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Salford Archaeology

Archaeological
Desk-Based
Assessment

Oldham Street and
Spear Street,
Manchester

Client:

Jadebricks Manchester
Limited

Technical Report:

Katie Fletcher

Report No:

SA/2022/95



Site Location: The development area is located in the Northern Quarter area of Manchester City Centre and is bounded by Oldham Street to the north, Warwick Street to the east, Spear Street to the south and Back Spear Street to the west.

NGR: Centred at NGR 384599, 398570

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Author: Katie Fletcher

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Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4W

K.M.Harvey@salford.ac.uk

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1. Summary

Jadebricks Manchester Limited is devising proposals for the redevelopment of land at Oldham Street, Manchester City Centre (centred on NGR 384599, 398570). The proposed development area lies within the Stevenson Square Conservation Area and contains three 19th-century buildings that will be retained within the scheme. In order to support the planning application for the scheme, Jadebricks Manchester Limited commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource to enable informed recommendations to be made for the future treatment of any surviving remains.

During the late medieval and post-medieval periods, the site was most likely agricultural land on the fringe of Manchester's historic core. Cartographic sources dating to the 17th and 18th centuries suggest that the land within the site was owned by the Lever family. Sir Ashton Lever sold the land to William Stevenson in the mid-18th century, who sold plots off to developers.

Oldham Street had been an undeveloped, privately owned track until 1772 when it became a public thoroughfare. The late 18th-century maps capture the rapid development of the Oldham Street area and show that the entire development site had been built upon. Early and mid-19th-century maps capture the same footprint of buildings at the site and confirm that a row of terraced dwellings had been erected along the Spear Street frontage, with three smaller, narrow buildings at the Warwick Street and Spear Street junction. Other buildings on the site included two square buildings on Warwick Street, a blind-back building in a court off Warwick Street and two large buildings along the Oldham Street frontage. No. 70 Oldham Street was known as the Cobden Arms public house and, slightly later, as Larard's Still Vault.

Some of the buildings within the Site had been modified by the late 19th century. The historic maps show that it was around this time that the warehouse/factory currently present at 61-65 Spear Street was erected and the existing buildings at 68-70. The building at no. 70 Oldham Street was also expanded into the two adjoining properties to the rear, along Warwick Street. The three narrow terraces at the Warwick Street and Spear Street junction had been replaced by a cluster of small buildings. Further alterations took place during the mid-20th century

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include post-medieval relict soils and late 18th-century buildings. Any such remains that do exist within the site are likely to be of 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 historic building surveys (level 2/3) will be required at 68-70 Oldham Street and at 61 Spear Street. A level 1 historic building survey will be required at the remainder of the buildings within the Site, at Warwick Street. Mitigation in the form of historic building surveys will offset any harm caused to these structures and will thus satisfy policy requirements.

Pending the results of the historic building surveys, further archaeological investigations 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 results of the

historic building surveys will inform and determine the next potential phase of archaeological investigations. An appropriate mitigation strategy, such as an archaeological trial trench evaluation or archaeological monitoring in the form of a watching, may be implemented to offset any harm or loss of the below-ground archaeological resource and will satisfy planning policy requirements. 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

Jadebricks Manchester Limited is devising proposals for the redevelopment of land at Oldham Street located in the Northern Quarter area of Manchester City Centre (centred on NGR 384599, 398570). The scheme comprises partial demolition of existing buildings, conversion of existing warehouse building, rooftop extension and new building of ten storeys to create aparthotel (*sui generis*) and commercial uses (use class E). The 19th-century street frontage at 68-70 Oldham Street and the 19th-century warehouse at 61 Spear Street will be retained within the development. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The Site (centred on NGR 384599, 398570) is bounded by Oldham Street to the northwest, Warwick Street to the northeast, Spear Street to the southeast and Back Spear Street and 66 Oldham Street (the Castle Hotel) to the southwest (Fig. 1; Plate 1). The Site is currently occupied by 19th-century buildings at 68-70 Oldham Street and 61 Spear Street. The Warwick Street frontage, and its junction with Spear Street, are currently occupied by dilapidated 20th-century buildings, which appear to have multiple building phases. The Site is entirely developed and lies within the Stevenson Square Conservation Area. Smithfield Conservation Area is situated on the opposite side of Oldham Street, whilst Ancoats Green Conservation Area lies a short distance (c 100m) to the northeast of the Site.



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission, 1998, p. 125). The Site lies at a height of 47.9m above Ordnance Datum (aOD). The ground level gradually rises along the course of Oldham Street from 46.6m aOD at the southwest end of the street to 49.9m in the northwest (aOD).

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

2.3 Designations

The Site does not contain any additional heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens. However, the Site falls within the Stevenson Square Conservation Area.

Stevenson Square Conservation Area description (DGM1609):

History

The area that is now Piccadilly Gardens, beyond the south-west side of the Stevenson Square conservation area, was once the site of the so-called 'daub holes', where mud for the construction of wattle and daub walls was extracted from the ground.

In the mid-18th century, the land lying between Ancoats Lane and the old daub holes was owned by Sir Ashton Lever. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson.

In his turn, Stevenson sold the land on, piecemeal, to entrepreneurs, many of whose names are commemorated in the local street names.

The original intention was that it should become a residential area which would rival the serenity of St Ann's Square. Instead, the area became largely commercially oriented.

In 1772, a privately owned track which is now known as Oldham Street was given to the public. The road took its name from Adam Oldham rather than from the place name. He was an acquaintance of John Wesley, the founder of Methodism, which could account for the Oldham street location of the Methodist Chapel, opened by Wesley in 1781. Central Hall replaced the Chapel in 1885.

Ancoats Lane, along the north-east boundary of the conservation area, was originally a cart track leading from Shudehill to the cattle drovers' highway, Ashton Old Road. By 1788 it was re-named Great Ancoats Street, reflecting its increased economic importance.

Gradually the streets around the Square became lined with private houses and small businesses of an immense variety, including such trades as dry-salter, hat-block maker, cork-cutter and tin-plate worker, as well as some trades and professions which survive today.

For the last three-quarters of the 19th century, the Square was popular with open-air speakers and became a meeting place and starting point for processions. The most notable of these

celebrated the opening of the Town Hall in 1877 and was believed to have engaged 50,000 participants.

During the latter half of the 19th century most properties in and around the present day conservation area were replaced by solely commercial buildings. Oldham Street, with its millinery and clothing-related shops was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century.

A sudden decline of the shops coincided with the opening of the Manchester Arndale Centre in 1975, which changed the focus of retailing in the city centre.

The conservation area still has a high proportion of under-utilised floorspace, reflecting a lack of investment, partly because it is no longer fashionable for shopping.

Stevenson Square and its buildings today:

The Stevenson square conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses.

Numbers 69-77 Lever Street form a row of five three-storey merchants' houses with Tuscan pilaster door cases and sash windows with single glazing bars.

At the time of construction in 1787, the residences were also places of work. Skilled artisans lived in the three-room (one up, one down, and basement) 'back houses' which were built in the back yards and fronted on to Bradley Street. These dwellings were large by comparison with other, poorer houses built later in the vicinity. This group of houses is unique in the world, as they are the only example of their type still standing.

Numbers 8-14 Lever Street also form a group of Georgian houses, larger and more elaborate than 69-77, with two having acanthus leaf capitals and fluted entablature on the Tuscan pilaster door cases.

Numbers 50-62 Port Street are small, three-storey Georgian houses which were also used for business purposes. In this case, shop fronts were added in the mid-19th century. Just one of this group, no. 54, has a typical fustian weavers' horizontal, sliding-sash window at eaves level.

Numbers 24-28 Dale Street form a small group of Georgian houses, two of which have been converted to a public house.

The Brunswick Hotel on Piccadilly is an early-19th century three-storey building which has been extended to include nos. 2 and 4 Paton Street. They are finished in stucco and have Tuscan pilaster door-cases.

The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own.

The most significant street redeveloped for textile uses during the Victorian and Edwardian periods is Dale Street. It changes direction at the junction of Newton Street and Port Street, increasing the importance of the buildings at this point.

Number 35 Dale Street is a particularly fine example constructed in buff terracotta and orange-red brick, with numerous pinnacles and pediments forming an interesting skyline.

Numbers 69-75 Piccadilly form a symmetrical five-storey stone building in Victorian Gothic style, with grouped windows in the centre bays, built around 1850.

Numbers 77-83 Piccadilly were designed by Clegg and Knowles and dated 1877. A four-storey stone building with attic floor in Victorian eclectic style, which is richly decorated with stone carvings inspired by several sources.

107 Piccadilly is a Jacobean-Baroque style warehouse and showroom with offices, designed for a cotton manufacturer. Constructed in 1899 of red sandstone and red brick, it is a typical, lively design by local architect Charles Heathcote, who developed his own, inimitable style.

No. 50 Newton Street is an early-20th century five-storey building with attic dormers. The three middle floors are linked by giant arcade windows with buff terracotta quoins contrasting with smooth red brick.

The older streets would originally have been muddy tracks. The most important of these were later cobbled. With the increased transportation demands of commerce in the world's first industrial city, the Victorians paved the streets with durable gritstone setts. In some smaller streets these are still visible, together with cast-iron kerbs which were resistant to damage otherwise caused by the iron rims of cart wheels.

2.3.1 Listed Buildings

The Site is located within 150m of 13 statutory listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	HER Number	Location (NGR)
24 Lever Street (Watts Brothers)	Grade II Listed Building	12066.1.0	SJ 8457 9840 (point)
49 to 53 Tib Street	Grade II Listed Building	12142.1.0	SJ 8455 9864 (point)
2 & 4 Swan Street (formerly Midland Bank)	Grade II* Listed Building	8632.1.0	SJ 8462 9872 (point)
105 Oldham Street	Grade II Listed Building	12093.1.0	Centred SJ 8456 9859 (10m by 10m)
Greater Manchester Police Museum (former Newton Street Police Station)	Grade II Listed Building	12086.1.0	SJ 8466 9844 (point)
49 Newton Street	Grade II Listed Building	11735.1.0	SJ 8462 9839 (point)

Sevendale House	Grade I Listed Buildings	11701.1.0	Centred SJ 8453 9843 (10m by 10m)
Derros Building (29 Great Ancoats Street)	Grade II Listed Building	6426.1.0	SJ 8474 9863 (point)
4, 6 & 8 Bradley Street	Grade II Listed Building	8294.1.0	SJ 8467 9869 (point)
69-77 Lever Street	Grade II Listed Building	8458.1.0	SJ 8466 9857 (point)
Crown and Kettle Public House	Grade II Listed Building	8490.1.0	SJ 8440 9760 (point)
The city public house	Grade II Listed Building	8506.1.0	Centred SJ 8461 9866 (10m by 10m)
Castle Hotel public house	Grade II Listed Building	8507.1.0	SJ 8457 9857 (point)

Table 1 Designations located within 150m 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;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- The National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

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

3.3 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-10), 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.

3.4 Significance assessment methodology

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

- Archaeological interest
- Historical interest
- Period
- Rarity

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

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

3.5 Impact assessment methodology

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

4. Planning and legislative background

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

4.1 National Planning Policy Framework (NPPF)

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

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

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

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

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

4.2 Local Development Framework

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

Policy EN3 states:

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

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

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

5. Historical background

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

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

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

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

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 very low.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 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 around 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 beyond the extramural 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 3rd century AD.

5.2.1 Archaeological potential

There is no known evidence for Romano-British activity within the Site boundary, 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, the nearest of which were Withy Grove, Market Street Lane and High Street (c 300m to the northwest of the Site). The Site remained undeveloped and lay c 600m to the southeast of Manchester's medieval core.

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).

An inset in Casson and Berry's map of 1751 provides the earliest cartographic representation of Manchester, showing the extent of the town in c 1650 (Plate 2). The map shows that the Site lay in the town's agricultural hinterland, comprising field systems, with the post-medieval settlement of Manchester still largely concentrated around the medieval core, near the Parish Church of St Mary's and the medieval manor. Up until the 18th century, any expansion of the settlement followed the line of the established thoroughfares of Market Street Lane, Deansgate and Shudehill. Land on the southern side of Market Street Lane, in the area now occupied by Piccadilly Gardens, was the site of the town's 'daub holes', where the mud was extracted for wattle and daub buildings (Plate 3, p16).

