



University of
Salford
MANCHESTER

Archaeological Desk-Based Assessment

Land to the west of
Rodney Street,
Ancoats,
Manchester

Client:

Wates Construction Ltd

Technical Report:

Salford Archaeology

Author:

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Report No:

SA/2022/25



Site Location: The development area is located within the Ancoats area of Manchester and is bounded by Tribe Ancoats Apartments to the north, Rodney Street to the east, Jersey Street to the south and Wadeford Close to the west.

NGR: Centred at NGR 385300 398966

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Summary

Wates Construction Ltd, on behalf of Manchester City Council, are devising proposals for the redevelopment of land to the west of Rodney Street, in the Ancoats area of Manchester (centred on NGR 385300 398966). The proposed development scheme will provide housing, comprising a mixture of apartments and townhouses. In order to support the planning application for the scheme, Wates Construction Ltd commissioned Salford Archaeology to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the future treatment of any surviving remains.

Former agricultural land within the development site had been divided into a grid of streets by the end of the 18th century, and terraces of worker's houses had already been erected at Prussia Street and Richmond Street. By the early 19th century, the remainder of the proposed site had been developed into various types of workers' housing. Mid-19th-century mapping indicated that double-depth houses fronting Prussia Street, the south side of William Street and north side Elizabeth Street contained cellars. Plots of back-to-back houses were also clearly marked on the mapping to the north and south of Whitehead's Buildings. The back-to-back houses had been converted into through-houses by the beginning of the 20th century.

The same arrangement of buildings survived within the Site until the 1960s, when slum clearances were underway, resulting in the widespread demolition of dwellings. Derwent house was erected on the site of the former houses by the end of the 1960s. Derwent House has since been demolished, and the proposed development site currently comprises scrubland.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include historic field boundaries, late 18th-century workers' houses and early 19th-century workers' houses. Most of the potential buried remains would be of local significance.

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that this could be achieved via a programme of trial trenching, which would aim to establish the presence or absence of any buried archaeological remains and, if present, assess their extent, condition and date.

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

Wates Construction Ltd have prepared a planning application for a development scheme at land to the west of Rodney Street, Ancoats Manchester (referred to herein as 'the Site'). The proposed development will provide 128 homes, comprising a mixture of apartments and townhouses. The delivery of these proposals will necessitate earth-moving works that have potential to damage or remove any below-ground archaeological remains.

In order to support the planning application, Wates Construction Ltd commissioned Salford Archaeology within the University of Salford to carry out an archaeological desk-based assessment of the Site, which was intended to establish, as far as possible, the nature and significance of the archaeological resource, in order 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. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

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

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

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

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late-eighteenth century. 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 the 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 2-11), 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 (centred on NGR 385300 398966) is located in the Ancoats area of Manchester and is bounded by Tribe Ancoats Apartments to the north, Rodney Street to the east, Jersey Street to the south and Wadeford Close to the west (Plate 1; Fig. 1). Ancoats Conservation Area is situated immediately to the west of the Site. The Site is currently undeveloped and comprises scrubland. The Site lies at a height of approximately 53.3m above Ordnance Datum (aOD), with land falling to 50.6m aOD to the south of the Site.



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 the north. The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

3.2 Geology

The Site is located on a band of solid geology comprising the Collyhurst Sandstone Formation - Sandstone, in an area previously dominated by wind-blown deposits, and which is overlain by superficial deposits of Devensian Till. (British Geology Society).

3.3 Designations

The Site does not contain any statutory designated sites such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens. The Site is located immediately to the east of the Ancoats Conservation Area which is a local designation.

Ancoats Conservation Area Description:

"The streets of Ancoats were laid out during the latter part of the 18th century, with little development taking place other than small houses and shops along Great Ancoats Street and Oldham Road. Survey work for the Rochdale Canal was carried out by James Brindley in 1765. The knowledge that its construction would make the transport of raw materials and finished goods more convenient gave industrialists the confidence to build their cotton mills. The first mills were built in Ancoats as early as 1790. From the opening of the Rochdale Canal in 1804 through to 1912, the development of mills continued on a much larger scale, and enough of these buildings remain to enable the progress of mill design to be appreciated today.

The first single-class housing area in the country was built in 1889 to provide homes for mill workers in Ancoats. This block, called Victoria Square, was the first example of municipal housing in Manchester, which was followed shortly by the development of model housing in adjacent Anita Street (originally known as Sanitary Street).

The substantial economic activity generated by such a concentration of mills was halted by the slump in the cotton industry in the 1930's. Thereafter, the prosperity of the mills declined steadily, and the only new industry to establish itself in Ancoats was newspaper printing. In 1939, the Daily Express newspaper company opened new premises, which were built in the "functional" style, using new curtainwall technology identical to that of the company's buildings in London and Glasgow."

Ancoats and its buildings today

"Ancoats, with its concentration of mill buildings, is an important landmark in the history of the Industrial Revolution. Old Mill, which is probably the oldest surviving in Manchester, was built in two phases in 1798 and 1801. It is one of the group of Murray's Mills and was constructed around a courtyard, with a canal basin and tunnel under one of the mills and Redhill Street, connecting it with the Rochdale Canal.

The firm of McConnel and Kennedy, whose group of mills was the largest cotton employer with 1500 workers, claimed to be the first to run spinning mules by steam power. Sedgwick Mill, dating from 1818-1820, is the oldest of the group still standing, and it is believed to be the oldest surviving iron-framed, fireproof factory in Greater Manchester.

Beehive Mill, completed in 1824, has internal timber construction with rare cast-iron roof trusses, whilst the warehouse part has stone flag floors supported on cast-iron T-beams. The roof is a very early castiron spaceframe structure, unique in the area. These three groups of buildings, together with Brownsfield Mill on the other side of Great Ancoats Street, represent the chronological development of cotton mill architecture from 1800 to the 1920's. Together they constitute the first industrial estate in the world.

Although the area is dominated by the massive mill buildings, it also contains other listed buildings of differing character. The Victoria Square housing, noted earlier, is a five-storey block of flats dating from 1889. Built in red brick with a pitched slate roof and in the form of an enclosed courtyard, it may fairly claim to be one of the most successful local authority housing schemes in Manchester, due in part to its enclosure of shared inner space.

Modern printing technology has meant that the original Daily Express building is not now used for that purpose, although it is still in commercial use. Printing now takes place in new premises to the rear of the original building.

The Crown and Kettle public house on the corner of Oldham Road and Great Ancoats Street, is a late 19th Century buff brick, Gothic-style building with stone traceried windows.

These latter buildings, together with the older non-listed buildings in the area, provide a contrast of architectural styles with the with the surviving massive mill buildings. The character of the area remains largely industrial, therefore any new development must ensure retention of that character through detailing and the use of compatible materials. The maintenance of road surfaces, kerbstones and street lighting, together with vacant site enclosures and "hard and soft" landscaped areas will also be essential."

There are also two statutory listed buildings within a 300m radius of the Site (Table 1). The scheme will not have a physical impact on these designated heritage assets and they are therefore not considered further in this report.

List Entry No.	Description	Grade	NGR
1291735	Beehive Mill	II*	SJ 8509 9871
1247550	Union Street Bridge (Rochdale Canal)	II	SJ 8516 9863

Table 1: Summary of listed buildings within a 300m 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 – 2300 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).

Physical indications of human activity in the Manchester area are provided by a small number of residual finds. A Neolithic stone hammer and arrowhead, 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 for prehistoric activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very low.

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 southwest 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 ongoing 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 northwest 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 southeast, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The Roman Road from Manchester to Castleshaw likely followed the course of the present Old Mill Street, which is located approximately 550m to the south of the Site. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD.

4.2.2 *Archaeological Potential*

The potential for any remains of Romano-British activity to exist within the Site is considered to be very 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 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

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*).

The Site is situated within the Ancoats area of Manchester. The name Ancoats is believed to originate from *Elnecot*, and the Old English *ana cots*, meaning 'lonely cottage' (Cooper 2002, 13). The area likely remained rural during the medieval period and is first mentioned in land grants dating back to the 13th century. In 1908 Swindells described it as 'an almost idyllic rural backwater' (Swindell 1908, 19-26). In 1320 Ancoats was recorded in a survey as forming eight hamlets in the township of Manchester, within the Salford hundred (Harland 1861). It is believed that these dwellings, formed mainly of cottages and farmhouses, may have been along Ancoats Lane (now Great Ancoats Street), Newton Lane (now Oldham Road) and Butler Lane (Miller, Wild and Little, 2007, 25).

4.3.2 Archaeological Potential

Given the later development of the Site and the lack of evidence of medieval settlement within the immediate area, the potential for medieval remains to survive with the Site is considered to be low.

4.4 Post-medieval and Industrial Period

4.4.1 Historical Setting

Ancoats likely remained largely rural during the post-medieval period, with the most significant building in the area being Ancoats Hall. The manor of Ancoats was held by the Byrons of Clayton Hall for over four hundred years until they sold it to Oswald Mosely. Oswald Moseley built the timber-framed building at Ancoats Hall in 1596. Ancoats Hall overlooked the River Medlock on the eastern fringe of the area (Miller, Wild and Little, 2007, 25) and was described by Bruton as 'beautifully situated above the Medlock with lovely views over the green wooded country'. The Mosleys held the manor for the next two centuries until it was bought by mill owner George Murray who altered it into a Victorian brick-built mansion (Rose *et al*, 2011, 5).

Ancoats retained a semi-rural aspect until the late 18th century, but by 1800 the area had been transformed into an industrial suburb (Miller and Wild 2007). This transformation began in the 1770s when land owned by the Leigh family was sold to Thomas Bound, a builder, who then sold it on to others for development (Little 2002, 31). William Green's *Map of Manchester and Salford*, surveyed between 1787 and 1794 (Fig. 3), shows that development was initially focused on Great Ancoats Street and Oldham Road. The map also depicts the main elements of the existing street plan

laid over the former agricultural fields. The principal driving force of development was the national demand for textiles, particularly cotton, and the introduction of steam-powered spinning mills (Williams and Farnie 1992, 3).

The earliest textile factories consisted of water-powered mills erected along Shooter's Brook to the south of Union (now Redhill) Street. There is some evidence to suggest, for instance, that New Islington Mill and Salvin's Factory originated in the late 1780s as water-powered textile mills situated on the bank of Shooter's Brook (Miller and Wild 2007). New Islington Mill was 285m to the south of the Site. However, Shooter's Brook was a small watercourse, and in seeking a solution to the inadequate power supplied to their waterwheels from the brook, some manufacturers experimented with steam power. Notably, John Kennedy is reputed to have first applied steam power to one of his spinning mules whilst renting space at Salvin's Factory in 1793 (Lee 1972, 9).

