Marlsbro House, Manchester

Archaeological Desk-based Assessment

April 2026

PREPARED FOR

Aclo Assets Ltd



Archaeological Desk-based Assessment

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Executive Summary

Aclo Assets Ltd has commissioned Civic to prepare an archaeological desk-based assessment to support a planning application for the redevelopment of Marlsbro House, Manchester city centre (NGR 384687, 398406). The desk-based study aimed to identify, as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site and the character of the historic built environment within the vicinity of the proposed development site, in order to understand the potential impact of the proposals on below and above-ground heritage assets.

Marlsbro House is a Grade II Listed Building that lies within the Stevenson Square Conservation Area. The building will be retained within the proposed scheme. The site was located beyond Manchester's medieval core and likely formed part of the agricultural hinterland during the medieval and post-medieval periods. The first development on the site occurred in the mid- to late 18th century as the town was developing beyond the medieval core. Historic mapping indicates that two possible residential buildings fronting onto Faraday Street and a large block fronting Newton Street were constructed by the late 18th century. The possible houses were later commercial in use. By 1819, the large block had been removed or incorporated into a steam-powered cotton mill that was built occupying the majority of the proposed development site. The engine house was located to the east of the mill, with ancillary buildings to the south-west.

The cotton mill was converted for use as an engineering works in the early 19th century and was occupied by multiple businesses. The engine house and residential properties were demolished in the late 19th century when the works was remodelled and reduced in size, creating the yard to the east of Marlsbro House.

The proposed development site has high potential for archaeological remains which may of low (local) significance. Below-ground archaeological remains at the site may include remains of the early 19th-century steam power plant, ancillary block, and residential houses, which have high potential to survive *in-situ* within the yard to the east of the current building. In addition, remains associated with the mid-19th-century engineering works and a possible earlier phase of the mill may survive within the footprint of the building.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that a watching brief during ground-breaking works may be required at the site, particularly during any internal works. The scope of any such further investigation will be determined by GMAAS and set out within a Project Design.

1. Introduction

1.1. Background

1.1.1. Purpose

Aclo Assets Ltd is submitting a planning application for the redevelopment of Marlsbro House, Manchester city centre (NGR 363799, 400240). In accordance with National, Regional and Local Planning Policies, Make NW Limited has commissioned Civic on behalf of Aclo Assets Ltd to carry out an archaeological desk-based assessment to support the scheme.

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures.

1.1.2. Location

The proposed development site is located in Manchester city centre and is bounded Faraday Street to the north, properties on Port Street to the east, Hilton Street to the south and Newton Street to the west (centred at NGR 384687, 398406; herein referred to as the 'Site'; see Plate 1). The Site currently comprises the Grade II Listed Marlsbro House (HE List Entry: 1466846), with an associated yard.



Plate 1: Satellite view showing the Site boundary

1.1.3. Topography and Landuse

Manchester occupies low-lying land in the Mersey River valley. The River Irwell passes *c.* 1km west of the Site and the River Medlock *c.* 1.4km south. The Site lies at a height of 54m above Ordnance Datum (aOD).

1.1.4. Geology and Soils

The solid geology of the Site comprises sandstone of the Chester Formation that is fluvial in origin. Superficial deposits within the Site comprise Glaciofluvial deposits of Devensian Till (BGS, 2026).

1.2. Designated Heritage Assets

1.2.1. Summary

The Site contains one heritage asset that is afforded statutory protection, comprising the Grade II Listed Marlsbro House (Table 1). The Site also lies within the Stevenson Square Conservation Area. The Site does not contain any Scheduled Monuments, or any Registered Parks and Gardens.

The Site is located within 100m of 11 Listed Buildings (Table 2). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report. The proposed development will have an impact on Marlsbro House. However, a detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets. A separate heritage statement has been prepared by Donald Insall.

Description	Designation	List Entry	National Grid Reference
Marlsbro House	Grade II Listed Building	1466846	SJ 84684 98406
Stevenson Square Conservation Area	Conservation Area	-	384589, 398374

Table 1: List of designated heritage assets within the Site

Description	Designation	HER No	National Grid Reference
Former Newton Street Police Station	Grade II Listed Building	1246269	SJ 84663 98444
49 Newton Street	Grade II Listed Building	1271452	SJ 84620 98405
Watts Brothers	Grade II Listed Building	1200803	SJ 84574 98405
45 and 47 Newton Street	Grade II Listed Building	1246268	SJ 84618 98376
29 and 31 Dale Street	Grade II Listed Building	1209666	SJ 84593 98363
Newton Buildings	Grade II Listed Building	1246388	SJ 84661 98366
Bradley House	Grade II Listed Building	1197772	SJ 84633 98343
35 Dale Street	Grade II Listed Building	1209673	SJ 84644 98311
50-62 Port Street	Grade II Listed Building	1271062	SJ 84707 98373
45 47 and 47A Hilton Street	Grade II Listed Building	1218704	SJ 84702 98354
Fourways House	Grade II Listed Building	1380335	SJ 84737 98317

Table 2: List of designated heritage assets within 100m of the Site

2. Methodology

2.1. Introduction

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

2.2. Research sources

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

- National Library of Scotland;
- The Historic Environment Record supplied by GMAAS;
- The National Heritage List for England (NHLE);
- Reports of archaeological work carried out in the Study Area;
- Historic Newspapers; and,
- Historic Landscape Characterisation.

2.3. Site walkover

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

2.4. Archaeological potential

The potential for the Site to contain archaeological remains is rated ‘high’, ‘medium’, ‘low’, or ‘unknown’. This assessment is based on an understanding of the archaeological resource as a whole and takes into account the Site’s geology, topography, relevant research sources (listed in 0) and the likelihood of modern ground disturbance.

2.5. Significance and impact assessment methodology

The Secretary of State’s criteria for the scheduling of ancient monuments, outlined in Annex 1 of ‘Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979’ (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 0) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued ‘*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties’* in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset’s significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 7.3).

The impact assessment on below-ground archaeological remains assesses the potential impact of the proposed development upon the significance and potential of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets (Chapter 10.3).

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2025).

3.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Feb 2025). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that should be conserved "in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

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

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place".

Paragraph 207 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

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

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

3.1.2. Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in July 2012. *Policy EN 3 – Heritage* sets out the approach to the Historic Environment.

Policy EN 3 states:

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset (Manchester City Council, 2012, p. 172).

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

3.1.1. Places for Everyone

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

In relation to the historic environment, Policy JP-P2: Heritage: '*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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

should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process" (Greater Manchester combined authority, 2024, pp. 192-4).

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

4. Historical and Archaeological Background

4.1. Introduction

The historical background provides context for the Site. A detailed desk-based assessment was produced for the Site by Salford Archaeology in 2018 (Salford Archaeology, 2018).

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

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

No evidence of prehistoric activity has been recorded within 200m of the Site.

