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SUMMARY

This report details the results of the archaeological evaluation and mitigation, which took place at Jersey Wharf (centred on NGR 385266 398767). Manchester Life Development Company 3 Ltd gained planning consent (133769/FO/2022) for a scheme of works including the erection of 190 residential apartments together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works. Archaeological evaluation and mitigation was required to investigate the development site in advance of construction.

Greater Manchester Archaeological Advisory Service (GMAAS) in their role as advisors to the Local Planning Authority recommended a programme of archaeological strip map and record investigation comprising an area measuring approximately 69m by 35m. In February 2023, Salford Archaeology was commissioned by Manchester Life Development Company 3 Ltd to compile a Written Scheme of Investigation (WSI) (Mottershead 2023). The scope of works was informed by previous desk-based assessments (Arrowsmith 2005; Poundall 2023), which revealed the potential for archaeological remains of Jersey Street Mills, which was later converted into tenements.

Salford Archaeology was commissioned to undertake an archaeological strip map record investigation within the proposed development area. This was conducted over 39 days between 2nd January 2024 to the 23 of February 2024. The excavations went to a maximum depth of 1.88m and revealed archaeological deposits dating from the early 19th century to 20th century. The earliest remains were those of Hugh Beaver's mill initially constructed *c.*1824-31, expanded in the early to mid-19th century and converted into tenements in the 1890s. The survival of key components of the textile mill together with evidence for the mill's residential conversion have generated an important dataset pertinent not only to the study of textile mills but urban living conditions in the 19th and 20th centuries. It is recommended that this report should serve as the final archive report. An article examining the development of the mill and its conversion would constitute an appropriate means of dissemination.

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1 INTRODUCTION

1.1 Circumstances of the project

1.1.1 Salford Archaeology was commissioned by Manchester Life Development Company 3 Ltd to complete an archaeological evaluation. This report details the results of the investigation which took place within Jersey Wharf, Ancoats, Greater Manchester (centred on NGR 385266 398767). This work was undertaken as part of the development and erection of 190 residential apartments together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works.



Plate 1: Aerial view of Eliza Yard

1.1.2 The requirement for the programme of archaeological investigation as part of the planning process as described in the National Planning Policy Framework paragraph 205 which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'

1.1.3 In response, a programme of archaeological evaluation was proposed in order to inform the Client and Local Planning Authority, Greater Manchester Archaeological Advisory Service (GMAAS) of the location, extent and

significance of any potential surviving archaeological deposits. This was achieved by the excavation of, Areas A, B, C and D within the site area.

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2 AIMS AND OBJECTIVES

2.1 Academic Aims

2.1.1 The academic aims of the project were to establish the presence or absence of any buried remains of archaeological interest within the proposed development area and where present to characterise the level of preservation and significance and provide an understanding of their potential. Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS) it was recommended that the evaluation would involve the excavation of a large evaluation area and followed by a watching brief as indicated in Figure 2. The evaluation trench was targeted on the location of the proposed works and were to be excavated to the maximum depths required by those works, only being exceeded where additional information was deemed necessary to an understanding of the stratigraphy and structural sequences encountered.

2.2 Objectives

2.2.1 The principal objectives of the archaeological investigations were:

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

2.3 Research potential

2.3.1 2.3.1 Further, more detailed research aims may be generated and developed from the results of the archaeological evaluation, with specific reference to the North-West Regional Research Framework (NWRRF). It is envisaged that the evaluation may potentially improve our understanding of the following research questions:

3 LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 Location

3.2 The Site (centred on NGR SJ 85266 98767) is situated in the Ancoats area of Manchester (Plate 1; Fig 1). The Site is bounded by Jersey Street to the north, a grassland area to the east, the Rochdale Canal to the south, and the Flint Glass Works and Flint Glass Wharf (now converted for office and residential use) to the west. The eastern part of the Site is currently vacant and comprises hardstanding and open grassland. The western area of the Site is occupied by a low-rise warehouse and associated parking spaces. There is also a small amount of shrubbery and trees within the Site boundary. The Site lies at a height of approximately 49.7m above Ordnance Datum (aOD).

3.2.1 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, 125).

3.3 Topography

3.3.1 The underlying solid geology of the area comprised the Manchester Marls Formation, consisting of mudstone, which is overlain by superficial deposits of till (British Geology Society). Due north of the site the solid geology comprises the Collyhurst Sandstone Formation and to the south of Site the solid geology consists of sandstone of the Chester Formation.

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4 HISTORICAL BACKGROUND

4.1.1 The following is based on information provided in a desk-based assessment produced by Salford Archaeology in 2023 (Poundall 2023).



Plate 2: Laurent's 1793 map of Manchester and Salford showing the location of the site.

4.2 Beaver's Mill / Jersey Street Mills

4.2.1 The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest maps that show the study area are Laurent's 1793 map of Manchester and Salford (Plate 2), and Green's map of 1787-1794 (Plate 3; Fig 3). The maps show the streets in Ancoats laid out in a grid pattern, creating a series of regular plots, with development apparently focused on Great Ancoats Street and Newton Lane (Oldham Road) area.

4.2.2 Some of the larger streets were named after the original landowning families (George and Henry Cornwall Legh) (Rose et al 2011, 8). The maps indicated that the Site was still rural land in the late eighteenth century. Union Street and New Islington Mill were situated to the south of the Site and houses or businesses were to the north. Jersey Street, which at the time was named Elliot Street, had also already been established.

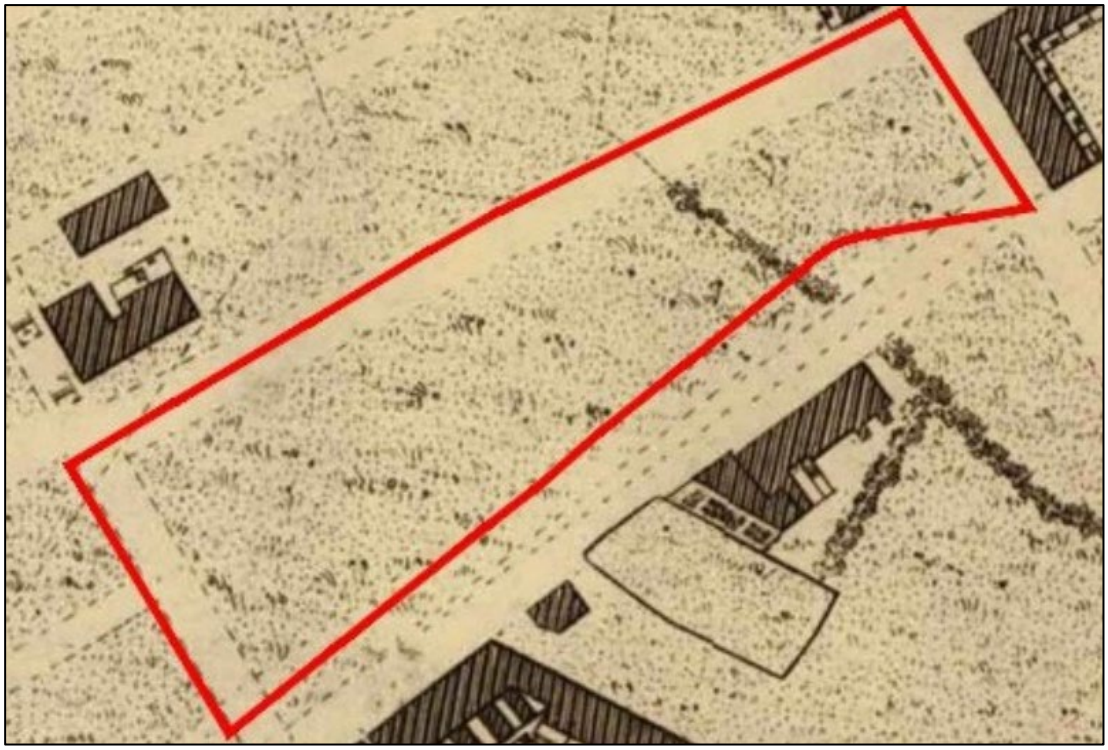


Plate 3: Site boundary superimposed onto Green's map of 1787-1794.

4.2.3 By 1820 the Prussia Street arm of the Rochdale Canal had been constructed through the centre of the Site, dividing it into two (Plate 6). The arm was built by 1808 and ran northwards towards Oldham Road and split west into the Bengal Street Arm (Arrowsmith 2005).

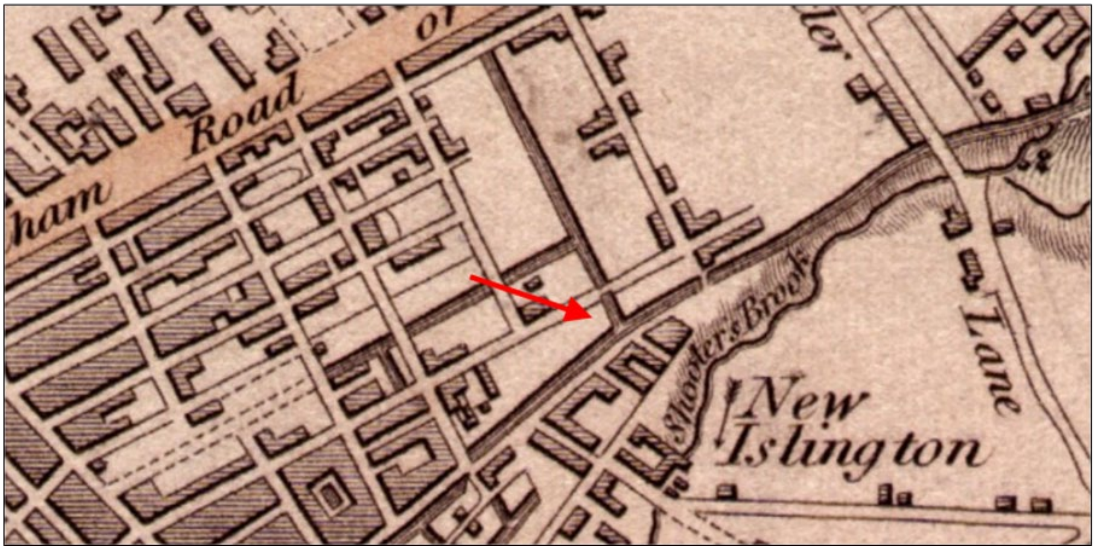


Plate 4: An extract from Johnson's map of 1820 showing the Prussia Street Arm of the Rochdale Canal bisecting the site

4.2.4 However Swire's map shows that by 1824 Elliot Street had been renamed Jersey Street (Plate 5; Fig 4). A rectangular building had been built along the northern boundary of the Site, to the west of the canal arm and the eastern section remained rural. By 1831 the rectangular building had been replaced by Beavers Cotton Mill (Plate 5; Fig 5). The 1831 map also showed the canal arm passing north of the Site, with a narrow bridge crossing it at Jersey Street. Beavers Cotton Mill was opened on Jersey Street by Hugh Beaver as a 'principal mill' by 1825 and it is therefore possible that the rectangular building on the 1824 map was an early depiction of the construction of the mill. By 1829 a 'small mill' had also been added to the complex. The 1831 map showed the largest building at the mill fronting Jersey Street and its eastern end had a short narrow extension along the canal arm. Later mapping showed that this section was seven-storeys high (Plate 16, p. 31). It is possible that the mill's original engine and boiler house were situated at the eastern end (Arrowsmith 2005). The second area ran along the western boundary of the Site, with a short continuation along the canal and was labelled in later mapping as threestoreys. Adjoining this section, running towards the south-west end of the main mill range, was another smaller rectangular building that was five-storeys high. It is possible that this was the 'small mill' added in 1829 (HER 13698.1.0; Arrowsmith 2005). Beavers Cotton Mill was constructed at a time when the market was favourable and numerous new textile mills being established around the fringes of Manchester. It was built amongst a concentration of mill buildings around Jersey Street that contributed to Ancoats' place as an important landmark in the industrial revolution. Murray's Mill complex was built 214m west of the Site from the late-eighteenth century (Historic England 2021a; HER 2043.1.1) and Sedgwick Mill was also established by 1820 308m west of the Site (HER 2130.1.0; Historic England 2021b). Further, Beehive Mill was completed by 1824 140m north-west (HER 2121.1.0; Historic England 2021c).

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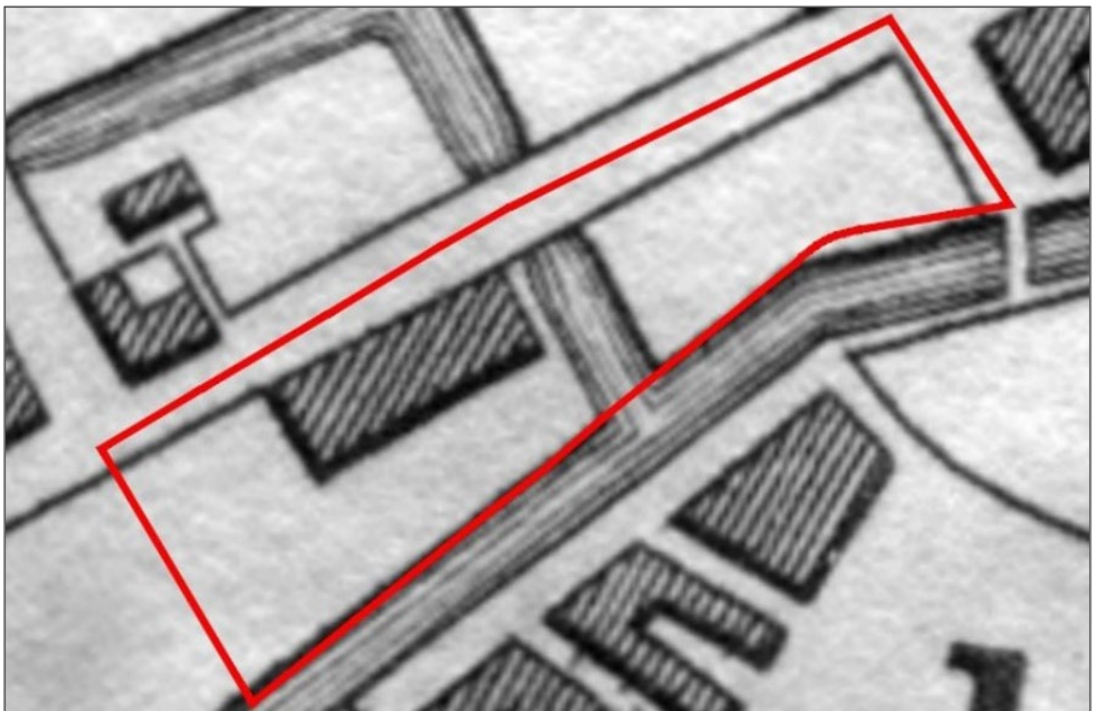


Plate 5: Site boundary superimposed onto Swire's map of 1824, representing the earliest cartographic evidence for the construction of Hugh Beaver's mil/

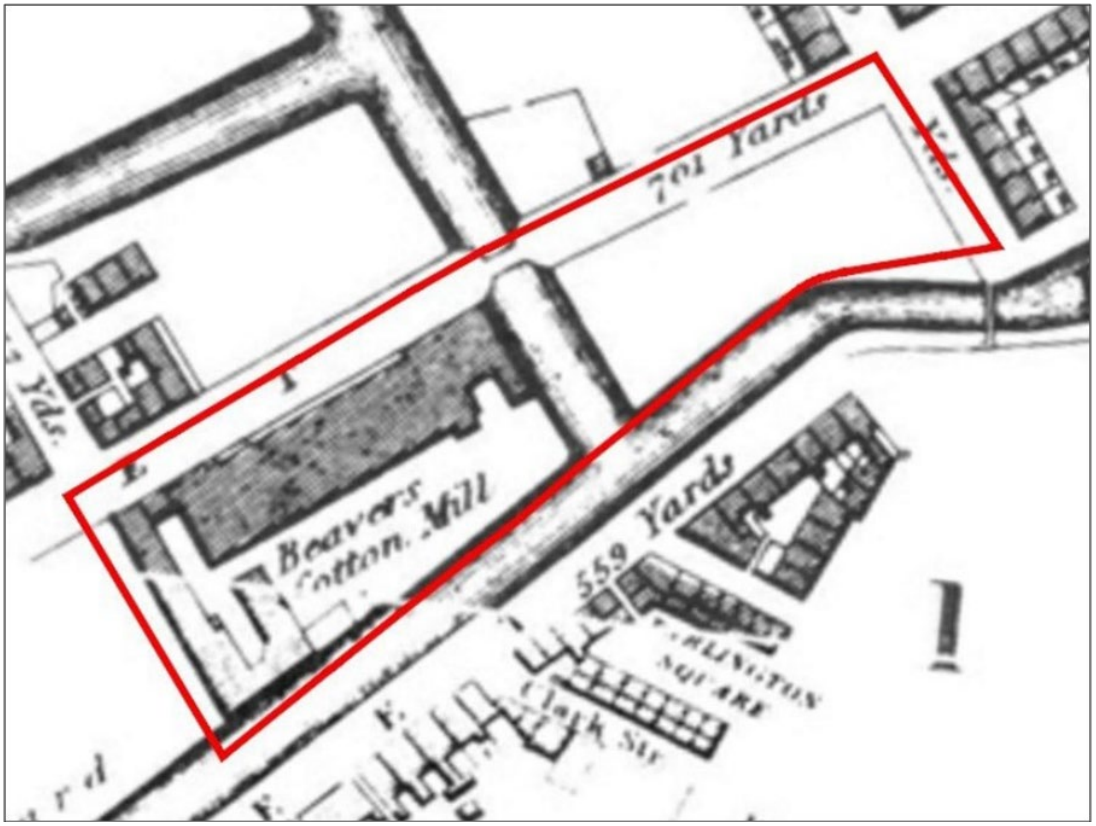


Plate 6: Site boundary superimposed onto Bancks & Co.'s map of 1831

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4.2.5 In 1826 it was reported that the cotton mill was damaged as part of the power loom riots. The riots had taken place around various mill towns in Lancashire in protest against the introduction of the more efficient power looms to mills. The introduction of power looms had left many hand weavers out of work. The mill was described as containing 'a considerable number of power looms' and that the rioters: 'immediately began to demolish the windows of the counting-house, and of the lower story of the factory, through which pieces of burning cotton were thrown. The counting-house and the first story were immediately set in flames, which had communicated to the room where the grey goods were kept, before the arrival of the engines.' The damaged inflicted at the mill was estimated at a worth of three to four thousand pounds (Edinburgh Annual Register 1826). Another article also stated that the building adjoining the mill was in use as a store-room and housed around two thousand pieces of calico cloth that were also burnt. It claimed that it was only due to the fact that the mill was fireproof that the whole buildings were not damaged (Yorkshire Gazette 6 May 1826). Bancks& Co.'s 1831 map also showed a smaller square building, fronting Jersey Street, that connected the main range of the mill and the store. It is possible that this building was in use as a counting house or an office. The damage caused was not enough to close the mill and in 1829 Hugh Beaver was listed in a directory as a spinner and manufacturer 'by power' at New Cannon Street and Jersey Street (Pigot 1829). It is likely that Hugh Beaver retained ownership of the mill until at least the mid-nineteenth century, when he remained listed as a cotton spinner at 64 Jersey Street (Slater 1850). Detailed maps of the area were produced in the mid-nineteenth century, including the Ordnance Survey town plan of 1851 and Joseph Adshead's map of 1851. The ordnance town plan showed Beavers Cotton Mill labelled as 'Jersey Street Mills' (Plate 7; Fig 6). A circle was depicted in the south-west of the mill on the map, indicating a possible stair tower. Another building had been constructed at the rear of the mill, adjoining the canal and the stores, and was labelled with an engine house to the south-east. The extension was described as a weaving shed in a later newspaper and had been constructed as early as 1832 (Manchester Times 15 February 1890; HER 13698.1.0; Arrowsmith 2005). The 1851 map also showed that the south-east area of the main original

range of the mill had been extended and labelled with another engine house and boiler at the southeast, which had been added in 1845 (HER 13698.1.0). A chimney was also depicted in the northern section of the building. Within the eastern boundary of the Site a coal wharf associated with Prussia Street had been constructed, where the coal brought to Manchester via the canals was unloaded. Two potential warehouses or stores were also depicted in the wharf. An iron drawbridge was labelled carrying Jersey Street over the canal arm. Adshead's map showed the same layout as the ordnance survey but identified the mill as 'Hugh Beaver's Cotton Mill' and the extensions to the mill could be seen more clearly (Plate 8).