The property marked as 'K' on the 1650 plan (Plate 2) was Mr Lever's house. By the mid-18th century, Sir Ashton Lever owned the land between Ancoats Lane (Great Ancoats Street) and the daub holes on Market Street Lane. Conceding to the pressure of property developers, Lever eventually sold the land to William Stevenson. Ashton's name is, however, commemorated in the naming of Lever Street (DGM1609). Shortly after purchasing the land, Stevenson sold the land, piecemeal, to entrepreneurs and property developers.

Ancoats Lane was not captured on the 1650 plan (Plate 2) but was known to have functioned as a cart track that connected Shudehill to Ashton Old Road, a former cattle drovers' highway (DGM1609). Barlow Cross, first mentioned in 1554, once stood along the route at the intersection with Swan Street and Oldham Street (HER 1384.1.0). The cross was replaced in the last quarter of the 18th century and renamed New Cross, which was depicted on contemporary maps as a pyramidal obelisk. Around the same time, in 1788, Ancoats Lane was renamed Great Ancoats Street.



Plate 2: Plan of Manchester and Salford in c 1650, showing the approximate Site location

5.4.1 Archaeological potential

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

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 3). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs. The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (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 3 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,

William Green's map of Manchester and Salford, surveyed between 1787-94, is the next available map that captures the Site (Plate 5; Fig. 3). The plan demonstrates the rapid development of the Oldham Street area after Tinker's plan and shows that the Site had been wholly developed into a dense arrangement of buildings. Although individual property boundaries were not shown on the plan, the properties on the northwest side of Spear Street were likely a row of terraced workers' houses. Commercial premises probably fronted Oldham Street, with potential dwellings or workshops infilling the area along Warwick Street and the court to the rear of Spear Street. On the opposite side of Oldham Street, a rare example of an 18th-century building is upstanding and is a grade II listed building (HER 12093.1.0). The street pattern shown on Green's map is still currently extant within the Site and surrounding area.

Scholes's trade directory of 1794 gives an insight into the kinds of businesses that had been established along Oldham Street by the end of the century. John Bale, a cotton spinner, lived at no. 45 Oldham Street, Jacob Banks worked as a cabinet-maker at no. 78, John Barlow ran a grocer and tobacconist at no. 71, Ralph Barton, a surgeon, lived at no. 51, Thomas Birks was an excise officer at no. 53, John Cross, a check and cotton manufacturer, operated from no. 65 and Peter Farlan, a black-smith, traded from no.64 (Scholes, 1794, pp. 7-35). Public houses included The Bull's head at no.76 and the Grapes Inn at no. 60, run by Peter George (Scholes, 1794, p. 37 and 48).

Warwick Street was also listed in the trade directory, recording Mary Harris, a fustian-cutter, Robert Scofield, a machine-maker and John Shaw, a milk dealer (Scholes, 1794). A flour dealer, fustian-cutter, brush-maker, book-keeper and silk dyer all worked and lived along Spear Street.

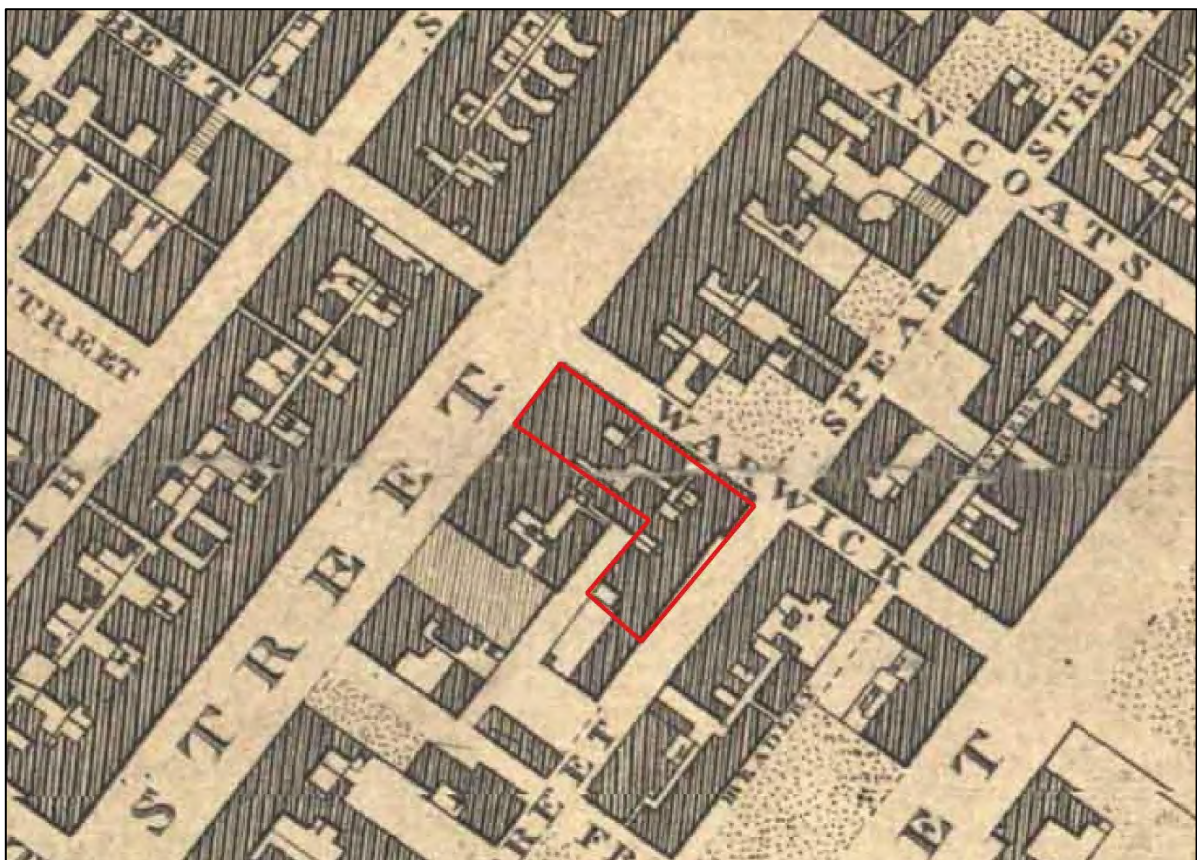


Plate 5 Extract from Green's map of 1787-94, showing area to the east of the Site

Swire's *Manchester and its Environs* map of 1824 is the next available map that captures the Site (Plate 6). The plan shows a similar configuration of buildings within the Site and, like Green's map, does not show the individual buildings within the Site. An inn had been established in the premises adjoining no. 68 Oldham Street, southwest of the Site boundary (HER 8507.1.0). The building is currently upstanding and is known as the Castle Hotel. Pigot and Dean's trade directory recorded a similar array of tradespeople operating along Oldham Street, including confectioners, textile dealers, chair makers, several shopkeepers, gentlemen and grocers (Pigot & Dean, 1821).



Plate 6 Extract from Swire's map of 1824, showing the approximate Site Area

Banks and Co's *Plan of Manchester and Salford*, published in 1831, is the first map that shows the individual buildings within the Site (Plate 7). The plan confirms that a row of terrace housing lined Spear Street, with two slightly larger buildings on Oldham Street. Most houses along Spear Street had small backyards and were probably double-depth. The plan also showed that two single-depth buildings lined Warwick Street, with a narrow alleyway to the southeast. In total, three narrow blind-back terraces were between the alleyway to the northwest and the Warwick Street and Spear Street junction.



Plate 7 Extract from Bancks' and Co's map of 1831, showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1851 (Plate 8; Fig. 5), which is the first accurate plan that details the Site. The map shows the same configuration of buildings along Oldham Street, Spear Street and Warwick Street as Bancks's earlier plan. External staircases ran along the Spear Street frontage, implying that each house may have had a cellar. The Ordnance Survey map also shows the alleyway on Warwick Street in detail, indicating that it led to two blind-back buildings, which may have functioned as dwellings or small workshops associated with the neighbouring houses. The building at the Oldham Street and Warwick Street junction was the Cobden Arms public house.

Adshead's map of 1851 (Plate 9) is a colour-coded plan with a key that refers to the function of the surveyed buildings. As shown on the map, the lightly-shaded buildings were domestic dwellings, which included a house on Spear Street and three buildings on Warwick Street. Adshead's map offers an alternative name for the public house on Oldham Street, annotating the building as Larard's Still Vaults. The map also indicates that the pink-shaded building to the rear was associated with the pub. All the remaining buildings were warehouses or places of business (marked by horizontal black lines).

A newspaper advertised the Larard's Still Vaults, Oldham Street in 1845, describing the building as *'containing 550 square yards, and the buildings thereon, consisting of a spirit vault, called Larard's Still and a shop occupied by the journeymen Hatters, and other buildings adjoining Warwick Street and Spear Street'*. Oldham Street was also described in the article

as being one of the best thoroughfares for business in Manchester (Manchester Courier and Lancashire General Advertiser, 6th December 1845).

Slater's trade directory listed several businesses and places of worship along Oldham Street and demonstrates that the buildings at the Site had the same addresses as the present. The Cobden's Arms Vault was at no. 70 Oldham Street and was run by James Dean. The adjoining building at no. 68 was occupied by Joseph Hyman & Co, tailors and drapers (Slater, 1850, p. 75). The addresses of the buildings along Spear Street were unclear, though a later trade directory recorded the buildings between Back Spear Street and Warwick Street as including no's 63 to 69 (Slater, 1879, p. 211). No. 63 was occupied by John Coney & Co, umbrella manufacturers, whilst no. 69 was inhabited by Martin Welsh, a brush maker. Elizabeth Chadwick, a dressmaker, inhabited no. 4 Warwick Street, whilst William Lyons, a reed maker, occupied no. 8 (Slater, 1850, p. 103).

The Oldham Street census returns for 1851 recorded that no. 68 was uninhabited. James Dean lived at no. 70, with his wife, their seven children and a servant, Elizabeth Kirkham (Census Returns, 1851, Oldham Street, Manchester, Cathedral Collegiate Church, Lancashire). Some of the buildings along Spear Street were overcrowded, particularly no. 65, which housed James Cahill, who worked as a musician, his wife, their two children, mother-in-law, sister-in-law and nine lodgers (Census Returns, 1851, Spear Street, Manchester, Cathedral Collegiate Church, Lancashire). The residents of Warwick Street included a pauper, dressmaker, rope maker, upholsterer, carver and gilder, milliner, joiner and plasterer. A court behind Warwick Street was also recorded in the census returns and may refer to the buildings accessed via the alleyway, shown on the Ordnance Survey map of 1851 (Plate 8; Fig. 5). Samuel Hassall, a shoemaker, lived at the dwelling with his wife, Amelia, who worked as a shoe binder, their daughter and a lodger, who worked as a laundress (Census Returns, 1851, Warwick Street, Manchester, Cathedral Collegiate Church, Lancashire).

