

Rochdale Road, Phase 2, Manchester

Archaeological Desk-based Assessment

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PREPARED FOR

McGoff Group Projects Ltd



Archaeological Desk-based Assessment

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1. Executive Summary

McGoff Group Projects Ltd is devising proposals for the redevelopment of land at 85 Rochdale Road, Phase 2, Manchester (centred on NGR 384700 399109). In order to facilitate the planning process, Civic were commissioned to carry out an archaeological desk-based assessment of the proposed development site. This desk-based assessment 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 archaeological remains.

The site likely remained undeveloped until the late 18th century when a row of double-depth dwellings were erected within the site, on Ashley Street. By 1850, the entire site had been developed into workers' housing, including back-to-back houses between McCracken's Court and Ashley Street. The site was located on the fringe of the infamous Angel Meadow district - an area notorious in the 19th century for its overcrowded housing, unsanitary conditions, and extreme poverty. The census returns of 1851 imply that the living conditions for people residing within the site were similar.

One of the main industries in the immediate area of the site was Rochdale Road Gas Works, originally known as the Gould Street Gas Works, built in 1824 for the Police Commissioners Gas. By 1891 the gas works had been expanded across the north of the site. The building within the site may have functioned as a warehouse. The back-to-back houses on McCracken's Court and the double-depth terraces on Ashley Street had been demolished to make way for the expansion of the gas works. In addition, the buildings along Rochdale Road, between the Ashley Street and Back Ashley Street junction, had been cleared and redeveloped into the Victoria Inn (Hotel), recorded in Slater's trade directory of 1883 as being run by John Lloyd.

The site remained unchanged until the 1950s when the warehouses associated with the gas works were partly cleared. The buildings along Rochdale Road were cleared during the late 20th century. The former warehouse/depot was recently cleared, following a historic building recording during phase 1 of the scheme. The only extant building is the Victoria Inn, which is currently disused.

Previous investigations have recorded remnants of the gas works across the north of the site, which were mitigated as part of the previous planning application (planning ref: 131708/FO/2021). In total, two trenches were placed over the former back-to-back to houses between McCracken Court and Ashley Street (one of which was within the site). Both trenches were devoid of archaeological remains.

The development proposals will also involve ground-breaking and landscaping works across the site. These are expected to have a limited impact on any buried archaeological remains, as mitigation has already been carried out for the former warehouse, and no surviving remains were identified for the back-to-backs.

A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets. Following consultation with Greater Manchester Archaeological Advisory Service, no further archaeological investigation is required.

2. Introduction

2.1. Background

2.1.1. Purpose

McGoff Group Projects Ltd is devising proposals for the redevelopment of land at 85 Rochdale Road, Manchester (centred on NGR 384700 399109). In accordance with National, Regional and Local Planning Policies, McGoff Group Projects Ltd, have commissioned Civic to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for the scheme.

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

2.1.2. Previous planning application

A planning application was submitted in 2021 for phase 1 of the development scheme at 87 Rochdale Road (planning ref: 131708/FO/2021). An archaeological desk-based assessment was prepared by Salford Archaeology (2020) to support the scheme. The phase 1 red-line site boundary included the north part of this phase 2 proposed development site. The historical background (Chapter 5, p13) provides context for the site and this document reproduces sections from the initial desk-based assessment (Salford Archaeology, 2020) that covers the phase 2 site.

The archaeological assessment identified upstanding remains associated with the former Rochdale Road Gas Works, which included the remnants of a warehouse that was extant within the phase 2 proposed development site. This was recorded in a level 2-type historic building recording by West Yorkshire Archaeological Services (WYAS) in 2023 in accordance with a WSI (Lanpro, 2022), secured by a planning condition attached to planning consent (condition 6).

An archaeological evaluation and watching brief followed on from the building recording targeting remains of former back-to-back worker's housing and the former gas works. Trenches 1 and 2 were overlaid the footprint of back-to-back houses between McCracken's Court and Ashley Street. These trenches were devoid of archaeological remains. Trench 2 was partly within the north of the site (WYAS, 2023b).

2.1.3. Location

The site is located to the north-east of Manchester City Centre and is bounded by Downtown Victoria North 1 to the north and east, Rochdale Road to the south and the Marble Arch Public House to the west (centred at NGR 435335 336351; herein referred to as the 'Site'; Plate 1; Fig. 1). The Site is currently occupied by a hard-standing car park, a brick-built building and vacant land.



Plate 1: Satellite view showing the Site boundary

2.1.4. Topography and Land use

The course of the River Irk flows in a westerly direction c 320m to the Site. The Site lies at approximately 52m above Ordnance Datum (aOD). Land falls towards the river to a height of c 33m aOD and rises slightly to the south, towards the city centre (54.6m aOD).

2.1.5. Geology and Soils

The solid geology of the area comprises the sandstone of the Chester Formation formed between 250 and 247 years ago, during the Triassic period. The solid geology is overlain by superficial deposits of Devensian – Diamicton till formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS, 2025).

2.2. Designated Heritage Assets

2.2.1. Summary

The Site does not contain any Listed Buildings, Scheduled Monuments, or Registered Parks and Gardens and it does not fall within a Conservation Area.

The Site lies within 350m of nine Listed Buildings and a Conservation Area (Table 1). A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets. A separate heritage statement is being prepared to support the scheme and consider the impact on built heritage (Urban 2025).

DESCRIPTION	DESIGNATION	HER NUMBER	NATIONAL GRID REFERENCE
Marble Arch Inn	Grade II Listed Building	8587.1.0	SJ 8467 9908 (point)
Charter Street Mission (formerly Charter Street Ragged School for Girls)	Grade II Listed Building	13720.1.0	Centred SJ 84414 99238 (37m by 35m)

Krupa Building	Grade II Listed Building	12132.1.0	SJ 8453 9907 (point)
Sharp Street Ragged School for Boys	Grade II Listed Building	12131.1.0	SJ 8451 9910 (point)
Cooperative Press	Grade II Listed Building	12079.1.0	SJ 8448 9907 (point)
8 Cable Street	Grade II Listed Building	11701.1.0	SJ 8465 9877 (point)
Police and Fire Station	Grade II Listed Building	8406.1.0	SJ 8470 9888 (point)
Victoria Square	Grade II Listed Building	8504.1.0	SJ 8491 9881 (point)
Ancoats	Conservation Area	DGM1611	Centred SJ 8499 9873 (691m by 635m)

Table 1: List of designated heritage assets within 350m of the Site

3. Methodology

3.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the Site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CIfA, 2020).

3.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

- National Library of Scotland;
- Historic Environment Record (HER) supplied by the HER Officer at Greater Manchester Archaeological Advisory Service on 21st October 2025;
- The National Heritage List for England (NHLE);
- Grey literature reports of archaeological work carried out in the Study Area;
- Historic Landscape Characterisation;
- Salford Archaeology (2020) report;
- Historical trade directories, census returns and newspapers.

Chapter 5, historical background (p13), provides context for the Site and reproduces text from the initial desk-based assessment (Salford Archaeology, 2020) that covered much of the Site.

3.3. Site walkover

A Site walkover was undertaken on 21st October 2025. The aim of the Site walkover was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains. The site walkover also aimed to locate and assess the extent and severity of modern ground disturbance, in order to evaluate its potential impact on any buried archaeological remains.

3.4. Archaeological potential

The potential for the Site to contain archaeological remains is rated 'high', 'medium', 'low', or 'unknown'. This assessment is based on an understanding of the archaeological resource as a whole and takes into account the Site's geology, topography, relevant research sources (listed in 3.2) and the likelihood of modern ground disturbance.

3.5. Significance and impact assessment methodology

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 8) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an

archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 8.4).

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets.

4. Planning Policy

4.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2024).

4.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Dec 2024). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that should be conserved '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'.

Paragraph 203 states that: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- 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 207 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 216 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 207-210) should be taken into account in determining a planning application.

Paragraph 218 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.1.2. 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 July 2012. *Policy EN 3 – Heritage* sets out the approach to the Historic Environment.

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, 2012, p. 172).

An addendum was produced in 2024 to be read in conjunction with the Core Strategy. The addendum states that the second paragraph of Policy EN 3 has been replaced by Places for Everyone (PfE) Policy J2-P2 (see below).

4.1.1. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans set out more detailed policies (both strategic and non-strategic).

In relation to the historic environment, Policy JP-P2: Heritage:

‘We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process” (Greater Manchester combined authority, 2024, pp. 192-4).

4.1.2. Draft Manchester Local Plan

MCC recently published a Draft Manchester Local Plan (Manchester City Council, 2025). Heritage is covered in Policy D 5, Heritage, which states:

'Manchester has a distinctive historic environment with a concentration of heritage assets in the city which contribute to the character, economy, sustainability, culture and quality of life.

Development affecting Heritage assets will positively conserve or enhance their significance as an integral part of sustainable growth, and will:

- *Describe and assess the significance of the heritage asset which will inform proposals for their positive conservation.*
- *Ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance.*
- *Secure the continued beneficial use of heritage assets while allowing them to meet changing needs and adapt to climate change.*
- *Ensure heritage is at the heart of place making and sustainable growth, responding positively to the distinctive character of our heritage assets and delivering high quality buildings and spaces which enhance their settings.*
- *Avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.*

Non-designated Heritage assets (NDHAs)

Non-designated heritage assets including local buildings and structures of merit, archaeology, and open spaces will be conserved. When assessing Proposals affecting NDHAs a balanced judgement will be made regarding the scale of any harm or loss of the asset and the public benefit of the development' (Manchester City Council, 2025, p. 199).

Policy DM 1, Development Management also states:

'All development will have regard to the following specific issues.

- *Appropriate siting, layout, scale, form, massing, materials and detail. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.*
- *Development should have regard to the character of the surrounding area.*
- *Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.*
- *Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.*
- *Community safety and crime prevention.*
- *Design for health.*
- *Adequacy of internal accommodation and external amenity space. Refuse storage and collection. Vehicular access and car parking.*
- *Effects relating to biodiversity, landscape, archaeological or built heritage.*
- *Green Infrastructure including open space, both public and private.*
- *The use of alternatives to peat-based products in landscaping/gardens within development schemes.*
- *Flood risk and drainage.*

- *Existing or proposed hazardous installations'* (Manchester City Council, 2025, p. 201).