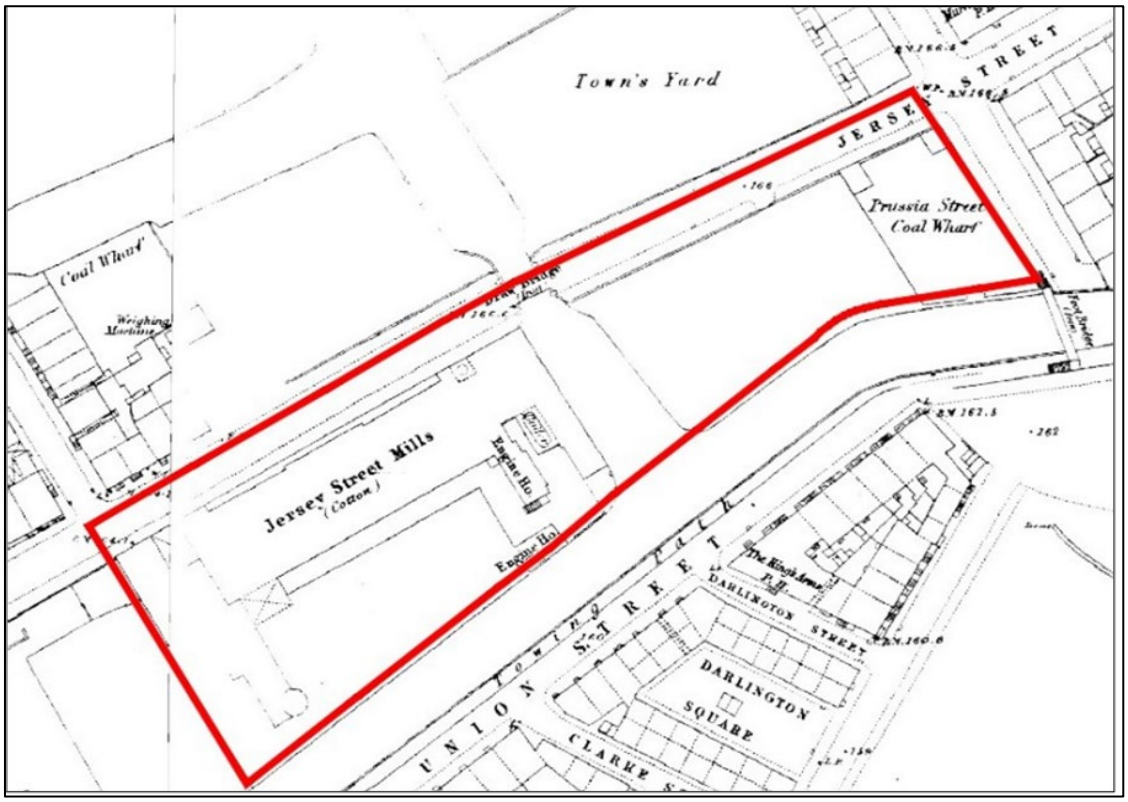


Plate 7: Site boundary superimposed onto the Ordinance Survey Town Plan of 1851 showing Jersey Street Mills

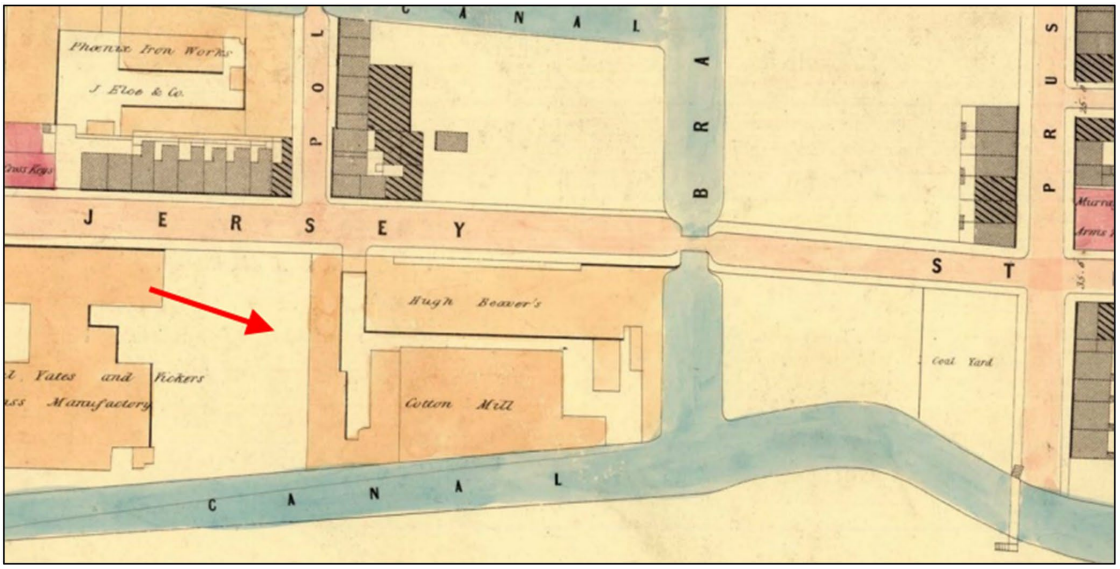


Plate 8: Adshead's map (1851) showing Jersey Street Mills labelled Hugh Beaver's Cotton Mill

4.2.6 In the 1860s Thomas Percival & Co. cotton spinners were listed as occupants of the mill on Jersey Street (Arrowsmith 2005). The company were still registered at the mill, under the new name of Percival and Patteson in 1873 (Seyd & Co 1873). It is possible that this was a relative of the Percival that was involved in the neighbouring flint glass works. The Flint Glass Works situated adjacent to the Site boundary has been established by Thomas Percival and William Yates in 1844. They were joined in 1851 by Thomas Vickers and Percival, Vickers & Co Ltd would operate the neighbouring site as a glass manufactory until 1880 (OA North 2004). However, Thomas Percival passed away in 1875 and shares for his part of the business were advertised for sale in a newspaper. Those interested were directed to 'Mr Thomas Percival, Jersey-Street Cotton Mill', amongst others (Manchester Evening News 30 November 1875). It appears that Thomas Percival, a likely relative or son, took control of the Jersey Street Mill through the 1860s and '70s. The mill then became under multiple occupancy (HER 13698.1.0).

4.2.7 By 1891 the eastern section of the Site had undergone extensive development (Plate 9). A row of double-depth terraced houses had been constructed along the eastern boundary, fronting Prussia Street and occupying the footprint of the former coal wharf. The buildings were labelled in later maps as 90-100 Prussia Street. Properties had been built to the north of the Site on In the 1860s Thomas Percival & Co. cotton spinners were listed as occupants of the mill on

Jersey Street (Arrowsmith 2005). The company were still registered at the mill, under the new name of Percival and Patteson in 1873 (Seyd & Co 1873). It is possible that this was a relative of the Percival that was involved in the neighbouring flint glass works. The Flint Glass Works situated adjacent to the Site boundary has been established by Thomas Percival and William Yates in 1844. They were joined in 1851 by Thomas Vickers and Percival, Vickers & Co Ltd would operate the neighbouring site as a glass manufactory until 1880 (OA North 2004). However, Thomas Percival passed away in 1875 and shares for his part of the business were advertised for sale in a newspaper. Those interested were directed to 'Mr Thomas Percival, Jersey-Street Cotton Mill', amongst others (Manchester Evening News 30 November 1875). It appears that Thomas Percival, a likely relative or son, took control of the Jersey Street Mill through the 1860s and '70s. The mill then became under multiple occupancy (HER 13698.1.0).

4.2.8 By 1891 the eastern section of the Site had undergone extensive development (Plate 9). A row of double-depth terraced houses had been constructed along the eastern boundary, fronting Prussia Street and occupying the footprint of the former coal wharf. The buildings were labelled in later maps as 90-100 Prussia Street. Properties had been built to the north of the Site on Prussia Street as early as 1841 (Census returns for Prussia Street, 1841). However, it is likely that 90-100 were built between 1861 and 1871, when they first appear in the census returns listings. In 1871 those living at the houses on Prussia Street were listed as employed in the textile industry, mechanics, a shoemaker, clerk and tin plate workers (See Table 3). No census returns were listed for the larger irregularly shaped building that would later be labelled as 100 Prussia Street, suggesting that it may have been in use as a store or business. It was irregularly shaped in order to follow the line of the canal. The houses were depicted on the 1891 ordnance survey map with small yards and outbuildings, accessed via a passage from Jersey Street. The properties would see little further development throughout the early twentieth century and remained on the Site until at least 1953 (Fig 11). Address Household Name(s) Number of Residents Listed Occupations of Residents 90 Prussia Street Beckett; Royle 7 Mule Spindle Maker; Office Boy; Rough Linen Worker 92 Prussia Street

Stapleton; Teby; Pownall 7 Shoemaker; Scholars; Piecer; Warehouseman 94 Prussia Street Young 9 Factory Operative; Servant; Warehouseman; Mechanics 96 Prussia Street Smith 6 Smiths 98 Prussia Street Beattie; Hancock 9 Tin Plate Worker employing 2 boys and 2 men; Tin Plate Worker; Clerk; Sewing Machinist; Scholars Table 3: 90-98 Prussia Street, Ancoats, Manchester, Lancashire, England, 1871 By the late nineteenth century the City of Manchester Screw Bolt Works had also been constructed within the Site, shown with a chimney in the north-west (Plate 9). To the east, a stone mason's yard had also been established. The two-storey building fronted Jersey Street with a rear yard that had open-sided sheds on either side and a travelling crane was labelled in the centre (HER 13699.1.0). It is likely that these buildings were constructed between 1865 and 1869 when William Archibald was listed as a screw and bolt maker at Jersey Street, and Clapham & Kirkham were listed as stone masons (Arrowsmith 2005). Archibald was also listed at Jersey Street in 1876 as a screw bolt and rivet maker 'by new and improved machinery' (Slater 1876).

4.2.9 A potential store/building was also constructed in the yard of the south-west section of the Jersey Street Mill between 1851 and 1891. Further, the areas previously labelled as an engine and boiler house were removed. A permanent full width bridge also passed Jersey Street over the canal arm at the north of the Site, and partially fell within the Site boundary. The 1891 map also showed the canal arm with a more narrow and straight alignment than that on the 1851 map. It is possible that the canal arm was modified when the works were constructed in the eastern half of the Site (Arrowsmith 2005).

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Plate 9: Jersey Street Mills shown on the OS Town Plan of 1891

4.2.10 In 1888 the Jersey Street Mills were advertised for a yearly rent of £132.18s (Manchester Courier and Lancashire General Advertiser 13 October 1888). By 1890 it was described as an 'old disused Manchester Mill' and plans had already been passed to convert the 'shell' of the seven-storey mill into 'a great block of dwelling houses' (Manchester Courier and Lancashire General Advertiser 5 February 1890; Manchester Times 15 February 1890). There had been significant acts introduced during the nineteenth century to improve living conditions in Manchester. However, by the 1880s a series of medical reports produced by the medical officer at the time, Dr Leigh, had described the slums of Manchester and the still prominent issue of housing and sanitation. In 1890 the Artisans and Labours Dwellings Improvement Act was amended, meaning that the local authority was to take responsibility for the construction of new dwellings, and it was only after this that slum clearance and regeneration began in earnest in Manchester (Pearlman 1956). Soon after, the first municipal housing development, known as Victoria Square, was constructed in Ancoats (Gould 1895; Historic England 2021d; HER 8504.1.0). The block was built to house the mill workers of Ancoats who were moved from the slums

and was followed shortly by the development of model housing in adjacent Sanitary Street, now Anita Street.

4.2.11 The architect, C. J. Maycock, visited Manchester and Liverpool to assess the practicality and financial security of the new model housing schemes. He suggested that new buildings should only be constructed in Manchester under exceptional circumstances and believed that the only way to house families of the lower classes comfortably and cheaply was to find a suitable old building that could be remodelled instead into a flat system. This concept would also not need as much ground as it would to construct new cottages. Plans were then prepared by Maycock to convert the then unused Jersey Street Mill into dwellings. Unlike the Victoria Square and Anita Street developments, which were new purpose-built schemes, the conversion of the mill for residential use which was to be the first act of its kind (Gould 1895). Maycock's plan was supported by the Medical Officer of Health and the Corporation, and was described as 'a much needed reform in work-people's dwellings' (Manchester Courier and Lancashire General Advertiser 17 March 1891). The Manchester Times newspaper reported on the proposed scheme and claimed that the whole cost of transforming the mill into dwelling houses was estimated to cos£20,000. The article described the state of the buildings before they were converted and some of the changes that were to take place, including that the chimney was to be removed and cleaners and painters would remove the 'sooty tinge' from the brick walls. The windows were also to be fitted with larger panes, making the rooms brighter and the provisions of the Factory Act dictated that the walls be washed with white lime to stop the spread of disease. To further enhance cleanliness, the stone flags on the floors were to be replaced with concrete which was warmer and easier to clean. The weaving shed at the rear of the Site was also to demolished to make space for a children's playground (Manchester Times 15 February 1890). The Manchester Times wrote a follow up article four months later and included a copy of Maycock's plan of the proposed scheme (Plate 10). The plan showed that the dwellings were to be reached via external balconies and four staircases, two at each end of the main mill building and the proposed outdoor children's playground in place of the former weaving shed (Manchester Times 14 June

1890). It was also proposed that a Co-operative Provision Store was to occupy part of the premises (Manchester Courier and Lancashire General Advertiser 21 January 1891). By 1891 the Manchester Labourer's Dwellings Company was registered and entered into an agreement to purchase the mill. The company's objective was 'to provide for labourers and others resident in Ancoats and elsewhere healthy and sanitary dwellings at the lowest possible cost', something which Maycock's plan for the Jersey Street Mill would provide (Manchester Courier and Lancashire General Advertiser 21 January 1891).

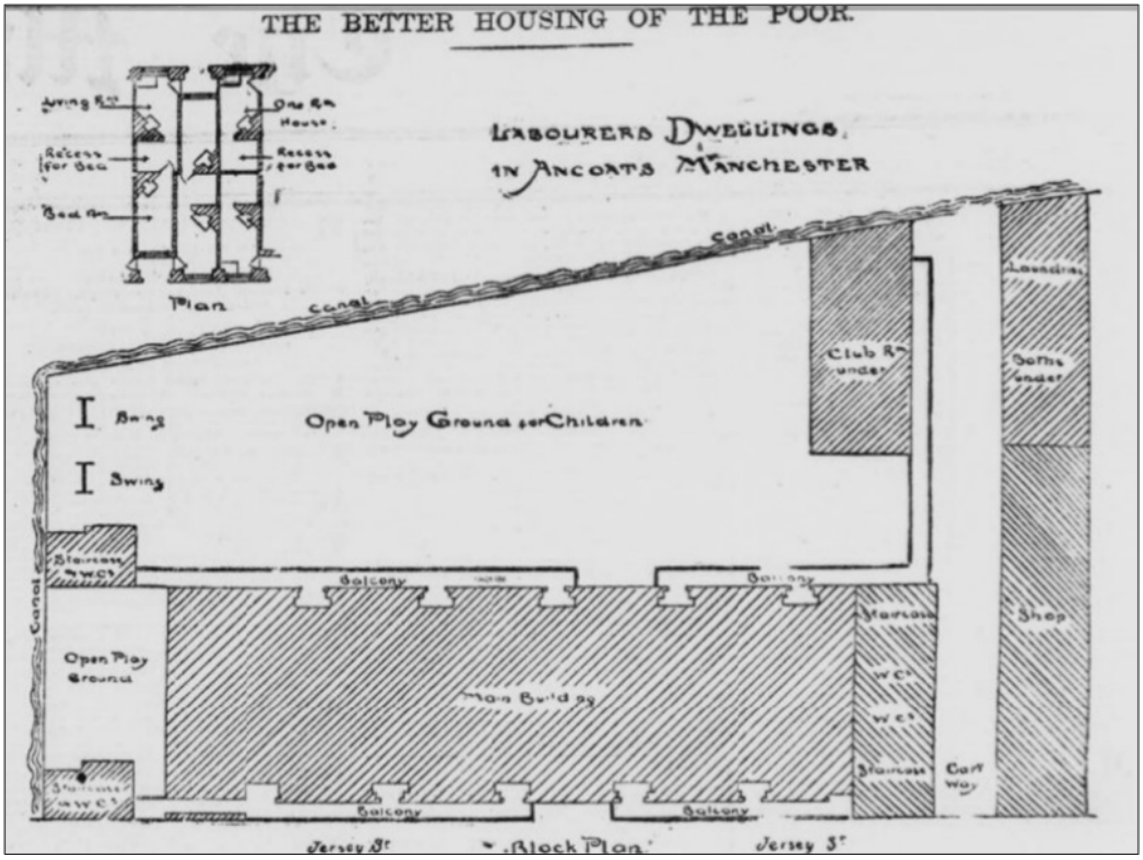


Plate 10: Copy of a plan of the proposed dwellings (Manchester Times 14 June 1890)

4.2.12 The Jersey Street Mill was converted into 149 dwellings and the homes were opened by the Mayoress of Manchester in 1892, by which time 105 of the flats had been let (Coventry Evening Telegraph 31 May 1892). They were 'intended as a first step towards the provision of sufficient healthy accommodation for those of our artisans who are compelled to live in crowded portions of the city' (Empire News & The Umpire 29 May 1892). Writing the year after the mill was

repurposed, the architect Thomas Worthington described the 'original undertaking' and provided a useful description of the dwellings. He stated that: '*The several tenements are entered from balconies, which are reached by 4 staircases, one at each angle of the main building. Single-room dwellings are provided on two floors of the main building, and have a recess screened off for the bed. On the remaining floors are provided two and three-roomed dwellings, each having one of two recesses for beds, thus practically adding one or two more compartments to each dwelling. Sinks are provided for each house, with hot and cold water supply; gas being laid on to each tenement, stairs, etc. Each dwelling is provided with a receptacle for coals. The water-closets on each landing are flushed automatically, and dust-shoots extend from landing to landing. Laundries and drying room, with club-rooms for men and women, and a co-operative store are provided*' (Worthington 1893, 154-155).

4.2.13 Worthington also included a drawing of the layout of the built flats (Plate 13), which showed two of the four main staircases and toilets with dust-shoots at the back of each and an ash-pit adjacent. These were placed at the end of each balcony and were separated from the main structure by heavy brick walls. There were also no internal corridors or staircases in the buildings and the balconies were separated at the middle.

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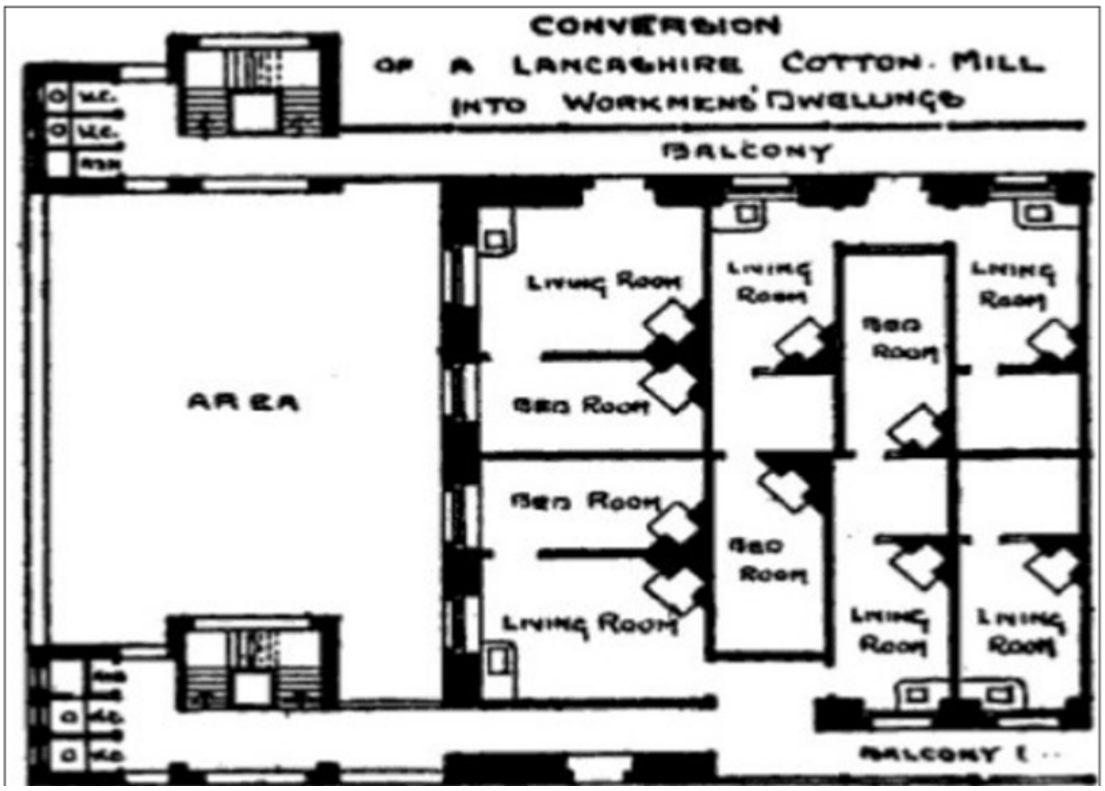


Plate 11: Plan of the dwellings (Worthington 1893, 81)

4.2.14 This meant that tenants at the flats could only access their property via one set of stairs at either side of the rear or the front balcony. Between four to seven families would use the same corridor (Gould 1895). Each tenement had a wedged shaped fireplace that jutted out from the wall with a space at the end that could be used as a bed recess, creating the appearance of two or three rooms (Manchester Times 15 February 1890).

