One Parade North, Manchester

Archaeological Desk-based Assessment

May 2025

PREPARED FOR

Beaconsfield Commercial Limited

PARSONAGE
PARSONAGE LANE
St. Mary's Tavern
Stable
BACK COLLEGE LANE
COLLEGE LANE
NORTH PARADE
St. Mary's Church
(Rectory)
MARYS
Church

Archaeological Desk-based Assessment

Prepared By	Natalie Poundall
Reviewed By	Katie Fletcher
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EXECUTIVE SUMMARY

Beaconsfield Commercial Limited is devising proposals for the redevelopment of One North Parade, within Manchester city centre (centred on NGR 383639, 398487). In order to facilitate the planning process, Civic Heritage were commissioned to carry out an archaeological desk-based assessment of the proposed development site. The assessment is based on the findings of an initial desk-based assessment that was produced by Salford Archaeology in 2020. 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 proposed development area is situated within Manchester city centre and comprises two adjacent buildings. The first building is the 1 North Parade and the second is The Parsonage Building, located at 5 Parsonage. The development area does not contain any designated heritage assets, however, it is located within the Parsonage Gardens Conservation Area. A separate heritage statement is being prepared for the upstanding buildings within the site.

The development area partially falls within the Area of Medieval Manchester. However, extensive post-medieval and later activity across the proposed development area has likely removed the majority of any evidence of medieval occupation.

During the 18th century, the development area was occupied by housing. Little further development took place at the site until the second half of the 19th century, when the houses of North Parade and Back College Land were demolished and replaced by the existing buildings at 1 North Parade and No. 5 Parsonage, which were used mainly as warehousing during this period. These buildings are of medium and low significance, respectively. An on-site information panel may be required to mitigate against the loss of these buildings and any buried archaeological remains.

The site has some potential to contain buried archaeological remains of low significance. Remains may include 18th-century houses. Without a programme of mitigation, the proposed development could damage or destroy these remains.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), an archaeological watching brief will be required during ground-breaking works. This would offset the harm of the development of the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework and the Local Plan. The scope of the archaeological watching brief will be outlined within a Project Design, produced in consultation with GMAAS and the client.

Further excavation may be necessary if significant archaeological remains are encountered during the archaeological monitoring and recording. The scope of any such further investigation will be determined by GMAAS and outlined within an updated Project Design.

1. Introduction

1.1. Background

1.1.1. Purpose

Beaconsfield Commercial Limited are devising proposals for the construction of a multi-storey office complex (centred on NGR 383639, 398487). In accordance with National, Regional and Local Planning Policies, Beaconsfield Commercial Limited have commissioned Civic Heritage to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for the scheme and has largely reproduced the text from an initial desk-based assessment that was produced by Salford Archaeology in 2020 (Salford Archaeology, 2020).

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. A separate heritage statement is being produced for the upstanding buildings within the site.

1.1.2. Location

Imco Holdings Ltd are preparing a planning application for the demolition of the 1 North parade and The Parsonage buildings (at 5 Parsonage) and the construction of a multi-storey office block to the north of Parsonage Gardens, Manchester (centred NGR 383639, 398487; Plate 1; Figs 1-2; referred to herein as the Site). The Site comprises the One North Parade building, and No.5 The Parsonage building. The Site is bounded by Parsonage Chambers (No. 3 Parsonage) to the north, College Land to the east, Parsonage to the west and Parsonage Gardens to the south. The Site lies at a height of approximately 36m above Ordnance Datum (aOD).

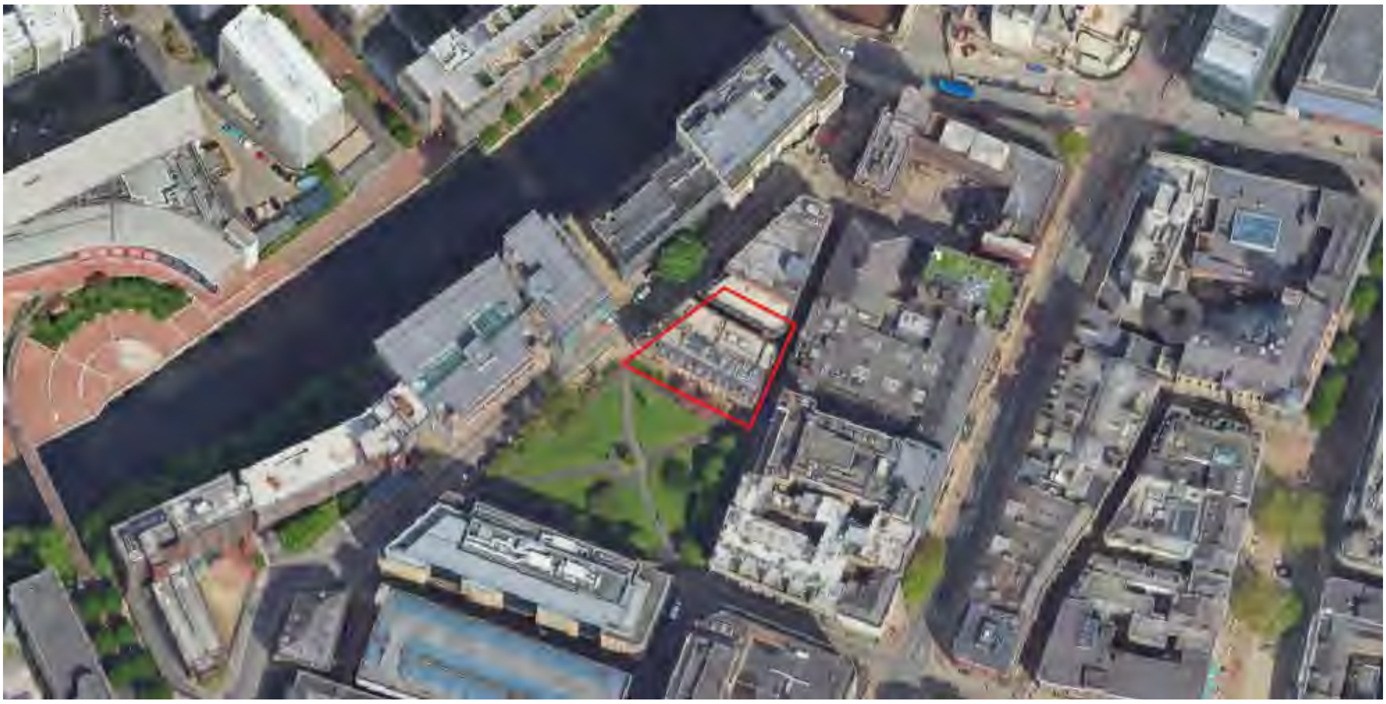


Plate 1 Recent satellite image of the Site, showing the red line development boundary

1.1.3. Topography and Landuse

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission, 1998, p. 125).

1.1.4. Geology and Soils

The solid geology of the area comprises the sandstone of the Chester Formation, which is overlain by glaciofluvial deposits of sand and gravel (BGS, 2025).

1.2. Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens. The Site does, however, fall within the Parsonage Gardens Conservation Area.

Parsonage Gardens Conservation Area Description: "*The Gardens are bordered by large and impressive buildings. Most are in orange-red brick or terracotta, although one modern-style steel and glass structure merges well into its surroundings.*

Arkwright House on the south side stands out, as it is clad in white Portland stone. It is an impressive 7-storey office block with gigantic 3-storey Corinthian pilasters, cornices and arched windows on the ground floor. Built in 1929 it is one of the City's most recent constructions to be listed by the Department of the Environment as being of special architectural or historic interest.

The Kendal Milne's department store on Deansgate is an even more recent listed building. Built a decade later than Arkwright House, it is a prime example of the Modern Movement in Manchester, with its plain facades of vertical glass brick windows divided by flat ribs and without any external expression of the intermediate floors.

Also on Deansgate, at numbers 62-66, is Hayward's Building, dating from 1875. It is probably Manchester's most complete shop of the period, with elliptical arches over the windows and some of the original mahogany fittings and showcases inside. The front of the building is elaborately carved stonework in Italian Palazzo style with paired windows, stone mullions and figurehead key-blocks, plus a balustrade over the projecting cornice.

The conservation area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of height, material and detail of high architectural and aesthetic quality. Few streets of this kind in Manchester have been preserved in such good condition.

The oldest building remaining in the area was originally built as a pair of 3-storey Georgian houses, at numbers 31 and 33 on King Street West. The building was constructed around 1800 in red brick with two pairs of stone pilasters and a central pediment. The ground floor has been replaced by modern shopfronts. The present appearance would be enhanced if the building were to be restored to its original state.

Parsonage Gardens conservation area embraces a length of river frontage to the Irwell and this also includes part of the bridge on Blackfriars Street, half of which is in Salford. This heavy stone bridge was built around 1820 to replace a light timber footbridge of 1761. One of the three semi-circular arches is partly embedded in the river bank on the Manchester side.

Since the 1870s the open balustrade above the cornice had been replaced in cast iron, which purposely obscured a view of the river as it was so polluted. In 1991 the parapet was replaced with stone-clad reinforced concrete, which restored the exterior, river face of the bridge, close to its original appearance." (DGM1605).

There are 44 statutory Listed Buildings, four locally Listed buildings and seven Conservation Areas within a 250m radius of the Site. In total, six Listed Buildings and one conservation area are within 100m of the Site (Table 1).

The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on the setting of the designated heritage assets. 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 produced for the Site.

Description	Designation	HER Number	National Grid Reference
Blackfriars Bridge	Grade II Listed Building	8288.1.0	SJ 83651 98593
Haywards Building	Grade II Listed Building	8373.1.0	SJ 8371 9850
51–63, Deansgate, Barton’s Building including Barton Arcade	Grade II* Listed Building	396.1.0	SJ 8375 9846
14 St Mary's Parsonage (National Buildings)	Grade II Listed Building	12130.1.0	SJ 83566 98477
Arkwright House	Grade II Listed Building	8530.1.0	SJ 8359 9842
98-116 Deansgate (Kendal Building)	Grade II Listed Building	8374.1.0	SJ 83640 98368
St Ann’s Square	Conservation Area	DGM1471	

Table 1 list of designated heritage assets within 100m of the Site

2. Methodology

2.1. 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).

2.2. 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;
- The Historic Environment Record supplied by GMAAS on 30th April 2024;
- The National Heritage List for England (NHLE);
- Reports of archaeological work carried out in the Study Area;
- A History of the County of Lancaster;
- Previous archaeological assessment;
- Historic Landscape Characterisation, and;
- Historical trade directories.

2.3. Site inspection

The aim of the site inspection 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.

2.4. 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 7.3) 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 7.4).

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.

3. Planning Policy

3.1. 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).

3.1.1. 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.

3.1.2. 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 is to be replaced by Places for Everyone (PfE) policies (see below).

3.1.3. 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).

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

4. Historical and archaeological background

4.1. Introduction

The historical background provides context for the Site and has been largely reproduced from a Salford Archaeology Report (2020) that covered the entire Site.

4.2. 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). The Site is located close to the River Irwell, on a band of sand and gravel, which makes the area favourable for early activity (Arrowsmith, 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic flint flake, for instance, was found at Spinning Field, near Deansgate, and reported in the *Transactions of the Lancashire and Cheshire Antiquarian Society* in 1892 (HER 414.1.0) (Sutton, 1892). A Neolithic stone hammer and arrowhead 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 evidence representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

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**, particularly due to the intensive development since the mid-eighteenth century.

4.3. Roman (AD 43 – AD 410)

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* 850m south of the Site. The fort underwent several phases of development, and so the earlier defences were 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, pp. 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Beetham Tower. The Roman Road heading north from the fort at Castlefield ran nearby the Site, along Deansgate, and is labelled on the 1848 OS map (Plate 3). Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD.

The Roman road linking Castlefield Roman Fort to Ribchester (HER 14.1.0) runs nearby the Site, however, the potential for any *in-situ* remains of Romano-British activity to survive is considered to be **low** due to the intensive development throughout the post-medieval and industrial periods.

4.4. 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. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1908).

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late-eleventh century. The site occupied presently by Chetham’s School is thought to have been the site of a castle founded by Manchester’s Norman barons.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962, p. 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996, p. 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, p. 116).

By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The Site borders the Area of Medieval Manchester (HER 16050.1.0), which is defined from burgage plots mapped in Michael Morris' book, ‘*The Archaeology of Greater Manchester: Medieval Manchester*’ and evidence from excavation adjacent to the John Rylands Library on Deansgate (Morris, 1983). The Site also falls within the Parsonage Gardens Conservation Area. Parsonage Gardens was first recorded as a plot of land in 1066, when after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. The manor house and land formerly belonging to Albert Greslet was transferred to the La Warre family in 1309. Thomas La Warre was the twelfth baron in 1398 and became the parson of St. Mary’s, the parish church. La Warre elevated the church the parish church to a collegiate church by procuring a licence in 1421 from King Henry V. Extensive gardens surrounding the church catered for the pupils, and consequently, the area is known as Parsonage Gardens. It is possible that the name Deansgate derives from the college, possibly meaning ‘way to the Deans’ or a ‘route used by the Deans’ of the College (https://secure.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2).

The Site is located within an area of known medieval settlement activity, and therefore the Site was likely occupied during the medieval Period. The potential for buried archaeological remains within the footprints of the One North Parade building and No.5 The Parsonage building is considered to be **low** due to the extensive development throughout the post-medieval and industrial periods.

4.5. Post-medieval and Industrial (AD 1540 – *c* AD 1914)

In 1547, the college at St Mary’s was dissolved. The wardens were provided with a college house in 1578 and in 1635, the area known as Parsonage Croft, a two acres plot of land now called Parsonage Gardens, was also given to the wardens.

During the 18th century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams & Farnie, 1992, p. 3). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines, 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

In 1756, the newly built Church of St Mary at Parsonage Croft was consecrated. However, during the Victorian Period, the congregation moved away from the city centre and so the church was demolished in 1891. The residence of Thomas La Warre, known as Parsonage House, was demolished in 1897. The names of the streets surrounding Parsonage Gardens reflect the history of the area and its connection to the church of St Mary. Names of the surrounding streets include Parsonage Lane, St Mary's Parsonage, College Land and St Mary's Street (https://secure.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2). The name of the street 'Back South Parade' is also linked to the church, as 'parade' indicates that the street was used for church parades.

4.6. Development of the site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that shows the study area at a useful scale is Casson and Berry's map of 1751, which shows Parsonage Croft, later Parsonage Gardens to the south of the Site (Plate 2). The map shows that Parsonage Croft as a landscaped area, and North Parade was fronted by seven houses. Other structures, possibly houses, are shown along Parsonage Bank and Parsonage Lane.