The invention of steam engines, and the demand for textiles, caused an explosion of factory building in Ancoats (Little 2002, 31). Development was accelerated by the construction of the Rochdale and Ashton under Lyne canals, which offered cheap and reliable transport for goods and materials (Miller and Wild 2007). The Ashton Canal was proposed in 1791 and would link the factories in Manchester to the collieries in the Ashton and Oldham area. An Act of Parliament was passed in 1792, and construction commenced immediately under the direction of Edward Banks (Hadfield and Biddle 1970). The Ashton Canal opened in 1799. Many of the mills in Ancoats depended on the developing network of short branch canals for transport, coal and water for their steam-power plants.

4.4.2 The Rochdale Canal

The Rochdale Canal (HER 1386.2.0), located c 100m to the south of the Site, was authorised by an Act of Parliament in 1794 and was linked to the Ashton Canal at Piccadilly in 1800. The canal linked Manchester with the ports of the East Coast via the rivers Aire and Trent and to Liverpool via the Ashton to Bridgewater Canal. These links made Piccadilly Basin a focus for trans-shipment goods and a key location in the canal network (Miller 2007, 16).

The first design for the Rochdale Canal Basin was proposed in 1796, and revised in 1804, although neither of these proposed schemes were carried out. The Rochdale Canal Company's first warehouse was eventually constructed in 1806, at the end of one of the canal arms to the east of Dale Street and survives today as Dale Warehouse. Dale Street effectively divided the basin into two with a smaller, western section bounded by Lees Street, London Road (later Piccadilly) and Ducie Street. The eastern section was bounded by Back China Lane, Upper Stanley Street, Leech Street and Ducie Street. A plan drawn up in 1810 closely resembles the final layout, and proposed 23 wharf plots, with two general wharves and the four buildings that had been completed by that stage (Maw *et al* 2009, 22; Plates 2 and 3).

After the development of the Dale Warehouse, the company's offices were constructed immediately to the south-east in 1807, with two sheds located between the two arms. This range of buildings formed one of the two general wharfs for the Rochdale Canal Company, and was completed by 1810. However, development of the rest of the basin was slow, only being progressed during periods of prosperity. The next major development was not until 1817, when existing warehouses were expanded. Other

improvements included new surfacing of the wharfs and installing cranes for loading and unloading goods (*op cit*, 22-3).

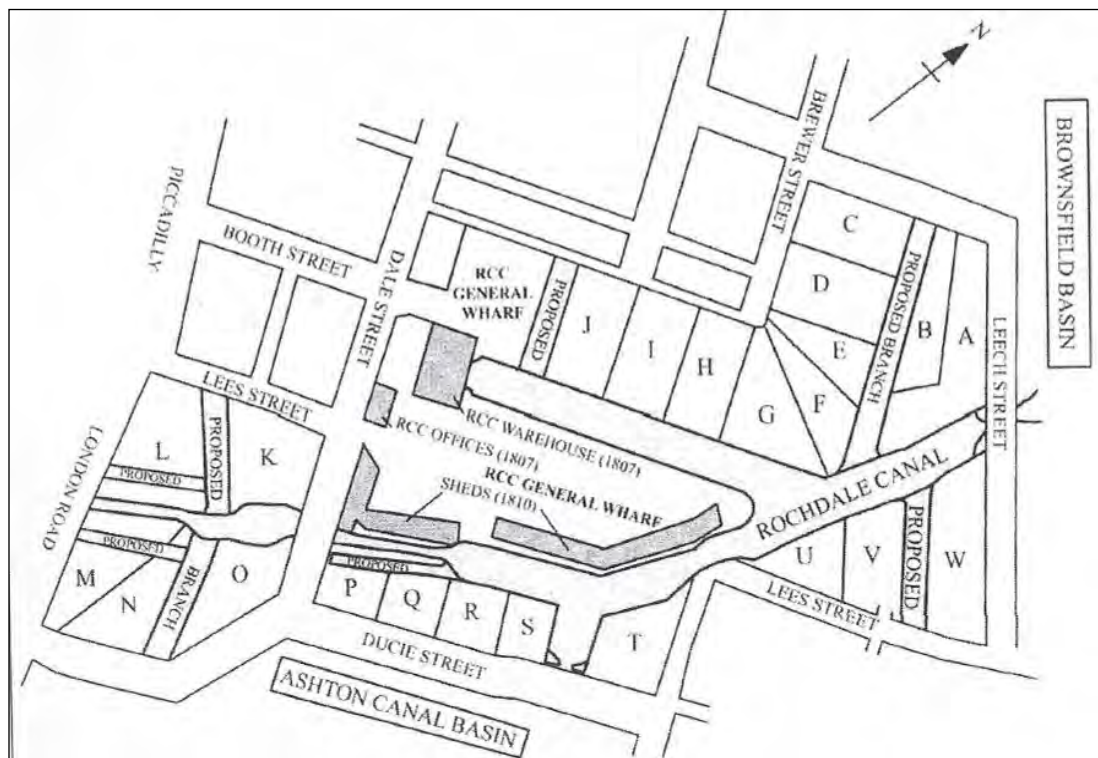


Plate 2: Plan of the Rochdale Canal Basin drawn in 1810

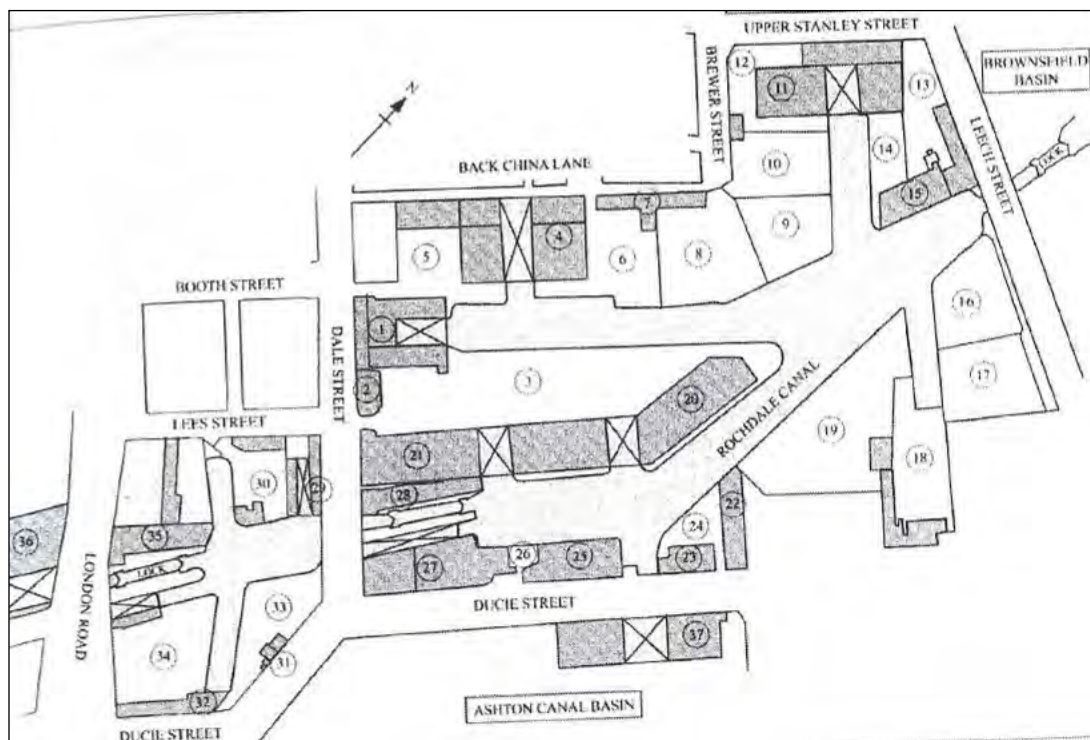


Plate 3: Plan of the Rochdale Canal Basin drawn in 1855. Select Key: 1 – Dale Warehouse (1807); 4 – Merchant's Warehouse (1825); 11 – Jackson's Warehouse; 18 – Stone Wharf; 19 – Stone Wharf & Sand Shed; 22 – Stables; 23 – Stables; 24 – Stable Yard

New warehousing was built in 1822, replacing the western warehouse of 1810, and was one of the first to employ iron in its structure. Over the next few years, the Rochdale Canal Company made several minor improvements, including renovating warehouse space as well as constructing the Lees Street Branch of the basin on the western edge. As part of traffic regulation, the Rochdale Canal Company ordered the construction of a stone gateway between the offices and the 'new' warehouse, which still stands today (*op cit*, 23).

Expansion into the north-eastern part of the basin was carried out in 1825, with the cutting of the Upper Stanley Street canal arm, as well as one further west, near Dale Warehouse, towards Back China Street. Growth stagnated in 1826 and, in 1829, the Merchant's Warehouse was destroyed by fire, leading the Rochdale Canal Company to implement new safety regulations. Trade picked up again during the 1830s, and warehousing was added at the south-west corner of Ducie and Dale Street, as well as around Upper Stanley Street. Jackson's Warehouse was completed in 1836, named after a carrier company that operated between Liverpool and Hull (*op cit*, 23-5).

Railway Competition: the introduction of a viable railway in the 1820s brought an alternative, and faster, means of transporting bulk goods. The advantages of this new form of transportation were recognised instantly, leading to the rapid expansion of the railway network. The Ashton Canal was purchased by the Manchester, Sheffield & Lincolnshire Railway in 1842, and was operated as a single concern together with the Peak Forest and Macclesfield canals. The Rochdale Canal Company resisted take-over bids from various railway companies initially but, in 1855, it leased the canal to a consortium of railway companies. The canal remained profitable into the twentieth century, but was in sharp decline by the end of the First World War. The final boat journey across the Pennines on the Rochdale Canal was made in 1937 and, in 1952, the canal was closed to navigation, apart from the short section between Castlefield and the Ashton Canal junction at Piccadilly (Hadfield and Biddle 1970).

4.4.3 Housing in Manchester

Dense plots of workers' housing were built adjacent to the mills and factories within the Site as people flocked from the countryside to the growing urban centre. The net result was the creation of the world's first industrial suburb: an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses. Workers' houses were generally poorly built and with inadequate sanitary facilities, which caused disease and horrendous living conditions for the working classes.

Attempts were made by the Manchester Police Commissioners to apply a rudimentary form of building regulations as early as 1792. However, with no way to enforce these regulations, they were largely ignored (Hylton 2003, 152). By the 1820s and 1830s, housing conditions deteriorated further, with poor sanitation, no form of water supply and poor-quality bricks and mortar (Nevell 2008, 136; Pearlman 1956, 3). At best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey 2000, 35). 18th-century houses were compromised during this period by the infilling of areas between these dwellings with back-to-back and blind-back housing, and by the increasing use of these buildings, originally designed for occupation by one family, as tenements, that were occupied by two or more

families. As a result, houses became increasingly overcrowded and cellars were used as separate dwellings (Nevell 2008, 152; Marr 1904, 34 and 60).

