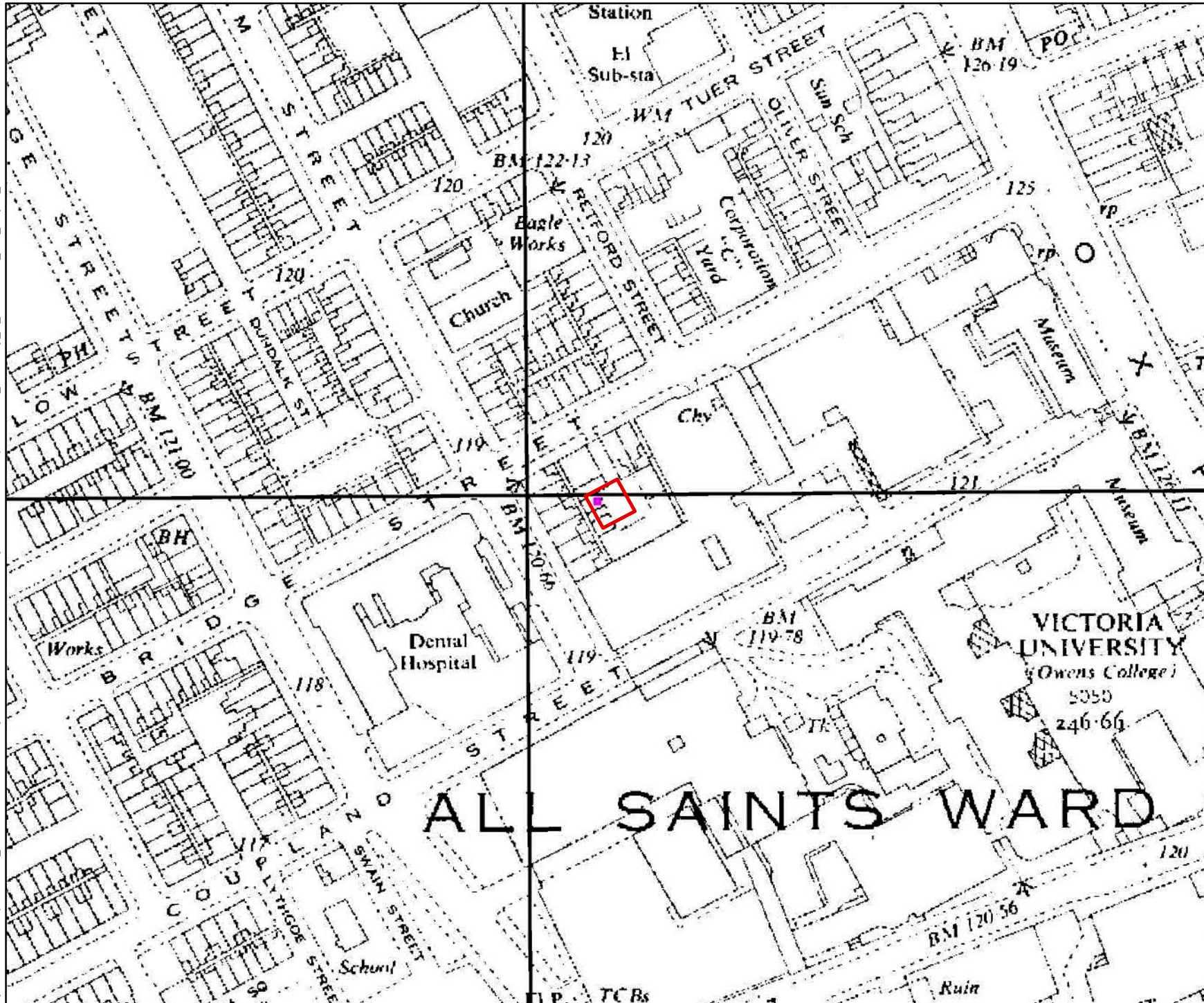


Figure 9
1932 - 1933 Ordnance Survey



 Site Boundary