4.1.3. Citywide Development Control Policies

In addition, some policies from the Unitary Development Policies have been saved and are still relevant. This includes Policy DC20.1, Archaeology, which states:

'The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.*
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.*
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.*

Reasons :- Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention in place and against any damage occurring to them or to their setting. The policy gives effect to the obligation placed on the Council by statute to give particular attention to development proposals affecting Ancient Monuments and sites of archaeological interest, and reflects the general policy objective set out policy E2.8 in this plan. The Council will rely on the coverage of Ancient Monuments and sites of archaeological interest contained in the Sites and Monuments Record for Manchester for evidence of known archaeological remains' (Manchester Government 2025).

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

5. Historical and Archaeological Background

5.1. Introduction

A previous archaeological desk-based assessment was prepared by Salford Archaeology in 2020 to support a planning application (planning reference: 131708/FO/2021) for Phase 1 of the scheme. The historical background provides context for the Site and includes information that has been reproduced from the initial desk-based assessment (Salford Archaeology, 2020) that covered the northern part of the Site.

5.2. Prehistoric (pre-10,000 BC to AD 43)

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the 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).

5.2.1. Archaeological potential

There is no known evidence for prehistoric activity within the Site or the study area, and the potential for any such remains to survive from this period is considered to be **very low**.

5.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, located in Castlefield, and established during the governorship of Agricola (AD 77-84). The fort was initially constructed of wood, but underwent several phases of development, rebuilt in stone around AD 200.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, developed. 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 Viadux. Roman settlement activity lies c 2km to the north-east of the Site.

5.3.1. Archaeological potential

The potential for any *in-situ* remains of Romano-British activity to survive is considered to be **very low** given the distance from Romano-British settlement and the intensive development throughout the post-medieval and industrial periods.

5.4. Medieval (AD 410 – AD 1540)

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. Edwin took control of Manchester in AD 620, and it is believed that this may have marked the beginning of a settlement near the site of the present-day cathedral (Farrer & Brownbill, 1908). Later, in AD 919, Edward the Elder established a fortified stronghold—known as a burh—in Manchester, which at the time was part of Viking-controlled Northumbria.

After the Norman Conquest, William I granted most of the territory between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962, p. 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996, p. 13). The substantial of these was the estate centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, where they governed both the manor and the extensive barony (Hartwell, Hyde, & Pevsner, 2004, p.

256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the Area of Medieval Manchester (HER 16050.1.0) was undertaken by GMAU in 1980 (Morris, 1983). The Site lies c 800m to the north-east of Manchester's medieval core.

5.4.1. Archaeological potential

The Site was likely lay within the parish of Manchester during the medieval period, beyond settlement activity. The potential for any remains to survive from this period is considered to be **low**.

5.1. Post-medieval (1540 – c 1750) and industrial (c 1750 to 1914)

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

Manchester underwent a rapid expansion from the post-medieval period onwards. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself.

Manchester entered upon an era of massive expansion thanks largely to the upsurge of the region's textile industry, transforming from a small market centre into the largest town in Lancashire (Nevell, 2003). The industrialisation of Manchester led to a dramatic increase of the town's population, resulting in the requirement for mass housing.

The phase 1 desk-based assessment provides a detailed account of housing regulations in the 18th and 19th centuries (Salford Archaeology 2020, p9-12). The below text summaries the information provided in the initial desk-based assessment. In the late 18th century, Manchester's Police Commissioners attempted to introduce basic building regulations, such as requiring party walls between properties (Hylton 2003). However, these regulations were unenforced and widely ignored. By the 1820s and 1830s, housing quality had deteriorated significantly, with poorer materials used and most workers' homes lacking sanitation or water supply (Nevell 2008; Pearlman 1956; Parkinson-Bailey 2000). In addition, previously well-built homes were compromised by the infilling of vacant plots of land with blind-back and back-to-back dwellings, resulting in overcrowding, with cellars often used as separate dwellings (Nevell 2008; Marr 1904; Salford Archaeology 2020).

Contemporary accounts, such as those by Dr. J. Ferriar in 1805 and Friedrich Engels in 1845, paint a grim picture of Manchester's housing conditions. Ferriar described damp, poorly ventilated cellars where entire families lived in squalor, contributing to the spread of disease (Board of Health 1805). Engels focused on areas like Shude Hill and the Irk Valley, noting the prevalence of cellar dwellings, filth, and pigs roaming freely. He referred to these districts collectively as the "Old Town," describing them as "hell upon earth," and attributing their conditions to industrialisation (Engels 1845; Salford Archaeology 2020, p10).

The Site lies to the south of the Irk Valley and to the immediate east of Angel Meadow (HER 13734.1.0), which became notorious for its poor building standards, density of occupation and hygiene standards, and also attracted the attention of Friedrich Engels. The area of Angel Meadow developed in the early 18th century to house migrant workers from the surrounding rural areas and also from Ireland after successive potato famines in the period 1846–51 (*ibid*). In 1891, according to the Reverend Mercer of St Michael's, "Angel

Meadow forms a square with Rochdale Road, Miller Street, Cheetham Hill Road and Gould Street. It contains 33 acres which supports about 7,000 people. The density of the whole area is about 300 to the acre and is on a par with the metropolitan slums of St Anne's Soho, Whitechapel and Bethnal Green. In England and Wales there are 497 persons to the square mile, while Manchester had 26,350. In Angel Meadow the total number of persons is 192,000" (ibid).

Despite various by-laws introduced from 1790 onwards, including those regulating street width and drainage, they proved ineffective (Nevell 2014; Hylton 2003). It wasn't until the mid-19th century that meaningful legislative change occurred. The Manchester Police Act of 1844 mandated toilets in new and existing homes and banned new back-to-back housing (Muthesius 1982; Lloyd-Jones & Lewis 1993). The Public Health Act of 1848 empowered local authorities to improve sanitation and refuse collection (Parkinson-Bailey 2000). Although cellar dwellings were outlawed in 1853, enforcement was slow, and many remained occupied into the 1870s (Roberts 1993; Hylton 2003; Salford Archaeology 2020, p11).

Further reforms came with the Manchester Waterworks and Improvement Act of 1867, the first of its kind, which introduced minimum housing standards and allowed for the demolition of unfit dwellings, albeit with modest compensation (Parkinson-Bailey 2000). This was supplemented by the national Artisans' and Labourers' Dwelling Act of 1868 (Torren's Act), which facilitated the improvement or removal of substandard housing (Roberts 1993). Landlords created 'through-dwellings' by knocking doors through the party wall between a pair of back-to-backs. The 1875 Dwellings Improvement Act provided a framework for slum clearance, though Manchester authorities resisted its implementation until its amendment in 1890, which finally spurred significant regeneration efforts (Pearlman 1956; Salford Archaeology 2020, 11-2).

5.1.1. Archaeological potential

The Site developed during the late 18th century and potential for any remains to survive from this period is considered to be **medium**.

5.2. Development of the Site

The earliest available maps that capture the Site are Laurent's map of 1794 (not reproduced) and Green's map of 1787-94 (Plate 2; Fig. 3). Green's map shows that land within the Site fell within a plot of land that was owned by 'Mr Fielding'. The plot largely consisted of an undeveloped, enclosed field, apart from the south-east corner, which had been developed into a row of terraced housing, with small yards and possible privies to the rear. Laurent's plan shows the same layout of buildings within the Site, annotating the street to the west of the buildings (not shown on Green's map) as Ashley Street. It also shows that a grid of streets had been laid across the former fields, in anticipation of development. Later maps (Fig. 4) show that the road to the east of the houses, bordering the east Site boundary was Back Ashley Street.



Plate 2: Extract from Green's map of 1787-94, showing the approximate Site boundary

Banck's and Co's plan of 1831 (Fig. 4) shows that little further development had taken place within the Site, though two properties had been erected along George Street (renamed Rochdale Road). The plan also shows that the surrounding streets had been established and that development in the area was well underway.

The Site had been entirely developed between 1831 and the survey for the Ordnance Survey map of 1850 (Fig. 5). Rochdale Road (formerly named George Street) had been developed into a row of terraces that functioned as commercial premises, with domestic dwellings above. The remainder of the Site was infilled with back-to-back workers' housing between Ashley Street and McCracken's Terrace. The Ordnance plan shows that all the properties within the Site had pavement lights, indicating the properties contained cellars. The dwellings along Ashley Street and Rochdale Road also had external staircases.

The Site is located immediately to the east of Gould Street, which marked the eastern extent of Angel Meadow, an area notorious for its poor living conditions (HER 13734.1.0). The living conditions for people residing within the Site were similarly poor. The 1851 census returns record multiple tenants at properties along Ashley Street and Back Ashley Street, with six different families residing at no. 8 Ashley Street (totalling 20 residents). The majority of the residents were born in Ireland and Liverpool and worked within the textile industry, though other occupations included match hawkers, shoemakers, dressmakers and servants (Census returns of 1851, Back Ashley Street, St Michael's, Manchester, Lancashire, HO107; Census returns of 1851, Ashley Street, St Michael's, Lancashire, Manchester). McCracken's Court was similarly overcrowded, with most of the dwellings having multiple tenants (for example, three families, totalling 20 people resided at no. 8 McCracken Court). The residents were also predominantly from Ireland and worked as brick labourers, cap makers, shirt makers, a launderess, cloth cap makers, match box makers, and the textile industry (Census return of 1851, McCracken's Court, St Michael's, Lancashire, Manchester; HO107).

Slater's trade directory of 1850 offers an insight into the places of business that operated along Rochdale Road. The Wellington Inn stood at the junction of Gould Street and Rochdale Road (no. 97), beyond the Site boundary, and was ran by James Jones. The premises within the Site (no's 99-111) included provision dealer, a butcher, a greengrocer, flour dealer, shopkeeper, hair cutter and beer retailer (Slater, 1850, p. 87).