A description of the housing conditions during the early 19th-century was given by Dr J Ferriar in the proceedings of the Board of Health in 1805:

“The number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil. It may be necessary to explain to gentlemen who have not visited such places, that they each consist of two rooms underground, the front apartment of which is used as a kitchen, and though frequently noxious by its dampness, and closeness, is greatly preferable to the back-room: the latter has only one small window, which, though on a level with the outer ground, is near the roof of the cellar, it is often patched with boards or paper, and in its best state, is so much covered with mud, as to admit very little either of air or light. In this cell, the beds of the whole family, sometimes consisting of seven or eight, are placed. The floor of this room is often unpaved: the beds are fixed on the damp earth. But the floor, even when paved, is always damp. In such places, where a candle is required, even at noon-day, to examine a patient, I have seen the sick without bedsteads, lying on rags; they can seldom afford straw. This deplorable state of misery becomes frequently the origin, and certainly supports in a great degree the progress, of infectious fevers.” (Board of Health 1805, 12-13).

Further acts were introduced during the 19th century to improve living conditions in Manchester. The Manchester Police Act of 1844 stated that any new house should be provided with a toilet, with a door and covering, and all existing houses were to have one installed; significantly, this act also banned the building of new back-to-backs (Muthesius 1982, 126; Lloyd-Jones and Lewis 1993). The Public Health Act of 1848 further sought to improve conditions by giving ‘local authorities powers to supply water, to pave and clean streets, to arrange the collection of refuse and the whitewashing and purifying of houses’ (Parkinson-Bailey 2000, 40). Cellar dwellings also became illegal in 1853 through the Manchester New Streets Act, however, this took approximately three decades to take full effect, as many cellar dwellings remained occupied until 1872 (Hylton 2003, 154).

Two significant advances in housing legislation were introduced in the late 1860s. The first was the Manchester Waterworks and Improvement Act of 1867, which led to the appointment of a Medical Officer of Health for the town, the first of which was Dr John Leigh (Parkinson-Bailey 2000, 41). Nationally, this act was the first of its kind that enabled houses unfit for habitation to be closed and demolished. Significantly, the 1867 act also specified the minimum requirements for room sizes and window areas in new dwellings, and also required that every new house had a yard at the rear. This act also required a minimum street width of 30ft (*ibid.*). This local act was then supplemented in 1868 by the passing of a national act. This was the Artisans’ and Labourers’ Dwelling Act, also known as the Torren’s Act after its author, which focused on the improvement, maintenance, or demolition of pre-existing houses and also new-build houses (*ibid.*). To bring houses up to the required standard, landlords might create a through-dwelling by knocking doors through the party wall between a pair of back-to-backs. Pairs of back-to-backs or individual one-up one-downs might be removed altogether to create the space for yards for the remaining property (Roberts 1993, 22-3). In 1875, the Artisans’ and Labourers’ Dwellings Improvement Act was

introduced to provide the mechanism of slum clearance, the first act of its kind (Pearlman 1956, 28). However, the Manchester authorities were initially resistant to this act, and it was not until 1890, with the amendment of this Act, that slum clearance and regeneration began in earnest (*op. cit.* 34).

By the 1880s a series of medical reports produced by the medical officer at the time, Dr Leigh, had described the slums of Manchester and the still prominent issue of housing and sanitation. In 1890 the Artisans and Labourers Dwellings Improvement Act was amended, meaning that the local authority was to take responsibility for the construction of new dwellings, and it was only after this that slum clearance and regeneration began in earnest in Manchester (Pearlman 1956). Soon after, the first municipal housing development, known as Victoria Square, was constructed in Ancoats (Gould 1895; Historic England 2021d; HER 8504.1.0). The block was built to house the mill workers of Ancoats who were moved from the slums and was followed shortly by the development of model housing in adjacent Sanitary Street, now Anita Street.

4.5 Development of the Site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest maps that capture the Site are Laurent's 1793 map of Manchester and Salford (Plate 4) and Green's map of 1787-1794 (Plate 5; Fig 3). Elements of the pre-industrial landscape, such as field boundaries, are depicted on the map, running northwest to southeast beyond the Site boundary. The remnants of relict soil and a field boundary were excavated at Silk Street in 2008, located 250m to the west of the Site (EGM 16146.1.0). The relict soil and field boundary contained 17th- and 18th-century pottery, including a clay pipe bowl that dated to 1640-80 (HER 16146.1.0).

Both maps show that a grid of streets had been laid over former agricultural fields. The Site was bounded by Caroline Street to the north, Rodney Street to the east, and Prussia Street (now Wadeford Close) to the west and Elizabeth Street (now Jersey Street) to the south. Leigh Street and Loom Street were aligned northeast to southwest, running through the Site. Some of these streets were named after the original landowning families (George and Henry Cornwall Leigh) (Rose *et al* 2011, 8).

The same configuration of buildings was shown on both late 18th-century maps, comprising an L-shaped row of buildings along the Prussia Street and Caroline Street frontage. In addition, two rectangular buildings aligned northwest/southeast had been established along the northern side of Leigh Street, and the Prussia Street frontage had been developed between the Leigh Street and Loom Street junctions. The plot of land between Loom Street and Elizabeth Street remained undeveloped.

Scholes' trade directory of 1794 recorded some of the occupants along Loom Street. The trade directory gives an insight into the occupations of the residents and indicates the increasing employment opportunities in the textile industries. William Howarth, John McEvoy, Charles Morrow, John Radford, and Robert Robinson worked as weavers, whilst James Partington was a fustian-cutter (Scholes 1794, 69-112).

The trade directory also listed several semi-skilled and skilled craftspeople such as John Burrows, a blacksmith (Scholes 1794, 24), John Cottingham, a book-keeper (Scholes 1794, 34), William Heys, a plasterer (Scholes 1794, 62), Phillip Phillips, a

shopkeeper (Scholes 1794, 103), William Ratcliffe, a bread baker (Scholes 1794, 107), and William Warrington, a shoemaker (Scholes 1794, 141).

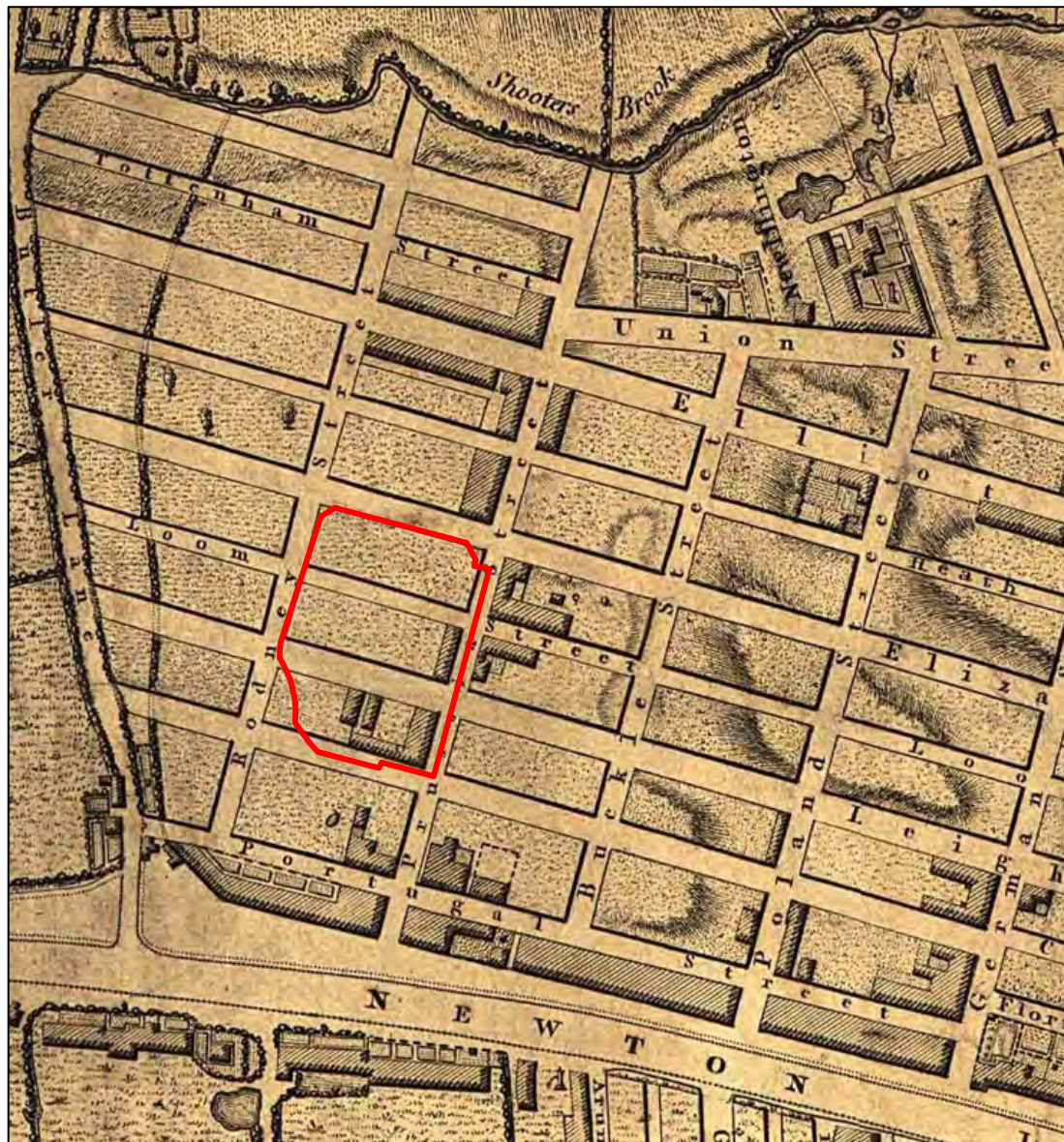


Plate 4: Laurent's 1793 map of Manchester and Salford showing the approximate location of the Site

