



University of
Salford
MANCHESTER

**Archaeological Evaluation
and Excavation**

**Victoria House, Ancoats,
Manchester**

Client:

Domis Construction

Planning Ref:

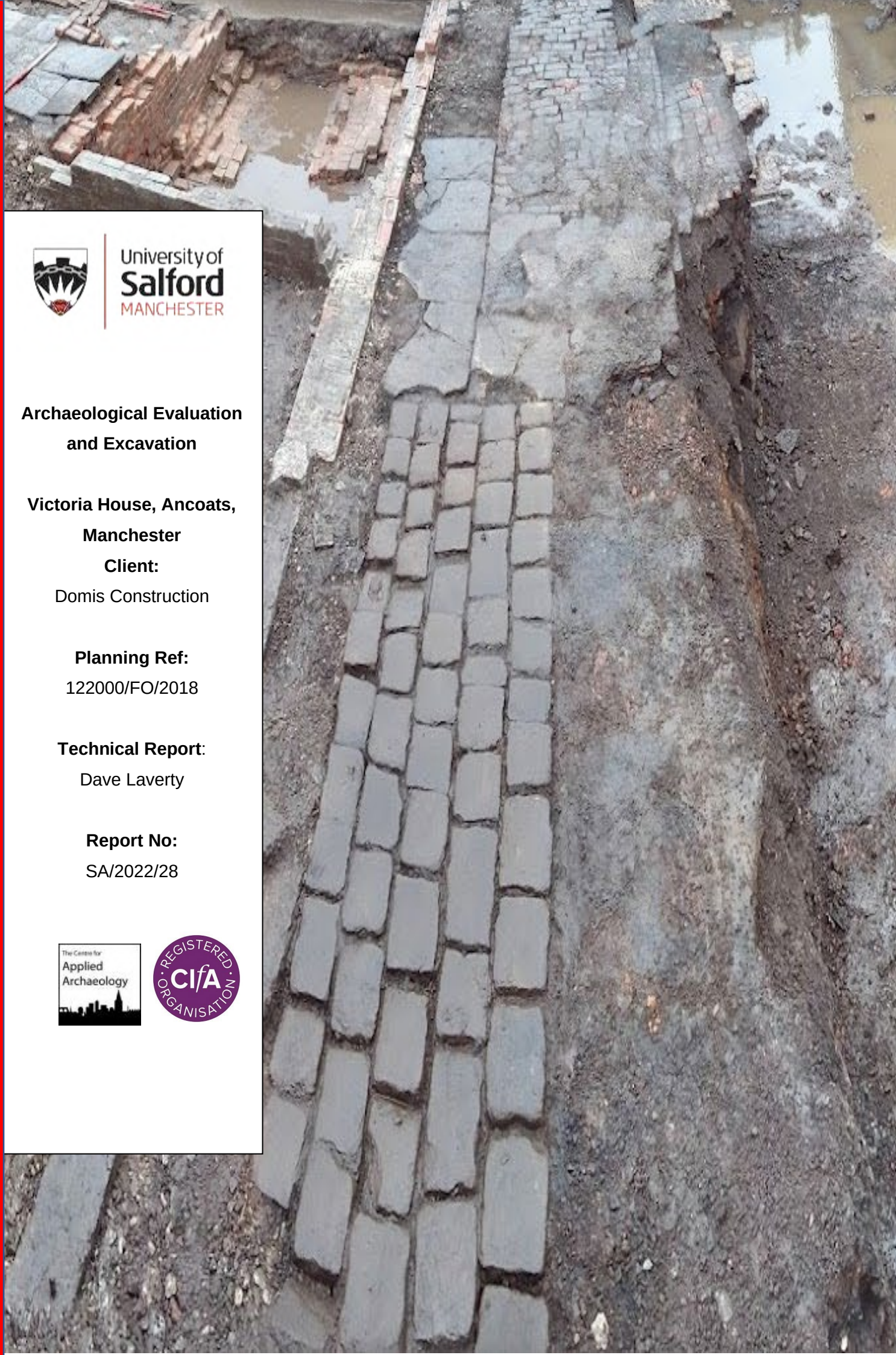
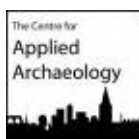
122000/FO/2018

Technical Report:

Dave Lavery

Report No:

SA/2022/28



Location:	The site is bounded by Longacre Street to the north-west, Great Ancoats Street to the north-east and Epworth Street to the south-east. To the south-west is a warehouse and carpark, separated from the site by a concrete fence and brick boundary wall		
NGR:	NGR SJ 85312 98084		
Project:	Victoria House, Ancoats, Manchester		
Planning reference:	122000/FO/2018		
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SUMMARY

This report details the results of an archaeological evaluation and excavation at Victoria House, Ancoats, Manchester (centred on NGR SJ 85312 98084). The work was undertaken by Salford Archaeology and was commissioned by Domis Construction who have secured planning consent (122000/FO/2018) and intend to erect 177 apartments spread over a part twenty-five-storey, part three-storey tower, including basement level spaces. As such, the construction works will necessitate the removal of all buried archaeological remains existing within the development site. In March 2021, Salford Archaeology was commissioned by Artal to undertake a written scheme of investigation (Cook, 2021), within which a preliminary assessment of the site revealed the potential for 19th-century industrial remains including several terraces of houses and/or commercial premises with associated cellars, back yards, and privies; with one of the houses having an outhouse with an attached chimney in the back yard, possibly fulfilling a commercial or industrial role, such as a workshop or bakehouse; and a timber yard with associated sheds, warehouses or stables. In light of the archaeological interest in the site, the Greater Manchester Archaeological Advisory Service (GMAAS), in their role as advisors to the Local Planning Authority recommended that an initial programme of archaeological evaluation trenching took place on the site. Consequently, an evaluation was conducted between 23rd January and 3rd of February 2022 and comprised the excavation of four trenches revealing two main archaeological phases. Considering the discoveries made during the evaluation an open area excavation was recommended by GMAAS. The excavation was undertaken over ten days between 17th February and 2nd March 2022 and comprised the investigation of an open area incorporating Evaluation Trench 2. The excavation revealed four main phases of development. Early 19th-century development was represented by the remains of a possible flue system that may have been associated with a boiler room. Mid-late 19th-century remains included floor surfaces possibly associated with a timber yard, along with a boiler room, remains associated with terraces of houses and/or commercial premises including a chimney and external yards with privies, and a rear paved entry. Late 19th-century remains comprised a road of cobble sets and curbing stones with a small number of Yorkstone paving flags surviving. Finally, 20th-century remains were also observed which comprised modern walls truncating earlier phases of construction.

The archaeological remains recorded were deemed to be of local importance. No further on-site work is merited however, to fulfil the demands of the planning condition a short summary of the results obtained from the fieldwork will also be sent for inclusion in the annual roundup of archaeology fieldwork published in *Post-medieval Archaeology*.

1. INTRODUCTION

- 1.1.1 Salford Archaeology were commissioned by Domis Construction to undertake an archaeological evaluation and further excavation at land at Victoria House, Ancoats, Manchester, (centred on NGR: SJ 85312 98084) (referred to herein as the site) (Figure 1). The site is bounded by Longacre Street to the northwest, Epworth Street to the southeast, Great Ancoats Street to the northeast, and warehouses to the southwest (Figure 2).
- 1.1.2 Full planning permission (122000/FO/2018) was granted by Manchester City Council on 26th August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and construction of 177 apartments spread over a part twenty-five-storey, part three-storey tower, including basement level spaces. The construction works will necessitate considerable earth-moving works, which will impact on buried archaeological remains.
- 1.1.3 Therefore, following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), which provides planning advice to Manchester City Council, the development was subjected to a planning condition which required the submission of a written scheme of investigation and subsequent implementation of a programme of archaeological works prior to the commencement of any demolition, development or development related groundworks. The programme of archaeological works comprised an initial phase of evaluation trenching, followed if necessary, by open-area excavation and recording. The condition attached to planning reference 122000/FO/2018 stated:

No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: No development, soft-strip or demolition shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be secured and undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by an appointed archaeological contractor, submitted to and approved in writing by Manchester Planning Authority. Once the WSI has been approved demolition and clearance to current ground level can proceed.

The WSI will then be implemented and completed by the same archaeological contractor ahead of any commencement of development groundworks. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording which may include:

i) Archaeological evaluation trenching

ii) Targeted open area excavation.

2. A programme for post investigation assessment to include: - production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

1.1.4 Thus, in March 2021, Salford Archaeology was commissioned by Artal to undertake a written scheme of investigation (Cook, 2021), which gives a brief historical background to the site. This document identified that the site had the potential for 19th-century industrial remains including several terraces of houses and/or commercial premises with associated cellars, back yards, and privies; with one of the houses having an outhouse with an attached chimney in the back yard, possibly fulfilling a commercial or industrial role, such as a workshop or bakehouse; and a timber yard with associated sheds, warehouses or stables (*ibid*).

1.1.5 On the 23rd of January 2022, an archaeological evaluation of the site, comprising the excavation of four trenches (Figure 2) commenced. This programme of trial trenching recorded the remains of possible terraced buildings along with a possible external rear yard, all dating to the mid-late 19th century, along with the concrete foundations and modern grey brick wall of the 20th-century Victoria House. Consequently, an archaeological excavation was recommended by GMAAS ahead of commencement of any demolition, development or development related groundworks.

1.1.6 The archaeological excavation consisted of the excavation of an open area incorporating Evaluation Trench 2. The fieldwork took place over ten days between 17th February and 2nd March 2022. The archaeological works were supervised by

Julian Thorley and Andrew Coutts, and the projects were managed by Graham Mottershead all of Salford Archaeology.

2. AIMS AND OBJECTIVES

2.1.1 The principal aims of the project were to fully record any archaeologically significant remains within the excavation areas. This was achieved by evaluation trenching and open area excavation, targeted on the footprint of buildings of potential archaeological interest.

2.1.2 The principal objectives of the archaeological investigation were:

- to record, as far as is reasonably possible, the location, extent, condition, significance, and quality of any surviving archaeological remains observed;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation; and
- to make available the results of the work.

2.1.3 It was also anticipated that the archaeological investigation would address several of the agenda for archaeological research of the industrial and modern periods stated in the current *Northwest Regional Research Framework* (NWRRF 2021). In particular, the work had the potential to contribute to the understanding of the urban landscape in Ancoats through answering the following research questions relating to workers' housing and living conditions:

- *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?
- *Ind32*: To what extent did houses and shops incorporate workshops and warehousing?
- *Ind33*: How well studied and understood are the back yards of workers housing and what is their significance?
- *Ind39*: What do we know about pre-By Law workers housing and where are significant examples?

3. LOCATION, GEOLOGY & TOPOGRAPHY

- 3.1.1 The site lies within the Ancoats industrial area, located within Manchester City Centre (centred on NGR: SJ 85312 98084). The site is broadly rectangular in shape and is bounded by Longacre Street to the northwest, Epworth Street to the southeast, Great Ancoats Street to the north, and warehouses to the southwest (Figure 2).
- 3.1.2 According to the British Geological Survey (BGS 2022) the underlying solid geology of the site is comprised of Sandstone of the Chester Formation formed approximately 247 to 250 million years ago in the Triassic Period (*ibid*). Within a local environment previously dominated by rivers (*ibid*). The superficial deposits are composed of Devensian till formed up to 2 million years ago in the Quaternary Period within a local environment previously dominated by ice age conditions (*ibid*). The current topography of the site was flat.