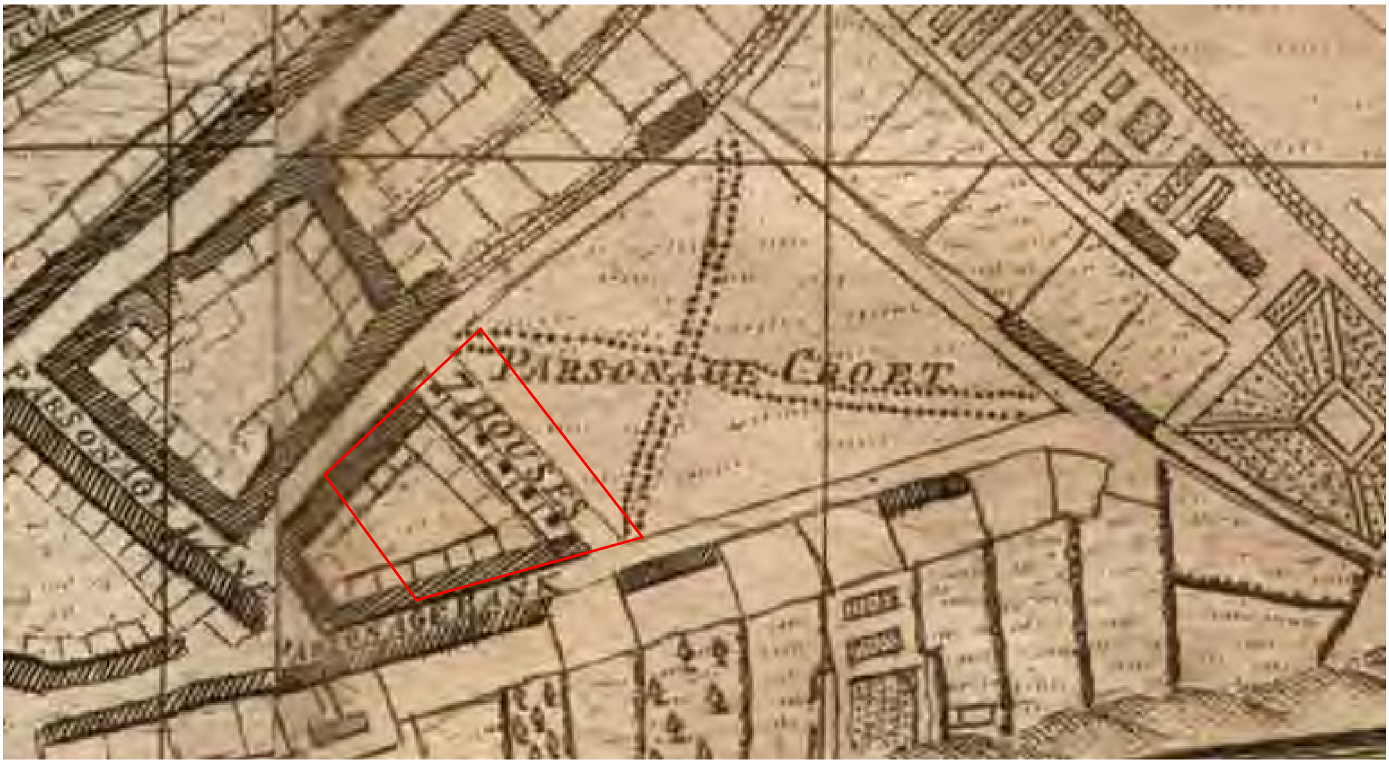


Plate 2 Extract from Casson and Berry's map of 1751 showing the location of the Site, not orientated north

Green's *A Plan of Manchester and Salford,* 1787-1794 is the next map to capture the Site (Plate 3; Fig. 3). The map shows North Parade comprising a row of buildings with yards to the rear opening onto Back College Land. Scholes' directory of 1794 listed those living at North Parade. James Billinge was a gentlemen living at 2 North Parade, and Mrs Hallsworth, a calenderer lived at 1 North Parade. 5 and 6 North Parade were occupied by Mrs Ackers and Mrs Aldred, respectively. A tailor named Edmund Lord lived at 7 North Parade (Slater 1794). By 1794, St Mary's Church had been constructed to the south of the Site.

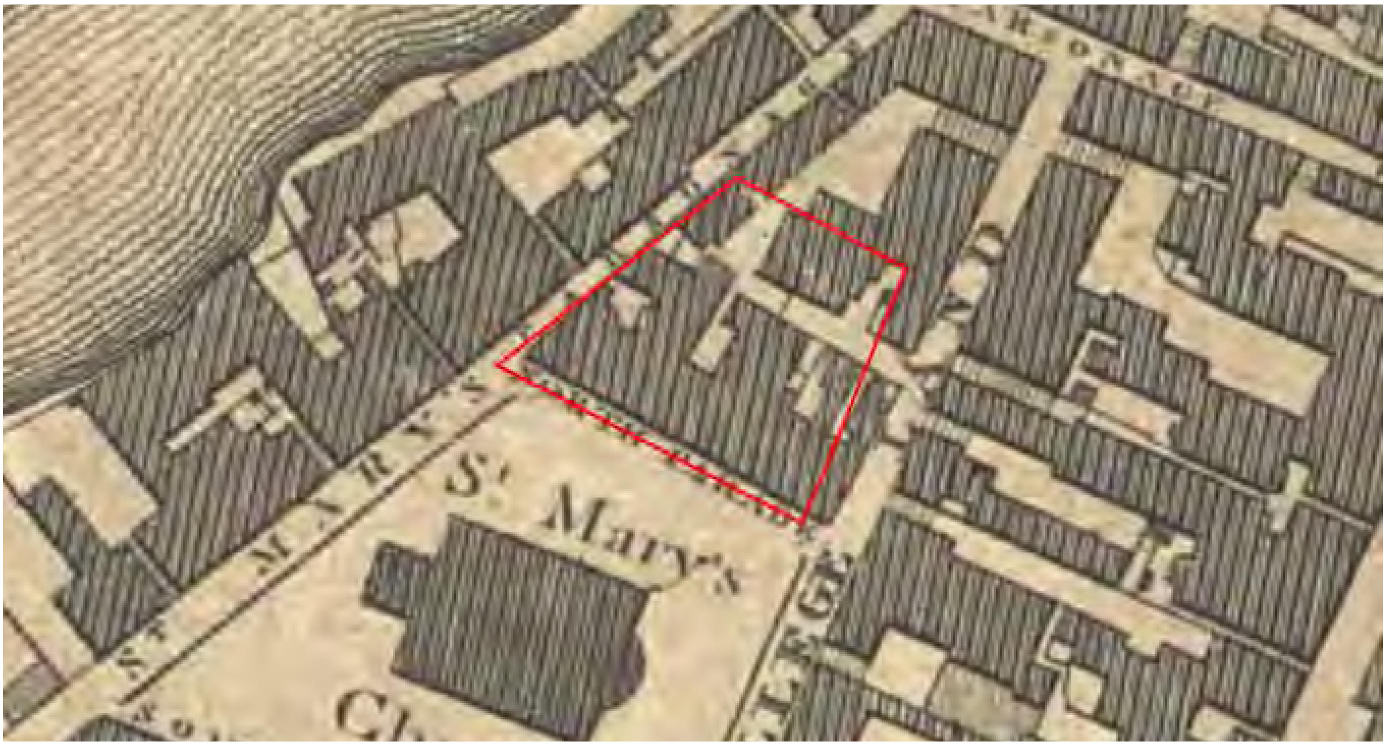


Plate 3 Extract from Green's map of 1787-1794, with Site boundary

Swire's map of 1824 (Plate 4; Fig. 4) and Bancks & Co.'s map of 1831 (Plate 5; Fig. 5) show the Site as it appeared on Green's map of 1787-1794 (Plate 3), indicating that little development had taken place within the Site during the first half of the 19th century. Pigot & Dean's directory of 1821-1822 records the residents of North Parade, with Daniel Jackson, a shopkeeper, at 2 North Parade, a timber merchant at 4 North Parade, and an accountant and ladies' seminary at 5 North Parade. Charles Wallwork, a surgeon, was also listed at North Parade, however, the house number was not included in the directory (Pigot & Dean 1821-22).

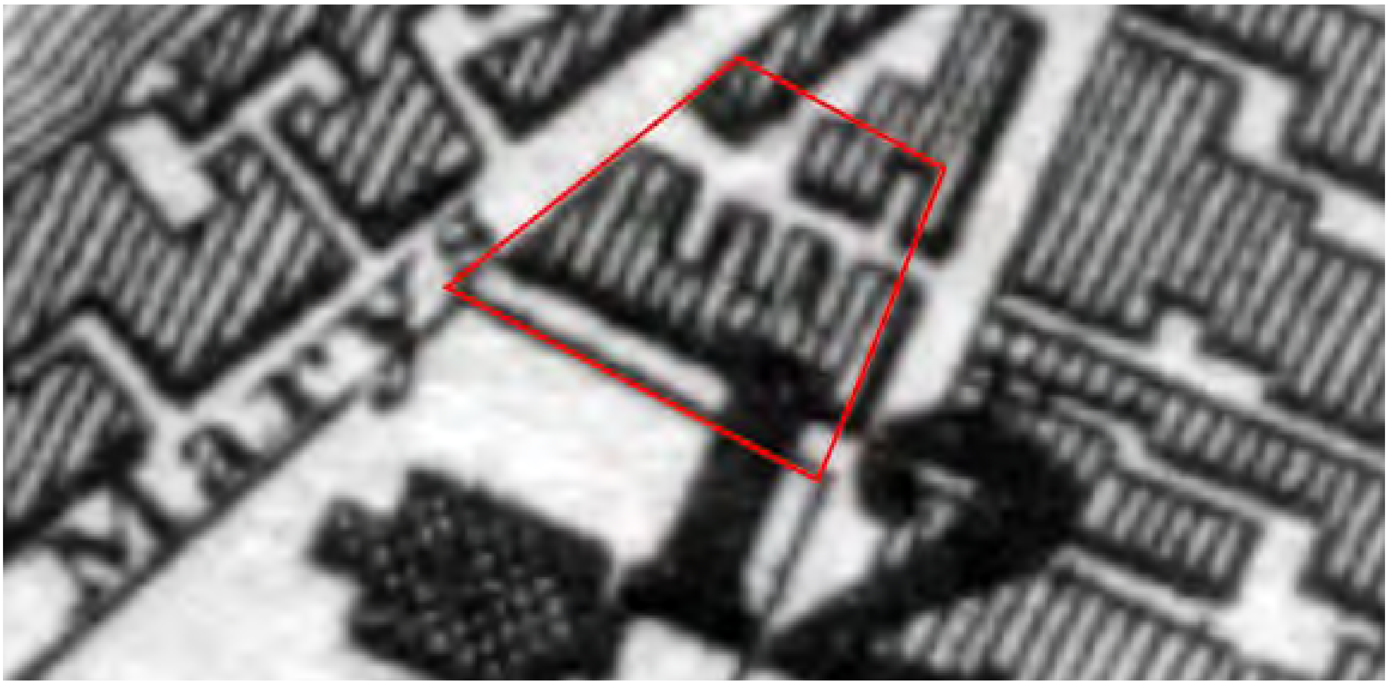


Plate 4 Extract from Swire's map of 1824 with Site boundary

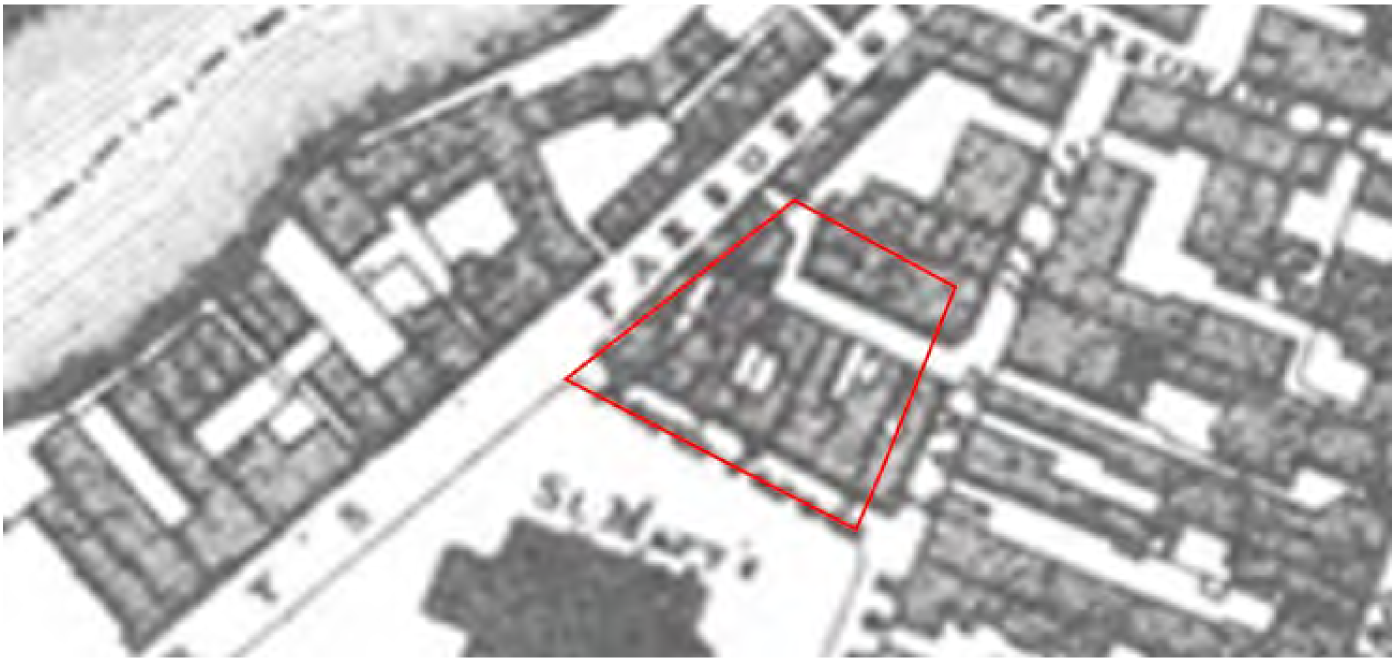


Plate 5 Extract from Bancks & Co.'s map of 1831 with Site boundary

The 1851 Ordnance Survey map is the next to capture the site (Plate 6; Fig. 6). The map shows the houses of North Parade with a similar footprint to those shown on earlier mapping, indicating a continued use of these residences. Whellan's directory of 1853 records some of the occupants of the Site during the mid-19th century. A brush manufacturer, named Charles P. Robson, lived at 2 North Parade. Next door, at 3 North Parade, was Alfred Charlton, a calenderer and the occupier of 7 North Parade was John Greenhalgh, an upholsterer. Another resident of the street was Andrew Howarth, a blacksmith and veterinary surgeon, although no house number is given (Whellan & Co 1853).