Plate 3: Extract from the Ordnance Survey map of 1851, showing the Site boundary

One of the main industries in the immediate area of the Site was Rochdale Road Gas Works, originally known as the Gould Street Gas Works, built in 1824 for the Police Commissioners Gas (HER 9918.1.0; Salford Archaeology 2020). The phase 1 desk-based assessment provides a detailed background on the development of gas works and notes that the gas works was built 'at a time of social unrest within Manchester, with the construction site becoming a target for sabotage during the Chartists' disruptions of that year. Newly built sections of the gas works were damaged, however, work continued, and the gas works were completed. The third gasometer was erected at the Rochdale Road Gas Works in 1850; the gasometers had the capacity to allow the storage and the controlled release of their contents into the networks of gas-mains and pipes' (Salford Archaeology 2020, p14; Jones 2006). By 1843, the responsibility of the gas undertaking was transferred to the Manchester Corporation. The gas works lay c 100m to the north of the Site.

By the 1891 the gas works had been expanded across the north of the Site, first shown on the Ordnance Survey Town Plan of 1891 (Plate 4; Fig. 6). The building within the Site may have functioned as a warehouse. The back-to-back houses on McCracken's Court and the double-depth terraces on Ashley Street had been demolished to make way for the expansion of the gas works. Ashley Street and McCracken's Court were still occupied in 1871, though the dwellings were less crowded (Census returns of 1871, Ashley Street, St Michaels, Manchester, Lancashire RG10; Census returns of 1871, McCracken's Court, St Michaels, Manchester, Lancashire RG10). The streets are not recorded in the 1881 census, indicating that the properties had been vacated and demolished.

An article on the Manchester Corporation, published in the *Proceedings of the Institute of Mechanical Engineers* in 1894, includes a description of the Rochdale Road Gas Works: "Rochdale Road gas station stands on over nine acres, and has four retort houses capable of carbonizing 830 tons of cannel and coal daily, producing 8,500,000 cubic feet of gas. House A with 252 mouthpieces is worked with Foulis' charging machines; House B with 294 mouthpieces is worked with Foulis and Woodward's machines; House C with 280 mouthpieces is worked with West's charging machines; and House D with 304 mouthpieces is worked with Woodward's gas stoking machines. The stack in House D was reconstructed in 1891 on the generator

(cold air) principle; and the stack in House B was reconstructed in 1892 on the regenerator (hot air) principle. There are six gasholders with three lifts, constructed on the telescopic principle, with a storage capacity of 5,000,000 cubic feet. Storage is provided for 32,000 tons of cannel. The number of men employed varies from 410 to 662. These works have good railway siding accommodation, and are in direct communication with the Lancashire and Yorkshire Railway.” (Institute of Mechanical Engineers 1894, 409; Salford Archaeology 2020, p15-6). The gas works was connected by railway lines to Oldham Road Good’s Station (HER 9898.1.0), which lay c 200m to the south-east of the Site, increasing the amount of coal that was delivered to the gas works.

Manchester Local Image Collection holds a series of photographs taken in the late 19th and early 20th centuries, which show several buildings at the gas works. A photograph shows the deep foundations of a gas holder during construction (ref: m74746, not reproduced due to copyright). Another photograph shows deep cellars at the site for the new joiners shop at the gas works, on Gould Street (ref: m59084, not reproduced due to copyright). These buildings lay beyond the Site boundary.

By the late 19th century, the buildings along Rochdale Road, between the Ashley Street and Back Ashley Street junction had been cleared and redeveloped into the Victoria Inn (Hotel), recorded in Slater’s trade directory of 1883 as being run by John Lloyd (Slater 1883, p207). The other properties within the Site continued to function as places of business, which included a baker, butcher, dairyman, shopkeeper and a corn and flour dealer (no’s 99, 107, respectively). The Wellington Inn, currently known as the Marble Arch, had likely been redeveloped in 1888 by McKenna’s Brewery (HER 8587.1.0). The public house lies to the immediate west of the Site.

Slater’s trade directory of 1911 recorded William McBride as the landlord of the Victoria Hotel, which occupied numbers 107, 109 and 111 (Slater 1911, p601).



Plate 4: Extract from the Ordnance Survey Town Plan of 1891

The Site remained unchanged throughout the first half of the 20th century (Figs 7-9). A photograph taken in 1939 shows the layout of buildings within the Site (Britain from above ref: EPW062703), which included the southern end of two warehouses associated with the gas works, as shown on the 1891 plan (Plate 4; Fig. 6). By 1952-9 (Figs 10-1), the footprint of the warehouses had been mostly demolished, apart from a small section of the building which remained extant within the Site until it was recently cleared ahead of phase 1 of the development (planning ref: 131708/FO/2021). The 1959 plan shows that the depot remained connected to the gas works via a railway line. The railway line led to the 'Coke Retort' platform to the north of the Site. By 1970 (Fig. 12), the tram and railway lines had been removed. A second depot building was erected within the north of the Site by 1959 (Fig. 11), extended by 1970 (Fig. 12).

The gas works closed during the late 20th century and was demolished. Buildings along Rochdale Road were also cleared, part form Victoria Inn, which is extant. The phase 1 archaeological desk-based assessment (Salford Archaeology 2020) included photographs of upstanding walls and structures associated with the former gas works, including the depot. These were recorded by WYAS in 2023 (WYAS, 2023a).

5.3. Previous archaeological work

5.3.1. Summary

In total, 57 events have taken place within a 350m study area.

5.3.2. Previous archaeological work within the Site

A previous archaeological desk-based assessment was undertaken for phase 1 of the Rochdale Road development scheme (Salford Archaeology, 2020), which covered the northern section of the Site. The assessment highlighted the archaeological interest in the site, which included the potential for early/mid-19th-century workers' houses. By the second half of the 19th century, the houses had been demolished to make way for the expansion of the Rochdale Road Gas Works, which had been established to the north of the site in 1824. Warehouses and a joiner's workshop associated with the works and the Gould Street School, built in 1837, were also located within the proposed development site. The majority of the buildings within the proposed development site were demolished in phases, beginning in the mid-20th century; however, some locally significant remnants of the gas works survived within the site as upstanding remains, including depot buildings, brickwork arches and walls (EGM5328). The document confirmed that further archaeological investigation was warranted, including an archaeological building recording of all upstanding remains, followed by intrusive archaeological investigations (*ibid*).

The archaeological building survey at part of the gas works was undertaken in 2023 (EGM5498). The report concluded that the structural remains were in a fragmentary condition and were found at two levels. Much of the site was underlaid with cellars, most of which were inaccessible for survey. The upper level contained railway tracks which were used to manage the import of coal to the retort houses north of the site (WYAS, 2023a).

Following the archaeological building recording, an evaluation and watching brief was undertaken during the redevelopment of a small part of the former Rochdale Road Gas Works (EGM5588). In total, four trenches were excavated. Trenches 1 and 2 targeted workers' housing between McCracken's Court and Ashley Street, which were devoid of archaeological remains. Trench 2 fell within the north extent of the Site (Plate 5).

The investigation revealed deep structural remains within trenches 3 and 4 dating from the 19th and early 20th centuries relating to the gasworks which occupied the site. The site contained the remains of structures largely related to the import, management and export of materials through rail. Deep cellars were recorded across the site, the precise purpose of which was unclear (WYAS, 2023b).



Plate 5: Extract from the Ordnance Survey map of 1850, showing the approximate location of trenches 1 and 2, as shown in the WSI (Lanpro 2022)

6. Site Walkover

A Site walkover was carried out on 21st October 2025. The Site currently encompasses a former public house, known as the Victoria Inn, which previously functioned as a local shop, but is currently disused (Plate 5 and Plate 8). TA condition survey has been undertaken at the Victoria Inn, which shows that the interior of the building has been largely stripped of its original fixtures and fittings.

A section of the former stone sett street surface associated with Ashley Street is currently extant and is currently utilised for access to the phase 1 development site (Plate 8). The remainder of the Site is vacant land that previously functioned as a hard-standing car park and was partly occupied by a former warehouse associated with the gas works. The former warehouse and associated upstanding walls were recently cleared ahead of phase 1 of the redevelopment scheme to the north of the Site.

The Marble Arch public house, a Grade II Listed Building borders the west Site boundary (Plate 6 and Plate 7). The car park to the rear is bordered by late 19th/early 20th-century brick walls to the north and east that are likely associated with the former gas works.



Plate 6: View of south-facing elevation of the former Victoria Inn, looking broadly north-east



Plate 7: View of hoarded Site, showing demolished former gas works warehouse, looking north-west from Rochdale Road

