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Salford
MANCHESTER

Archaeological Desk-Based Assessment

**Project RED –
Manchester Royal
Infirmary, Chorlton-
on-Medlock**

Client:
Vinci Construction UK

Technical Report:
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Report No:
2021/60



Site Location: The site is currently occupied by Manchester Royal Infirmary buildings and associated parking spaces in Chorlton-on-Medlock, Manchester. It is bounded by Upper Brook Street to the north-east, Grafton Street to the north-west and hospital buildings to the south.

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Summary

Vinci Construction UK are devising proposals for a new extension to Manchester Royal Infirmary. The development area is located to the east of the main hospital buildings, in an area currently occupied by the hospital's ambulance bay and located at Upper Brook Street and Grafton Street in the Chorlton-on-Medlock area of Manchester (centred on NGR SJ 85115 96324). In order to facilitate the planning process, Salford Archaeology were commissioned 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 in order to enable informed recommendations to be made for the future treatment of any surviving remains.

After the rapid expansion of Manchester from the late eighteenth century onwards, the agricultural landscape of Chorlton-on-Medlock transformed. The area was developed as a suburb of Manchester with middle-class families moving to the southern part of the town into newly built terraced houses and villas. There is little evidence to suggest that prehistoric, Roman or medieval remains survive within the development area. A cottage and farmland occupied the site from the early nineteenth century and it is likely that the site remained agricultural until the mid-nineteenth century.

During the mid-nineteenth century terraced houses were built along Grafton and Nelson Street. By the late nineteenth century another phase of development had taken place with houses constructed along Upper Brook Street and the newly built Lothair Street. The houses remained in use until the late-twentieth century when they were gradually demolished and replaced by the expanding Manchester Royal Infirmary. The proposed development site has the potential to contain remains associated with nineteenth-century housing. However, these features have limited potential to address any of the research agendas listed in the North West region's archaeological framework and no further archaeological investigation of them is required.

The development site also has the potential to contain remains associated with an early-nineteenth-century cottage, known as Clarence Cottage, that remained occupied by farmers until the mid-nineteenth century. Any remains associated with the cottage and urban farming are likely to be of local significance and any ground-breaking works associated with the proposed development have the potential to remove any buried archaeological remains. Therefore, it may be anticipated that archaeological investigation via a programme of archaeological evaluation trenching may be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance.

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

1. Introduction

1.1 Planning Background

In July 2021, Vinci Construction commissioned Salford Archaeology to carry out an archaeological desk-based assessment to support the proposed development at Manchester Royal Infirmary within Chorlton-on-Medlock, Manchester (referred to herein as 'the Site'). 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.

1.2 Government and Local Planning Policies

1.2.1 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 and Local Government, revised July 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.

1.2.2 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. In 2012 Manchester City Council adopted a core strategy, which is scheduled until 2027. The heritage strategy is set out in *Objective 6: The Environment* which summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Within this section, Policy EN 3 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).

2. Method Statement

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).

2.1 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;
- The North West England Regional Research Framework;
- The National Heritage List for England

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 early nineteenth century. The results of the historical and archaeological research are analysed against the current framework for the region, *The North West England Regional Research Framework*, in order to identify whether there is potential for Site to contribute to the current initiatives and research questions listed within the agenda.

2.2 The Document

The following presents the historical and archaeological evidence for the Site. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 2-9), is used to assess the significance of the remains (Chapter 6) and impact of the proposed development (Chapter 7). A mitigation strategy is outlined in Chapter 8, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Location

The Site (NGR SJ 85115 96324) is situated in the Chorlton-on-Medlock area of Manchester, immediately south of the city centre (Plate 1; Fig. 1). The Site is split in to three parcels of land situated within the grounds of the Manchester Royal Infirmary, to the north and east of the main hospital buildings. It is bounded by Grafton Street to the north-west, Upper Brook Street to the north-east, and Royal Infirmary buildings to the south. The Site lies at a height of approximately 40m Above Ordnance Datum (aOD) and is occupied by the current ambulance bay for the Manchester Royal Infirmary, parking spaces associated with the hospital and North Road connecting the Site to Grafton Street.