4. HISTORICAL BACKGROUND

- 4.1.1 The following information is derived from a written scheme of investigation produced by Salford Archaeology (Cook, 2021), along with other sources listed in the bibliography.

4.2 Prehistory

- 4.2.1 The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield 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). Physical indications of human activity are provided by a small number of residual finds. A Neolithic flint flake was found at Spinning Field, near Deansgate, and reported in the Transactions of the Lancashire and Cheshire Antiquarian Society in 1892 (Sutton, 1892). A Neolithic stone hammer and arrowhead were also unearthed in the Castlefield area of Manchester in 1845, whilst excavations at 77-83 Liverpool Road produced two Mesolithic flints, one Neolithic/ Bronze Age waste flake and a single sherd of late Bronze Age/ Iron Age pottery. These finds complement a growing regional body of finds representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

4.3 Roman

- 4.3.1 The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as Mamucium (Bruton, 1909). The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved (*ibid*). The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region (*ibid*).
- 4.3.2 The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith, 2016: 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear (*ibid*). As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or vicus, grew up (*ibid*). This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort (*ibid*).

- 4.3.3 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 northwest corner of the fort, and eastwards across Deansgate to the area now occupied by Beetham Tower (*ibid*).
- 4.3.4 Roads from the fort linked Manchester with Buxton to the southeast, Chester to the south, Wigan to the northwest, Ribchester to the north, and Castleshaw and York to the northeast (*ibid*). The Roman Road from Manchester to Castleshaw likely followed the course of the present Old Mill Street (*ibid*). The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD (*ibid*).

4.4 Early Medieval Period

- 4.4.1 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 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill, 1908).
- 4.4.2 In 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria (*ibid*). 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 present site of Chetham's School is thought to have been the original location of a castle founded by Manchester's Norman barons (*ibid*).

4.5 Medieval

- 4.5.1 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: 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996: 13). 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: 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, 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*).

4.6 Post-medieval and Industrial Periods

- 4.6.1 From examination of the historical map sequence, it can be demonstrated that the site lay beyond the core areas of 18th-century development in Ancoats and was first subject to activity in the early 19th century. During the early to mid-19th century several terraces of houses and/ or commercial premises were erected along the northeast, northwest and southeast boundaries of the site; then forming the street frontages of Long Street (now Longacre Street), Great Ancoats Street and Wesley Street (now Epworth Street).
- 4.6.2 The centre of the site was used as a timber yard and remained largely open, with the exception of several medium sized buildings, presumably functioning as sheds, warehouses or stables; some are shown in a 'dotted' map convention that denotes they were open-fronted structures. The terraced properties depicted on the map are shown to have had back yards and privies. One of the houses fronting Longacre Street had an outhouse with an attached chimney in the back yard; this may have fulfilled a commercial or industrial role, perhaps serving as a workshop or bakehouse. Some of the properties within the site were cellared, such as those along Wesley Street.
- 4.6.3 Later maps indicate the properties within the site were cleared in the mid-20th century. New buildings were then built in the late 20th century that covered half of the development site. These do not appear have had basements, raising the potential for remains to have survived beneath them. Furthermore, much of the site appeared to be raised above the level of the road along Longacre Street, implying that the ground level was raised during their construction. It was therefore concluded that the proposed development may have contained *in-situ* buried archaeological remains of local significance relating to the early to mid-19th-century workers' housing/ shops, outhouses and industrial buildings.

5. METHODOLOGY

5.1 **General Methodology:** all archaeological work was conducted following the Chartered Institute for Archaeologists' '*Standards and Guidance for archaeological field evaluation*' (CIfA 2020 [a]), and the Chartered Institute for Archaeologists' '*Standards and Guidance for archaeological Excavation*' (CIfA 2020 [b]). Prior to the commencement of any excavation works, the location of the area targeted for archaeological investigation was laid out accurately with respect to the Ordnance Survey national grid. The position of the areas was then scanned for any live services using a cable avoidance tool. The excavations were regularly scanned as work progressed.

5.2 **Machine Excavation:** Under the supervision of a suitably experience archaeologist, a 13-tonne, 360°, tracked, mechanical excavator with a toothless bucket was used to remove the overburden sealing the structural remains. Thereafter, remains were cleaned manually to define their extent, nature, form and, where possible, date. Once the extent of buried archaeological remains was established, they were then subject to detailed archaeological excavation and recording. Hand excavation was undertaken by trained professional archaeologists. All information identified in the course of the site works was recorded stratigraphically, utilising pro-forma context sheets, and was accompanied with sufficient pictorial record (plans, sections and photographs) to identify and illustrate individual features.

5.3 Archaeological Evaluation

5.3.1 The WSI informing the evaluation phase of works proposed the excavation of five archaeological evaluation trenches. However, during the excavation of Trench 3, a gas pipe was revealed leading to the abandonment of the trench for health and safety reasons.

5.3.2 The evaluation trenches (Figure 2) targeted a range of historic buildings, as they were depicted on mid-and late 19th-century mapping. The rational for each trench is described below:

- Trench 1 measured 20m x 1.80m, and was aligned northwest to southeast across the footprint of an example of an early 19th-century workers' dwelling on Longacre Street (formally known as Long Street), including the rear yard, and the industrial buildings situated to their rear within the former timber yard;
- Trench 2 measured 15m x 1.80m and was oriented northwest to southeast across the footprint of a mid-19th-century workers' dwelling on Long Street, including the privy,

an associated workshop or outbuilding with chimney in the rear yard, and industrial buildings to the southeast;

- Trench 3 measured 15m x 1.80m, and was oriented northeast to southwest across the footprint of presumed industrial buildings, sheds or stables to the southeast of the Long Street terraced properties. As stated above, Trench 3 was not excavated fully because a gas pipe was discovered within the footprint of the trench.
- Trench 4 measured 20m x 1.80m, and was aligned northwest to southeast across the footprint of an example of early to-mid-19th-century workers' dwelling on Wesley Street, the privy in the rear yard, and a long open-fronted shed or stable block to the rear;
- Trench 5 measured 15m x 1.80m and was aligned east to west across the footprint of several properties situated at the junction of Great Ancoats Street and Wesley Street.

2.2 Archaeological Excavation

- 5.3.3 The archaeological excavation involved opening-up an area that incorporated Evaluation Trench 2 (Figure 2). The open area excavation targeted a range of historic buildings that were observed during the evaluation trenching. The rationale for the open area excavation was to better understand the use, date, and phasing of the buildings uncovered during the archaeological evaluation.
- 5.3.4 A full and detailed photographic record of individual contexts was maintained and similarly general views from standard viewpoints of the overall site at all stages of the excavation was generated. Photography was undertaken in accordance with Historic England guidance, *Digital Image Capture and File Storage Guidelines for Best Practice* (Historic England 2015). All frames will include a visible, graduated metric scale. Photographs records will be maintained on photographic *pro-forma* sheets.
- 5.3.5 The precise location of all archaeological remains encountered was surveyed using a Total Station. This process generated scaled plans within AutoCAD, which were then subjected to manual survey enhancement. The drawings were generated at an accuracy appropriate for 1:20 scale but can be output at any scale required. All information was geo-rectified to the Ordnance Survey National Grid and all levels were tied into Ordnance Datum.
- 5.4 The finds recovery and sampling methodologies were undertaken in accordance with current Chartered Institute for Archaeologists' '*Standard and guidance for the collection, documentation, conservation and research of archaeological materials*' (CIfA 2020 [c]) and were subjected to expert advice in order to minimise deterioration.

Finds storage during fieldwork and any site archive also followed the Chartered Institute for Archaeologists' '*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*' (CIfA 2020 [d]).

6. ARCHAEOLOGICAL RESULTS

6.1 Archaeological evaluation

- 6.1.1 The archaeological evaluation took place between January 23rd and February 3rd 2022, and comprised the excavation of four evaluation trenches targeting 19th-century structures observed on historic mapping.

6.2 Trench 1 (Figure 3; Plate 1)

- 6.2.1 Trench 1 (Plate 1) was located in the western corner of the site, oriented northwest to southeast, and measured c. 11m long x 1.9m wide x 1.8m deep.
- 6.2.2 The earliest structures observed in Trench 1 comprised a series of walls [104], [105], [108] and [110]. The walls were constructed of handmade, unfrogged, red brick and bonded with a sandy lime mortar. Wall [105] was aligned northwest to southeast, measured 0.78m tall, laid stretcher bond and was only a single course wide, measuring 0.11m wide. It is likely therefore that this was an internal wall. Wall [104] abutted wall [105], was aligned northeast to southwest, and measured 0.72m tall. Wall [104] was 3 courses wide measuring 0.44m and laid in English garden wall bond.
- 6.2.3 Wall [108] was aligned northeast to southwest and laid stretcher bond and may have been external walls. A small buttress [110] was recorded abutting the south-eastern elevation of the external wall [108].
- 6.2.4 Yorkstone paving flags [107] were laid as a floor surface abutting the external wall [108] and internal wall [105]. Floor surface [109] was located to the south of walls [108] and [110] and measured a maximum of 1m in length. No bonding material was observed within any of the paved floor surfaces.
- 6.2.5 A 0.3m thick deposit of crushed limestone [111] had been deposited in the east-northeast end of the trench above paved floor surface [103], Likely during the demolition of these buildings.
- 6.2.6 A modern northeast to southwest aligned wall [106] was then constructed which truncated wall [105]. Wall [106] was constructed of modern, frogged, grey bricks laid stretcher bond and bonded with modern cement mortar.
- 6.2.7 All of these structures were buried beneath a 1.5m maximum thick deposit of made ground [102], which in turn was beneath a 0.87m maximum thick deposit of demolition debris/silt mix [101]. The trench was sealed by a 0.22m thick deposit of gravel [100].



Plate 1: Evaluation Trench 1, looking northeast, scale: vertical 1m, horizontal 1m

6.3 Trench 2 (Figure 3; Plate 2)

- 6.3.1 Trench 2 was located in the northwest part of the site, aligned northwest to southeast, and measured c. 14m long x 2m wide x 1.62m deep.
- 6.3.2 The earliest phase in this trench was represented by a black silty-clay mix deposit [208] measuring 0.8m long x 0.8m wide located in the centre of the trench.
- 6.3.3 Stratigraphically above deposit [208] were walls [202], [205], [206] and [210] which were all constructed from handmade, unfrogged, red brick measuring an average of 220mm long x 70mm wide x 80mm thick, laid stretcher bond, and bonded with a sandy lime mortar.
- 6.3.4 Wall [210] was an L-shaped wall. Walls [205] and [206] were located northwest of wall [210], aligned southwest to northeast and likely represented the external walls of the back yard of terraced housing. Wall [205] measured 1.4m long x 0.24m wide. Wall [206] measured 1.2m long x 0.6m wide.
- 6.3.5 A smashed slate and demolition rubble deposit [207] was located between walls [205] and [210] measuring 1.5m long x 1m wide. Modern concrete foundations [201] were

recorded with a northwest to southeast orientation. Finally, the trench was sealed by a 1.5m thick deposit of demolition rubble backfill [200].