4.2.1. Archaeological potential

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

4.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium,* located in Castlefield, and established during the governorship of Agricola (AD 77-84). The fort was initially constructed of wood but underwent several phases of development and was rebuilt in stone around AD 200. The fort was located *c.* 1.6km to the south-west of the Site.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, developed. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c.* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Viadux.

No evidence of Roman activity has been recorded within 200m of the Site.

4.3.1. Archaeological potential

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

4.4. Medieval (AD 410 – AD 1540)

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. Edwin took control of Manchester in AD 620, and it is believed that this may have marked the beginning of a settlement near the site of the present-day cathedral (Farrer & Brownbill, 1908). Later, in AD 919, Edward the Elder established a fortified stronghold—known as a burh—in Manchester, which at the time was part of Viking-controlled Northumbria.

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

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, where they governed both the manor and the extensive barony (Hartwell, Hyde, & Pevsner, 2004, p. 256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great

Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the Area of Medieval Manchester (HER 16050.1.0) was undertaken by GMAU in 1980 (Morris, 1983). The Site lies *c.* 830m to the east of Manchester's medieval core.

4.4.1. Archaeological potential

The Site lay within an area of low-level activity, potentially associated with agriculture. The potential for archaeological remains dating to the medieval period is considered to be very **low** given the later development of the Site.

4.5. Post-medieval (AD 1540 – *c* AD 1750)

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

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town's population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

4.5.1. Archaeological potential

The Site likely comprised agricultural land on the outskirts of the growing town during the post-medieval period. The potential for archaeological remains dating to the period is considered to be very **low** due to the later construction of the mill within the Site.

4.1. Industrial (c AD 1750 to 1914)

By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials, later manufactured in purpose-built factories.

Advances in transportation were vital to the growth of the textile industry in Manchester. The first key development was the opening of the Mersey & Irwell Navigation Company in 1734, which provided a navigable route from the Mersey estuary in Liverpool to Salford and Manchester (George & Brummond, 2002, p. 22). The next development was the construction of the Bridgewater Canal, the first true canal in the world, which was completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street.

The success of the Bridgewater Canal stimulated canal construction throughout the country, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located *c.* 200m east of the Site (HER 11683.1.0; HER 11726.1.0; HER 11730.1.0).

In the late 18th century, a plot of land comprising fields was sold by Sir Ashton Lever of Alkrington to William Stevenson of Urmston. The land was bounded by the modern-day Oldham Street, Piccadilly, Great Ancoats

Street and Port Street. Stevenson laid out a grid of streets, centred around Stevenson Square, then sold the land on in a piecemeal fashion to entrepreneurs leading to a variation in development. The streets around the square gradually became lines with private houses and small businesses and domestic workshops, although several industrial buildings began to be established (Manchester City Council, 2026).

4.1.1. Archaeological potential

The Site currently contains the 19th-century Marlsbro House. The potential for remains from the industrial period is considered to be **high**.

4.2. Development of the Site

One of the earliest maps to depict the Site was Green's 1794 map (Plate 2; Fig. 3). By the late 19th century, the Site comprised two buildings along 'Friday' (later Faraday) Street and Newton Street. The properties on Newton Street included small rear yards with two small structures, indicating privies, and suggesting that they were residential. The other larger building may reflect the first phase of Samuel Barker's mill (Historic England, 2026). However, the earliest documented reference to Barker's mill was in 1816, when machinery was advertised for sale at his factory on Hilton Street (*Manchester Mercury*, 2nd July 1816; *Manchester Mercury*, 29th August 1820). By 1819, the Site had been developed entirely, and was dominated by Barker's steam-powered cotton mill (HER 13901.1.0) (Salford Archaeology, 2018).

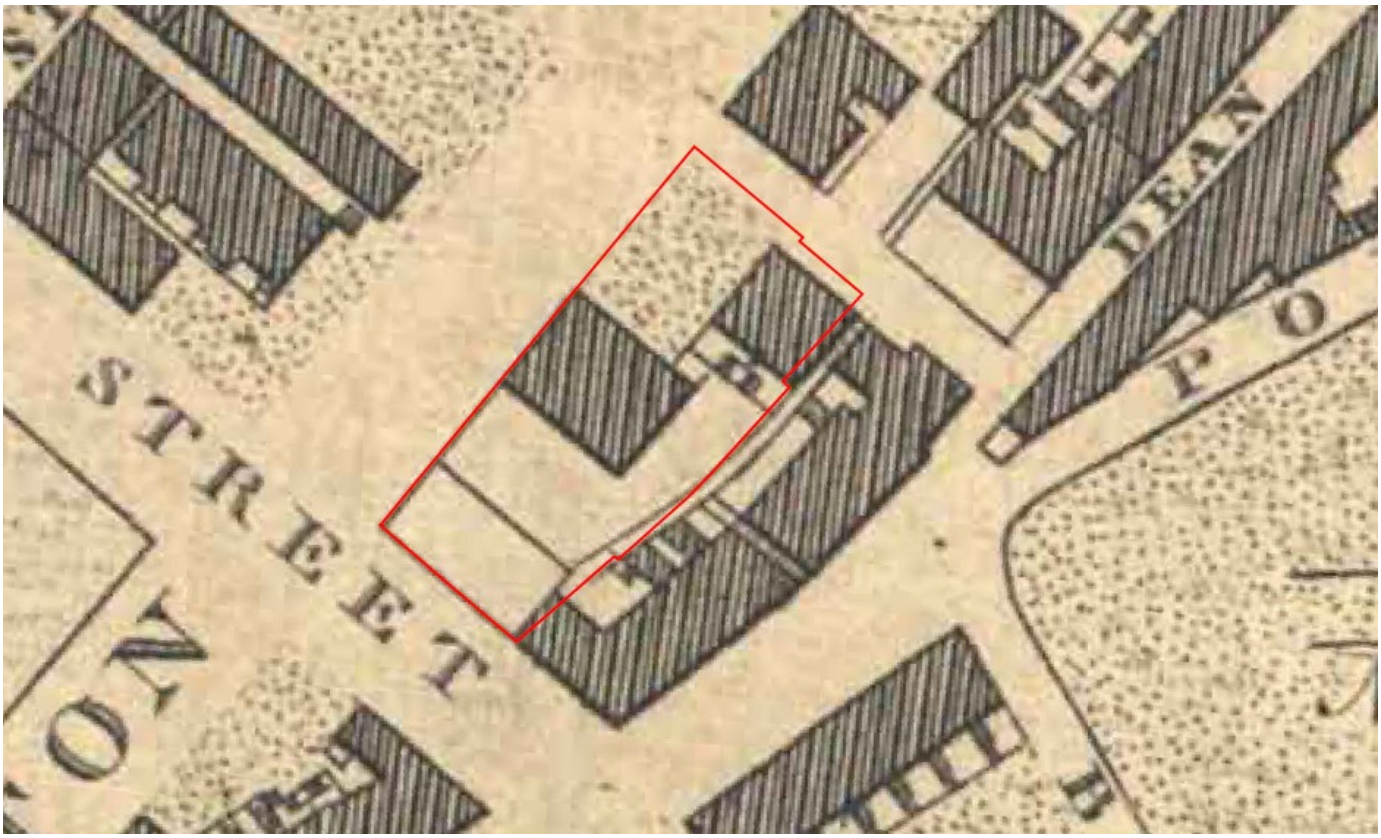


Plate 2: Green's 1794 Plan of Manchester and Salford with Site boundary

A plan was produced of the mill in 1822 which showed the main mill block comprised seven-storeys with a loft, together with a four-storey rear engine house and a five-storey workshop rear extension over a gateway. No chimney or boiler house were included on the map indicating that they were internal (Salford Archaeology, 2018; Historic England, 2026).