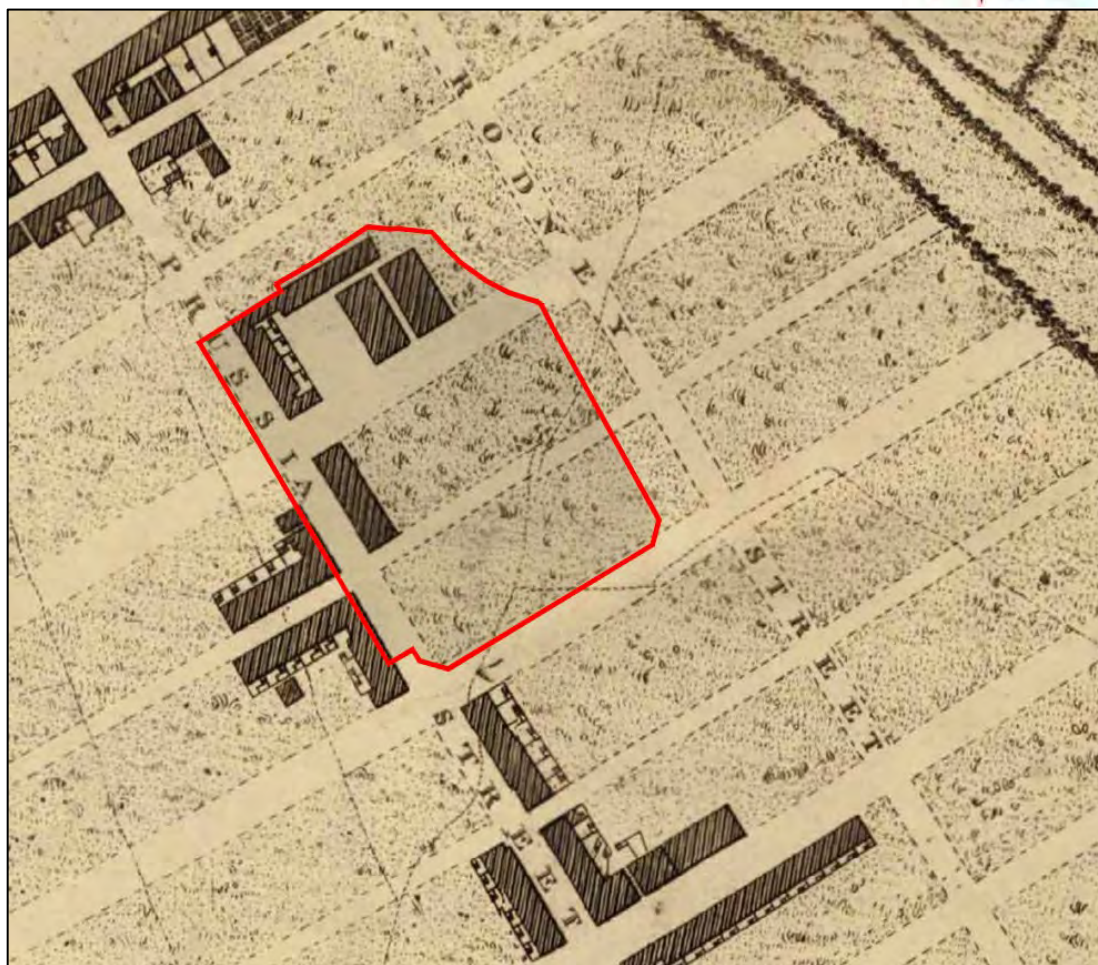


Plate 5: Site boundary superimposed onto Green's map of 1787-1794

The Prussia Street arm (HER 6476.1.0) of the Rochdale Canal was constructed to the west of the Site (Plate 6). The canal arm was built between 1805 and 1808 and ran northwards towards Oldham Road, along the former route of Buckle Street, shown on Laurent's plan of 1793 (Plate 4). The construction of the canal arm altered the proposed street layout, cutting through the middle section of Caroline Street, Leigh Street, Loom Street, Elizabeth Street, and Heath Street, resulting in the renaming of some of the streets to the east of the canal arm.

Swire's map of 1824 (Fig. 4; Plate 6) shows that some of the street names within the Site had been changed. Caroline Street became Richmond Street, Leigh Street was known as Leigh Street East, and an additional street had been added, annotated Whitehead's Buildings. Swire's map also shows that by 1824, most of the land within the Site had been developed, into rows of buildings, except for the plot of land between Elizabeth Street and Whitehead's buildings. The buildings were separated by narrow alleyways, indicating that they most likely formed dense blocks of workers' housing. Although the map clearly shows that most of the Site had been developed, it does not show the individual buildings in detail.

By the 1820s, there had been a demographic shift in the Ancoats area, which had been transformed from a semi-rural and sparsely populated area to an industrial hub. An article published in *The Times* in 1819 stated that Ancoats had been 'created by the success of the cotton trade, and swarms with inhabitants, who all share its vicissitudes.

It is occupied chiefly by spinners, weavers, and Irish of the lowest description, and may be called the St Giles' of Manchester' (*The Times* 24 August 1819).

Pigot and Dean's trade directory of 1821 seems to support this notion, recording that most of the residents at Prussia Street were weavers (Pigot and Dean 1821, 12-20). A few people were spinners, and there was also a carder, a joiner, two warpers and a fustian dresser. In addition, several of the inhabitants had Irish surnames, including Murphy, McWade, McNally, McLaughlin, McConvill and Connelly (Pigot and Dean 1821, 2-81). The trade directory also recorded that most of the residents along Leigh Street were also weavers (Pigot and Dean 1821, 6-28).

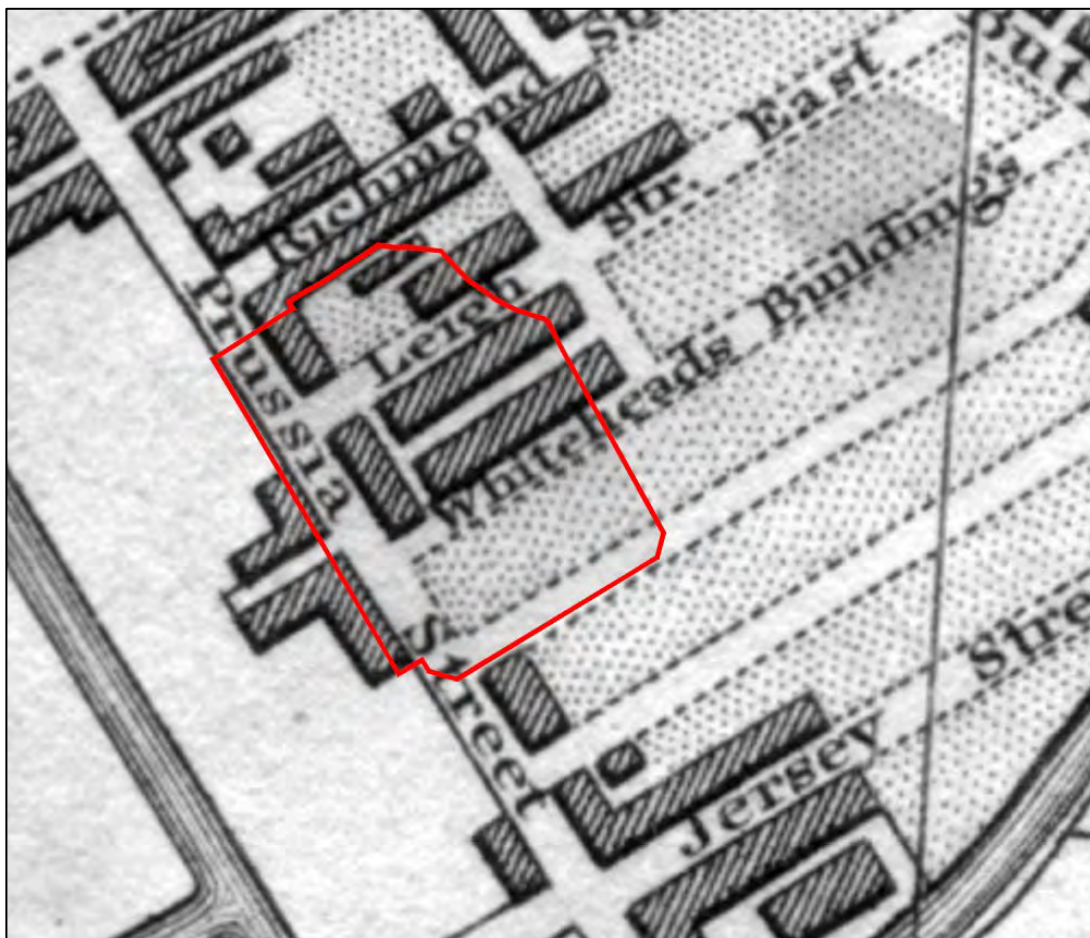


Plate 6: Site boundary superimposed onto Swire's map of 1824

Bancks and Co's plan of 1831 (Fig. 5) shows the individual buildings within the Site and annotates industrial premises (Plate 7). The map shows that the houses between Leigh Street, Whitehead's Buildings and William Street (formerly Loom Street) were back-to-back houses. The largest properties within the Site were on Elizabeth Street, the south side of William Street, Richmond Street and Prussia Street. These properties appear to have been double-depth dwellings with back yards and outbuildings to the rear.

The census returns of 1841 recorded the inhabitants of Whitehead's Buildings. The residents worked in a range of low-income occupations, including several glassmakers, joiners, ropemakers, textile factory workers and laundresses (1841 Census Returns,

Manchester, Lancashire). Children aged ten and over were regularly employed to help support the household income.

The residents of Prussia Street had a similar variety of occupations. The 1851 census returns recorded a similar demographic. Many inhabitants worked in the textile industry, including fustian cutters, card room cotton, cotton piecers, cotton winders and silk winders. Shoemakers, painters, and whitesmiths were some of the semi-skilled professions listed. Occasionally, the properties were multiple occupancy. The residents had been born in various places across the country, including Ireland, Liverpool, Derbyshire, Manchester and Yorkshire (1851 Census Returns, Manchester, Lancashire).



Plate 7: Site boundary superimposed onto Bancks & Co.'s map of 1831

The Ordnance Survey map of 1848 (Fig. 6) and Adshead's map of 1851 (Plate 8) are the first accurate maps that capture the Site. Both maps show the same configuration of buildings as Bancks & Co's plan of 1831 (Plate 7; Fig. 5). The only notable change was that four properties, with outbuildings and back yards, had been added to the north side of Leigh Street. The Ordnance Survey map of 1848 (Fig. 6) shows that the houses along Prussia Street (except between Leigh Street and Richmond Street), the south side of William Street and the north side of Elizabeth Street had either external staircases or pavement lights, indicating that they contained cellars. Four buildings at the William Street and Rodney Street junction had pavement lights, implying that they also had cellars. Adshead's map annotated a row of single-depth buildings shown on the 1831 map as Butterworth Court. The plan marked houses that functioned as places

of business in darker, diagonal lines. Some of these properties were recorded in Slater's trade directory of 1850.

Slater's trade directory of 1850 indicates that the houses on the east side of Prussia Street had odd house numbers and that no's 23 to 45 were located within the Site boundary. The trade directory recorded that William Gibson, a provisions dealer, lived at no. 23 and James Liggitt, a smallware dealer, lived at no. 45 (Slater 1850, 83). Number 28 Rodney Street was occupied by John Lyon, a beer retailer and Parnell & Thompson, cotton spinners and manufacturers.



Plate 8: Site boundary superimposed onto Adshead's map of 1851

The arrangement of buildings within the Site remained unchanged on the Ordnance Survey map of 1893 (Fig. 7), however, the Ordnance Survey map of 1908 (Fig. 8) shows that the plots of back-to-back houses at Whitehead's Buildings had undergone improvements. The back-to-backs had been converted into double-depth properties known as through houses, possibly in response to the 1890 Artisans and Labourers Dwellings Improvement Act. The only other change was the renaming of William Street to Flower Street.