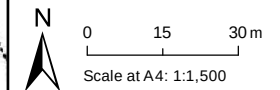
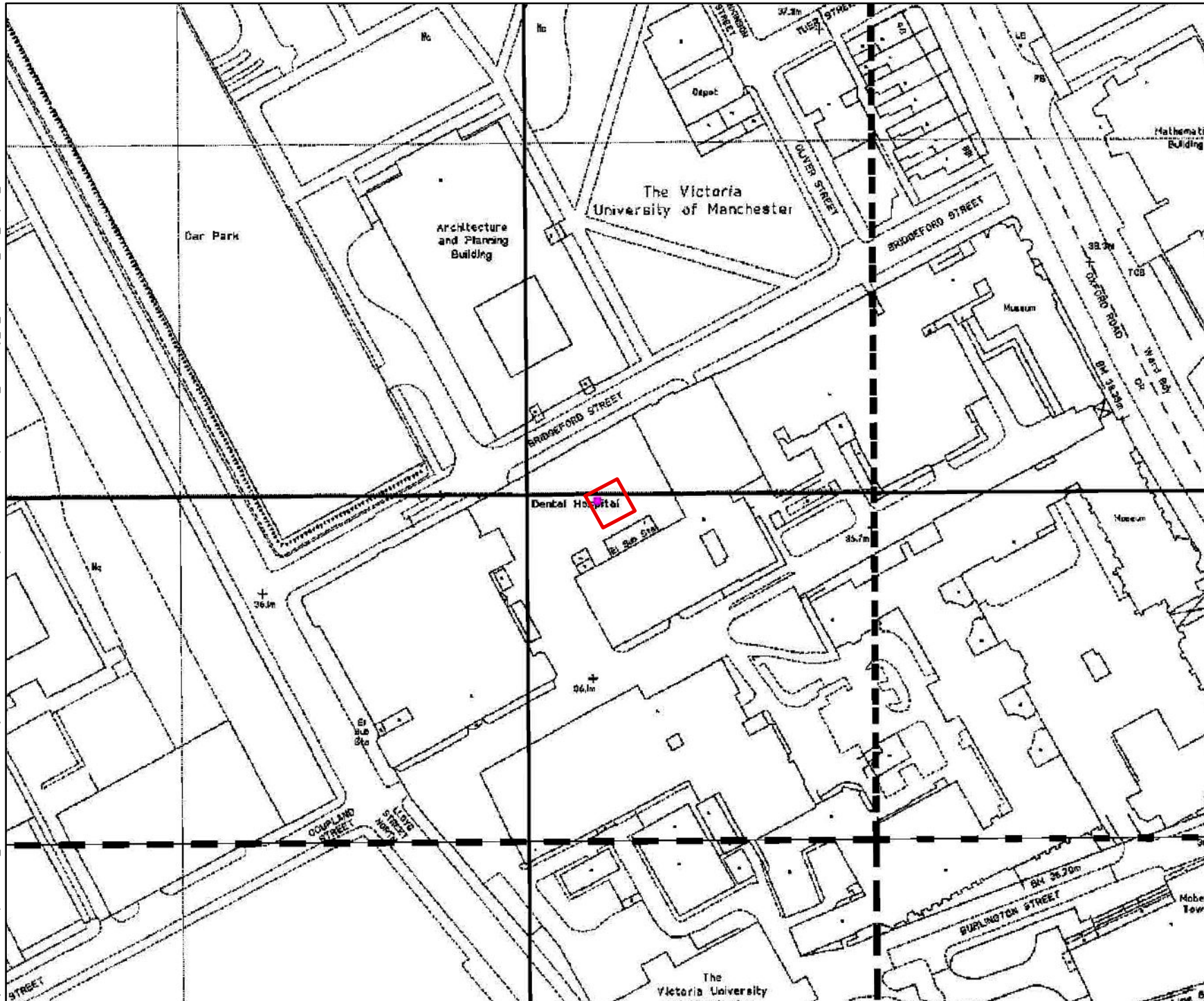