A fire broke out at the mill in 1823, which was reported as destroying the whole building and its contents. The mill was also reported as being built in two phases and was six-storeys high and 40 yards long. In 1823, the mill was occupied by 20 tenants, likely rented by Barker to people without enough capital for their own

premises (known as a 'room and power' mill) (*Lancaster Gazette and General Advertiser*, 15th February 1823) (Salford Archaeology, 2018).

The next map to capture the Site was Swire's 1824 map, showing the mill a year after the devastating fire (Plate 3). The plan lacks detail, however, it indicates that the mill was quickly rebuilt and occupied a larger footprint to the earlier building. Bancks & Co's 1831 shows the mill in further detail although with a slightly different footprint to the 1824 map (Plate 4; Fig. 4). The engine house may have been rebuilt, creating a larger structure to the rear of the main. The earlier workshops to the south-east also appear to have been rebuilt. The late 18th-century residential properties survived and were shown as two adjoining structures to the north-east of the mill.

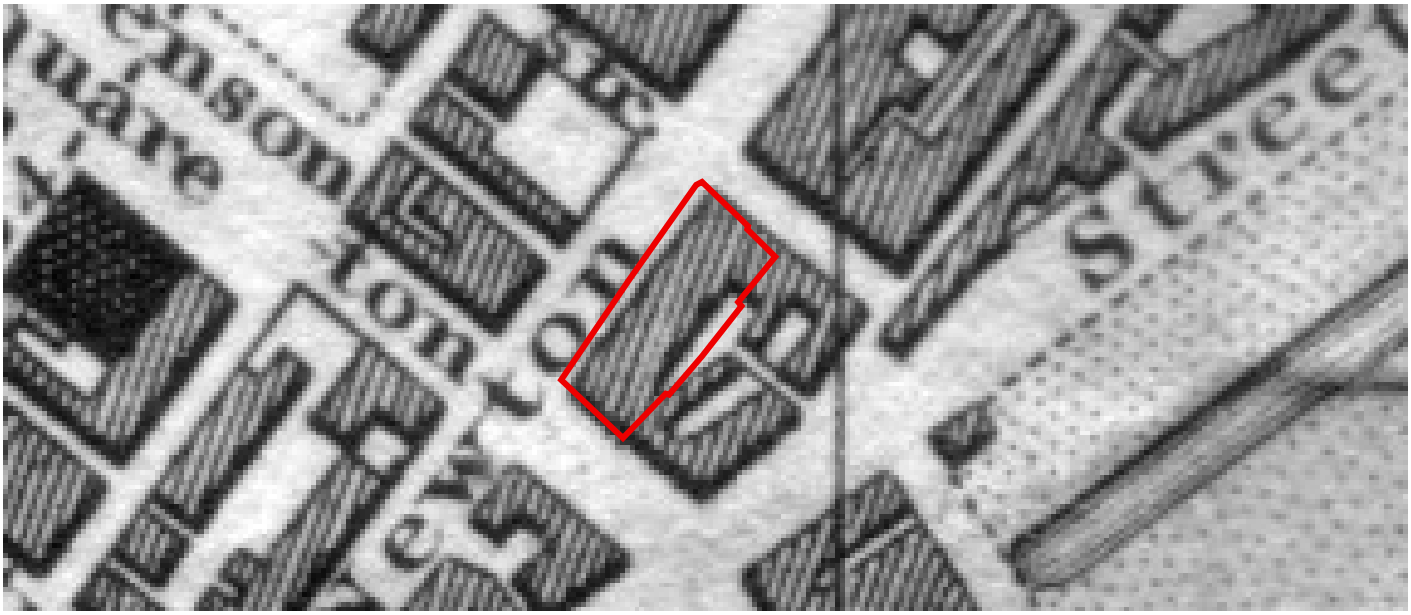


Plate 3: Swire's 1824 map of Manchester with Site boundary

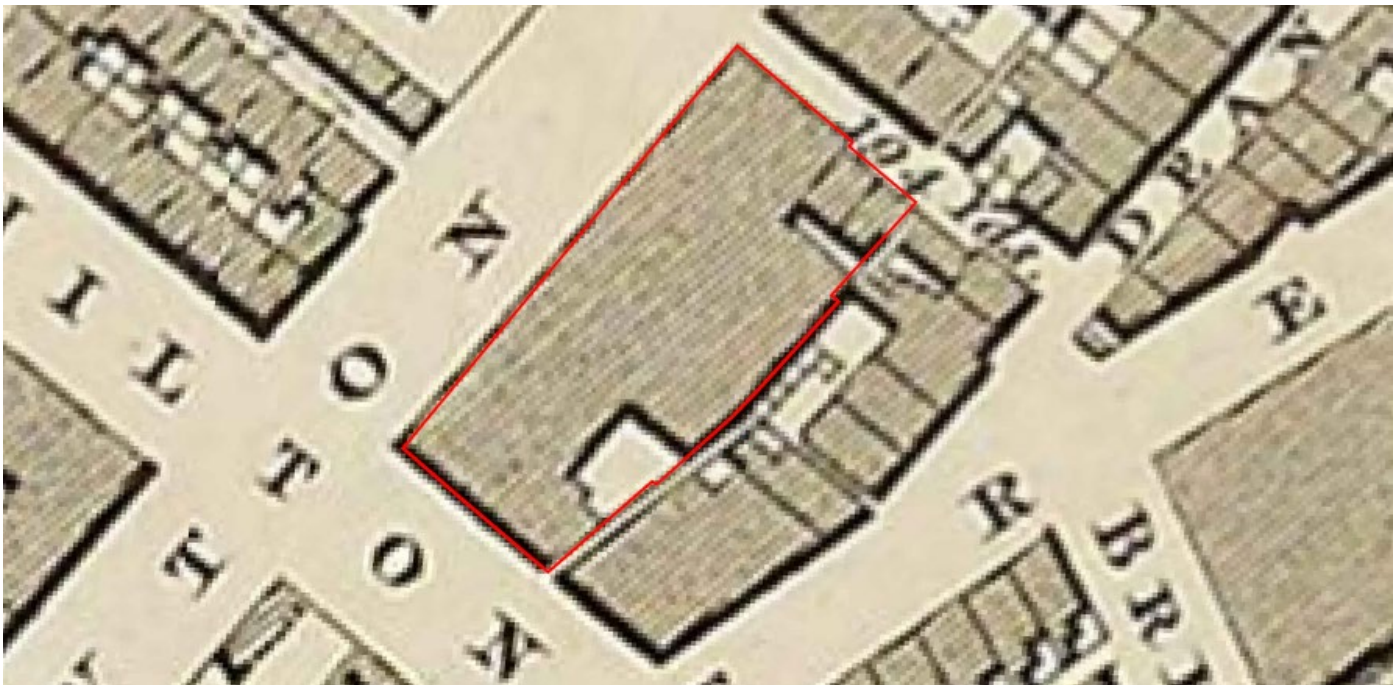


Plate 4: Bancks 1831 map with Site boundary (courtesy of the National Library of Scotland)