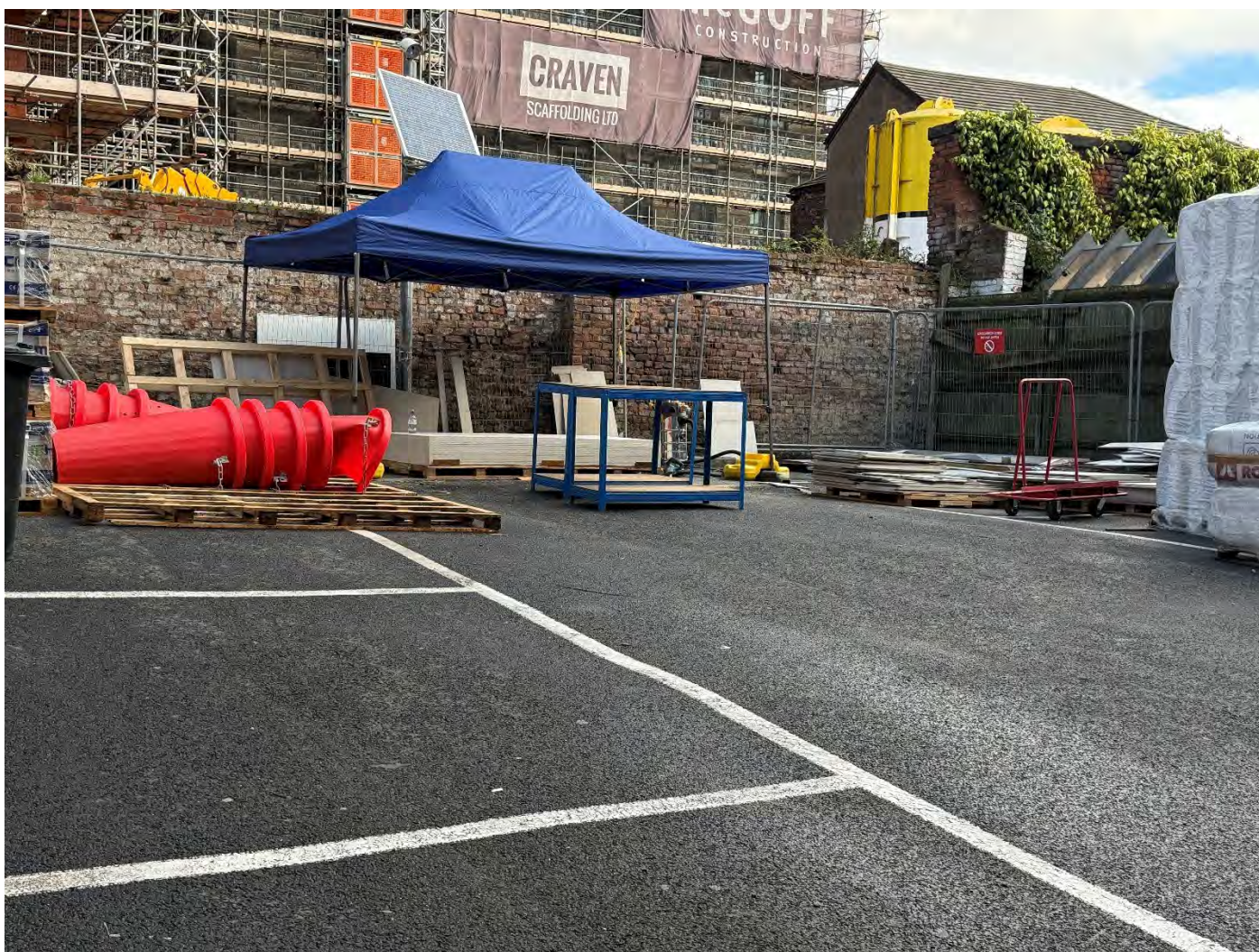


Plate 8: Extant wall, likely associated with the former gas works, forming a boundary between the Site and the Marble Arch, looking east from the Marble Arch car park



Plate 9: View of east-facing elevation of the former Victoria Inn and stone sett road surface of Ashley Street, looking east

7. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data, and includes both designated and non-designated heritage assets. The locations of the gazetteer sites are shown on Figure 13 within Appendix A.

GAZETTEER SITE (GS)	01
Site Name	Double-depth dwellings (site of)
Designation	-
HER number	-
Period	Late 18 th to early 19 th century
NGR	384702 399117 (centred at) and 384695 399087 (centred at)
Description	A row of double-depth workers' housing is shown on Green's map of 1787-94 (Fig. 3). Further double-depth buildings were erected along Rochdale Road during the early 19 th century (Figs 4-5). The buildings likely contained cellars as indicated by pavement lights and external staircases. The houses along Ashley Street were demolished in the late 19 th century to allow for the expansion of Rochdale Road Gas Works. The buildings along Rochdale Road remained standing until the late 20 th century when they were demolished.
Assessment	Remains of the houses may survive within the Site, however, the later development of the Rochdale Road Gas Works may have removed remains of the houses along Ashley Street.

GAZETTEER SITE (GS)	02
Site Name	Back-to-backs (site of)
Designation	-
HER number	-
Period	Early 19 th century
NGR	384687 399105 (centred at)
Description	A plot of back-to-back houses had been erected between Ashley Street and McCracken's Court by 1851 (Fig. 4). The dwellings had pavement lights, indicating that they contained cellars. The houses were occupied in 1871 but had likely been demolished or were at least vacated by 1881. The houses were cleared and redeveloped into part of Rochdale Road Gas Works. The dwellings were previously targeted in a trench evaluation by WYAS, however the trenches were devoid of archaeological remains (WYAS, 2023b).
Assessment	Remains of the houses may survive within the Site, however, the later development of the Rochdale Road Gas Works may have removed remains of the houses along Ashley Street.

GAZETTEER SITE (GS)	03
Site Name	Gas works warehouse (site of)
Designation	-
HER number	-
Period	Late 19 th century
NGR	384697 399114 (centred at)

Description	Rochdale Road gas works had been extended across the north of the Site by 1891 (Fig. 4). Photographs taken in 1939 show that the buildings across the Site included the southern end of two warehouses linked to the gas work by railway lines. The southern end of one of the warehouses likely survived within the Site until recently, annotated on late 20 th -century mapping (Fig 10-1) as a 'depot'.
Assessment	Remains of the gas works warehouse were recorded during an archaeological building survey in 2023 ahead of the redevelopment of the phase 1 site to the north.

8. Significance

8.1. Policy context for heritage assets

Under both national and local planning policy, both designated and non-designated heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, Policy JP-P2: Heritage (Places for Everyone 2024) and Policy EN 3 of Manchester's Core Strategy were consulted as the key Development Plan Document in the Local Development Framework (LDF).

8.2. Designated heritage assets

The Site lies within 350m of nine Listed Buildings and a Conservation Area, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Chapter 1.2). A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

8.3. Significance of the archaeological resource

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

8.3.1. Historical and archaeological interest

The historical and archaeological interest of the Site is associated with Manchester's residential expansion during the industrial period. The Site was located on the fringe of the infamous Angel Meadow district - an area notorious in the 19th century for its overcrowded housing, unsanitary conditions, and extreme poverty. The Site is also associated with Rochdale Road Gas Works, which was established in 1824 and expanded across the Site in the late 19th century.

8.3.2. Baseline Significance conditions

Period

No prehistoric, Roman, medieval or post-medieval activity is known to have taken place within the Site and the potential for remains is considered to be **low**.

The Site most likely remains to be encountered within the Site would date to the industrial period and includes workers' housing (GS01-2).

Rarity

Archaeological remains associated with 19th-century houses and works would not be considered significant due to rarity as many examples have been subject to recent investigation.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

Buried remains within the Site may hold some group value in that they are contemporary features.

Survival / condition

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

Although the former workers' housing included cellars, a previous archaeological investigation, targeted at the site of the back-to-back properties, revealed that remains in the north-west of the Site do not survive.

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 development scheme.

Diversity

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

Potential

The Site has some potential for remains associated with late 18th to early 19th-century houses (GS01-2). The survival of remains associated with the houses has the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (<https://researchframeworks.org/nwrf/industrial>; Table 3):

INDUSTRIAL PERIOD	
AGENDA NO	AGENDA DESCRIPTION
Ind22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

Table 2 Industrial research agendas

The former houses within the Site contained cellars however, many examples of workers' housing have been excavated in recent years. Therefore, the only house-type that justifies further excavation is back-to-back houses. A trench placed across the former back-to-backs, within the Site, was devoid of archaeological remains (WYAS, 2023a). It is unlikely that the Site has the potential to address the research agenda listed above.

8.4. Summary of significance

A summary of the potential and significance of the archaeological remains within the Site is outlined in the table below (Table 3). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

IDENTIFIED ASSET	PERIOD	POTENTIAL	SIGNIFICANCE
Double-depth dwellings (GS01)	Industrial	High	Negligible
Back-to-back dwellings (GS02)	Industrial	Low	Negligible
Gas works warehouse (GS03)	Industrial	-	-

Table 3: Summary of potential archaeological sites and their significance

Previous investigations have recorded remnants of the gas works across the north of the Site, which were mitigated as part of the previous planning application (planning ref: 131708/FO/2021). In total, two trenches have been placed over the former back-to-back to houses between McCracken Court and Ashley Street (one of which was within the Site), which were devoid of archaeological remains.

9. Impact Assessment

9.1. Site conditions

The Site currently comprises the Victoria Inn and vacant (recently cleared) land.

9.2. Proposed development

The development proposals comprise the erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first-floor apartment.

9.3. Review of impact of the archaeological resource

The development proposals will also involve ground-breaking and landscaping works across the Site. These are expected to have a limited impact on any buried archaeological remains, as mitigation has already been carried out for the former warehouse (GS03), and no surviving remains were identified for the back-to-backs (GS02).

10. Conclusions

10.1. Planning policy

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.

10.2. Recommendation for further work

Following consultation with Greater Manchester Archaeological Advisory Service, no further archaeological investigation is required.

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Appendix A

Figures

Figure 1 – Site location

Figure 2 – Site boundary superimposed on modern mapping

Figure 3 – Site boundary superimposed on Green's 1794 plan

Figure 4 – Site boundary superimposed on Bancks & Co's 1830 plan

Figure 5 – Site boundary superimposed on the 1850 Ordnance Survey town plan

Figure 6 – Site boundary superimposed on the 1891 Ordnance Survey town plan

Figure 7 – Site boundary superimposed on the 1909 Ordnance Survey 6-inch to 1-mile plan

Figure 8 – Site boundary superimposed on the 1922 Ordnance Survey 25-inch to 1-mile plan

Figure 9 – Site boundary superimposed on the 1932 Ordnance Survey 25-inch to 1-mile plan

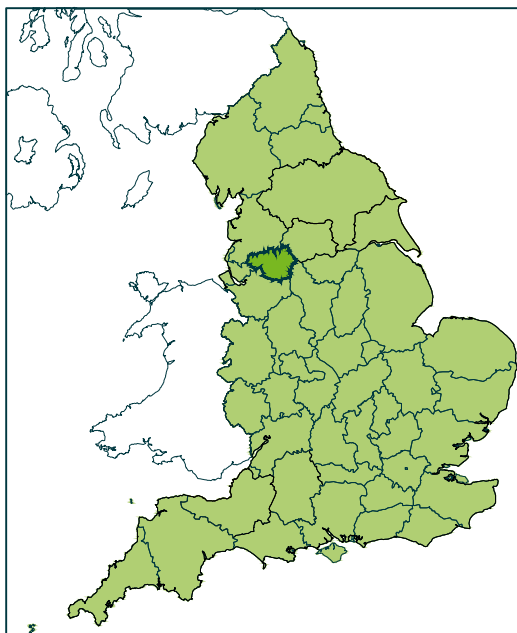
Figure 10 – Site boundary superimposed on the 1952 Ordnance Survey 1:1250 plan