Plate 2: Evaluation Trench 2, looking southeast, scale: vertical 1m, horizontal 1m

6.4 Trench 3

6.4.1 Trench 3 was proposed to be located in the centre of the site and oriented northeast to southwest. However, this trench was not able to be excavated due to the presence of a gas pipe.

6.5 Trench 4 (Figure 3)

6.5.1 Trench 4 was located in the southern part of the site, oriented northwest by southeast, and measured a maximum of 10.9m long x 1.9m wide x 2.02m deep.

6.5.2 The earliest structures observed within this trench were walls [403] and [404]. Both walls were constructed of handmade, unfrogged, red bricks measuring an average of 220mm long x 70mm wide x 80mm thick and bonded with a sandy lime mortar.

6.5.3 Wall [403] was located in the southern end of the trench and measured a maximum of 0.24m wide x 0.96m tall. Wall [404] was located in the northern end of the trench

and measured a maximum of 2m long x 0.24m wide x 0.17m tall. Both walls likely represented the remains of terraced housing.

- 6.5.4 A 1.72m thick deposit of demolition debris/ clinker/ sooty-silt [402] then sealed wall [403] in the southern end of the trench, while a 1.58m thick deposit of made ground [405] was observed around wall [404] in the northern end of the trench. Made ground [405] was covered by a 0.22m thick deposit of destruction rubble/ silt mix deposit [401], similar to that observed within deposit [402]. The entire trench was sealed by a 0.22m thick deposit of gravel [400].



Plate 3: Evaluation Trench 4, looking northeast, scale: vertical 1m, horizontal 1m

6.6 Trench 5 (Figure 3; Plate 4)

- 6.6.1 Trench 5 was located in the eastern part of the site and was excavated to a larger size than originally planned to make up for the reduction in size of Trenches 1 and 4, along with the loss of Trench 3. The northern part of Trench 5 measured 10m by 2.8m, and the southern part measured 8m by 4.2m.

- 6.6.2 The earliest structures within this trench were a series of walls [501], [502], [505], [507], and [510]. All of these walls were constructed of handmade, unfrogged, red brick, measuring an average of 220mm long x 70mm wide x 80mm thick and bonded with a sandy lime mortar.
- 6.6.3 Walls [501] and [507] were two courses wide and aligned northwest to southeast. Wall [501] measured a maximum of 5.55m long x 0.24m wide x 0.33m tall. Wall [507] measured a maximum of 4.48m long x 0.24m wide x 0.62m tall.
- 6.6.4 A bedding deposit of clay [503] was then placed between walls [502], [505], and [510], measuring 1.37m long x 0.68m wide; upon which a blue slate floor surface [511] was laid, aligned northeast to southwest.
- 6.6.5 To the east of wall [505], a Yorkstone flagged surface laid on handmade red bricks [506] was observed, again aligned northeast to southwest, and measuring a maximum of 1.68m long x 0.4m wide x 0.16m tall. This surface may have represented a fireplace, as just northwest of this was a 1.29m long x 0.79m wide deposit of dark greyish-black ashy silt [509]. The trench was sealed by a 1.63m thick deposit of demolition debris/ silt mix [500].



Plate 4: Evaluation Trench 5, looking northwest, scale: 1m

6.7 Archaeological Excavation (Figure 4)

6.7.1 The archaeological excavation took place over ten days between 17th February and 2nd March 2022. This comprised the excavation of an open area incorporating Trench 2 from the evaluation. From the results of the archaeological excavation it has been concluded that there were four main phases of construction on the site.

6.8 Phase 1: Early-mid-19th century (Figure 5)

6.8.1 The earliest phase of construction was represented by a northwest to southeast aligned, brick-built structure (Area H) which was interpreted as a possible flue system (Plate 5). The flue system was considered to represent an earlier phase than the other remains recorded on the site because it was sealed by later structures, including a chimney and brick surface, which clearly related to later 19th-century development.



Plate 5: Possible brick-built flue system (Area H) under chimney (Area D), looking northeast

6.9 Phase 2: Mid-late 19th century (Figure 6)

6.9.1 The second phase of construction was represented by the bulk of 19th-century structures recorded in Areas A, B, C1, C2, D, E, F, and G (see Figure 5). The remains recorded in these areas are likely to date to the mid- to late 19th century.

6.10 Area A (Figure 4)

6.10.1 Area A (Plate 6) was located in the south-western corner of the trench and comprised a 19th-century cobbled set road with curb stones and a small section of Yorkstone flagged pavement running along its south-western side. The road was also truncated along its south-eastern end by a 20th-century wall foundation. The road was aligned northwest to southeast and measured a maximum of 7.45m long x 3.54m wide.

6.10.2 The cobble sets were rectangular in shape and ranged in size from 170mm long x 100mm wide x 140mm thick to 320mm long x 160mm wide x 140mm thick. The curb stones ran along each side of the cobble set road and were also rectangular in shape varying in size from 400mm long x 250mm wide to 1.09m long x 0.26m wide. The Yorkstone pavement flags varied in size from 0.37m long x 0.26m wide to 0.63m long x 0.26m wide. No bonding material survived from any components of the road.



Plate 6: Area A road, looking southeast, scale: vertical 1m, horizontal 1m

6.11 Area B

- 6.11.1 Area B (Plate 7) was located in the western sector of the site. Two parallel walls, northeast to southwest, were recorded. The walls were constructed of handmade, unfrogged, red bricks measuring an average of 220mm long x 110mm wide x 70mm thick, bonded with a black ash mortar. No consistent bonding pattern was observed, with most walls laid stretcher bond with occasional header bond pattern.
- 6.11.2 Abutting the walls was a Yorkstone flagged floor surface. The Yorkstone flags ranged in size from 0.77m long x 0.67m wide to 0.82m long x 0.58m wide. No bonding material for the flagstones survived.



Plate 7: Area B, looking southwest, scale: vertical 1m, horizontal 1m

6.12 Areas C1 & C2 (Plates 8 and 9)

- 6.12.1 In Area C1, the south-eastern side was bounded by a wall aligned northeast to southwest, which was constructed of handmade unfrogged red bricks measuring an average of 220mm long x 110mm wide x 70mm thick, bonded with a sandy lime mortar. The wall continued on this orientation into Area C2 with a total length of 9.57m and survived to a height on 1.16m high.



Plate 8: Area C2, looking northeast, scale: vertical 1m, horizontal 1m

- 6.12.2 Against the northeast by southwest oriented wall, brick terracing had been installed along the internal faces. The bricks forming this structure were laid in mainly stretcher and rowlock bond and were constructed of red bricks, aside from the lower two terraces, which were constructed from yellow fire bricks.
- 6.12.3 In Area C2, the north-westernmost brick terracing measured a maximum of 2m long x 0.99m (or four tiers) wide x 0.42m (or five courses) tall. A void measuring 0.15m wide was also observed between the terracing and the north-western wall creating an opening measuring 0.97m wide in the centre of the boiler house.
- 6.12.4 In Area C1 (Plate 9), another void measuring 0.15m wide was also observed creating an opening measuring 0.97m wide.



Plate 9: Area C1 boiler house, looking northeast, scale: vertical 1m, horizontal 1m

6.13 Area D

- 6.13.1 The flue system described in Phase 1 had been sealed with a levelling deposit formed of very compact dark brownish-grey silt [003] with frequent inclusions of clinker.
- 6.13.2 Area D (Plate 10) was located in the north-east part of the open area and likely represented a chimney. The structure was aligned northeast to southwest and was built directly on top of the flue system described in Phase 1, cutting through the compact levelling layer [003]. The chimney was truncated along its north-western edge, and so only three of the walls forming it survived.
- 6.13.3 The chimney measured a maximum of 2.3m long x 1.73m wide x 1.27m tall and was constructed of handmade, unfrogged red bricks measuring an average of 120mm long x 110mm wide x 80mm thick, laid in a mix of header and stretcher bond, and bonded with a sandy lime mortar. It was also noted that the internal face of the bricks in the chimney were blackened.
- 6.13.4 The chimney was filled by a dark greyish-black, fine grained ashy/ silt mix deposit [002].



Plate 10: Area D Chimney, looking southwest, vertical 1m, horizontal 1m

6.14 Areas E1 and E2

- 6.14.1 The Areas E1 and E2 (Plates 11 and 12) were located along the north-east edge of the open area and represented a linear external surface, likely to be an alleyway. The external surface was aligned northwest to southeast and was constructed of Yorkstone flagstones with an iron grid cover in the centre of Area E2. There were two rows of flagstones which were separated by a Yorkstone depressed gutter running down the centre leading to an iron grid in Area E2. The flagstones abutted and therefore post-dated the wall of a terraced house, and its associated rear yard.
- 6.14.2 In Area E1 (Plate 11) the flagstones ranged in size from 270mm long x 440mm wide x 60mm thick to 900mm long x 430mm wide x 100mm thick. The flagstones of the drain in Area E1 and E2 ranged in size from 300mm long x 230mm wide x 100mm thick to 820mm long x 220mm wide x 100mm thick. No bonding material survived.
- 6.14.3 In Area E2 (Plate 12) the flagstones ranged in size from 486mm long x 920mm wide x 110mm thick to 300mm long x 420mm wide x 100mm thick. No bonding material survived. The iron grid cover in Area E2 measured 110mm long x 280mm wide. Area E2 was also bounded by two brick walls likely representing yards from terraced

housing. These were constructed of handmade, unfrogged red bricks measuring an average of 120mm long x 110mm wide x 80mm thick, laid stretcher bond, and bonded with a sandy lime mortar.



Plate 11: Area E1, looking southeast, scale: vertical 1m, horizontal 1m



Plate 12: Area E2, looking northwest, scale: vertical 1m, horizontal 1m

6.15 Area F

6.15.1 Area F (Plate 13) was located in the southern part of the open area. There were two phases of construction of the floor surface, with the earliest being a cobble set floor surface in the southern part of the area. The cobble sets were rectangular in shape

and ranged in size from 200mm long x 180mm wide to 320mm long x 210mm wide. No bonding material survived.



Plate 13: Area F floor surface, looking northeast, scale: vertical 1m, horizontal 1m

- 6.15.2 This was later replaced by a brick floor surface constructed from handmade, unfrogged red bricks measuring an average of 120mm long x 110mm wide x 80mm thick and bonded with a sandy black mortar. This section of the walkway measured a maximum of 5.4m long x 2.2m wide. The brick surface also abutted the chimney at its south-western end. The brick floor surface likely continued to the south-eastern corner of the open area as a second, much smaller section was observed there.
- 6.15.3 A third section of flooring was also observed which was likely contemporary to the brick floor surface. This section of floor surface comprised Yorkstone flags laid on a single course of handmade, unfrogged red brick, and was located in the centre of the walkway. The flags ranged in size from 0.69m long x 0.54m wide x 0.06m thick to 0.69m long x 0.66m wide x 0.06m thick. The flagged section measured a maximum of 2.47m long x 1.87m wide.

6.16 Area G

- 6.16.1 Area G (Plate 14) was located in the northern part of the open area. A wall formed of unfrogged red bricks ran in a north-east by south-west orientation along the northern edge of Area G. The wall returned on a 90-degree angle continuing in a north-westerly direction beyond the limit of excavation. To the south of the wall was a brick surface.



