Land at Robert Street, Manchester
Archaeological Desk-Based Assessment
April 2024

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Report

Archaeological Desk-Based Assessment

Site

Land at Robert Street, Manchester

Client

Rani Investments Limited

Date

April 2024

Planning Authority

Manchester City Council

Grid Reference

SJ 83873 99375

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Report Status

FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at Robert Street, Manchester (hereinafter referred to as the "Study Site"). In accordance with government policy (National Planning Policy Framework 2023), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. Consultation has been undertaken with the Great Manchester Archaeological Advisory Service who have indicated that further archaeological investigations will be required, focussed on the industrial buildings across the southern part of the site, as shown on the late 19th century mapping.

1.0 Introduction

1.1 This archaeological desk-based assessment considers land at Robert Street, Manchester (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Rani Investments Limited. The site (hereinafter referred to as the "Study Site") is located at grid reference SJ 83873 99375. It has been prepared to provide initial advice to the commissioning client and in support of a planning application.

1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.

1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.

1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 and 3).

1.5 A site visit was undertaken on 16th February 2024 when the conditions were cloudy but visibility was clear.

Location, Topography and Geology

1.6 The study site is located to the north of Manchester City Centre. Dutton Street forms the site's southern boundary and Robert Street its eastern, with urban development surrounding the study site in all directions.

1.7 The study site is located c. 41-42m above Ordnance Datum.

1.8 The solid geology of the study site comprises the sandstone of the Chester Formation which is overlain with superficial deposits of Devensian Till (BFS 2024).

Site Visit

1.9 A site visit was undertaken to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The site is comprised a large warehouse with associated landscaping, parking and fencing.



Plate 1 View of the study site facing north



Plate 2 View of the study site facing south-west



Plate 3 View of the study site facing east

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2023) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2020); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

"a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate."

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

"Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact."

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments;
- Examination of material currently held in the Greater Manchester Historic Environment Record for the study site and for a 500m search radius;
- Consultation of the National Heritage List for England; and
- Site inspection.

2.7 The report will also include a consideration of aerial photography for the study site.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

3.2 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

3.4 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

3.5 Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

3.6 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

3.7 *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.8 *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

3.9 *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological,

architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.10 *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 001 states that:

"Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."

Local Planning Policy

3.12 The Core Strategy for Manchester's Local Development Framework (adopted July 2012) contains the following policy relevant to this assessment:

Policy EN 1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

- *Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*

Policy EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy DM 1 Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- *Effects relating to biodiversity, landscape, archaeological or built heritage.*

Policy PA 1 Developer Contributions

Where needs arise as a result of development, the Council will seek to secure planning obligations in line with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance. Through such obligations, the Council may seek contributions for the following with priority assessed on a site by site basis:

- *Protection or enhancement of cultural heritage.*

3.13 Within the Core Strategy, the area of the study site is shown to fall within the designated city centre, which is covered by the following relevant policy:

Policy CC 8 Change and Renewal

The City Council has identified the types of development and approach to development which is considered most likely to deliver the vision for the City Centre and development which reflects elements of this will generally be supported. The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. The Council will also provide appropriate support, including site assembly, for schemes which are likely to contribute to the promotion or improvement of the social, economic or environmental well-being of Manchester. Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

3.14 The abovementioned Core Strategy replaced much of the policy in the former Unitary Development Plan. The Guidance to Development in Manchester Supplementary Planning Document outlines the relevant areas of policy derived from the Unitary Development Plan which remain extant.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.15 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

4.1 The heritage assets under consideration have been identified by means of a review of the following resources:

- Greater Manchester Historic Environment Record (HER) Data;
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous Archaeological Investigations

4.3 Archaeological trial trenching evaluations have been undertaken across the search area (e.g. EGM3367, EGM3519, EGM4057, EGM4831 & EGM4910), as have open area excavations (EGM4138 & EGM5116), test pits (EGM5276) and watching briefs (EGM5189).

4.4 The remaining records of previous archaeological investigations within the search area comprise those relating to desk-based assessments (e.g. EGM3153, EGM3778, EGM4197, EGM4927 & EGM5155), building surveys (EGM305, EGM3614 & EGM4711) and dendrochronological survey (EGM4084).

Prehistoric and Roman

4.5 There are no records of prehistoric or Roman date recorded within the study site.

4.6 There are no records of Palaeolithic to Neolithic date recorded within the search area and the earliest period represented is the Bronze Age, although evidence is limited to the find spot of a stone implement (408.1.0), c. 430m to the south of the study site. The identification of a cave (9909.1.0) at the southern extent of the search area may also indicate prehistoric activity.

4.7 The projected route of the Manchester to Ribchester Roman road (14.1.0) runs through the search area, located c. 170m to the west of the study site at its nearest point, as does the possible route of the road between Manchester and Wigan (25.1.0). There is also the potential of a Roman road at Breslyn Street (13903.1.0), c. 325m to the south-west of the study site, although the route is unconfirmed and any potential evidence is predicated to have been disturbed by 19th century development. Although the bridge over the irk at Hunts Bank, c. 420m to the south of the study site dates to a later period, the crossing is thought to have been in use from the Roman period. The find spot of a Roman, and later, coins has also been recorded within the search area.

4.8 There is limited evidence for prehistoric activity within the search area and although there is evidence for Roman transportation networks across the search area, there is currently no archaeological evidence to indicate associated activity within the study site. It is considered there is a low potential for archaeological remains of prehistoric and Roman date.

Saxon/ Early Medieval and Medieval

4.9 There are no records of Saxon/early medieval or medieval date recorded within the study site.

4.10 Manchester was listed as a pre-Conquest manor in the hundred of Salford, held between King Edward the Confessor and the Churches of St Mary and St Michael. After the Norman Conquest, Manchester was granted to Roger of Poitou (Open Domesday). The Grelley family held the manor of Manchester from the beginning of the 12th century. The manor passed to John la Warre upon the death of Thomas Grelley in 1311. The manor descended through the Warre line until the death of Thomas la Warre in 1426 saw Manchester pass through marriage to the West family (Brownbill & Farrer, 1911).

4.11 The only evidence of Saxon/early medieval date recorded within the search area is the find spot of a 6th century funerary urn (1254.1.0), c. 400m to the west of the study site.

4.12 The majority of records of medieval date within the search area are recorded within the area of medieval Manchester (16050.1.0), although the historic core lies outside of the search area. Evidence relating to the medieval settlement includes the site of court house (1592.1.0), cottages (1937.1.0), a townhouse (1942.1.0), features associated with Manchester Castle (2020.1.0, 2020.1.1 & 20201.2), Chetham's College (2020.2.0) and the site of a sanctuary (409.1.1), a market cross and stocks (535.1.0), inn (874.1.0), manor (9863.1.0) and fulling mill (9864.1.0).

4.13 Although there is evidence of Saxon/early medieval and medieval activity within the search area, there is currently no evidence to indicate that this extended into the study site, with the focus of activity dating to this period located elsewhere. Cartographic evidence suggests that the study site was undeveloped until the late 19th century. The potential for archaeological remains of Saxon/early medieval and medieval date is considered to be low.