During the 1830s, the mill was converted for use for the manufacture of textile machinery, occupied by Wren & Bennett. The company was described in 1841 as millwrights, machine makers, and engineers who made components for iron-framed buildings, and machinery for mills and steam engines (Historic England, 2026). The next map to capture the Site is the 1851 Ordnance Survey map which labels the building as 'Newton

Street Iron Works (Mechanical Engineering)' and shows the two phases of the building marked by a wall at the southern end (Plate 5; Fig. 5). Adshead's map was produced a year later and indicated that the two properties in the north-east were retail in use (map not reproduced due to copyright) (Salford Archaeology, 2018).



Plate 5: 1851 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

Bennett left the Bennett and Wren partnership in 1850, and the works were advertised for let a year later, described as a recently constructed building that was four-storeys high with an attic, in use as an engineering and millwright's shop. Various adjoining outbuildings were also advertised for sale, which were used as smithies, and also a steam-engine of 14 horsepower and the gearing attached (*Manchester Courier*, 15th February 1851) (Salford Archaeology, 2018). After the sale, some of the original 42 pane cast-iron windows were replaced with timber sash windows. The main entrance was also relocated to Hilton Street (Historic England, 2026).

By the late 19th century, the building was in multiple occupancy, with J Critchley & Co, umbrella manufacturers, on the first floor, HG Forshaw on the second floor, the third floor was in use as a costume factory and the fourth a shirt factory (Salford Archaeology, 2018). The 1891 Ordnance Survey map depicts the manufactory in the late 19th century (Plate 6; Fig. 6). The Site had been remodelled and the houses on Friday Street had been demolished. The engineering works had also been reduced in size and the projections in the east had been removed. A chimney adjoined the eastern elevation. The reduction in size had created a large yard to the east of the works.

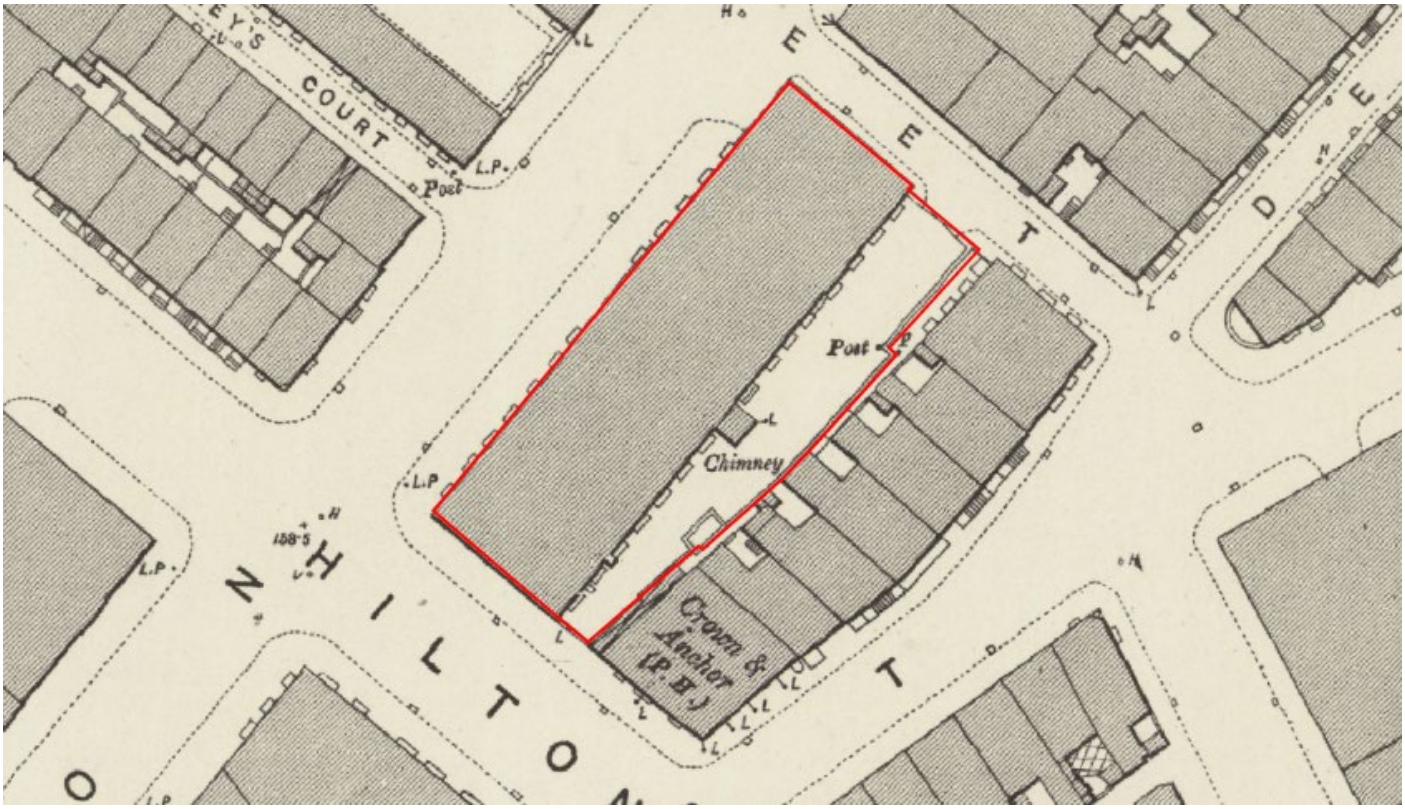


Plate 6: 1891 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

Little further development took place at the Site from the late 19th century (Figs. 7-12), and the mill currently occupies the same footprint (Fig. 2). In 1913, the building was in multiple occupancy again with the ground floor in use as a mantle factory by TR Burgess & Co Ltd. The first floor was a furrier and a costume factory was on the other floors. The square chimney remained in the yard and a hoist to each floor was in the north-west corner of the building. By the 1930s, the building was occupied by WG Ramsden Ltd (Salford Archaeology, 2018).

In 1960, the building underwent a programme of refurbishment to its current appearance. The building was refurbished for the manufacture of raincoats with warehousing and distribution facilities. The works were carried out to designs by Drury & Gomersall at a cost of around £12,000 and internal works were carried out, including the addition of a new stair and lift core in the southern corner, a new level-access entrance and entrance foyer were created and partitions inserted. The chimney was also removed, and the building was rendered front and back with the arched rear loading entrance filled in. In 1963, it was occupied by Marlsbro Ltd who were wholesale clothiers (Salford Archaeology, 2018; Historic England, 2026).