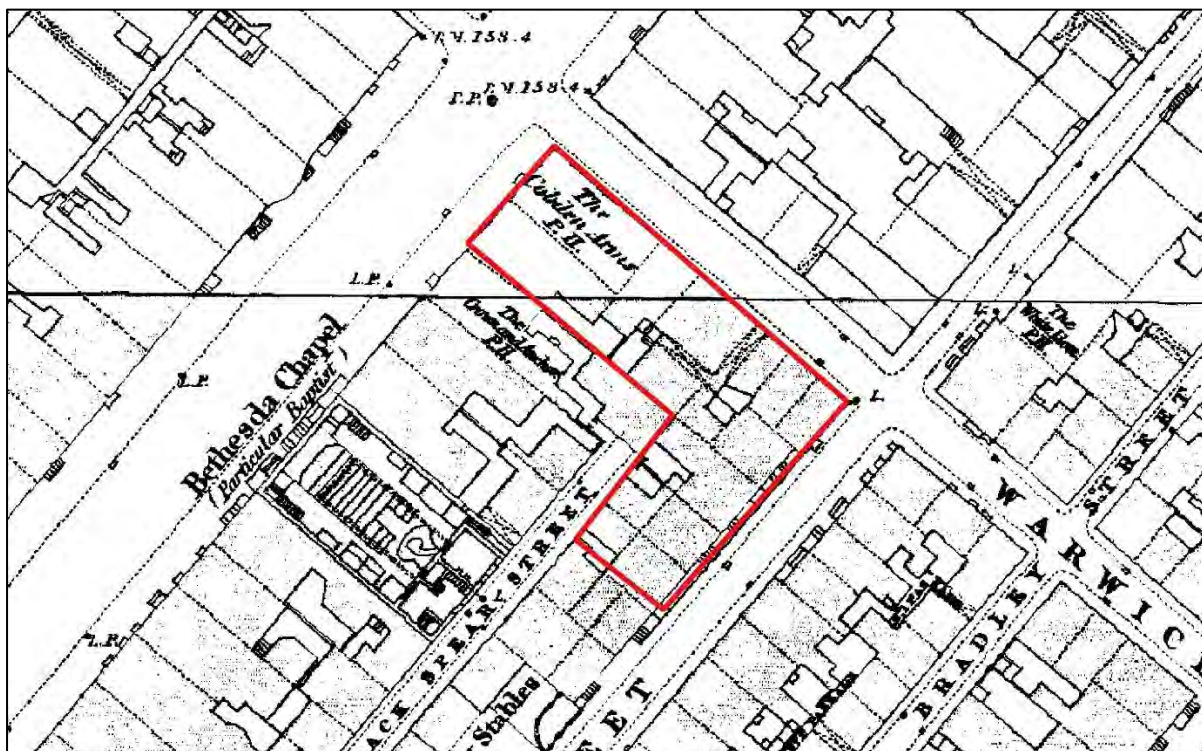


Plate 8 Extract from the Ordnance Survey map of 1851, showing the Site boundary

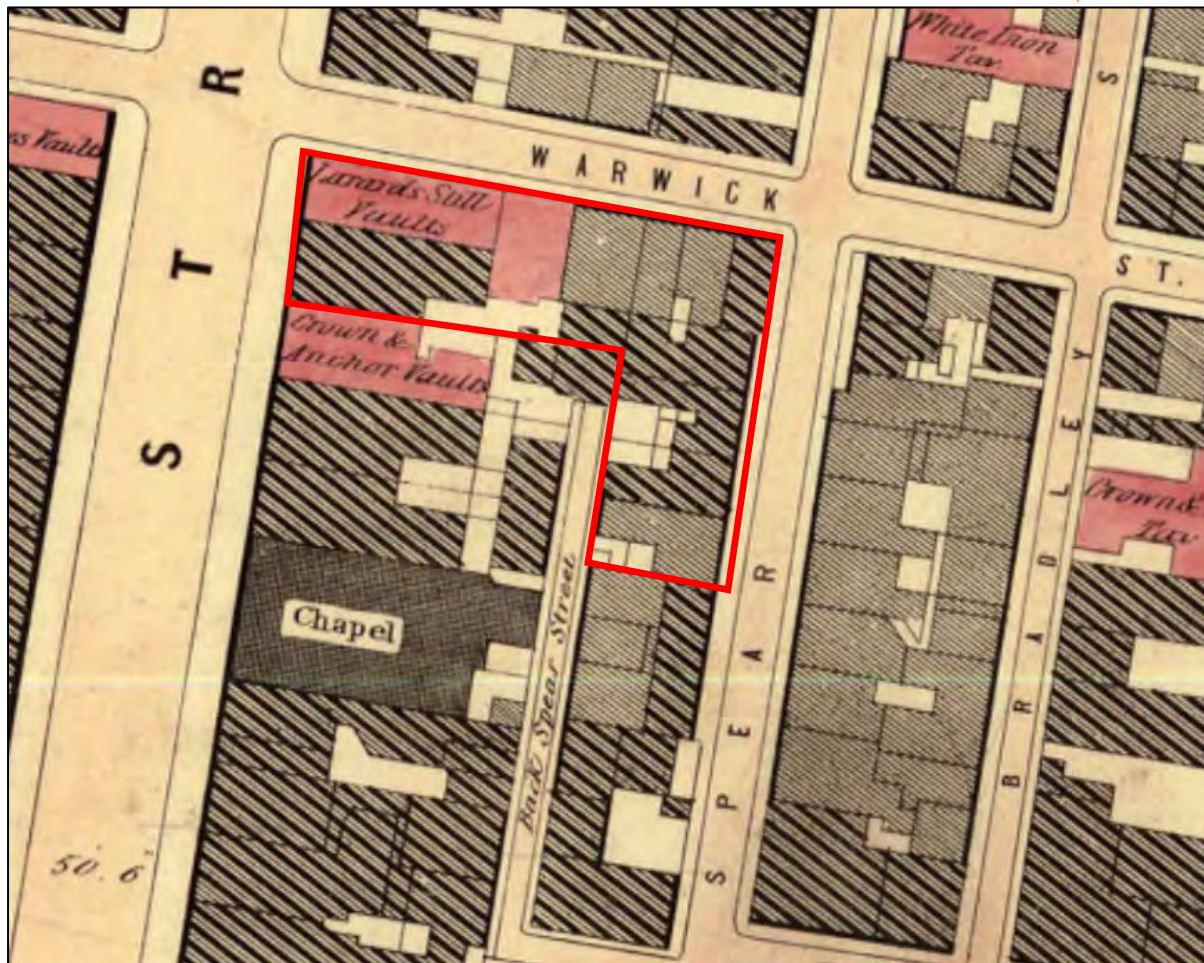


Plate 9 Adshead's map of 1851, showing the northern part of the Site

Some buildings within the Site had been modified by the late 19th century. The Ordnance Survey map of 1891 (Plate 10; Fig. 6) shows that the warehouse/factory currently present at 61 Spear Street was erected in place of the terrace housing, excluding the end of terrace house which remained extant. Although the footprints of 68-70 Oldham Street appear to have similar dimensions to the earlier maps, it is likely that they were redeveloped into the buildings that currently exist within the Site during the second half of the 19th century. One notable change on the 1891 map (Plate 10; Fig. 6) comprises the extension of 70 Oldham Street into the two adjoining properties to the rear, along Warwick Street. Other changes include the replacement of the three narrow terraces at the Warwick Street and Spear Street into a cluster of small buildings. The course of Back Spear Street had been shortened and was now accessible immediately to the southwest of the Site boundary.

Slater's trade directory indicates that no businesses or tradespeople occupied the buildings on Warwick Street (Slater, 1895, p. 412). The trade directory recorded no's 61 to 71 between Back Spear Street and Warwick Street. Adcroft & Co, paper stock merchants operated from no. 61, Daniel Croft, a millinery manufacturer, was at no. 63, William Ramsden, a joiner, lived at no. 67 and William Birdsall, a plumber, occupied no. 71 (Slater, 1895, p. 370). The Cobden arms had been renamed Larard's Still, as suggested by Adshead's map of 1851 (Plate 9), run by John Hargreaves (Slater, 1895, p. 298).

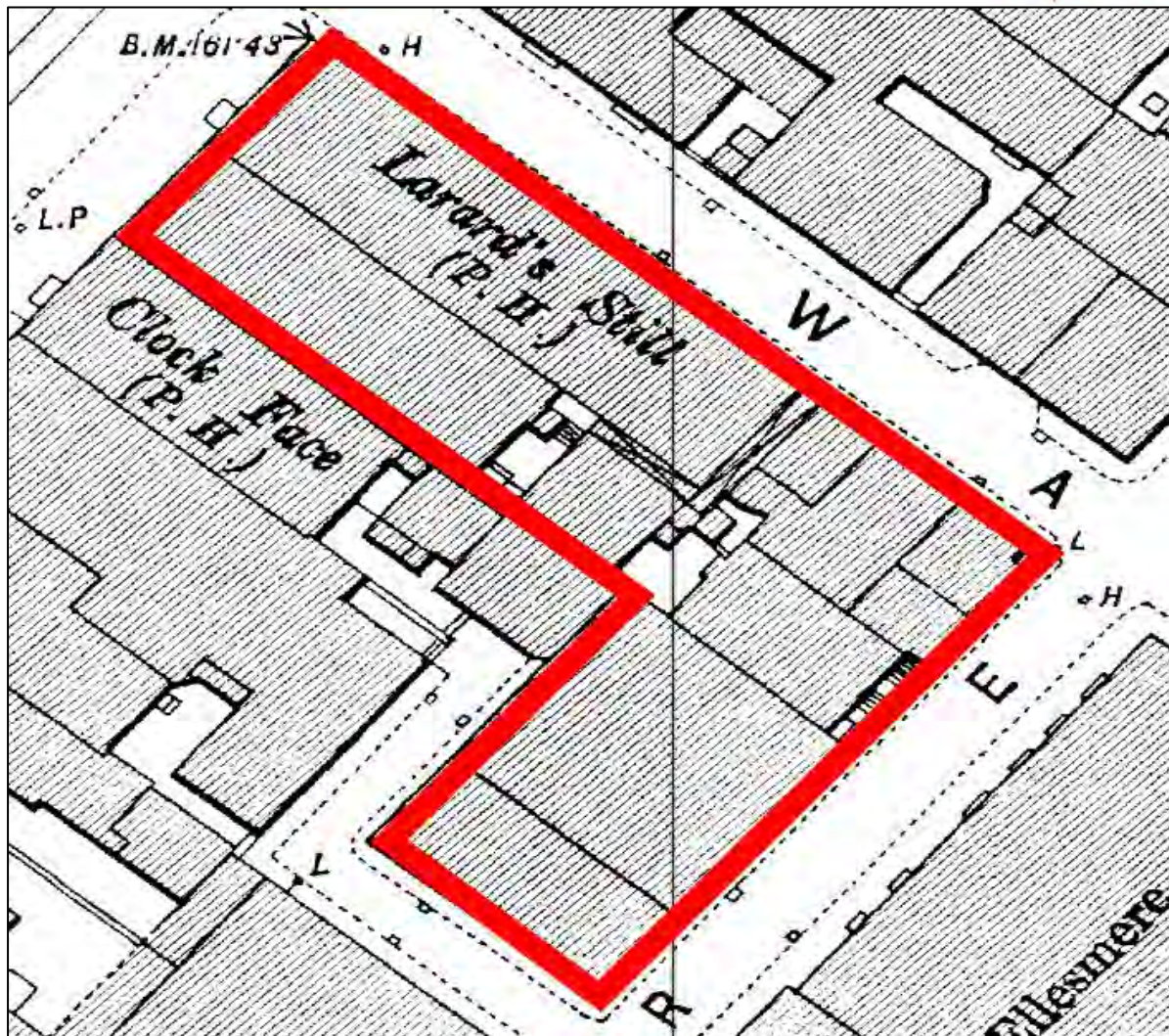


Plate 10 Extract from the Ordnance Survey map of 1891, showing the Site boundary

Goad's Insurance Maps of 1888, revised in 1901 (Plate 11) provides a more detailed insight into the buildings within the Site. Goad's map recorded the two buildings along Oldham Street as three storeys high, which corresponds with the extant buildings at the Site. No. 68 was annotated as a shop with a skylight over a one- or two-storey building. Goad's map shows a slightly different arrangement of buildings at the Warwick Street and Spear Street junction, which looks more like the original three narrow, blind-back buildings shown on the 1851 map (Plate 8) than those captured on the 1893 map (Plate 10). The properties at no. 69 and no. 71 Spear Street, shown as two small, square buildings on the previous map, had been knocked through to form a single building. The buildings along Warwick Street were also three storeys high, with no. 8 functioning as a shop, whilst the building at the junction was occupied by a plumber.

On Spear Street, no. 61 was a bedding factory, no. 63 and no. 65 was an underclothing factory and warehouse, and no. 67 was a rug factory. The rug factory was three storeys high, whilst no's 61 to 65 were four storeys high. The buildings that are shown on Goad's map at no. 61 to 65 correspond with the warehouse that is currently upstanding within the Site. The original row of terraces on Spear Street (Plates 5- 9) had been demolished and reconstructed into the four-storey warehouse during the second half of the century. Goad's plan shows that none of the buildings within the Site were recorded as having basements (Plate 11).