4.2.15 In 1895 Gould wrote a report on the houses of working people, within which he provided another plan of the block buildings (Plate 14) and an in-depth description of the converted mill at Jersey Street. He stated that:

'*the area of the property is 28,202 square feet, about 44 per cent of which has been covered with buildings. The courtyard is covered with cinders, and there is besides a stone paved walk. The principal building contains seven stories, and the smaller five stories. Brick is the material of construction. The roofing is of slate, and the stairways are of concrete and iron. The floors are concrete laid upon brick vaulting, so that every arrangement has been made to secure fireproof quality. There is a cellar, which is likewise concreted, and in which*

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there has been placed a large boiler for the purpose of supplying hot water' (Gould 1895, 257).

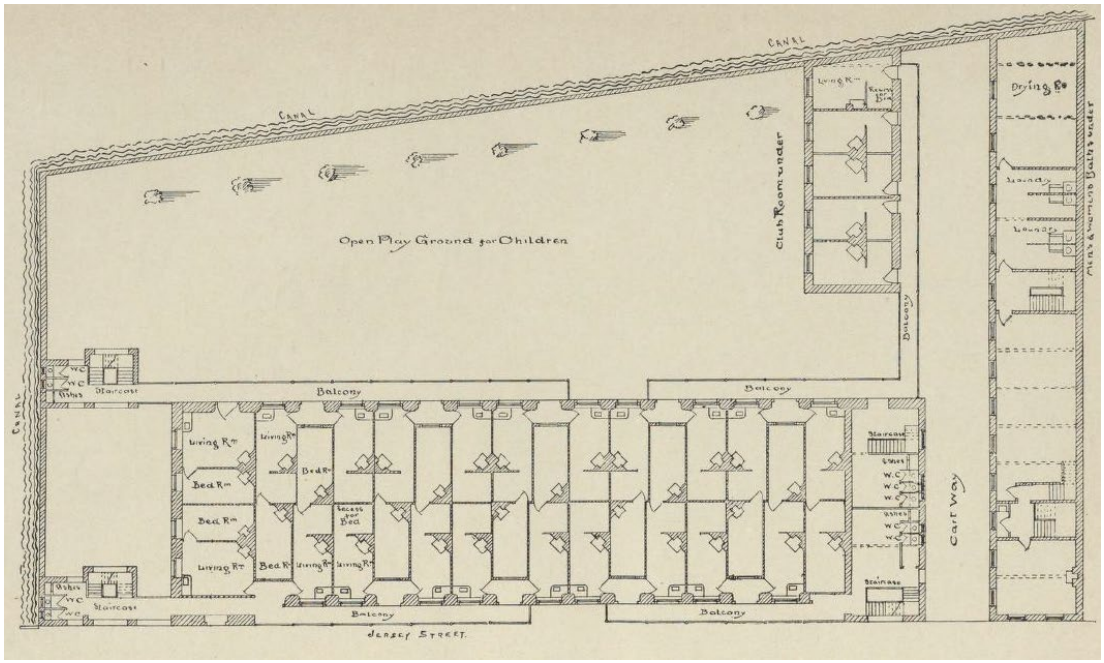


Plate 12: Plan of the dwellings (Gould 1895, 256)

4.2.16 Gould also claimed that 'every detail of arrangement has been subjected to the approval of the municipal authorities and the model sanitary conditions have been complied with' (Gould 1895, 258). The mill was converted to provide better and safer housing for those residing in it. The toilets automatically flushed, and the seats were hinged and weighted so that they didn't need to be touched. Hot and cold water was continuously supplied to every kitchen for no charge and sinks were placed under the taps. Gas was turned off at 11pm but was also supplied for free. Residents were also supplied with cooking ranges, kitchen cupboards and a fire grate in each bedroom. The fuel box was filled from the outside through an opening in the wall. Further, the company removed any waste daily (Ibid).

4.2.17 The layout of the flats was also designed to ensure that there was good ventilation. The ceilings were 9-ft 6-in high and each two-room dwelling was between 3,092- 3,677 cubic feet and had ventilation through from the front to back, with windows and doors that opened on to the street and court. One-room dwellings were 1,700 cubic feet and were built back-to-back with ventilators opening to the chimney. It was believed that air would enter through

the windows and gratings were placed on the ceilings to remove impure air into flues and carried above the roof. The stairways were also kept partly open to encourage air flow (Ibid).

4.2.18 Gould's plan showed the full L-Shaped form of the buildings (Plate 12). 'Club Rooms under' was labelled near to the five-storey tenements adjacent to the canal. A fund was set up by the company to provide social activities at the dwellings and clubrooms for both men and women were included on the premises with entertainment and lectures provided by the company. Newspapers and games were also prominent in these areas. The two buildings were shown as separated by a cartway and drying and laundry rooms were also labelled. Use of the laundry facilities would cost residents 1d. per hour. Another label stating 'Men and Women's Baths Under' was also present on the plan. As well as laundry facilities, the people of Jersey Street dwellings were able to make use of both hot and cold-water baths which would also cost them a fee of 1d (Ibid).

4.2.19 Three photographs were taken outside the Jersey Street dwellings. The first photograph showed children outside of the dwellings in 1893 (Plate 13). The second was taken the same year and showed a children's service being held (Plate 14). It is likely that the images were taken at the rear of the building, in the children's playground. The service is being held by the Manchester and Salford Wesleyan Methodist Mission who were based at Central Hall, built in place of Oldham Street Chapel in 1886. The mission carried out a lot of social work around Manchester and also ran a number of homes and hostels for the lowest sections of society that were in need (https://secure.manchester.gov.uk/info/448/archives_and_local_history/7383/methodi st_records). A third photograph was taken in 1900 of another children's service held by the mission, suggesting that it was a re-occurring event at the dwellings (Plate 13). In the background of the images the external balconies running along the converted mill can be seen with residents talking, watching the service, and hanging washing.

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Plate 13: Housing at Jersey Dwellings, Ancoats, 1893
(https://images.manchester.gov.uk/index.php?session=pass)



Plate 14: Central Hall, children's service Jersey Dwellings, Ancoats, Manchester, 1893 (https://images.manchester.gov.uk/index.php?session=pass).



Plate 15: Photograph of children at Jersey Street, 1900 (https://minerva.manchester.ac.uk/manchester-art-museum/items/show/140)

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5 METHODOLOGY

5.1.1 The archaeological works was undertaken according to the written scheme of investigation. The principal aim of the archaeological evaluation was to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the nature, date, level of preservation and significance, and provide a good understanding of their potential. The excavation was concentrated on areas likely to contain archaeological remains important to the North West Research Framework. This information was obtained from mapping on the area. The trenches were designed around the areas with the most industrial development containing former back to back workers housing associated with the Jersey Mill and other growing industry in the immediate area.

5.1.2 All archaeological work was conducted following the Chartered Institute for Archaeologists' (CIfA) '*Standards and Guidance for an Archaeological Evaluation*' (CIfA 2020 [a]). Prior to the commencement of any excavation works, the location of the area targeted for archaeological investigation was laid out accurately with respect to the Ordnance Survey national grid. The position of the trenches was then scanned for live services using a cable avoidance tool. The excavations were regularly scanned as work progressed.

5.1.3 Machine excavation was used to carefully define the extent of any surviving structures, features, and other remains. This was carried out using a mechanical excavator of appropriate size and power, under the supervision of an experienced archaeologist. Thereafter, remains were cleaned manually to define their extent, nature, form, and where possible, date.

5.1.4 Once the extent of buried archaeological remains was established, they were then subject to detailed archaeological excavation and recording by trained professional archaeologists.

5.1.5 All contexts were recorded using *pro-forma* sheets, and details were incorporated into a Harris matrix. All written recording of survey data, contexts, photographs, artefacts and ecofacts were cross-referenced from record sheets using sequential numbering.

5.1.6 A full and detailed photographic record of individual contexts was maintained and similarly general views from standard viewpoints of the overall site at all stages of the excavation was generated. Photography was undertaken in accordance with Historic England's guidance, '*Digital Image Capture and File Storage Guidelines for Best Practice'* (Historic England 2015). All frames will include a visible, graduated metric scale. Photograph records will be maintained on photographic *pro-forma* sheets.

5.1.7 The precise location of all archaeological remains encountered was surveyed using a GPS survey. This process generated scaled plans within AutoCAD, which were then subjected to manual survey enhancement. The drawings were generated at accuracy appropriate for 1:20 scale but can be output at any scale required. All information was geo-rectified to the Ordnance Survey National Grid and all levels were tied into Ordnance Datum.

5.1.8 The finds recovery and sampling methodologies were undertaken in accordance with current CIfA guidelines '*Standards and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials*' and were subjected to expert advice in order to minimise deterioration (CIfA, 2020). Finds storage during fieldwork and any site archive preparation will follow professional guidelines.

5.1.9 Following the completion of the evaluation, each trench was backfilled and compacted with the machine bucket.

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6 ARCHAEOLOGICAL SEQUENCE

6.1.1 Introduction

6.1.2 The archaeological investigation of Jersey Wharf comprised a large open-area excavation targeted on the mill complex known as Beaver's Mill, also Jersey Street Mill and latterly converted into the Jersey Street Dwellings. The mill buildings were exposed across four contiguous areas, A-D, which encompassed the mill's engine and boiler houses and later stair tower (A), the principal mill (B), part of the western range (C) and the small mill, circular stair tower and part of the adjoining weaving shed (D).

6.1.3 The mill and later buildings were attributed to five archaeological phases which are described below:

- Phase 1: Early-19th century
  - Canal arm construction (*c.* 1808)
    - Phase 1a: Bengal Arm of the Rochdale Canal
  - Construction of the Early Mill (1824-31)
    - Phase 1b: Principal mill, engine and boiler houses and western range (1824-5)
    - Phase 1c: Small mill (1829)
- Phase 2: Mid 19th-century alterations (1832-45)
    - Phase 2a Weaving shed (1832)
    - Phase 2b Engine and Boiler House (1832-45)
- Phase 3: Mid to late 19th-century alterations (1845-1890)
- Phase 4: Late 19th-century conversion (1891-1893)
- Phase 5: Modern
  - Late-19th to Mid-20th-century use and demolition (1893-1948)
  - Erection of the engineering works / warehouse (1960s)

6.2 Geology

6.2.1 The natural (214) consisted of firm mid yellowish-orange silty boulder clay with infrequent inclusions of small angular and sub angular stones.

6.3 Phase 1: Early 19th century

6.4 Phase 1a: Construction of the Bengal Arm of the Rochdale Canal

6.4.1 The Prussia Street Arm of the Rochdale Canal was built in the intervening years between 1805 and 1808. It 'ran northwards towards Oldham Road, along the former route of Buckle Street, shown on Laurent's plan of 1793' and 'split west towards Bengal Street, known as the Bengal Street Arm'.

6.4.2 Archaeologically, only part of the stone coping of the canal arm was observed during the excavation [2077]. The copings [2077] comprised dressed sandstone blocks, each measuring 8.84m in length. A more thorough investigation of the canal arm was completed in 2023 as part of the canal bridge dismantling (Addis and Stitt 2023), confirming the construction and dimensions of the canal arm as it passed under Jersey Street. The wall uncovered in the eastern half of the excavation runs along the same alignment as the structures investigated in 2023.

6.5 Construction of the Early Mill 1824-31

6.5.1 Documentary and cartographic evidence demonstrates that the earliest mill buildings were constructed over approximately five years between 1824 and 1829. The excavated remains of the mill, as initially constructed during this period (*c.*1824-29), included the foundations of: the seven-storey 'principal mill' completed in 1825, which was built along Jersey Street; a narrow 3-storey western range, believed to be broadly contemporaneous with the main mill; and the five-storey 'small mill' constructed in 1829, which stood immediately to the north of the Rochdale Canal.

6.6 Phase 1b: Principal Mill (1824-5)

6.6.1 A large portion of the principal mill's original footprint was exposed during the excavation. The principal mill consisted of a rectangular building, which had an overall length of 52.33m (171 ft 8 in) and measured between 12.80m (42 ft) and 14.84m (48 ft 8¼ in) in width, with two slightly projecting wings on the Jersey Street elevation. Internally, the mill was divided into three areas. The south-western end was taken up by a cellar, with an internal footprint of 10.77m

(35 ft 4 in) by 4.53m (14 ft 10½ in). The remainder of the mill's internal footprint covered an area of 45.91m (150 ft 7¼ in) by 12.80m (42 ft) with part of the north-eastern end (4.53m) given over to an internal engine house.

6.6.2 **The mill walls:** some of the earliest structural remains included remnants of the mill's four large external walls, which formed the north-western [252]=[269]=[2023], north-eastern [2090], south-eastern [250]=[255]=[2063] and south-western [241] sides of the building. The walls comprised red hand-made red brick (brick dimensions: 240mm x 110mm x 80mm) set in lime-based mortar and laid in English Garden Wall bond. The north-western and south-eastern walls ranged in width from 0.83m to 0.98m, whereas the north-eastern and south-western walls were slightly slenderer and ranging in width from 0.61m to 0.75m.

6.6.3 **Cast iron columns:** the excavation revealed evidence for the mill's cast-iron framing in the form of column bases, which were ascribed a group number [271] (Plates 16-17). The column bases were arranged in two rows along the longitudinal axis of the building. This arrangement originally incorporated around 30 columns, of which only 11 were exposed during the excavation. The surviving bases likely consisted of a brick foundation, although not observed, with overlying sandstone pads. The upper surface of the pads had recessed attachment points for rectangular cast-iron plates (17 ½ in x 16 ½ in) featuring cupped cast-iron sockets (internal diameter: 0.112m), designed to receive the foot of a cylindrical column. Several retained a hemispherical collared foot, which sat neatly within the socket. The foot was clearly detached from the upright column, representing a deviation from the Type-1 columns recorded elsewhere in Manchester, such as at Salford Twist Mill (Miller 2024).

6.6.4 The columns were each spaced at 2.74m (9ft) intervals. The rows of columns were set 14ft from mill's external walls and 14ft apart.



Plate 16: Plate [271] in context, facing northeast, 1m scale

6.6.5 **Mill Floor:** Overlying the natural was bedding layer (260) of firm black clinker, above which was a flagstone surface [266] original to the mill. The surface survived sporadically and mainly survived as rows of flags, which were retained as foundations for internal divisions and fireplaces installed during the later conversion of the mill (Phase 4). The floor [266] comprised sub-rectangular cleft sandstone flags of varying sizes (Plates 16 and 18). The floor surface [266] was recorded over an area of approximately 17.50m x 10.25m and was typically 0.18m thick.

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Plate 17: Column base [272] with iron plate and socket. Note the retention / reuse of the flagstones from the original mill floor (1m, 0.50m and 0.25m scales)



Plate 18: detail shot of surface 266 with cut holes for machine fittings, vertical, 1m scale



Plate 19: Engine House looking north-west (2 x 1m scales)



Plate 20: Detail shot of iron holding-down bolt within [2094] vertical photo, 0.25m scale

6.6.6 **Power Systems:** a 60-hp double-acting crank (beam) engine was installed within the mill in 1824/5.

6.6.7 Two fine-grained, possibly granite, mounting blocks [2094]/[2097] surviving at the north-eastern end of the mill, close to its eastern corner, appear to form part of the engine's foundations (Plate 19). The placement of the mounting blocks in relation to the mill walls seems to suggest the engine house occupied an internal end or corner position (Giles and Hoddall 1992, 146 [Fig 237]).

6.6.8 The larger block [2094] measured 2.40m by 2.20m in plan. It was rectangular in shape with recesses on the blocks south-eastern and south-western faces. The upper surface of the block had four equally spaced (0.69m / 2 ft 3½ in apart) 108mm-wide, vertical holes, into which had been set four iron holding-down bolts (Plate 20).

6.6.9 The smaller block [2097] lay to the north-west of the large block [2094] and measured 1.92m by 0.83m. Two roughly circular 81mm-diameter perforations (set 0.97m / 3ft 2in apart) had been drilled into the upper surface of the block to receive upright holding-down bolts.

6.6.10 No direct evidence for power-transmission survived. The wall [2100] to the south-west of the engine bed [2094] showed signs it had been rebuilt during the mill's later conversion (Phase 4) and the surviving wall – only two brick width's – was certainly not robust enough to have acted as the gearing wall. The north-eastern face of the wall [2100] is likely to have been constructed roughly in-line with the wall's original position; it defined a *c.* 4.50m-wide room, which closely mirrors the size and shape of the cellar at the mill's opposing end. In spite of the lack of upstanding fabric retaining evidence of power-transmission, it is possible the smaller of the two surviving mounting blocks [2097] supported the base of the engine's upright shaft, used to transfer rotative power from the steam engine to the line shafting on the weaving / spinning floor. The middle of this block was aligned with the centreline of the column bases exposed across the ground floor of the mill. The mounting blocks alignment with the columns, would imply the upright columns had line shaft supports, a feature which was increasingly common in Manchester textile mills by the mid-1820s (Williams and Farnie 1992, 70).

6.6.11 **Boiler House:** an L-shaped boiler house, measuring approximately 18m x 9m, attached to the north-eastern side of the principal mill, was shown (but not labelled as such) on Bancks and Co's map (published 1831). Of the surviving structural arrangement only the building's north-eastern wall [2073] can confidently be ascribed to this phase. The surviving wall fragment [2073] measured 4.69m x 0.56m. It was constructed of handmade red brick with a skin of firebricks along its internal, south-western face.

6.6.12 **Cellar:** a cellared room occupied the south-western end of the principal mill and was demarcated by four walls [241]/[243]/[253]/[250], all of similar construction, comprising hand-made red brick set in sandy lime-based mortar, and laid to English Garden Wall bond (Plate 21). The cellar walls [241]/[243]/[253]/[250] survived to a maximum height of 1.77m above the cellar floor [248].

6.6.13 The internal elevations of the cellar walls warrant some further discussion. All retained traces of whitewash. The north-eastern wall [253] featured several rectangular cut-outs. A round-headed arched opening was built into the north-western wall [243] at its junction with wall [253]. Internally, the opening was 0.37m wide and 0.43m tall. It is unclear whether this functioned as a coal chute or conduit for pipework (Plates 22-23). The opening was blocked-up at a later stage. The south-eastern wall [250] had two vertical wall scars, which likely correspond to an internal stairwell placed in the corner of the cellar. The south-western elevation provided significant evidence for modification in the form of three inserted cellar lights [242], rectangular cut-outs and inserted wrought-iron or steel joists. A wall forming part of an internal stairwell and a rectilinear brick structure [246] were built against the face of the cellar wall [241].

6.6.14 Internally, the cellar was floored with hand-made brick, extending across an area of 10.87m long and 4.51m wide. An area of 1.98m x 2.08m in the northern corner of the cellar retained a flagstone floor [244]. A corresponding area of flagstones was revealed at the cellar's south-eastern end but was more fragmentary.

6.6.15 A rectangular brick pillar [245] located at the north-western end of the cellar was constructed in a similar fabric to the cellar walls. It likely relates to a stairwell. A later wall was constructed between the pillar [245] and the cellar's

south-western wall [241]. The brick pillar [245] stood to height of 1.85m above the cellar floor [248].



Plate 21: The cellar at the south-western end of the principal mill



Plate 22: North-western wall of the cellar (2 x 1m scales)



Plate 23: Detail of the arched opening and later blocking (0.25m scale)



Plate 24: Aerial shot of the cellar taken using a UAV, looking south-west

6.6.16 It is possible the cellar originally functioned as a conditioning room for unspun cotton or yarn.

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6.7 Phase 1b: Western Range

6.7.1 The exact date of construction for the mill's three-storey western range is unclear but it was certainly extant by the time of Bancks and Co's plan of 1831. The north-eastern side of the building was partially exposed during the excavation.

6.7.2 The external wall [204] of the western range survived in two sections and extended over a maximum length of 40.20m. The wall [204] was 0.51m and survived to a maximum height of 0.56m. The wall was constructed from handmade brick bonded in yellow sandy lime-based mortar. Towards its south-eastern end, the wall foundation widened to 0.84m in width and contained a doorway.

6.7.3 Two internal dividing walls [211] were keyed into the external mill wall [204]. A further substantial wall [233]/[236] survived in sections and was parallel to mill's external wall.

6.7.4 Vestiges of brick and flagstone flooring [232] survived within the western range. These were seen to represent original surfaces within the building.

6.7.5 A stone-built structure [203] running north-east / south-west within the southern part of the building may have represented the upper part of a stone drain.