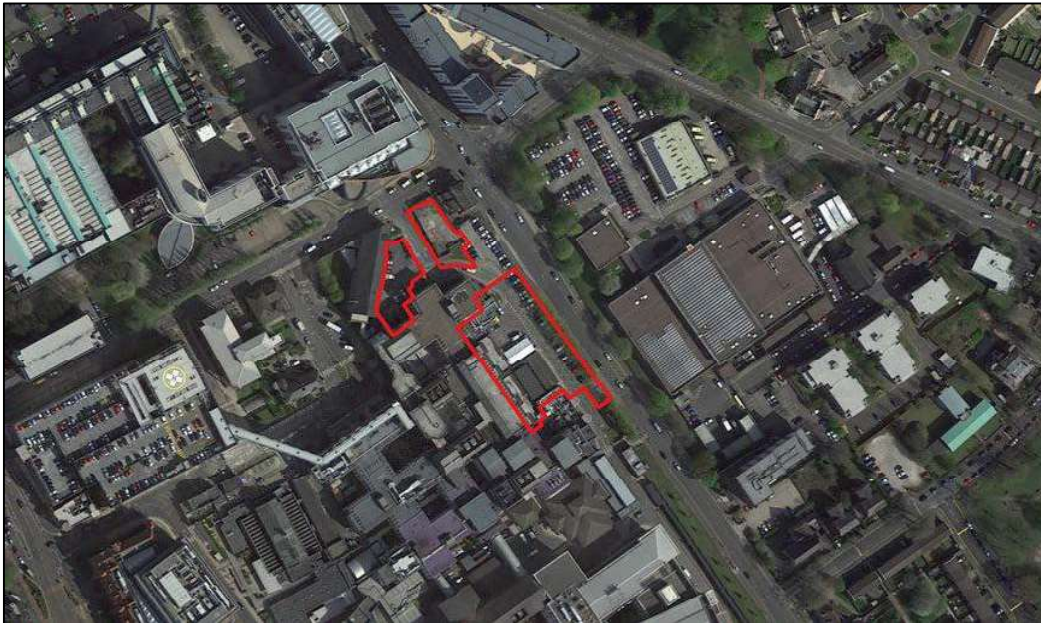


Plate 1: Recent aerial view looking north across the Site

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and 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, 125). The now culverted Corn Brook ran east-west approximately 360m north of the Site.

3.2 Geology

The Site is located on a band of solid geology comprising the Manchester Marls Formation, consisting of mudstone, which is overlain by superficial deposits of till. Directly west of the Site, the solid geology comprises of the Chester Formation, which consists of sandstone (British Geology Society).

3.3 Designations

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

There are twelve statutory listed buildings within a 250m radius of the Site (Table 1). The Victoria Park Conservation Area lies approximately 700m south of the Site. The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

List Entry No.	Description	Grade	NGR
1220310	60 Nelson Street (Part of The Pankhurst Centre)	II	SJ 8500 9629
1197896	The Pankhurst Centre (62 Nelson Street)	II	SJ 8499 9629
1220317	Outpatients Department of Manchester Royal Infirmary, former Lodge and Iron Railings fronting Nelson Street	II	SJ 8494 9623
1246450	Grove House (University of Manchester Accommodation Office; Formerly Student Health Centre)	II	SJ 8482 9620
1271459	Royal Eye Hospital	II	SJ 8490 9616
1246540	Royal Infirmary (including Cobbett House, Admin Block, Residential, X-ray Teaching Block and Chapel)	II	SJ 8493 9610
1246284	Former Central Lodge to Royal Infirmary, Railings and Gatepiers	II	SJ 8494 9605
1271081	Plymouth Lodge	II	SJ 8516 9650
1271094	Plymouth Grove Hotel (former)	II	SJ 8527 9644
1254712	Court Nursing Home, Swinton Grove	II	SJ 8538 9630
1271082	Mrs Gaskells House (84, Plymouth Grove)	II	SJ 8541 9633
1401667	Holy Trinity American Apostolic Church, Vicarage and Boundary Wall	II	SJ 8527 9620

Table 1: Summary of listed buildings within a 250m radius of the Site

4. Historical Background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2). Key sites are summarised in the Gazetteer of Sites (Section 5, below).