Post Medieval to Modern

4.14 There are no records of post-medieval to modern date recorded within the study site.

4.15 John Lacy acquired the manor of Manchester from the West family in 1579. Lacy sold the manor to Nicholas Mosley, Lord Mayor of London, in 1599 and Manchester descended through the Mosley line thereafter. Sir Oswald Mosley sold the manor to the Corporation of Manchester for £200,000 in 1846 (Brownbill & Farrer, 1911).

4.16 The majority of records of post-medieval to modern date located within the search area comprise buildings and structures (e.g. 11252.1.0, 1565.1.0, 16819.1.0, 1844.1.0 & 269.1.0).

4.17 There are numerous records of post-medieval to modern date that reflect industrial activity in Manchester from the 18th century onwards (e.g. 11251.1.0, 13910.1.0, 15732.1.0, 2038.1.0 & 3065.1.0), including the site of a brickworks (9902.1.0), c. 30m to the north of the study site. The identification of a field boundary (16818.1.0) also indicates an agricultural use of the search area.

4.18 The earliest map included in this assessment that shows the study site in detail is the 1844 Cheetham tithe map (Figure 4) which shows it as part of a large undeveloped land that is recorded in the accompanying apportionment as field buildings under the ownership of the Earl of Ducie and occupied by John Redfern (TNA IR 29/18/69).

4.19 By the time of the 1892 Ordnance Survey (OS) map (Figure 5) buildings had been constructed across the site, along both the Robert Street and Dutton Street frontages. Census records dating between 1901 and 1911 indicate that these buildings comprised terraced residential properties housing various families (The Genealogist). Those buildings that fell within the study site were addressed as 1-17

Robert Street, as is reflected by street numbering on the 1948 insurance plans (not illustrated), although these plans indicate that the study site was in the ownership of Dickson & Robinson Ltd by this time and comprised garden seed warehouses and a millinery factory.

4.20 There are changes to the footprint of structures across the study site and by the time of the 1952 OS map (Figure 6) a wall is shown across the Dutton Street frontage and two buildings along the Robert Street frontage. By the time of the 1962 insurance plans, the site was in the ownership of Joseph Brooks & Co Ltd, a chemist manufacturer, with the former garden seed warehouses being replaced by a drug store and offices across the same footprints. Plans for new premises in the north of the study site were ordered to be drawn up by a Joseph Brooks in 1953, indicating Brooks' ownership of the site to the early 1950s at the latest (GMCRO GB127.M900/1/1/2/21/33211).

4.21 The abovementioned millinery factory was operated by Alfred Saffer & Co. until its sale to the Cheetham-based Rigine Manufacturing Co. in 1966. The factory closed down in 1975 (GMCRO GB124.DPA/23).

4.22 By the time of the 1987 OS map (Figure 7) the majority of structures had been cleared. All buildings had been demolished by the time of the 1996 Ordnance Survey map (Figure 8).

4.23 The cartographic evidence demonstrates that the study site has remained as undeveloped land until the late 19th century when it was in industrial use. The potential for archaeological remains dating to the post-medieval and modern periods is considered to be high, with remains likely associated with former buildings located across the site.

Aerial Photography

4.24 Images which date to 1946 and 1953, held on the Historic England Aerial Photograph Explorer, indicate the location of buildings and structures along the Robert Street and Dutton Street frontages of the study site.

4.25 Google Earth holds clear historic aerial photography from 2000 to 2023 which show the warehouse across the study site.

Summary of Archaeological Potential and Assessment of Significance

4.26 A review of the available evidence has indicated that the study site has a low potential for archaeological remains of prehistoric to medieval date and a low potential for archaeological remains of post-medieval to modern date. Although the significance of previously unrecorded archaeological deposits cannot be fully determined at this stage, available evidence suggests that any such deposits would be of no more than low/local significance.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

5.1 The site is currently a large warehouse with associated landscaping, parking and fencing.

The Proposed Development

5.2 The proposed development comprises the erection of a part 10, part 14 and part 19 storey residential building comprising 198 apartments (Use Class C3) together with associated residents' amenity space, cycle parking, substation, servicing, and associated landscaping works following demolition of existing buildings.

Previous Impacts, Potential Archaeological Impacts and Mitigation Measures

5.3 Previous impacts upon the archaeological potential within the study site will have been as a result of the construction and subsequent demolition of the 19th century structures, as well as the modern warehouse. It is considered that this would have resulted in the truncation of below ground archaeological deposits. However, the potential for the survival of archaeological deposits beyond the depths, or outside areas, of previous disturbance cannot be discounted.

5.4 A review of the available evidence has indicated that the study site has a low potential for archaeological remains of prehistoric to medieval date and a high potential for archaeological remains of post-medieval and modern date. It is considered that any previously unrecorded archaeological remains would be of low/local significance.

5.5 The groundworks associated within the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. Although the foundation strategy is not yet finalised, it is likely to comprise the use of CFA piling with reinforced concrete ground beams and ground slabs. However, impacts upon archaeological deposits can be mitigated for in advance of, or during, construction works. Consultation has been undertaken with the Great Manchester Archaeological Advisory Service who have indicated that further archaeological investigations will be required, focussed on the industrial buildings across the southern part of the site, as shown on the late 19th century mapping.

6.0 Summary and Conclusions

6.1 This historic environment desk-based assessment considers land at Robert Street, Manchester, which is proposed for residential development (Figure 1).

6.2 The assessment has been prepared to provide initial advice to the commissioning client and in support of an application for planning permission.

6.3 Based on the information within the Greater Manchester Historic Environment Record, supplemented by historic mapping and documentary research, the study site is considered to have a low potential for archaeological remains of prehistoric to medieval and a high potential for archaeological remains of post-medieval to modern date. It is considered that any previously unrecorded archaeological remains would be of up to low/local significance.

6.4 The groundworks associated with the construction of the proposed development have the potential to have below ground impacts upon any archaeological deposits which may survive within the study site. Consultation has been undertaken with the Great Manchester Archaeological Advisory Service who have indicated that further archaeological investigations will be required, focussed on the industrial buildings across the southern part of the site, as shown on the late 19th century mapping.

Sources

General

British Library

Greater Manchester County Record Office (GMCRO)

Greater Manchester Historic Environment Record

The National Archives

Archival (GMCRO)

GB124.DPA/23 – Photographs of employees at Rigine Manufacturing Co. N.D.

GB124.DPA/3015/9-18 – 3015/18, Robert Street, Cheetham Hill. N.D.

GB127.M900/1/1/2/3/3632 – Plan of Robert Street, Cheetham. N.D.

GB127.M900/1/1/2/3/3660 – Plan of 4 Robert Street, Cheetham. 1899.

GB127.M900/1/1/2/5/7190 – Plan of: Robert Street, Cheetham. 1906.

GB127.M900/1/1/2/21/33211 - Plan of: Alterations to Factory, 17 Robert Street, Cheetham. 1953.

IR 29/18/69 – Cheetham Tithe Survey. 1844.