Figure 10
1951 Ordnance Survey



 Site Boundary

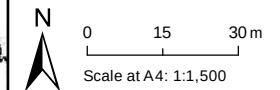


Figure 11
1992 Ordnance Survey

PLATES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER



Plate 1: View west across proposed development site

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER



Plate 2: View south to site from Bridgeford Street

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
MARTIN HARRIS MUSIC PRACTICE ROOMS, UNIVERSITY OF MANCHESTER



Plate 3: View southwest toward site from Bridgeford Street



Plate 4: View east along Bridgeford Street showing historic university building facades



Plate 5: View west along Bridgeford Street showing entrance to site



Plate 6: View south across museum courtyard area (60m northeast of site) which was subject to archaeological excavation in 2019



Plate 7: View west down Bridgewater Street from Oxford Road entrance with museum buildings to left

APPENDICES

Appendix 1

Gazetteer of HER Entries

Greater Manchester historic environment records

HER No.	Name	Location	Date
	Monuments		
8301.1.0	Burlington Rooms (Schunck Laboratories, University of Manchester)	SJ 8448 9647	Modern
8350.1.0	Pharmacy Dept., Dept. of Adult Education, University of Manchester	SJ 8443 9652	Modern
8511.1.0	Waterloo Place (176-188 (even) Oxford Road)	SJ 8451 9671	Modern
8512.1.0	Dept. of Metallurgy (former Dental Hospital), University of Manchester	SJ 8453 9666	Modern
8513.1.0	Manchester Museum and Extensions	SJ 8455 9664	Modern
8514.1.0	Victoria University of Manchester including Christie Library & Whitworth Hall	SJ 8457 9659	Modern
12682.1.0	Tuer Street Estates Depot (site of) former stables (site of)	SJ 84457 96706	Modern
16010.1.0	Eagle Inn (site of)	SJ 84419 96716	Modern
16010.1.1	Workshop and Smithy, north side of Tuer Street (site of)	SJ 84433 96724	Modern
16010.2.0	Bowling Green, south of Tuer Street (site of)	SJ 84454 96677	Modern
16012.1.0	Tuer Street Estates Depot (site of) - former Manchester Corporation Electricity Sub station (site of)	SJ 84445 96729	Modern
16013.1.0	Manchester Corporation Stone Yard, south of Tuer Street (site of)	SJ 84454 96677	Modern
16014.1.0	St Ambrose Sunday School (site of)	SJ 84488 96711	Modern
16041.1.0	Samuel Alexander Building	SJ 8459 9642	Modern
16064.1.0	Workers' Housing, Tuer Street (site of)	SJ 84439 96721	Modern
16187.1.0	Manchester University Rutherford Building and Hopkinson Memorial Wing	SJ 8450 9662	Modern
16188.1.0	Manchester University Laboratories	SJ 8450 9649	Modern
16842.1.0	Green Heys (site of)	SJ 8422 9643	Modern
16843.1.0	Warehouse (site of), and site of Laundry	SJ 8421 9641	Modern
16844.1.0	Ruby Place (site of)	SJ 8424 9643	Modern
16864.1.0	Houses, East side of Cowcill Street (site of)	SJ 8428 9673	Modern
16865.1.0	House, and Wellington public house (site of)	SJ 8428 9677	Modern
16866.1.0	Brewery, Jenkinson Street (site of)	SJ 8439 9677	Modern
16867.1.0	Back to Back Houses, East side of Jenkinson Street (site of)	SJ 8444 9679	Modern
16868.1.0	Houses, Oxford Road (site of)	SJ 8446 9683	Modern
	Events		
EGM3517	Tuer Street Estates' Depot	SJ 84452 96720	
EGM3921	University of Manchester: New Humanities Building	SJ 84452 96720	
EGM3969	New Humanities Building: An Archaeological Investigation	SJ 8443 9670	
EGM4206	Coupland Street	SJ 8422 9641	
EGM4214	Manchester Business School	SJ 8437 9677	
EGM4379	Land off Coupland Street	SJ 8422 9641	
EGM4776	Manchester Museum Courtyard	SJ 8453 9662	
EGM5132	Manchester Museum	SJ 8452 9664	
EGM5139	Manchester Business School	SJ 8437 9677	



rpsgroup.com