Plate 14: External rear yard Area G, looking northeast, scale: vertical 1m, horizontal 1m

- 6.16.2 Abutting the returning wall, and forming the north-eastern side of Area G, was another wall formed from unfrogged reddish purple bricks laid on-bat.

6.17 Phase 3 (Figure 6)

- 6.17.1 The third phase of construction on site was represented by the installation of a late-19th-century privy with brick floor within external rear yard in Area B (see Plate 7). This was represented by a large ceramic pipe laid under the Yorkstone paving, along with two small sections of handmade, unfrogged, red brick floor, bonded with a sandy lime mortar. One of these floor surfaces was located in front of the pipe and was aligned northeast to southwest, measuring a maximum of 1.08m long x 0.27m wide. While the second small section was located northwest of the pipe which measured 0.43m long x 0.24m wide. A small handmade, unfrogged, red brick wall, bonded with sandy lime mortar and aligned northeast to southwest was also installed northwest of the pipe.

6.18 Phase 4: Late 19th century (Figure 6)

- 6.18.1 Eventually all of the 19th-century structures on site fell out of use and were demolished. A small 1.19m thick deposit of dark brown ashy/silt-mix [004] was located southeast of the flue system of Area H, which based on the large amount of 19th-century finds recovered from this, likely represents the demolition phase. A thin but very compacted orangey-brown clinker/silt-mix deposit [005] was also observed adhered to the Yorkstone flags in Area F, along with pockets of a sticky mid-dark greyish clay like substance [007] in Area B. Both of these deposits also likely date to this demolition phase.

6.19 Phase 5: 20th century (Figure 4)

- 6.19.1 The final phase of construction on site was represented by the installation of a series of modern, frogged, grey brick walls, bonded with modern cement mortar and built upon large concrete foundations which truncated much of the 19th-century remains throughout site. These walls likely represent the foundations of Victoria House itself.
- 6.19.2 Once Victoria house had fallen out of use this too was demolished and the entire area was sealed by a 1.62m thick deposit of demolition debris/silt-mix [001].

7. DISCUSSION

7.1 Phase 1: Early-mid-19th century (Figure 5)

- 7.1.1 The earliest structures recorded on site relate to a brick-built possible flue system in Area H. However, there was no evidence that the brickwork of the flue had been subjected to any heat, and there were no yellow fire bricks in the makeup of the flue system. Additionally, the structure was not inspected in detail because it had become waterlogged and could not be accessed, so it was not possible to confirm this interpretation.
- 7.1.2 When superimposed onto the 1851 Town Plan (Figure 5) it is apparent that this part of the trench was located in the centre of a roughly square building shown on the map. The possible flue system was likely associated with this building and, although the map does not indicate the building's function, it probably served an industrial purpose. It is apparent that by 1891 (Figure 6) the roughly square building had been demolished and the area where it had stood had become an open space, presumably functioning as part of the woodyard.
- 7.1.3 It is also possible that the flue was associated with the boiler housing in Areas C1 and C2 (see paragraph 7.2.3) and by extension the chimney recorded in Area D (see paragraph 7.2.5). If this is the case then the flue system could be attributed to Phase 2, however it was not possible to investigate the remains in any detail because of the waterlogged conditions of the site.
- 7.1.4 In the south-western part of the site, in Evaluation Trench 1, when superimposed onto the 1851 Ordnance Survey map (Figure 5) a wall can be seen to correspond with the western external wall of a building situated within the woodyard.

7.2 Phase 2: Mid-late 19th century (Figure 6)

- 7.2.1 Most of the remains recorded during the evaluation and in the excavation trenches could be dated to the mid-late 19th century, because they corresponded with structures depicted on the Town Plan of 1891 (Figure 6). In Area A, in the south of the trench, the remains of a cobbled road was identified that can be seen on the 1891 map (Figure 6) leading to a gate providing access to a yard located to the southeast of the excavation trench. The 1851 Ordnance Survey map annotates the open area to the southeast of the site 'Wood Yard', and it is possible that the yard continued to be used for this purpose throughout the 19th century.
- 7.2.2 In the north-west part of the trench – in Areas B and G – two lengths of wall appear to correspond with the rear walls of double-depth terraced houses fronting Longacre

Street. The rear yards of these properties were also recorded during the investigation, showing that they were paved and had contained small structures within them, which were probably latrines.

- 7.2.3 To the southeast of the rear yards – in Areas C1 and C2 – was a structure that was interpreted as a boiler bay. This inference was made owing to the extensive use of firebrick within the fabric of the structure and because a fragment of a boiler prop was recovered, albeit from unstratified deposits (Appendix 2). As the boiler bay appeared to have associated side flues – a feature not usually discovered accompanying Lancashire boilers – it is likely that a type of Cornish boiler would have been accommodated within the structure recorded in Areas C1 and C2 (Miller *per comms*).
- 7.2.4 Further evidence supporting the notion that the boiler bay housed a Cornish boiler is inferred from the relatively undegraded condition of the ‘flame bed’ – the brick surface at the base of the boiler bay (Ian Miller *per comms*). Although most of the flame bed did not survive *in situ* in Areas C1 and C2, the few remaining bricks forming a floor surface at the base of the boiler bay were in an undegraded state. As there would have been no way of accessing the boiler from the northeast side of the structure it appears that the front of the boiler was at the southwest end.
- 7.2.5 The base of a square-shaped chimney observed in Area D also dates to this period and is almost certainly associated with the firebrick-built structure in Areas C1 and C. The remains interpreted as a chimney correspond with a square structure annotated ‘Chimney’ on the 1891 Ordnance Survey map (Figure 5).
- 7.2.6 To the north of the chimney and boiler house, the remains of a the narrow Yorkstone paved alley running along the north-eastern edge of site was recorded. An open area – lying between the rear yards of properties fronting Great Ancoats Street, to the north of the site, and the boiler house and chimney attributed to Phase 1 – is depicted on the 1851 Ordnance Survey map (Figure 4). However, the alleyway has been assigned to Phase 2 because the flagstones with which it was paved abutted, to the south, the wall of the terraced house and its associated yard, which were both attributed to Phase 2 as they were not depicted on the 1851 Ordnance Survey map.
- 7.2.7 When superimposed over the 1891 Ordnance Survey map, the remains in the north-western part of Evaluation Trench 1 correspond with the rear and dividing walls between a yard to the southeast of a terraced house fronting Longacre Street. To the southeast of the yard wall was a paved area which, it can be seen, represents the surface of an alleyway extending behind the rear yards of properties fronting Longacre Street and the woodyard. The south-eastern side of the alleyway was bounded by the

external wall of a rectangular building that appears to be associated with the woodyard. A Yorkstone surface was recorded within this building.

7.2.8 The remains recorded within the north-western part of evaluation Trench 4 correspond with the southern external wall of a rectangular building which stood in the southern part of the woodyard visible on the 1891 Ordnance Survey maps. Additionally, narrow walls recorded in the south-eastern part of evaluation Trench 4 likely represent the internal walls within a terraced house fronting Wesley Street.

7.2.9 A series of walls recorded in evaluation Trench 5 corresponded with the walls of several small buildings, depicted on the 1891 Ordnance Survey map (Figure 5), lying to the rear of properties fronting Great Ancoats Street. It is possible that these structures functioned as workshops, particularly as the southern-most building is shown to have had a glazed roof.

7.3 Phase 3: Late 19th century (Figure 6)

7.3.1 The only evidence observed dating to the late 19th century was the installation of salt-glazed tubular ceramic pipes in the rear yards of the terraced houses fronting Longacre Street. Salt-glazed pipes such as these were first produced in 1846 by Dalton & Co. in London (Appendix 2) providing a *terminus post quem* for when the pipes were installed. The laying of these pipes demonstrates an attempt, in the later part of the 19th century, to improve sanitary conditions in densely populated urban areas such as Ancoats. Despite the first Public Health Act – which represented a statutory approach to alleviate poor sanitary conditions in urban areas – being introduced in 1848, previous archaeological work in Ancoats has been able to show that the introduction of bye-laws and regulations could take decades to affect housing conditions (Nevell 2017, 11).

7.4 Phase 4: (20th century)

7.4.1 Cartographic sources suggest that between 1935 and 1953 the boiler house, chimney and terraced properties fronting Longacre Street had been demolished. Given the years in which demolition took place, it is possible that the site suffered damage from bombing during the Second World War.

7.4.2 The 1969 National Grid map (not included in report) suggests that Victoria House had been constructed by the late 1960s. Victoria House was represented in the archaeological remains by large concrete foundations supporting grey brick walls.

7.4.3 Victoria House was demolished in 2021 leaving just the foundations underground.

8. CONCLUSIONS

8.1 Key Results

- 8.1.1 The excavation at Victoria House revealed four archaeological phases. The earliest phase recorded was represented by a brick-built flue system, possibly dating to the early-mid-19th century. However, its purpose remains unknown. In the south-western part of the site, the external wall of a building associated with the woodyard was recorded.
- 8.1.2 The main phase of occupation on site can be dated to the mid-late 19th century, by superimposing the recorded remains over the 1891 Town Plan. Evidence of terraced housing, external rear yards, a rear paved entry, a boiler house and a main cobbled set road were recorded.
- 8.1.3 A third phase of occupation was evidenced by the installation of a ceramic tubular pipes in the external rear yards of terraced properties fronting Longacre Street. The installation of sewage pipes represents a response to legislation brought in from the mid-19th century to improve sanitary conditions in densely populated urban areas such as Ancoats.
- 8.1.4 Finally, development of the site in the mid-20th century was observed in the form of the foundations for Victoria House which truncated the 19th-century remains.

8.2 Significance

- 8.2.1 The archaeological investigation has provided a detailed record of buried archaeological remains of local significance. In particular, the site demonstrates the close proximity of industry to residential properties as exemplified by the boiler house and chimney located less than 5m from the rear wall of the terraced properties fronting Longacre Street. The archaeological investigation has also illustrated attempts to improve the sanitary provisions of workers' housing during the later half of the 19th century.

8.3 Key initiatives

- 8.3.1 Several key initiatives in the current Northwest Archaeological Research Framework have been addressed in the course of the archaeological investigation (Brennand, 2007):
- 8.3.2 **Initiative 7.25: Where threatened with possible redevelopment, excavations are required of now undeveloped and cleared former working-class areas regarded as slums.**

- 8.3.3 The terraced houses encountered on site were likely regarded as slums.
- 8.3.4 **Initiative 7.6: A study of the development of workers' housing in Greater Manchester and east Lancashire should be undertaken to examine the development of different housing types and to inform conservation agendas.**
- 8.3.5 Evidence of mid-late 19th-century terraced houses with rear external yards and an alleyway were uncovered, with later evidence of a sewer pipe being installed in a yard as an attempt to improve sanitary conditions.

8.4 Dissemination

- 8.4.1 The project archive comprises site drawings, context sheets, matrix, digital scans and surveys and photographs. A copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service. All drawn records will be transferred to a digital format and then a copy will be deposited with the Archaeological Data Service (ADS).
- 8.4.2 In consultation with the Greater Manchester Archaeological Advisory Service, the Local Planning Authority approved a scheme of archaeological investigation. This included 'a scheme to disseminate the results of the archaeological investigations for the benefit of the local and wider community' (Planning reference: 122000/FO/2018). Consequently, a summary of the results of the archaeology investigation will be published in the journal *Post-medieval Archaeology*.