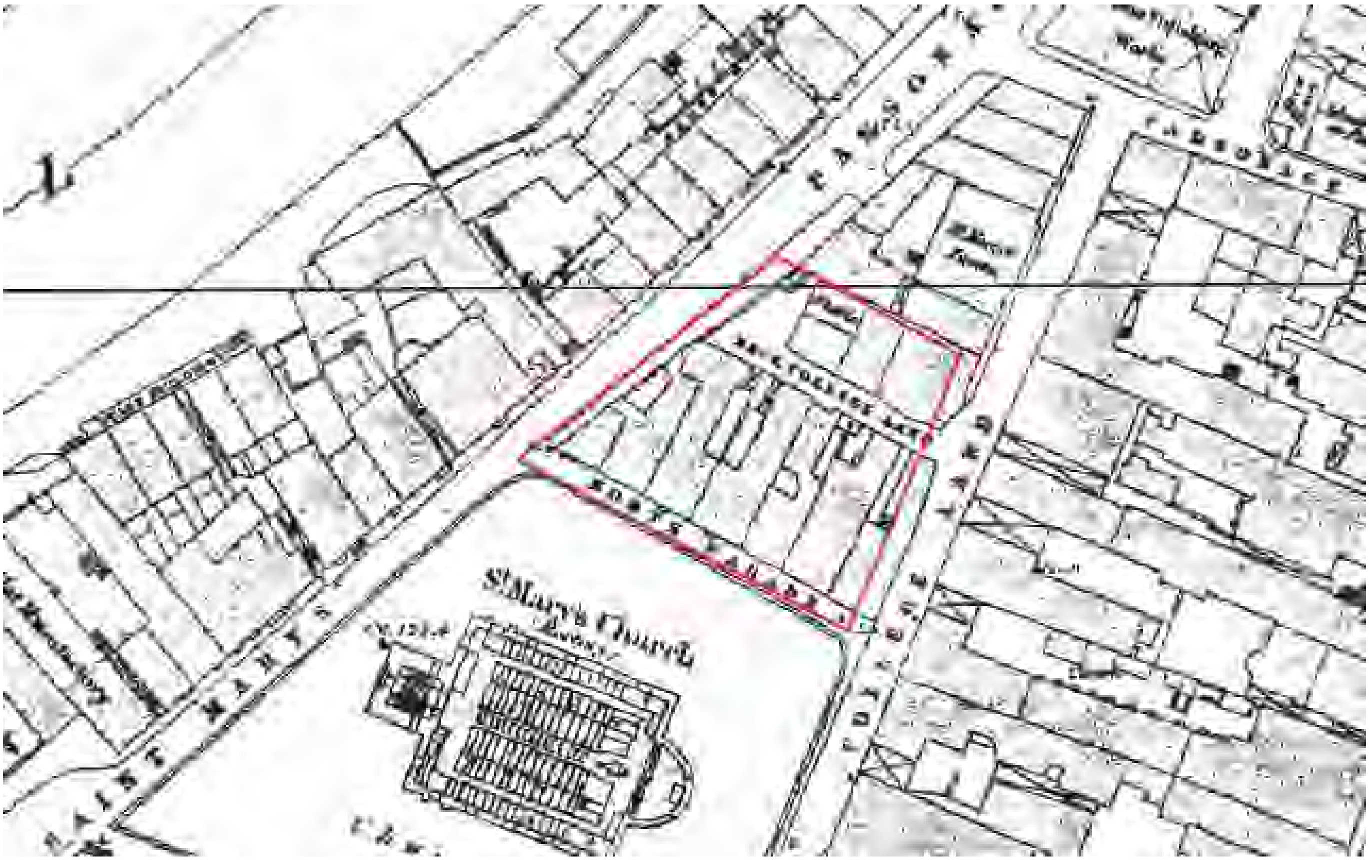
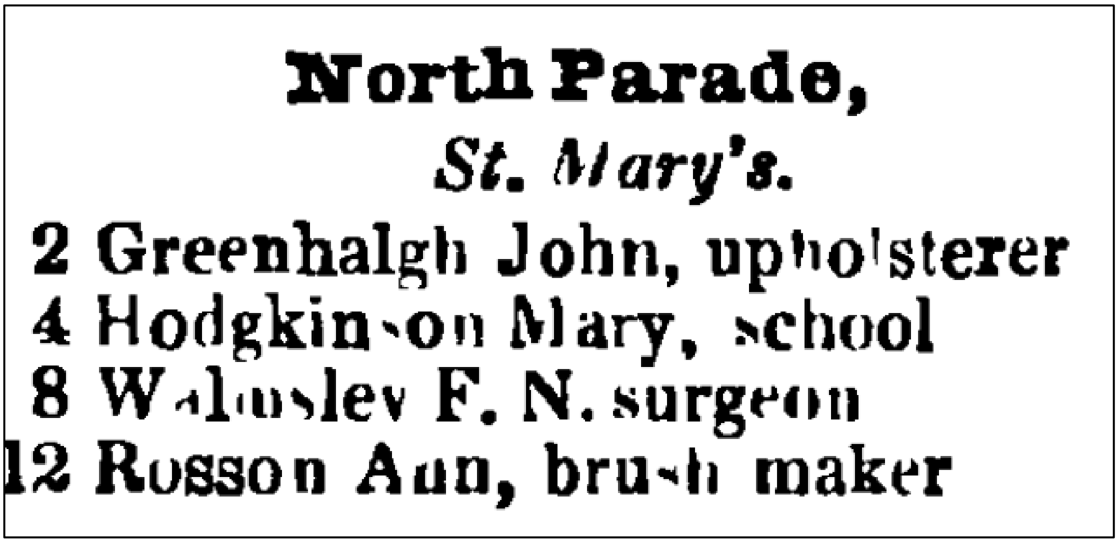


Plate 6 Extract from the Ordnance Survey map of 1850 with site boundary

The 1861 census return lists the Greenhalgh family at 1 North Parade (RG09/2954). John Greenhalgh was listed as the head of the household, living with his wife, Mary, and their children. The census return also listed the Greenhalgh family's servant, Ellen Mather, and three visitors, Bethsheba Tonks and her two children. The Hodgkinson family lived at 2 North Parade, with the head of household being Mary Hodgkinson, a schoolteacher (RG09/2954). The Rate Book for North Parade lists the owner of 1-6 North Parade as G. H. Ackers, along with the tenants, including John Greenhalgh at 2a North Parade, and Mary Hodgkinson at 2 North Parade (Poor Rate Assessments M 9/40/2/254). Slater's directory of 1863 lists Mary Hodgkinson and John Greenhalgh at North Parade, alongside a surgeon at 8 North Parade, and a brush maker at 12 North Parade (Plate 9; Slater 1863).



North Parade,

St. Mary's.

2 Greenhalgh John, upholsterer
4 Hodgkinson Mary, school
8 Walmsley F. N. surgeon
12 Rosson Ann, brush maker

Plate 7 Occupants as listed in Slater's directory of 1863

The buildings fronting North Parade had been private residences, however, Slater's directory of 1879 records companies as the occupants of many of the former houses. At 2 North Parade were Huggins W. B. & Co. (commission agents), Bollen & Tidswell (lacemen), and Taylor Brothers (wholesale milliners). 3 North Parade was the Atlas Packing House, which was used by several merchants, including Cariofilli Brothers & Co., Fotiadi Brothers and Margaritti Brothers (Slater 1879).

The Site had been redeveloped in the late 19th century, with three adjoining premises, which currently form the One North Parade Building replacing the earlier terraced houses. Goad's map of 1886 shows the buildings fronting North Parade addressed as 1, 2 and 3 North Parade, which corresponds with the addresses given in Slater's directory of 1879 (Plate 9). The map shows that 1 North Parade had various uses, 2 North Parade was a yarn warehouse, and 3 North Parade was the Atlas Packing House. Goad's map also shows the building located on the north side of Back College Land, The Parsonage Building, which was a yarn warehouse occupied by W. Hughes & Co. in 1886.

The 1891 Ordnance Survey map (Plate 9; Fig. 7) shows the Site comprising the same footprint as Goad's map.

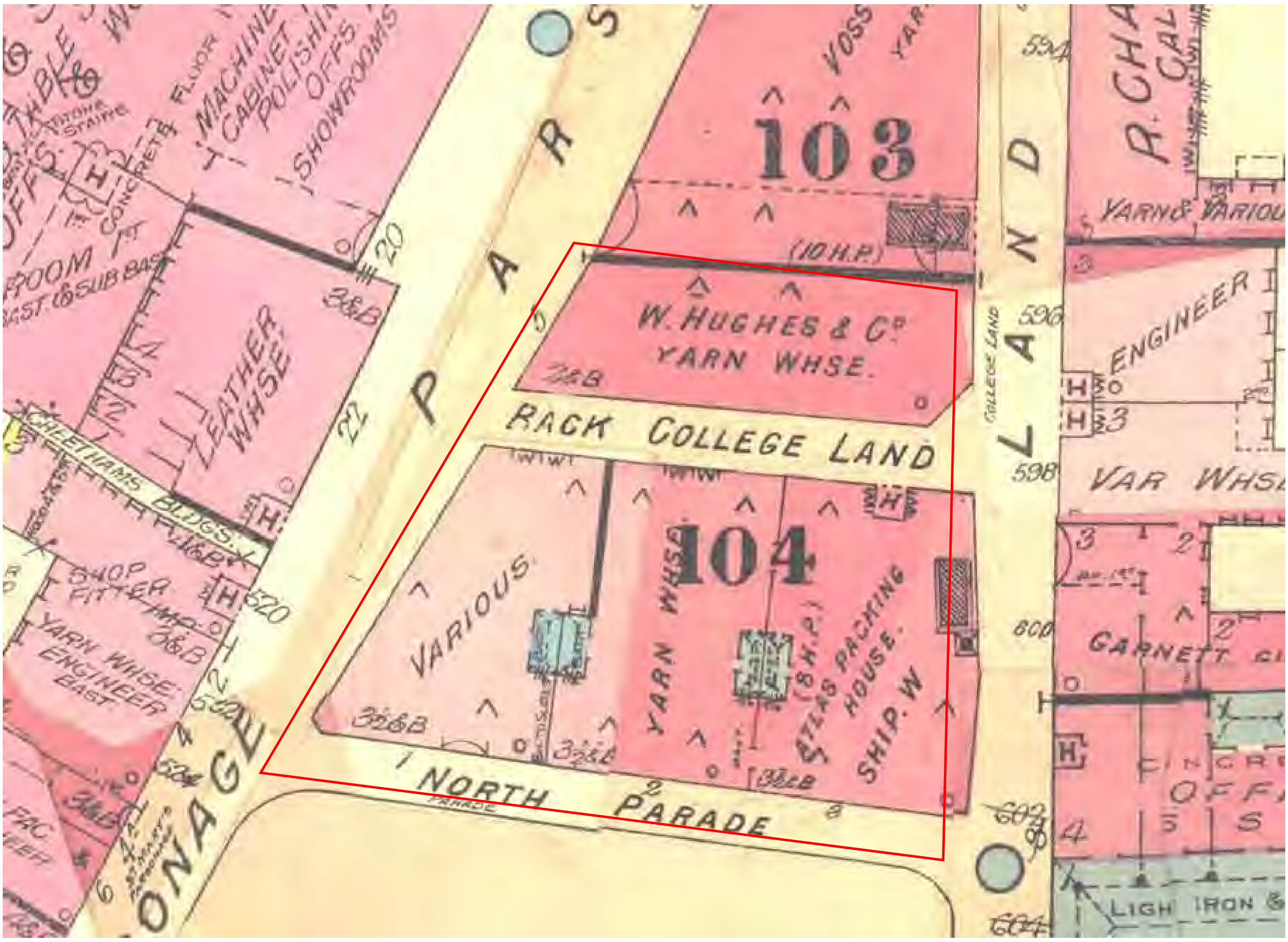

103
104
W. HUGHES & Co
YARN WHSE.
BACK COLLEGE LAND
NORTH PARADE
VARIOUS
YARN WHSE
PACKING HOUSE
LEATHER WHSE
ENGINEER
VAR WHSE
GARNETT
COLLEGE LAND
PARSONAGE

Plate 8 Goad's 1886 map of Manchester with Site boundary

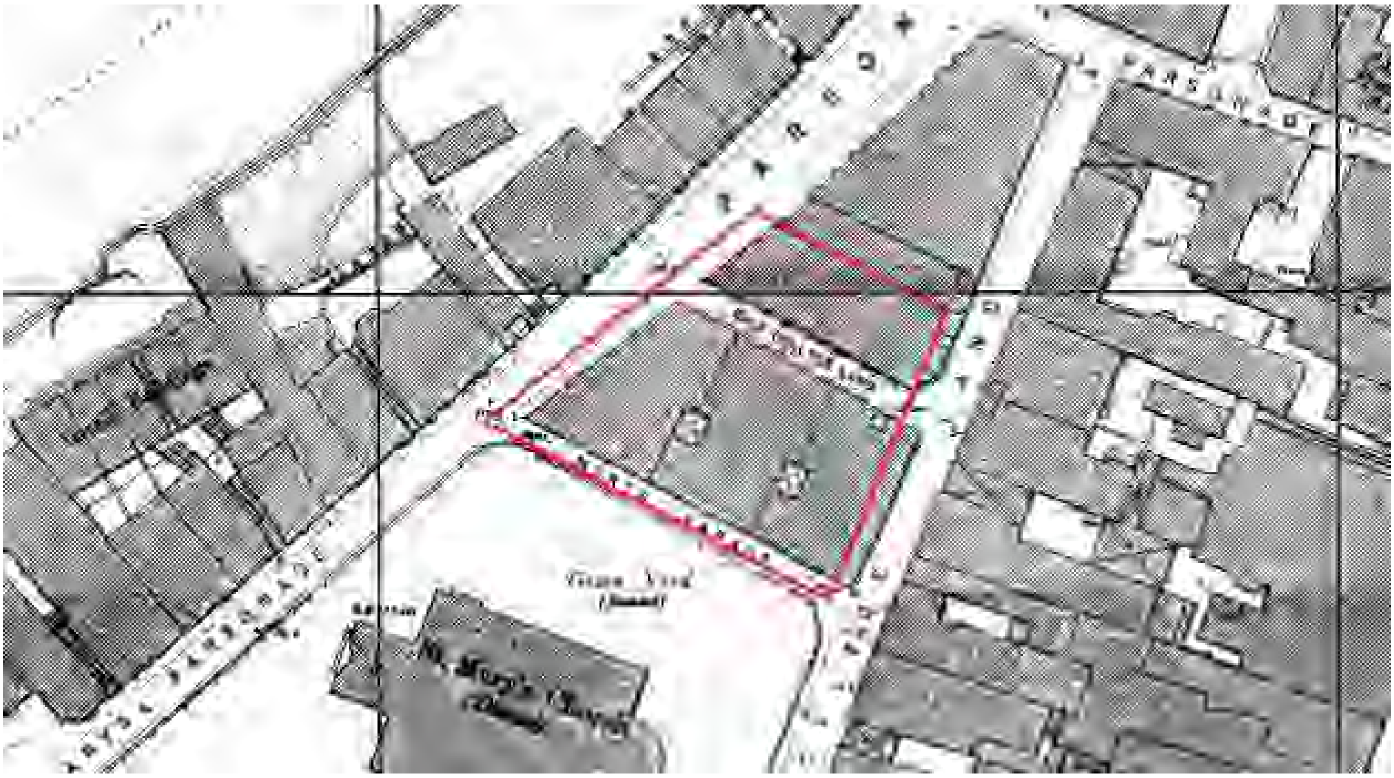


Plate 9 Extract from the Ordnance Survey map of 1891, with Site boundary

Little further development took place at North Parade and Back College Land to the north of Parsonage

Gardens between 1891 and 1933, as the buildings appear to be the same in plan on the 1908 and 1933 OS maps (Figs. 8 and 9) as those shown on the 1891 OS map (Plate 9).

By 1908, the church to the south of the Site had been demolished and the area was repurposed as an open space, known as Parsonage Gardens. A photograph taken in 1944 from a nearby building shows Parsonage Gardens, looking north-east across the area (Plate 9). To the left of the photograph are 1-3 North Parade. The 1948 OS map also shows that the 1 and 2 North Parade had merged, and what was formerly 3 North Parade, is shown on the 1948 map as 2 North Parade.