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

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

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). The Site is located nearby the River Medlock and Corn Brook (now culverted) (Arrowsmith 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic stone hammer and arrow head, for instance, were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) 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.

4.1.2 Archaeological Potential

There is no known evidence of prehistoric activity within the boundary of the Site and the likelihood for prehistoric remains is considered as low, especially given the later development of the Site.

4.2 *Romano-British Period*

4.2.1 *Archaeological Evidence*

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), situated c 2.2km north-west of the Site. The fort underwent several phases of development subsequently, the earlier defences being deconstructed and improved. 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. 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.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, 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, and eastwards across Deansgate to the area now occupied by Beetham Tower. Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well-connected in terms of trade and consequently lasted until the late third century AD.

A Greek coin was discovered during excavations at Weymouth Street in 1922 (HER 1372.1.0) and is situated approximately 140m north-west of the Site. Its presence may indicate Roman activity around the Site or it be linked to activity from the Roman fort at Castlefield.

4.2.2 *Archaeological Potential*

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

4.3 *Medieval Period*

4.3.1 *Historical and Archaeological Evidence*

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 and Brownbill 1908).

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-eleventh 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.

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 thirteenth 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*).

Chorlton-on-Medlock was originally known as Chorlton, and later, Chorlton Row (Farrer and Brownbill 1911, 251). The name Chorlton is believed to come from "farmstead of the freemen or peasants" (Mills 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith 2010, 3).

From the thirteenth century, the manor house Chorlton Hall was owned in thegnage by the local de Chorlton family. The land consisted of two plough-lands and at a rent of 20s and was owned by Gospatrick de Chorlton from 1202. The estate was later passed to the Traffords, the Hey family and then the Minshull family, who resided on the land and owned most of the township until 1793 (Farrer and Brownbill 1911). Throughout the medieval period Chorlton-on-Medlock remained a largely agricultural area associated with the hall (Lewis 1848). Chorlton Hall was located around 1km north of the Site and it is likely that the Site was also used for agricultural purposes throughout the period.

4.3.2 Archaeological Potential

Given the historic landscape of the Site, the potential for any remains associated with medieval agriculture and rural settlement should not be ruled out. However, due to later development on the Site and the lack of evidence of medieval settlement within the immediate area, the potential for such remains is considered low.

4.4 Post-medieval and Industrial Period

4.4.1 Historical and Archaeological Evidence

During the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams with Farnie 1992, 3). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

The distribution of settlement across Chorlton-on-Medlock during the late medieval and early post-medieval periods is unknown, however, Yates' map, surveyed in the 1770s, indicates that settlement was concentrated along the line of the Manchester to Stockport Road, what is now the A6 (Plate 2). In 1774, only 46 houses and 226 inhabitants were recorded within Chorlton Row (Brumhead and Wyke nd, ii; Arrowsmith 2010, 3).



Plate 2: Extract from Yate's map showing Chorlton row, surveyed 1770s

The industrialisation and growth of Manchester meant that from the end of the eighteenth century Chorlton-on-Medlock transformed from an agricultural landscape to an industrial suburb (Lewis 1848). After the opening of Oxford Road in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester. The centrepiece of this development was to be a new square, known as Grosvenor Square which was situated approximately 1km north-east of the Site.

In 1848, Lewis stated that with the “raising a new and beautiful town... having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district”. As a result of this, the population increase in Chorlton-on-Medlock was centred in the north of the township, in areas that lay ‘contiguous with the river’ (Lewis 1848). However, the initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith 2010). By 1821, the population had risen to 8209 (Brumhead and Wyke nd, ii-iii; Arrowsmith 2010). During the 1830s, Chorlton-on-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the boundary of the new municipal borough of Manchester and the area was split in to two wards: All Saints and St Luke’s (Farrer and Brownbill 1911, 252; Arrowsmith 2010).