Cartographic

1844 - Cheetham Tithe Map

1892 - 25 inch scale Ordnance Survey map

1952 - 25 inch scale Ordnance Survey map

1987 - 1:2,500 scale Ordnance Survey map

1996 - 1:2,500 scale Ordnance Survey map

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – http://www.british-history.ac.uk/

British Geological Society Geology of Britain Viewer - http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

Historic England National Heritage List for England - https://www.historicengland.org.uk/listing/the-list/

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

North West England Regional Research Framework www.researchframeworks.org/nwrf

Pastscape - www.pastscape.org.uk

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Aerial Photography

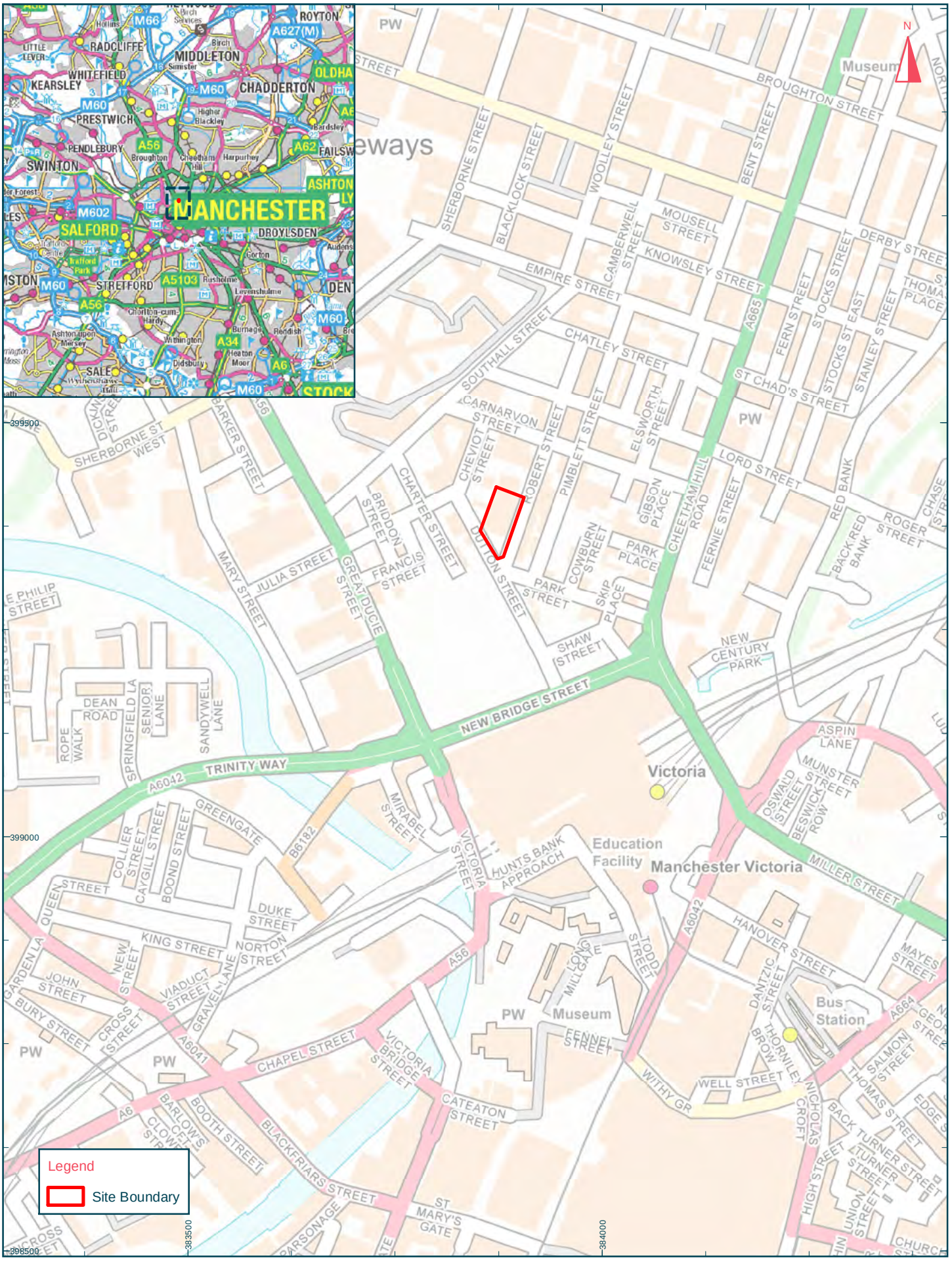
raf_3g_tud_uk_185_vp2_5164

raf_58_1158_f22_0051

raf_58_1158_f22_0052

raf_58_1158_f22_0053

raf_58_1158_f22_0054



Legend

Site Boundary

Title: Figure 1: Site Location Address: Land at Robert Street	Scale at A4: 1:6,000 0 150m	orion.

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Legend

- Site Boundary
- 500m Area Buffer

Non-Designated Heritage Assets

HER Record (Point)
- Monument

HER Record (Line)
- Monument

HER Record (Polygon)
- Monument

Strangeways

Education Facility

Museum

Fire Station

Bus Station

Victoria

Manchester Victoria

8619.4.0
9902.1.1
8619.3.0
9855.1.0
8319.2.0
8319.1.0
269.1.0
8619.2.0
8318.1.0
11773.1.0
8321.1.0
3065.1.0
1770.1.0
1787.1.0
8619.1.0
2038.1.0
8320.2.0
8320.3.0
8320.1.0
275.3.0
11769.1.0
275.1.0
9902.1.0
9860.1.0
9861.1.0
1731.1.0
1834.1.0
6646.1.0
1734.1.0
9736.1.0
1914.1.0
1736.1.0
25.1.10
6694.1.0
16184.1.0
13902.1.0
1935.1.0
1565.1.0
15544.1.0
1592.1.0
533.1.0
1729.1.0
535.1.0
1937.1.0
1844.1.0
1943.1.0
1942.1.0
406.1.0
6695.1.0
16953.1.0
16939.1.0
16934.1.0
1945.1.0
16938.1.0
6682.1.0
6683.1.0
16938.1.0
874.1.0
16503.1.0
2020.2.6
16185.1.0
16023.1.0
1392.1.0
2094.1.0
9863.1.0
16023.1.1
9864.1.0
9862.1.0
9910.1.0
409.1.1
2020.4.2
2020.2.9
13903.1.0
16138.1.0
2020.1.2
2020.3.0
2020.1.1
2020.1.0
2020.2.0
2020.4.1
9909.1.0
2020.4.0
408.1.0
15571.1.0
11670.1.0
8349.1.0
1393.1.0
13721.1.0
11251.1.0
9871.1.0
16819.1.0
16820.1.0
11253.1.0
8317.1.0
16821.1.0
16818.1.0
11252.1.0
1254.1.0
15735.1.0
13948.1.0
13910.1.0
13908.1.0
15736.1.0
15738.1.0
15733.1.0
15739.1.0
15734.1.0
15732.1.0
9859.1.0
15741.1.0
15740.1.0
15746.1.0

399500
399000
383900
385500
384000
384500

Title:
Figure 2: HER Monuments Data

Address:
Land at Robert Street

Scale at A3: 1:5,000

0 200m

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Legend

- Site Boundary
- 500m Area Buffer

Previous Archaeological Work

HER Record (Point)
- HER Record (Point)