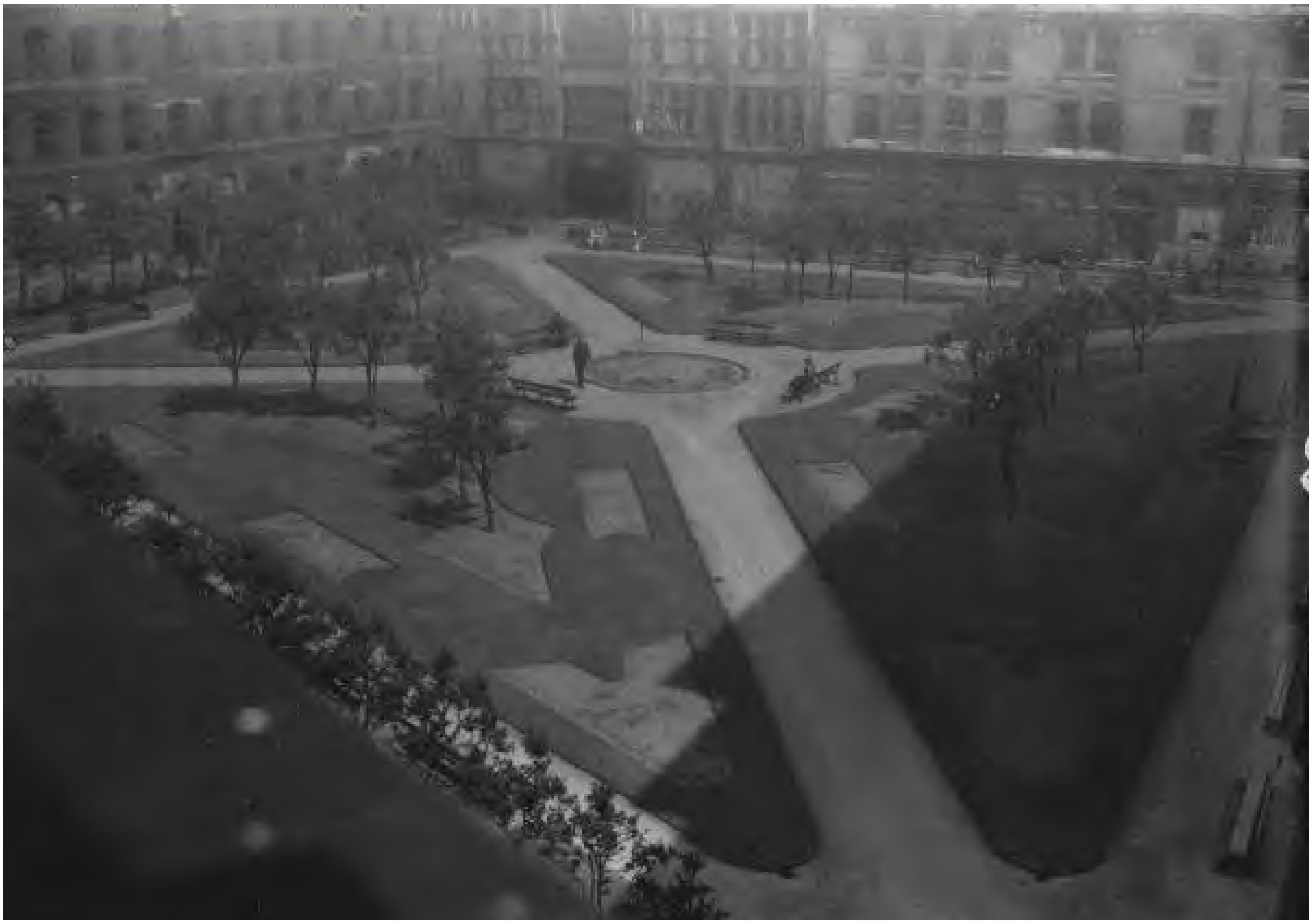


Plate 10 Photograph of Parsonage Gardens, 1944, looking north-east across the gardens with 1-3 North Parade in the background

A photograph taken in 1963 shows the buildings of Back College Land and North Parade, as seen from St. Mary’s Parsonage, looking south (Plate 10). The 1955 (Fig. 11) and 1969 maps show the lack of change in the area since the late nineteenth century and resemble the present-day plan of the Site (Plate 11; Fig. 12). The houses fronting North Parade and buildings of Back College Land shown on the 1851 OS map had been replaced by a row of three buildings by 1891, which remain extant.

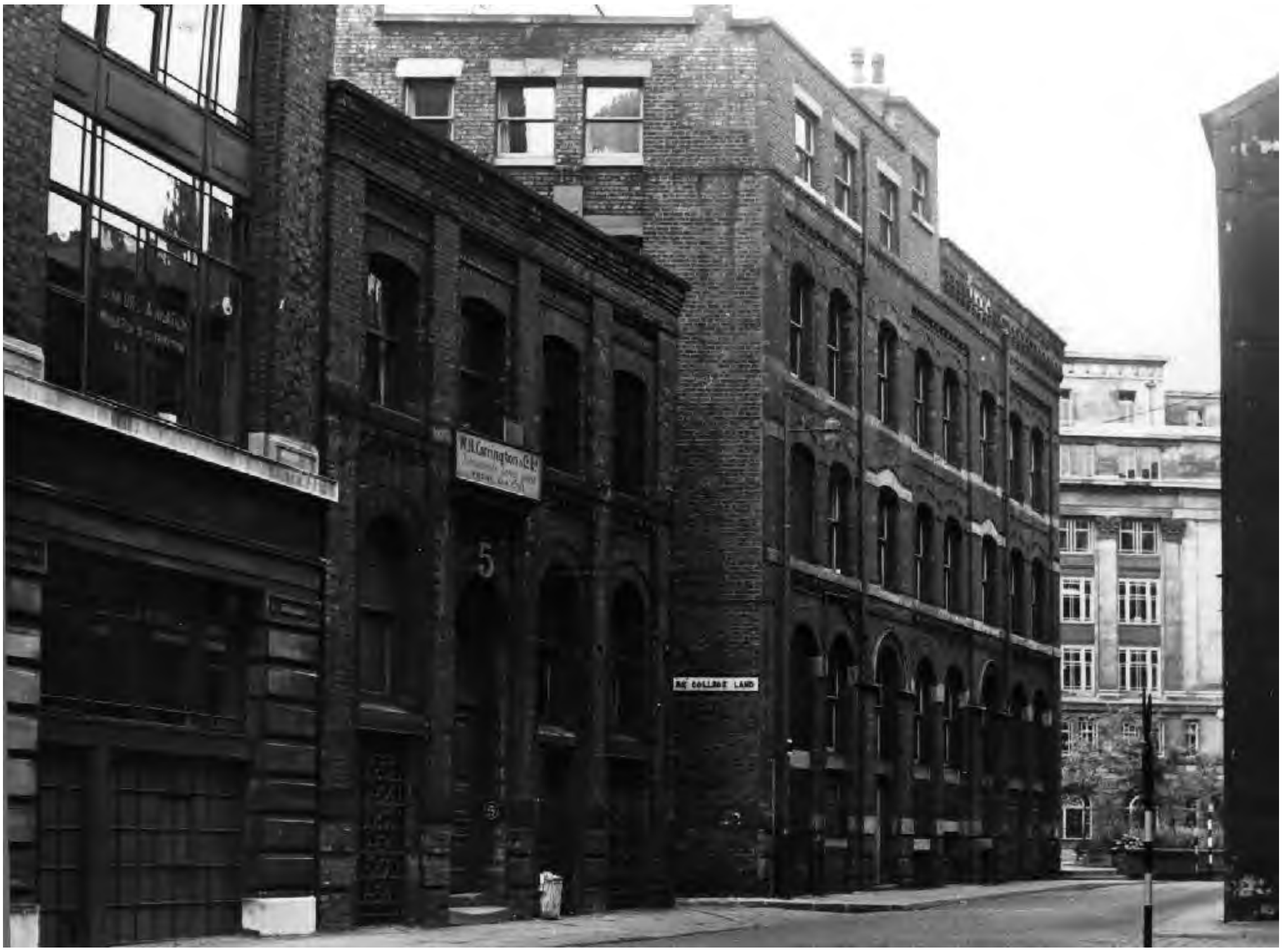

5
COLLEGE LAND

Plate 11 Parsonage 1963 looking towards the Site

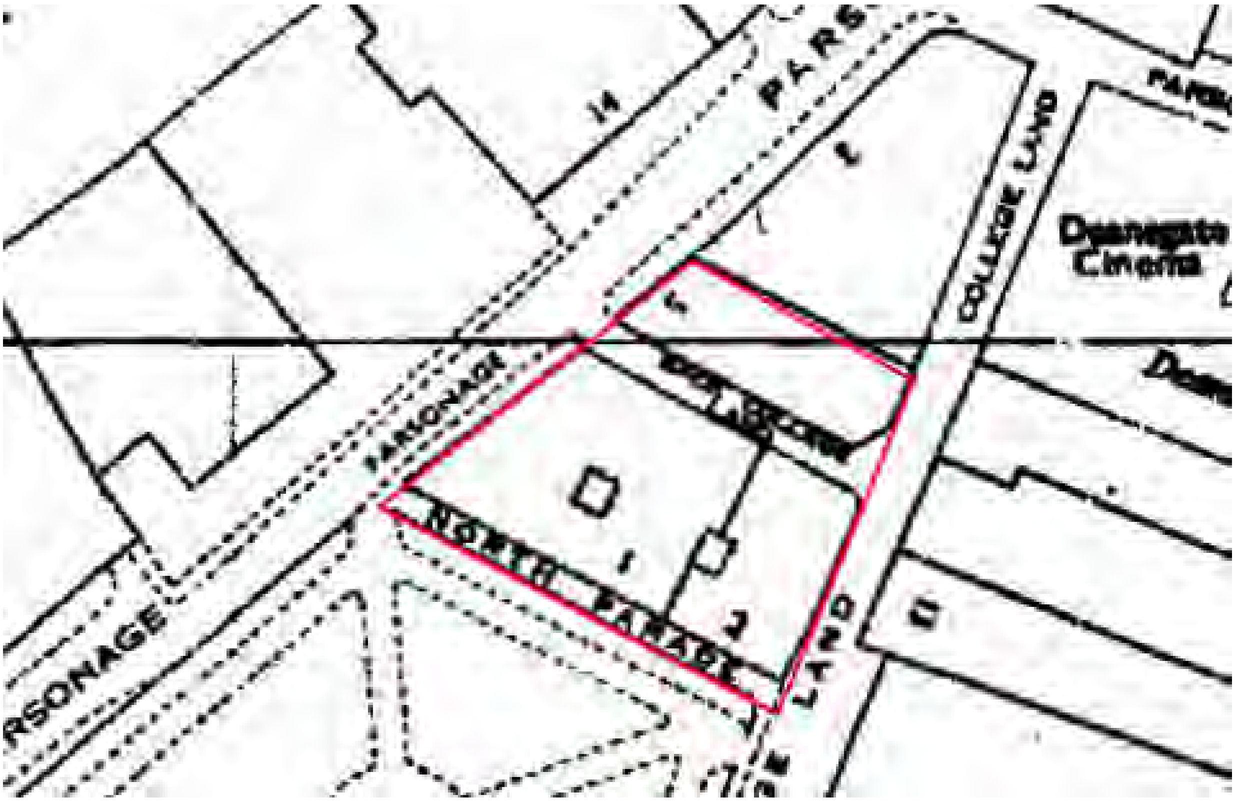

PARS
14
PARSONAGE
RSONAGE
COLLEGE LAND
Deansgate Cinema
NORTH PARADE
LAND
1
2

Plate 12 Extract from the 1969 OS map, showing the Site

4.7. Previous archaeological works

In total, 40 archaeological events have been recorded within 250m of the Site. Non-intrusive events include 18 desk-based assessments, three building recordings, two heritage statements, two heritage impact assessments and an environmental impact assessment.

Intrusive events within 250m of the Site include four watching briefs, four evaluations and six excavations. The nearest event to the Site comprised a programme of evaluation and excavation undertaken at Chapel Wharf on the opposite side of the River Irwell, c. 100m west of the Site. The initial works comprised two evaluations and excavation in 2005 and 2007. A further evaluation was carried out in 2015 and a final phase of excavation 2016 (HER EGM4890; 3903; 3904). The earliest phase of archaeological activity encountered may have dated to the late medieval period, represented by relict plough soils, a burgage ditch, drainage gullies and a refuse pit. An assemblage of late medieval and post-medieval pottery was also recovered. The works also covered the Salford Twist Mill and early housing fronting Chapel Street.

5. Site Inspection

A site inspection was carried out on 28th April 2025. The Site currently encompasses 1 North Parade and The Parsonage Building (at 5 Parsonage), which were both established in the late 19th century (Plate 13; Plate 14; Plate 15). The building at 1 North Parade is a red-brick four-storey building which overlooks Parsonage Gardens to the south. The building has three storeys, with an attic and lower ground floor. Back College Land, a narrow side street, still separates the two buildings within the Site.

The Parsonage Building comprises a red-brick two-storey building with a third-storey attic and a basement level evident (Plate 16).

No additional archaeological features were identified during the site inspection.

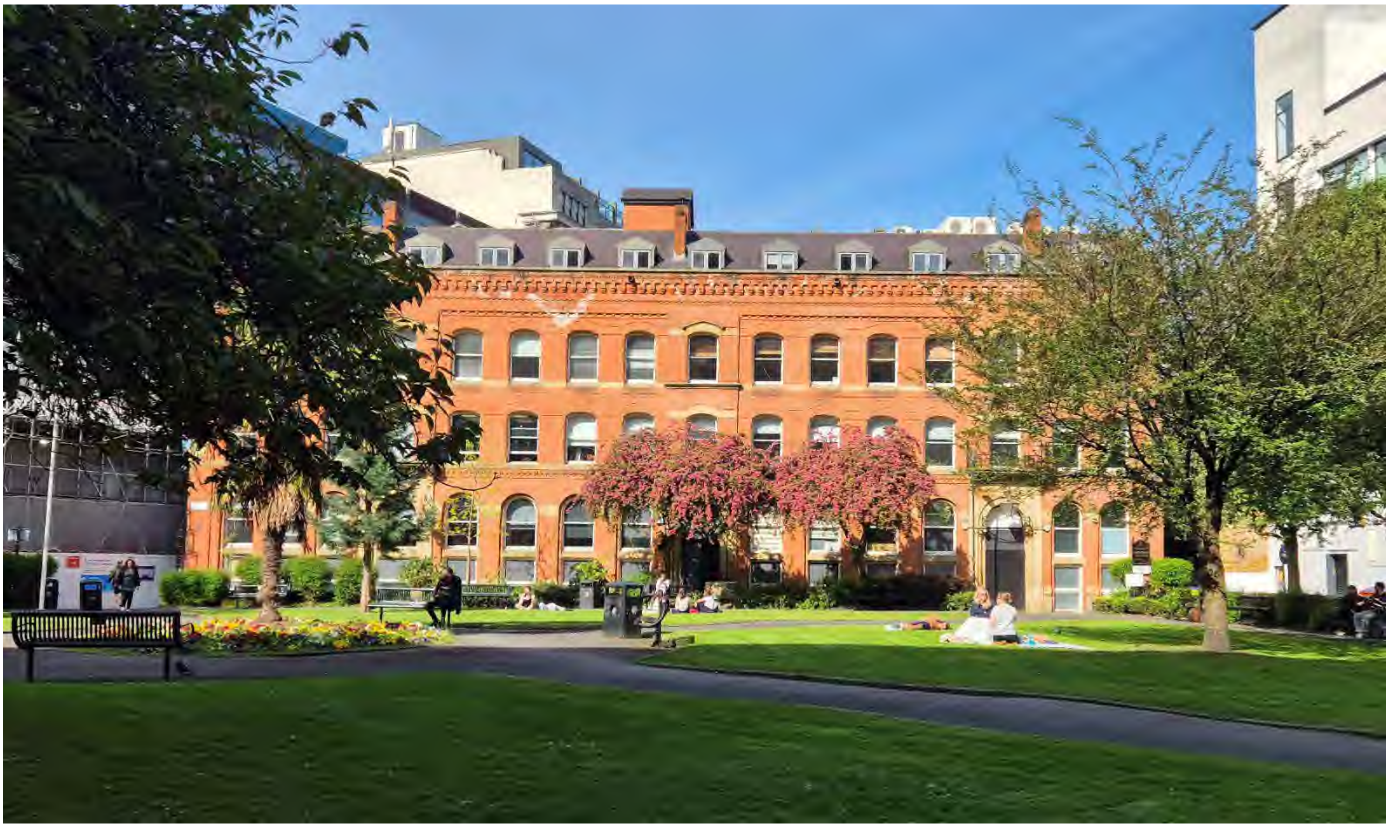


Plate 13 View showing the southern elevation of 1 North Parade fronting Parsonage Gardens, facing north