Whilst the north of the town was developing as an industrial area, the south was home to the town’s wealthier population. Throughout the early nineteenth century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. In 1837 Richard Love was commissioned to plan a 70-acre private estate and by 1845 the Victoria Park Trust was formed, with a dozen houses being built on the estate. This estate was situated in Rusholme, south of Chorlton-on-Medlock and attracted professional classes and artists to the area. Only a few houses still exist today, and the area falls within the Victoria Park Conservation Area.

Within closer proximity to the Site survives 60 and 62 Nelson Street, a pair of grade II listed villas that were built around 1840 and are situated 60m east of the Site (HER 8498.1.0/ 8499.1.0). The villas are now home to the Pankhurst Centre and no. 62 was once occupied by Emmeline Pankhurst (Historic England 2021a). Furthermore, by 1819 a villa had been built only approximately 85m away from the Site on Nelson Street. This property was the home of George Royle Chappell, a Manchester fustian manufacturer, and became known as Nelson House. It was later used as a nursing institute before being demolished between 1988 and 2000 (Arrowsmith 2013).

4.5 The Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest available map of the area is William Johnson’s 1818 map of the parish of Manchester. Johnson’s map is too small a scale to plot buildings accurately, but it helps to characterise the wider area as largely agricultural. It shows houses mainly lining Oxford Road and Plymouth Street, with Nelson Street joining the two. From the position of two dwellings at the junction of Nelson Street and Brook Street on Johnson’s map, it is possible that houses were already built on the Site by 1818 (Plate 3).



Plate 3: Extract from Johnson's map of the parish of Manchester, 1818-19, showing the approximate area of the Site

The earliest reliable published map that shows the study area at a useful scale is Bancks & Co.'s map of 1831. The map shows the Site bounded by Grafton Street and Brook Street with part of Nelson Street passing through. Brook Street, later known as Upper Brook Street, was most likely named after Corn Brook which runs north of the Site and Nelson Street after Lord Nelson, naval hero from the Napoleonic wars (Arrowsmith 2013). The southern part of the Site remained rural with a field boundary crossing the area. A potential pond or extraction pit also crossed the Site. This area remained rural, with the same field boundary, until sometime between 1851 and 1891 (Plate 6; Fig. 5). Whilst north-west of Nelson Street dwellings and associated gardens and outbuildings had been constructed (Plate 4; Fig. 3).