9. ARCHIVE

- 9.1 The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current ClfA guidelines updated 2020. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (*On-line Access to Index of Archaeological Investigations*) form will be completed. The site archive will be so organised as to be compatible with the other archaeological archives produced in the Northwest. All drawn records will be transferred to and stored in digital format and deposited with the ADS (Archaeological Data Service). The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being offered for deposition with Manchester Museum.

10. ACKNOWLEDGEMENTS

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APPENDIX 1: CONTEXT INDEX

Archaeological Evaluation Trenches

Context	Trench	Description	Building	Phase
100	1	Gravel	-	3
101	1	Demolition debris/silt mix	-	3
102	1	Industrial waste	-	3
103	1	York Stone flagged surface	-	1
104	1	Red handmade brick wall	-	1
105	1	NE – SW aligned brick wall	-	1
106	1	Modern brick wall	-	2
107	1	York Stone flagged surface	-	1
108	1	Red handmade brick wall	-	1
109	1	York Stone flagged surface	-	1
110	1	Red handmade brick wall	-	1
111	1	Crushed limestone deposit	-	2
200	2	Demolition debris/silt mix	-	3
201	2	Concrete footings for modern brick wall	-	2
202	2	NW-SE aligned brick-built chimney	-	1
203	2	L-Shaped red brick wall	-	1
204	2	L-Shaped red brick wall	-	1
205	2	NE-SW aligned red brick wall	-	1
206	2	NE-SW aligned red brick wall	-	1
207	2	Smashed slate surface	-	1
208	2	Ceramic drain (possible privy)	-	1
209	2	Dark grey ashy/silt fill of chimney {202}	-	1
210	2	NE-SW aligned red brick wall	-	1
400	4	Gravel	-	3
401	4	Demolition debris/silt mix	-	3
402	4	Clinker and black sooty backfill of possible house {403}	-	3
403	4	Red handmade brick wall of possible house	-	1
404	4	NE-SW aligned red handmade brick wall	-	1
405	4	Made ground	-	2
500	5	Demolition debris/silt mix	-	3
501	5	NE-SW aligned red handmade brick wall	-	1
502	5	NE-SW aligned red handmade brick wall	-	1
503	5	Clay bedding material	-	2
504	5	Black sandy fill	-	2
505	5	NE-SW aligned red handmade brick wall	-	1
506	5	York Stone on red handmade brick surface	-	1
507	5	NE-SW aligned red handmade brick wall	-	1
508	5	Fill of construction cut [512]	-	2
509	5	Fill of chimney	-	1
510	5	NW-SE aligned red handmade brick wall	-	1
511	5	Blue slate surface	-	1
512	5	Construction cut for wall {513}	-	2
513	5	Modern brick wall	-	2

Archaeological Excavation

Context	Description	Area	Phase
001	Demolition debris/silt mix	-	4
002	Greyish-black ashy fill of chimney	Fill of Area D	2
003	Compacted dark greyish-black clinker deposit	Area H	2
004	Dark brown ashy/silt deposit	SE of (003)	3
005	Very compacted dark orangey/yellow clinker deposit	Above surface in Area F	1
006	Orangey/yellow sulphur deposit	Far SE corner of site	4
007	Pockets of sticky mid-dark greyish clay like substance	Above Area B	4
008	Compacted dark blackish-brown ashy/clinker deposit	Below Area F and above Area H	2
Area A	Cobbled set road with curb stones and York Stone pavement flags	NW corner of site	2
Area B	Possible rear external yard/privy area	N-most centre room	2
Area C1	Part of Boiler House	S, centre room	2
Area C2	Part of Boiler House	S-most SE room	2
Area D	Chimney	SE-most structure	3
Area E1	Part of rear entry	NE corner of site	2
Area E2	Part of rear entry	SE corner of site	2
Area F	Cobbled set surface, York Stone flagged surface and brick surface	Centre of site	2
Area G	Possible rear external yard with main drain	NE-most room	2
Area H	Possible flue system	NE corner of site under Area D and Area F	1

APPENDIX 2: FINDS REPORT

Introduction

The archaeological work undertaken at Victoria house, Ancoats, resulted in the recovery of 138 artefacts weighing 15600g, all of which were recovered from made ground deposit [003] in Area F. The majority of the finds comprised pottery, with smaller quantities of glass and organic materials. Ceramic building material, although accounting for the bulk of the material by weight was limited to two objects. The pottery appears to have been deposited no later than the third quarter of the 19th century. A single clay tobacco pipe bowl dates to the period c. 1820-1840, which along with some of the brown stoneware and dark glazed earthenware suggests activity in the early 19th or late 18th century.

Methodology

Finds recovery and sampling programmes were in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, Standard and guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC).

Material	Count	Weight (g)	% of total assemblage by count and weight	Period
Pottery	72	3303	52 / 21	1750-1800
Clay tobacco pipe	1	5	<1 / <1	1820-1840
Metal objects	9	1116	7 / 7	Not closely datable
Glass	29	432	21 / 3	1775-1900
Ceramic building material	3	10406	2 / 67	1800-1950
Industrial, stone and building material	5	212	4 / 1	1850-1950
Animal Bone	16	111	12 / 1	Not closely datable
Organic material	3	15	2 / <1	1800-1900
Totals	138	15600	100 / 100	

Table 1: all material recovered

Main contexts with finds

All finds were retrieved from Phase 2 deposit [003] in Area F. This was a thick layer (1.19m) of extremely compacted, dark greyish-black clinker/ashy-mix made ground deposit. This deposit lay directly on the flue system of Area H.

The pottery

Some 72 pottery fragments were recovered during the excavations. The pottery comprises a mixture of coarse and fine wares typical of the 19th century, although there are a few vessels that may date to the 18th century. The coarse wares include dark glazed fabrics, stonewares and unglazed redwares. Fine wares consist of decorated and undecorated white earthenwares, creamware and industrial slipwares.

There were ten fragments of dark glazed coarse ware weighing 1293g amongst the assemblage. Fabrics range from hard, fine orange to red without any clay laminations. Glazes were ranged between even, glossy and almost black in colour, to more unevenly applied glazes leaving rims unglazed. In one instance the glaze was a uniform brown colour.

Vessel types identified were limited to large bowls and jars. A large pancheon or flared bowl with a diameter of 300mm, had an unglazed thickened rim that might indicate a 18th-century date for manufacture. Two large, flared jar rims with diameters ranging from 350mm-370mm were also present, one of which was brown glazed. A large flaring base was also likely to be part of a pancheon (Plate x1).



Plate x1: Dark glazed pancheon rims

Those vessels with the more evenly applied, glossy and almost black glaze suggest that most of the pots were manufactured from the mid to late 18th-19th century (Philpott 1984). Unglazed rims, as seen on the pancheons might indicate an 18th-century date. The lack of laminations in the fabric could be an indication that the vessels were not products of the Prescott kilns, such laminations are often noted from production sites in this area (McNeil 1989).

Eighteen sherds of brown stoneware were also recovered. Amongst the vessels identified were decorated flared bowls, including joining sherds, three ginger beer bottle fragments, three small jars or "extract pots" for food, an ink pot and part of base for a hot water or "feet" bottle.

The decoration on the bowls consists of rouletting and wavy lines and impressed rosettes, motifs consistent with those found on late 18th- and 19th-century vessels from production centres in Nottingham and Derbyshire (Oswald et al 1982, 288-89) (Plate x2). The remainder of the stoneware comprises more utilitarian forms, all of which are salt glazed. Small jars or "extract pots" used for food preservation and shop purposes were produced throughout the

19th century (Green 1999, 167, fig 136). Ink pots are one of the commonest 19th-century forms found on excavations (op cit. 169, fig 138) (Plate x3).



Plate x2: decorated bowl fragments



Plate x3: Ink pots, extract jars and ginger beer bottle rim

Ginger beer bottles are also present and are common on excavations in Greater Manchester, such as at Dantzic Street (Noble 2015, 98-104). Ginger beer bottles were likely being produced at the Belper potteries, Derbyshire at the beginning of the 19th century and in the 1820s in Lambeth, London (Askey 1981, 96). The archetypal ginger beer bottle with characteristic sharp shoulder, present in the assemblage from Victoria House, dates from c. 1835 becoming common by the 1870s (Hildyard 1985; Green 1999, 169, fig 138). A fragment from a hot water or “feet” bottle is identifiable by its rectilinear base.

Given the large assortment of utilitarian or coarse ware forms that were manufactured in brown stoneware, and as many were not stamped with a maker’s mark, identifying where this type of pottery was made can be problematical. There were large centres of stoneware production in the Midlands, Derbyshire, Cheshire, South Lancashire and West Yorkshire (Oswald et al 1982). All of which were accessible to Manchester by canal and later via the railways by the middle of the 19th century (Bingham Heritage trails Association 2022).

The remainder of the coarse ware consisted of four fragments of unglazed redware flower pot, a complete flat, unglazed ceramic lid with an integral knob in a buff fabric. Three fragments of yellow glazed redware, probably from a bowl, were also noted.

Finewares – vessels used at the table, such as cups and plates – accounted for nearly half the number of fragments but only a quarter of the weight, as the vessels are much less bulky than the coarsewares. Most of the fineware assemblage comprised white earthenwares both decorated and undercoated. Forms include cylindrical cups with gilding, undercoated plates and saucers and a colour glazed jug fragment.

Amongst the Transfer printed earthenwares, was part of a cylindrical jar with black transfer print depicting a scene with a windmill, and two wheeled cart and horse. To left of the picture is a single word of text: "..DONKEY." (plate x4). The remainder of the fragments consist of pieces of plates or saucers decorated with 'Chinoiserie' motifs which are still being produced to the present day. A plate sherd decorated with a non-continuous border of pale blue floral pattern, has a partial makers mark visible. The words "Stafford" and "..C & E", are visible, which may represent Cartwright and Edwards, a company active in the middle of the 19th century and later (Godden 1968 (revised 1972), 145).



Plate x4: transfer printed jar

The site also produced ten fragments of industrial slipware. This, in the main, consists of banded wares, generally and blue and white, but also darker bands and solid colour fields (Plate x5). Forms include part of a blue and white banded bowl (diameter: 70mm and 80mm) and blue, black and white banded mug rims (diameter: 140mm), one of which retains part of the handle. Industrial slipware was produced at many potteries across the Midlands and Northern Britain, being described as a standard product for some potteries (Rickard 2006, 136). Industrial slipware was also produced over a long period from the late 18th century, throughout the 19th century and into the 20th (Rickard 2006, 4-15). The longevity of this type of pottery combined with a lack of makers marks make the accurate dating difficult. However,

grey, blue and black bands are more typical of Industrial slipware wares produced in the 1850s (Maryland Archaeological Conservation Lab 2002 and 2015).

Overall, the pottery assemblage lacks any distinct chronological signifiers. Much of the pottery being wares and vessel types that were long lived. It may be possible to distinguish some later 18th century material such as the dark glazed earthenware rim without glaze and some of the decorative motifs found on the stoneware bowls. However, given the conservative nature of dark glazed earthenware tradition during the 18th and 19th century and longevity of some of the stoneware, it is not easy to establish anything but a broad date.