4.3. Previous archaeological work

In total, 35 archaeological events have been recorded within 200m of the Site, including 15 Desk-based Assessments (DBA), three heritage statements (HS), eight building recordings, three watching briefs, three evaluations, and four excavations.

A DBA was produced for the Site in 2018 by Salford Archaeology (HER EGM4377). The assessment concluded that the Site had high potential to contain buried remains of archaeological significance. In particular, remains of the early 19th-century steam power plant associated with the original cotton mill, with evidence for the mid-19th-century engineering works. These remains were considered to be of high local of regional archaeological importance. A programme of evaluation trenching was recommended for the Site (Salford Archaeology, 2018).

5. Site Walkover

The Site walkover was carried out on Friday 24th April 2026. The Site currently comprises the four and five-storey Grade II Listed Marlsbro House with a basement and loft. The building is rendered in a light and dark grey checked pattern (Plate 7; Plate 8). A yard is located to the east of the building, and the eastern elevation of the building is part render and redbrick.

No archaeological features were identified during the Site walkover.



Plate 7: View showing the western and southern elevations of Marlsbro House, on Newton Street, facing north-east



Plate 8: View showing the northern elevation of Marlsbro House at the junction of Faraday Street and Newton Street, facing south



Plate 9: View showing the yard to the east of the mill, with part render and part red-brick, facing south-west

6. Gazetteer

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

GAZETTEER SITE (GS)	01
Site Name	Faraday Street buildings (site of)
Designation	-
HER number	-
Period	18th century
NGR	384701, 398414
Description	Two adjoining properties shown on Green's 1794 map which may have been residential in function. Historic mapping doesn't indicate that the properties were cellared.
Assessment	Remains associated with the buildings may survive within the current yard at the Site and may be affected by the development of an external staircase.

GAZETTEER SITE (GS)	02
Site Name	Newton Street building (site of)
Designation	-
HER number	-
Period	18th century
NGR	384684, 398408
Description	A building shown on Green's 1794 map of unknown function. The building may have been industrial or commercial in use and may have formed an early cotton mill on the Site, possibly used by Samuel Barker in 1816. The building may have been demolished or incorporated into the current Marlsbro House when the first phase was constructed in 1819.
Assessment	Any remains associated with the earlier building may have been destroyed by the construction of the cotton mill, or elements of the building may survive within the current historic building.

GAZETTEER SITE (GS)	03
Site Name	Marlsbro House
Designation	Grade II Listed Building
HER number	13901.1.0
Period	Early 19th century
NGR	384684, 398406
Description	A cotton mill constructed by 1819 for Samuel Barker. The mill was subject to a devastating fire in 1823 and was rebuilt. The mill was converted for the manufacture of textile machinery in the 1830s and was in multiple occupancy at various points. The building was remodelled in 1960 and a light and dak grey render was applied, as well as a new ground floor entrance and a new stair and lift core were installed.
Assessment	The building currently survives within the Site. Remains associated with the mill, that were demolished in the late 19th century, may survive as below ground remains

	within the Site and may be affected by the development of an external staircase and internal basement works.

GAZETTEER SITE (GS)	04
Site Name	Early 19th-century engine house (site of)
Designation	-
HER number	-
Period	Early 19th century
NGR	384695, 398402
Description	A four-storey engine house with workshops also associated with the early 19th-century cotton mill. The engine house was located to the rear of the building, along the eastern elevation, and contained a 14 horse power engine in 1851. It may have also contained the steam power plant, such as boilers and chimney, which were not labelled on early mapping. The building was incorporated into the extension of the mill in the mid-19th century and demolished when the mill was extended during conversion in the late 19th century.
Assessment	Remains associated with the engine house and steam power plant may survive within the yard and may be affected by the proposed development.

GAZETTEER SITE (GS)	05
Site Name	Early 19th-century ancillary building (site of)
Designation	-
HER number	-
Period	Early 19th century
NGR	384681 398390
Description	A five-storey building incorporated incorporating the main gate to the complex. Remodelled or demolished before 1850 and replaced with a structure likely comprising various outbuildings recorded in 1851 in use as smithies. This building was demolished by 1891.
Assessment	Remains associated with the ancillary block and later smithies may survive within the footprint of the yard at Marlsbro House. However, they are unlikely to be affected by the proposed development.

7. Significance

7.1. Policy context for heritage assets

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

7.2. Significance of the archaeological resource

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

7.2.1. Historical and archaeological interest

The development of the Site relates to the development of Manchester city centre during the industrial period, which is of historical and archaeological interest. Any remains associated with original historic fabric of the mill, including the possible 18th-century building and the early 19th-century mill, are of archaeological interest. Any remains associated with the power plant of the original cotton mill may also be of archaeological interest.

7.2.2. Baseline Significance conditions

Period

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

The Site was likely undeveloped until the late 18th century when two possible residential buildings (GS01) and a potential early mill (GS02) were established in the Site. Marlsbro House (GS03) currently survives within the Site and will be retained within the proposed scheme. The most likely below ground remains to be encountered within the Site will be associated with the mill (GS03-05) and the two houses.

Rarity

Archaeological remains associated with post-medieval and industrial periods may not be considered significant due to rarity.

Documentation

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

Group value

Buried remains within the Site are unlikely to hold group value other than that they are contemporary features.

Survival / condition

Remains associated with the two possible residential properties (GS01), and the steam power plant (GS04) and ancillary block (GS05) may survive *in situ* within the yard off Faraday Street. In addition, remains associated with the earliest phase of the cotton mill may survive beneath the floor slab of the mill.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the development scheme.

Diversity

Any buried remains within the Site are unlikely to be considered significant due to diversity.

Potential

The most likely remains to survive within the Site would date to the industrial period, including the 18th-century house son Fraday Street (GS01), the steam-power plant (GS04) and ancillary block (GS05) associated with the 19th-century cotton mill. In addition, there is some potential for remains associated with the earliest phases of the mill to survive within the footprint of the mill. The survival of remains associated with the works has the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England (*https://researchframeworks.org/nwrf/industrial; Table 3):

Industrial period	
Agenda No	**Agenda Description**
Ind26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
Ind55	What is the evidence for the development of power production?
Ind58	How have industrial buildings adapted to new technology and processes?

Table 3: Industrial research agendas

The Site has high potential to contain archaeological remains associated with the cotton mill and potential residential properties and therefore has high potential to address the research agendas listed above (Table 3).