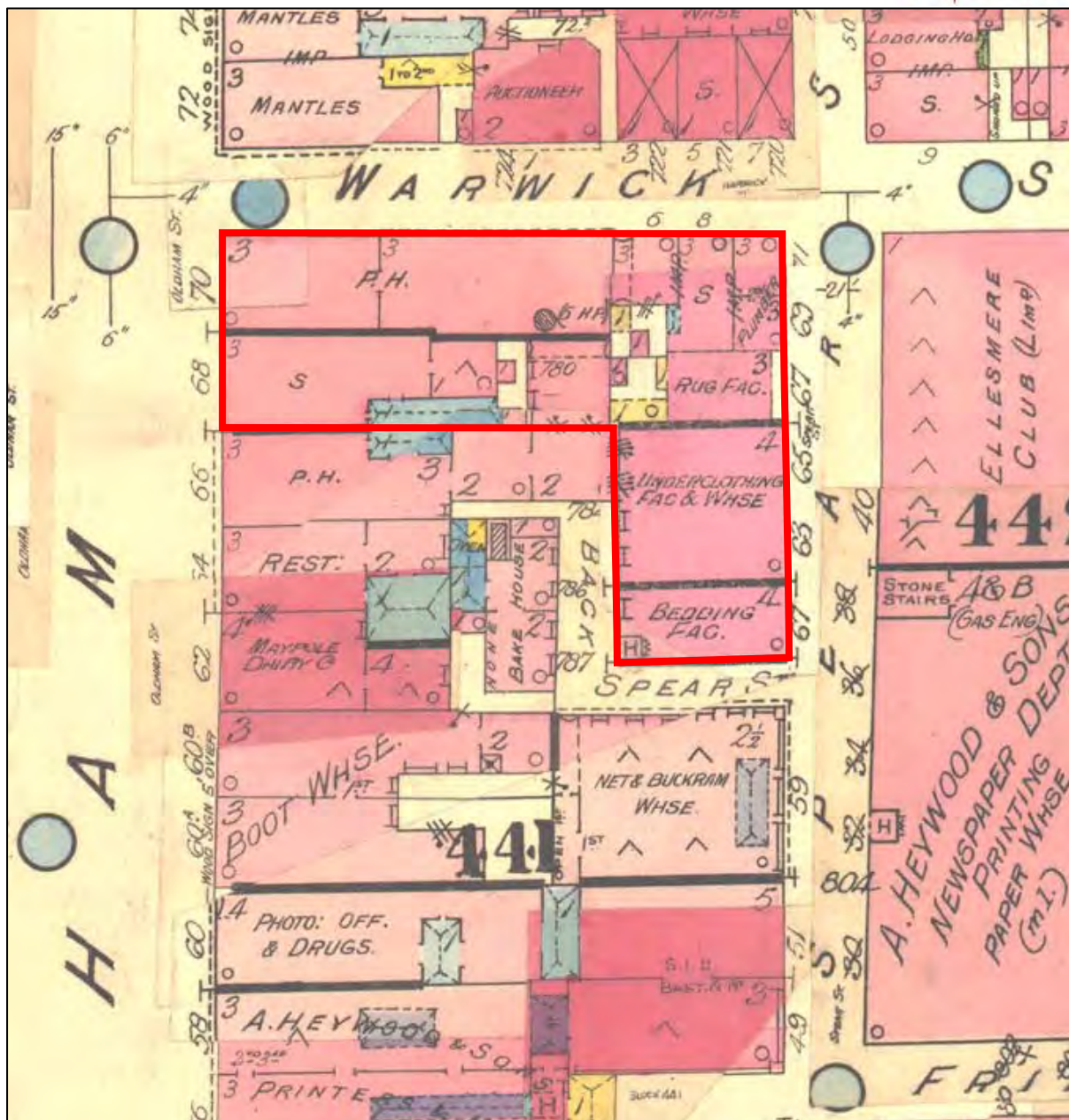


Plate 11 Goad's insurance map of 1888, revised in 1901, sheet 30, showing the Site

The same configuration of buildings was captured on the Ordnance Survey map of 1908 (Fig. 7) and 1922 (Fig. 8). The Ordnance Survey map of 1951 (Plate 12; Fig. 9) is the next available map that captures the Site, showing that some changes had occurred. There was no divide between the two buildings on Oldham Street, implying that at least the ground floor of the two buildings was being used as a single commercial space. The back of no. 70 had been remodelled into a separate, square building along the Warwick Street frontage. Another similar sized building had been erected on the southeast side of the covered alleyway. An identical footprint of buildings occupied the Spear Street frontage, including the building at the junction of Warwick Street and Spear Street.

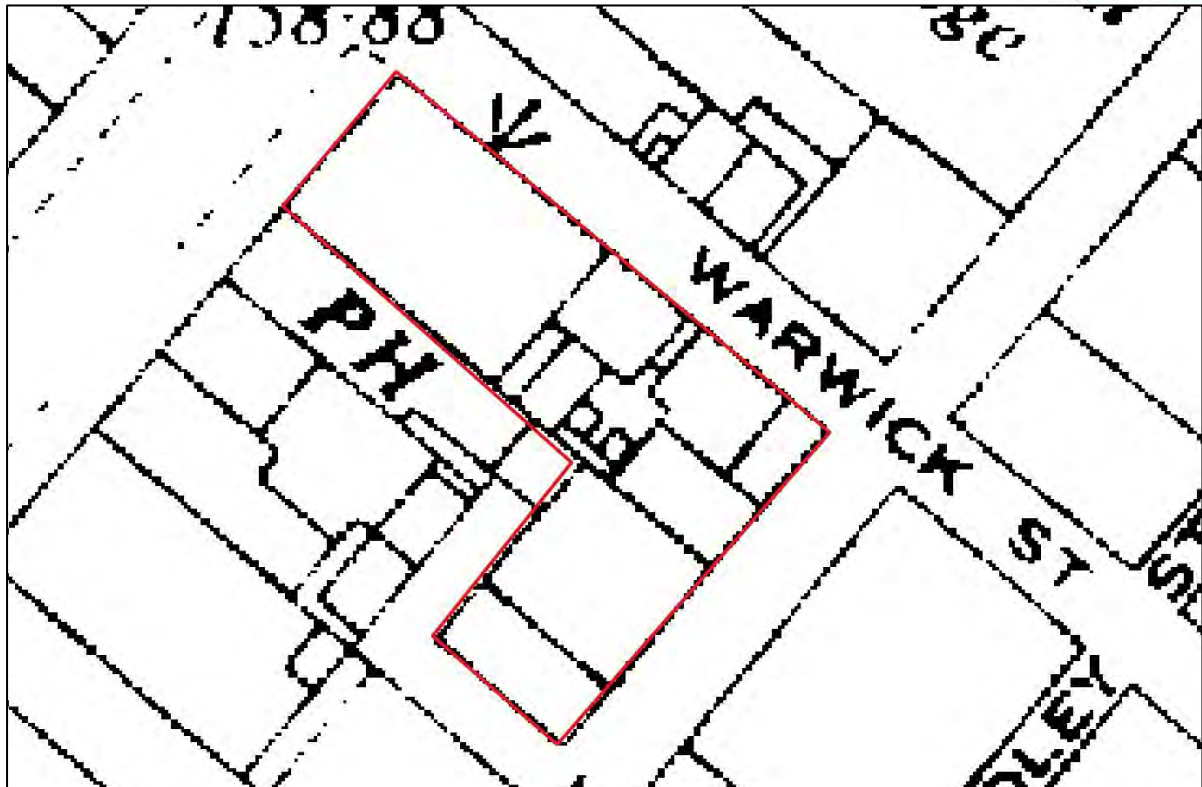


Plate 12 Extract from the Ordnance Survey map of 1951, showing the Site boundary

The Ordnance Survey map of 1969 (Fig. 10) shows a single rectangular block of buildings stretching from the Oldham Street frontage up to the Warwick Street and Spear Street junction. The plan showed the same building at 61 to 65 Spear Street. Modern mapping (Fig. 2) captures an identical layout of buildings.

5.7 Previous archaeological works

In total, 11 archaeological events have been recorded within a 150m radius of the Site, which comprises desk-based studies, including four desk-based assessments, a heritage statement and a heritage impact assessment. Intrusive archaeological investigations include a watching brief and two evaluations. In addition, two historic building surveys have taken place at 47 to 53 Tib Street (EGM3353) and 7 to 9 Foundry Lane (EGM4564).

5.7.1 Non-intrusive archaeological work

Archaeological desk-based assessments (DBA) have been produced for sites at Swan Street (EGM4526), Stevenson Square (EGM3827), Lever Street (EGM3807) and Tib Street/Foundry Lane (EGM4129). The Lever Street DBA was undertaken for a plot of land opposite the Site and concluded that the construction of late 19th-century basements had truncated earlier remains (UMAU, 2006). In 2011, a DBA written for a site at Swan Street recommended that a watching brief and rapid survey was undertaken in advance of development (Paul Butler Associates, 2011).

5.7.2 Intrusive archaeological investigations

Archaeological works at Swan Street in 2011 revealed 19th-century structural remains associated with shops and warehouses (Paul Butler Associates, 2011). Further investigations targeted the 19th-century remains and medieval or post-medieval deposits. In total, three

evaluation trenches were excavated, revealing the remains of 19th-century basements. No earlier remains were uncovered (Paul Butler Associates, 2011).

5.7.3 Site survey LB1 (Basement) plan

Recent drawings show the current extent of basements within the Site, and the proposed extension of the basement area. Although historic plans show that most buildings within the Site did not contain basements, the recent survey may suggest otherwise. The date of the basements is currently unknown however, they may retain elements of the former 18th-century buildings.

5.8 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. The Site continued to lie on the fringe of the historic core during the post-medieval period.

By the last quarter of the 18th century, the Site had been entirely developed and likely comprised a row of terraced dwellings along Spear Street and Warwick Street, with two potential commercial buildings along Oldham Street. The Ordnance Survey map of 1851 shows a similar configuration of buildings as Green's map.

During the second half of the 19th century, some of the buildings within the Site were altered. The buildings at 68-70 Oldham Street were redeveloped into the buildings that are currently present within the Site. Most of the terrace houses along Spear Street were redeveloped into the four-storey warehouse at 61 Spear Street. The buildings at the north end of Warwick Street were incorporated into the public house at no. 70 Oldham Street and buildings along the southeast end of the street were also altered.

By the mid-20th century, the buildings along the southern half of Warwick Street had been altered again. The same two buildings occupied the Oldham Street frontage and the same warehouse stood at 61 Spear Street.

6. 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 Figure 11 within Appendix 2: Figures.

Gazetteer Entry 01

Site Name	Pre-industrial landscape
Designation	No designation
HER Number	-
Site Type	Fields (site of)
Period	post-medieval
NGR	384599, 398570
Source	1650 plan; Casson and Berry's plan; Tinker's map
Description	The Site lay beyond Manchester's medieval and post-medieval core, although it was near two important medieval thoroughfares (Market Street Lane and Ancoats Lane). The Site most likely comprised agricultural fields until the late 18 th century. The land within the Site was owned by the Lever family in the 17 th and 18 th centuries.
Assessment	Remains of the medieval and post-medieval landscape includes former field boundaries and relict soils, which could survive in isolated patches but are likely to have been removed by the 18 th - and 19 th -century development of the Site.

Gazetteer Entry 02

Site Name	Oldham Street
Designation	No designation
HER Number	-
Site Type	Commercial buildings (site of)
Period	Late 18 th century
NGR	384587, 398580
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Buildings along the Oldham Street frontage were first shown on Green's map (Fig. 3). Bancks's map (Fig. 4) is the first map that captures the individual buildings within the Site and shows that they were two buildings. The 1851 map (Fig. 5) shows a similar configuration of buildings. The buildings were likely rebuilt during the mid or late 19 th century.
Assessment	Remains associated with these buildings could be affected by the proposed development scheme, but may have been damaged during the 19 th -century redevelopment of the Site.

Gazetteer Entry 03

Site Name	Warwick Street (centre, no's 2 and 4)
Designation	No designation
HER Number	-
Site Type	Domestic dwellings (site of)
Period	Late 18 th century
NGR	384587, 398580
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Buildings along the centre of the Warwick Street frontage were first captured on Green's map (Fig. 3). The central block of buildings was bounded by an alleyway at the rear of no. 70 Oldham Street to the north, with a second alleyway to the south of the row. Bancks's map (Fig. 4) shows that the buildings comprised two single-depth dwellings, bounded by alleyways to the north and south. Similar arrangement of buildings was shown on the 1851 map (Fig. 5). By 1891 (Fig. 6) both buildings had been incorporated into no. 70. Alleyway still present to the south of the row. Converted into a square building by the mid-20 th century (Fig. 9). Current building on the Site is three storeys high, with modern brick and cement frontage, which could conceal earlier building fabrics, particularly at basement level.
Assessment	Remains associated with the 18 th -century buildings may survive below the current building and could be affected by the proposed development scheme. Potential for existing building to retain 18 th - or 19 th - century elements.