Much of the material, is however, attributable to the 19th century. Most of the white earthenware has a broad 19th-century date, but with a few fragments, such as the black transfer printed jar and possible Cartwright and Edwards makers mark where a mid-19th century date might be plausible. Some of the more utilitarian stoneware such as the ink pots, ginger beer bottle and hot water bottle indicate that deposition was continuing from the earlier 19th century into the 1870s.

The provenance of the pottery has been touched on and outside of the makers mark, ware types such as the dark glazed material and stoneware, are fairly generic and could be made in a variety of locations from the north Midlands to Lancashire and West Yorkshire. The presence of distinctive decorative motifs on the stoneware bowls, might suggest that some of this pottery was produced in Derbyshire, which was also the home of ginger beer bottle production, which is particularly associated with Denby (Askey 1982, 99-101). The homogenous nature of the dark glazed ware fabric might be a hint that this pottery type was not being supplied by the pottery production centres around Prescott and Rainford, whose fabrics are often laminated with white clay striations (McNeil 1989). Although a potential kiln site has been identified in Manchester from the historical mapping on Great Ancoats Street, it has not have been investigated archaeologically (Green 1794). Other locations where the coarse ware pottery supplied to Manchester might originate from are the Grimshaw pottery, near Blackburn where a dark glazed earthen ware kiln has been excavated (Miller and Bradley, 2012, 34-49) and further to west in Yorkshire where there were a several coarse wares potteries around Halifax (Lawrence 1974, 183-4).

Clay tobacco pipes

A single clay tobacco pipe fragment was found during the excavations. This comprised part of a bowl spur, which dated c. 1820-40.

Ceramic Building Material

Three fragments of CBM (ceramic building material) were recovered during the excavation. Part of a salt glazed sewer pipe was found in layer [003], and two unstratified boiler props were also recorded. Salt glaze earthenware sewer pipes were first manufactured by Henry Dalton in Lambeth, London in 1846 as a more durable and impervious solution to brick drains which were prone to seepage (McComish 2015, 49).

The two boiler prop fragments are likely to have been associated with the boiler house in Area C2 (Plate x6). The boiler props are composed of hard coarse fabric, varying in colour from buff to red, with each prop displaying three flat and one concave surface. This concave surface was so shaped to support the cylindrical shape of boiler. Similar props have been found *in situ* at Murray's Mills, also in Ancoats (Miller and Wild 2007, 130). Boiler props belong to a broad category of bricks designed to withstand intense heat and usually known as fire bricks. Such bricks, which contain a high percentage of silica, have fire resisting properties, and owe their existence to the work of a Bristol Quaker Entrepreneur, William Weston Young (1776–1847; Jenkins, 1941).



Plate x6: Boiler prop

Glass

Some 29 fragments of glass, weighing 432g were retrieved from layer [003]. These comprised 12 fragments of vessel glass and 17 shards of window glass. The vessel glass was very fragmentary, although two bottle types could be discerned including a possible medicine bottle in pale blue glass with a flared or flanged lip on the opening of the bottle. A date range of c. 1820-1870 may be appropriate for the manufacture of the medicine bottle (Society for Historic Archaeology 2020).

Visible on one of the three Hamilton Bottle fragments were three embossed letters: "...MPA...". These bottles with their characteristic 'torpedo' shape usually contained mineral water and were patented in 1809. They were in general use by the c. 1840s and continued to be used throughout the 19th century (Hedges 1975, 13; Society for Historic Archaeology 2020b). The only other diagnostic fragment was a shoulder and neck from a bottle covered with corrosion deposits and whose function was not clear. The remainder of the assemblage was composed of undiagnostic fragments.

Seven of the window glass fragments comprised colourless sheet glass, whilst the remaining eight fragments were pale green with distinct ridged patterning on one side. Although no complete or diagnostic fragments were found from either colourless sheet glass or the ridged glass, the thickness of the glass ranged between 1.6mm to 3.1mm and 3.5mm thick, respectively for the two types.

Colourless sheet or cast glass was made in Britain from the later 18th century. It was manufactured by ladling molten glass onto an iron casting table and then rolled into large flat sheets, which were subsequently ground and polished on both sides. By the late 1830s an improved technique was developed, this involved large thin sheets of blown cylinder glass that could be polished without breaking by supporting them on a thick bed of wet leather. The product, called patent plate, was much cheaper to produce than cast plate (Historic England 2018, 35-6). The ridged patterned glass was likely used for a specialised purpose where light was required but transparency was not necessary, or given the part industrialised nature of the site, such properties as heat resistance may have been beneficial. In the 19th and 20th centuries, the market for specialised glass became increasingly important to glassmakers in Britain (op cit, 46).

Ironwork

Nine iron objects were retrieved from context [003]. All were heavily corroded, making identification problematical. Where the shape of the object could be discerned two iron strips and two round section items were noted. The round sectioned objects were comprised a length

of drawn wire and two interlinked pieces probably part of a chain. The objects were not closely datable.

Industrial residues

Metal working residues were present in the form of two pieces of slag, and a cone shaped piece of coke clinker (Plate x7). One of the fragments has the appearance of tap slag, commonly the result of bloomery iron smelting, whilst the other is undiagnostic, and does not possess any diagnostic surface morphology (Historic England 2015, 23). Both types of slag, given the date of the site, may be the result of puddling pig iron, a technique first started in the late 18th century. The iron would have been produced in a blast furnace and remelted in a (reverberatory) puddling furnace. This process produces waste slag which can closely resemble some forms of bloomery iron smelting slag, especially tap slag (op cit, 2015, 17). The presence of such material may be the result of materials used for consolidation or ground raising being brought in from further afield, such as the iron works on Great Ancoats Street (English Heritage 2011, 7).

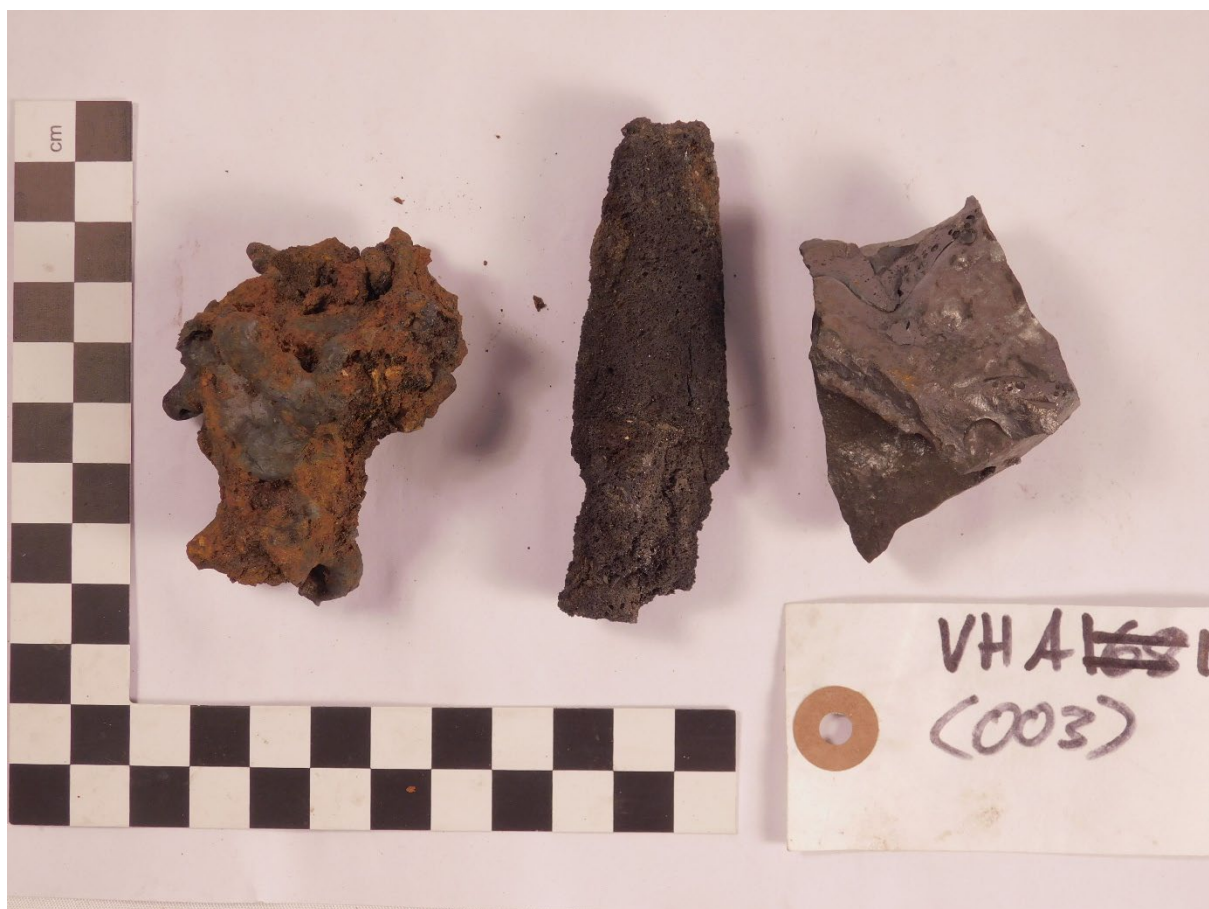


Plate x7: Industrial residues

Single examples of coal and a roofing slate were also found. Coal, as one of the preeminent indicators of the Industrial Revolution, and is a common find on 19th-century urban sites. Welsh roof slate is also a common find and is also redolent of that same period of industrialisation. In this instance, as one of the main urban roofing materials of the 19th century, its use was facilitated by the rapidly expanding railway network (Catling 2015).

Organic material

Layer [003] produced nineteen ecofacts which consisted of sixteen animal bones, a mother of pearl button and two marine shells. The animal bone mainly consists of fragments of long bones of principal domestic stock animals (these can include cattle, sheep, goat or pig) as well as part of a lower rodent jaw. Those bones deriving from principal domestic stock animals are likely the result of household food waste, rather than butchery. Rodents, particularly rats were abundant in 19th-century towns and cities, as commented on by Henry Mayhew in *London Labour and the London Poor* (quoted in Pemberton 2014) as a “formidable invader [that is] now universally diffused through the whole country, from whence every method has been tried in vain to exterminate it.”

The mother of pearl, single piece button, was 24.8mm in diameter x 3.7mm thick. It comprised a turned flat disc with two eye holes surrounded by a concentric ring with a second concentric ring close to the rim of the object (Plate x8). The button dates to c. 1800-1900.



Plate x8: Mother of pearl button

Single examples of a cockle and mussel shell were also retrieved from the deposit [003]. Although, the quantity of shells are not considered a statistically useful sample, this being between 200-600 shells from an individual context (Campbell 2015), their presence does provide very limited evidence of diet in the mid-19th century.

Discussion

Although the finds assemblage from the Victoria House site in Ancoats is fairly moderate in size and was derived from a single context – made ground deposit [003] – it offers a snapshot of everyday artefacts that were disposed of prior to the establishment of the woodyard. The date range of the assemblage may have its origin within the late 18th century, evident by the presence of late 18th-century dark glaze earthenwares and brown stoneware. However, much of the material indicates that there was continuous accumulation of discarded items from the early 19th century through to the decades around c. 1870. Typified by the presence of a clay tobacco pipe bowl and stem dating to c. 1820-40 and part of a hot water or ‘feet’ bottle datable to the 1870s, when such items were advertised by firms such as Doulton and Watts, Lambeth Pottery in London and were listed amongst the repertoire of Derbyshire potters from a Denby

catalogue of a similar date (Green 1999, 367; Oswald et al 1982, 156-8). As such, the assemblage comprises items of pot and glass used for food preparation – bowls and pancheons – and table ware such as mugs and plates. Brightly coloured industrial slipware was mass produced and inexpensive pottery available to less well-off households. Although, the occurrence of transfer printed fragments decorated with ‘Chinoiserie’ motifs illustrates further industrialised production of household commodities.