T. Marr's colour-coded plan that shows the condition of Manchester's housing stock in 1904, identifies the houses within the Site as a mixture of back-to-back and slum property (UMAU 2018). A photograph taken shortly after the publication of T. Marr's book (Plate 9), captures some of the houses along Elizabeth Street in 1909, within the Site. Pavement lights can be seen in the photograph, confirming that the dwellings contained cellars.



Plate 9: Elizabeth Street, Ancoats taken in 1909, courtesy of Manchester Local Image Collection

The same footprint of buildings was captured on the Ordnance map of 1922 (Fig. 11) and 1947 (Fig. 10), though Prussia Street had been renamed Kemp Street and Richmond Street became Rigel Street.

By 1948, slum clearance was underway within the Site, and demolition work had begun along Kemp Street, Flower Street and Elizabeth Street. A series of photographs, taken in 1962, capture the houses along Leigh Street, Flower Street and Kemp Street (Plates 10-2). The photographs show that the cellar lights had been bricked up. The houses along Leigh Street appear to have undergone repair work and look as though the ground floor of the properties has been repointed with black mortar and potentially redressed with machine-made bricks (Plate 10).



Plate 10: Leigh Street, facing south, showing the junction with Butterworth's Buildings, taken in 1962, courtesy of Manchester Local Image Collection



Plate 11: Flower Street, facing south, formerly known as William Street, taken in 1962, courtesy of Manchester Local Image Collection



Plate 12: Kemp Street taken in 1962 before demolition, courtesy of Manchester Local Image Collection

By 1969 (Fig. 11), most of the late 18th- and early 19th-century buildings had been cleared, and the land had been redeveloped into Derwent House, a home for the aged. A row of residential properties had been erected to the north, which may have been associated with Derwent House. Photographs taken in 1967 show the new development within the Site (Plates 13-4). Some of the 19th-century properties were still standing on the south side of Richmond Street however, these had been cleared by the 1970s, in advance of the construction of Rodney Court.

Modern mapping (Fig. 2) shows that Derwent home for the aged and the row of houses to the north have been demolished and that the Site currently comprises scrubland.



Plate 13: Redevelopment at Wadford Close taken from Rodney Street in 1967, courtesy of Manchester Local Image Collection



Plate 14: Derwent Home taken in 1967, courtesy of Manchester Local Image Collection

4.6 Previous Archaeological Excavations

Several desk-based assessments, heritage statements and building recordings have taken place within a 250m radius from the Site. Building surveys have been undertaken at Murray's Mills (EGM 2512), Waulk Mill (EGM 3365), The Smith's Arms (EGM 3840), George Leigh Street School (EGM 3848), Howarth Metals (EGM4014), Beehive Mill (EGM 4018; EGM 455), Murray's Mills: Old and Decker Mills (EGM 4026), Murray's Mills: Murray Street Block and Bengal Street Block (EGM 4027), Former Edinburgh Castle Public House (EGM 4355), McConnel and Kennedy's Mill (EGM 456) and Mount Pleasant, 162-4 Oldham Road (EGM 4980).

In total, eight archaeological evaluations and six excavations have been undertaken within the vicinity of the Site. The presence of well-preserved 18th- and 19th-century workers' houses were confirmed at Loom Street (EGM4029) and were excavated in seven open area trenches by the University of Manchester Archaeology Unit in 2007 (UMAU 2007). Similarly, an excavation at George Leigh Street recorded the remains of early 19th-century workers' housing (EGM4028; OAN 2008). A third excavation was undertaken at Beehive Mills (EGM 4024), and a fourth targeted the cellars of commercial properties at Oldham Road and blind-back houses at Chadderton Street in 2021 (EGM 4865).

In 2003 an archaeological excavation was carried out on the site of the former Percival, Vickers & Co Ltd British and Foreign Flint Glass Works (EGM3737). The work was undertaken by Oxford Archaeology North (OAN), following a previous watching brief and archaeological evaluation, which revealed that remains of the glassworks were extensive and well-preserved. The excavation was followed by a further watching brief in 2004. The results were presented in a report titled "Flint Glass Works, Jersey Street, Manchester: Post-Excavation Assessment" (OAN 2004).

Molineaux, Webb & Co glassworks have also been subjected to an archaeological evaluation by OAN in 2010. The evaluation included the excavation of two trenches, one of which was targeted across the possible glass furnace. Trench 2 provided evidence for at least two phases of the development of the glassworks. They also included the fragmentary remains of a flue seemingly associated with the late 19th-century glass-melting furnace, which was situated immediately to the south-west of the excavated trench (OAN 2010).

In the New Islington part of Ancoats, Salvin's Factory and New Islington Mill (OAN 2005), and Waller's Mill (OAN 2003) have both also been subject to intrusive archaeological investigations by OAN. The archaeological work was focused on the mill's former power systems, and yielded important evidence for a chronology of the systems employed. Similarly, the excavation of Salvin's Factory provided significant evidence for the early phases in the mill's power systems, which was yielded from the excavation of three targeted trenches, completed between March and June 2005.

5. Gazetteer

The following gazetteer entries summarise the sites of potential archaeological interest within the Site. The identification of these non-designated heritage assets is drawn primarily from the historic map regression analysis. The locations of the gazetteer entries are given on Figure 12 (*Appendix 1*).

Gazetteer Entry 01

Site Name	Historic field boundaries
Designation	No designation
Her number	-
Site Type	Field boundaries (site of)
Period	late 18 th century
NGR	385304 398999
Source	Green's map 1787-94
Description	Historic field boundaries were likely to have crossed the Site in the 18 th century, though none are shown running through the Site on Green's map (Fig. 3). Relict soil and former field boundary were excavated at Silk Street in 2008, yielding 17 th - and 18 th -century dating evidence. The survival of the pre-industrial landscape in Ancoats is rare. The intensive development of the Site in the early 19 th century will have undoubtedly impacted the survival of the former 18 th -century landscape.
Assessment	Field boundaries may include ditches, hedges, or fences. Remains of ditches associated with field boundaries may contain evidence of the medieval and post-medieval landscape, which could be affected by the proposed development.

Gazetteer Entry 02

Site Name	Richmond Street
Designation	No designation
HER Number	-
Site Type	Workers' houses (site of)
Period	late 18 th century
NGR	385299 399002
Source	Laurent's map 1793; Green's map 1787-94; Swire's map, 1824; Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	A block of terraced workers' houses built along the south side of Richmond Street, first shown on Green's map (Fig. 3). Shown in detail on Bancks' map of 1831 (Fig 5) to have consisted of double-depth dwellings, some of which had small back yards and outbuildings. OS mapping indicates that the buildings did not contain cellars. The buildings were enlarged in the late 19 th century. Still standing on the OS map of 1947 (Fig. 10). Demolished in the 1960s and 1970s.
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development.

Gazetteer Entry 03

Site Name	Rectangular buildings
Designation	No designation

HER Number	-
Site Type	Industrial or Commercial (site of)
Period	late 18 th century
NGR	385299 398982
Source	Laurent's map 1793; Green's map 1787-94
Description	Two rectangular buildings aligned northwest to southeast on the northern side of Leigh Street. Shown on Laurent's map and Green's map, but not shown on later mapping.
Assessment	The buildings may survive as buried <i>in-situ</i> remains that could be affected by the proposed development.

Gazetteer Entry 04

Site Name	Prussia Street
Designation	No designation
HER Number	-
Site Type	Workers' houses (site of)
Period	late 18 th century
NGR	385277 398940
Source	Laurent's map 1793; Green's map 1787-94; Swire's map, 1824; Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	Row of terraced workers' houses, built along the east side of Prussia Street between Richmond Street, Leigh Street and William Street on Green's map (Fig. 3). By 1831, the Prussia Street frontage had been developed to the south between Elizabeth Street and William Street. OS mapping (Fig. 6-7) shows that the houses along Prussia Street (except those between the Richmond Street and Leigh Street junctions) had pavement lights, indicating that they contained cellars. Demolished during the 1950s and 1960s.
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development works.

Gazetteer Entry 05

Site Name	Whitehead's Buildings
Designation	No designation
HER Number	-
Site Type	Workers' houses (site of)
Period	Early 19 th century
NGR	385296 398954
Source	Swire's map, 1824; Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	Plots of back-to-back workers' houses located between Leigh Street and William Street, centred at Whitehead's Buildings. First shown on Swire's map of 1824 (Fig. 4). Converted into through houses by 1908 (Fig. 8).
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development works.

Gazetteer Entry 06

Site Name	Butterworth Court
Designation	No designation

HER Number	-
Site Type	Workers' houses (site of)
Period	Early 19 th century
NGR	385296 398982
Source	Swire's map, 1824; Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	Single-depth houses at Butterworth Court, first shown on Swire's map of 1824 (Fig. 4). Converted into a single rectangular building by 1947 (Fig. 10) and demolished by 1969 (Fig. 11).
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development works.

Gazetteer Entry 07

Site Name	Leigh Street
Designation	No designation
HER Number	-
Site Type	Workers' houses (site of)
Period	Early 19 th century
NGR	385300 398978
Source	Swire's map, 1824; Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	Row of workers' houses on the north side of Leigh Street, first shown on Swire's map of 1824 (Fig. 4). Demolished in the 1960s.
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development works.

Gazetteer Entry 08

Site Name	William Street and Elizabeth Street
Designation	No designation
HER Number	-
Site Type	Workers' houses (site of)
Period	Early 19 th century
NGR	385327 398936; 385339 398923
Source	Bancks & Co's map, 1831; Adshead's map, 1851; OS mapping
Description	Double-depth workers' house, with back yards and outbuildings first shown on Bancks' map of 1831 (Fig. 5). OS mapping shows that the properties on the southern side of William Street and the north side of Elizabeth Street had external staircases and pavement lights, indicating that they contained cellars.
Assessment	Remains of the houses likely survive within the Site and could be affected by the proposed development works.

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*

No prehistoric, Roman or medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be extremely low due to the intensive development of the Site since the late 18th century.

The most likely remains to be encountered within the Site would date to the industrial period, which could include historic field boundaries, the late 18th-century remains of workers' houses on Richmond Street and part of Prussia Street and the remains of early 19th-century workers' houses at Whitehead's Buildings, Leigh Street, William Street and Elizabeth Street. The industrial period was significant to Manchester's history. Therefore, sites reflecting Manchester's industrial heritage may be considered significant due to period.

6.3.2 *Rarity*

Remains of old farming practices such as ridge and furrow and remnants of late medieval field systems require programmes to further refine dating and usage patterns. Remains of late medieval former field boundaries within the Site would be considered rare (North West Regional Research Framework 2021). Archaeological remains of post-medieval field boundaries or gardens would also be considered rare.