Figure 11 – Site boundary superimposed on the 1959 Ordnance Survey 1:2500 plan

Figure 12 – Site boundary superimposed on the 1970 Ordnance Survey 1:1250 plan

Figure 13 – Site boundary superimposed on modern mapping, showing gazetteer sites

CIVIC



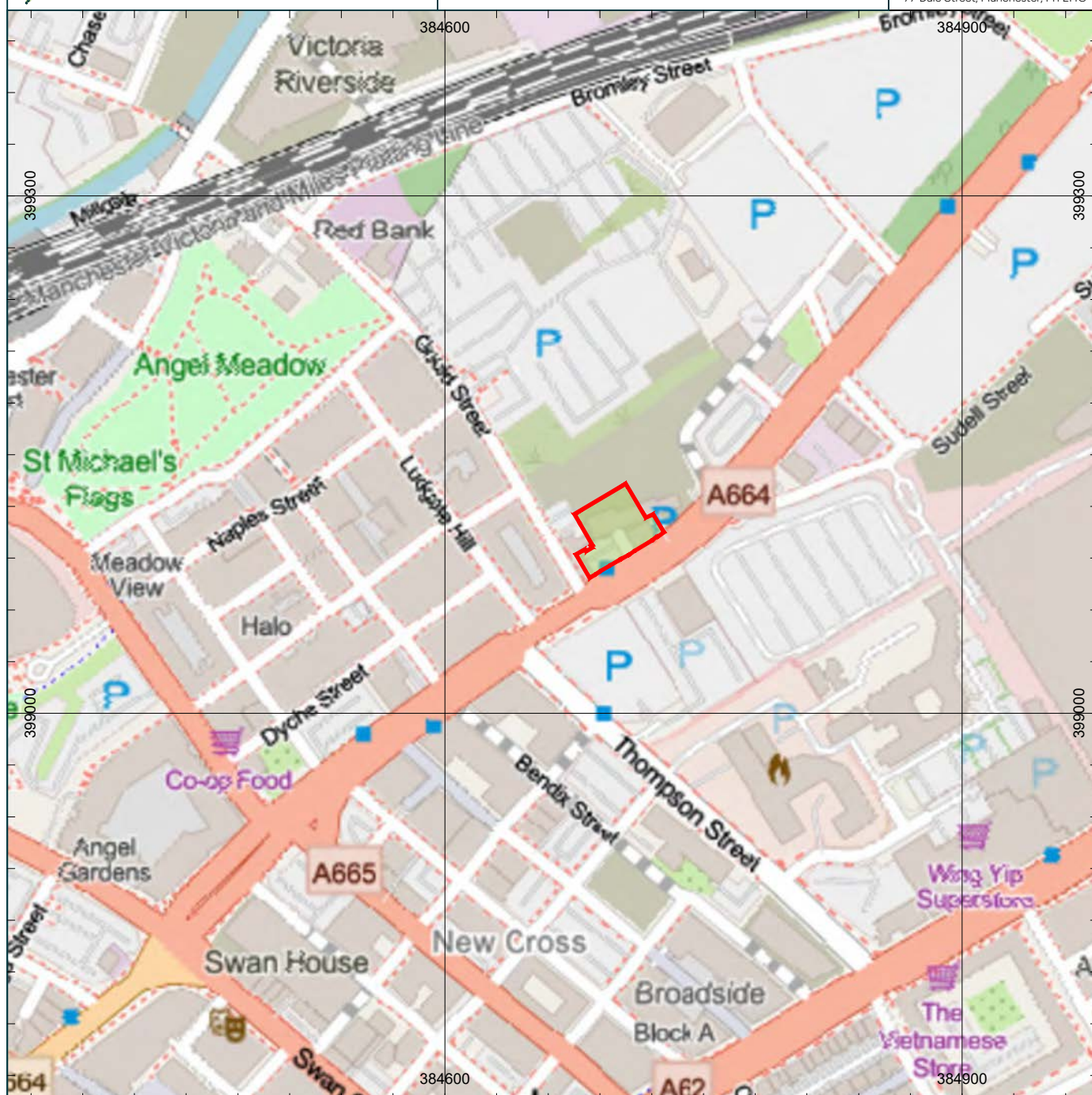
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Project Code: 61328