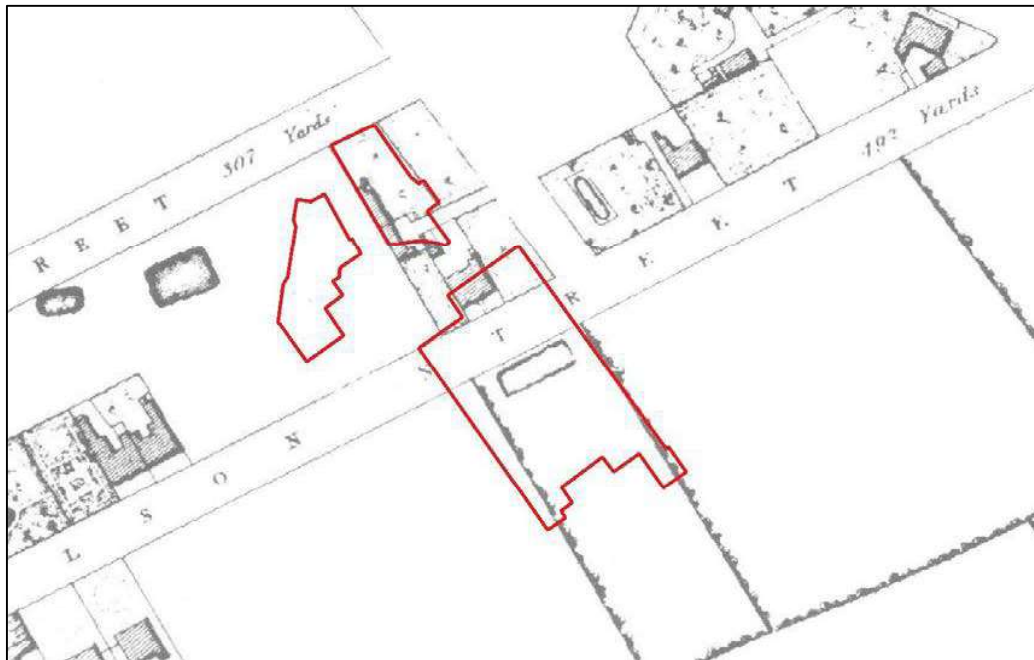


Plate 4: Superimposed boundary on Bancks & Co.'s map of 1831

The Ordnance Survey map of 1851 labelled the building south-west of Grafton Street as Clarence Cottage. It is possible that this is the same building shown in Johnson's 1818 map (Plate 3). Access to the cottage was reached via Upper Brook Street and Grafton Street. The census returns list from the same year listed the residents of the cottage as a farmer and his labourers, suggesting that agricultural labour was still present in the area (See Appendix 1) and provides further evidence that land was likely used for farming throughout the early nineteenth century.

The 1851 map also shows that terraced houses with rear yards and gardens had been constructed along Nelson and Grafton Street. The houses on Nelson Street appear to have a larger floorplan, approximately 100m², than those on Grafton Street, which were only 56m² (Plate 5; Fig. 4). The backs of the houses could be reached via a passage, leading from a road that was labelled on the 1950 Ordnance Survey map as Rumford Street (Fig. 8). The Ordnance Survey map of 1891 depicted the houses with stairs, suggesting that they were cellared (Plate 6; Fig. 5).



Plate 5: Site boundary superimposed onto an extract from the Ordnance Survey map of 1851

The census return of 1851 lists the many occupations of those living at Grafton and Nelson Street, including a cotton agent, merchants, salesmen and clerks. Other occupations also included a schoolmaster, teachers and governesses. Most of the houses also employed a servant, a feature typically found in a middle-class household (See Appendix 1). The 1964 Ordnance Survey map also records the house numbers for these streets, which may have changed as more houses were built but give an indication of who was living in the area throughout the period (Fig. 9).

The Ordnance Survey map of 1891 shows that Clarence Cottage had been rebuilt into a larger building (Plate 6), which was labelled on later mapping as 3 Grafton Street and as a beer house (Plate 8; Fig. 8). Census returns from 1891 and 1901 listed the

occupants of 3 Grafton Street, also named Bowling Green, as a publican (See Appendix 1). Clarence Cottage was rebuilt as early as 1879 when a newspaper reported that an application for a transfer of a beer license to the Bowling Green Hotel had been refused. The hotel was described as ‘a new house erected in Grafton Street’ that had been ‘entirely rebuilt within the last few months’ (*Manchester Evening News*, 29th July 1879).

Between 1850 and 1891 the detached villa on Nelson Street, labelled as Brookfield House, was also extended. The Manchester poor rate assessments of 1888 described the property as a house and stable (Poor Rate Assessments 1888). Previously a square-shaped block, the house was shown on the 1891 Ordnance Survey map with an extension at the back, a flight of stairs leading to a central doorway, suggesting that the house was cellared, and with a bay window on either side of the doorway (Plate 6).

The 1891 map also shows that streets to the south-west of Nelson Street had been constructed. A row of terraced houses along Upper Brook Street and stables with an enclosed yard on Lothair Street can be seen within the boundary of the Site. It is likely that Lothair Street was developed between 1851 and 1877 as a newspaper advertised the sale of cobs at the stables at 1 Lothair Street in 1877 (*Manchester Courier and Lancashire general Advertiser*, 19th November 1877). The earliest census records that contained entries for Lothair Street and 238-244 Upper Brook Street is the 1881 census list (See Appendix 1). The 1881 census returns for these streets lists the occupations such as commercial travellers, clerks, a dressmaker, a chemist shopman and also the manager of a mantle showroom.



Plate 6: Site boundary superimposed onto an extract from the Ordnance Survey map of 1891

The Site saw little further development after 1891 and throughout the early twentieth century (Figs 6 and 7). By 1895 two cottages were built on the land adjacent to the Bowling Green Hotel (Slater 1895, 572) and can be seen on the 1908 Ordnance Survey map of the Site (Plate 7; Fig. 6).