Any surviving 18th-century remains would be considered significant due to rarity, as these were often disturbed by the later industrial development of the town during the 19th and 20th centuries.

The early 19th-century properties within the Site would not be considered significant due to rarity as many examples have been excavated.

6.3.3 *Documentation*

The historical development of the Site from the late 18th 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 associated with the industrial and residential development of Ancoats during the late 18th and early 19th centuries. Any 18th- and 19th-century remains within the Site 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. Houses that contained cellars have higher potential to survive *in-situ*.

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 diversity of the below-ground remains within the Site is presently unknown. However, cartographic sources suggest that any intact remains would most probably relate to the development of Ancoats during the late 18th and early 19th centuries.

6.3.8 Potential

There are no prehistoric sites within the Site or its environs, and the potential for prehistoric, Romano-British or medieval remains is considered to be very low. The Site was probably used for agricultural purposes during the post-medieval period. The survival of field boundaries has the potential to address several of the research aims listed in the current Archaeological Research Framework (<https://researchframeworks.org/nwrf/sample-page/late-medieval/>):

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

PM10: Where does pre18th century enclosure survive in the region?

PM09: How did ecological changes linked to agricultural improvement impact upon the wider landscape?

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

Ind05: How well understood is change and development of the agrarian landscape in response to industrialisation and enclosure?

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

Below-ground remains of the former fields may survive within the Site, in former backyards or possibly beneath the houses that did not have cellars. The industrial period development of the Site and its redevelopment in the 20th century is likely to have impacted the survival of 18th-century remains. Therefore, there is some potential for the Site to address the potential research aims listed above.

The Site was initially developed in the late 18th century when former agricultural land was divided into a grid of streets. Rows of workers' houses had already been constructed at the Site by the late 18th century at Prussia Street and Richmond Street, captured on Green 's map (Fig. 3). The remainder of the streets were built upon in the early 19th century. The research agendas listed in the *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial/>) aim to address aspects of industrial housing that are currently poorly understood:

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

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

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

Ind30: How have buildings changed in response to planning regulations?

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?

The Ordnance Survey map of 1848 (Fig. 6) indicates that the houses on Prussia Street, the south side of William Street and north side of Elizabeth Street contained cellars, which may survive as *in-situ* buried remains within the Site. Therefore, any remains associated with the former houses have the potential to address the research aims listed above.

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 has the potential to contain remains of local significance, including remains of historic field boundaries (GE01) and late 18th- and early 19th-century workers' houses (GE02-8).

7. *Impact of Development*

7.1 *Development Proposals*

The delivery of the proposals will provide housing, comprising a mixture of apartments and townhouses and associated landscaping works. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site (Fig. 12).

7.2 *Impact of Development on Below-Ground Remains*

This assessment has demonstrated that the Site has the potential to retain buried remains of historic field boundaries (GE01) and late 18th- and early 19th century workers' housing (GE02-8). Any such remains that do exist within the Site are likely to be of local and regional significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

8. Further Investigation

8.1 Heritage Assets

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

The assessment has demonstrated that there is potential for buried archaeological remains to exist on the Site, which, pending the extent of their survival and condition, would merit preservation 'by record'.

8.2 Further Investigation

The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that this could be achieved via a programme of trial trenching, which would aim to establish the presence or absence of any buried archaeological remains and, if present, assess their extent, condition and date.

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.

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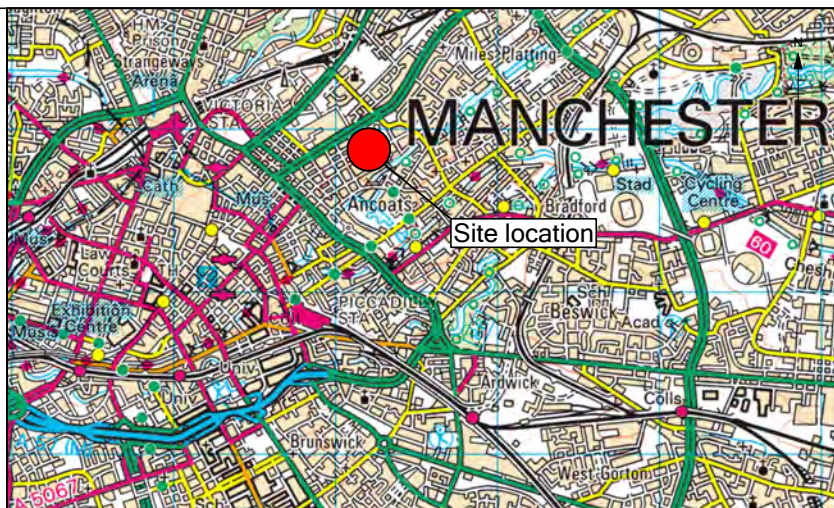
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The desk-based research and report were compiled by Katie Fletcher, and illustrations were provided by Richard Ker. The report was edited by Ashley Brogan, who was also responsible for project management.

Appendix 1: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed on Green's map of 1787-94
- Figure 4: Site boundary superimposed onto Swire's map of 1824
- Figure 5: Site boundary superimposed onto Bancks & Co.'s map of 1831
- Figure 6: Site boundary superimposed on to the six-inch Ordnance Survey Plan of 1848
- Figure 7: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1908
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1922
- Figure 10: Site boundary superimposed on the Ordnance Survey 1:2500 map of 1947
- Figure 11: Site boundary superimposed on the Ordnance Survey 1:1250 map of 1969
- Figure 12: Location of Gazetteer Entries