HER Record (Line)
- HER Record (Line)

HER Record (Polygon)
- HER Record (Polygon)

EGM4549
EGM4576
EGM3860
EGM3860
EGM4197
EGM5572
EGM5565
EGM4927
EGM3153
EGM5270
EGM5419
EGM5329
EGM4781
EGM4780
EGM5608
EGM5222
EGM4831
EGM5189
EGM5169
EGM3614
EGM3614
EGM3519
EGM3614
EGM3614
EGM3857
EGM5049
EGM4626
EGM5470
EGM3367
EGM4718
EGM4057
EGM4626
EGM5049
EGM5116
EGM5146
EGM5467
EGM5347
EGM4138
EGM5551
EGM4107
EGM5276
EGM5276
EGM4910
EGM5115
EGM4227
EGM4869
EGM4227
EGM305
EGM4227
EGM4227
EGM5164
EGM4578
EGM4711
EGM4227
EGM4227
EGM5276
EGM4084
EGM4568
EGM4227
EGM5331
EGM5149
EGM5337
EGM4652
EGM3778

Strangeways
Victoria
Manchester Victoria
Education Facility
Museum
Bus Station
Fire Station
PW

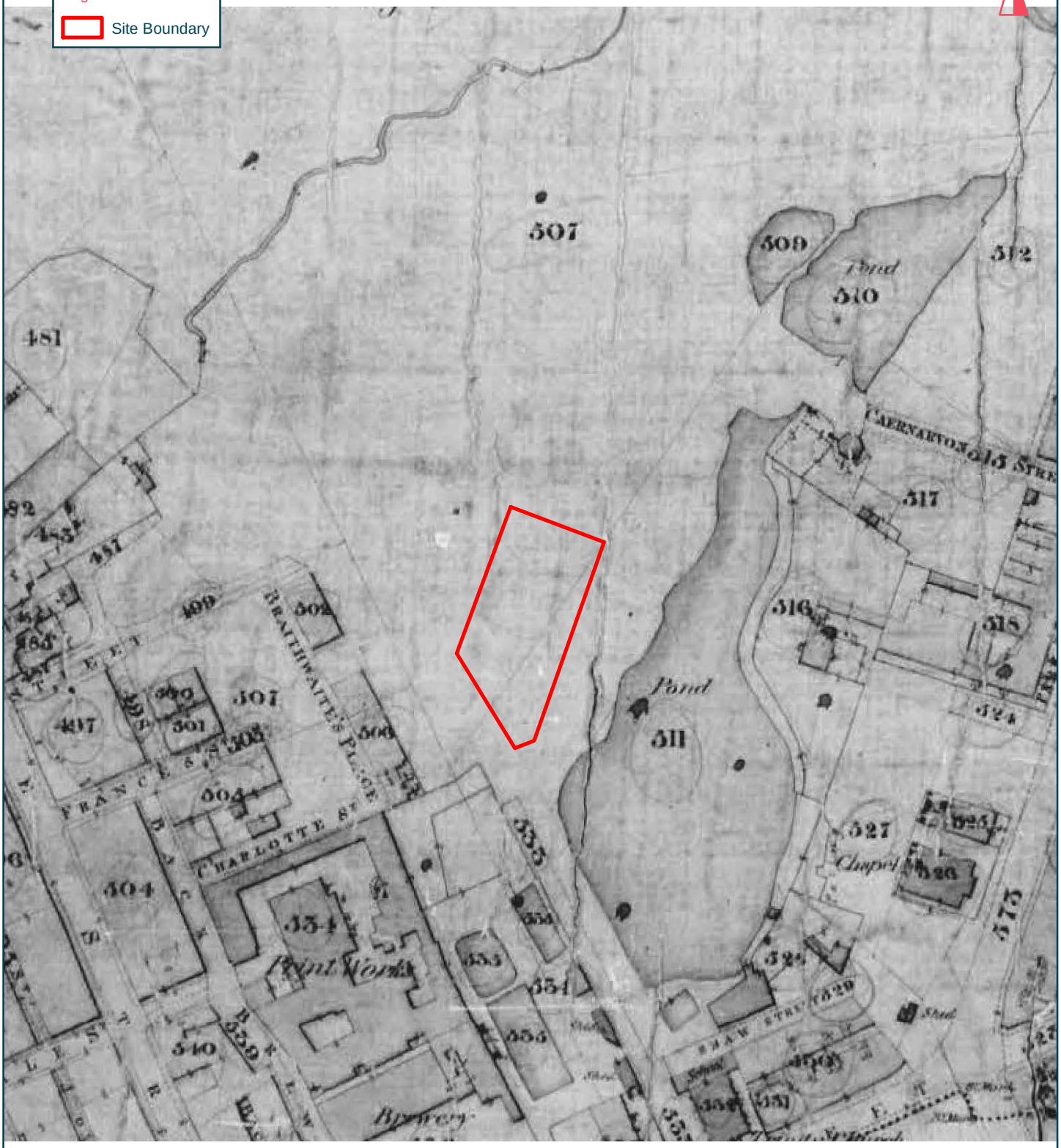
Title:
Figure 3: HER Events Data

Address:
Land at Robert Street

Scale at A3: 1:5,000

0 200m

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Title:
Figure 4: Extract from the 1844 Cheetham Tithe Map
Address:
Land at Robert Street