6.7.6 Running parallel to the outer wall [204] were two walls [205]/[206] both orientated north-west / south-east. These were the same feature but had been truncated by later wall [201]. The southernmost wall [205] measured 3.07m long, 0.50m wide with a height of 0.18m and was constructed from sandstone blocks of varying sizes with the largest approximately 0.60m long, 0.37m wide with a thickness of 0.18m and the smallest 0.24m long, 0.13m wide with a thickness of 0.09m. The sandstone blocks to wall [205] were roughly finished with some not completely rectangular, with the smaller stones irregular to sub-angular. One course survived with no bonding material present. [206] was a continuation of wall [205] to the northwest on the same alignment, constructed from the same materials and measured 2.80m long, 0.46m wide with a height of 0.26m.

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6.8 Phase 1c: Small Mill (1829)

6.8.1 The small mill was constructed to the south of the principal mill and to the east of the western range of buildings, and immediately north-west of the Rochdale Canal. From documentary evidence it is known this was built in 1829 and comprised a five-storey building. Three sides of the small mill and a large portion of its internal footprint were exposed archaeologically. The mill walls [209]/[213]/ were constructed from handmade brick bonded with a yellow sandy lime-based mortar.

6.8.2 The south-western wall [209] was oriented north-west / south-east and traced in plan as two sections of wall, with a combined length of 11.58m. The wall varied in width from 0.56m to 0.60m. The north-eastern wall [213] measured 10.55m long, 0.62m wide with an excavated height of 0.36m. The north-western side of the mill measured 0.50m. A notable difference in the mortar used in wall [xxx] suggests this may have been substantially rebuilt during the mill's conversion (Phase 4).

6.8.3 No original floor surfaces survived within the small mill.

6.8.4 **Phase 2: Mid 19th-century alterations (1832-45)**

6.8.5 Cartographic and documentary evidence allude to the construction of a weaving shed, built in 1832, adjoining the north-eastern side of the 'small mill'; the installation of a 60hp, side lever marine engine *c.*1831-2, likely within the new weaving shed. The original engine house was also extended to the south-east during the intervening years (1832-1845), during which time a third 25hp engine – built by the Manchester firm Peel and Co. – had been installed. An addition to the small mill, constructed after 1831, was a circular stair tower.

6.9 Weaving Shed

6.9.1 A large, presumably single storey weaving shed was constructed in 1832 on the north-eastern side of the small mill. Whilst none of the external walls survived within the area of the excavation a number of square brick foundations were identified and were seen to represent the foundations of stone and cast-iron column bases.

6.9.2 Group 225 includes 9 of the brick foundations. These were all constructed from red wire-cut bricks and typically measured 1m long by 1m wide, surviving to a height of two courses (0.15m). Two of these were allocated individual numbers during the course of the excavation due to the use of a herringbone bonding pattern, [230]/[226], but were otherwise constructed from the same materials.

6.9.3 The 1830s engine house lay beyond the extent of the excavation.

6.10 Stair Tower (Small Mill)

6.10.1 Adjoining the south-western side of the small mill was a sub-circular stair tower. This was constructed against the south-western face of wall [209]. Through overlying the site survey with historic mapping it is clear the excavated remains correspond closely to a circular structure shown on the 60-inch to 1-mile Town Plan, surveyed 1848 and published 1851. Both Bancks and Co.'s (1831) and Adshead's (1851) maps indicate a diagonal wall line in its place. It is unclear whether this reflects a relatively late build date or discrepancy attributable to different mapping conventions or less-accurate surveys.

6.10.2 The stair tower comprised a penannular external wall [216] built from red handmade brick bonded with sandy lime-based mortar. This had a projected diameter of 2.95m (9ft 8in) and was typically 0.37m wide. A break in the wall [216] was overlain by a stone threshold [219], measuring 0.82m long, 0.53m wide with a height of 0.40. Placed slightly off-centre from the ellipse of the outer wall [216] was 1.80m-diameter circular foundation [223] constructed from red handmade bricks with a sandy lime mortar. The width of the staircase would have been around 0.71-74m.

6.11 Engine and Boiler House Extension

6.11.1 The mid-19th century mapping indicates further extensions to the main mill, labelled as an 'engine' and 'boiler' on the 60-inch to 1-mile OS Town Plan of 1850.

6.11.2 The walls of the extended engine house Group [2054] were found to the south of wall [255] and survived as a rectilinear wall constructed from handmade brick, measuring 7.72m north-west/south-east and was 5.28m north-east/south-west (Plate 25). The engine house [2054] was not excavated to its

full depth due to the ingress of water, however it was clear that the majority if not all of the stone mounting blocks had been repurposed within a later stair tower [2052] located to the north-east (Phase 4).



Plate 25: The walls of the extended engine house [2054] facing east, 1m and 1m scale

6.11.3 The original boiler house as indicated on Bancks and Co.'s 1831 plan was extended by the mid-19th century. The extension of the structures likely coincided with the replacement of the original steam-raising plant. A report from 1852 indicates that the original boilers, likely wagon boilers, were replaced with 'three cylindrical boilers … of Galloway and Co.', which were far more efficient.

6.11.4 The surviving arrangement within the boiler house indicates that the latest boiler beds were constructed within the boiler houses original footprint, likely replacing the earlier structures. From the fragmentary foundations and surfaces [2078]/[2081]/[2082]/[2083]/[2084]/[2084]/[2086]/[2088] it was possible to extrapolate the position of two of the boilers (Plate 26). The third boiler may have been situated to the

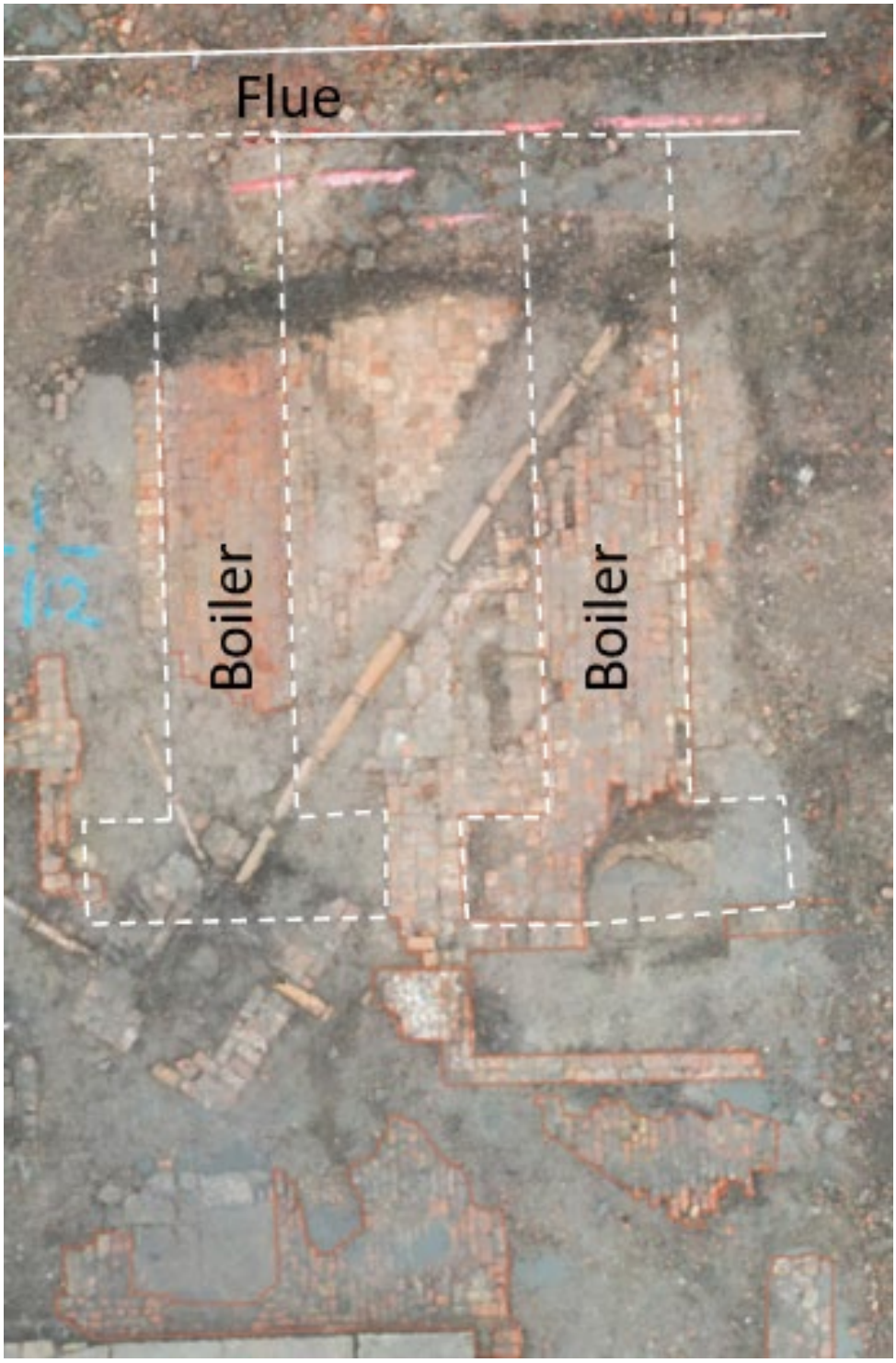


Plate 26: Extrapolated arrangement of part of the mid-19th-century boiler house superimposed onto an orthographic drawing of the boiler house

6.11.5 A rectilinear wall [2088] appeared to delineate one side of the firing end of the boiler bed. The south-western boiler bed comprised two rows of bricks [2084] forming the sides of a 0.95m-wide bottom flue and a heat-affected surface

[2086]. The flue surface [2086] survived to a maximum length of 2.80m (Plate 27).



Plate 27: Boiler bed [2086]/[2084] facing south-east, 1m and 1m scale

6.11.6 To the north-east lay an additional brick foundation [2082] constituting the north-easternmost boiler bed (Plate 28). This survived to 5.25m long, 3.60m wide and was at least one brick thick. More of the structure survived overall, enough to extrapolate the boiler bed's T-shaped plan. Sunken flagstones at the south-western end of the boiler setting likely denote the position of the boiler's blow-off valve. A brick column base [2081] and abutting L-shaped wall demarcate the firing floor. Floor surfaces [2070]/[2076]/[2089] to the south-west probably served as the floors of a coal store, although this part of the building is indicated as 'Boiler' on the 60-inch to 1-mile Town Plan, and could have been the location of the third boiler referenced in 1852. The surface [2070] was constructed from handmade bricks and occasional firebrick, extending over an area of 5.02m by 1.50m.



Plate 28: Boiler bed [2082] truncated by drain [2085] facing sout-heast, 1m and 1m scale



Plate 29: Surface [2070], facing southwest, 1m and 1m scale

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6.11.7 To the south-east of [2082] at the limit of excavation and abutting the coping stones of the presumed canal arm wall [2077] was surface a [2066] constructed from red handmade brick and occasional firebrick (brick dimensions: 225mm [l] x 112mm [w]) (Plate 30). The surface [2066] measured 8.84m long and 7.27m wide and was one brick thick. The surface [2066] lay within the footprint of a 4.45m-wide building shown on the 60-inch to 1-mile Town Plan of 1851. A break in the pattern of the brick floor corresponds to a dividing or end wall of the building, as depicted on the historic mapping. The building may have functioned as a store or warehouse.



Plate 30: Brick floor surface [2066] facing northwest, 1m and 1m scale

6.12 Phase 3: Mid to late 19th-century alterations (1845-1890)

6.12.1 Very few, if any of the structural arrangement within the mill could confidently be attributed to this period.

6.12.2 **Wall 217:** this wall was constructed between the small mill and western range of buildings and corresponds to a wall line first shown on the OS 1:2500 map surveyed 1888-9 and illustrated in greater detail on the subsequent 1:500

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Town Plan of 1891. This structure lay to the north of the former stairwell and almost certainly suggests this feature had become redundant or was demolished around this time.



Plate 31: South-western wall of the cellar showing the inserted cellar lights [242] and openings (2 x 1m scales)

6.12.3 **Wall 241:** three cellar lights, Group [242], and a possible cut-out for a bearing box in the mill cellar's south-western wall [241] were seen as evidence for modifications made to the cellar made during this period (Plate 31).

6.12.4 The cellar lights [242] were first depicted on the 1:500 OS Town Plan of 1891 and clearly correspond to three *c.*1.50m-wide openings within the cellar's south-western wall [241]. The openings were splayed and had sloping sills. The finish of the bricks and pointing were noticeably different from the fabric of the mill wall [241].

6.12.5 A rectangular opening was made within the face of wall [241] (Plate 32). The opening was clearly a later addition to the wall and its situation immediately beneath the central cellar light suggests this post-dated the insertion of the cellar lights. Two holes were made in the wall either side of the large opening by the removal of half-bricks. Two corresponding sockets were identified in the

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opposing wall [253] face. The position of the large cut-out and smaller sockets aligns reasonably well with the south-eastern row of columns on the mill floor and supposed position of the line shaft, as extrapolated from the engine mounting block [2097] at the north-eastern end of the mill. It is therefore possible that the cut-out within the wall [241] housed a bearing box associated with power transmission at this end of the mill.

6.12.6 A 'disused' hoist (likely installed during the final operation of the mill) was indicated on Goad's Insurance map of 1928 (updated 1938) and occupied a roughly central position along the external wall [241] and lay to the north-west of the cut-out. The two features may have been associated with one another.

6.12.7 **Demolition activity:** prior to 1888, the extensions to the boiler and engine house, attached to the principal mill were significantly reduced in size. A thin layer of demolition rubble encountered across the north-eastern part of the site can likely be attributed to this event.



Plate 32: Cut-outs within wall [241] scales: 1m, 0.50m

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Plate 33: Converted mill floor showing access corridors and rooms. Note the reused stone column bases possibly taken from the demolished weaving shed and repurposed as the pad stones for the raised gangway / balcony (north to top)



Plate 34: Close-up of the partitioned mill floor and arrangement of rooms and fireplaces (north to top)

6.13 Phase 4: Late 19th-century conversion (1891-1893)

6.13.1 Between 1891 and 1893, Beaver's Mill (Jersey Street Mill) was converted to tenements. This initially saw the demolition of the weaving shed and engine house in the south-eastern part of the site, and boiler house adjoining the principal mill. Internally, the remaining core of the early-19th century buildings were subdivided into individual dwellings and furnished with new amenities (Plates 33 and 34). The process of conversion was well documented at the time and provides a detailed record of the mill buildings.



Plate 35: Walls [256] right and [257] left, forming a narrow corridor along the south-eastern side of the principal mill, looking north-east. 2 x 1m scales



Plate 36: Rooms 5 and 6 facing northwest, 1m and 1m scale



Plate 37: Single concrete surface [2037] truncated by modern service, facing northwest, 1m and 1m scale

6.14 Internal modifications to the principal mill

6.14.1 During the excavation only vestiges of original flooring were encountered. Sandstone flags, presumably from the original mill been retained as footings to spread the load of the new partition walls between the dwellings; it was unclear if all were *in-situ* or whether they had been re-laid. Most of the original surfaces had been lifted and were replaced with concrete (Plate 37).

6.14.2 New internal walls were constructed within the footprint of the principal mill at ground level, creating two long corridors along the north-western and south-eastern sides of the building; single-skin partitions divided the remainder of the mill floor into living- and bedrooms. The walls comprised handmade and wire-cut brick bonded with grey ash mortar.

6.14.3 Two 0.23m-wide north-east / south-west walls [261]/[2007]/2039]/[2045] and [257]/279]/[295]/[297]/[2006]/[2028] were built running parallel with the external walls of the mill and formed the inner walls of corridors.



Plate 38: Fireplace [2096] and engine bed [2097] facing south, 1m and 1m scale

6.14.4 A series of single-skin partition walls were built between the walls of the corridor to form the party walls between the dwellings. Some of the dwellings

comprised two rooms, whilst others contained a recess behind the fireplace for a bed. The surviving arrangement of rooms closely matched the layout shown on an as-built plan of dwellings from 1895 (Gould 1895, Block Plan No. 3). The rooms typically measured 5.17m x 2.43m; the smaller rooms 3.30m x 2.76m and 'recess for bed' 2.03m x 2.73m.

6.14.5 The living quarters were fitted with cooking ranges and bedrooms with a fire grate, each set at a 45-degree angle to the dwellings' walls. The angled hearths served two functions, firstly allowing more heat to enter and dissipate into the rooms and secondly to create recessed space within the single-roomed dwellings, which could house a bed. A total of sixteen of the supposed 34 hearths were exposed archaeologically. The hearths were 1.52-1.64m wide and contained a rectangular firebox (0.54m x 0.36m). At the north-eastern end of the building, within the former engine house, one of the fireplaces was constructed directly above one of the engine mounting blocks [2097] (Plate 38). Some of the hearths incorporated flagstones from the former mill floor or were built closely against the mill's structural ironwork.

6.14.6 Internally, the integral iron framework of the mill appears to have been retained. The later internal walls and fireplaces were constructed above and up to the column bases, which were presumably on-show within the rooms.

6.14.7 New concrete floors, laid above a layer of cinders, were poured up to the internal walls. It should be noted this was done sparingly. This new floor surface was seen to overlay a pipe conduit, which ran along the north-western corridor of the building, presumably carrying piped water to the ground-floor dwellings.

6.14.8 **Balconies:** Along the south-eastern side of the mill were a series of eight reused column bases (Plates 39-40). The south-western blocks of stone were placed at regular intervals of 2.15m and were evidently intended to form pads for the ironwork of the balconies / gangways, which gave access to the tenements at each floor level. A similar arrangement was recorded along the south-western side of the small mill (see below).



Plate 39: Stone settings [275] facing south, 1m and 1m scale



Plate 40: [275] facing east, 1m and 1m scale

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6.15 Cellar

6.15.1 Three elements of the cellar at the south-western end of the principal mill were attributed to the mill's conversion.

6.15.2 A staircase was constructed in the mill's south-western corner, close to the junction of walls [241] and [250]. This was survived by a single-skin brick wall, comprising wire-cut bricks bonded with a grey ashy mortar. The wall was 1.75m long and 0.11m wide. It was built above the floor [248], against the face of wall [241] and up to wall [250]. The structure likely represents part of an internal staircase shown on the plan of the Jersey St Dwellings and indicated as 'stone stairs' on Goad's map of 1928.

6.15.3 A rectilinear brick structure [246] overlay the cellar floor surface [248] against opposing wall [241] was buttress [246] constructed from red handmade bricks bonded with grey ashy mortar. It measured 1.74m long, 0.74 wide with a height of 1.42m; its internal dimensions were 0.69 x 0.50m. This structure occupies the same position as an ash pit labelled with 'ashes' on the 1895 plan of the dwellings. Another potential ash pit [247] had been constructed against the wall [241] to the north-west but had been subject to machine-damage and was recorded only in plan.

6.15.4 Two iron or steel I-bars set into the wall to the north-west of the structure [246] may have been related to the 'disused' hoist shown on Goad's insurance plan (1928).

6.15.5 The small arched opening in the north-western wall of the cellar was blocked during this phase. The blocking [244] utilised a grey ash mortar, bearing a close resemblance to that used in the tenement walls and staircase.

6.15.6 On the opposite side of the cellared room to the ash pits, occupying a central position alongside the cellar's north-eastern wall [253], was a cast-iron boiler (Plate 41). The boiler [249] stood above the cellar floor [248] offset slightly from wall [253]. The boiler [249] was an upright boiler; it had elongated trapezoidal shape with an octagonal base and rectangular openings at the top and bottom (Plate 41). It measured a maximum of 0.85m wide at its base, narrowing to 0.44m at its top and stood to a maximum height of 1.36m.



Plate 41: Boiler [249], 1m scale and 0.50m scale

6.16 Small mill

6.16.1 An internal concrete floor [212] within the small mill was attributed to its conversion in Phase 4. This was recorded over an area of 11.13m x 5.77m.

6.16.2 Similarly to the principal mill an external balcony was added to the mill building. This was constructed against the mill's south-western wall [209]. Three reused stone column bases, presumably obtained from the demolished weaving shed were utilised as padstones for the balcony ironwork.

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Plate 42: [2052], facing west, 1m and 1m scale

6.17 External Stair Tower and Water Closets

6.17.1 A rectangular stair tower [2052] providing access to the dwellings' balconies was constructed atop the early- to mid-19th-century boiler house. This measured 4.52 x 4.11m (Plate 42). The foundations of the tower consisted of large stone blocks, some of which were evidently reused from one of the mill's engine settings. Several of the blocks had perforations in their upper surfaces consistent with those found in engine mounting blocks, used for holding-down bolts.

6.17.2 A stone foundation [2072] on the tower's north-eastern side, corresponds to the wall of a block containing water closets, labelled 'WC' on the 1895 plan of the dwellings. This wall [2072] was built over the denuded wall of the boiler house [2073].

6.17.3 A surface [2075] bordered with a curvilinear stone curb likely formed the first level of the staircase (Plate 43). This measured 3.68m long by 0.59m wide and 0.74m high. The foundations stood to a height of 0.85m above the earlier floor

surfaces [2070]/[2089]. This was constructed from repurposed blocks of cut stone masonry.