Gazetteer Entry 04

Site Name	Warwick Street (south of the alleyway, no's 6 to 10)
Designation	No designation
HER Number	-
Site Type	Domestic dwellings (site of)
Period	Late 18 th century
NGR	384605, 398568 (centred at)
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Buildings are first shown at the Warwick Street and Spear Street junction on Green's map of 1787-94 (Fig. 3). Bancks's map (Fig. 4) shows that the buildings were three narrow, terrace dwellings that were bounded by a covered alleyway to the north. The same buildings were shown on the 1851 map (Fig. 5). Altered into a small group of buildings during the second half of the 19 th century and recorded as being three storeys high (Fig. 6). Altered again in the mid-20 th century (Fig. 9). Current building on the Site is a two-storey high warehouse.
Assessment	Remains associated with the 18 th -century buildings may survive below the current building and could be affected by the proposed development scheme. Potential for existing building to retain earlier building phases.

Gazetteer Entry 05

Site Name	Warwick Street Courtyard
Designation	No designation
HER Number	-
Site Type	Dwelling (site of)
Period	Late 18 th century
NGR	384597, 398570 (centred at)
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Building was first shown on Green's map (Fig. 3). Bancks's map (Fig. 4) shows that the building had been incorporated into a terrace situated on Spear Street. The 1851 map (Fig. 5) shows a blind-back building. The building seems to be recorded in the census returns of 1851. The building had been incorporated into a house accessed from Back Spear Street by 1893 (Fig. 6). Demolished by mid-20 th century (Fig. 9). Redeveloped during the second part of the 20 th century.
Assessment	Remains associated with the building could be affected by the proposed development scheme, but may have been damaged during the 20 th -century redevelopment of the Site.

Gazetteer Entry 06

Site Name	Spear Street
Designation	No designation
HER Number	-
Site Type	Terrace dwellings (site of)
Period	Late 18 th century
NGR	384601, 398559 (centred at)
Source	Green's map; Swire's map of 1824; Bancks & Co's map of 1831; OS mapping
Description	Buildings were first shown along the Spear Street frontage on Green's map (Fig. 3). Bancks's map (Fig. 4) shows that the buildings were a row of four terraces. The 1851 map (Fig. 5) shows the same buildings, with external staircases that presumably provided access to cellars. The terraces were redeveloped during the second half of the 19 th century (Fig. 6) into a four-storey warehouse situated at No. 61 to 65 Spear Street. The end of terrace house seems to have remained extant into the mid-20 th century
Assessment	Buried remains of the former houses have likely been damaged by the late 19 th - and 20 th -century redevelopment of the Site. Some potential for end of terrace house to survive as <i>in-situ</i> buried remains.

Gazetteer Entry 07

Site Name	68 to 70 Oldham Street
Designation	No designation
HER Number	-
Site Type	Commercial buildings (existing buildings)
Period	Late 19 th century
NGR	384587, 398580 (centred at)
Source	OS mapping
Description	Buildings that are currently extant within the Site. Likely built over the former 18 th -century buildings in the mid or late 19 th century.
Assessment	68-70 Oldham Street will be, in large part, retained within the proposed development scheme.

Gazetteer Entry 08

Site Name	61 Spear Street
Designation	No designation
HER Number	-
Site Type	Warehouse (existing building)
Period	Late 19 th century
NGR	384595, 398554 (centred at)
Source	OS mapping
Description	A four-storey warehouse situated at No. 61 to 65 Spear Street was built on the site of former terrace houses during the second half of the 19 th century (Fig. 6). The building is currently extant within the Site.
Assessment	The warehouse will be retained within the proposed development scheme.

7. Significance

7.1 Policy context for heritage assets

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

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

7.2 Designated heritage assets

The Site falls within the Stevenson Square Conservation Area and contains several historic buildings that are considered non-designated heritage assets, which will be retained within the development (see Section 2.3). 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 (see Section 6).

7.3 Significance of the archaeological resource

7.3.1 Historical and archaeological interest

Historical interest

The Site is located in the Stevenson Square Conservation Area that contains a variety of buildings, including commercial and warehouse buildings that date from the 19th century, together with a small group of former houses dating to the 18th century. The Stevenson Square Conservation Area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact, several of which are listed by the Department of the Environment as being of special architectural or historic interest. The Site contains three 19th-century buildings, which adds to the historic interest of the Site.

Oldham Street became a public thoroughfare in 1772 and was rapidly developed, comprising various religious buildings, private houses and businesses. During the latter half of the 19th century, most properties in and around the present-day Conservation Area were replaced by commercial buildings. The development of the Site seems to have followed this trend. Oldham Street, with its millinery and clothing-related shops, was a favourite shopping district with Manchester's fashion-conscious residents up to the last quarter of the 20th century. The

buildings within the Site are linked to the 19th-century commercial development of Oldham Street, which adds to the historical interest of the Site.

Archaeological interest

Archaeological remains within the Site could be associated with the initial 18th-century development of the area, which adds to the archaeological interest of the Site. Furthermore, buildings pre-dating the 19th century are rare, especially within the Conservation Area. Some of the buildings within the Site comprised dense plots of houses, some of which were blind-backs, which are also of archaeological interest.

7.3.2 Baseline significance conditions

Period

No prehistoric or Roman activity is known to have taken place within the Site, and the potential for such remains is considered to be extremely low due to the intensive development of the Site since the late 18th century. No medieval or post-medieval activity is known to have taken place within the Site, though it lay on the fringe of the town and likely consisted of agricultural fields that may have witnessed low-level activity.

The most likely remains to be encountered within the Site would date to the post-medieval and industrial periods, which could include relict soils and field boundaries (GE01) and late 18th-century buildings (GE02-5). The industrial period is significant to Manchester's history, therefore, sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century (GE01-5), would be considered significant due to rarity, as few remains survive within the area due to extensive development during the 19th century. Conversely, archaeological remains associated with domestic houses (GE03-5) may not be considered rare as several examples have been excavated in the past 30 years.

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 various building types erected along Warwick Street (GE03-5) may hold group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown, however, some of the buildings within the Site may have contained cellars. Since the demolition of the late 18th-century buildings, the Site has been redeveloped. Buried archaeological remains may survive beneath these structures, depending on the construction methods employed.

Fragility / vulnerability

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

Diversity

The heritage assets within the Site are mostly associated with the development of the industrial period and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric or Romano-British remains is considered to be very low. The Site was within an area that contained fields during the late 18th century, on the fringe of the town. The survival of pre-industrial activity may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/#section7>; <https://researchframeworks.org/nwrf/sample-page/post-medieval/>):

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

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

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

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

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

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

It is unlikely that below-ground remains pertaining to the former fields will survive within the Site due to the development that took place in the late 18th century and the later redevelopment of the Site, though isolated patches of relict soils cannot be ruled out entirely. The Site has limited potential to address the research aims listed above.

By the late 18th century, the entire Site had been developed. Remains of the 18th-century buildings on Warwick Street, in particular, have the potential to address the research aims listed in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/>):

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

Ind22: How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

Ind23: What evidence do we have for the improvement of urban public health during this period?

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

Any surviving remains of the Warwick Street houses have the potential to address the research aims listed above, depending on the construction methods of the current buildings on the Site.

7.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest (Figs 11-13) 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 local significance (ICOMOS, 2011).

The Site has limited potential to contain relict soils and field boundaries (GE01) and medium to high potential to contain late 18th-century buildings (GE02-5) that would be of local significance.

The Site currently contains 19th-century structures at 68-70 Oldham Street and 61 Spear Street that are considered to be non-designated heritage assets of high local importance.

8. Impact assessment

8.1 Development Proposals

The delivery of the proposals comprises the partial demolition of existing buildings, conversion of existing warehouse building, rooftop extension and new building of ten storeys to create aparthotel (sui generis) and commercial uses (use class E). The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

8.2 Impact upon archaeological resource within the Site

Delivery of the development proposals includes the partial demolition of existing buildings within the Site. These buildings are considered to be non-designated heritage assets of high local significance, and, without a programme of mitigation, the scheme could damage or destroy these remains.

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

This assessment has demonstrated that the Site has the potential to retain buried remains of post-medieval fields and relict soils and various late 18th-century buildings. Any such remains that do exist within the Site are likely to be of local significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

9. Recommendations

9.1 Heritage Assets

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

9.2 Further Investigation

The exact scope and extent of any 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, in the first instance, historic building surveys (level 2/3) will be required at 68-70 Oldham Street and at 61 Spear Street, in line with the guidance provided by the National Planning Policy Framework (Paragraph 205). A level 1 historic building survey will be required at the remainder of the buildings within the Site (Fig. 13). Mitigation in the form of historic building surveys will offset any harm caused to these structures and will thus satisfy policy requirements.

Pending the results of the historic building surveys, further archaeological investigations 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 results of the historic building surveys will inform and determine the next potential phase of archaeological investigations. An appropriate mitigation strategy, such as an archaeological trial trench evaluation, strip, plan and record, or archaeological monitoring in the form of a watching brief may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

Mitigation in the form of intrusive archaeological investigation will offset any harm or loss to the below-ground archaeological resource and will satisfy planning policy requirements. The exact scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

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Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on Green's map of 1787-94
- Figure 4: Site boundary superimposed on Bancks & Co's map of 1831
- Figure 5: Site boundary superimposed on the Ordnance Survey Town Plan, published 1851
- Figure 6: Site boundary superimposed on the Ordnance Survey Town Plan of 1891
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map, 1908 edition, surveyed 1908
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map, 1922 edition
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map, published 1951
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map, published 1969
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Areas of Archaeological Potential
- Figure 13: Areas that may require historic building surveys



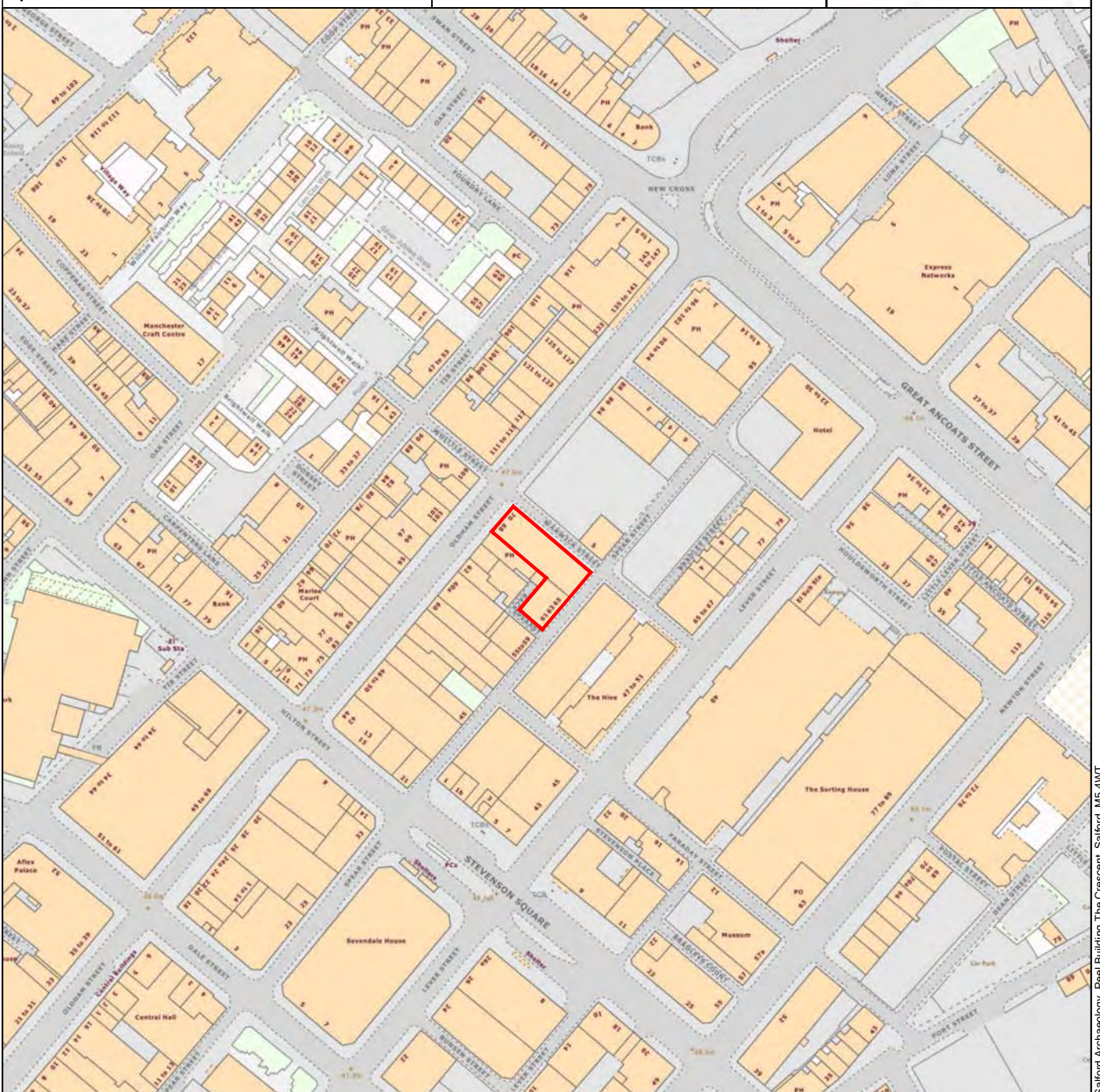
Figure 1:

Site Location

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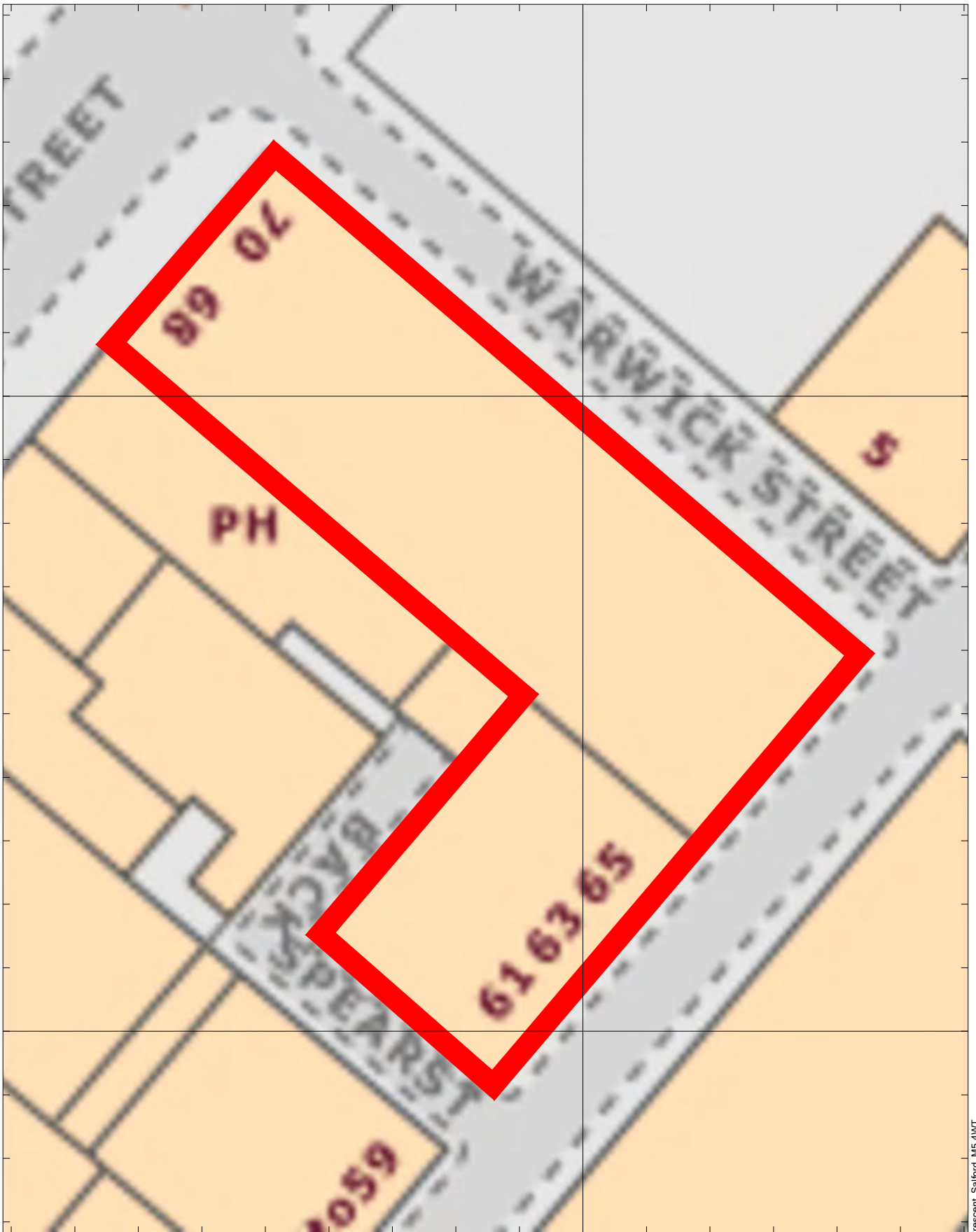


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

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0 10 m



Scale at A4 1:250

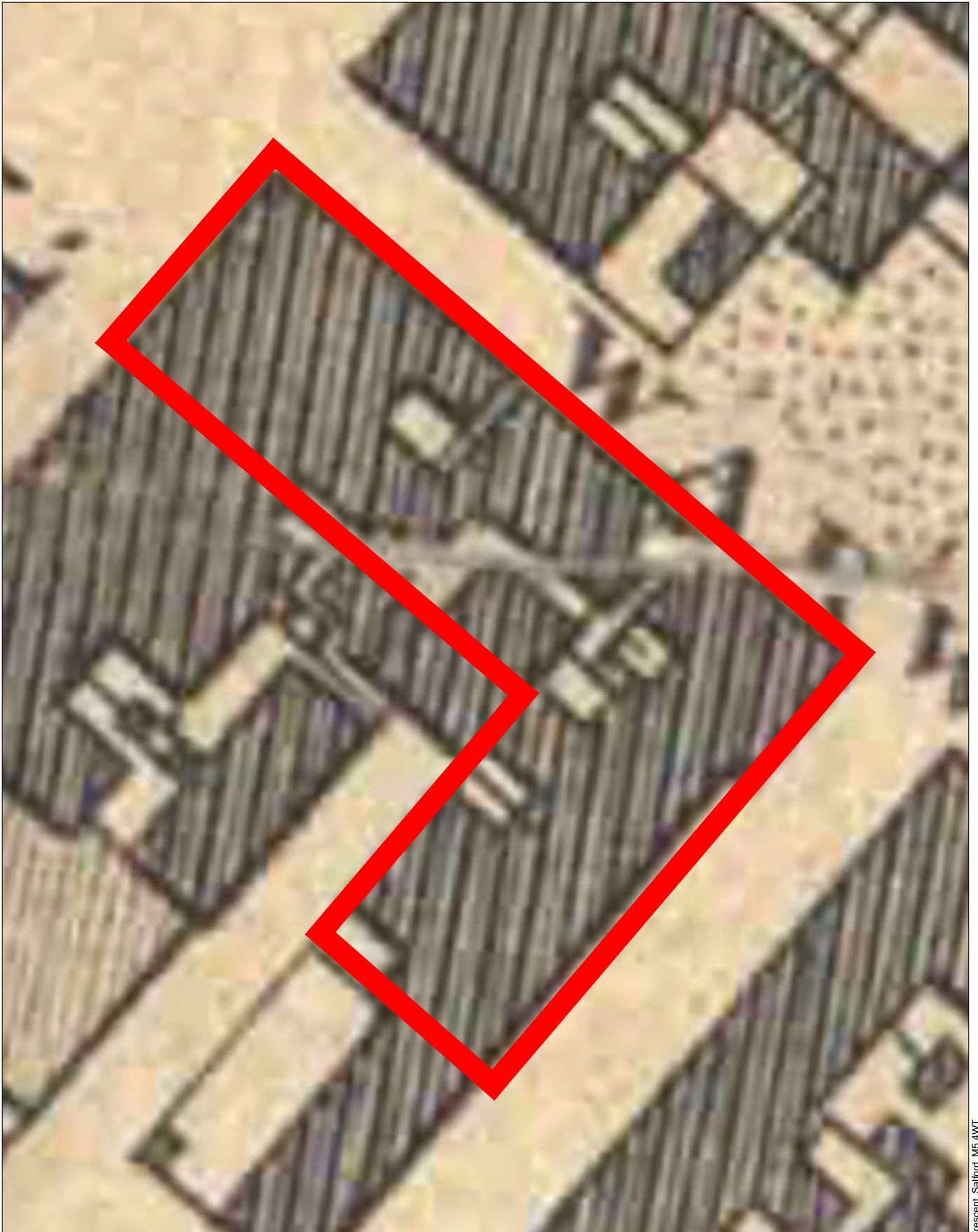


Figure 3:
Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94



Key:

— Site Boundary



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0 10 m
Scale at A4 1:250



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



Key:

— Site Boundary



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Scale at A4 1:250

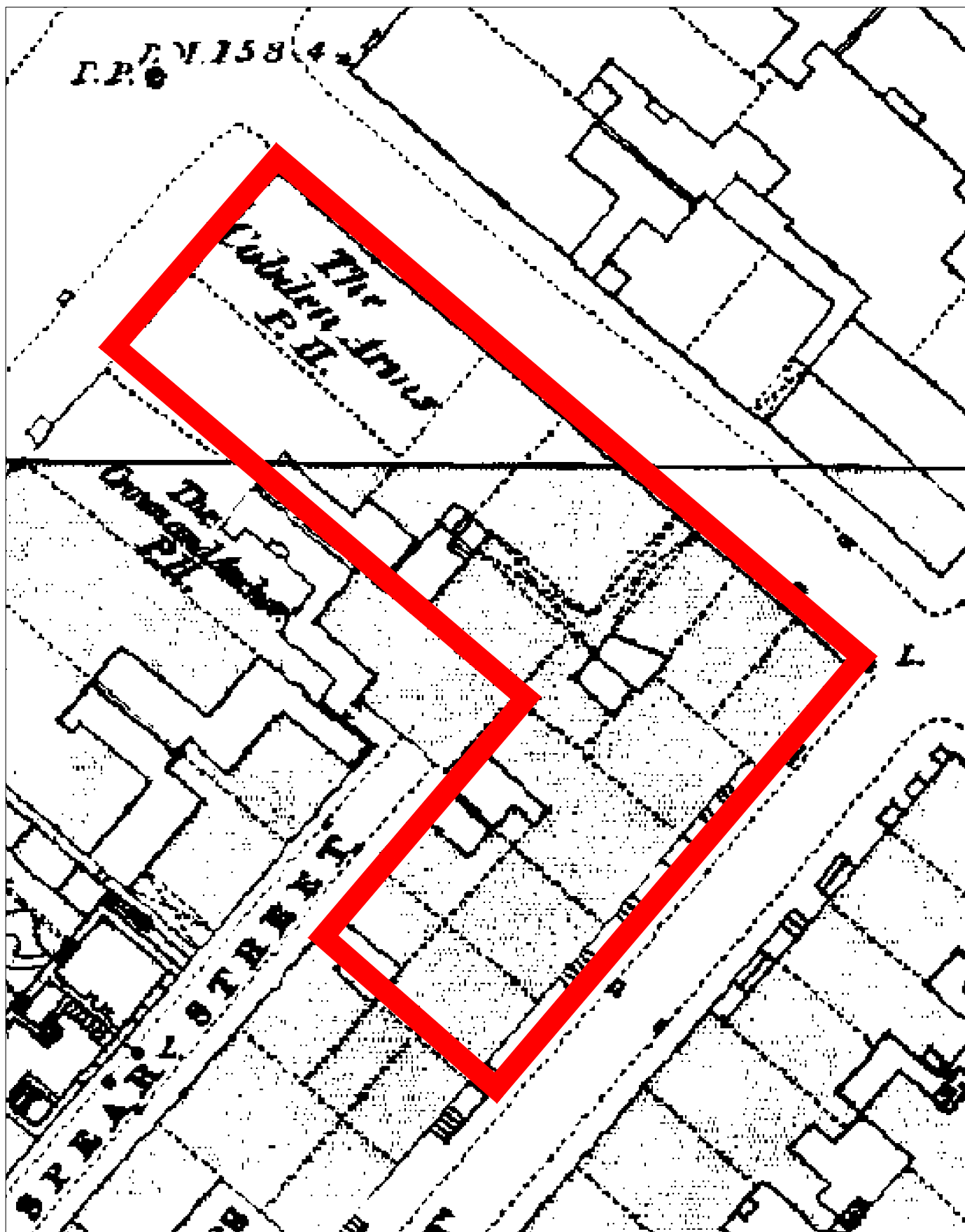


Figure 5:

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

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Key:

— Site Boundary



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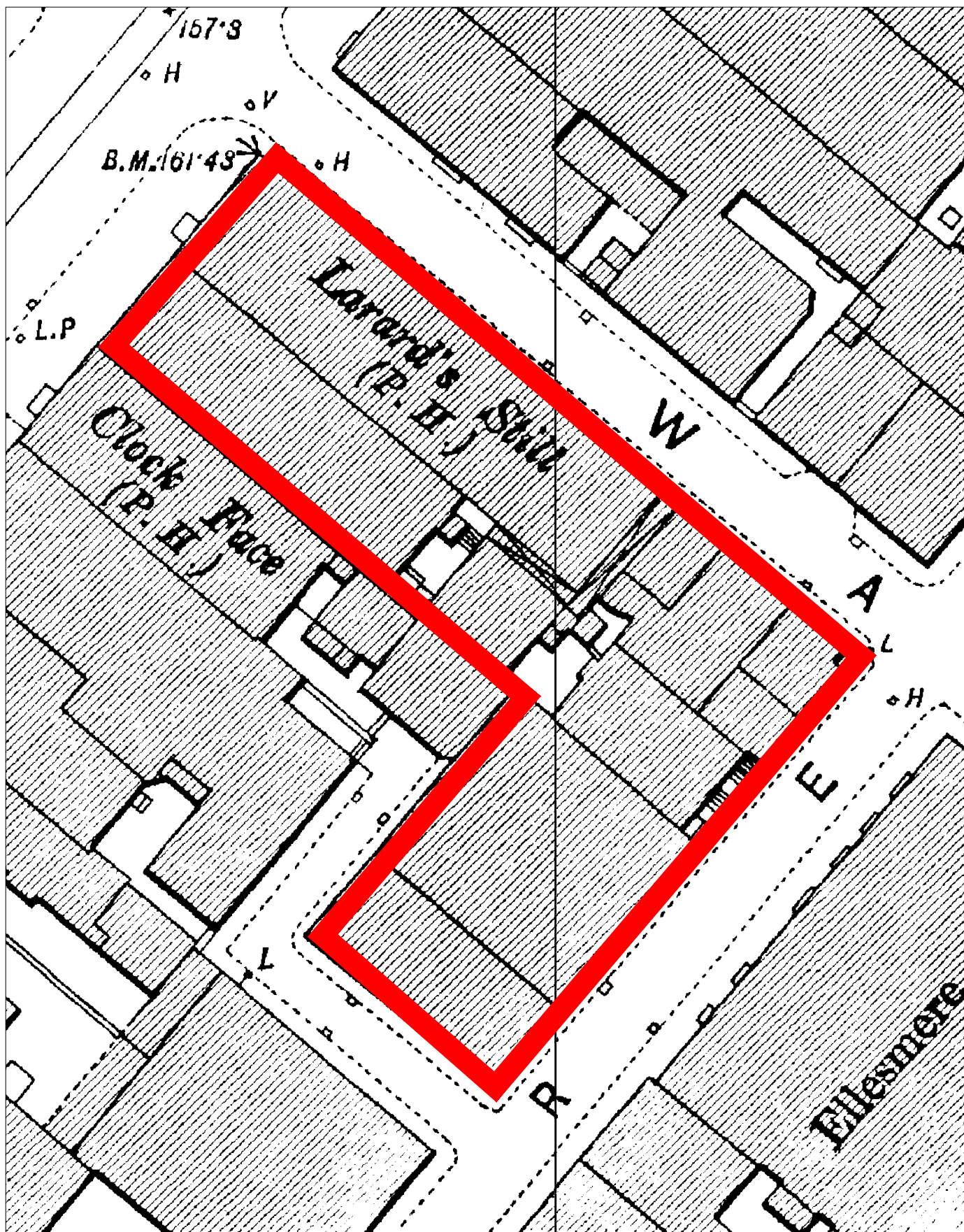


Figure 6:

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

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— Site Boundary



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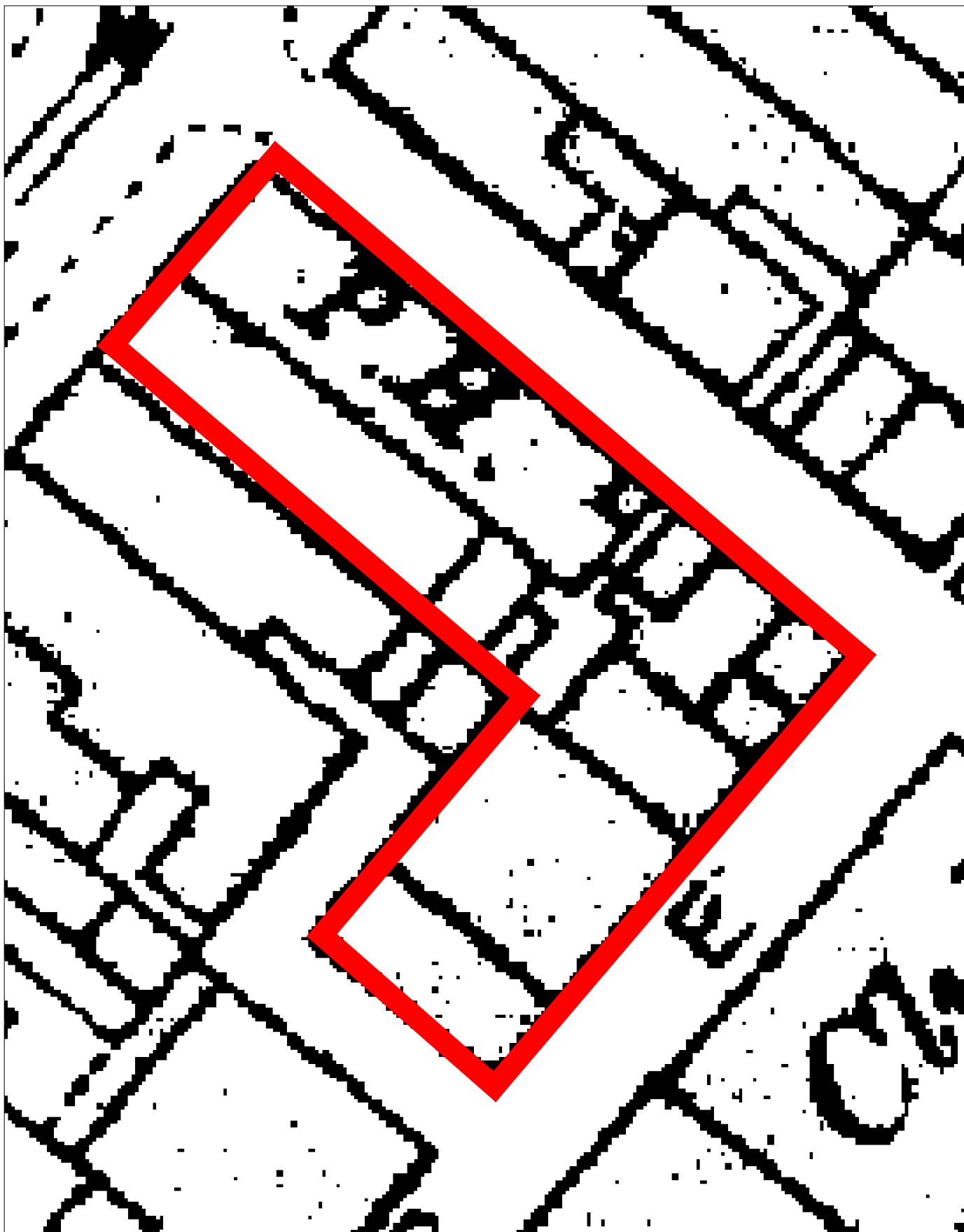


Figure 7:

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

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— Site Boundary



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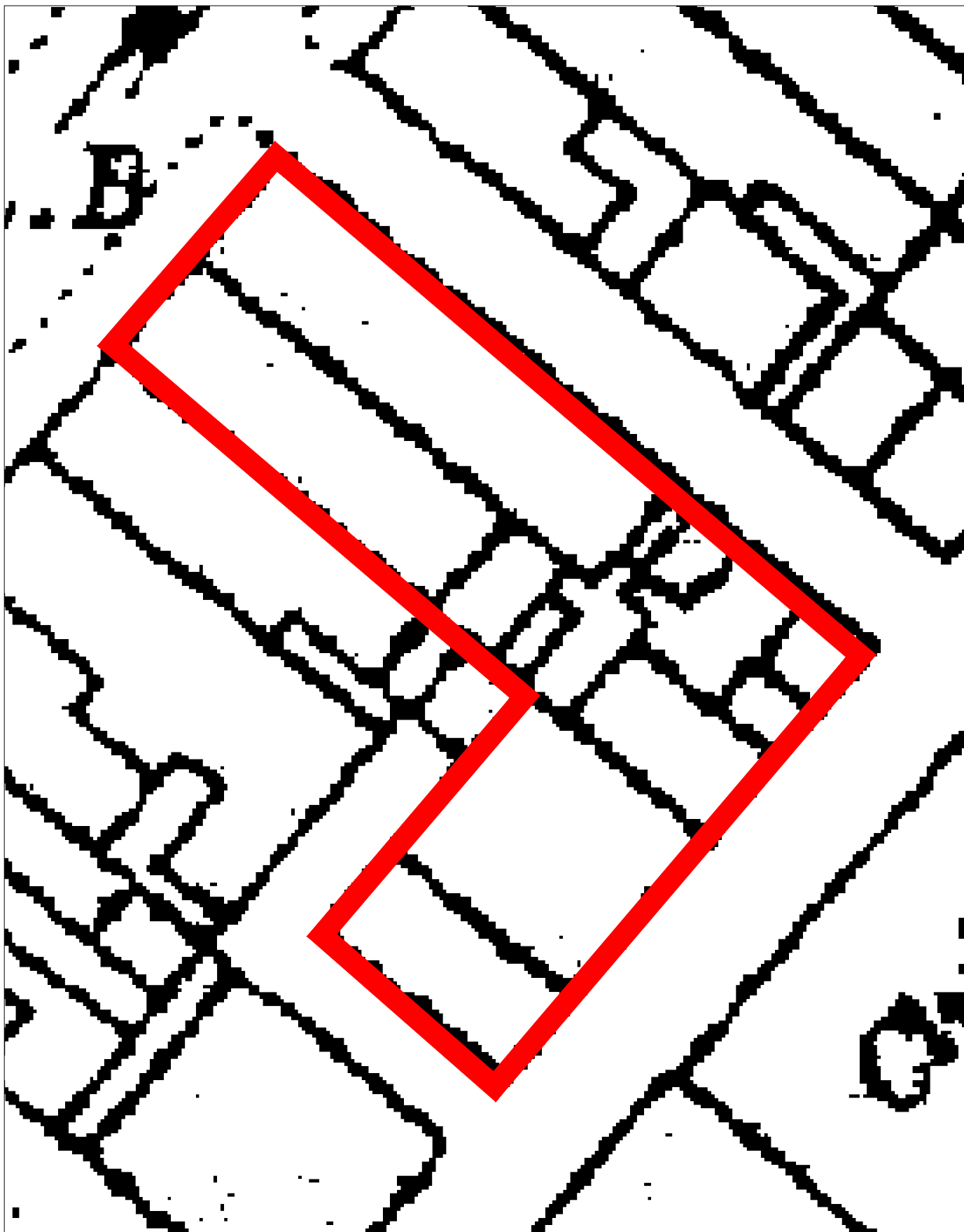


Figure 8:

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

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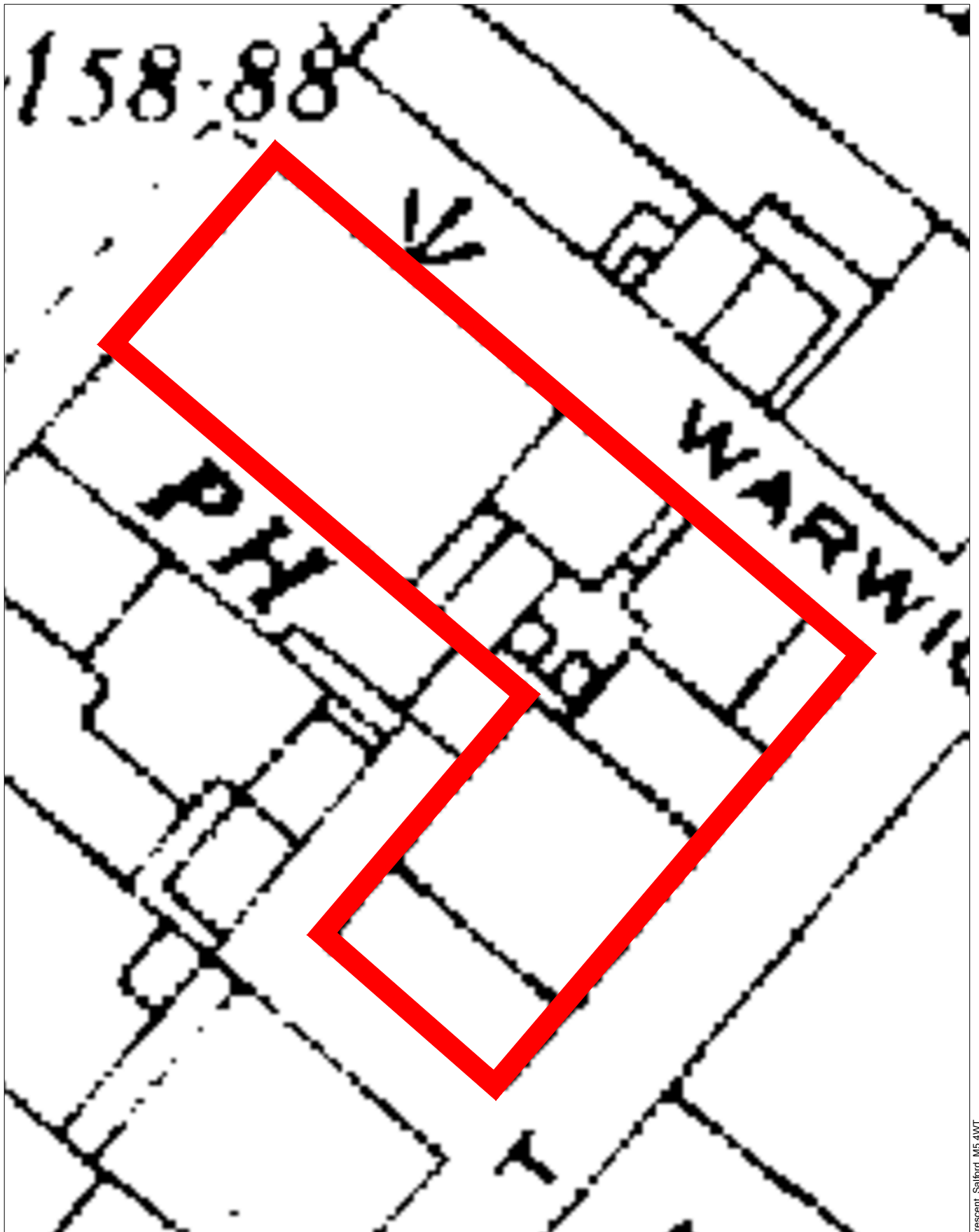


Figure 9:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1951

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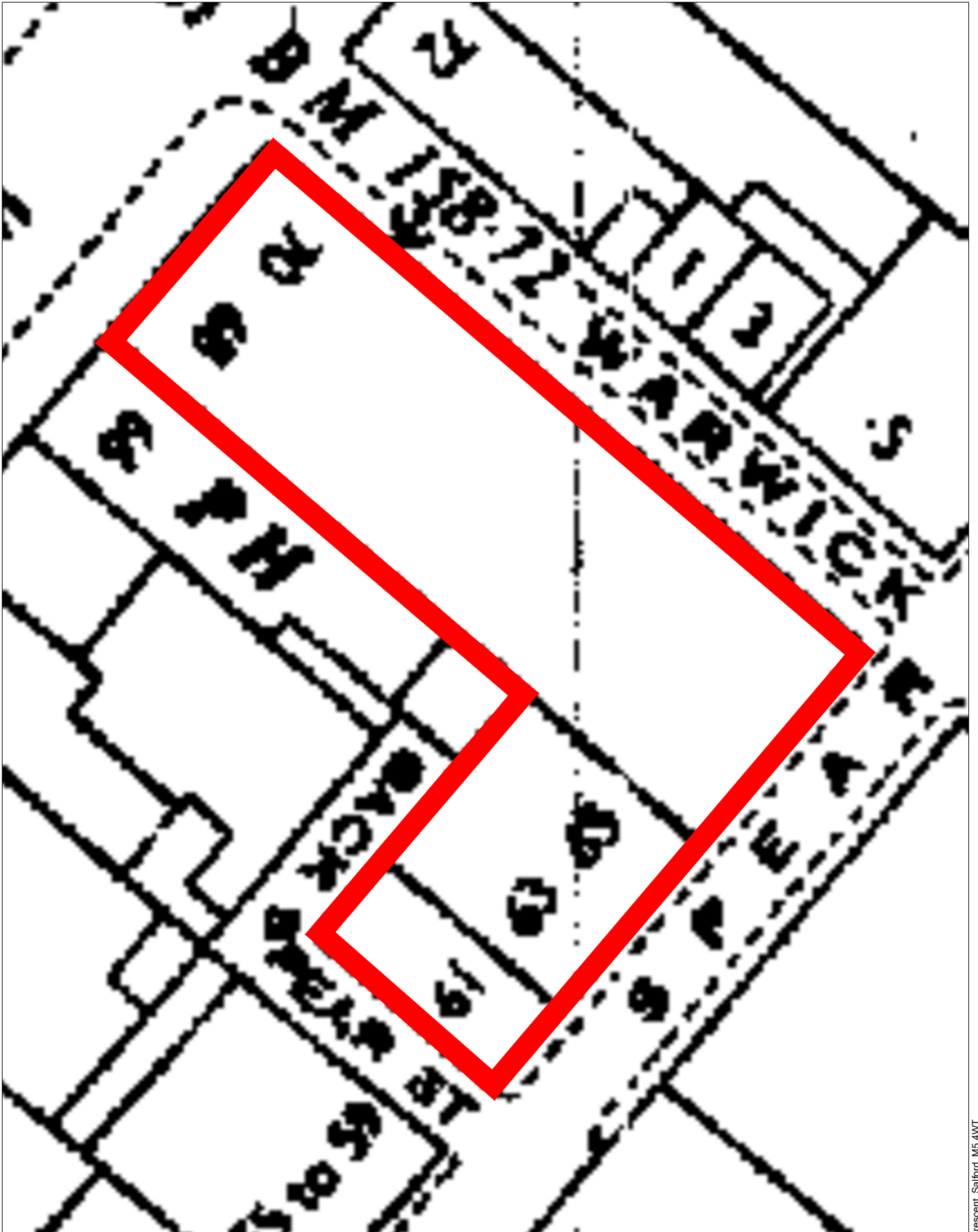


Figure 10:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1969

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Figure 11: Locations of Gazetteer Entries



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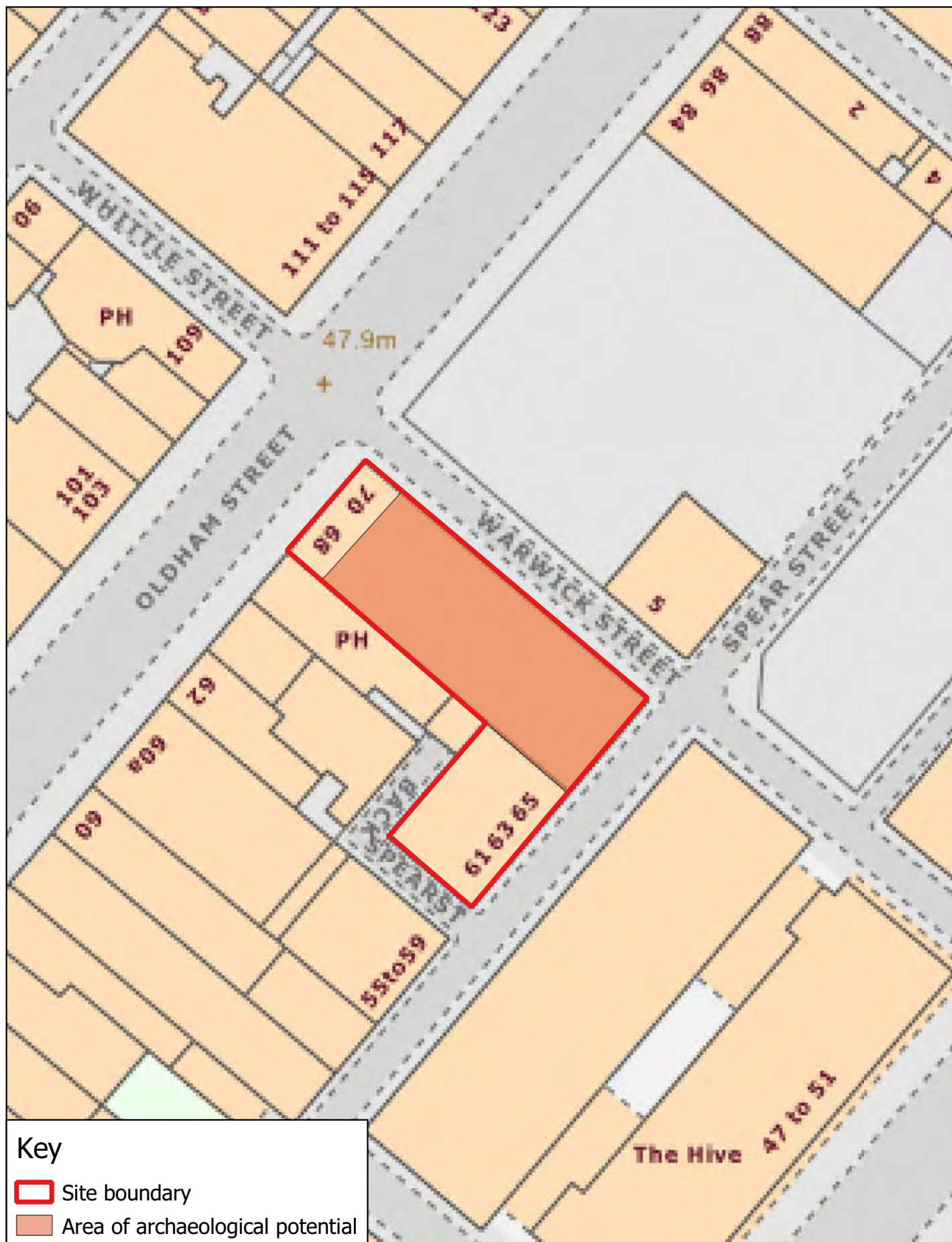


Figure 12: Area of archaeological potential

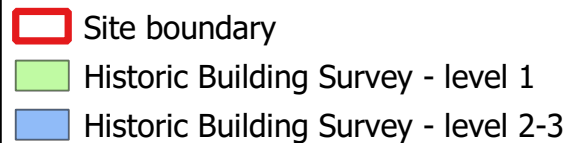
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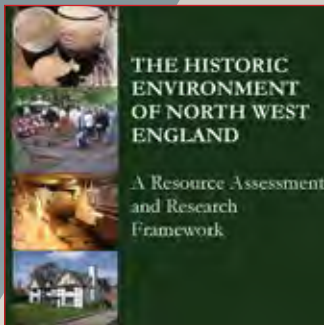
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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



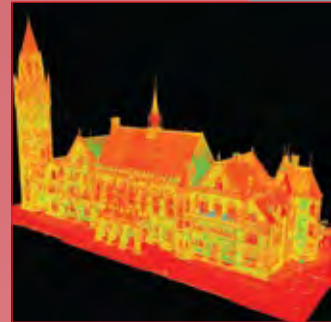
EXCAVATION



BUILDING SURVEY



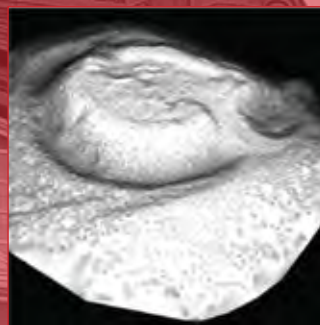
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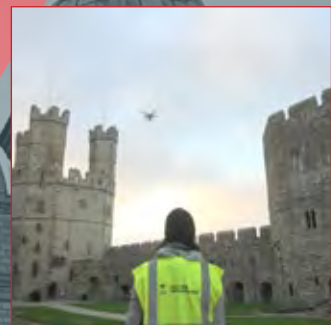
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



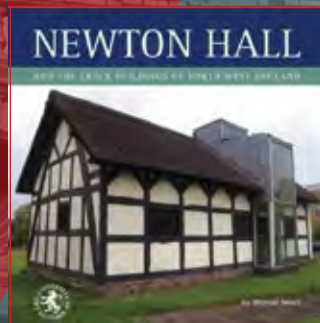
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