Scale at A4: 1:2,000
0 50m

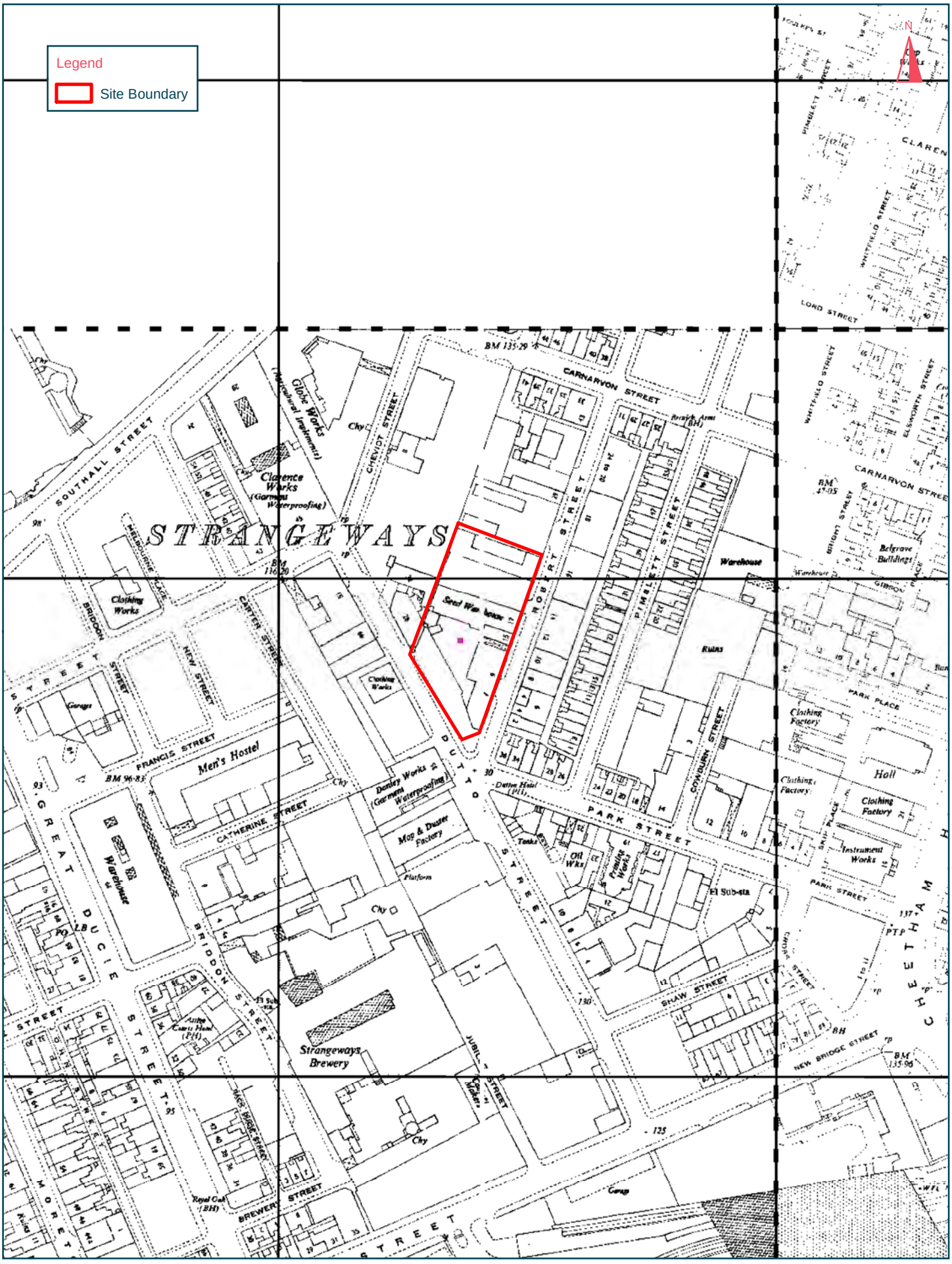
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Title:
Figure 5: Extract from the 1892 25 inch scale Ordnance Survey map
Address:
Land at Robert Street

Scale at A4: 1:2,000
0 50m

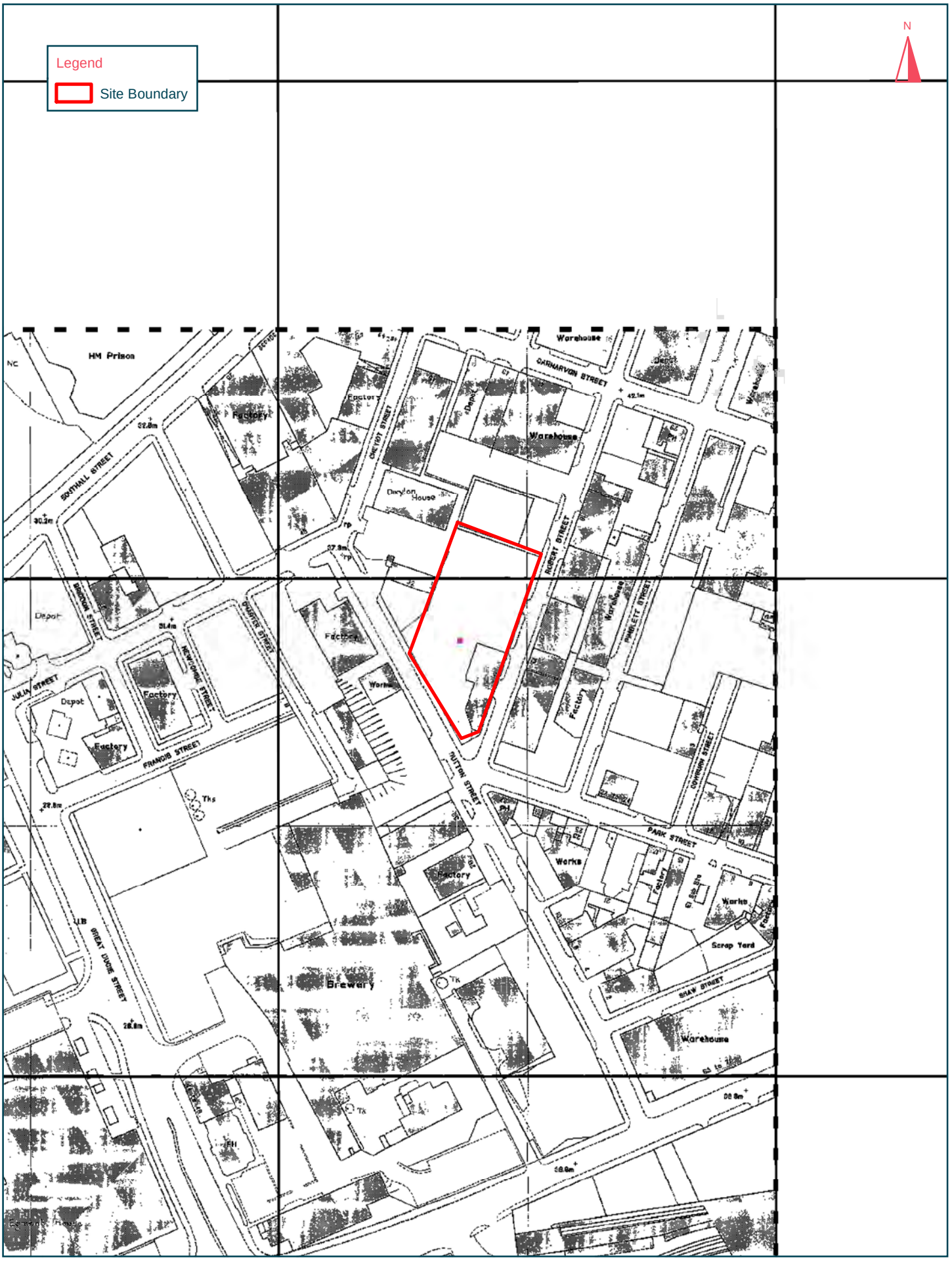
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Title:
Figure 6: Extract from the 1952 25 inch scale Ordnance Survey map
Address:
Land at Robert Street