Plate 7: Site boundary superimposed onto an extract from the Ordnance Survey map of 1908

The Ordnance Survey map of 1950 shows that Brookfield House on Nelson Street had been demolished and the Bowling Green Hotel had been extended into an L shape, aligning with Grafton Street (Plate 8; Fig. 8). The cottages behind could be accessed via a passage next to the hotel to an area labelled on the map as Grafton Place. A photograph of the public house was taken around 1970 showing the front of the building from Grafton Street and the passage leading to Grafton Place (Plate 9). A second photo shows the front and side of the public house and the site of demolished houses on Grafton Street (Plate 10).

Manchester Royal Infirmary occupies a large area south-west of the Site. The hospital was founded in the city centre in 1752 but by 1908 it had moved out of the town to its current site on Oxford Road. Initially built with 500 beds, it underwent a series of changes and expansions in the next few decades (Description of 'The Manchester Royal Infirmary [1752]-2002, <https://archiveshub.jisc.ac.uk/data/gb133-mm3-16/mm3/9/6>). The rows of terraced houses occupying the Site in the early twentieth century can be seen in aerial photographs taken of the hospital in 1922 (Plate 11) and 1927 (Plate 12). However, modern mapping shows that all the buildings within the Site have now been demolished and replaced with hospital buildings, a road and parking spaces (Fig. 2).

Manchester Royal Infirmary underwent a major rebuilding in the 1980s and it likely that the hospital buildings that currently occupy the Site were built then. A public house at 3 Grafton Place is still visible on the map yet aerial photography shows that this building has now also been demolished (Plate 1).

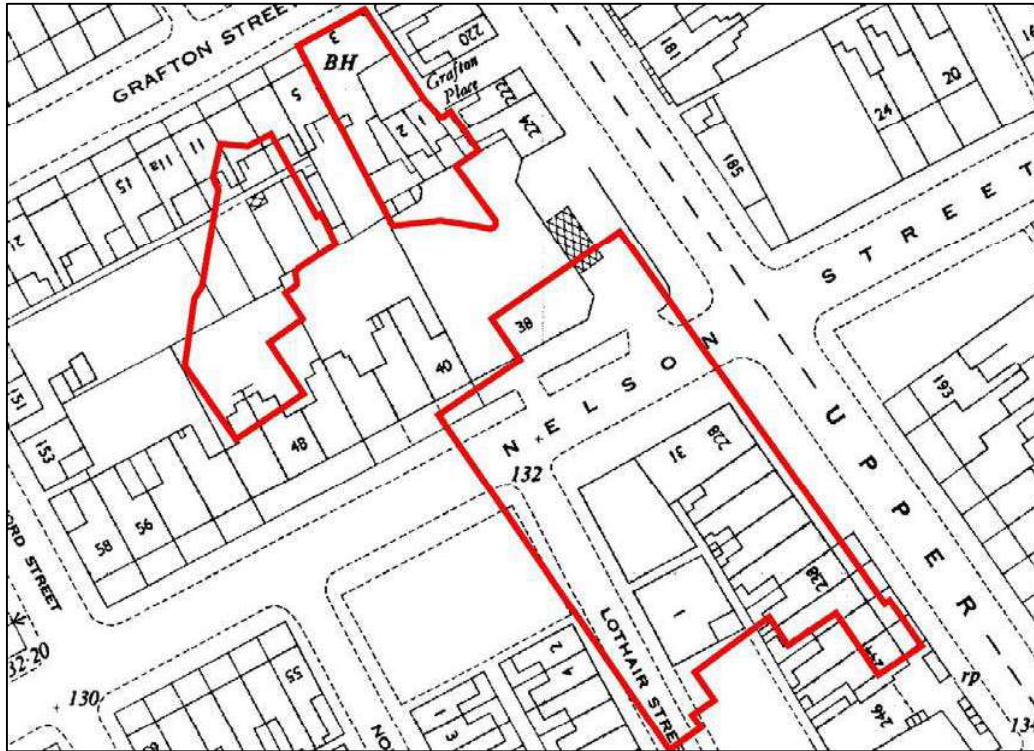


Plate 8: Site boundary superimposed onto an extract from the Ordnance Survey map of 1950