There are small hints of the diet of the people who lived and worked in Ancoats in the 19th century. Such as a few animal bones of principal domestic stock animals, which are likely to belong to cattle or sheep, and a rodent jaw bone signifying the ever present unwelcome visitor to houses where poor sanitation and refuse disposal were normal. Two marine shells, again, hint at diet and the part railways played in supplying live shellfish to Britain’s towns and cities. Dickens’, oft quoted maxim concerning oysters and poverty serving to underline the low status nature of this type of food stuff (Dickens 1836 and 1837).

Other indications of diet are demonstrated by the presence of ceramic ginger beer and glass soda water bottles. Ginger beer was a common drink by the 1830s, mentioned by Charles Dickens in *Sketches by Boz* (Askey 1981, 96) and at peak production in 1935, there were estimated to be 3000 breweries in England (Polak 2012, 183).

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APPENDIX 4: FIGURES

Figure 1: Site location

Figure 2: Trench location

Figure 3: Plan of the Evaluation Trenches

Figure 4: Plan of remains recorded in excavation area

Figure 5: Evaluation and Excavation results superimposed onto the 1:1056 Town Plan of 1851

Figure 6: Evaluation and Excavation results superimposed onto the 1:500 Town Plan of 1891



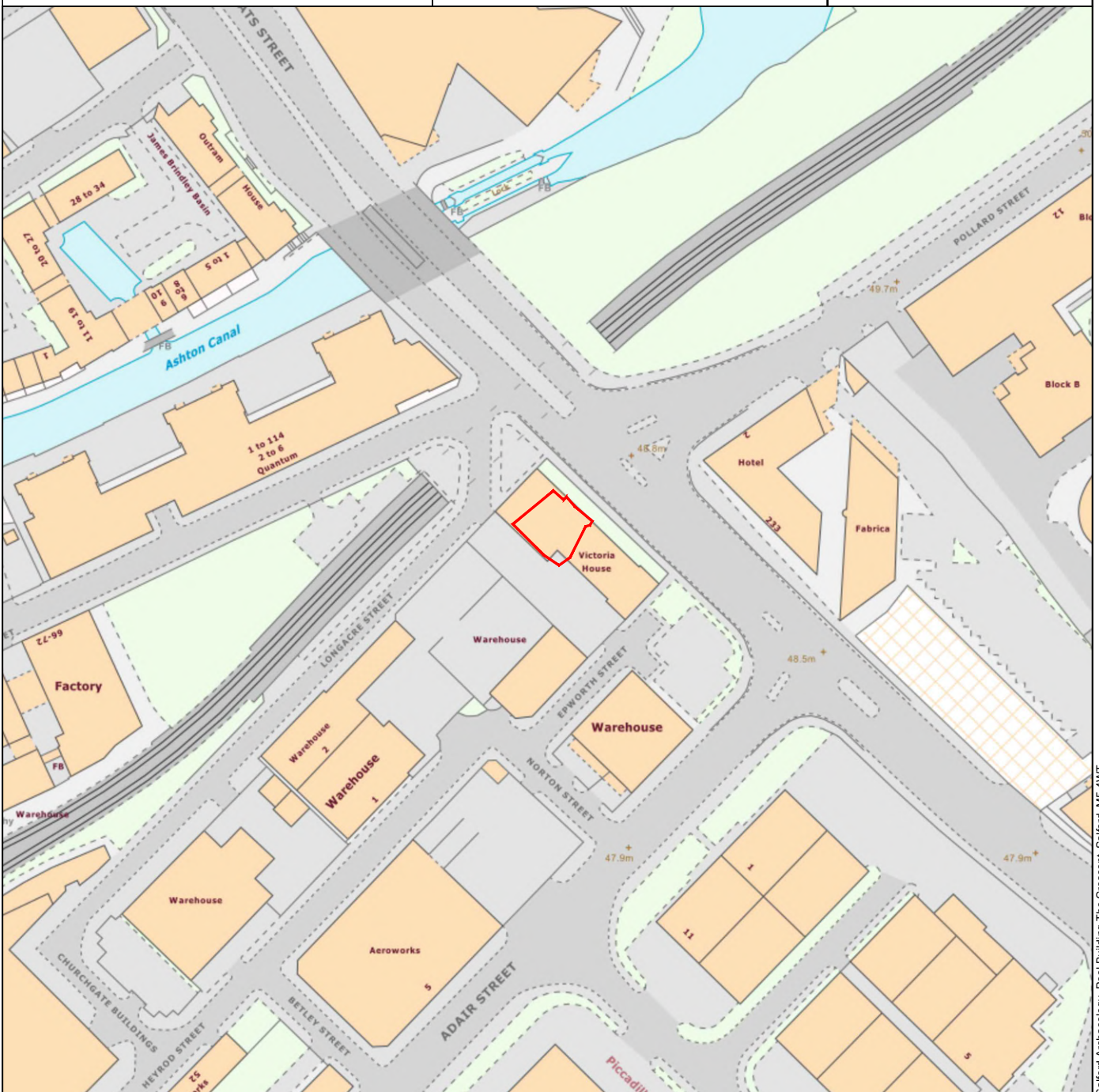
Figure 1:

Site Location

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385280

385320

398120

398120

398080

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398040

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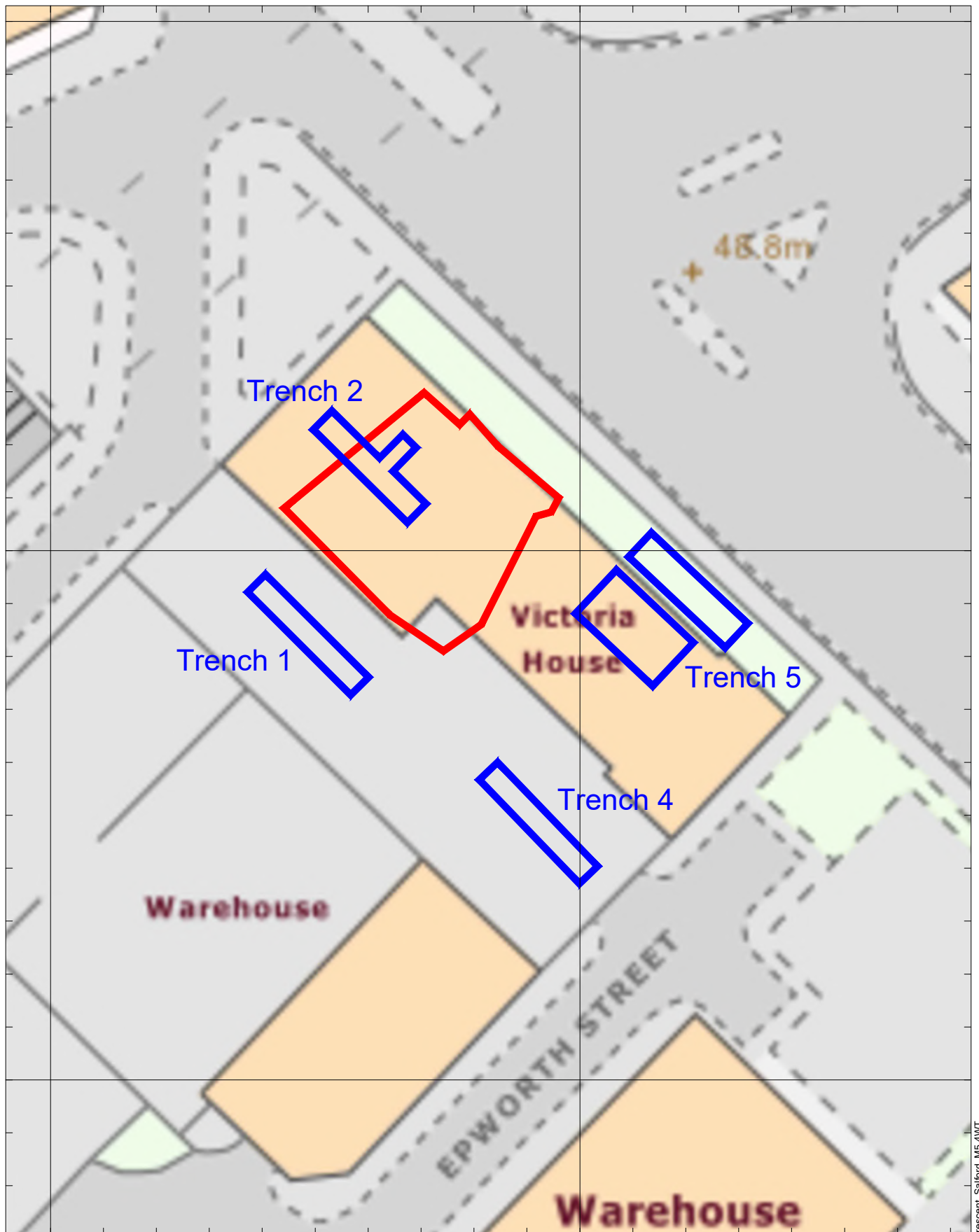


Figure 2:

Location of Evaluation Trenches and Excavation Area Superimposed onto Modern Mapping

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Key:

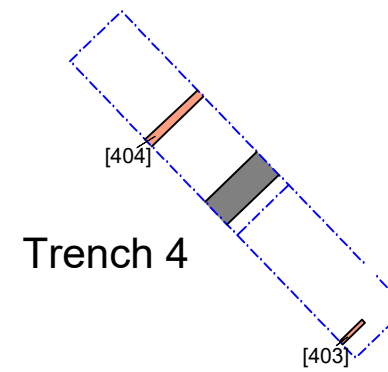
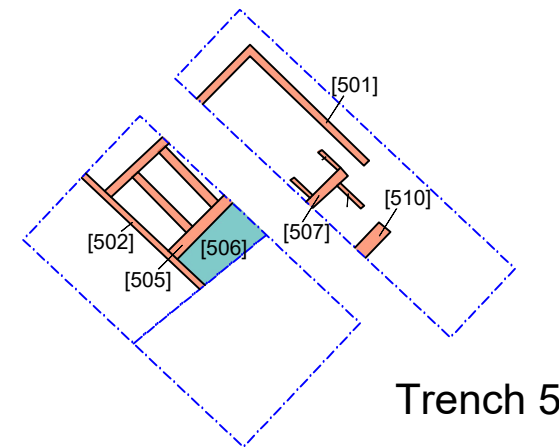
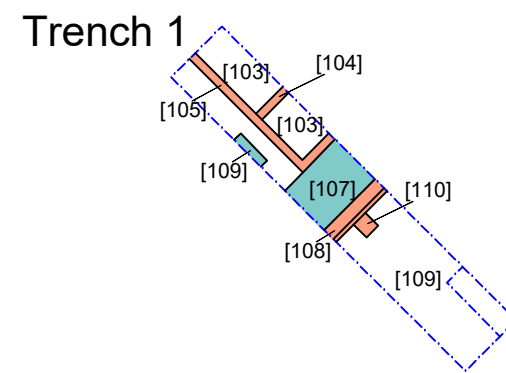
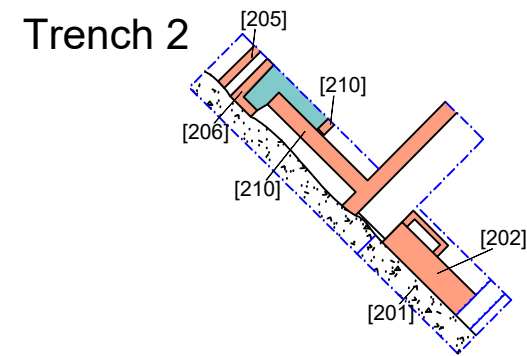
- Area of Excavation
- Evaluation Trenches