Scale at A4: 1:2,000
0 50m

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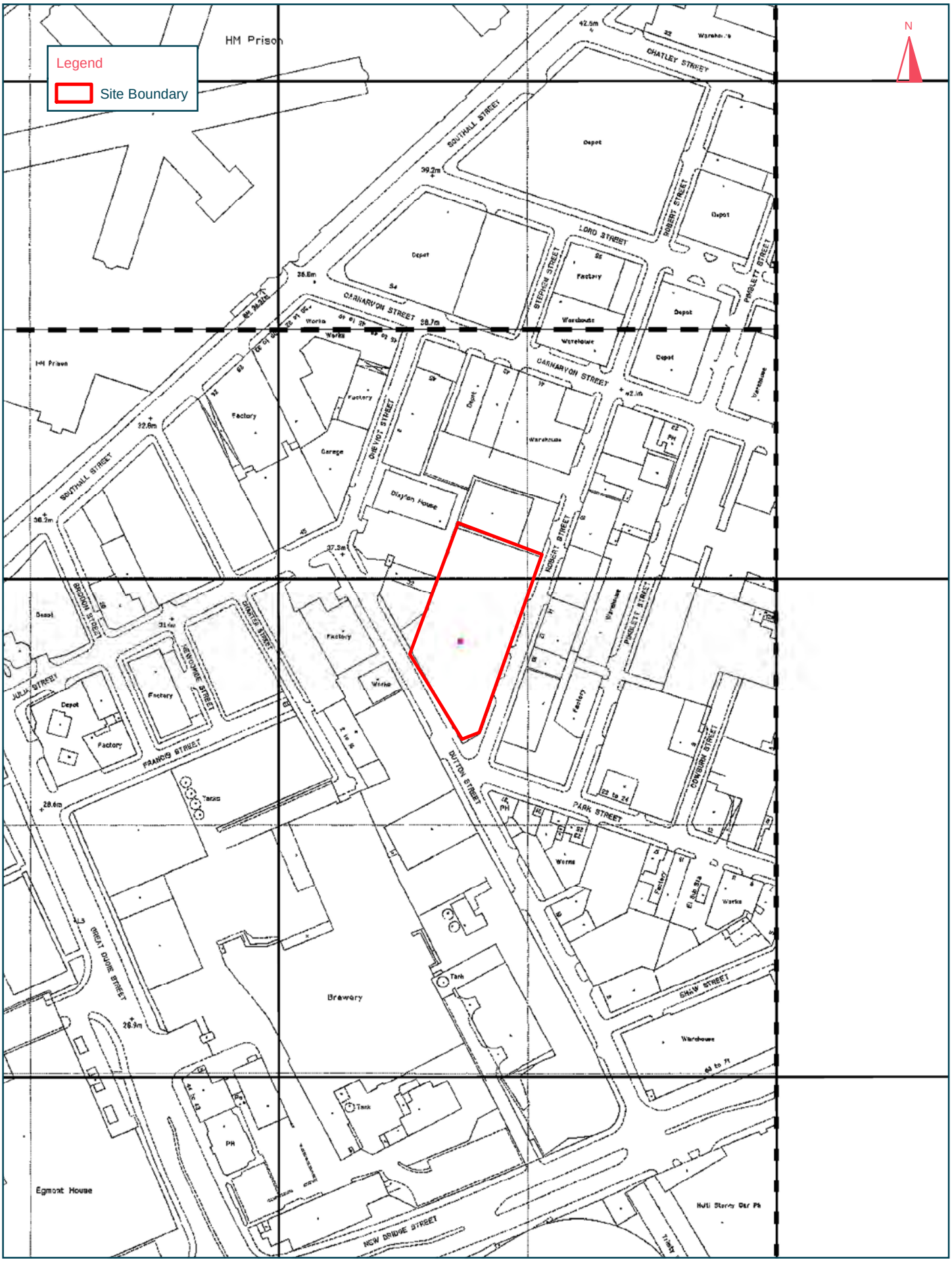


Title:
Figure 7: Extract from the 1987 1:2,500 scale Ordnance Survey map
Address:
Land at Robert Street

Scale at A4: 1:2,000
0 50m

orion.

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Title:
Figure 8: Extract from the 1996 1:2,500 scale Ordnance Survey map
Address:
Land at Robert Street

Scale at A4: 1:2,000
0 50m

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Title:
Figure 9: Satellite image of the study site
Address:
Land at Robert Street

Scale at A4: 1:4,000
0 150m

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a search area of a 500m radius from the study site was adopted. The following gazetteer represents all of the entries from the Greater Manchester Historic Environment Record.

Abbreviations:
GMHER: Greater Manchester Historic Environment Record

GMHER Number	NAME	PERIOD	NGR
Monuments Data			
408.1.0	Stone Implement (findspot)	Bronze Age	SJ 8405 9895
9909.1.0	Cave at Old Millgate (Area of Medieval Manchester)	Prehistoric	SJ 8399 9890
13903.1.0	Breslyn Street, Strangeways (potential for Roman road at)	Roman	SJ 83791 99021
1393.1.0	Roman and other coins found in the River Irk	Roman	SJ 8429 9919
14.1.0	Manchester to Ribchester Roman Road (Area of Roman Manchester)	Roman	SJ 8342 9857
16023.1.0	Huntâ□□s Bank Bridge (Area of Medieval Manchester)	Roman to 21st Century	SJ 8386 9893
25.1.10	Manchester to Wigan Roman Road (possible route of)	Roman to Medieval	SJ 8350 9904
1254.1.0	Urn (Saxon) (findspot)	AD 6th Century	SJ 8430 9940
1592.1.0	Court House (site of)	AD 13th Century to AD 19th Century	SJ 8360 9898
16050.1.0	Area of Medieval Manchester	Medieval	SJ 8390 9867
1942.1.0	Townhouse (site of)	Medieval to Early 20th Century	SJ 8366 9892
2020.1.0	Manchester Castle (site of) (Area of Medieval Manchester)	AD 12th Century	SJ 8390 9887
2020.1.1	Manchester Castle Inner Ditch (antiquarian observations) (Area of Medieval Manchester)	Medieval	SJ 8391 9888
2020.1.2	Manchester Castle Inner Ditch (GMAU Excavation) (Area of Medieval Manchester)	Medieval	SJ 8387 9888
409.1.1	Long Millgate Cross â□□ Sanctuary (site of) (Area of Medieval Manchester)	Medieval	SJ 8410 9897
535.1.0	Market Cross and Stocks (site of)	Medieval to AD 19th Century	SJ 8361 9896
6683.1.0	51 Greengate (site of)	Medieval to AD 20th Century	SJ 8361 9894
874.1.0	Bulls Head Inn (formerly Allens Residence) (site of)	AD 14th Century to Mid 20th Century	SJ 8362 9893
9863.1.0	Manor (Upper) Watermill (site of)	AD 14th Century to AD 15th Century	SJ 8412 9916
9864.1.0	Manor Fulling Mill (site of)	AD 14th Century to	SJ 8405 9908