Plate 9: The Bowling Green Hotel, Grafton Street, 1970



Plate 10: The Bowling Green Hotel, Grafton Street, 1970



Plate 11: Aerial photograph of Manchester Royal Infirmary and the Site, 1922



Plate 12: Aerial photograph of Manchester Royal Infirmary and the Site, 1927

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these heritage assets is drawn primarily from the historic map regression analysis. The locations of the gazetteer entries are given on Figure 10 (*Appendix 2*).

Gazetteer Entry 01

Site Name	Houses of Upper Brook Street (site of)
Designation	No designation
Period	Nineteenth century
NGR	SJ 85141 96300
Source	OS mapping
Description	The houses of Upper Brook Street were constructed during the mid-nineteenth century (between c 1850 and 1881). The 1891 OS map shows the houses may have been cellared. Mapping shows that the houses were still standing in 1964 and were demolished sometime later.
Assessment	It is possible that remains of the houses survive <i>in-situ</i> , as no buildings have been built over the site of the houses. However, a road and parking spaces now cover the footprint of the former dwellings, and it is possible that the construction of these may have damaged any remains. Furthermore, it is unlikely that this area contains buried remains of archaeological interest.

Gazetteer Entry 02

Site Name	1 Lothair Street (site of)
Designation	No designation
Period	Nineteenth Century
NGR	SJ 85123 96295
Source	OS mapping
Description	The houses of Lothair Street were constructed during the mid-nineteenth century (between c 1850 and 1881). This includes 1 Lothair Street, which falls within the boundary of the Site and was described as a house and stable.
Assessment	The site of 1 Lothair Street now lies beneath the modern hospital building. Any buried remains are likely to have been destroyed during the construction of the hospital. Furthermore, it is unlikely that this area contains buried remains of archaeological interest.

Gazetteer Entry 03

Site Name	Bowling Green Hotel and Bowling Green Cottages (site of)
Designation	No designation
Period	Nineteenth century
NGR	SJ 85066 96378
Source	OS mapping
Description	A public house built in 1877 and extended between 1922 and 1950. The census returns show that a publican and their family resided at the hotel in 1891 and 1901. The building remained a pub until it closed in 2011. Also, two cottages built between 1850 and 1891 on the land adjoining the Bowling Green Hotel.
Assessment	The area has not been developed since the demolition of the buildings and so archaeological remains of the public house and cottages likely survive <i>in-situ</i> . However, buried remains of archaeological interest within the footprint of the hotel would be those associated with Clarence Cottage.

Gazetteer Entry 04

Site Name	Clarence Cottage (site of)
Designation	No designation
Period	Unknown
NGR	SJ 85074 96362
Source	Bancks & Co.'s map; OS mapping
Description	A cottage shown on Bancks & Co.'s 1831 map and also present on the 1851 OS map. 1851 census returns list the occupiers as a farmer and his labourers. The cottage was replaced in the late nineteenth century by the Bowling Green Hotel.
Assessment	It is possible that below ground remains associated with the cottage may survive within the Site.

Gazetteer Entry 05

Site Name	Houses on Nelson and Grafton Street and Associated Garden Space (site of)
Designation	No designation
Period	Nineteenth century
NGR	SJ 85049 96353
Source	OS mapping
Description	Terraced houses lined both Grafton and Nelson Street. OS mapping shows that they were built before 1851 and were demolished in the late twentieth century. The 1891 OS map shows the houses were cellared. The rear of some of these houses and gardens associated with them fall within the boundary of the Site.
Assessment	It is possible that remains of these houses and their cellars survive within the Site. There is also potential for evidence of earlier agricultural activity to remain within the soil/garden space. However, the construction of the parking spaces associated with the hospital may have interfered with any remains. Furthermore, it is unlikely that this area contains buried remains of archaeological interest.