7.3. Summary of significance

A summary of the potential and significance of the archaeological remains within the Site is outlined in the table below (Table 4). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

IDENTIFIED ASSET	PERIOD	POTENTIAL	SIGNIFICANCE
Faraday Street buildings (GS01)	Industrial	High	Low
Newton Street buildings (GS02)	Industrial	Low	Low
Marlsbro House (GS03)	Industrial	Currently upstanding; High potential for associated below ground remains	Medium
Early 19th-century engine house (GS04)	Industrial	High	Low
19th-century ancillary building (GS05)	Industrial	High	Low

Table 4: Summary of potential archaeological sites and their significance

This assessment concludes that the Site is of archaeological interest and has high potential to contain buried remains dating to the industrial period, which would be of low significance.

8. Impact Assessment

8.1. Below-ground archaeological remains

8.1.1. Site conditions

The Site currently contains Marlsbro House with a basement level. A yard is to the east of the structure.

8.1.2. Proposed development

Marlsbro House will be retained as part of the proposed works. The proposed development comprises:

Change of use to bar and listening lounge (Sui Generis), recording studios and sound engineering rooms, restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.

8.1.3. Review of impact on the archaeological resource

The development proposals will involve the removal and replacement of the current basement slab with a new RC ground slab, over damp-proofing, insulation and appropriate subbase, thermal bridging, and moisture control, a total expected depth of 500mm from the existing slab level.

In addition, a new foundation will be excavated for an external staircase constructed adjoining the building, at a depth of around 1.2-1.5m below ground level (bgl).

The ground-breaking works have the potential to affect archaeological remains within the Site. The removal of the floor slab may uncover remains associated with the 19th-century mill, including an insight into the machinery in use in the basement and also potential remains of a potential earlier phase of the mill. The excavation for the external staircase has the potential to affect remains associated with the early steam power plant at the mill and also the two potential residential buildings.

9. Conclusions

9.1. Planning policy

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

9.2. Further work

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it is anticipated that a watching brief during ground-breaking works may be required at the site, particularly during any internal works. The scope of any such further investigation will be determined by GMAAS and set out within a Project Design.

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Ordnance Survey map of 1909

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Ordnance Survey map of 1971

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Appendix A

Figures

Figure 1 – Site location

Figure 2 – Site boundary superimposed on modern mapping

Figure 3 – Site boundary superimposed on to Bancks & Co's 1831 plan of Manchester and Salford

Figure 4 – Site boundary superimposed on the 1851 Ordnance Survey Town Plan

Figure 5 – Site boundary superimposed on the 1891 Ordnance Survey Town Plan

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

Figure 7 – Site boundary superimposed on the 1922 Ordnance Survey 25-inch to 1-mile plan

Figure 8 – Site boundary superimposed on the 1934 Ordnance Survey 25-inch to 1-mile plan

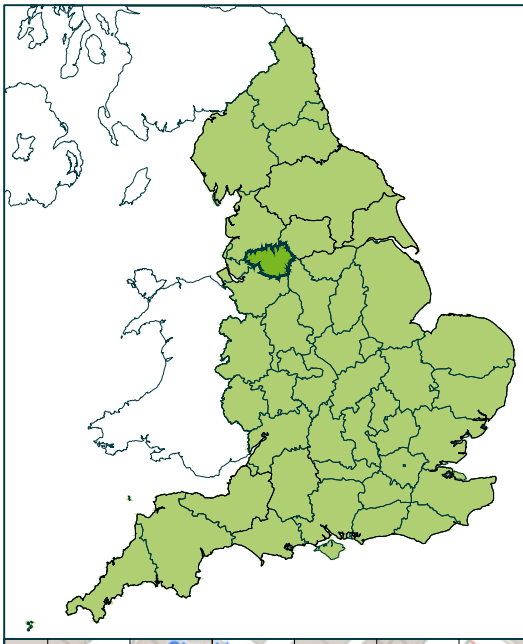
Figure 9 – Site boundary superimposed on the 1947 Ordnance Survey 6-inch to 1-mile plan

Figure 10 – Site boundary superimposed on the 1954 Ordnance Survey 1:1250 plan

Figure 11 – Site boundary superimposed on the 1965 Ordnance Survey 1:2500 plan

Figure 12 – Site boundary superimposed on the 1971 Ordnance Survey 1:1250 plan

Figure 13 – Site boundary superimposed on modern mapping showing gazetteer locations with overlain development





Marlsboro House, Manchester

Project Code: 61293-01

Figure 1: Site location

CIVIC

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



Map data © OpenStreetMap contributors Microsoft, Facebook, Google, Esri Community Map contributors, Map layer by Esri Powered by Esri



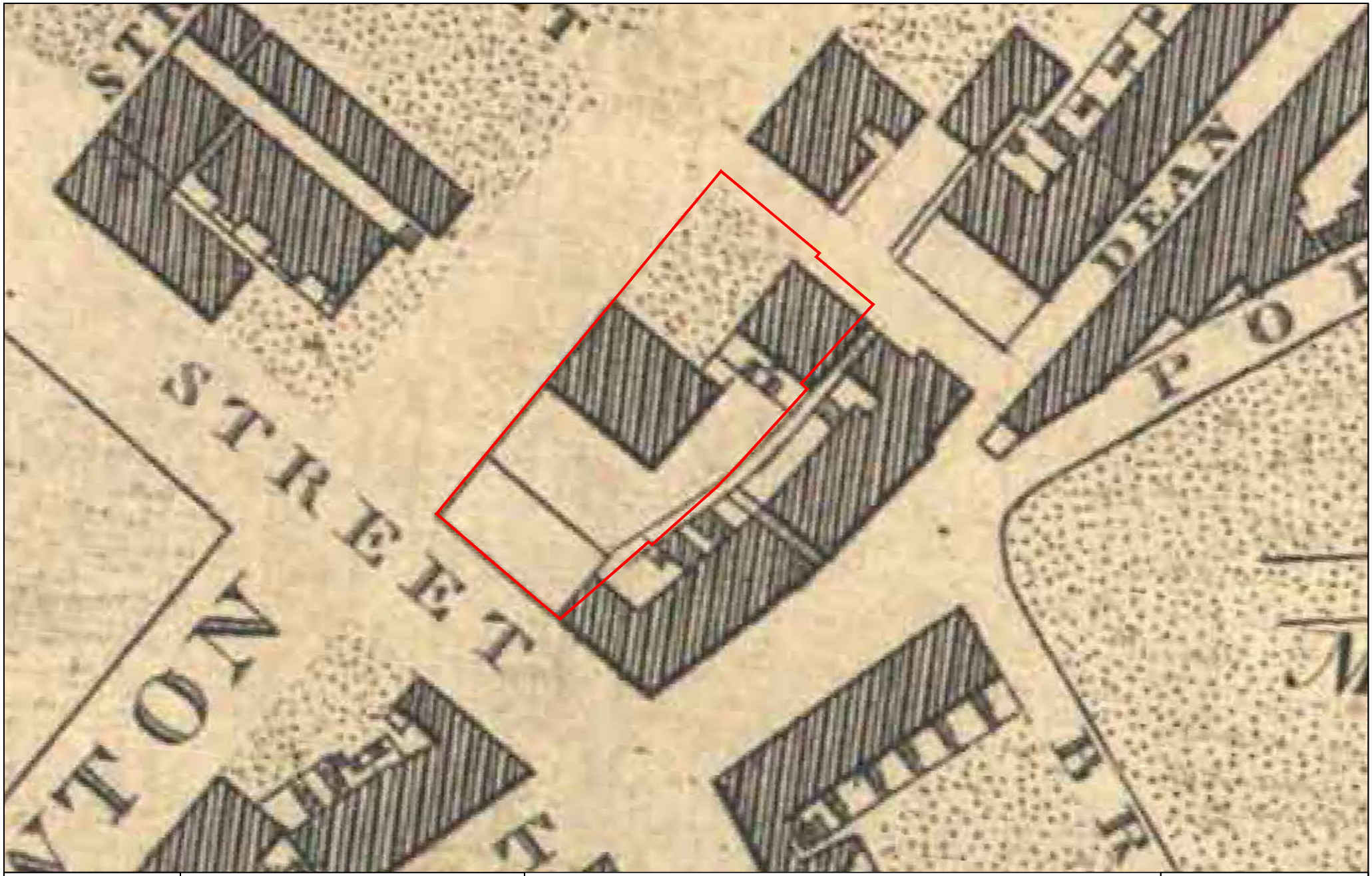
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77 Dale Street, Manchester, M1 2HG