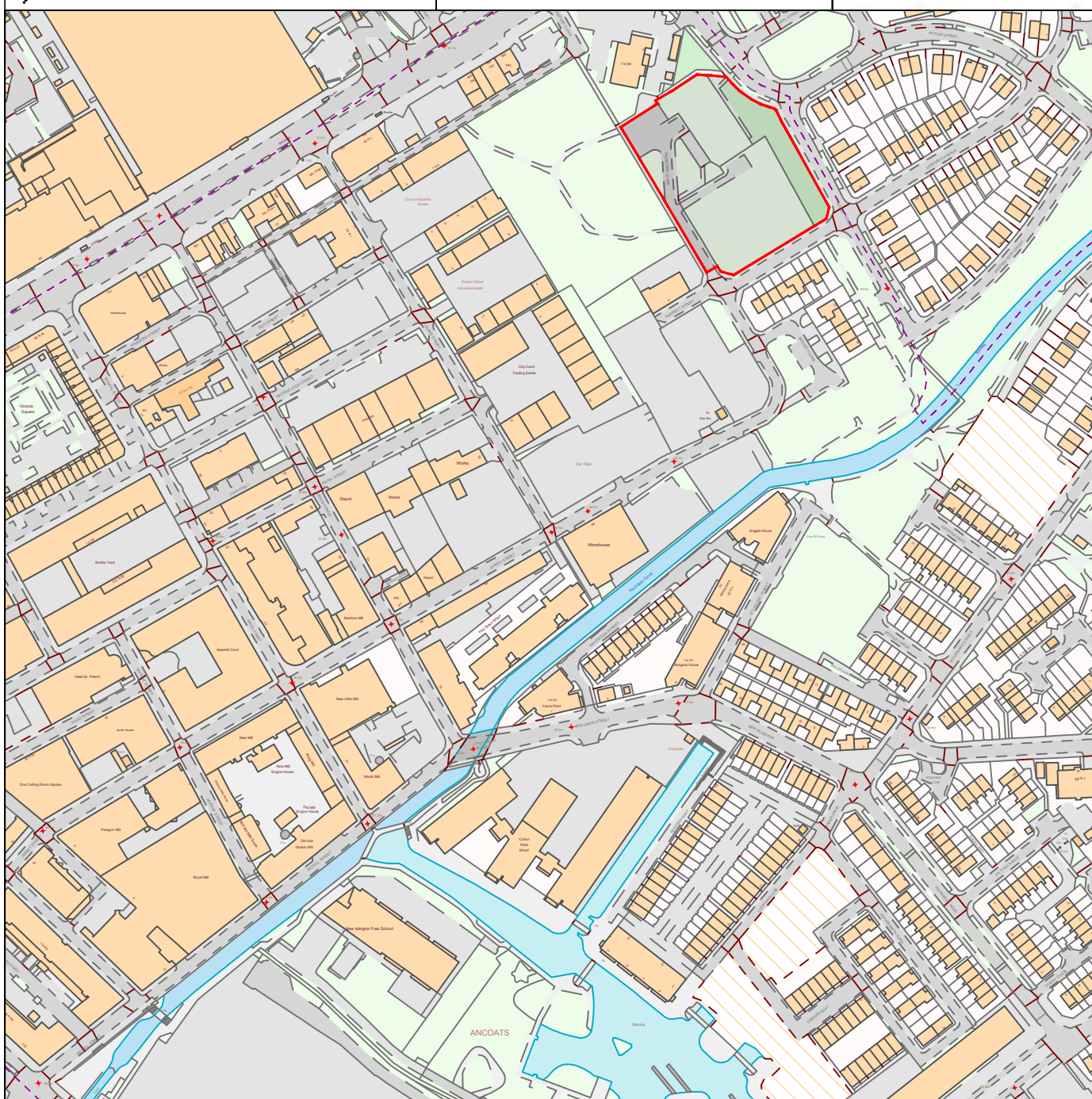


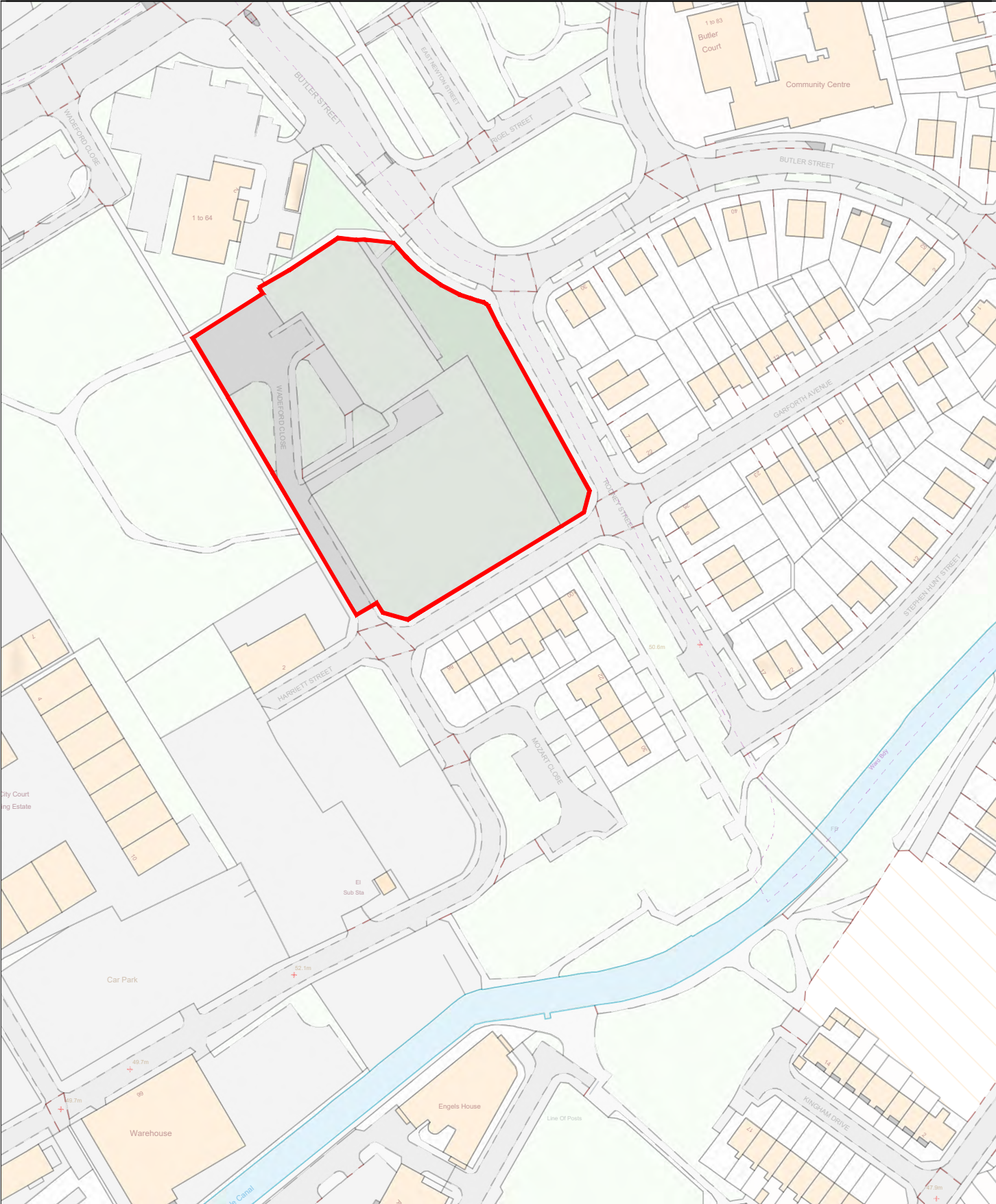
Land to the West of Rodney Street, Ancoats

Figure 1: Site location



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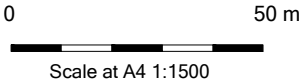


Land to the West of Rodney Street, Ancoats

Figure 2: Site boundary superimposed on the modern Ordnance Survey map



Key:
[Red outline] Site boundary





Land to the West of Rodney Street, Ancoats

Figure 3: Site boundary superimposed on Green's Plan of Manchester and Salford, 1787



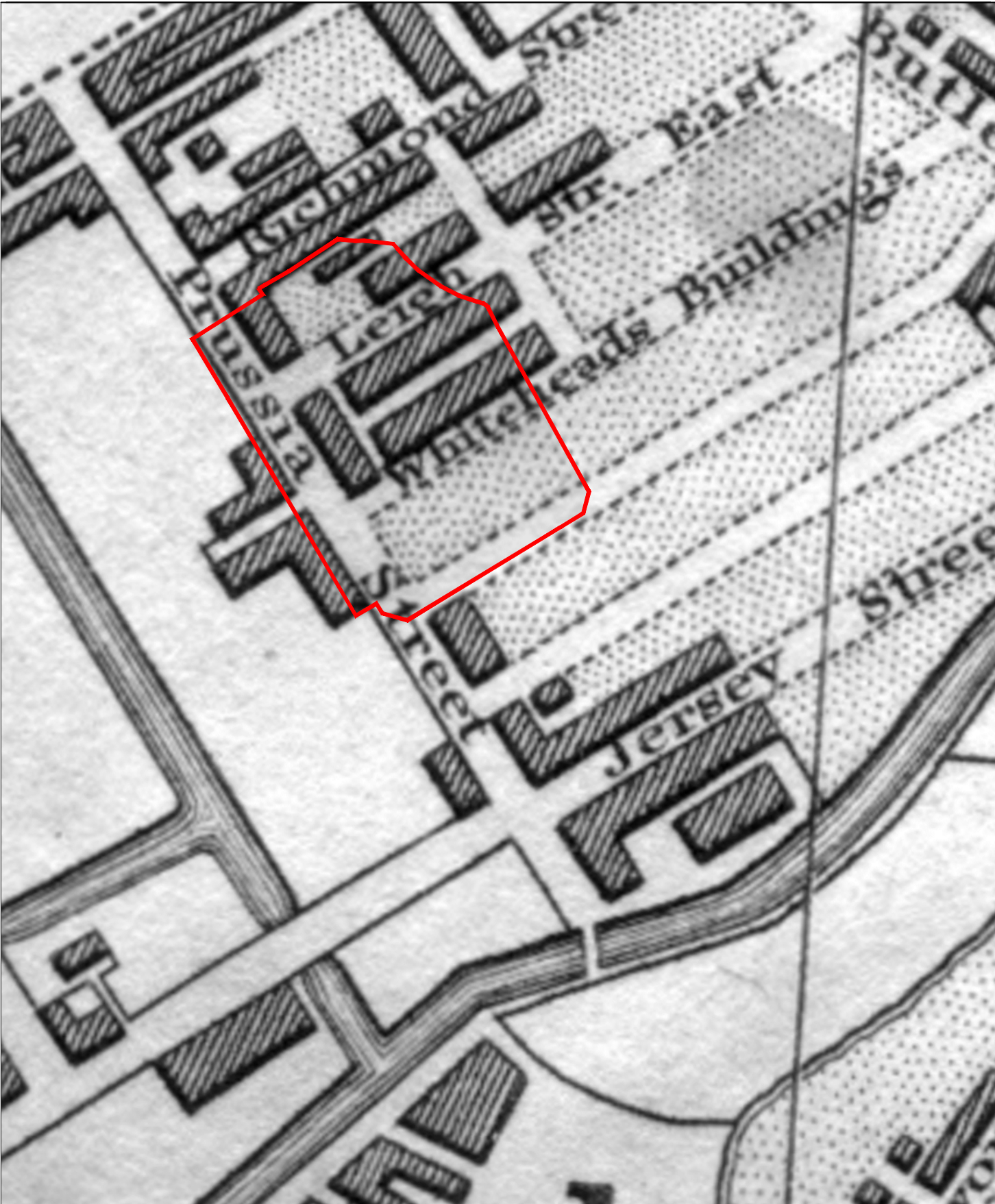
Key:

Site boundary



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0 50 m
Scale at A4 1:1500



Land to the West of Rodney Street, Ancoats

Figure 4: Site boundary superimposed on Swire's plan of Manchester and its Environs, 1824



Key:
 Site boundary



Rodney Street, Ancoats

Figure 5: Site boundary superimposed on Bancks & Co's. Plan of Manchester and Salford, 1831



Key:

 Site boundary



Land to the West of Rodney Street, Ancoats

Figure 6: Site boundary superimposed on the six inch Ordnance Survey map of 1848



Key:

Site boundary



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0 50 m

Scale at A4 1:1500



Land to the West of Rodney Street, Ancoats

Figure 7: Site boundary superimposed on the 25 inch Ordnance Survey map of 1893



Key:

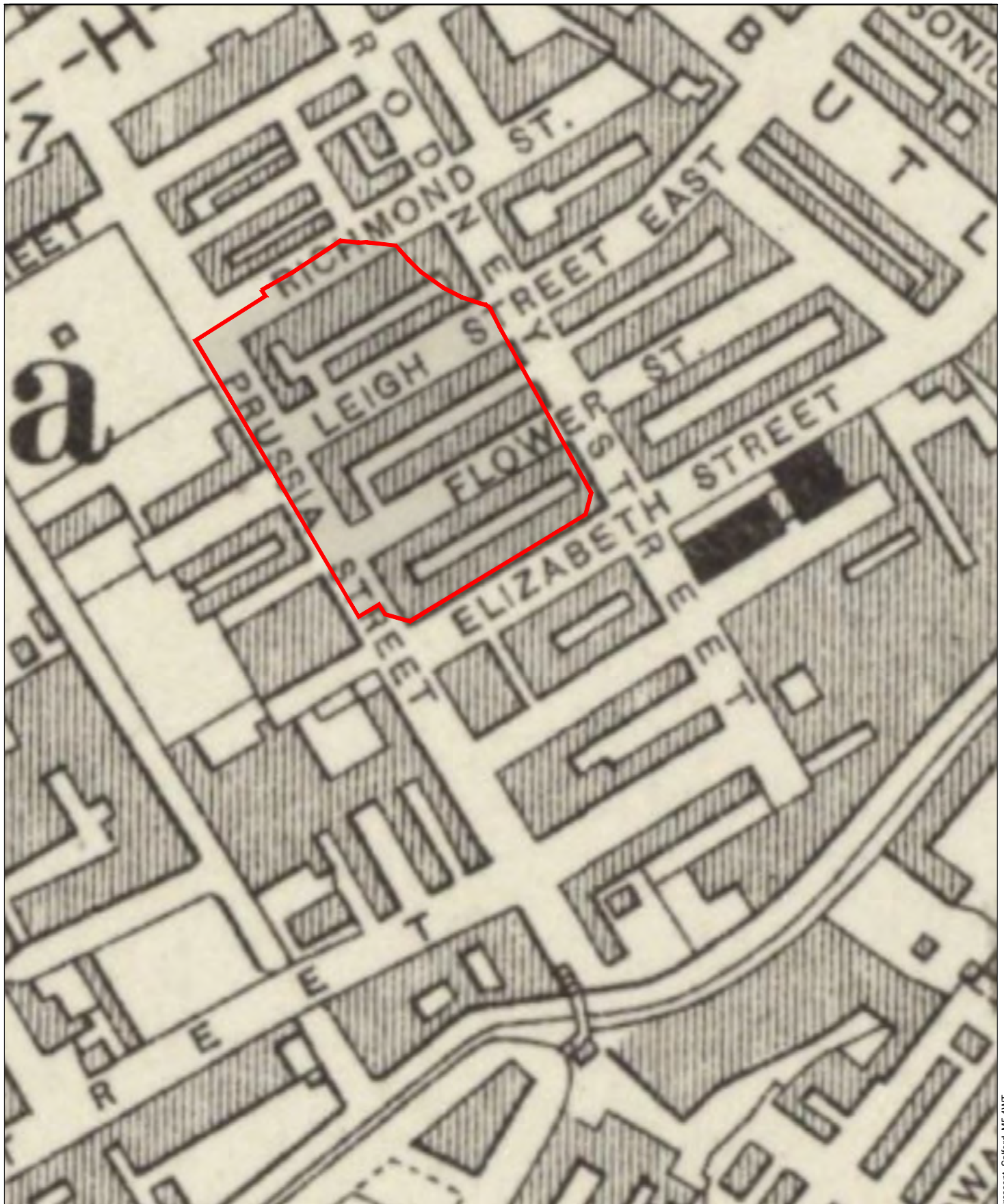
Site boundary



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0 50 m

Scale at A4 1:1500



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Figure 8: Site boundary superimposed on the 6 inch Ordnance Survey map of 1909