GMHER Number	NAME	PERIOD	NGR
		AD 19th Century	
11251.1.0	Dyeworks (site of)	AD 18th Century to AD 20th Century	SJ 8416 9924
11252.1.0	Cat Nest (houses) and George & Dragon public house (site of)	AD 16th Century to AD 20th Century	SJ 8424 9934
11253.1.0	Rope Manufactory (site of)	AD 19th Century to AD 20th Century	SJ 8419 9935
11769.1.0	County Police Court (formerly Assize Courts) (site of)	AD 19th Century to AD 20th Century	SJ 8367 9947
11773.1.0	Great Synagogue (site of)	AD 19th Century to AD 20th Century	SJ 8422 9967
13721.1.0	Scotland Bridge	Post Medieval to 21st Century	SJ 84211 99222
13902.1.0	Area around Breslyn Street (formerly Boundary Street), Strangeways	AD 19th Century to Mid 20th Century	SJ 83795 99032
13908.1.0	Workers' Housing (site of), Roger Street	AD 19th Century to Mid 20th Century	SJ 84357 99391
13910.1.0	Plaster of Paris Works (site of)	AD 19th Century to Early 20th Century	SJ 84364 99408
1392.1.0	Victoria Station, including concourse to rear with restaurant and booking hall	AD 19th Century to 21st Century	SJ 8387 9899
13948.1.0	Workers' Housing (site of), Brighton Street	AD 19th Century to Early 20th Century	SJ 84353 99404
15544.1.0	Manchester Parcel Post Office	AD 19th Century to 21st Century	SJ 8373 9902
15732.1.0	Red Bank Chemical Works (site of)	AD 19th Century to Edwardian	SJ 84361 99295
15733.1.0	Red Bank Mill (site of)	AD 19th Century to AD 20th Century	SJ 84303 99345
15734.1.0	Back-to-Back Houses, Back Red Bank (site of)	AD 18th Century to Mid 20th Century	SJ 84291 99316
15735.1.0	Back-to-Back Houses, Back Red Bank (site of)	AD 18th Century to	SJ 84321 99381

GMHER Number	NAME	PERIOD	NGR
		Mid 20th Century	
15736.1.0	Card Manufactory, Back Foundry Street (site of)	AD 19th Century to AD 20th Century	SJ 84345 99370
15738.1.0	Red Bank Oil Works (site of)	AD 19th Century to AD 20th Century	SJ 84334 99358
15740.1.0	Building, Faber Street (site of)	AD 18th Century to Mid 20th Century	SJ 84299 99277
15741.1.0	Terraced Houses, Foundry Street (site of)	AD 18th Century to AD 20th Century	SJ 84287 99290
15746.1.0	Building, Roger Street (site of)	AD 18th Century to AD 20th Century	SJ 84302 99272
16023.1.1	River Irk Culvert (Area of Medieval Manchester)	AD 19th Century to 21st Century	SJ 8388 9893
16138.1.0	Stephenson Bridge	AD 19th Century to 21st Century	SJ 8379 9894
16184.1.0	Middle Bridge	AD 19th Century to 21st Century	SJ 8383 9899
16185.1.0	North Bridge	AD 19th Century to 21st Century	SJ 8383 9901
16503.1.0	Exchange Station (site of)	AD 19th Century to Late 20th Century	SJ 8369 9883
16818.1.0	Field Boundary (site of)	Post Medieval to AD 19th Century	SJ 8410 9933
16819.1.0	Park Hill (site of)	AD 19th Century to AD 20th Century	SJ 8409 9933
16820.1.0	Housing on Fernie Street (site of)	AD 19th Century	SJ 8412 9934
16821.1.0	Fernie Street Synagogue (site of)	AD 19th Century to Late 20th Century	SJ 8412 9934
16934.1.0	61 Greengate and 34â□□48 Gravel Lane (site of)	AD 17th Century to Mid 20th Century	SJ 8358 9895
16938.1.0	Cross Court, Wood's Buildings and 55â□□57 Greengate (site of)	AD 19th Century to Late 20th Century	SJ 8359 9894

GMHER Number	NAME	PERIOD	NGR
16939.1.0	Buildings at 59 Greengate (site of)	Post Medieval to Early 20th Century	SJ 8359 9896
16953.1.0	Building, Gravel Lane (site of)	Post Medieval to Early 20th Century	SJ 8356 9897
1729.1.0	The Finney Arms public house (site of)	AD 19th Century to First World War	SJ 8362 9898
1731.1.0	The Globe Tavern (site of)	AD 19th Century	SJ 8337 9935
1734.1.0	Greengate Mills (site of)	AD 19th Century to Mid 20th Century	SJ 8349 9917
1736.1.0	Hat Factory (site of)	AD 19th Century to AD 20th Century	SJ 8358 9903
1770.1.0	Lime Pits (site of)	AD 19th Century	SJ 8340 9950
1787.1.0	Church of St Simon (site of)	AD 19th Century to Early 20th Century	SJ 8337 9947
1834.1.0	Springfield Dye Works (site of)	AD 19th Century	SJ 8339 9921
1844.1.0	The Old Shears Inn (site of)	AD 17th Century to AD 19th Century	SJ 8361 9894
1914.1.0	Springfield Hall (site of)	Post Medieval to AD 19th Century	SJ 8346 9909
1935.1.0	Three Legs of Man public house (site of)	Post Medieval to 21st Century	SJ 8357 9898
1937.1.0	Cottages (site of)	AD 15th Century to AD 19th Century	SJ 8362 9896
1943.1.0	Edinburgh Castle (public house) (site of)	AD 16th Century to AD 19th Century	SJ 8365 9894
1945.1.0	Cottage (site of)	AD 16th Century to AD 19th Century	SJ 8360 9895
2020.2.0	Chetham's College/ Hospital/ Blue Coat School and Library (Area of Medieval Manchester)	AD 15th Century to 21st Century	SJ 8389 9889
2020.2.6	Palatine Building/ Former Railway Hotel (site of) (Area of Medieval Manchester)	AD 19th Century to 21st Century	SJ 8386 9888
2020.2.9	Chethamâ□□s School, north wall of garden (site of) (Area of Medieval Manchester)	AD 17th Century to	SJ 8391 9889

GMHER Number	NAME	PERIOD	NGR
		AD 19th Century	
2020.3.0	Chetham's College, Fragment of Hyde's Cross (Area of Medieval Manchester)	AD 17th Century to 21st Century	SJ 8392 9888
2020.4.0	Manchester Grammar School/ Free Grammar School (site of)/ New College House (Area of Medieval Manchester)	AD 16th Century to 21st Century	SJ 8398 9888
2020.4.1	Phoenix Corn Mill and School Mills (site of) (Area of Medieval Manchester)	AD 19th Century	SJ 8401 9890
2020.4.2	Brick vault beneath 1880 Manchester Grammar School building (Area of Medieval Manchester)	AD 19th Century	SJ 8396 9891
2038.1.0	Globe House, Clarence Hat Works, and site of Imperial Works	AD 19th Century to 21st Century	SJ 8380 9949
2094.1.0	Victoria Station Arena â□□ Evaluation	AD 18th Century to AD 19th Century	SJ 8393 9908
269.1.0	Cheetwood Hall (site of)	AD 16th Century to AD 19th Century	SJ 8370 9979
275.1.0	Strangeways Hall (site of)	AD 16th Century to AD 19th Century	SJ 8366 9946
275.3.0	Strangeways Park (site of)	Post Medieval to AD 19th Century	SJ 8370 9950
3065.1.0	Overbridge and Springfield Mills (remains of)	AD 19th Century to 21st Century	SJ 8343 9951
406.1.0	New Fleet Prison/ House of Correction â□□ former College Corn Barn, later Castle/ College Inn (site of) (Area of Medieval Manchester)	AD 16th Century to AD 19th Century	SJ 8385 9891
533.1.0	Coin Hoard (findspot)	AD 17th Century	SJ 8360 9897
6646.1.0	Works, Springfield Lane (site of)	AD 19th Century to 21st Century	SJ 8345 9918
6682.1.0	The Old Shears public house (or New Shears), 53â□□55 Greengate (site of)	AD 19th Century to Late 20th Century	SJ 8361 9894
6694.1.0	Regent Electric (formerly)	AD 19th Century to 21st Century	SJ 8351 9902
6695.1.0	The Waterloo public house (former)	AD 19th Century to 21st Century	SJ 8350 9902
8317.1.0	19 Cheetham Hill Road (Former Synagogue)	AD 19th Century to	SJ 8403 9929