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20 m

Scale at A4 1:400



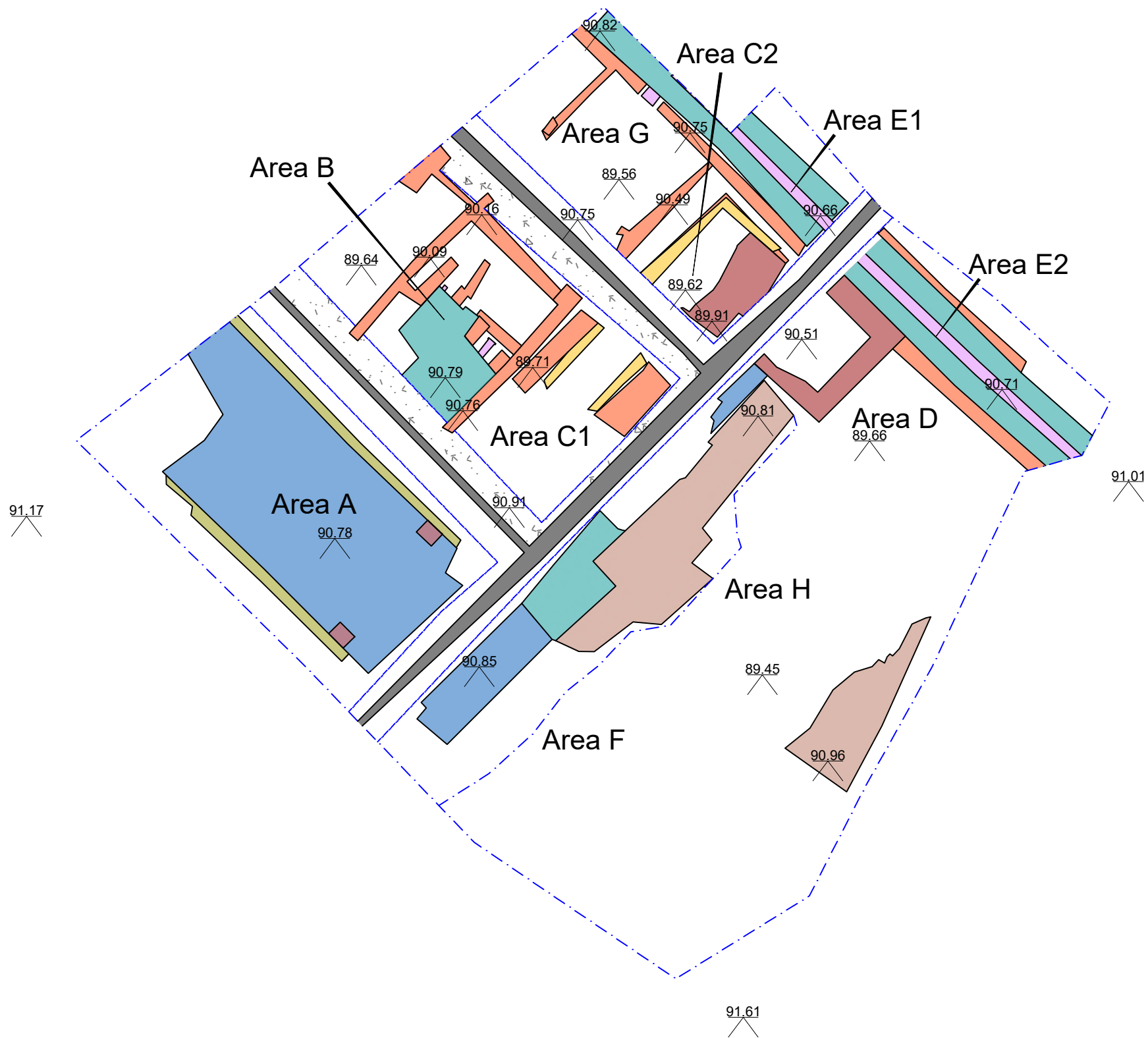
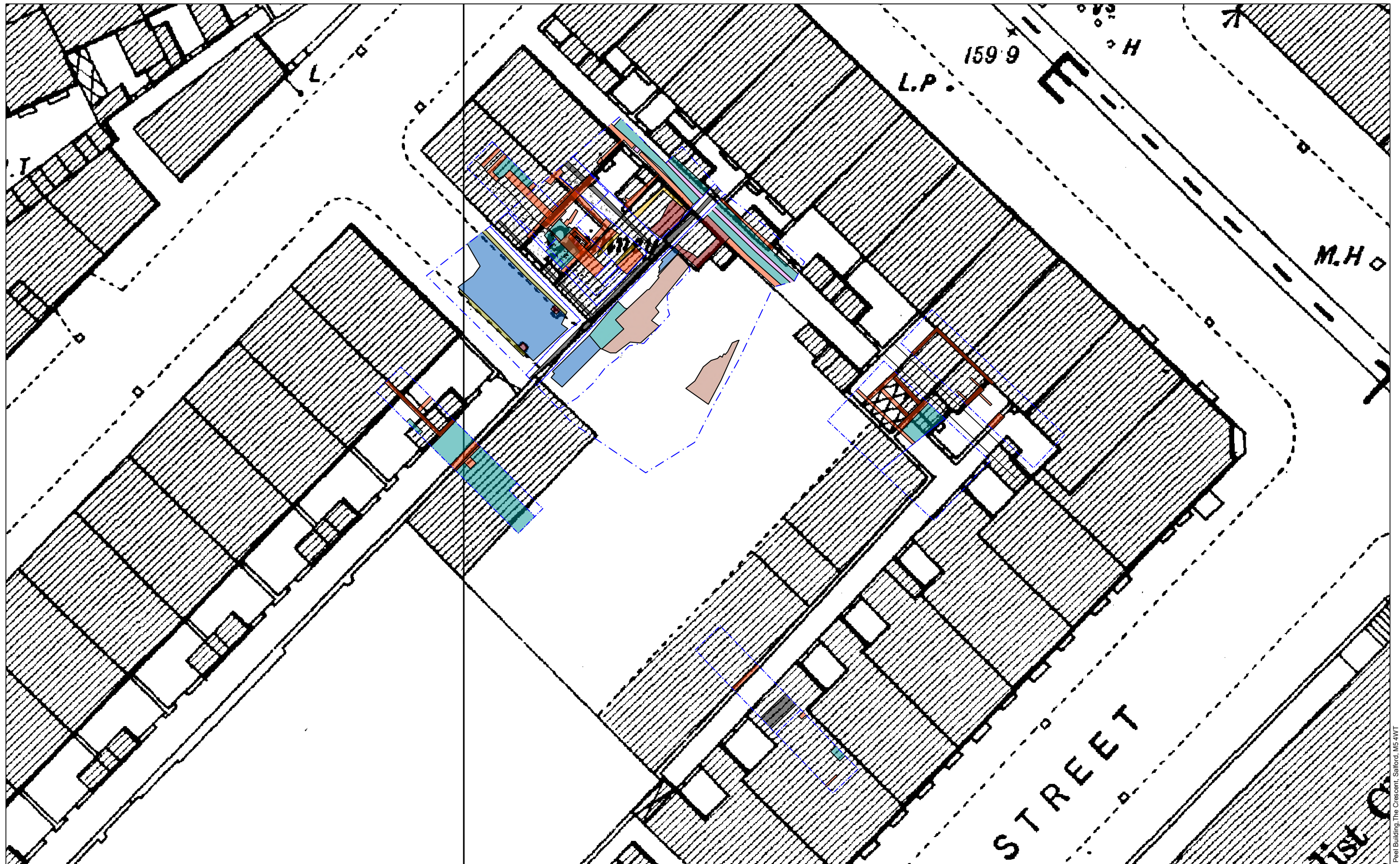


Figure 4:
Plan of remains recorded in excavation area





Figure 5:
Evaluation and Excavation Results Superimposed onto the 1:1056 Town Plan of 1851
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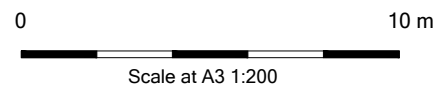


Figure 6:

Evaluation and Excavation Results Superimposed onto the 1:500 Town Plan of 1891

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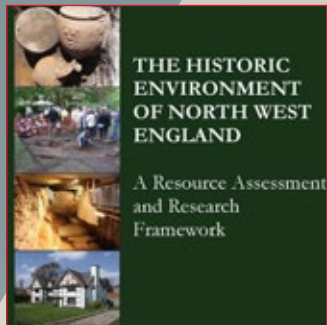


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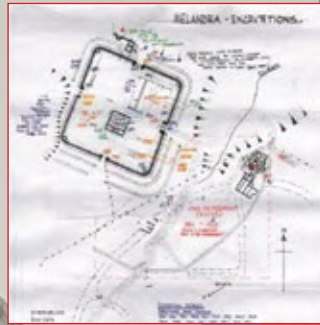
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Setts	Flags	Stone	Metal	Truncation
Brick Floor	Drain	Modern Intrusion		



CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



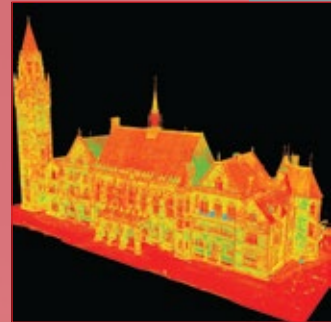
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BUILDING SURVEY



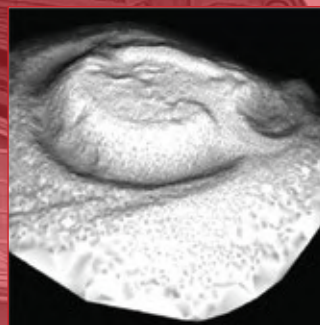
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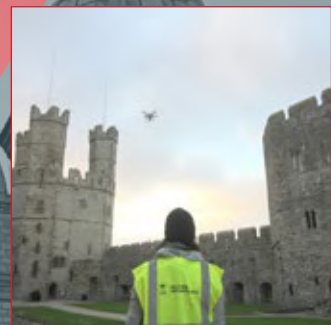
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



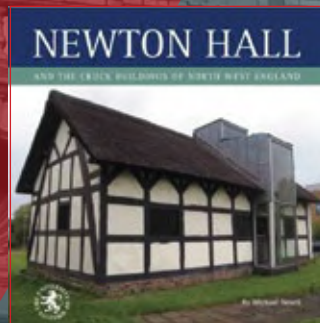
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