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Marlsboro House, Manchester
Project Code: 61293-01
Figure 2: Site boundary superimposed on modern mapping

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Key: Site boundary



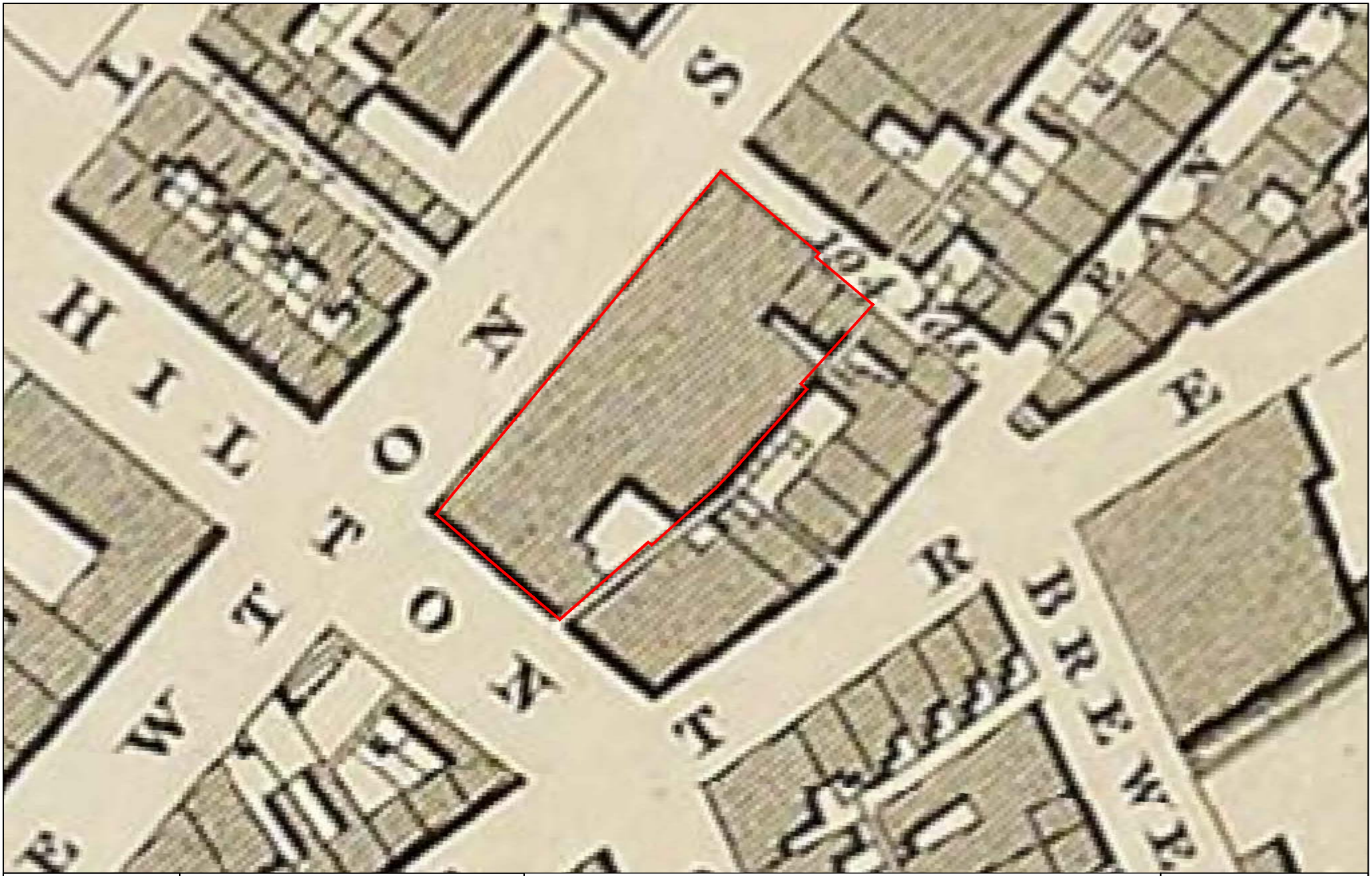
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77 Dale Street, Manchester, M1 2HG

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Scale at A4 1:500

Marlsboro House, Manchester
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Figure 3: Site boundary superimposed on Green's 1794 Plan of Manchester and Salford

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Key: Site boundary



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Scale at A4 1:500

Marlsboro House, Manchester
Project Code: 61293-01
Figure 4: Site boundary superimposed on Bancks & Cos 1831 Plan of Manchester & Salford