Plate 43: [2075] facing west, 1m and 1m scale

6.18 Drains and External Yard.

6.18.1 To the northeast of the principal mill's external wall [2090], there were a series of drains and manholes [2057/[2085]/[2053] truncating the earlier mill remains within the early boiler house and extended engine house [2082], [2084].

6.18.2 Post-dating the extended engine house [2054] was a drain [2053] constructed from two walls of red handmade brick surmounted by sandstone flags (Plate 44). The drain [2053] measured 3.27m long, 0.75m wide with an excavated height of 0.40m.

6.18.3 Another connected drain [2057] was orientated north / south. This contained a ceramic pipe [2058] and measured 23.10m long and 0.90m wide. This truncated engine house [2054] and house brick and stone capped drain [2054].

6.18.4 Sealing all earlier deposits and drains was surface [2056], a cobbled external yard surface 15m long by 10m wide.



Plate 44: [2053] facing northeast, 1m and 1m scale

6.19 Phase 5: Modern

6.19.1 A modern brick wall [201] represents the foundations of an engineering works first indicated on the 1:2500 National Grid map of 1968-9. This wall had a concrete base and was overlain by a large intermittent wall constructed from modern machine-made bricks bonded with a black mortar. The construction of the wall, which was trench-built had resulted in the] truncation of earlier deposits and structures.

6.19.2 More recently, during service diversions carried out in 2023, a portion of the mill floor and later tenements had been truncated. The trench for the diverted services [2049] was a large L-shaped cut measuring 35m long with a width of 1m and single fill (2048) a mixed fill of rubble, hardcore. Archaeological monitoring during the diversion works was completed by Salford Archaeology in 2023 (Stitt and Addis 2023); during this work several of the internal mill walls associated with its conversion and two parallel external walls of the early mill's Jersey St façade were recorded.

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7 DISCUSSION

7.1 Overview

7.1.1 The investigation and subsequent analysis of the project archive have demonstrated at least five main phases of historic development spanning the early 19th to mid-20th century.

7.2 Phase 1: Early-19th Century (Figure 4)

7.2.1 The chronology of Hugh Beaver's mill is well-documented and has been outlined in several desk-based assessments of the site (Arrowsmith 2005; Poundall 2023). The archaeological investigation has further enhanced the knowledge of the mill's internal layout and construction and helped refine elements of the phasing.

7.2.2 In relation to the construction of the early mill several documentary sources allude to the fireproof construction of the mill. In 1826 it was commented that the survival of the mill building during the power loom riots owed to its fireproof construction, which meant only the contents not the whole buildings were damaged during a conflagration (Yorkshire Gazette 6 May 1826). A later source relating to the conversion of the mill in the 1890s described the floors and ceilings within the mill being of vaulted brick. The type of iron-framing within the mill may also have been designed according to other fireproof mills previously constructed in Salford and Manchester. It might also be the case that unusual, cupped column bases and hemispherical feet / collars recorded in the principal mill, also seen within the earlier Salford Twist Mill – an early fireproof mill in Salford – were favoured for their ability to withhold the extreme variations in temperature presented mill fires.

7.2.3 The excavation also provided an opportunity to examine part of the internal engine foundations within the principal mill, which were thought to have been aligned with the south-eastern row of columns across the mill floor – likely the position of the principal horizontal line shaft. These mounting blocks almost certainly represent the foundations of the 60hp crank engine, installed in the summer of 1824 (Boulton and Watt's Archives: MS 3147/5/489).

7.3 Phase 2: Mid-19th Century (Figures 5 and 6)

7.3.1 By the mid-19th century, the mill had expanded to include an additional weaving shed, improved steam raising plant and new functional architectural features such as the stair tower adjoining the small mill.

7.3.2 The surviving arrangement of boilers at the north-eastern end of the mill likely represents the improved Galloway boilers installed prior to 1852, which are referred to on a report concerning smoke nuisance. Prior to this, it is likely that wagon boilers generated the steam required to power the engines.

7.4 Phase 3: Mid to late 19th Century (Figure 9)

7.4.1 Fewer elements of the mill were easily relatable to this period of the mill's use, which saw fewer structural additions. In fact, during this period the extensions to the engine and boiler house were demolished.

7.5 Phase 4: Late 19th Century (Figures 7, 8 and 10)

7.5.1 Arguably the most significant findings from the investigation were the remains of the ground floor Jersey Street Dwellings, which constitute the earliest known physical evidence for the conversion of a textile mill to residential accommodation not only within Manchester. The unique opportunity to uncover the foundations, floors and hearths has allowed for the archaeological and historical (documentary and cartographic) evidence to be looked at side-by-side.

7.5.2 The excavation has confirmed the sizes of the rooms, their layout and use of materials (such as concrete for floors). It was also observed that building materials from demolished or redundant features within the textile mill were put to good use in the foundations of the balconies and square stair towers.

7.5.3 Some indication of the services and amenities provided to the residents was demonstrated by the presence of steel piping (probably providing piped water) and an intact upright cast iron boiler, which almost certainly represents the 'large boiler for the purpose of supplying hot water' (Gould 1895, 276). Other features such as the ash pits help corroborate the historic plans and indicate the conversion plans are accurate and reliable.

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7.6 Phase 5: Late 19th to 20th Century (Figures 10 and 11)

7.6.1 This final period of the site's use is less well represented archaeologically. From an historical perspective it is important to note that the tenements stood until the 1930s or '40s. From an archaeological perspective it is crucial to note that the single-storeyed engineering building with a concrete raft foundation had caused minimal damage to the underlying mill.

8 CONCLUSIONS

8.1 Key Results

8.1.1 In summary, the earliest deposits on site represented the Devensian till. No layers of subsoil or relict soil which might pertain to pre-industrial activity were recorded.

8.1.2 The earliest events shaping the site and its development include the construction of the Rochdale Canal and its Prussia Street Arm. This invariably paved the way for the site's subsequent development in the mid-1820s. The complex continued to expand into the mid-19th century when it reached its maximum extent.

8.1.3 The excavation has proved worthwhile in confirming the location of key elements of the 19th century mill, such as the engine and boiler houses. The cellar at the south-western end of the principal mill may have been used for the purpose of conditioning cloth or yarn.

8.1.4 By the end of the 19th century the mill had been transformed into tenements. This represents one of the strategies aimed at improving living standards across the city. Repurposing a redundant mill building provided ample opportunities to address many of the concerns otherwise rife in the historic housing stock in Ancoats and Manchester as a whole. The mill floor was divided into well-sized rooms with attention paid to ventilation and the ability to use balconies for airing / drying clothes. Amenities such as piped hot and cold water were installed and above-adequate levels of sanitation in the form of sink settings, WCs, laundry and bathing facilities constitute an early attempt at integrated facilities annexed to a tenement block.

8.2 Significance

8.2.1 The archaeological fieldwork demonstrated the survival of significant buried remains dating to the 19th century. This prompted the full-scale investigation of the south-western half of the development site, which included a large portion of the mill. The significance of the site lies not only in the survival of early fabric of the textile mill but also previously undocumented physical remains of the

mill's conversion – the earliest example of a residential conversation of this building type in Manchester, if not Britain as a whole.

8.2.2 **Key Initiatives**

8.2.3 Several key initiatives in the current North-West Archaeological Research Framework have been addressed during the archaeological investigation (NWERRF 2021), particularly those relating to textile manufacturing and working class living conditions:

- **Ind55:** What is the evidence for the development of power production?
- **Ind22:** How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

8.3 Dissemination

8.3.1 The project archive comprises site drawings, context sheets, matric, digital scans and surveys and photographs. A copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service. All drawn records will be transferred to a digital format then a copy will be deposited with the Archaeological Data Service (ADS).

8.3.2 It is recommended that the results of the excavation be presented in an article within an appropriate academic journal such as *Industrial Archaeology Review*. A body of original letters and drawings relating to the commissioning and installation of engines and boilers from Boulton and Watt have been identified within the Birmingham Archives. Consultation of this archival material will prove useful in refining the phasing of the mill's power systems and their alteration through the 19th century.

8.3.3 Salford Archaeology will register the report with OASIS (On-line Access to Index of Archaeological Investigations) within 6 months of production.

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9 ARCHIVE

9.1.1 The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current CIfA guidelines updated 2020. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.

9.1.2 The site archive will be so organised as to be compatible with the other archaeological archives produced in Greater Manchester. All drawn records will be transferred to and stored in digital format and deposited with the ADS (Archaeological Data Service). The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being offered for deposition with the Manchester Museum of Science and Industry (subject to their approval).

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APPENDIX 1: CONTEXT INDEX

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
200	D+C	Deposit	Modern Concrete Layer	Over Site	Over site	0.32-0.41	5
201	C	Masonry	Modern L-shaped engineering redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in an English Garden Wall bond with a black mortar	49.3	0.95	0.89	1
202	D+C	Layer	Firm, black clinker/brown silty-clay demolition material with frequent industrial waste, redbrick, metal pipe, glass shards and other general demolition debris inclusions throughout	Over Site	Over Site	0.94	5
203	C	Masonry	North-east to south-west aligned fairface sandstone block wall footing (Avg block size: 25cm x 50-66cm x 14cm) laid in an ashlar bond with a sandy-lime mortar	1.66	0.25	0.14	1
204	C	Masonry	North-west to south-east aligned, wire-cut redbrick wall/doorway (Avg brick size: 23cm x 11cm x 7cm) laid in an English Garden Wall bond with a light yellowish-grey sandy-lime mortar with occasional lime/chalk inclusions, excluding the doorway which was laid on bed in an irregular bond forming a surface.	25.5	0.51-0.84	0.56	1

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
205	C	Masonry	North-west to south-east aligned, roughface rectangular sandstone block wall footing(Avg block size: 24-60cm x 13-37cm x 9-18cm) with no observed coursing pattern or bonding material	3.07	0.5	0.18	1
206	C	Masonry	North-west to south-east aligned, fairface sandstone block wall foundation (Avg block size: 46cm x 56cm x 26cm), laid in an ashlar bond with a sandy-lime mortar	2.8	0.46	0.26	1
207	C	Deposit	Squared concrete base	0.84	0.64	0.31	?
208	C	Masonry	Fairface, sandstone flag surface/stanchion base (Avg flag size: 20-48cm x 32-57cm x 12cm), bonded with a pink-grey sandy-lime mortar with rare lime and charcoal inclusions	1.1	0.88	0.12	
209	C	Masonry	North-west to south-east handmade redbrick wall (Avg brick size: 23cm x 11cm x 9cm), laid in an English garden Wall bond with a sandy-lime mortar	11.58	0.62	0.56	1
210	C	Masonry	Mixed wire-cut rectangular and triangular/trapezoidal redbrick surface (Avg brick size: 23cm x 11cm x 7cm), laid in an irregular bond with a sandy-lime mortar	0.98	0.78	N/A	1

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
211	C	Masonry	North-east to south-west aligned, wire-cut redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in an English garden Wall bond with a cemented sandy-lime mortar	1.82	0.23	0.49	1
212	C	Deposit	Concrete floor surface	11.2	2.8	0.05	
213	C	Masonry	North-west to south-east aligned wire-cut redbrick (occasional bullnose bricks in wall's thicker sections) wall (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a light yellowish-white sandy-lime mortar	10.55	0.62	At least 0.36	1b
214	D+C	Deposit	Compacted, Mid-yellowish-orange silty-clay made ground deposit with frequent small redbrick and stone fragment inclusions throughout	Over Site	Over Site	-	-
215	C	Masonry	North-east to south-west aligned redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	2.8	0.49	0.52	?
216	C	Masonry	Curvi-linear handmade redbrick (Avg brick size: 23cm x 11cm x 7cm), laid in mixed header and stretcher bond with a sandy-lime mortar	1.45	1.8	0.07	2a

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
217	C	Masonry	North-east to south-west aligned redbrick wall (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	1.9	0.47	0.53	3
218	C	Masonry	Fairface sandstone flag and redbrick floor surface (Avg brick size; 23cm x 12cm x 9cm, Avg flag size: 54cm x 53cm x 8cm), bonded with a sandy-lime mortar	1.11	0.53	0.08	?
219	C	Deposit	Large concrete base with singular roughly-hewn flagstone cap	0.82	0.53	0.4	2
220	C	Cut	North-east to south-west/ north-west to south-east aligned L-shaped construction cut of wall [221], with vertical sides observed in profile	5.49	0.59	-	?
221	C	Masonry	North-east to south-west/ north-west to south-east aligned, L-shaped, machine-made frogged redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in a header bond on its NE-SW aligned section and a stretcher bond on its NW-SE aligned section. The wall was bonded with a light-yellowish-white sandy-lime mortar.	4.9	0.23	0.26	?
222	C	Deposit	Loose, mid-yellowish-brown sandy-silt backfill material with frequent small to large, broken brick, small to medium fragments of stone, mortar and burnt material/ash inclusions throughout	5.36	0.8	At least 0.16	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
223	C	Masonry	Circular, handmade redbrick staircase central foundation (Avg brick size: 22cm x 11cm x 7.3cm), laid in a stretcher bond around the exterior and an irregular header bond in the interior. The base was bonded with a compacted, mid-greyish-brown sandy-lime mortar.	1.8	1.8	At least 0.07	2
224	C	Masonry	Squared, wire-cut redbrick drain with stone flag cap (Avg brick size: 23cm x 11cm x 7cm; Avg flag size: 38cm x 27cm x 5cm). The bricks were laid in a mixed stretcher and header bond with a compacted, light-greyish-yellow lime mortar.	0.72	0.65	At least 0.8	?
225	D	Masonry	11 x wire-cut redbrick stanchion bases (Avg brick size: 23cm x 11cm x 7cm). The bricks in the stanchion bases were comprised of a mix of regular rectangular redbrick and triangular/trapezoidal redbrick. The bricks in the stanchion bases were predominantly laid in an irregular stretcher/header bond formed of triangular/trapezoidal redbrick, particularly to the north-west of the area. The bases were bonded with a sandy-lime mortar.	Each Base: 1	Each Base: 1	At least 0.14	2

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
226	D	Masonry	Wire-cut redbrick stanchion base (Avg brick size: 23cm x 11cm x 7cm), laid in a herringbone bond with a sandy lime mortar.	1.1	1	At least 0.07	2
227	D	Cut	North-east to south-west aligned, linear construction cut of wall [229] with sharp sides in profile	1.31	0.09	-	?
228	D	Deposit	Loose, dark-blackish-brown clayey-loam fill of cut [227] with rare, small redbrick fragment and charcoal inclusions throughout	1.31	0.09	-	?
229	D	Masonry	North-east to south-west aligned wire-cut redbrick wall with roughly-hewn sandstone flag capping (Avg brick size: 24cm x 11cm x 8cm; Max. flag size: 65cm x 5cm x unobserved width as only seen in section), laid in a stretcher bond with a light-yellowish-brown, sandy-clay mortar	At least 1.5	N/A (only seen in section)	-	?
230	D	Masonry	Wire-cut redbrick stanchion base (Avg brick size: 23cm x 11cm x 7cm), laid in a herringbone bond with a sandy-lime mortar.	At least0.67 (Partially beyond limit of excavation)	1.07	At least 0.07	2a
231	C	Deposit	Fairly-compacted, dark-greyish-brown, sandy-silt demolition material with frequent redbrick fragment and sub-angular stone inclusions throughout	11.2	2.8	0.72	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
232	C	Masonry	Large, roughly-hewn, york stone flagged floor surface with no bonding material observed	1.67	1.22	0.05	?
233	C	Masonry	Handmade redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid in on bed with a compacted, light-greyish-white lime mortar	2.05	0.58	At least 0.07	?
234	C	Masonry	Redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid in an irregular bond with a compacted lime mortar	0.84	0.47	At least 0.07	?
235	C	Masonry	North-west to south-east aligned redbrick wall repair of wall [204] (Avg brick size: 24cm x 11cm x 7cm), laid in an English Garden Wall bond with a compacted, orangeish-yellow lime mortar	0.85	0.47	0.29	?
236	C	Masonry	North-west to south-east/ north-east to south-west aligned, L-shaped redbrick wall (Avg brick size: 23cm x 11cm x 8cm), laid in an irregular coursing pattern with a lime mortar. The north-west to south-east section had a recorded length of 14.2m, the north-east to south-west section had a recorded length of 1.3m	15.5	0.56	Max. 0.41	?
237	B	Masonry	Fairface, sandstone flagged floor surface (Avg flag size: 28cm x 28cm x unobserved depth),	0.73	0.63	Only observed in plan	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			laid in an ashlar bond with no observed bonding material				
238	C	Masonry	Machine-made modern redbrick stanchion (Avg brick size: 24cm x 12cm x 9cm), laid in an irregular bond with a cement mortar	1.4	1.4	0.54	?
239	B	Masonry	North-east to south-west/north-west to south-east aligned, L-shaped, redbrick wall (Avg brick size: 24cm x 12cm x 8cm), alid in a probable English Garden Wall bond with a cemented lime mortar	2.87	0.21	0.17	?
240	B	Masonry	North-west to south-east aligned, redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in a possible English Garden Wall bond with a cemented lime mortar				?
241	B	Masonry	North-west to south-east aligned, handmade redbrick cellar wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a compacted, light-yellowish-grey lime mortar	15.2	0.57	1.4	1
242	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid in a header bond with a sandy-lime mortar	1.57	0.45	1.4	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
243	B	Masonry	North-east to south-west aligned, handmade redbrick cellar wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a light-yellowish-grey lime mortar	5.65	0.4	1.89	1
244	B	Masonry	North-east to south-west aligned, re-used, handmade redbrick bricked-up archway (Avg brick size: 24cm x 12cm x 7cm), laid in a random, uncoursed pattern with a cemented, sandy mortar	0.37	0.4	0.43	1
245	B	Masonry	North-east to south-west aligned, handmade redbrick wall repair (Avg brick size: 23cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	0.6	0.48	1.85	3
246	B	Masonry	North-east to south-west aligned, handmade redbrick buttress (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a fairly-compacted, mid-greyish-brown mortar. The buttress had bullnose redbrick at its corners and iron rods protruding from its top.	0.74	1.15	1.42	3
247	B	Masonry	Squared sandstone block in floor surface [248]	0.37	0.73	1.77	
248	B	Masonry	Handmade redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid on bed with a friable, dark-greyish-brown silty-sand mortar	10.87	4.51	Only seen in plan	1

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
249	B	Boiler	Large, almost cylindrical/cone-shaped, metal boiler with rectangular openings at its top and base	At least 0.44	0.49-0.85	1.36	3
250	B	Masonry	North-west to south-east/north-east to south-west aligned, L-shaped wire-cut redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a cemented, light-yellowish-grey lime mortar	5.29	0.77	1.9	1
251	B	Masonry	North-east to south-west aligned, redbrick wall repair or bricked-up fireplace (Avg brick size: 24cm x 11cm x 7cm), laid in an English Garden Wall bond with a compacted, light-yellowish-grey lime mortar	1.52	0.18	1.9	?
252	B	Masonry	Handmade redbrick and singular fairface, sandstone flag floor surface of possible staircase (Avg brick size: 23cm x 11cm x 9cm; Flag size: 91cm x 61cm x 9cm), laid on bed with sandy-lime mortar	3.08	1	0.14	1
253	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size:24cm x 12cm x 8cm), laid in an English Garden Wall bond with a sandy-lime mortar	15.2	0.63	1.77	1
254	B	Masonry	North-east to south-west aligned, modern machine-made redbrick wall (Avg brivk size:	28.6	0.34	0.5	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			23cm x 12cm x 9cm), laid in an English Garden Wall bond with cement				
255	B	Masonry	North-east to south-west aligned, machine-made redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in an English Garden Wall bond with a light-brownish-grey sandy mortar with occasional lime inclusions	37.1	0.62-1	0.32	1
256	B	Masonry	North-west to south-east aligned, machine-made redbrick wall repair (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a brownish-grey sandy mortar with occasional lime inclusions	37.1	0.11	0.35	3
257	B	Masonry	North-west to south-east aligned, mixed handmade, wire-cut and machine-made redbrick wall (Avg brick size: 22cm x 12cm x 9cm), laid in a mixed stretcher and English Garden Wall bond with a greyish-brown sandy mortar	5.8	0.25	0.25	?
258	B	Masonry	East-west aligned, wire-cut redbrick fireplace (Avg brick size: 24cm x 12cm x 8cm), laid in a stretcher bond with a cemented, mid-greyish-brown, sandy mortar with occasional lime and charcoal inclusions	1.2	1.24	0.34	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
259	B	Masonry	East-west aligned, wire-cut redbrick fireplace (Avg brick size: 24cm x 12cm x 8cm), laid in a stretcher bond with a cemented, mid-greyish-brown, sandy mortar with occasional lime and charcoal inclusions	1.2	1.24	0.34	3
260	B	Layer	Firable, dark-brownish-black, silty, sandy cinder material with frequent small to medium brick fragment and small pebble inclusions throughout	15.4	11.05	-	1b
261	B	Masonry	North-east to south-west/ north-west to south-east aligned, mixed handmade, machine-made, wire-cut and frogged redbrick dividing walls of dwellings (Avg brick size: 22cm x 11cm x 7cm), laid in a mix of English Garden Wall and stretcher bonds with a friable, brownish-grey sandy mortar	NE-SW: 2.7 NW-SE: 5.55-10.8	NE-SW: 0.35 NW-SE: 0.11	NE-SW: 0.25 NW-SE: 0.35-0.42	3
262	B	Masonry	Wire-cut and machine-made frogged redbrick fireplace (Avg brick size: 25cm x 13cm x 9cm), laid in a stretcher bond with a cemented, sandy mortar with occasional charcoal and lime inclusions	1.15	0.63	0.38	?
263	B	Masonry	North-east to south-west aligned, wire-cut redbrick dividing wall of dwelling (rooms 1 + 2) (Avg brick size: 23cm x 11cm x 7cm), laid in a	1.39	0.11	0.49	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			stretcher bond with a dark-greyish-brown sandy mortar with occasional charcoal and lime inclusions				
264	B	Masonry	North-east to sout-west aligned, wire-cut redbrick dividing wall of dwelling (rooms 3 + 4) (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a dark-greyish-brown sandy mortar with occasional lime and charcoal inclusions	1.75	0.11	0.46	?
265	B	Masonry	North-east to south-west aligned, handmade and wire-cut redbrick fireplace (Avg brick size: 21cm x 11cm x 7cm), laid in a stretcher bond with a cemented, sandy-lime mortar	1.07	0.13	0.2	3
266	B	Masonry	Fairface, stone flagged floor surface (Max. flag size: 51cm x 60cm x 8cm), bonded with a sandy mortar	-	-	-	1b
267	B	Masonry	East to west aligned, handmade and wire-cut redbrick and roughly-hewn stone flag fireplace (Avg brick size: 23cm x 11cm x 7cm; Avg flag size: 57cm x 78cm x unobserved depth). The bricks in the fireplace were laid predominantly in a stretcher bond excluding the sides of the fireplace where bricks were laid in an irregular	1.03	1.23	0.24	3