Key:

Site boundary



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0 50 m

Scale at A4 1:1500



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Figure 9: Site boundary superimposed on the 25 inch Ordnance Survey map of 1922



Key:

Site boundary



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0 50 m

Scale at A4 1:1500



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Figure 10: Site boundary superimposed on the 6 inch Ordnance Survey map of 1947



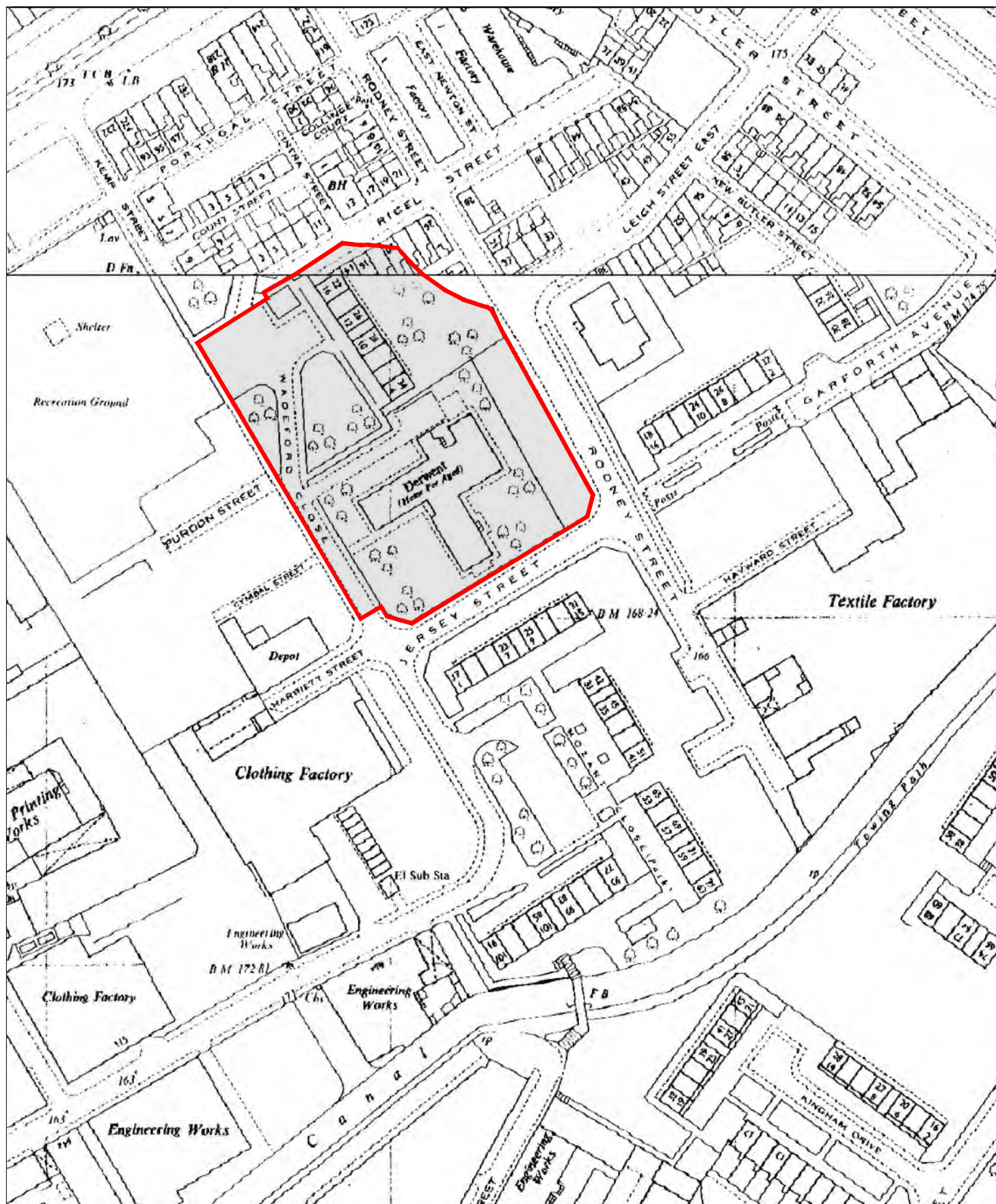
Key:

Site boundary



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Scale at A4 1:1500



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Figure 11: Site boundary superimposed on the national grid Ordnance Survey map of 1969



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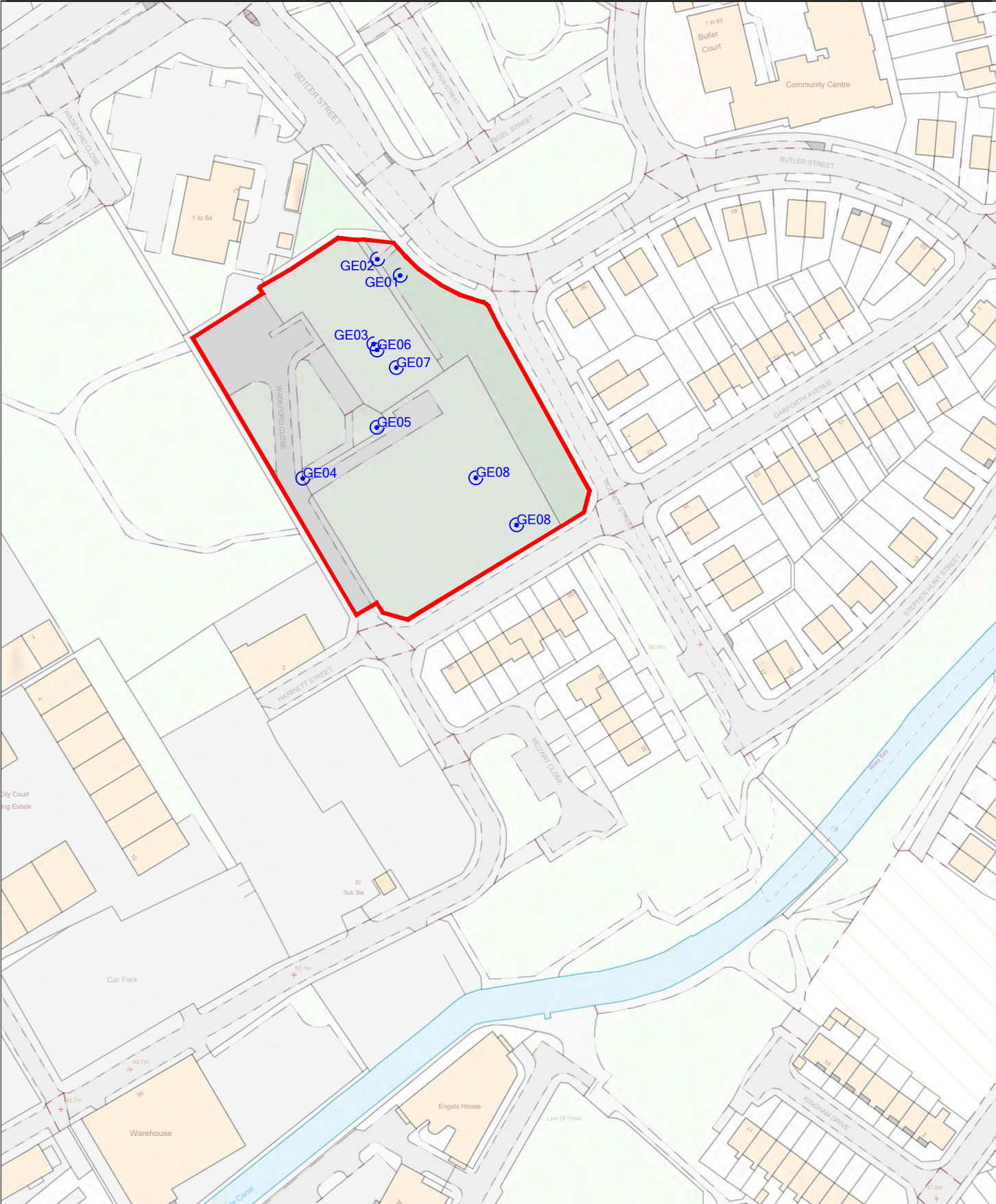
Site boundary



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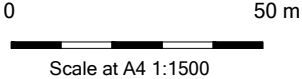
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Land to the West of Rodney Street, Ancoats

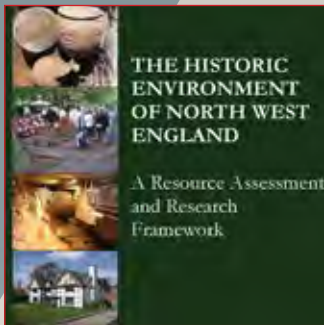
Figure 12: Site boundary and Gazetteer entries superimposed on the modern Ordnance Survey map



- Key:
- Site boundary
 - Gazetteer entry



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DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



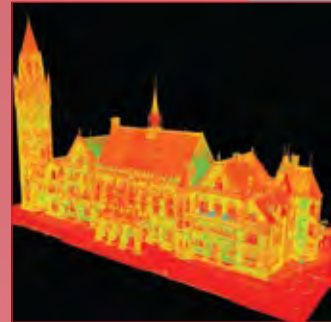
EXCAVATION



BUILDING SURVEY



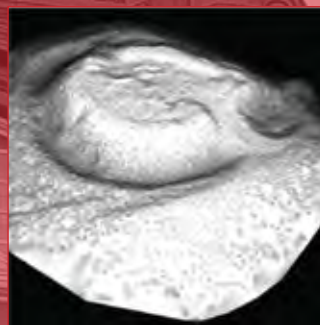
3D LASER SCANNING



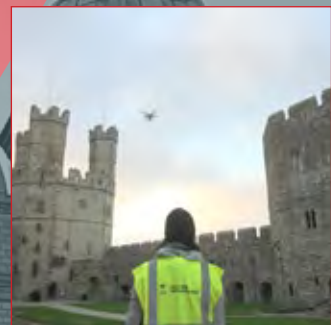
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



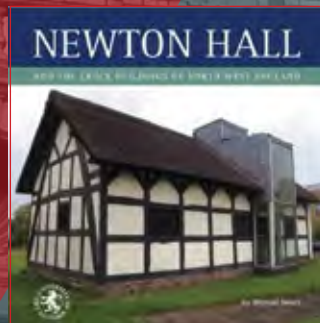
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



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SEMINARS, DAYSCHOOLS CPD EVENTS