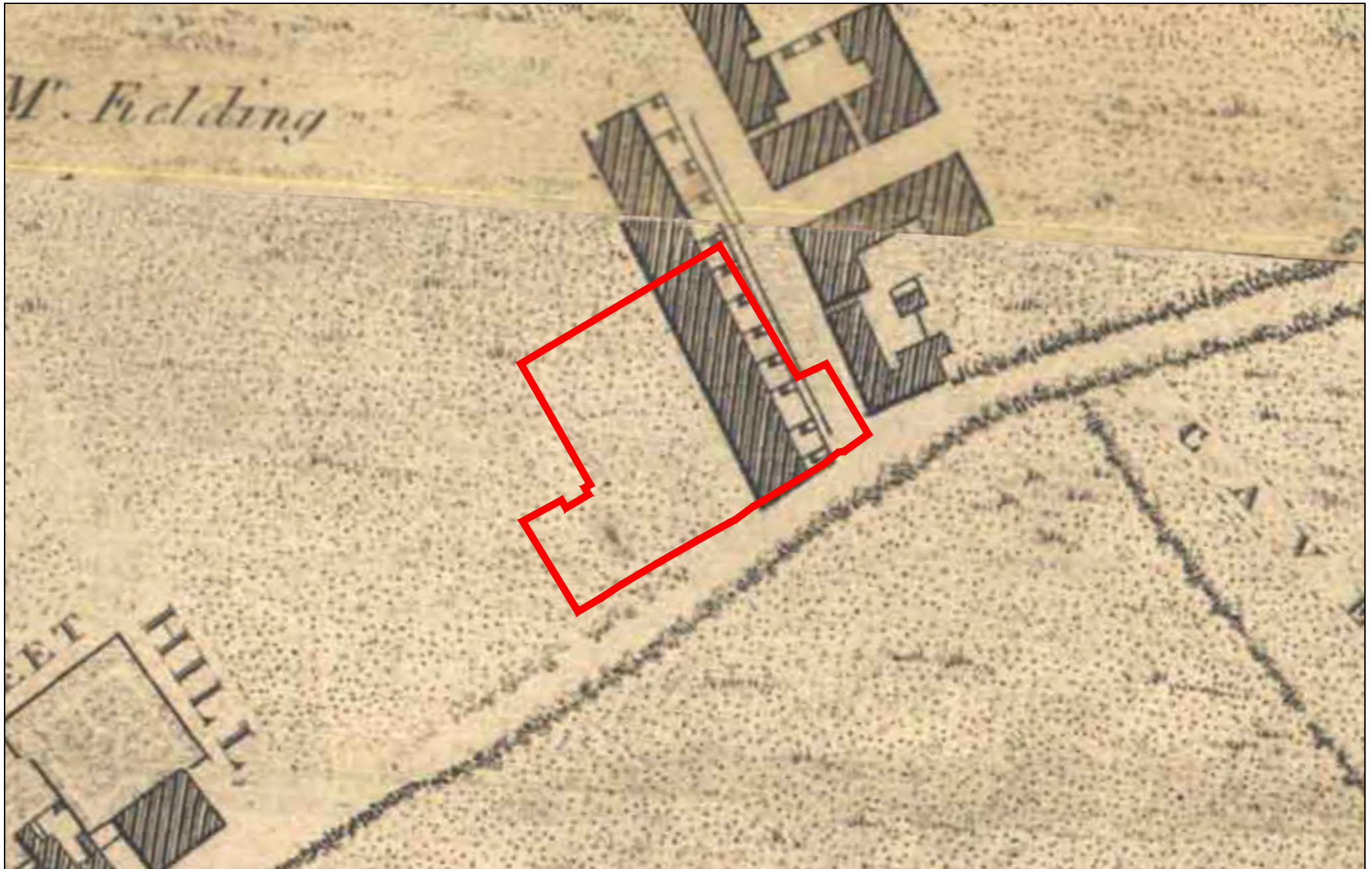
Figure 1: site location

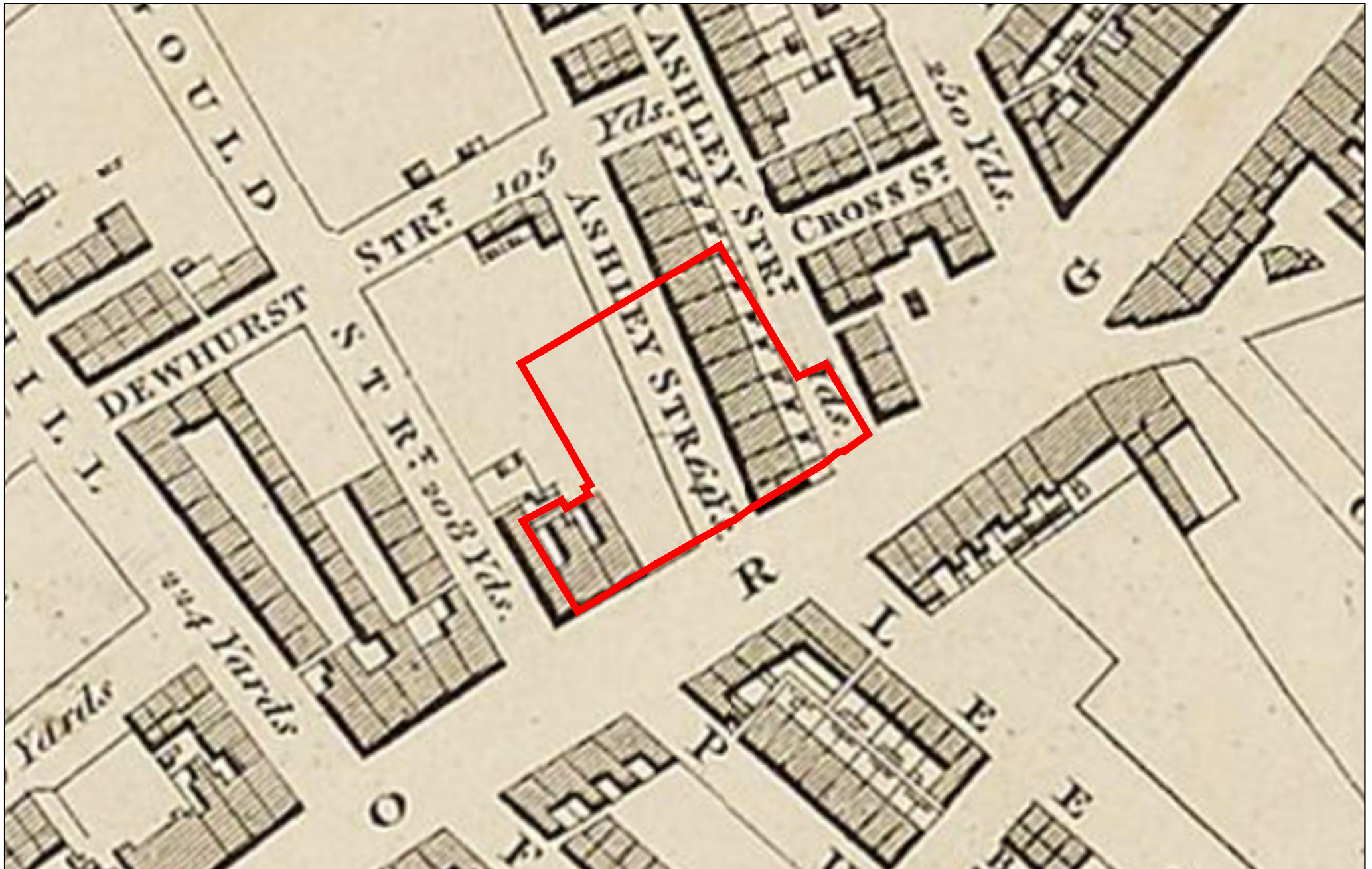
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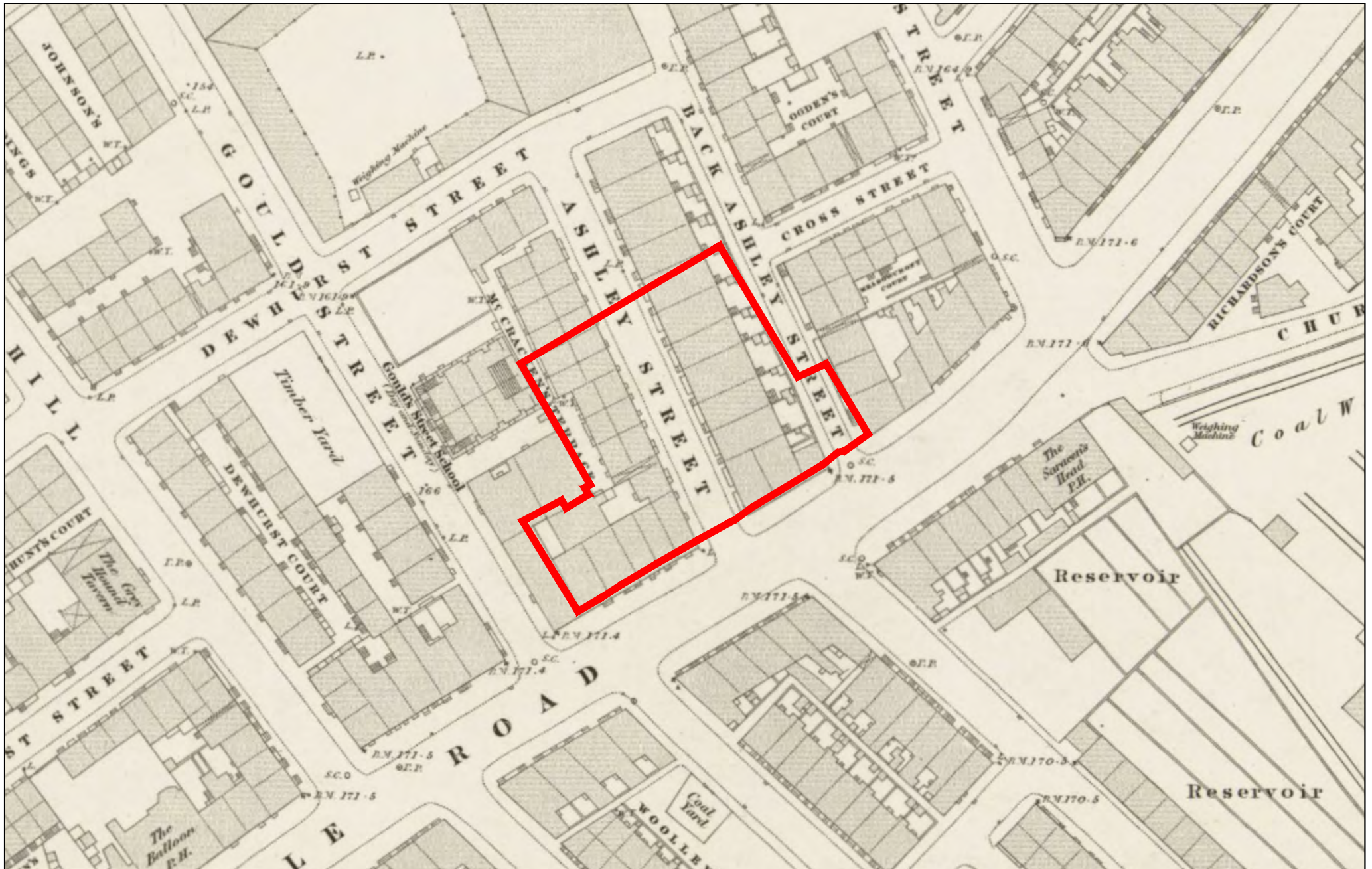
Carver's Warehouse
77 Dale Street, Manchester, M12HG











CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0



50 m

Scale at A4 1:750

Rochdale Road, Manchester

Project Code: 61328

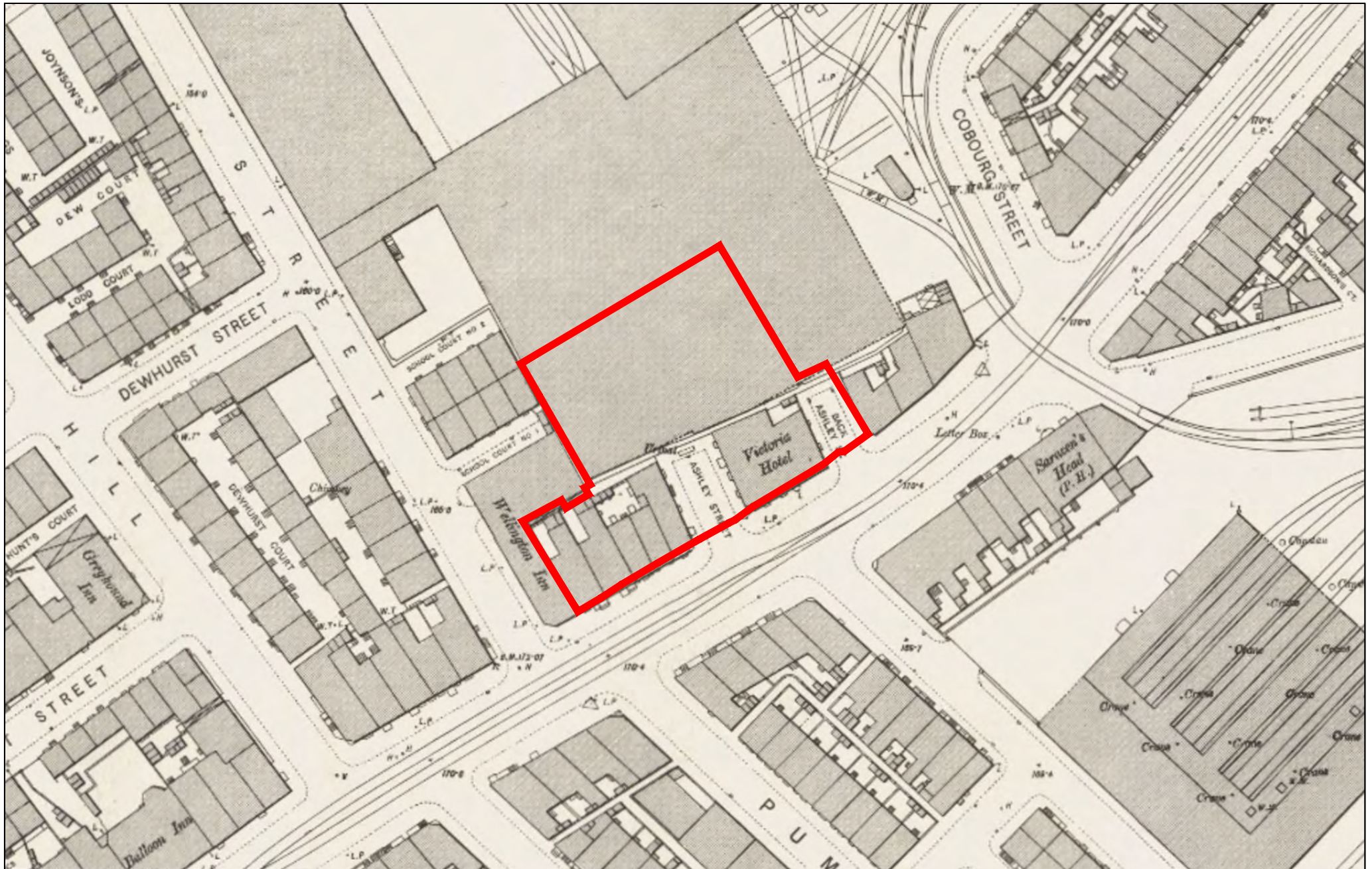
Figure 5: Site boundary superimposed on the 1850 Ordnance Survey town plan