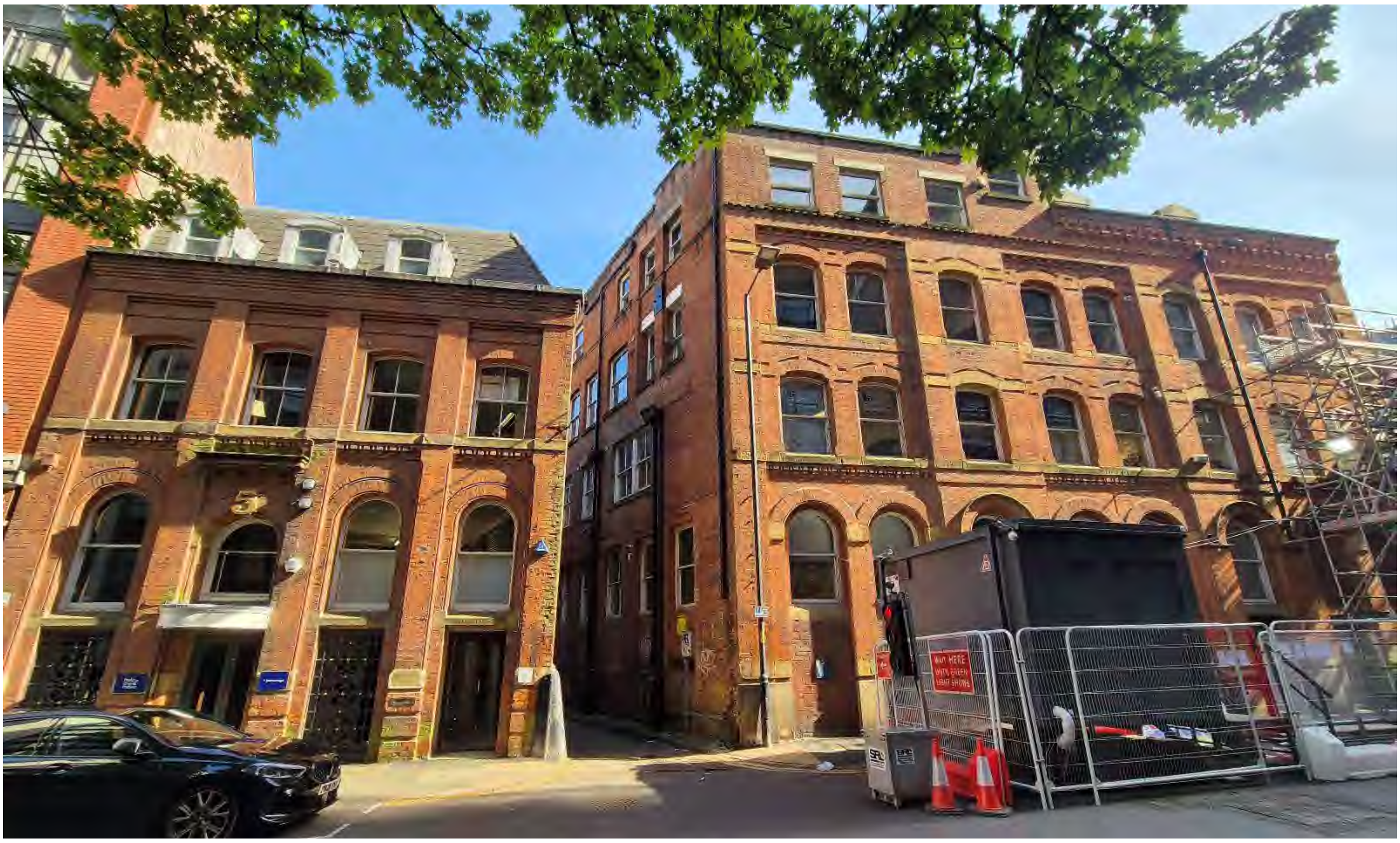


Plate 14 View showing the western elevation of 1 North Parade and 5 The Parsonage

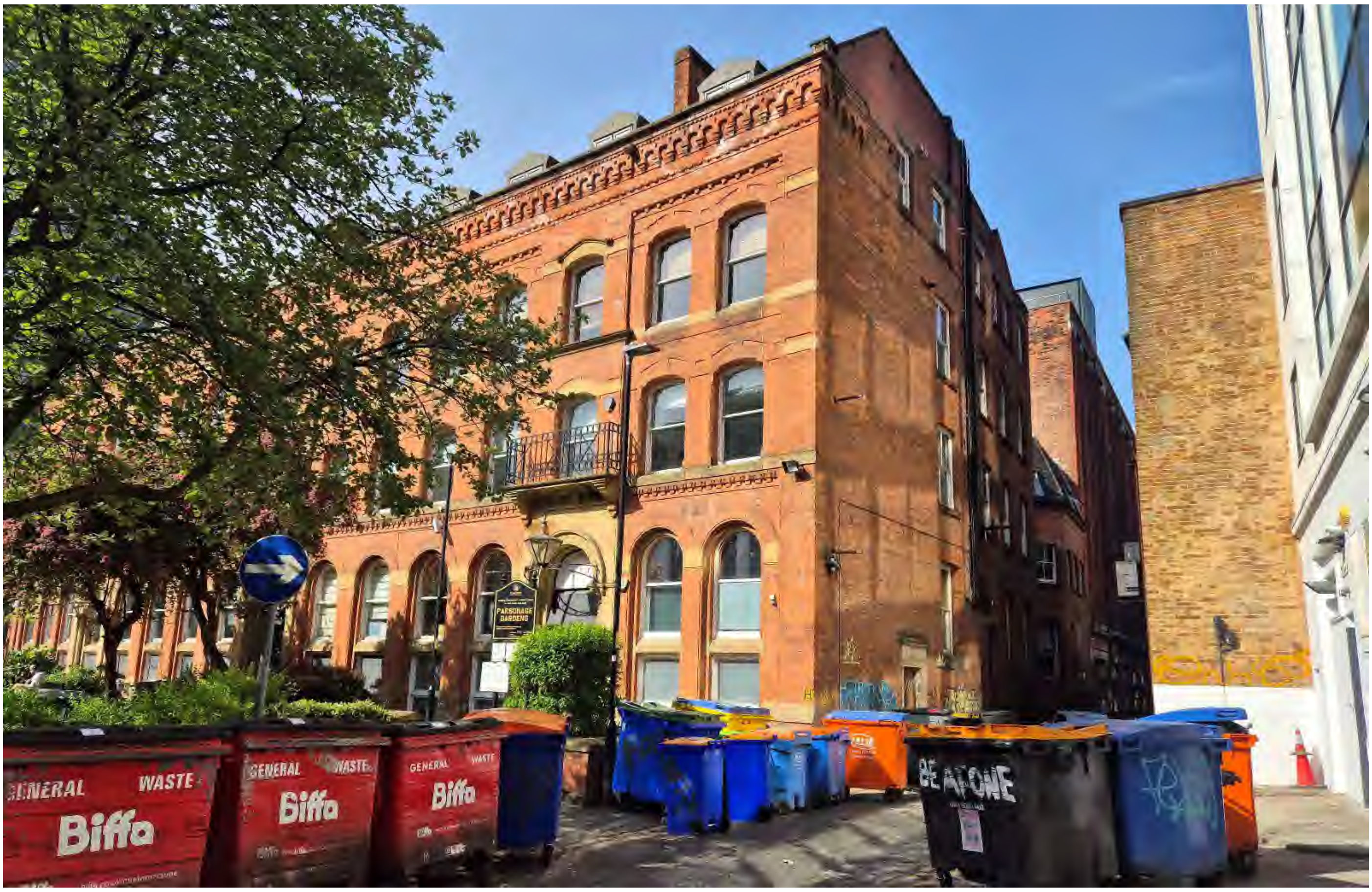

PARSONAGE GARDENS
GENERAL WASTE Biffa
BE A ONE

Plate 15 View showing the southern and eastern elevation of 1 North Parade, with the Parsonage building to the rear

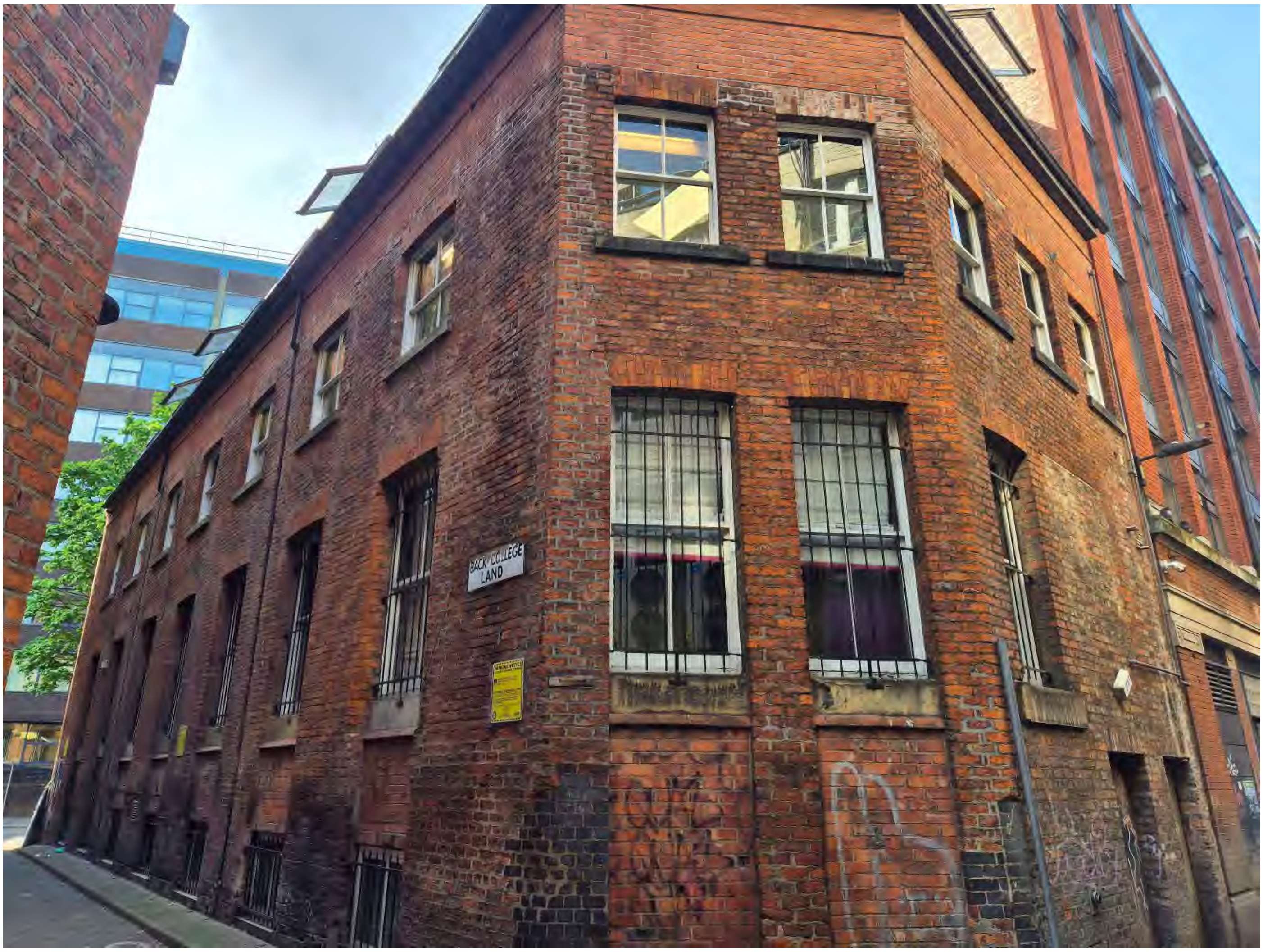


Plate 16 View showing the southern elevation of 5 The Parsonage, with basement level visible along Back College Land, facing north-west

6. 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 Figures 13 and 14 within Appendix 1 - Figures.

Gazetteer Site (GS)	**01**
Site Name	Seven houses at North Parade (site of)
Designation	Non-designated heritage asset
HER number	-
Period	18th century
NGR	SJ 83635 98481
Description	The houses at North Parade are labelled on Casson and Berry's map of 1751, and appear similar on Green's map of 1787-1794, Bancks & Co.'s map of 1831, and the 1851 OS map. The houses were likely replaced during the second half the 19th century by the existing building at 1 North Parade.
Assessment	Remains associated with the houses may survive beneath the current building and may therefore be affected by the proposed development. The current One North Parade building contains a basement level, however, the proposed basement will be deeper than the current basement. This has the potential to disturb or damage any archaeological remains.

Gazetteer Site (GS)	**02**
Site Name	18th-century buildings at Back College Land (site of)
HER number	-
Period	18th century
NGR	SJ 83648 98498
Description	The buildings at Back College Land are shown o Green's map of 1787-1794, Swire's map of 1821, Bancks & Co.'s map of 1831 and the 1851 OS map. The 1851 OS map labels one of the buildings as a stable. The uses of the other buildings are unclear.
Assessment	Remains associated with the former buildings may survive beneath the existing building at 1 North Parade and The Parsonage Building and may therefore be affected by the proposed development. The existing buildings contain a basement and lower ground floor. The proposed development includes a basement that will be deeper than the existing basement. This has the potential to disturb or damage any archaeological remains.

Gazetteer Site (GS)	**03**
Site Name	1 North Parade
Designation	Non-designated heritage asset
HER number	-
Period	Late 19th century
NGR	SJ 83635 98481
Description	The building at 1 North Parade was built during the second half of the 19th century and originally consisted of three separate premises. Goad's map of 1886 identifies that 1 North Parade had various uses, 2 North Parade was a yarn warehouse, and 3 North Parade was the Atlas Packing House.

Assessment	The building at 1 North Parade Building is currently an upstanding heritage asset that will be demolished as part of the proposed works.

Gazetteer Site (GS)	**04**
Site Name	No. 5 The Parsonage
Designation	Non-designated heritage asset
HER number	-
Period	Late 19th century
NGR	SJ 83613 98454
Description	The Parsonage Building was built during the second half of the 19th century and is located at Parsonage and Back College Land Goad's map of 1886 identified 5 The Parsonage Building as a yarn warehouse occupied by W. Hughes & Co.
Assessment	No. 5 The Parsonage Building is currently an upstanding heritage asset that will be demolished as part of the proposed works.

7. Significance

7.1. 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).

7.2. Designated heritage assets

The Site is situated within 250m of 44 designated heritage assets, 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).

7.3. 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.

7.3.1. Historical and archaeological interest

The development of the site relates to the development of Manchester city centre during the industrial period, which is of historic interest. The 18th-century houses are also considered to be of archaeological interest as they form early examples of housing in Manchester.

7.3.2. Baseline Significance conditions

Period

No prehistoric, 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 most likely remains to be encountered within the site would date to the post-medieval and industrial period, including remains associated with the houses at North Parade (GS01) and buildings at back College Lane (GS02). The building at 1 North Parade (GS03) and the Parsonage Building (GS04) are currently upstanding within the Site.

Manchester quickly developed during the industrial period. Therefore, sites reflecting the city's industrial heritage may be considered significant due to period.

Rarity

Archaeological remains associated with 19th-century houses 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 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. The existing buildings at 1 North Parade and the Parsonage Buildings contain basement levels and / or lower ground floors, which may have impacted the survival of the 18th-century buildings. However, the development proposals include a basement level that will be deeper than the existing basement levels, which has the potential to affect any surviving archaeological remains.

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 18th and 19th centuries and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Roman or medieval sites within the sites or its environs, and the potential for remains from these periods is considered to be low. The site likely remained undeveloped and used for agricultural purposes during the post-medieval period. Remains from the post-medieval period are considered to be low given the later development of the Site.

The site has some potential for remains associated with 18th-century houses and buildings (GS01-02). 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 2):

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?
Ind26	How can we take forward our understanding of the impact of the industrialisation on the middle class, particularly their housing and its location?

Table 2 Industrial research agendas

The later construction of 1 North Parade and The Parsonage Building over the footprint of the 18th-century buildings within the Site may have impacted the survival of them, the extent of which is currently unknown. The Site therefore has low potential to address the research agendas listed above (Table 2).

The existing buildings at 1 North Parade and 5 Parsonage have no potential to address the research aims listed in the NWRRF.