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			bond. The bricks were bonded with a mid-brown sandy mortar				
268	B	Masonry	North-east to south-west aligned, zig-zag-shaped, wire-cut redbrick and stone flag fireplace (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a brown sandy-lime mortar	0.98	0.41	0.15	?
269	B	Masonry	North-west to south-east aligned, redbrick wall (Avg brick size: 22cm x 11cm x 7cm), laid in a stretcher bond with a friable, light-grey gritty mortar	22.9	0.82	0.68	1
270	B	Metal Pillar	Large, circular metal pillar set into stone flags [266] with a sandy-lime mortar	0.46	0.53	0.12	?
271	B	Metal Pillar	Large, circular iron pillar base set into large, roughly-hewn stone flag	0.9	0.62	0.28	1
272	B	Metal Pillar	Large, circular iron pillar base set into large, roughly-hewn stone flag	1.06	0.79	0.27	?
273	B	Metal Pillar	Large, circular iron pillar base set into large, roughly-hewn stone flag	0.88	0.76	0.18	?
274	B	Masonry	Fairface, stone flag sill or step in wall [269] (Flag size: 23-26cm x 15-26cm x 4-5cm), bonded with a sandy-lime mortar	1.7	0.27	0.05	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
275	B	Masonry	Fairface, York stone flag stanchion/pillar base of balcony	0.72	0.55	0.3	3
276	B	Metal Pillar	Fairface, York stone flag stanchion/pillar base of balcony	-	-	-	
277	B	Masonry	North-east to south-west/north-west to south-east aligned, T-shaped, redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a mid to light brown sandy mortar with occasional charcoal and small stone inclusions	NW-SE: 3.1 NE-SW: 4.45	0.11	0.28	3
VOID	VOID	VOID	VOID	VOID	VOID	VOID	VOID
279	B	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 21.5cm x 11cm x 8cm), laid in a stretcher bond with a friable, mid-brownish-grey mortar	2.12	0.23	0.18	?
280	B	Masonry	Roughly-hewn, stone flag floor setting for metal pillar base	0.93	0.61	At least 0.03	?
281	B	Masonry	North-west to south-east aligned, irregular-shaped, handmade redbrick wall (Avg brick size: 23.2cm x 11cm x 7.5cm), laid in a stretcher bond with a friable, mid-brownish-grey mortar	1.55	Max. 0.62	0.15	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
282	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 22cm x 11cm x 7cm), laid in a stretcher bond with a friable, mid0-greyish-brown mortar	3.89	0.11	0.23	?
283	B	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 22.5cm x 11cm x 7.5cm), laid in uneven stretcher courses with a friable, mid-brownish-grey mortar	2.56	0.23	0.25	?
284	B	Masonry	North-west to south-east aligned, machine-made redbrick wall with occasional smaller, recycled, earlier redbrick (Avg brick size: 16cm x 11cm x 7.5cm), laid in an English bond with a mixed white sandy-lime mortar with occasional lime inclusions and black sandy mortar	10.76	0.11	0.72	?
285	B	Metal Pillar	Large, circular iron pillar base set into York stone flag (Flag size: 88cm x 31cm x 5cm; Iron pillar size: 46cm x 45cm x 14cm), bonded with a whiteish-grey sandy mortar	0.88	0.31	0.19	?
286	B	Masonry	North-east to south-west aligned, machine-made redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid on bed with a light-brownish-grey, sandy mortar with occasional lime inclusions	3.34	0.11	0.07	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
287	B	Metal Pillar	Large, circular metal pillar base set into York stone flag, bonded with a whiteish-grey sandy mortar	0.45	0.49	-	?
288	B	Metal Pillar	Large, circular metal pillar base set into York stone flag [289] with a compacted, mid-yellowish-grey mortar with occasional charcoal inclusions	0.46	0.44	0.1	?
289	B	Masonry	Fairface, York stone flag base for pillar [288], bonded with a compacted, mid-yellowish-grey mortar with occasional charcoal inclusions	0.8	0.8	0.07	?
290	B	Metal Pillar	Fairface, York stone flag stanchion/pillar base of balcony	-	-	-	?
291	B	Masonry	East to west aligned, wire-cut redbrick fireplace (Avg brick size: 23cm x 12cm x 9cm), laid in a stretcher bond with a grey-brown, sandy mortar with occasional lime and charcoal inclusions	1.14	1.24	Unobserved	?
292	B	Masonry	North to south aligned, wire-cut redbrick fireplace (Avg brick size: 24cm x 13cm x 8cm), laid in a stretcher bond with a mid-greyish-brown sandy mortar with occasional lime and charcoal inclusions	0.83	1.31	Unobserved	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
293	B	Masonry	North-east to south-west aligned, fairface, sandstone flag floor surface fronting building on Jersey Street (Avg flag size: 45cm x 36-71cm x 4-6cm), laid in an ashlar bond onto (260)	6.74	0.45	0.04-0.06	?
294	B	Masonry	North-east to south-west aligned, handmade and wire-cut redbrick dividing wall of dwellings (rooms 9 + 11) (Avg brick size: 24cm x 13cm), laid on bed with a light-greyish-brown sandy-lime mortar	5.9	0.24	Unobserved (Only seen in plan)	?
295	B	Masonry	North-east to south-west aligned, wire-cut redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a mid-brown sandy mortar	2.78	0.23	0.14	?
296	B	Masonry	North-east to south-west running handmade and wire-cut redbrick dividing wall of dwellings (room 9 + 10, 11 + 12) (Avg brick size: 24cm x 12cm x 8cm), laid in a on bed with a sandy-lime mortar	10.9	0.12	0.14	?
297	B	Masonry	North-east to south-west aligned, handmade and wire-cut redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid on bed with a sandy-lime mortar	2.7	0.24	0.08	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
298	B	Masonry	North-east to south-west aligned, redbrick dividing wall of dwellings (rooms 11 + 12) (Avg brick size: 23cm x 11cm x 7.7cm), laid on bed with a light-grey friable gritty mortar	1.45	0.11	Unobserved (Only seen in plan)	?
299	B	Masonry	North to south aligned, redbrick fireplace (Avg brick size: 23cm x 11cm x 7.7cm), laid on bed with a light-grey friable gritty mortar	1.35	0.8	Unobserved (Only seen in plan)	?
2000	B	Masonry	East to west aligned, redbrick fireplace (Avg brick size: 23cm x 11cm x 7.7cm), laid on bed with a light-grey friable gritty mortar	1.24	0.9	Unobserved (Only seen in plan)	?
2001	B	Metal Pillar	Large, cast-iron, circular pillar	0.25	0.25	Unobserved (Only seen in plan)	?
2002	B	Deposit	Concrete floor surface (room 11)	2.81	2.05	0.2	?
2003	B	Deposit	Concrete floor surface (room 13)	3.18	1.21	0.25	?
2004	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 12 + 13) (Avg brick size: 23cm x 10.5cm x 7.5cm), laid in a stretcher bond with a friable, mid-blackish-brown sandy-silt mortar	5.39	1.05	At least 0.4	?
2005	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 11 + 13) (Avg brick size: 22.7cm x 11.1cm x 8cm),	5.53	0.11	At least 0.8	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			laid in a stretcher bond with a friable, mid-blackish-brown sandy-silt mortar				
2006	B	Masonry	North-east to south-west aligned, wire-cut redbrick dividing wall of dwellings (room 13 + corridor), laid predominantly in a stretcher bond, excluding the south-western end which is laid in a header bond.	-	-	-	?
2007	B	Masonry	North-east to south-west aligned, machine-made redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in a header bond with a whiteish-brown sandy mortar	1.18	0.11	Unobserved (Only seen in plan)	?
2008	B	Masonry	North-east to south-west aligned, machine-made redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid in a stretcher bond with a brownish-grey sandy mortar	3.13	0.23	Unobserved (Only seen in plan)	?
2009	B	Drain	Ceramic drainpipe with iron cap in floor surface [293] (Drain size: 32cm x 47cm x at least 60cm; Iron cap size: 21cm x 32cm x 1cm)	0.47	0.32	0.6	?
2010	B	Deposit	Modern concrete foundation of wall	21.5	0.7	Unobserved (Only seen in plan)	?
2011	B	Metal Pillar	Fairface, York stone flag stanchion/pillar base of balcony	-	-	-	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2012	B	Masonry	East to west aligned, handmade redbrick wall (Avg brick size: 24cm x 12 x 7cm), laid on bed with a lime mortar. The wall is split into two sections. The western section was slightly curved at its west-end to the south (possibly shifted during excavation)	West section: At least0.75 East section: At least 1.1	0.12	0.07	?
2013	B	Drain/Manhole	2 x squared, modern, frogged redbrick manholes/drains	West manhole/drain: 0.95 East manhole/drain: 1	West manhole/drain: 1.3 East manhole/drain: 1.25	Unobserved (Only seen in plan)	?
2014	B	Deposit	Early 20th-century concrete floor surface	1.5	1.01	At least 0.02	?
2015	B	Masonry	North-west to south-east aligned, redbrick wall (Avg brick size: 23cm x 11cm x 7cm), laid on bed with a light-grey friable gritty mortar	3.71	0.11	Unobserved (Only seen in plan)	?
2016	B	Masonry	North-west to south-east aligned, redbrick wall (Svg brick size: 23cm x 11cm x 7cm), laid on bed with no surviving bonding material observed	5.3	0.11	Unobserved (Only seen in plan)	?
2017	B	Masonry	North-east to south-west/north-west to south-east aligned, redbrick wall (Avg brick size:	NE section: 1.6	0.23	Unobserved (Only seen in plan)	?

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Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			23cm x 11cm x 7cm) split into two sections (1 x L-shaped, 1 x linear) forming the south-east corner of room. The bricks were ,aid on bed with no surviving bonding material observed	SW section: 0.3			
2018	B	Masonry	North-north-west to south-south-east aligned, roughly-triangular, redbrick fireplace (Avg brick size: 23cm x 11cm x 7cm). The fireplace was constituted of complete and halved redbricks, laid on bed with a light-grey gritty mortar	1.4	0.79	Unobserved (Only seen in plan)	?
2019	B	Masonry	North-east to south-west aligned, handmade redbrick partial dividing wall of dwellings (room 14 + 15) (Avg brick size: 24cm x 12cm x 7cm), laid in a stretcher bond with a white lime mortar	1.7	0.24	Unobserved (Only seen in plan)	?
2020	B	Deposit	Grey concrete floor surface with small white fabric inclusions and damaged edges. The floor was blackened around fireplace [2015]	7.35	2.5	0.025	?
2021	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 14 + 16) (Avg brick size: 24cm x 12cm x 7cm), laid in a stretcher bond with a white lime mortar	1.5	0.24	Unobserved (Only seen in plan)	?
2022	B	Masonry	East to west aligned, handmade redbrick fireplace (room 16) (Avg brick size: 24cm x	1.64	0.5	Unobserved (Only seen in plan)	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			12cm x 7cm), laid in a stretcher bond with a white lime mortar				
2023	B	Masonry	Linear line of four redbrick buttresses, window recesses with bullnose brick corners (Avg brick size: 23cm x 11cm x 7cm), laid on bed with a light-grey friable gritty mortar. The buttresses are spaced out by 1.45m to the south-west, 1.45m in the centre and 1.62m to the north-east	SW-most: 1.4 SW-centre: 1.27 NE-centre: 1.25 NE-most: 1	0.85	Unobserved (Only seen in plan)	1
2024	B	Masonry	Linear redbrick dividing wall of dwellings (rooms 16 + 17)	-	-	-	?
2025	B	Masonry	North to south aligned redbrick fireplace	1.22	0.56	Unobserved (Only seen in plan)	?
2026	B	Masonry	North-east to south-west aligned, fairface, York stone flag drain (Flag size: 72cm x 90cm x 4cm)	4.75	0.65	0.32	?
2027	B	Deposit	Mid-grey concrete floor surface	11	3.9	0.3	?
2028	B	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 23.3cm x 1.05cm x 8cm), laid in a mixed stretcher and header bond (two courses high - one course of each pattern) with a friable, dark-greyish-brown, sandy-silt mortar	2.6	0.23	At least 0.15	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2029	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 16 + 17, 18 +19) (Avg brick size: 22.8cm x 10.8cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, silty-sand mortar	7.6	0.115	0.086	?
2030	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 14 + 15, 16 +17) (Avg brick size: 23.5cm x 10.6cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, silty-sand mortar	5.68	0.11	At least 0.09	?
2031	B	Masonry	North to south aligned, handmade redbrick fireplace (room 19) (Avg brick size: 23cm x 11cm x 7.2cm), laid in a stretcher bond with uneven courses, with a mid-greyish-brown, sandy-silt mortar	1.72	0.48	At least 0.11	?
2032	B	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 22.5cm x 10cm x 7.8cm), laid in a stretcher bond with afriable, mid-greyish-brown, sandy-silt mortar	1.2	0.11	At least 0.08	?
2033	B	Masonry	North-east to south-west aligned, handmade redbrick dividing wall of dwellings (rooms 18 + 19) (Avg brick size: 22.5cm x 10.7cm x 7.4cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	1.78	0.11	Unobserved (Only seen in plan)	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2034	B	Deposit	Cement floor surface	7	2.7	0.03	3
2035	B	Masonry	North-west to south-east aligned, handmade redbrick dividing wall of dwellings (rooms 18 + 19, 20 + 21) (Avg brick size: 23cm x 11cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	10.07	0.12	At least 0.08	?
2036	B	Masonry	North to south aligned, handmade redbrick fireplace (room 21) (Avg brick size: 22.7cm x 11cm x 7.6cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	1.46	0.48	Unobserved (Only seen in plan)	?
2037	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 22.8cm x 11cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	1.25	0.12	At least 0.08	?
2038	A	Deposit	Concrete floor	6.85	2.78	Unobserved (Only seen in plan)	?
2039	B	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 22.5cm x 10.8cm x 8cm), laid on bed with a friable, mid-brownish-grey, sandy-silty mortar	2.6	0.27	0.48	?
2043	B	Masonry	North-east to south-west aligned, fairface, sandstone flag floor surface (Avg flag size: 72cm x 90cm x unobserved depth), laid in an	At least 6.85	1	Unobserved (Only seen in plan)	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			ashlar bond with no bonding material observed				
2044	B	Masonry	North-east to south-west aligned, sandstone sett/cobble surface (Avg sett size: 11cm x 9cm x 11cm)	8	0.27	Unobserved (Only seen in plan)	?
2046	B	Masonry	North-west to south-east aligned, handmade redbrick wall (Avg brick size: 22.5cm x 11.1cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	4.37	0.12	At least 0.08	?
2048	B	Cut	Curvi-linear construction cut of modern drainpipe (predominantly orientated north-east to south-west, excluding north-west end which turns, becoming orientated east to west).	At least 16.4	2.2	Unobserved (Only seen in plan)	4
2049	B	Deposit	Dark-blackish-brown, friable, silty-loam deposit with frequent, small to medium, burned industrial waste (slag, clinker) and stone inclusions throughout	At least 16.4	2.2	Unobserved (Only seen in plan)	4
2051	B	Masonry	Triangular redbrick fireplace (Avg brick size: 23cm x 11cm x 7cm), laid predominantly in a stretcher bond with some halved bricks, bonded with a light-grey, friable gritty mortar	1.4	0.8	Unobserved (Only seen in plan)	?
2052	A	Masonry	Large, fairface, stone, rectangular block washhouse structure (Block size: 110cm x	4.45	2.66	0.72	3

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			75cm x 72cm), laid in a large rectangular structure, bonded with a friable, dark-blackish-brown, sandy-silt mortar				
2053	A	Masonry	East to west aligned, fairface stone flag and redbrick drain (Avg brick size: 22.5cm x 11cm x 8cm; Avg flag size: 65cm x 55cm x 20cm), with bricks laid in uneven header and stretcher courses with a friable, sandy-lime mortar (Second context sheet with different info)	3.27	0.75	0.4	2
2054	A	Masonry	U-shaped, handmade redbrick (Avg brick size: 23cm x 11cm x 7.5cm), laid in a stretcher bond with a yellowish-white sandy mortar	4.49-7.72	5.28	Unobserved (Only seen in plan)	2
2055							?
2056	A	Masonry	North-east to south-west aligned, fairface, sandstone sett surface (Avg sett size: 21cm x 18cm x 10cm), laid in regular courses	9.07	5	0.41	3
2057	A	Drain	North to south aligned, brown, salt-glazed ceramic drainpipe	At least 1.9	0.19	Unobserved (Only seen in plan)	3
2058	A	Cut	Linear, north to south aligned, construction cut for drain (2057)	At least 1.9	0.34	Unobserved (Only seen in plan)	3
2059	A	Masonry	North-east to south-west aligned, fairface, sandstone flag surface (Avg flag size: 42cm x	7.43	2.9	0.16	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			34cm x 17cm), laid in an ashlar bond onto deposit (2069)				
2060	A	Masonry	North-east to south-west aligned, handmade redbrick floor surface (Avg brick size: 24cm x 12cm x 8cm), laid on edge, bonded with a sandy-lime mortar	4.45	1.35	0.08	?
2061	A	Masonry	North-east to south-west aligned, fairface, sandstone flag drain capping (Avg flag size: 56-106cm x 38-94cm x unobserved depth), laid in an ashlar bond	5.85	1	Unobserved (Only seen in plan)	?
2062	A	Drain	North-east to south-west aligned, brown, slat-glazed ceramic drainpipe	0.31	0.4	Unobserved (Only seen in plan)	?
2063	A	Masonry	North-east to south-west aligned, handmade redbrick external mill wall (Avg brick size: 24cm x 12cm x 8cm), laid in a stretcher bond with a sandy-lime mortar	11.4	0.62	0.58	1a
2064	A	Masonry	North-east to south-west aligned, roughface sandstone and redbrick capping of wall [2054] (Avg brick size: 23.1cm x 11cm x 7cm), with bricks laid in a stretcher bond. The capping was bonded with a friable, dark-greyish-brown, sandy-silt mortar	4	1.35	0.08	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2065	A	Masonry	North-west to south-east aligned, roughface, stone flag and cobble surface (Avg flag size: 69cm x 62cm x 3cm; Avg cobble size: 25cm x 25cm x unobserved depth), laid in even courses with a friable, cark-blackish-brown, sandy-silt mortar	4.05	0.91	0.15	?
2066	A	Masonry	Handmade redbrick surface (some heat-affected bricks) (Avg brick size: 22.5cm x 11.2cm x unobserved depth), laid in fairly-even courses with a friable, dark-brownish-black cinder bonding material	8.84	7.27	Unobserved (Only seen in plan)	2
2067	A	Masonry	Fairface, stone flag floor surface (Avg flag size: 60cm x 45cm x 30cm), bonded with a friable, dark-blackish-brown, cinder bonding material	5.3	2.6	0.8	?
2068	A	Wood	Linear, east-north-east to west-north-west aligned, wooden plank feature	1	0.12	Unobserved (Only seen in plan)	?
2069	A	Deposit	Purplish-black, friable/loose clinker material with frequent coal and burned industrial waste debris inclusions throughout	?	?	0.2	?
2070	A	Masonry	Handmade redbrick floor surface (Avg brick size: 24cm x 11cm x 7cm), laid on bed with a dark sandy mortar	4.4	1.6	Unobserved (Only seen in plan)	3