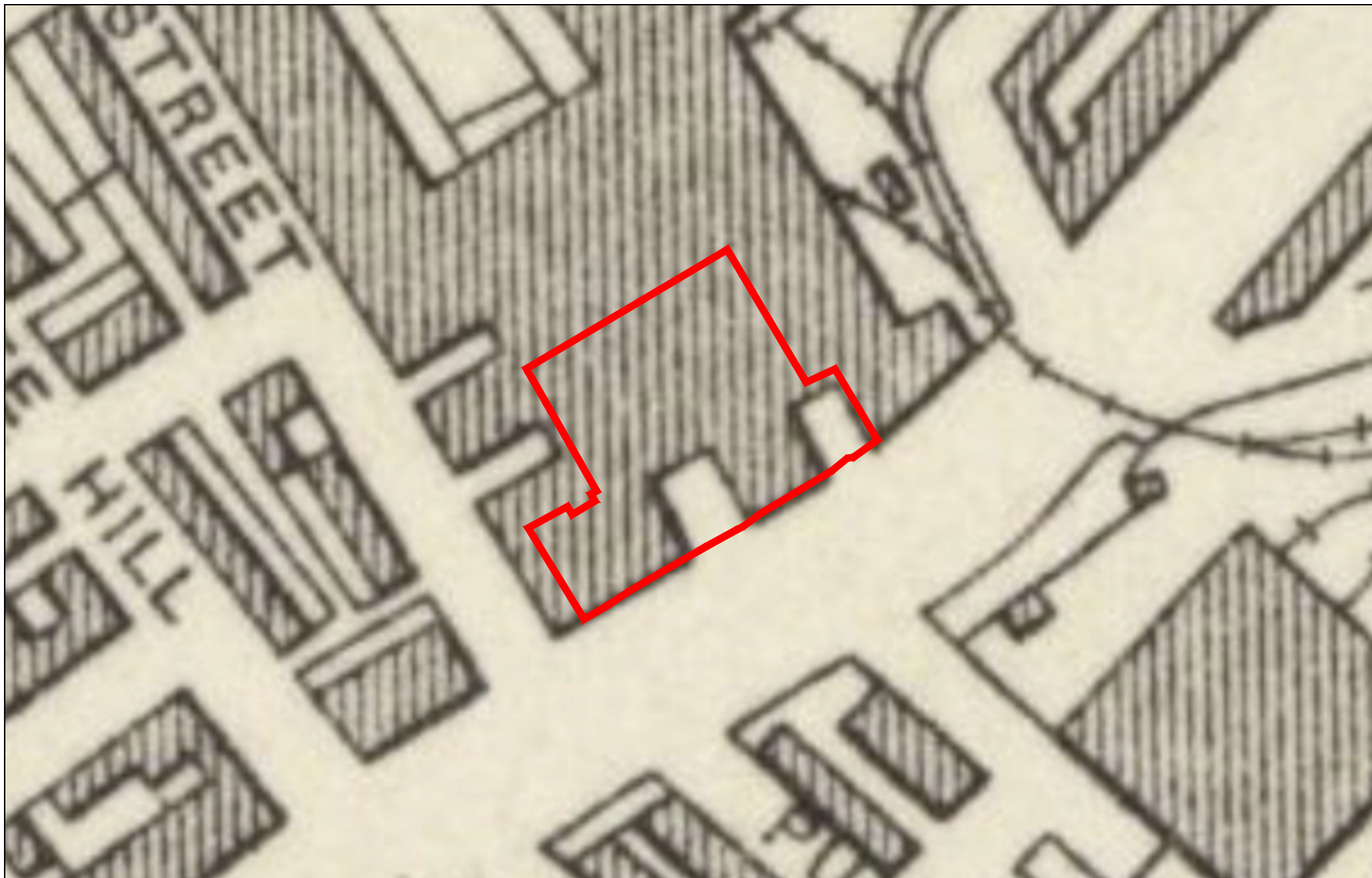


Key:



Site boundary





CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m

Scale at A4 1:750

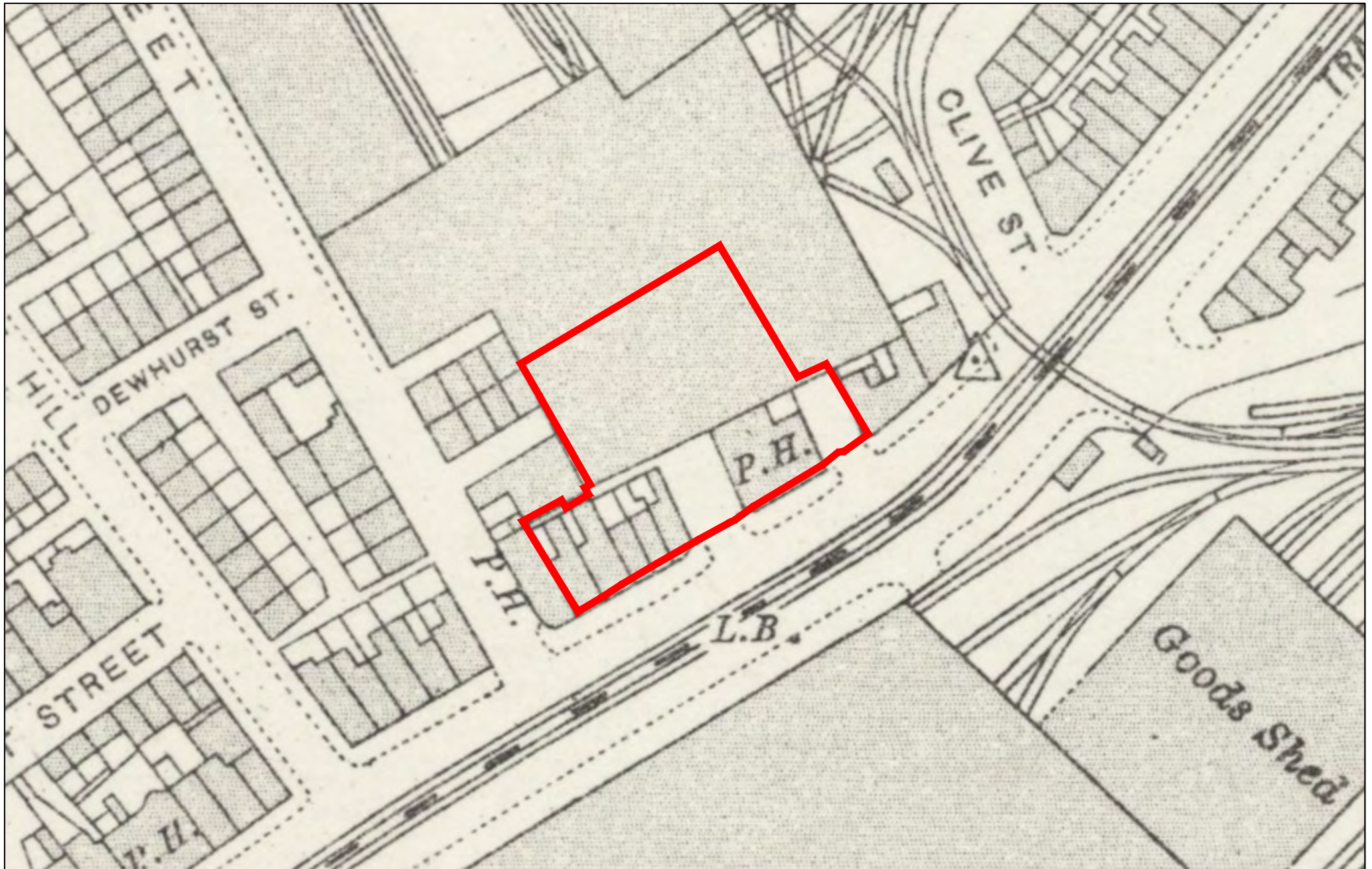
Rochdale Road, Manchester

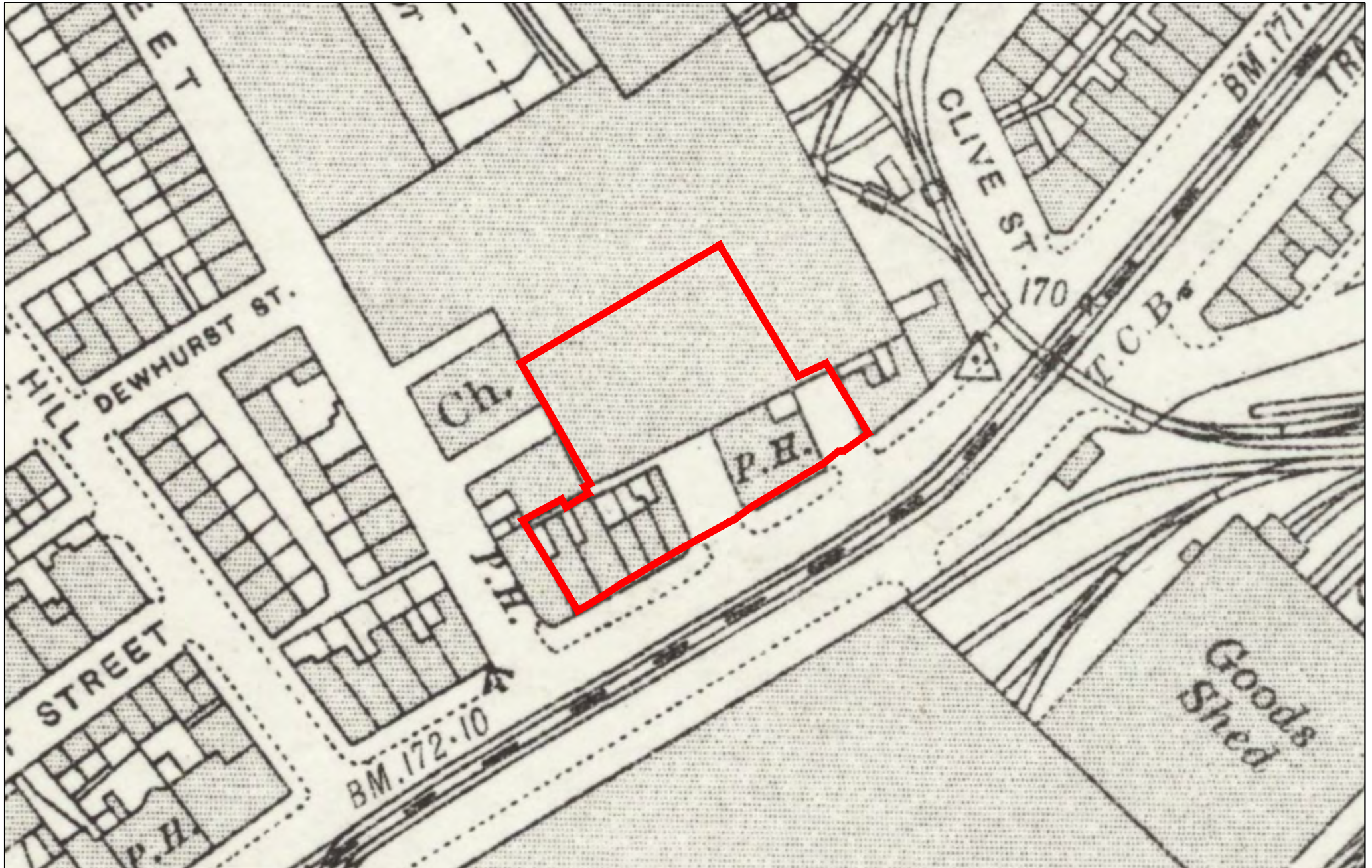
Project Code: 61328

Figure 7: Site boundary superimposed on the 1909 Ordnance Survey 6-inch to 1-mile plan



Key:  Site boundary





CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m

Scale at A4 1:750

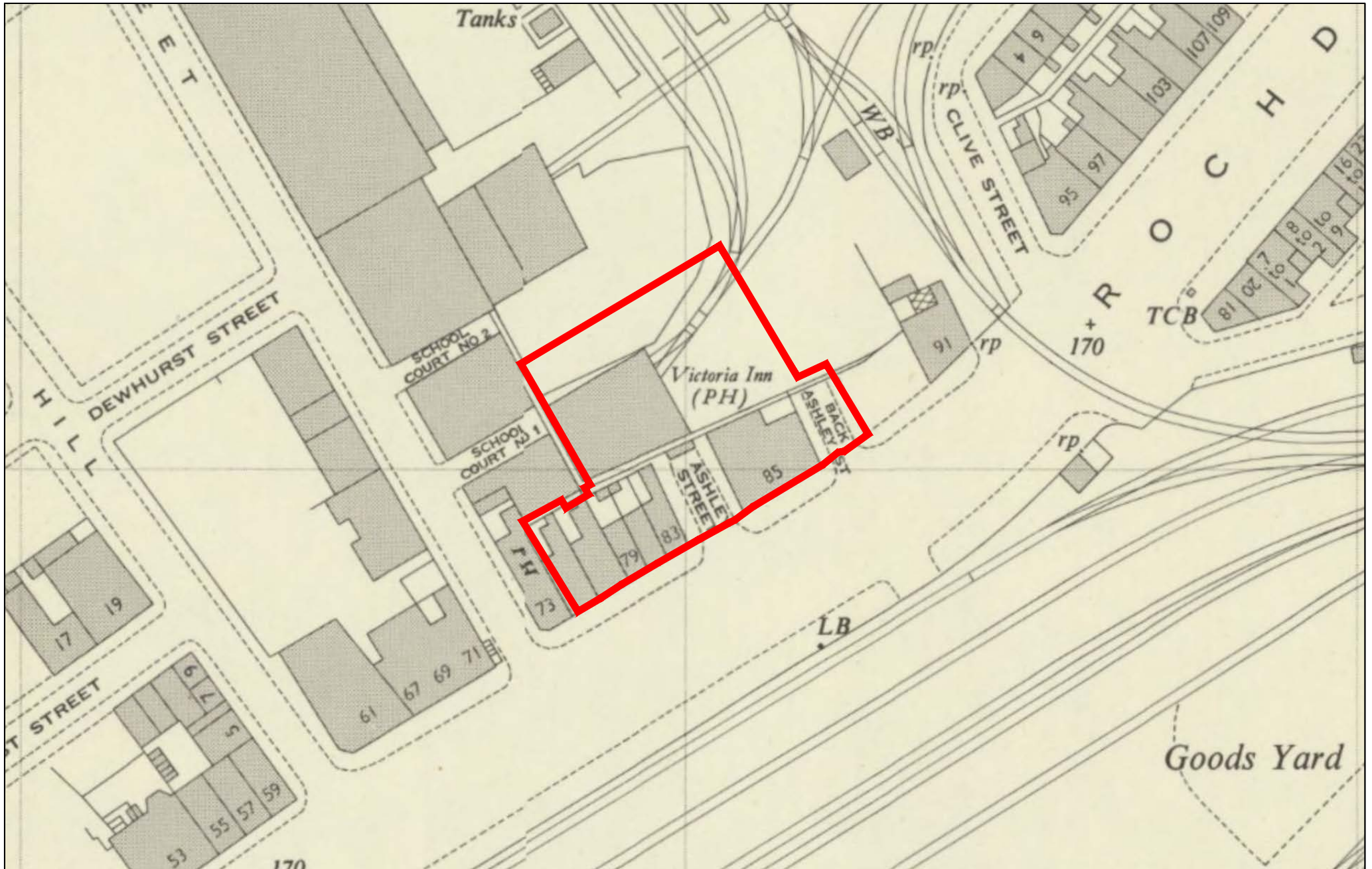
Rochdale Road, Manchester

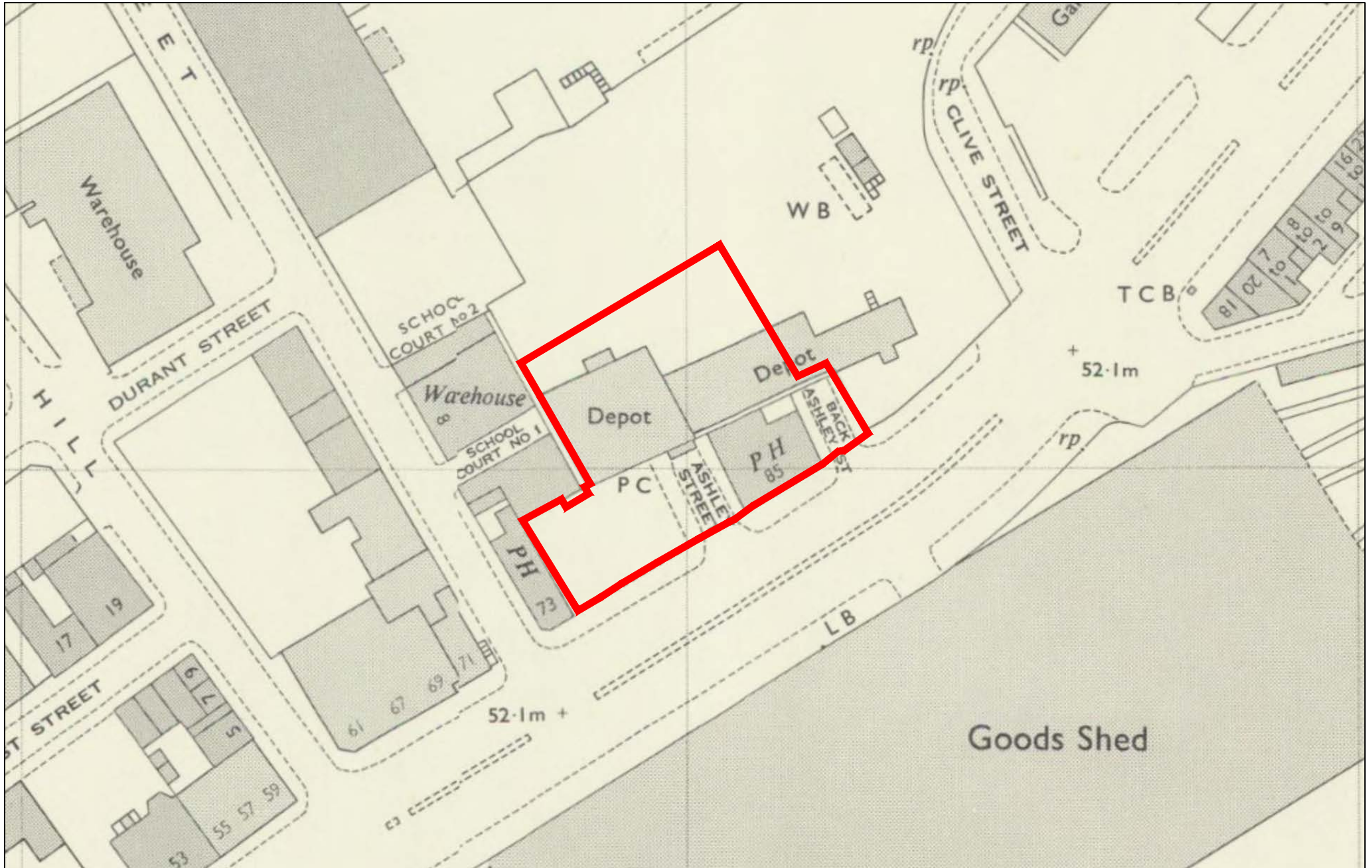
Project Code: 61328

Figure 9: Site boundary superimposed on the 1932 Ordnance Survey 25-inch to 1-mile plan



Key:  Site boundary





CIVIC

Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m

Scale at A4 1:750

Rochdale Road, Manchester

Project Code: 61328

Figure 12: Site boundary superimposed on the 1970 Ordnance Survey 1:1250 plan



Key: Site boundary



Key:

- Site boundary
- WYAS approx trenches
- GS01 - Double-depth dwellings
- GS02 - Back-to-backs
- GS03 - Gas works
- GS04 - Victoria Inn
- Site boundary