7.4. 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
Seven houses at North Parade (GS01)	18th century	Low	Low

18th-century buildings at back College Land (GS02)	18th century	Low	Low
1 North Parade	Late 19th century	Existing building	Medium
5 Parsonage	Late 19th century	Existing building	Low

Table 3 Summary of potential archaeological sites and their significance

This assessment concludes that the site is of archaeological interest and has the potential to contain buried remains of low significance that date to the industrial period.

8. Impact Assessment

8.1. Site conditions

The Site currently comprises One Parade North and The Parsonage Building. Both building contain basement levels, which decreases the chances for survival of buried archaeological remains.

8.2. Proposed development

The design proposals for the Site allow for the demolition of 1 North Parade and The Parsonage Building in advance of the construction of a multi-storey office complex. The design proposals include a basement level that will be deeper than the existing basements and lower ground floor.

8.3. Review of impact on the archaeological resource

The development proposals will involve ground-breaking works across the Site, which has the potential to impact on buried archaeological remains, particularly given that the basement level will be deeper.

The Site currently contains two late 19th-century buildings that are of low and medium significance. Both of these buildings will be demolished.

The Site has low potential to contain archaeological remains of low significance. Remains may include 18th-century buildings.

9. Conclusions

9.1. 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.

9.2. Recommendation for further work

The two extant buildings within the Site have limited potential to address the research aims listed within the North West Regional Research Framework. Therefore, it is not anticipated that any mitigation would be required prior to construction providing that the heritage statement provides a photographic record of the interiors and exteriors. An on-site information panel may be required to mitigate against the loss of these buildings and any buried archaeological remains.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), an archaeological watching brief will be required during ground-breaking works. This would offset the harm of the development of the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework and the Local Plan. The scope of the archaeological watching brief will be outlined within a Project Design, produced in consultation with GMAAS and the client.

Further excavation may be necessary if significant archaeological remains are encountered during the archaeological monitoring and recording. The scope of any such further investigation will be determined by GMAAS and outlined within an updated Project Design.

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28/04/2025

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 1793

Figure 4: Site boundary superimposed on Swire’s map of 1824

Figure 5: Site boundary superimposed on Bancks & Co’s map of 1831

Figure 6: Site boundary superimposed on the Ordnance Survey 60”: 1 mile map of 1851

Figure 7: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891

Figure 8: Site boundary superimposed on the Ordnance Survey 25”: 1 mile map of 1908

Figure 9: Site boundary superimposed on the Ordnance Survey 25”: 1 mile map of 1933

Figure 10: Site boundary superimposed on the Ordnance Survey 25”: 1 mile map of 1948

Figure 11: Site boundary superimposed on the Ordnance Survey 25”: 1 mile map of 1955

Figure 12: Site boundary superimposed on the Ordnance Survey 25”: 1 mile map of 1969

Figure 13: Gazetteers 1-2 locations superimposed on modern mapping

Figure 14: Gazetteers 3-4 locations superimposed on modern mapping

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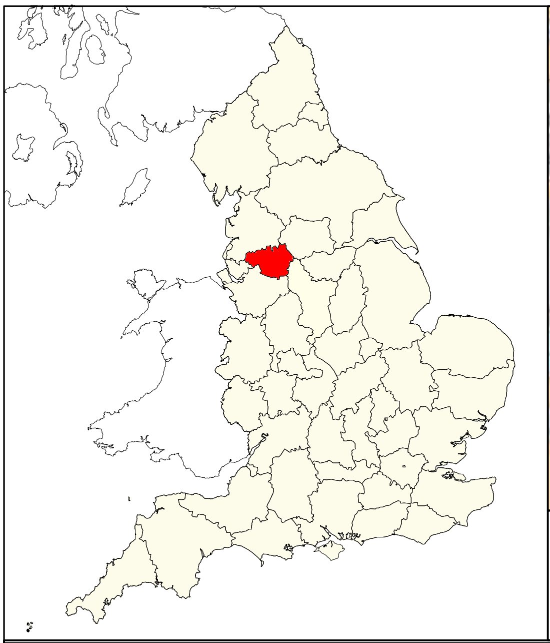

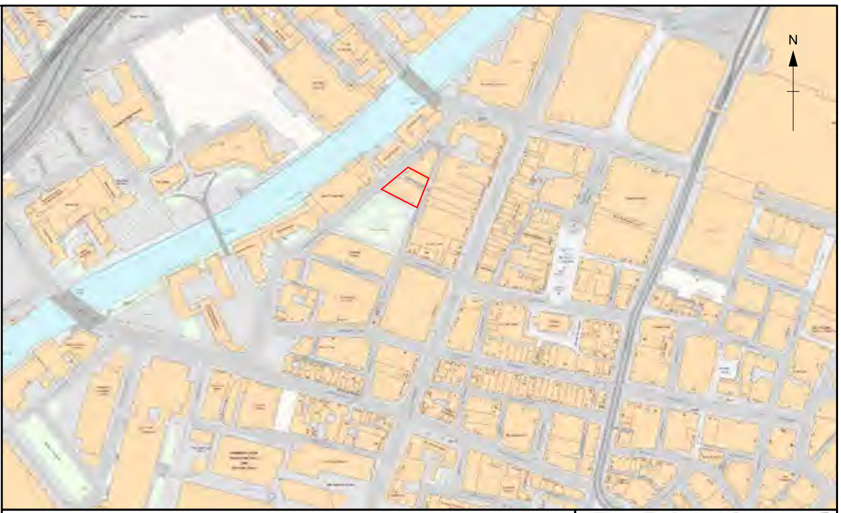

Figure 1:

Site Location

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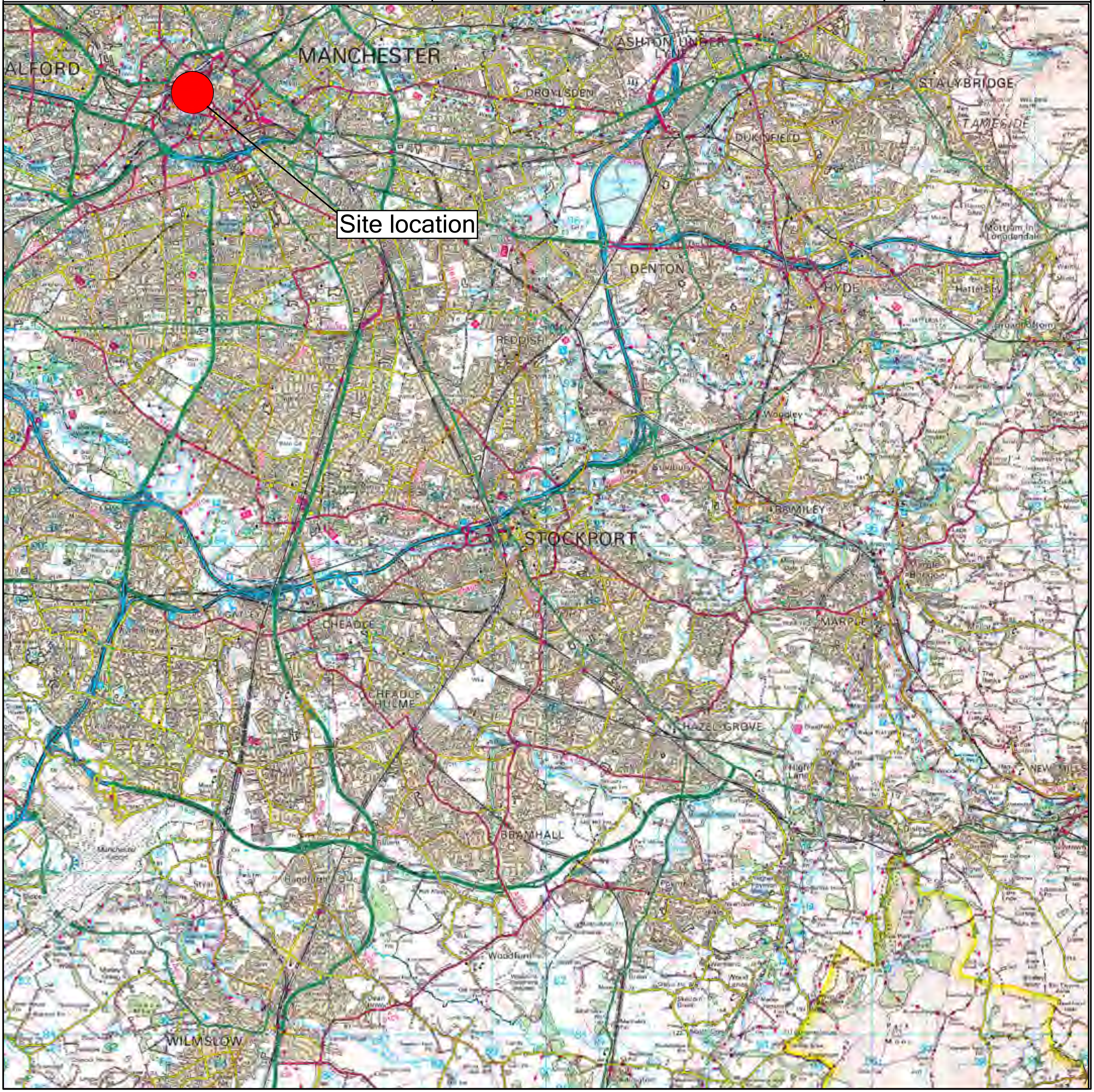
CIVIC HERITAGE


ALFORD
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ASHTON UNDER LYNE
DROYLSDEN
STALYBRIDGE
TAMESIDE
DUKINFIELD
Site location
DENTON
HYDE
REDDISH
ROMILEY
STOCKPORT
MARPLE
GATLEY
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NEW MILLS
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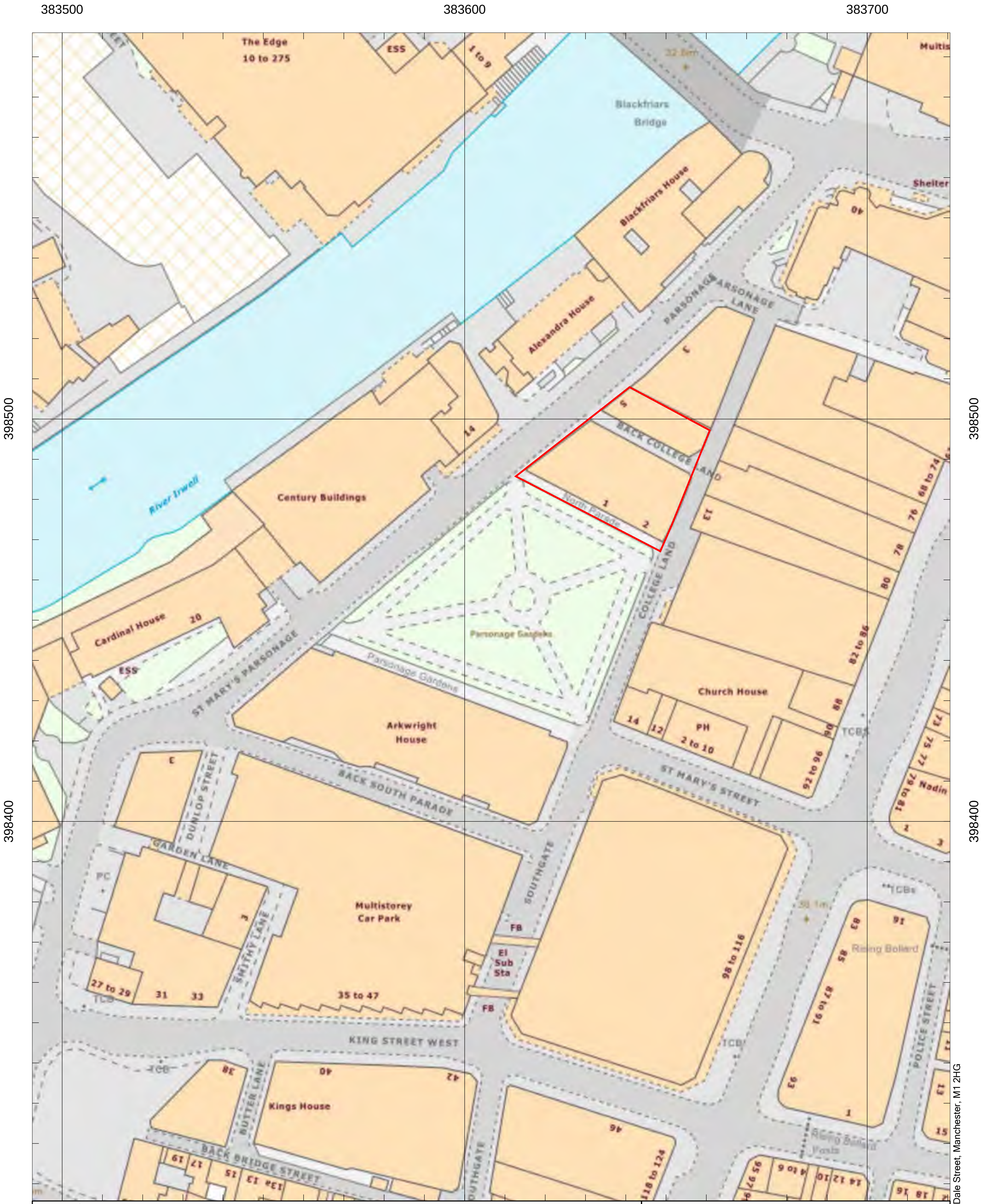
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Alexandra House
Parsonage
Parsonage Lane
Back College Land
North Parade
College Land
River Irwell
Century Buildings
Cardinal House
20
ESS
St Mary's Parsonage
Parsonage Gardens
Arkwright House
Back South Parade
Church House
PH
2 to 10
St Mary's Street
Dunlop Street
Garden Lane
Smithy Lane
Multistorey Car Park
35 to 47
27 to 29
31
33
Southgate
FB
El Sub Sta
King Street West
Kings House
Butter Lane
Back Bridge Street
98 to 116
118 to 124
82 to 86
68 to 74
Police Street
Rising Bollard
Shelter
Multis
Nadin
TCB
PC

Figure 2:

Site Boundary Superimposed onto Modern Mapping

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N

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

Key:

🟥 Site Boundary

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

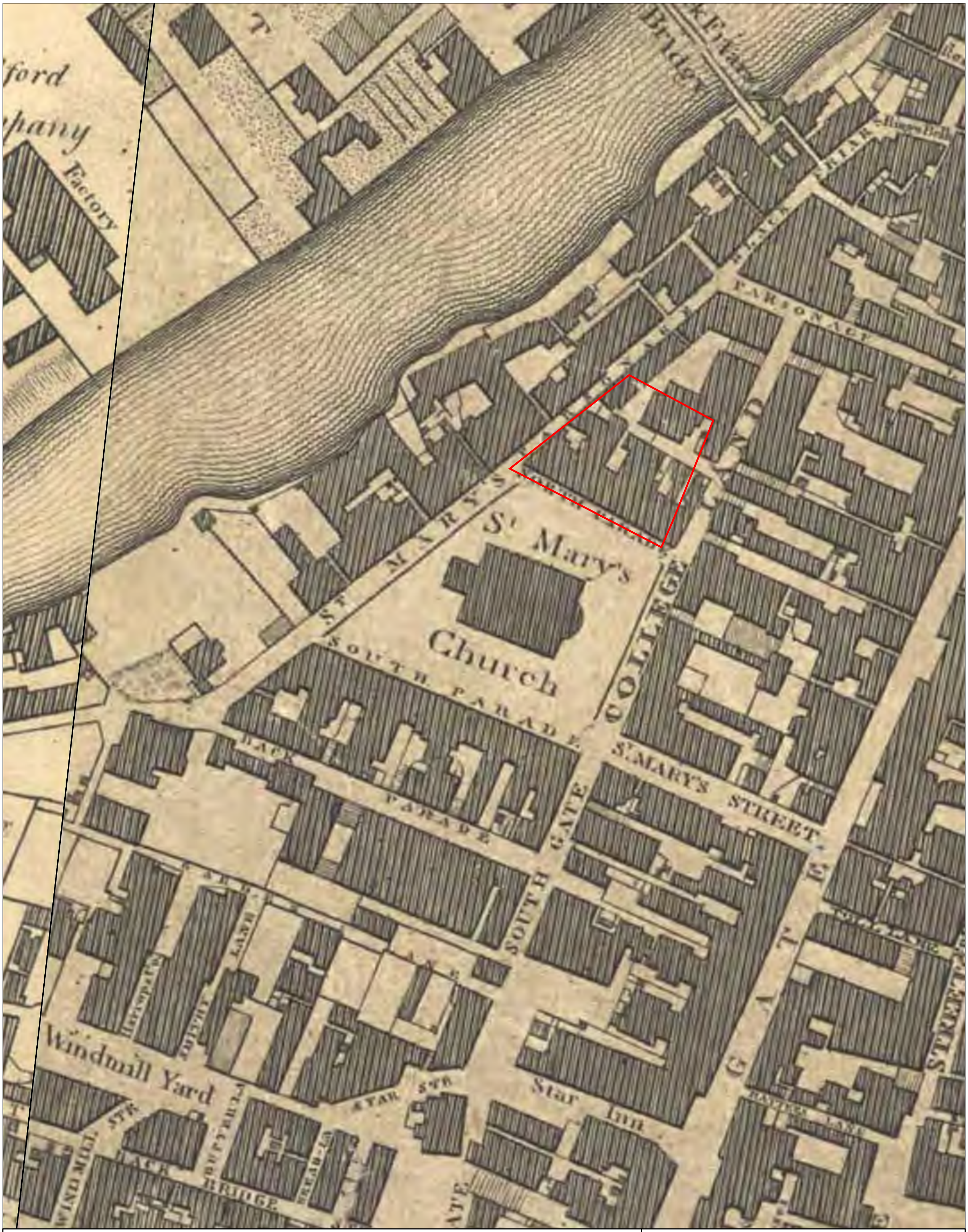

ford
pany
Factory
Bridge
Parsonage
St Marys
St Mary's Church
South Parade
College
Back Parade
S^t Mary's Street
South Gate
Windmill Yard
Star Inn
Back
Bridge

Figure 3:

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

N

Key:

▬ Site Boundary

0 50 m

Scale at A4 1:1250

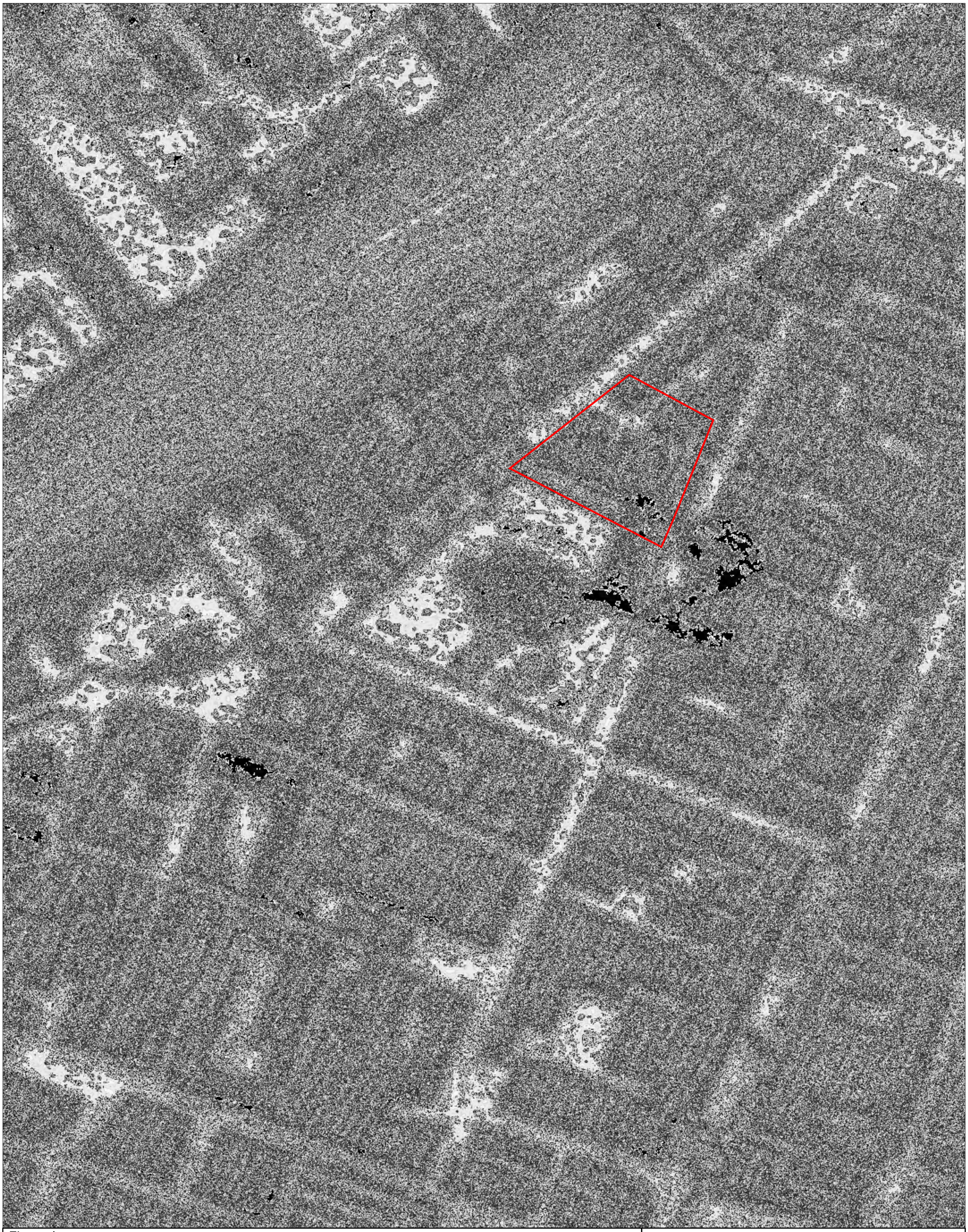


Figure 4:

Site Boundary Superimposed onto Swire's Map of Manchester & the Environs 1824

Key:

🟥 Site Boundary

CIVIC HERITAGE

Scale at A4 1:1250

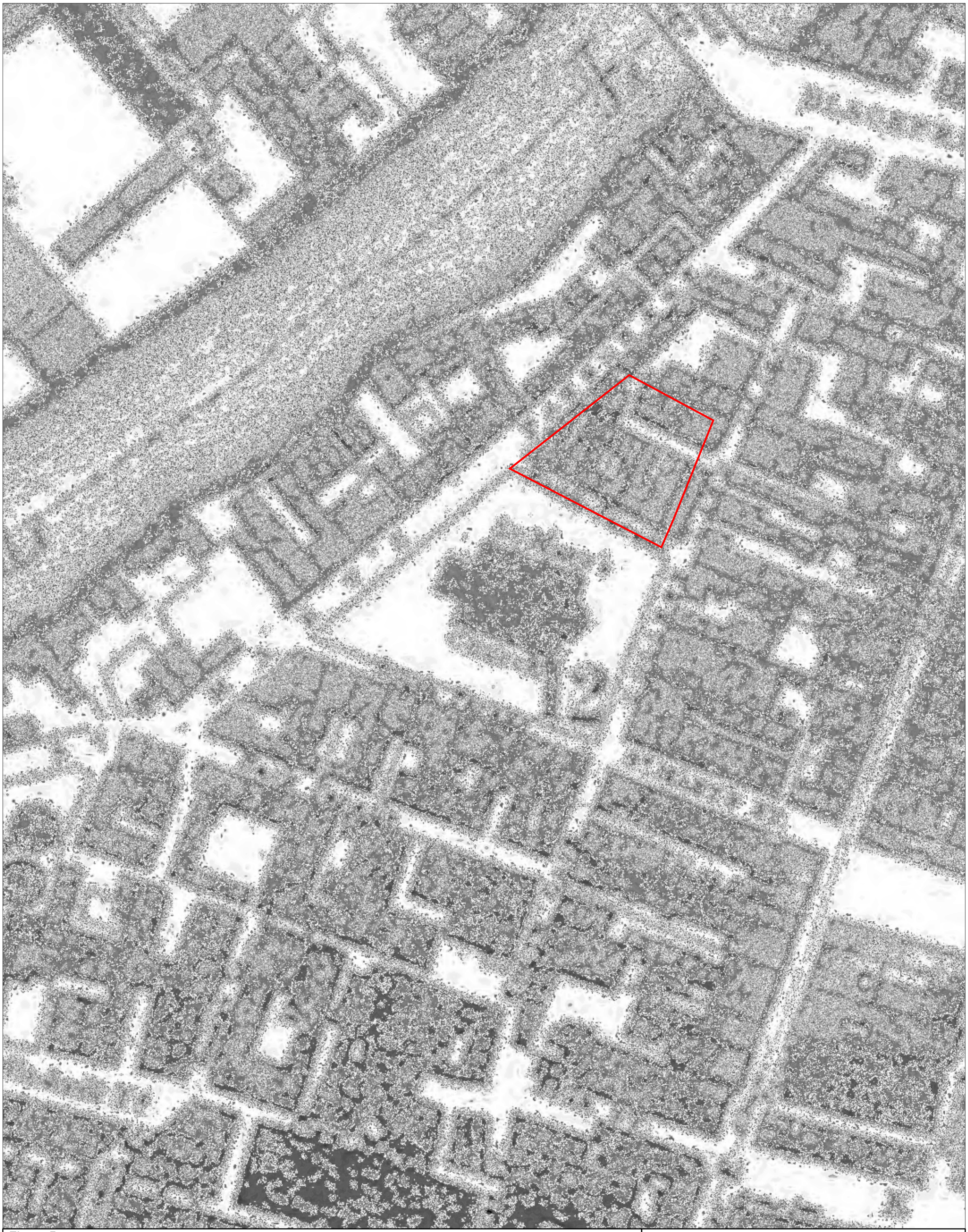


Figure 5:

Site Boundary Superimposed onto Bancks & Co's Map of Manchester and Salford 1831

N

Key:

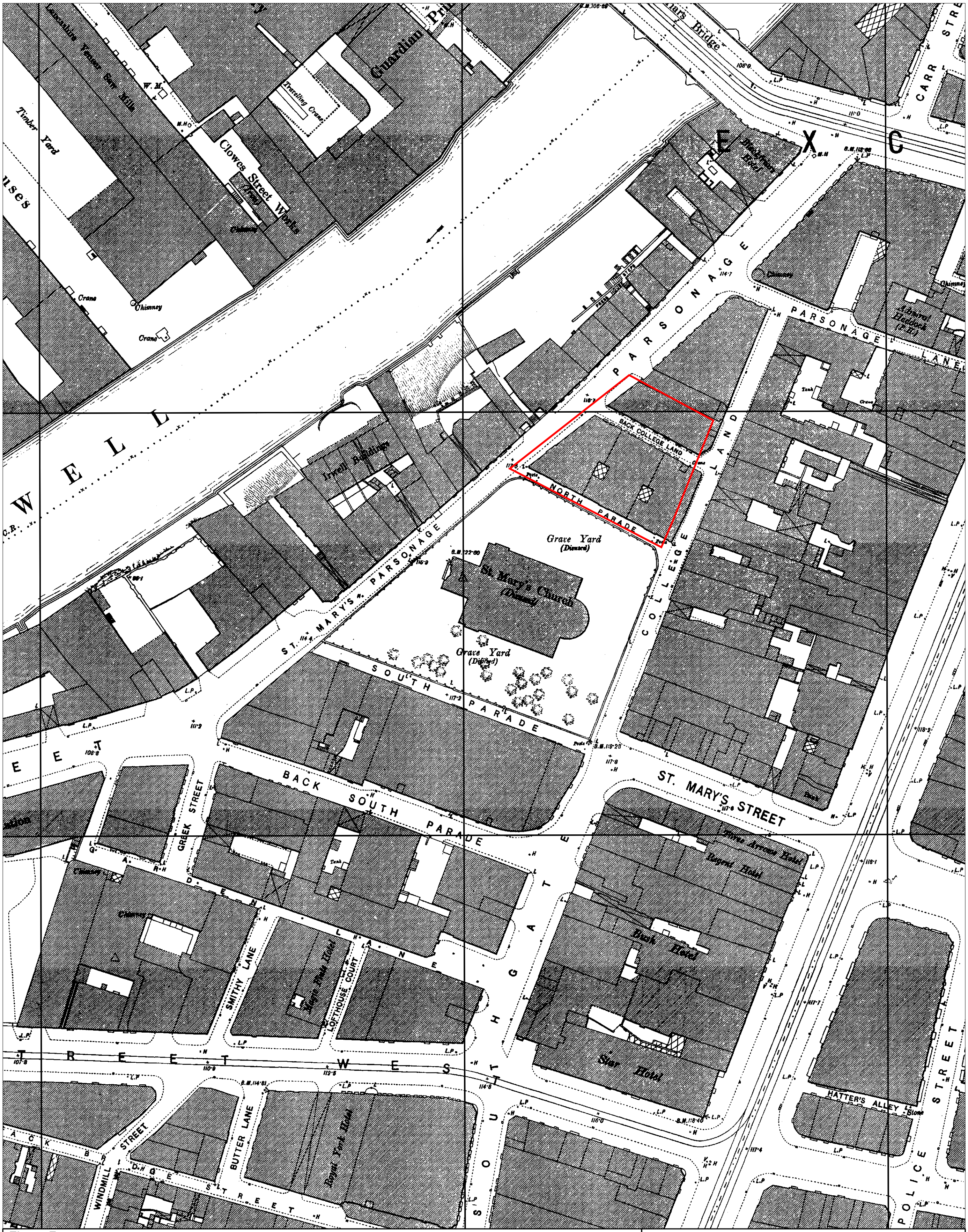
🟥 Site Boundary

CIVIC
HERITAGE

0 50 m

Scale at A4 1:1250

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



Irwell
Blackfriars Bridge
Guardian Printing Works
Lancashire Veneer Saw Mills
Timber Yard
Clowes Street Works
Clowes Street
Travelling Crane
Crane
Chimney
Irwell Buildings
Exchange
Blackfriars Hotel
Parsonage
St. Mary's Parsonage
Back College Land
North Parade
College Land
Grave Yard (Disused)
St. Mary's Church (Disused)
South Parade
Back South Parade
St. Mary's Street
Three Arrows Hotel
Regent Hotel
Bush Hotel
Star Hotel
Deansgate
Greek Street
Smithy Lane
Lofthouse Court
Hatter's Alley
Police Street
Windmill Street
Butter Lane
Bridge Street
St. Ann's Street
Royal York Hotel
Carr Street
Parsonage Lane
Street West

Figure 7:

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

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N

Key:

🟥 Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

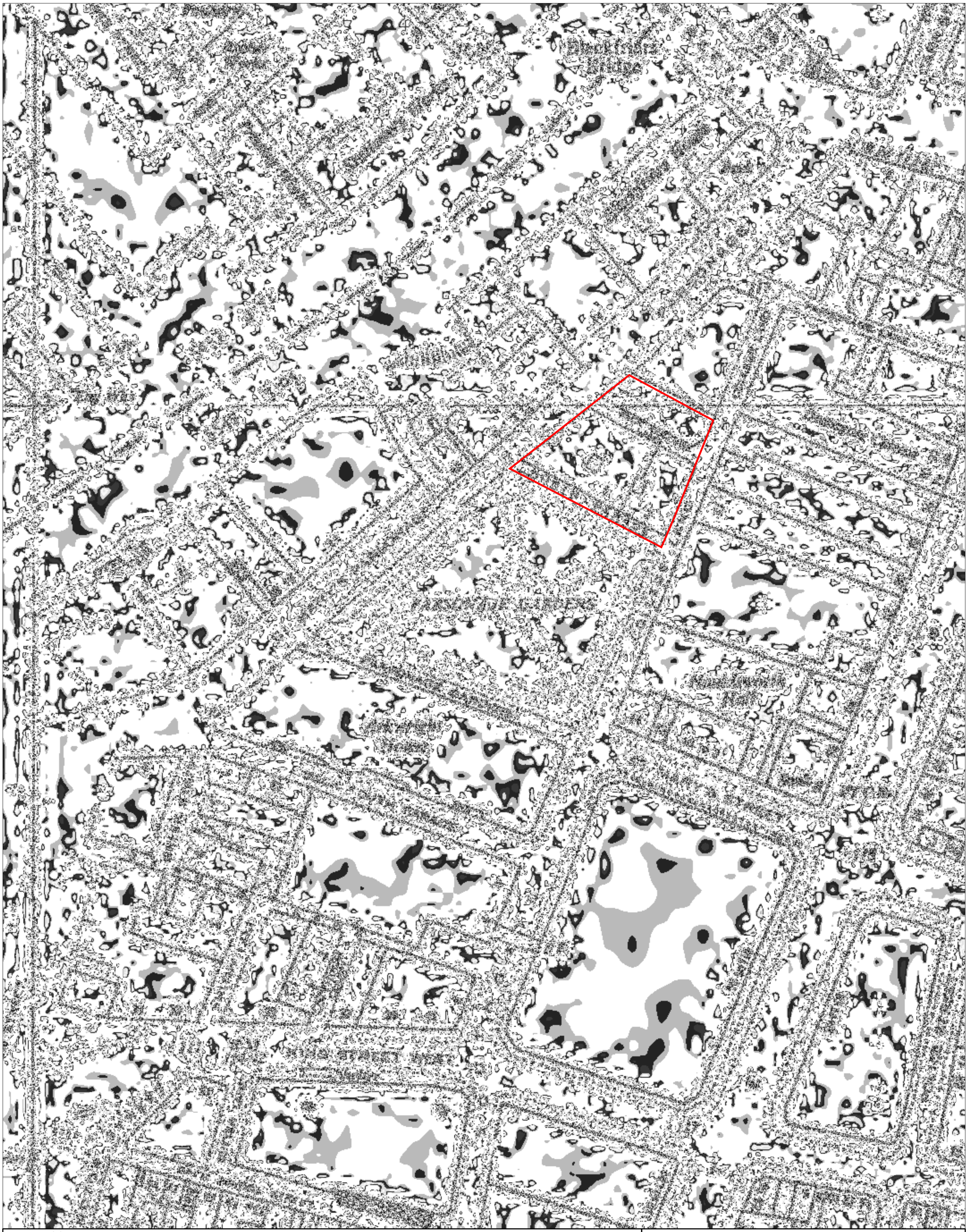

Figure 11:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1955

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N

Key:

🟥 Site Boundary

0 50 m

Scale at A4 1:1250

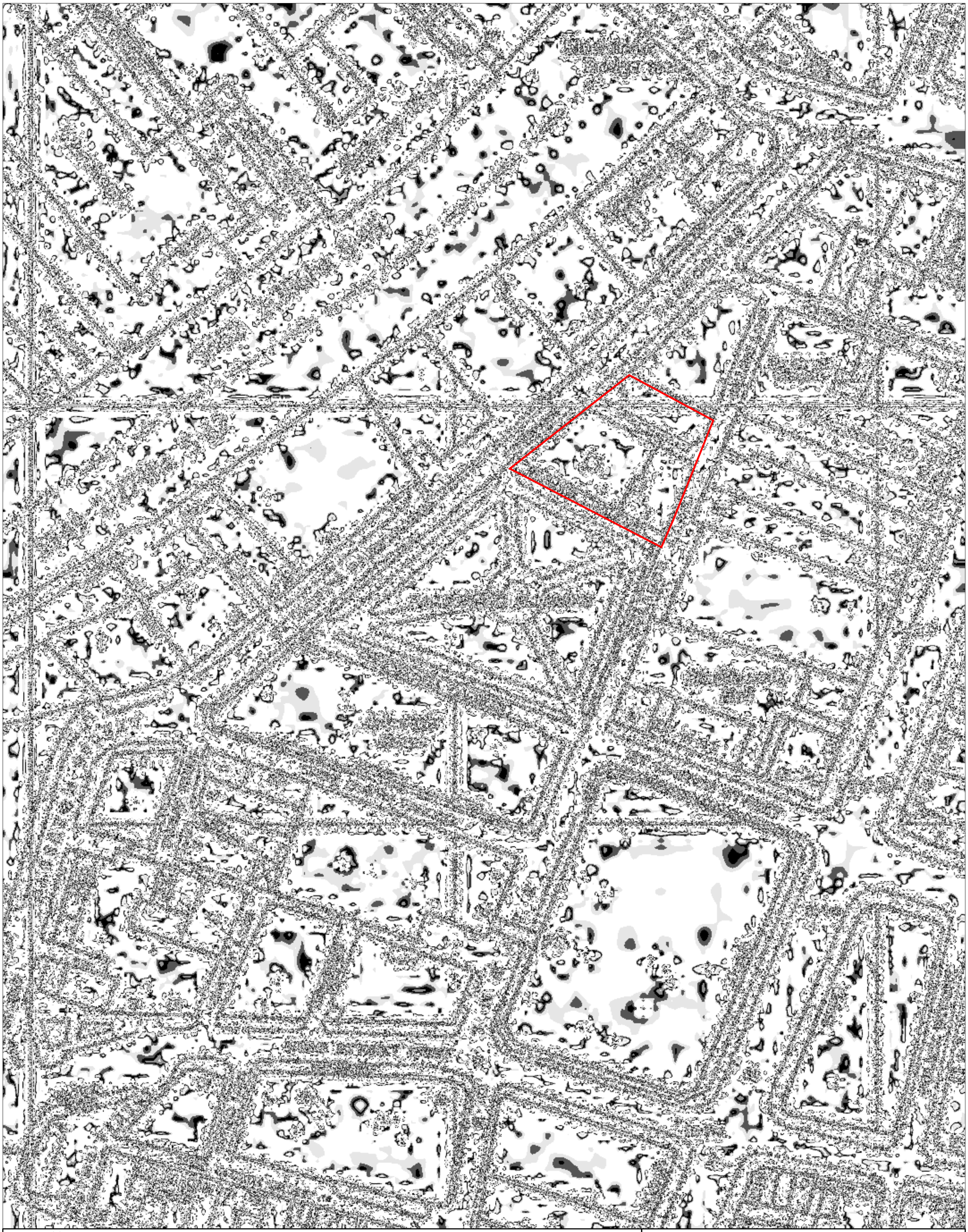

Figure 12:

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

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N

Key:

🟥 Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

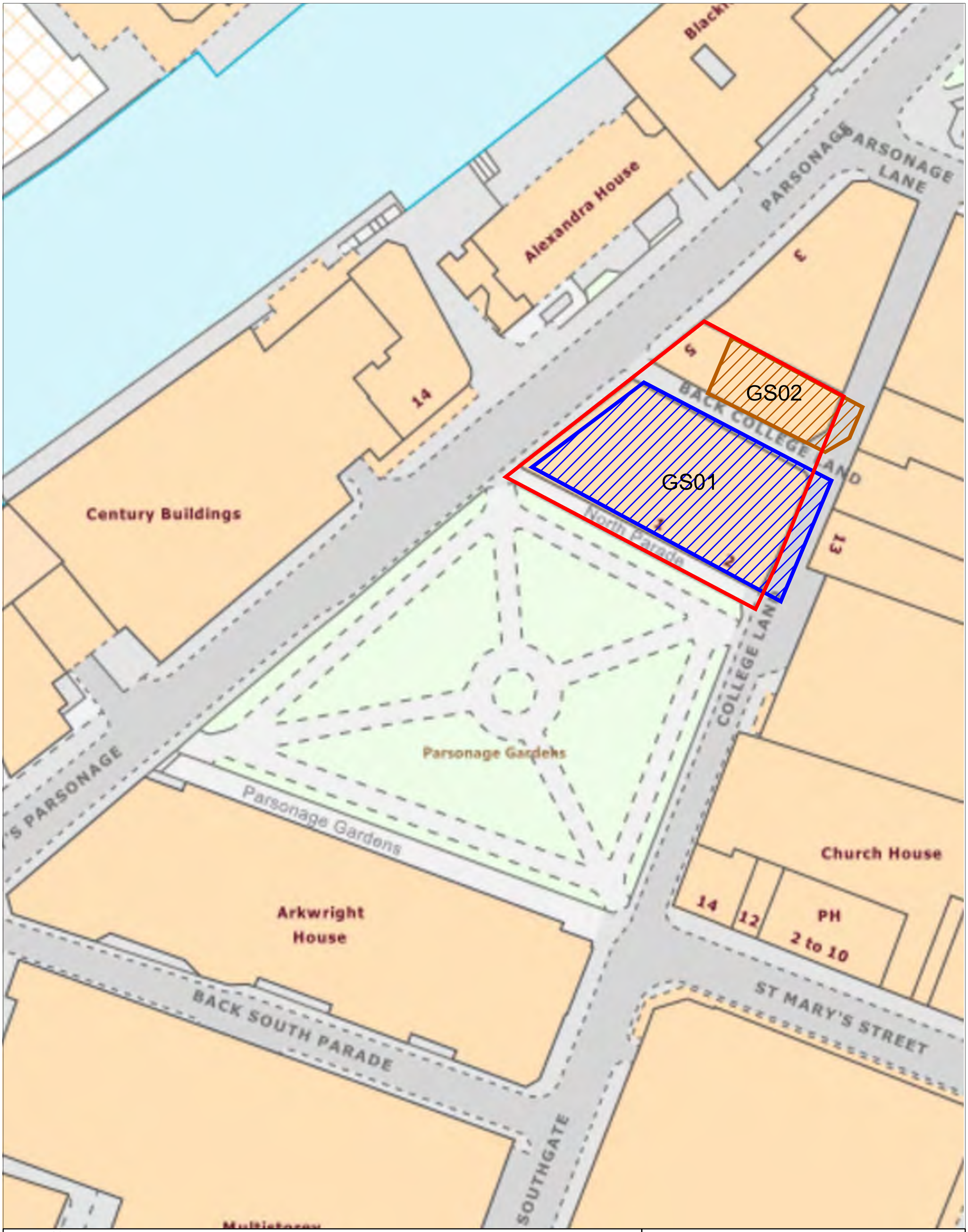
Black
Alexandra House
PARSONAGE
PARSONAGE LANE
3
5
14
GS02
GS01
BACK COLLEGE LAND
North Parade
1
2
13
Century Buildings
COLLEGE LANE
Parsonage Gardens
S PARSONAGE
Parsonage Gardens
Church House
14
12
PH
2 to 10
ST MARY'S STREET
Arkwright House
BACK SOUTH PARADE
SOUTHGATE
Multistorey

Figure 13:

Gazetteer Sites 1 & 2 Superimposed onto Modern Mapping

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N

Key:

- ▬ Site Boundary
- ▨ GS01
- ▨ GS02

CIVIC HERITAGE

0 50 m

Scale at A4 1:750

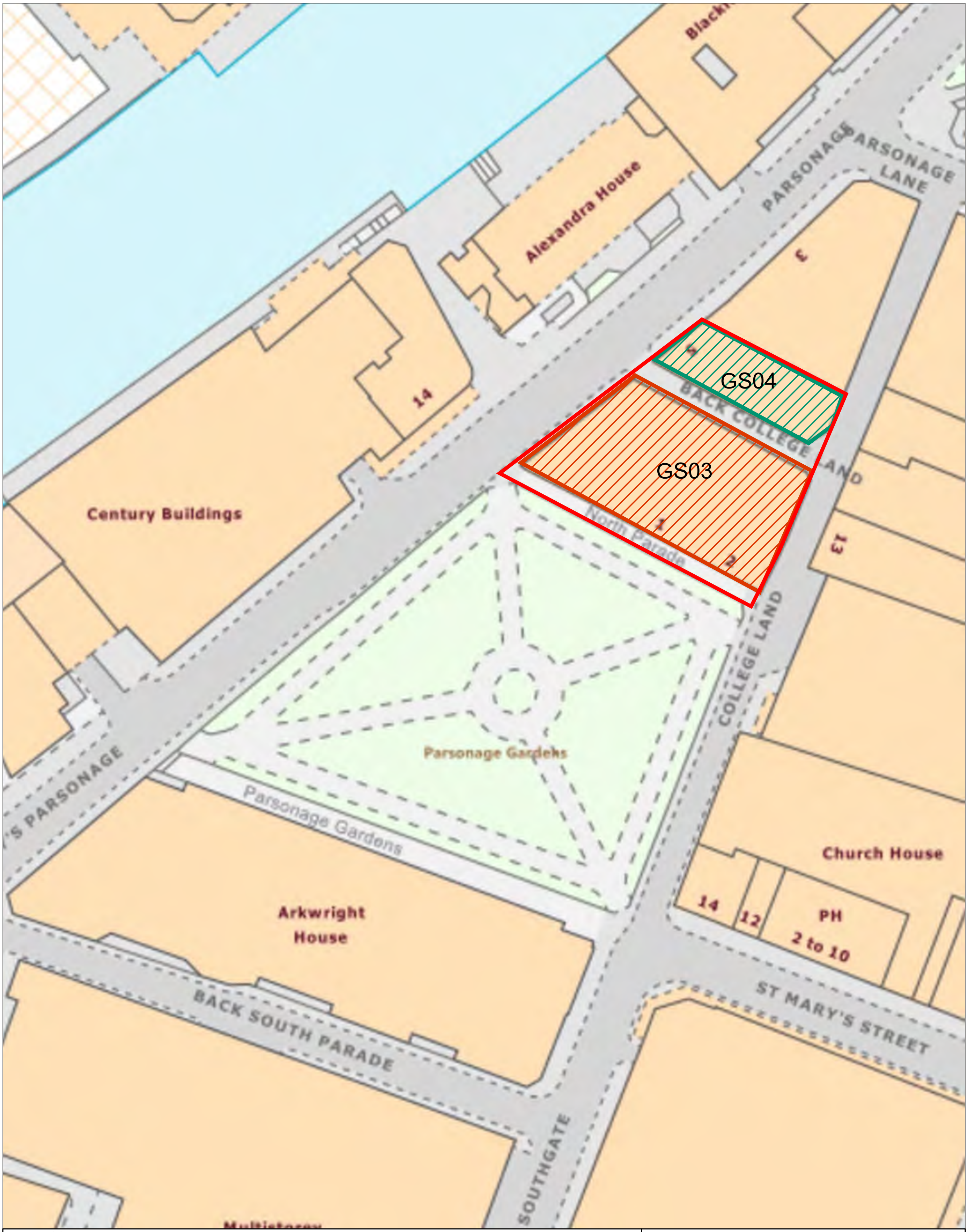
Black
Alexandra House
PARSONAGE
PARSONAGE LANE
3
5
GS04
BACK COLLEGE LAND
GS03
North Parade
1
2
13
14
Century Buildings
COLLEGE LAND
Parsonage Gardens
Parsonage Gardens
S PARSONAGE
Church House
14
12
PH
2 to 10
ST MARY'S STREET
Arkwright House
BACK SOUTH PARADE
SOUTHGATE
Multistorey

Figure 14:

Gazetteer Sites 3 & 4 Superimposed onto Modern Mapping

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N

Key:

🟥	Site Boundary
▨	GS03
▨	GE04

CIVIC
HERITAGE

0 50 m

Scale at A4 1:750