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2071	A	Deposit	Purplish-black friable/loose clinker material with occasional patches of dark brown silty-loam material. The deposit had frequent coal and burned industrial waste debris inclusions throughout	?	?	Unobserved (Only seen in plan)	?
2072	A	Masonry	North-east to south-west aligned, squared stone block wall (Avg block size: 31cm x 18cm x 10cm), laid in uneven courses with a friable, dark-blackish-grey, sandy-silt mortar	2.04	0.68	0.2	?
2073	A	Masonry	North-west to south-east aligned, handmade redbrick external mill wall (Avg brick size: 23cm x 11cm x 7.5cm), laid in an English Garden Wall bond with a friable, sandy-lime mortar	4.69	0.56	0.4	1
2074	A	Masonry	North-east to south-west aligned, redbrick and firebrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a light-yellowish-grey lime mortar	1.56	0.24-0.35	Unobserved (Only seen in plan)	?
2075	A	Masonry	North-east to south-west aligned, sandstone flag and sett surface (Avg sett size: 24cm x 26cm x 19cm; Avg flag size: 82cm x 46cm x 8cm), laid in an ashlar bond/even courses	?	4.9	0.05-0.19	3

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2076	A	Masonry	North-east to south-west aligned, handmade redbrick floor surface (Avg brick size: 24cm x 12cm x 8cm), laid on bed	1.8	0.9	0.09	?
2077	A	Masonry	Linear, north-west to south-east aligned, fairface, yellow sandstone wall	9.7	0.35	Unobserved (Only seen in plan)	1
2078	A	Masonry	North-east to south-west/north-west to south-east aligned, L-shaped, handmade redbrick wall (Avg brick size: 24cm x 12cm x 8cm), laid on bed with a sandy-lime mortar	2.5	0.9	Unobserved (Only seen in plan)	?
2079	A	Masonry	Redbrick floor surface (Avg brick size: 23cm x 11cm x 8cm), laid on edge	1.8	1.7	Unobserved (Only seen in plan)	?
2080	A	Masonry	Fairface, yellow sandstone wall	1.3	1	Unobserved (Only seen in plan)	?
2081	A	Masonry	North-west to south-east aligned, handmade redbrick buttress (Avg brick size: 23cm x 11cm x 8cm), laid in a mixed header and stretcher bond with a friable, dark-greyish-brown, sandy-silt mortar	0.8	0.6	0.08	?
2082	A	Masonry	Handmade redbrick floor surface (some heat-affected bricks) (Avg brick size: 23cm x 11cm x 8cm), laid in uneven courses of predominantly a stretcher bond with an occasional header brick. The surface is	5.25	3.6	0.08	2b

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
			bonded with a friable, mid-greyish-brown mortar				
2083	A	Masonry	Fairface, stone flag surface (Avg flag size: 40cm x 35cm x unobserved depth), bonded with a friable, mid-greyish-brown, sandy-silt mortar	1.1	0.8	Unobserved (Only seen in plan)	?
2084	A	Masonry	North-west to south-east aligned, handmade heat-affected redbrick wall (Avg brick size: 23cm x 11cm x 7.5cm), laid in a header bond with a friable, sandy-lime mortar	2.1	0.23	Unobserved (Only seen in plan)	2
2085	A	Manhole	Squared, handmade redbrick manhole (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a blackish-grey sandy mortar	1.5	1.4	At least 0.07	2
2086	A	Masonry	North-west to south-east aligned, redbrick boiler bed floor surface (Avg brick size: 23cm x 12cm x unobserved depth), laid on bed	2.8	0.95	Unobserved (Only seen in plan)	2
2087	A	Deposit	Cement floor surface	0.8	0.7	Unobserved (Only seen in plan)	?
2088	A	Masonry	North-west to south-east aligned, handmade redbrick and firebrick (Avg brick size: 24cm x 11cm x 7cm), laid in an irregular pattern with a cemented, lime mortar	2	1.1	At least 0.07	2

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2089	A	Masonry	Fairface, sandstone flags (Max. flag size: 64cm x 123cm x 5cm)	3.28	1.15	At least 0.05	?
2090	A	Masonry	North-west to south-east aligned, redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a light-yellowish-grey, lime mortar with occasional small stone and ash inclusions	7.97	0.75	At least 0.07	1
2091	A	Masonry	North-east to south-west aligned, wire-cut redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a lime mortar	0.8	0.24	At least 0.07	?
2092	A	Masonry	North-east to south-west aligned, wire-cut redbrick wall with a doorway (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a sandy mortar	2.8	0.24	At least 0.21	?
2093	A	Masonry	North-west to south-east aligned, roughly T-shaped, handmade redbrick wall (Avg brick size: 24cm x 11cm x 7cm), laid in a stretcher bond with a light-greyish-white lime mortar	1	0.8	At least 0.07	?
2094	A	Masonry	Large, fairface, stone (possibly granite), rectangular engine bed with 4 x equally-spaced drilled holes with iron bars/bolts protruding from them	2.4	2.2	Unobserved (Only seen in plan)	1

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2095	A	Deposit	Concrete/cement floor surface	3.9	2.09	Unobserved (Only seen in plan)	?
2096	A	Masonry	East to west aligned, triangular redbrick fireplace (Avg brick size: 23cm x 11cm x 8cm), laid on bed with a light-grey, friable, gritty mortar	1.4	-	Unobserved (Only seen in plan)	3
2097	A	Deposit	North-west to south-east aligned, rectangular, concrete engine/boiler bed with two circular holes for machine-fittings	1.92	0.83	Unobserved (Only seen in plan)	1a
2098	A	Deposit	Concrete floor surface	1.82	4.25	0.03	?
2099	A	Masonry	North-east to south-west aligned, handmade redbrick wall (Avg brick size: 23cm x 11cm x unobserved depth), laid in header bond with a friable, mid-greyish-brown, sandy-silt mortar	4.25	0.23	Unobserved (Only seen in plan)	?
2100	A	Masonry	North-west to south-east aligned, handmade redbrick (Avg brick size: 23cm x 11cm x 8cm), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	8.1	0.22	At least 0.24	1
2101	A	Deposit	Concrete surface	1.8	1.06	Unobserved (Only seen in plan)	?
2102	A	Deposit	Concrete surface	6.45	1.68	Unobserved (Only seen in plan)	?

Context No.	Area	Type	Description	Length (m)	Width (m)	Depth (m)	Phase
2103	A	Masonry	North-west to south-east aligned, handmade redbrick wall 9Avg brick size: 23cm x 11cm x unobserved depth), laid in a stretcher bond with a friable, mid-greyish-brown, sandy-silt mortar	4.15	0.11	Unobserved (Only seen in plan)	?
2104	A	Masonry	North-west to south-east aligned, redbrick wall 9Avg brick size: 24cm x 11cm x 7cm), laid in a header bond with a lime mortar	2.25	0.25	Unobserved (Only seen in plan)	?

APPENDIX 2: FINDS REPORT

The Finds Evidence

Introduction

A small artefactual assemblage comprising 12 pottery fragments, weighing 1947.4g was recovered from a single deposit during the excavations at Jersey Wharf, Ancoats, Greater Manchester. The pottery mainly comprises dark glazed coarse ware perhaps dating from as early as the later 17th/early 18th to early 19th century, and individual fragments of unglazed redware and refined white earthenware. The aim of the finds report is to describe and quantify the material evidence recovered, along with some chronological interpretation, relating it as far as possible to other known finds from the same site or area, in line with Chartered Institute for Archaeologists (CIfA) guidelines (2022).

Methodology

The examination of the artefactual assemblage was carried out in accordance with the guidelines set out by Historic England in MoRPHE (2015) and Chartered Institute for Archaeologists Universal guidance for archaeological excavation, with particular reference to part 3 concerning project execution (2023), Standard and guidance for the collection, documentation, conservation and research of archaeological materials (2014, updated 2020) and Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (2014, updated 2020). The pottery was examined with reference to A Standard for Pottery Studies in Archaeology (Barclay et al 2016).

Pottery comprises the only finds recovered during the excavation. The finds were examined in full, with observations supplemented by the finds records generated during the course of the fieldwork. The finds were categorised according to type and class and have been entered onto a database in order to prepare an archive catalogue. They have been given a unique accession number (Finds Number/FN) and digitally photographed. Full details of all recovered material reside within the project archive held at Salford Archaeology.

The pottery

Twelve pottery fragments, weighing 1947.4g, were recovered from a single context in Phase 1. Deposit (228). The deposit represented the back fill of a construction cut for wall (229), which is depicted Bancks' 1831 map (see Figure [excavated remains superimposed onto Banks' map]). Dark glazed coarse ware comprised the majority of the assemblage, with single fragments of refined white earthenware and un-glazed redware also being retrieved.

Little can be said of the white earthen (see catalogue below for description) other than it broadly dates to the 19th or 20th century (FN02). Unglazed red earthenware is a long-lived type that can date as early as the 17th, continuing through to the present day in the form of flowerpots. FN01 could be a plant potholder or have some unidentified domestic use (FN01).

Dark glazed earthenware forms identified consisted of pancheons/large bowls (FN03a and 4a) and a rounded jar with a horizontal side or lug handle (FN03b), with the remaining fragments being bases of unidentified forms and body sherds.



Plate A2.1: Unglazed red ware shallow bowl, FN01

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Plate A2.2: Pancheon rim (late 17th-early/mid-18th century), FN03a



Plate A2.3: Pancheon rim (mid to late 18th-early 19th century), FN04a

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Catalogue:

- FN01: Unglazed redware shallow dish with out-turned rim (diam 140mm) and slightly splayed base. Plate A2.1.
- FN02: Refined white earthenware base, unidentified form.
- FN03a: Flanged or bifid pancheon rim (440mm in diameter). Soft pale pink fabric with orange slip (both sides) and thinly applied brown glaze internally only, rim unglazed (late 17th-early/mid-18th century; see Philpott 1985, 87). Plate A2.2.
- FN03b: Rounded jar with bevelled rim (200mm diameter) and horizontal side or lug handle. Hard orangish-red fabric with thickly and evenly applied dark brown glazed both externally and internally.
- FN03c: Basal angle, with dark orange slip externally, dark brown glaze internally and salmon pink hard fabric.
- FN03d: Four body sherds, with hard dark orange fabric and thickly and evenly applied dark brown glaze.
- FN04a: Flanged or bifid pancheon rim (510mm in diameter), plus non joining body sherd from the same vessel. Pale orange fabric with lighter streaking, reddish orange slip and thick, evenly applied lustrous dark brown glaze (mid to late 18th-early 19th century; see Philpott 1985, 85-88). Plate A2.3.
- FN04b: Base with knife trimming in a pale pink fabric with darker slip and brown abraded flaking glaze.

Discussion

An examination of dark glazed black ware from excavations in South Castle Street, Liverpool where a large assemblage of well stratified material was recovered has similarities in terms of fabric, glazing and rim shapes (Philpott 1985, 86, 98, fig 34) to the Jersey Wharf material. Chronologically, the more thinly applied glaze noted on the rim of pancheon (FN3a) is likely to be earlier (late 17th-early/mid-18th), whilst FN04a with thickly applied lustrous dark brown glaze may date to the mid to late 18th-early 19th century.

The fill of the construction cut for wall 229 was believed to have been constructed in the 1820/30s. It would appear likely the pottery recovered from was residual in this

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context, and comprises material disposed of from the surrounding streets and properties before the mills were constructed on the site. However, as the pottery was divorced from its original context it would seem unlikely that further detailed study of the pottery would add significantly to the interpretation of the site. As the material has been fully recorded retention is not recommended.

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APPENDIX 3 : FIGURES

Figure 1: Site location

Figure 2: Site boundary superimposed on the modern Ordnance Survey map with OSGB coordinate system

Figure 3: Plan of excavated area

Figure 4: Excavated remains superimposed on the Bancks & Co.'s map of 1831

Figure 5: Excavated remains superimposed on Adshead's map of 1851

Figure 6: Excavated remains superimposed on the Ordnance Survey 60-inch to 1-mile Town Plan surveyed 1848 published 1850

Figure 7: Plan of excavated area superimposed on the Proposed Plan for the Jersey Street Dwellings (1890)

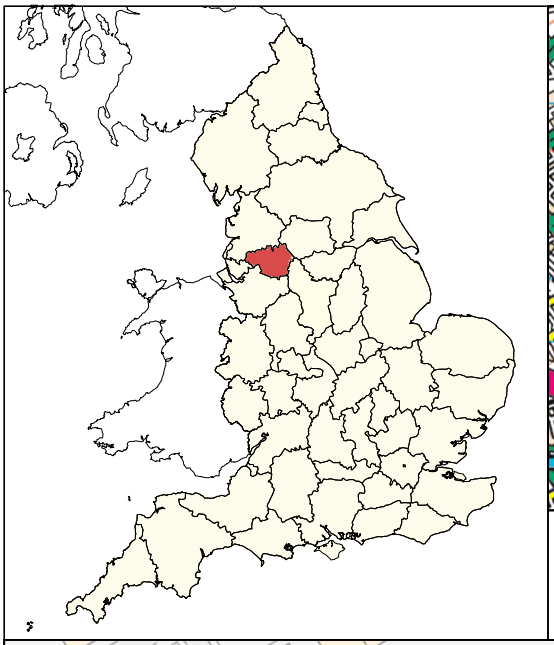
Figure 8: Plan of excavated area superimposed on the Plan of the Jersey Street Dwellings

Figure 9: Excavated remains superimposed on the Ordnance Survey Town Plan of 1891

Figure 10: Excavated remains superimposed on the Ordnance Survey map of 1908

Figure 11: Excavated remains superimposed on the Ordnance Survey map of 1922

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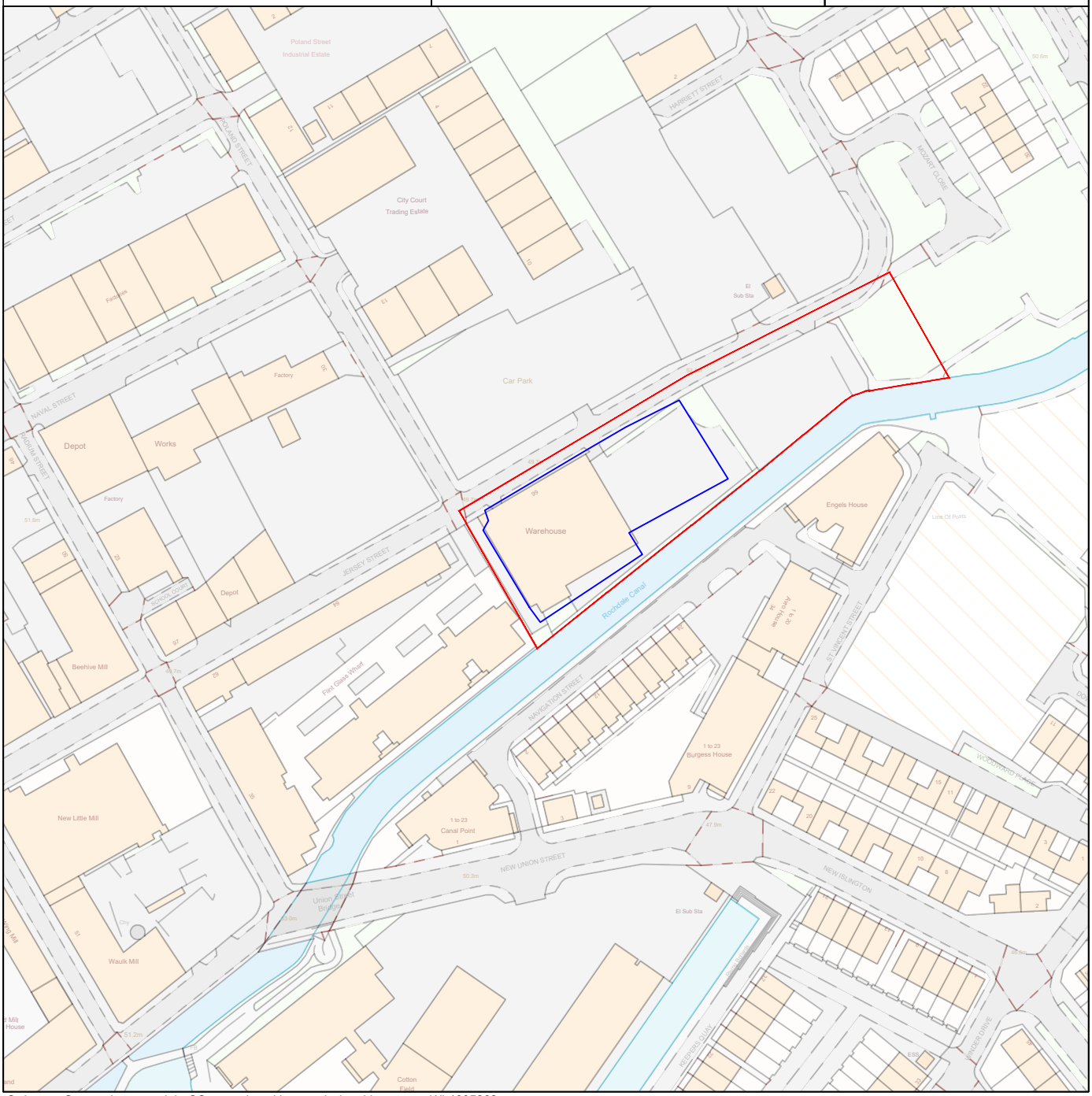