GMHER Number	NAME	PERIOD	NGR
		21st Century	
8318.1.0	95 & 97 Cheetham Hill Road (No.95: former Knowsley Hotel, now Derby Brewery Arms public house)	AD 19th Century to 21st Century	SJ 8416 9962
8319.1.0	Former Cheetham Town Hall	AD 19th Century to 21st Century	SJ 8417 9969
8319.2.0	109 Cheetham Hill Road (Cheetham Town Hall Annexe)	AD 19th Century to 21st Century	SJ 8418 9971
8320.1.0	Roman Catholic Church of St Chad and Presbytery, and Boundary Walls	AD 19th Century to 21st Century	SJ 8418 9952
8320.2.0	Churchyard Walls of St Chad's	AD 19th Century to 21st Century	SJ 8417 9955
8321.1.0	Former Free Library	AD 19th Century to 21st Century	SJ 8421 9963
8619.1.0	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Gatehouse	AD 19th Century to 21st Century	SJ 8379 9952
8619.2.0	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Main Prison Block	AD 19th Century to 21st Century	SJ 8375 9958
8619.3.0	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Boys Prison Block	AD 19th Century to 21st Century	SJ 8384 9966
8619.4.0	HMP Manchester (formerly Strangeways Gaol/ Strangeways Prison): Tower	AD 19th Century to 21st Century	SJ 8380 9962
9736.1.0	Print Works (site of)	AD 19th Century	SJ 8384 9924
9855.1.0	Art Metal Works (site of)	AD 19th Century to 21st Century	SJ 8400 9975
9859.1.0	Iron Foundry (Mr Fletcher's) (site of)	AD 18th Century to Late 20th Century	SJ 8432 9929
9860.1.0	Printing Works (Mr Lomax's) (site of)	AD 18th Century to AD 19th Century	SJ 8359 9947
9861.1.0	Dye Works (site of), off Great Ducie Street	AD 18th Century to AD 19th Century	SJ 8365 9937
9862.1.0	Manchester Lower Mill (site of) (Area of Medieval Manchester)	AD 16th Century to AD 19th Century	SJ 8400 9898

GMHER Number	NAME	PERIOD	NGR
9871.1.0	Trinity Church (site of)	AD 19th Century to Mid 20th Century	SJ 8394 9920
9902.1.0	Brickfield (site of)	AD 19th Century	SJ 8386 9944
9902.1.1	Brickworks (site of), off Sherborne Street	AD 19th Century	SJ 8380 9965
9910.1.0	Walkers Croft Burial Ground (site of)	AD 19th Century	SJ 8404 9899
11670.1.0	Parkers Hotel	AD 20th Century to 21st Century	SJ 8418 9908
1565.1.0	56 Greengate (site of)	Edwardian to Late 20th Century	SJ 8359 9899
15739.1.0	Union Bridge Iron Works (site of)	AD 20th Century	SJ 84344 99330
8320.3.0	St Chad's Cheetham Hill First World War Memorial Cross	First World War to 21st Century	SJ 8416 9952
8349.1.0	Ashton House	Edwardian to 21st Century	SJ 8427 9915
Events Data			
EGM305	Building Survey		SJ 8357 9898
EGM3153	Gateway/ Lord Street Development site		SJ 8416 9924
EGM3367	Victoria Station		SJ 8385 9910
EGM3519	Land at the Junction of Gravel Lane and Greengate		SJ 83546 99000
EGM3614	Salford Heritage Project: Building Surveys		SJ 83416 99001
EGM3778	Red Bank		SJ 84359 99325
EGM3857	Breslyn Street		SJ 83788 99038
EGM3860	Brighton Street		SJ 84372 99414
EGM4057	Manchester Victoria Station		SJ 8402 9899
EGM4084	Chethams Library and School: Tree-ring analysis		SJ 8390 9889
EGM4107	The Exchange		SJ 8375 9886
EGM4138	Greengate Towers		SJ 8367 9896
EGM4197	Green Quarter, Block 7		SJ 8410 9933
EGM4227	Exchange Greengate Redevelopment: Public Realm Works		SJ 8366 9885
EGM4549	Red Bank, Victoria North (former Creamline Diaries)		SJ 8457 9966
EGM4568	The Medieval Cultural Quarter		SJ 8392 9882
EGM4576	Red Bank, Victoria North (former Creamline Diaries)		SJ 8457 9966
EGM4578	Land at the Embankment		SJ 8375 9885
EGM4626	Great Ducie Street and Mirabel Street		SJ 8378 9902
EGM4711	Palatine Building		SJ 8387 9887
EGM4718	Manchester Victoria Station		SJ 8397 9900
EGM4780	Boddington's Brewery site		SJ 8378 9925
EGM4781	Boddington's Brewery site		SJ 8378 9925
EGM4831	Norton Court		SJ 8358 9903
EGM4869	Greengate 2		SJ 8349 9898
EGM4910	New Victoria		SJ 8409 9897
EGM4927	The Old Brewery Gardens		SJ 8386 9927
EGM5049	Land at Great Ducie Street/Breslyn Street/Mirabel Street		SJ 8378 9902
EGM5115	Old Bank Building, NOMA		SJ 8415 9893

GMHER Number	NAME	PERIOD	NGR
EGM5116	4 & 5 Angel Square		SJ 8423 9905
EGM5146	4 Angel Square and NOMA Primary Substation		SJ 8423 9905
EGM5149	NOMA Old Bank Building		SJ 8415 9893
EGM5164	Gorton Street		SJ 8371 9893
EGM5169	Land off Ducie Street		SJ 8381 9918
EGM5189	Land off Ducie Street		SJ 8381 9918
EGM5222	One Heritage Tower		SJ 8361 9901
EGM5270	Victoria North		SJ 8508 9996
EGM5276	Palatine Building		SJ 8386 9888
EGM5329	Boddington's Brewery site		SJ 8378 9925
EGM5331	New Victoria		SJ 8409 9893
EGM5337	Victoria North Flood Defence and Alleviation Scheme		SJ 8428 9925
EGM5347	Land at Greengate		SJ 8367 9896
EGM5419	Springfield Lane		SJ 8338 9924
EGM5467	4 Angel Square		SJ 8423 9905
EGM5470	Great Ducie Street/ Breslyn Street		SJ 8379 9902
EGM5551	Gorton Street		SJ 8371 9894
EGM5565	Park Place		SJ 8404 9932
EGM5572	One Park Place		SJ 8404 9932
EGM5608	One Heritage Tower		SJ 8361 9901