Gazetteer Entry 06

Site Name	Brookfield House (site of)
Designation	No designation
Period	Nineteenth century
NGR	SJ 85102 96345
Source	OS mapping
Description	A detached house and stable first shown on Bancks and Co.'s map in 1831. OS mapping shows that the building was extended between 1850 and 1891 and was demolished before 1950.
Assessment	The front of the house falls within the boundary of the Site which now lies underneath North Road and existing hospital buildings. It is possible that some remains of the house and its cellar may survive. However, it is unlikely that this area contains buried remains of archaeological interest.

Gazetteer Entry 07

Site Name	Bell Pit/ Brick Pit
Designation	No designation
Period	Unknown
NGR	SJ 85100 96303
Source	OS mapping; Bancks & Co.'s 1831 map
Description	Potential bell or brick pit shown on early mapping of the Site and was covered up by 1851.
Assessment	Hospital buildings now cover this area of the Site and so any the potential for any remains associated with brick or bell pits to survive are low.

6. Significance

6.1 The Policy Context of 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.

6.2 Assessment Methodology and Significance Criteria for Below-Ground Archaeological Remains

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 March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

6.3 *Baseline Significance Conditions*

6.3.1 *Period*

There are no known prehistoric, Roman, medieval or post-medieval sites within the Site or its immediate vicinity and the potential for remains deriving from this period is considered to be very low.

There is some potential for the presence of archaeological remains dating from at least the early nineteenth century as the Site was occupied by a cottage and farmland.

There is also some potential for the presence of archaeological remains dating from the mid-late nineteenth century within the Site. These remains would most likely be associated with the nineteenth-century housing that occupied the Site. The Site is therefore not significant due to period.

6.3.2 *Rarity*

Remains dating to the industrial period would not be considered rare, as many terraced houses were constructed within Manchester during this period and many of them remain standing. However, any remains associated with farming throughout the period would be considered significant due to rarity.

6.3.3 *Documentation*

The historical development of the Site from the early nineteenth century 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.

6.3.4 *Group Value*

The potential archaeological remains within the Site are contemporary and may therefore have some group value.

6.3.5 *Survival / Condition*

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown.

6.3.6 *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 proposed development.

6.3.7 *Diversity*

The heritage assets within the Site relate to the development of Chorlton-on-Medlock as a suburb of Manchester and mid-nineteenth century urban farming. They comprise of nineteenth-century terraced houses, a nineteenth century public house and an early nineteenth century cottage. Therefore, the assets may not be considered significant due to diversity.

6.3.8 Potential

There are no known prehistoric sites within the Site or its vicinity and the potential for remains deriving from this period is considered to be very low. Similarly, there are no known Roman or medieval sites within the Site or its immediate environs, and the potential of remains from these periods is considered to be low.

The Site has the potential contain the remains of an early-nineteenth-century cottage that has been highlighted as an area of archaeological potential (Fig. 11). The investigation of traditional farms expanding in an urban environment during this period has been recognised as a legitimate avenue of research. Clarence Cottage is shown on the first available map of the area (Fig. 3) and the positioning of buildings on Johnson's map suggest that it may have been on the Site as early as 1818. The survival of remains associated with the cottage may have the potential to address the research agendas set out in the *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007; <https://researchframeworks.org/nwrf/>), including *Initiative 7:13*:

"Produce a regional study of farming in the period 1750-1950 that examines areas of continuity and change and highlights areas of rare, regionally specific and innovative practices."

(<https://researchframeworks.org/nwrf/the-industrial-and-modern-period/#section-21>)

There is also the potential for the remains of Clarence cottage to contribute to wider research questions posed in the framework, including Research Question Ind06:

"How did the industrial farm evolve and farming practices develop during this period?"

(<https://researchframeworks.org/nwrf/researchframework/v1/question/question-5e1745f4311d6/>)

6.4 Significance of Below-Ground Archaeological Remains

It can be concluded from the information gained from the desk-based research that the Site is of archaeological interest and may contain remains of local significance. The Site has the potential to contain remains of an early-nineteenth-century cottage that was occupied by local farmers (see Fig 10 and 11).

The Site also has the potential to contain below ground remains of remains of nineteenth-century housing, but this is of little archaeological significance.