Jersey Wharf

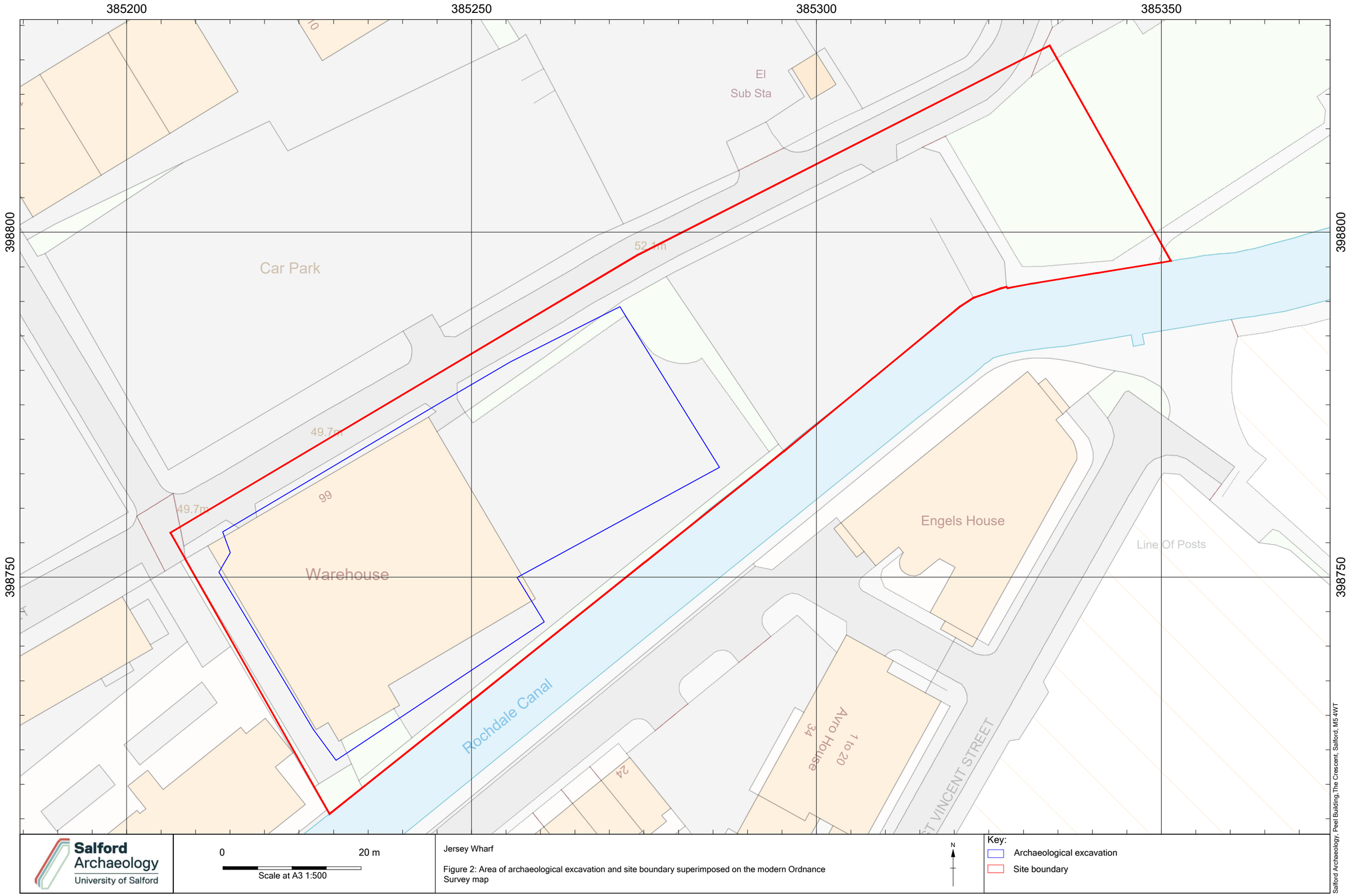
Figure 1: Site location plan

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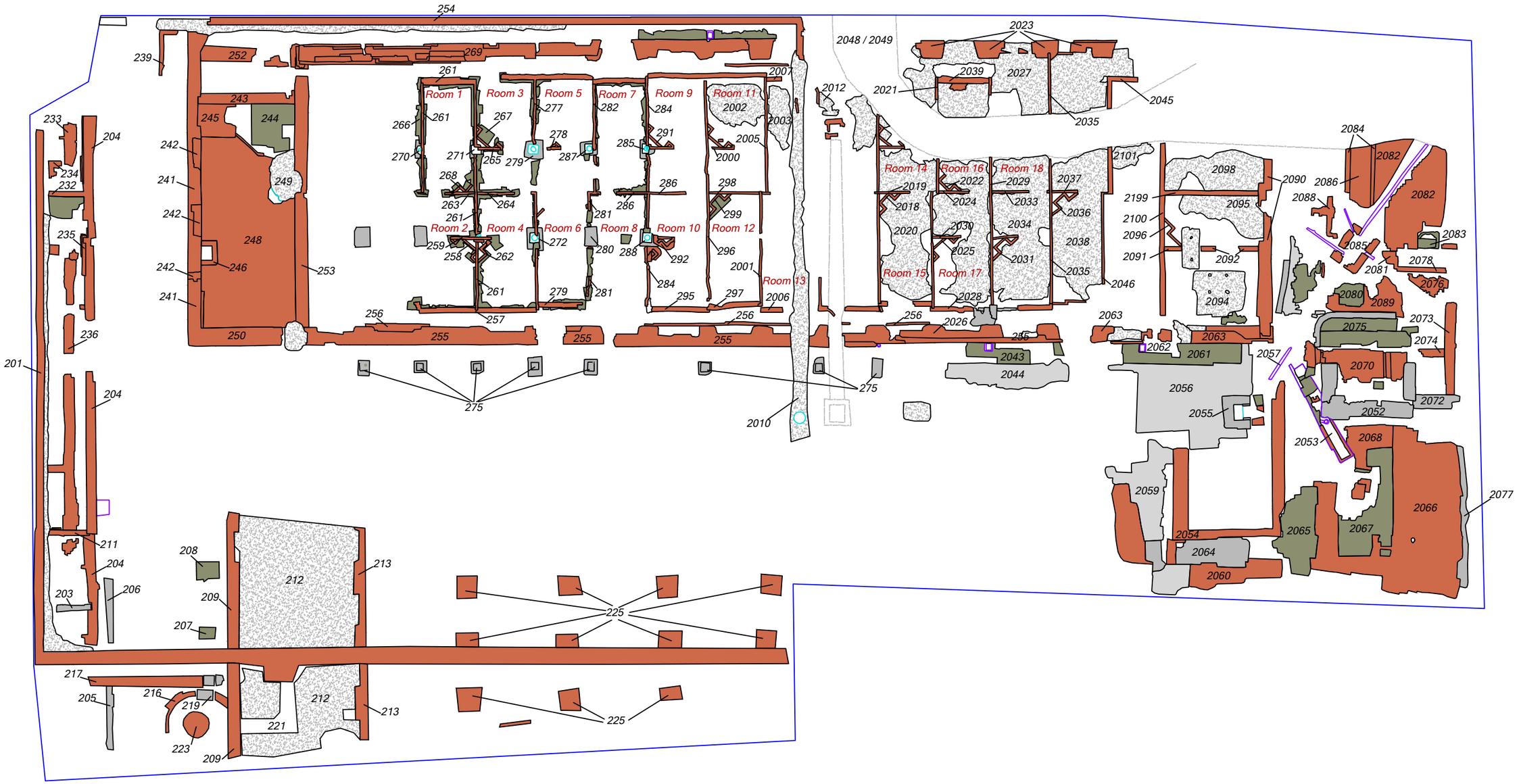
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Jersey Wharf

Figure 2: Area of archaeological excavation and site boundary superimposed on the modern Ordnance Survey map

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0 10 m

Scale at A3 1:200

Jersey Wharf

Figure 3: Plan of excavated area

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 — 50 m

Scale at A3 1:750

Jersey Wharf

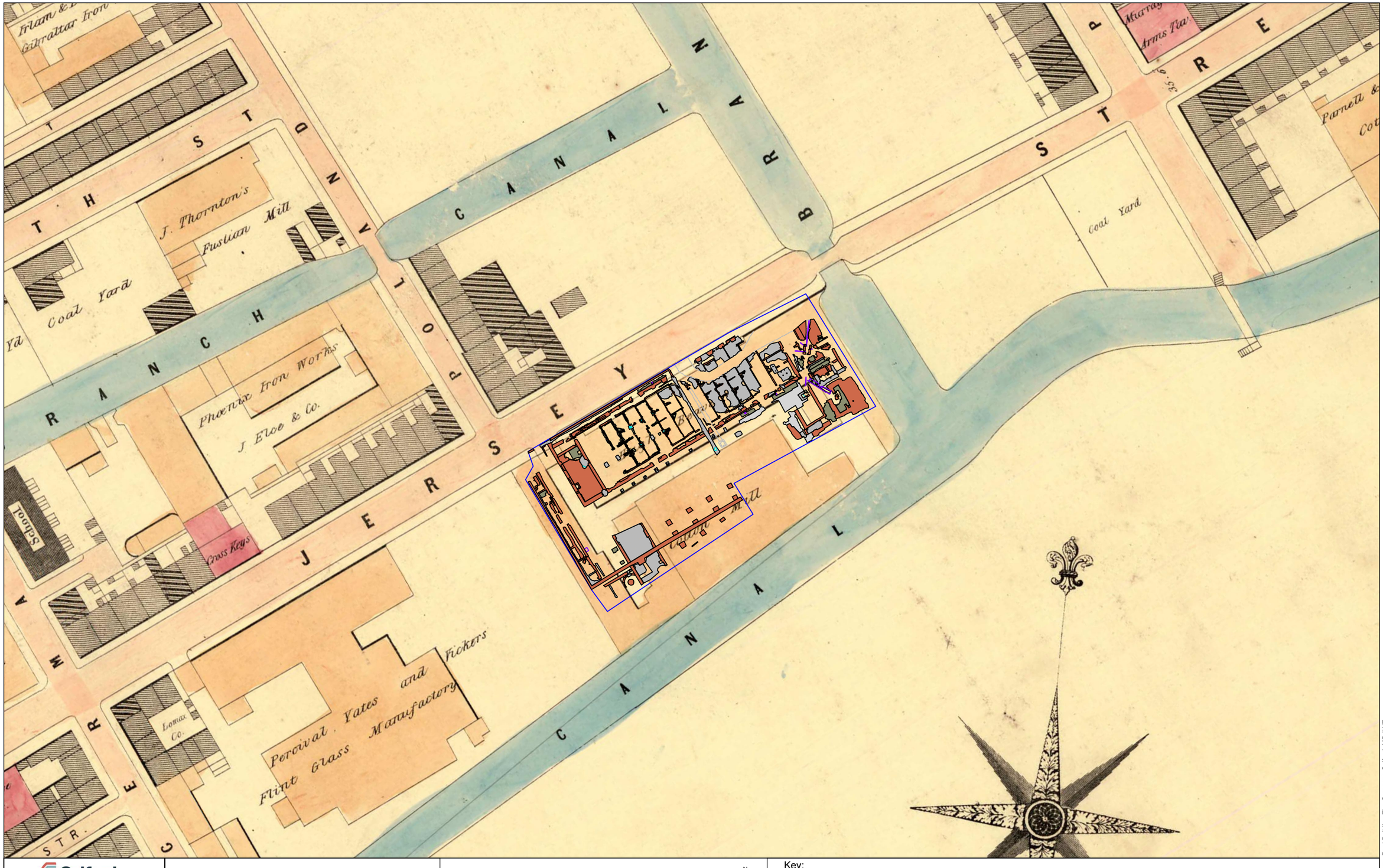
Figure 4: Excavated remains superimposed on the Bancks' map of 1831

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 50 m

Scale at A3 1:750

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Figure 5: Excavated remains superimposed on Adshead's map of 1851

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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Scale at A3 1:750

Jersey Wharf

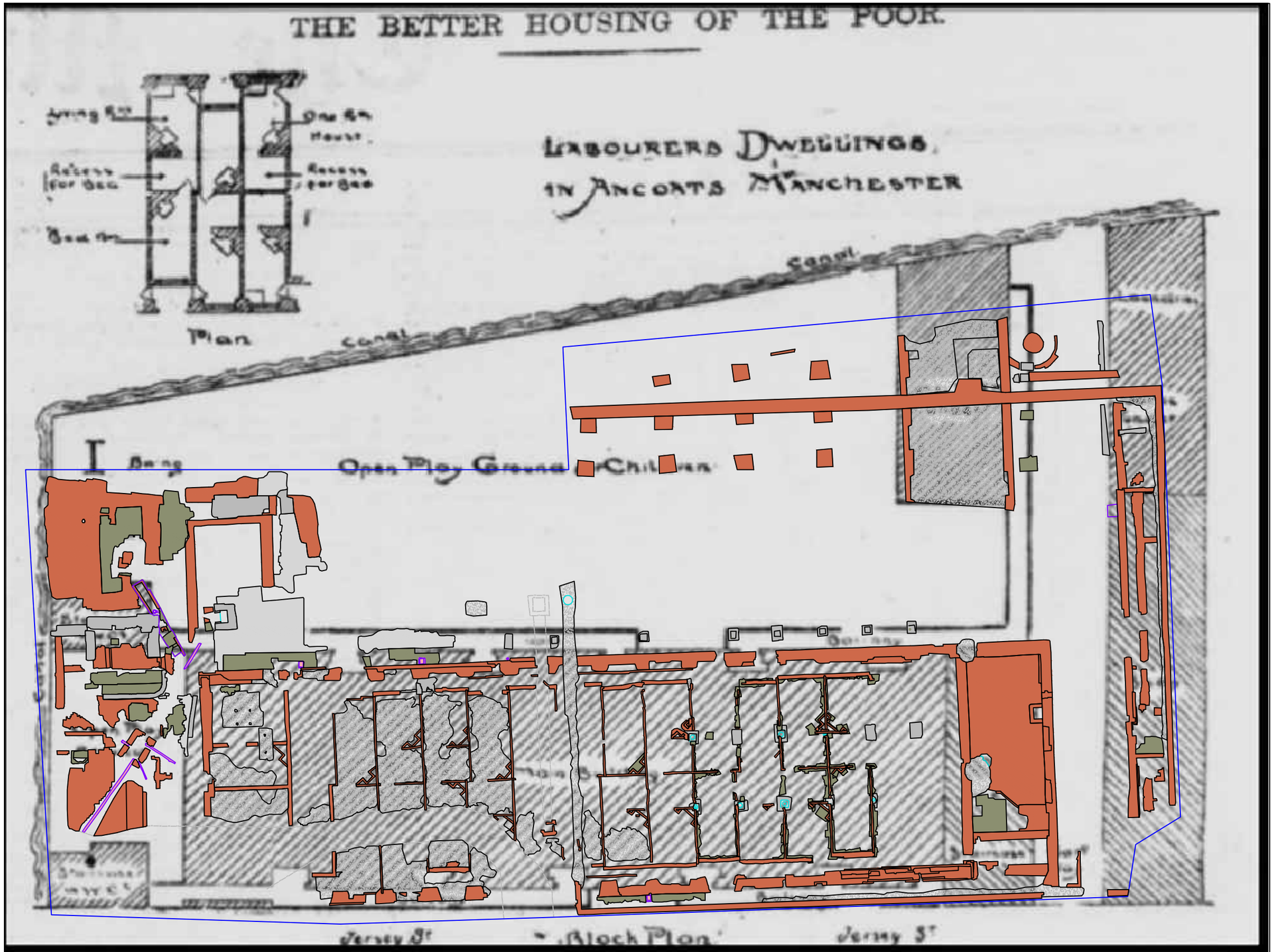
Figure 6: Excavated remains superimposed on the Ordnance Survey 60-inch to 1-mile Town Plan surveyed 1848 published 1850

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 10 m

Scale at A3 1:250

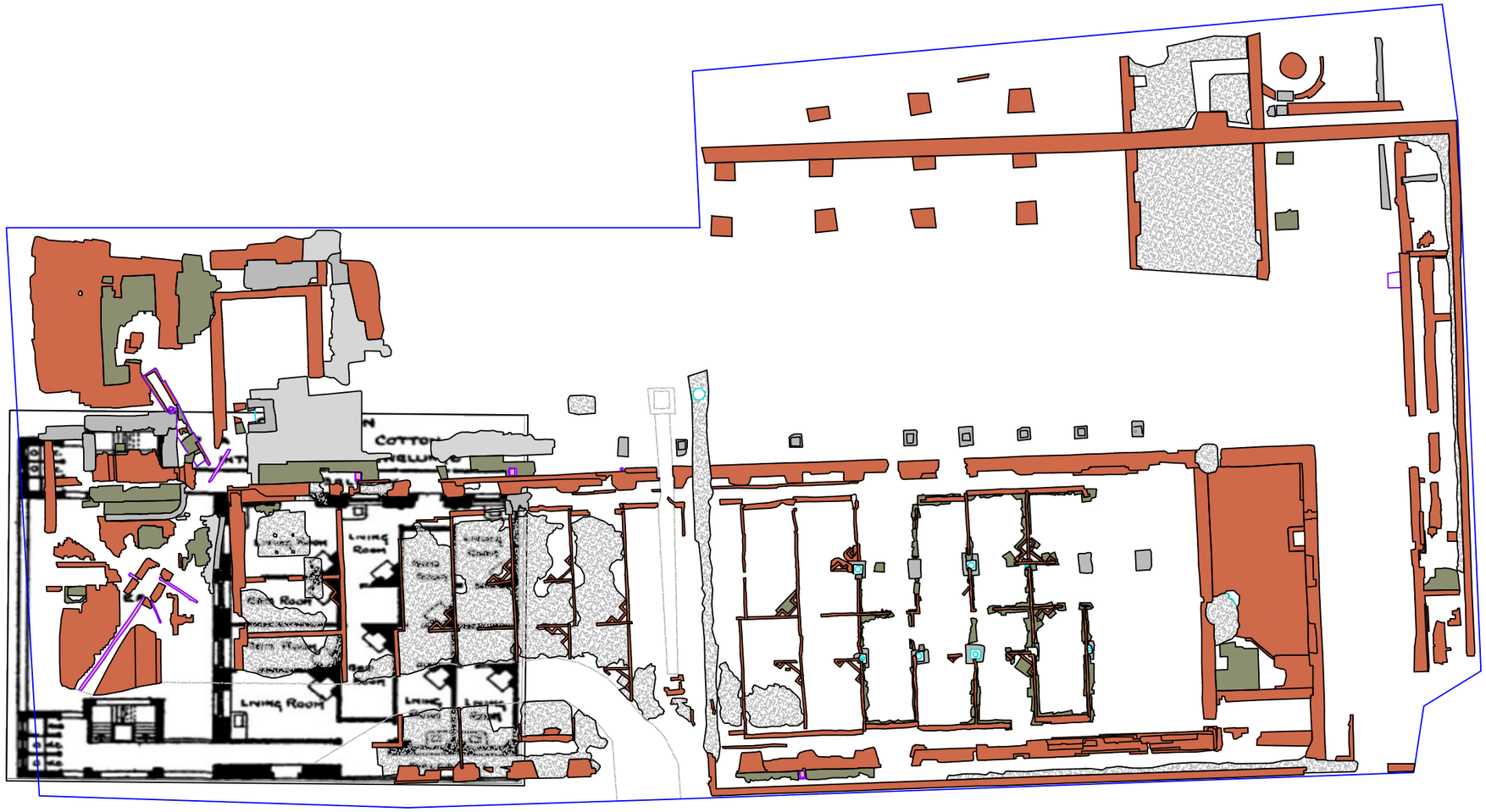
Jersey Wharf

Figure 7: Plan of excavated area superimposed on the Proposed Plan for the Jersey Street Dwellings (1890)

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 10 m

Scale at A3 1:250

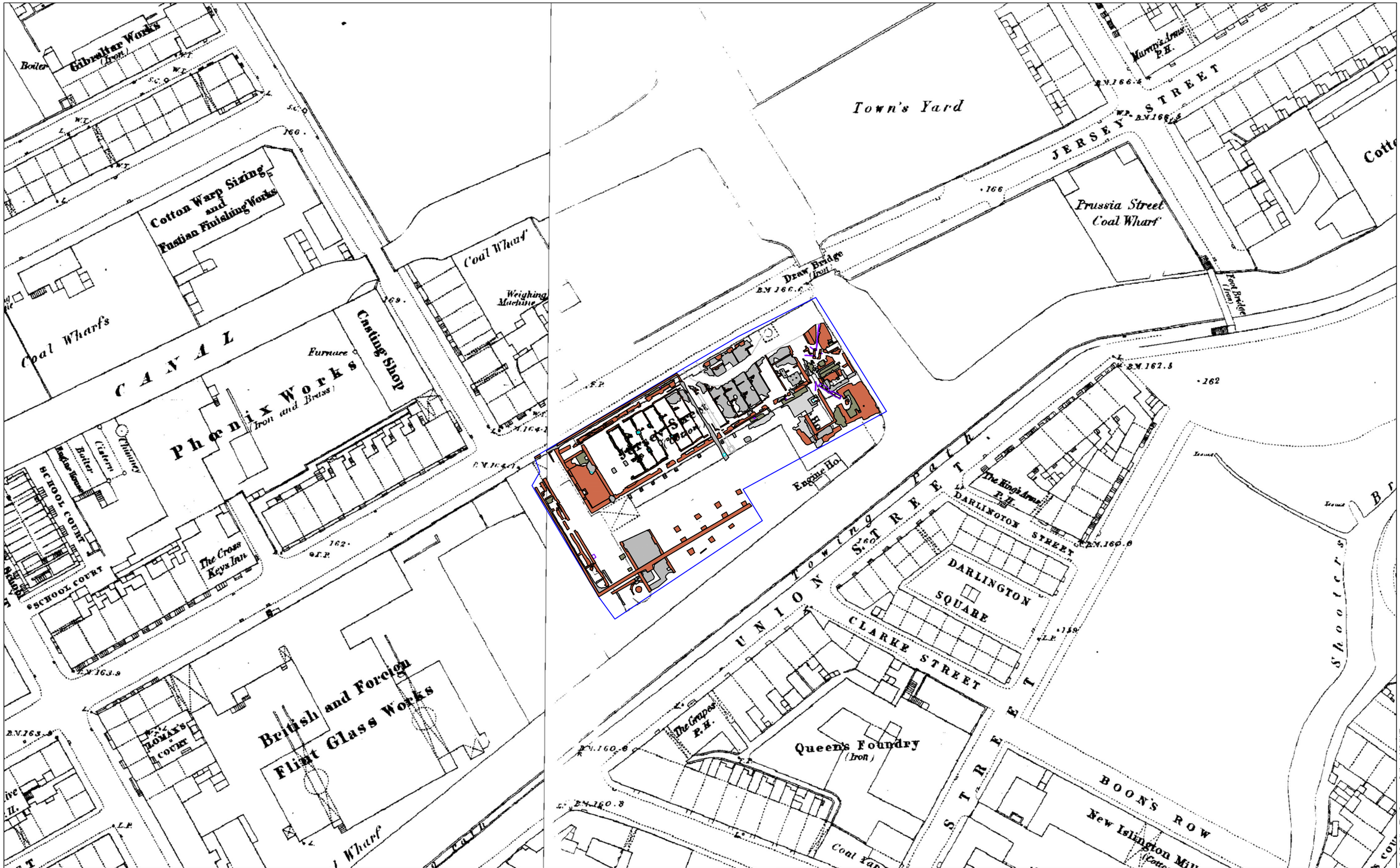
Jersey Wharf

Figure 8: Plan of excavated area superimposed on the Plan of the Jersey Street Dwellings

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 50 m

Scale at A3 1:750

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Figure 9: Excavated remains superimposed on the Ordnance Survey Town Plan of 1891

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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University of Salford

0 50 m

Scale at A3 1:750

Jersey Wharf

Figure 10: Excavated remains superimposed on the Ordnance Survey map of 1908

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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0 50 m

Scale at A3 1:750

Jersey Wharf

Excavated remains superimposed on the Ordnance Survey map of 1922

N

Key:

- Archaeological excavation
- Bricks
- Stones
- Concrete
- Flags
- Cobbles
- Metal
- Drain

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