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Key: Site boundary



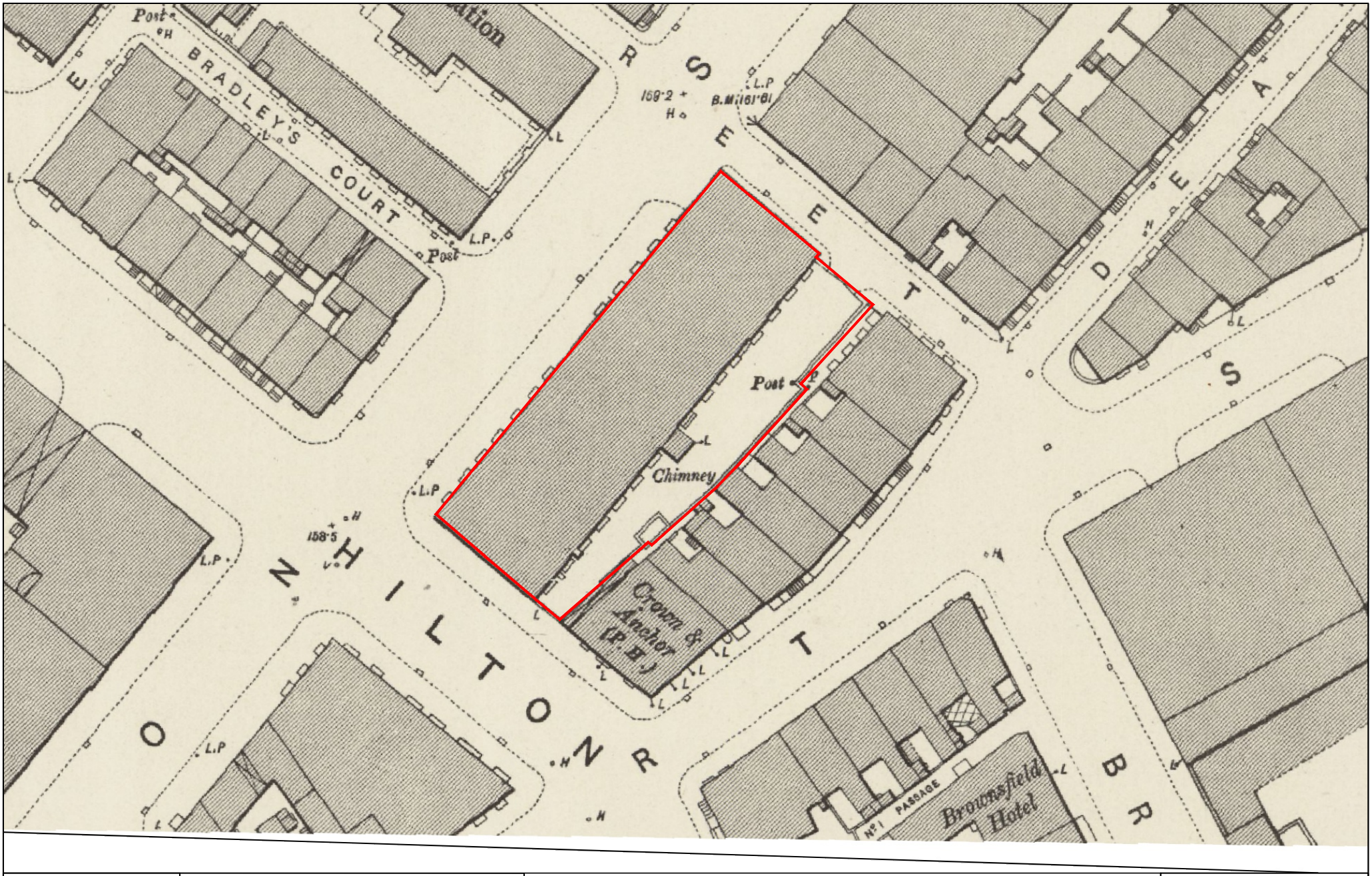
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77 Dale Street, Manchester, M1 2HG

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Marlsboro House, Manchester
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Figure 5: Site boundary superimposed on the 1851 Ordnance Survey town plan

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Key: Site boundary



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Marlsboro House, Manchester

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



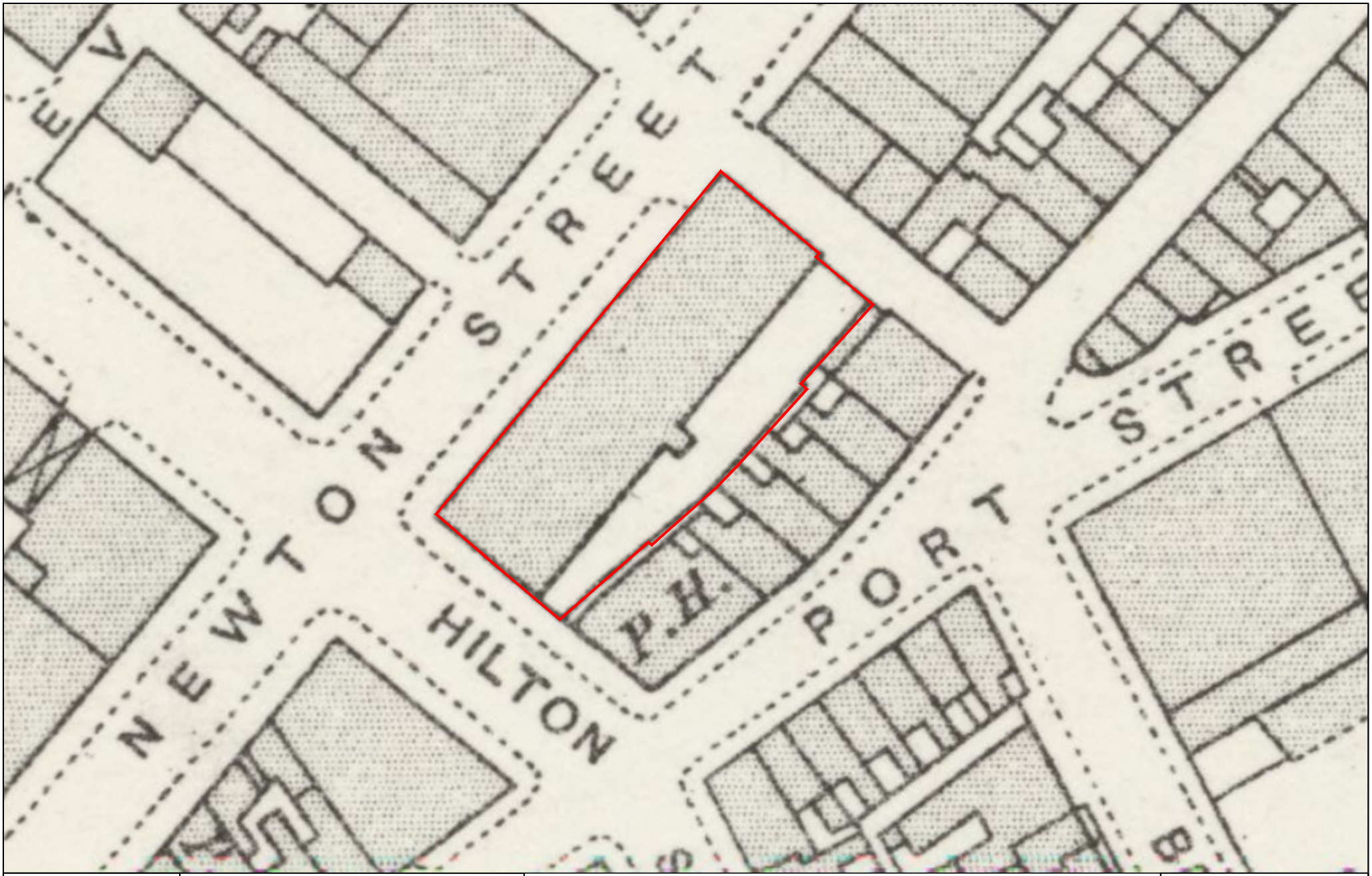
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Marlsboro House, Manchester
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Figure 7: Site boundary superimposed on the 1909 Ordnance Survey 6-inch to 1-mile plan

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Key: Site boundary



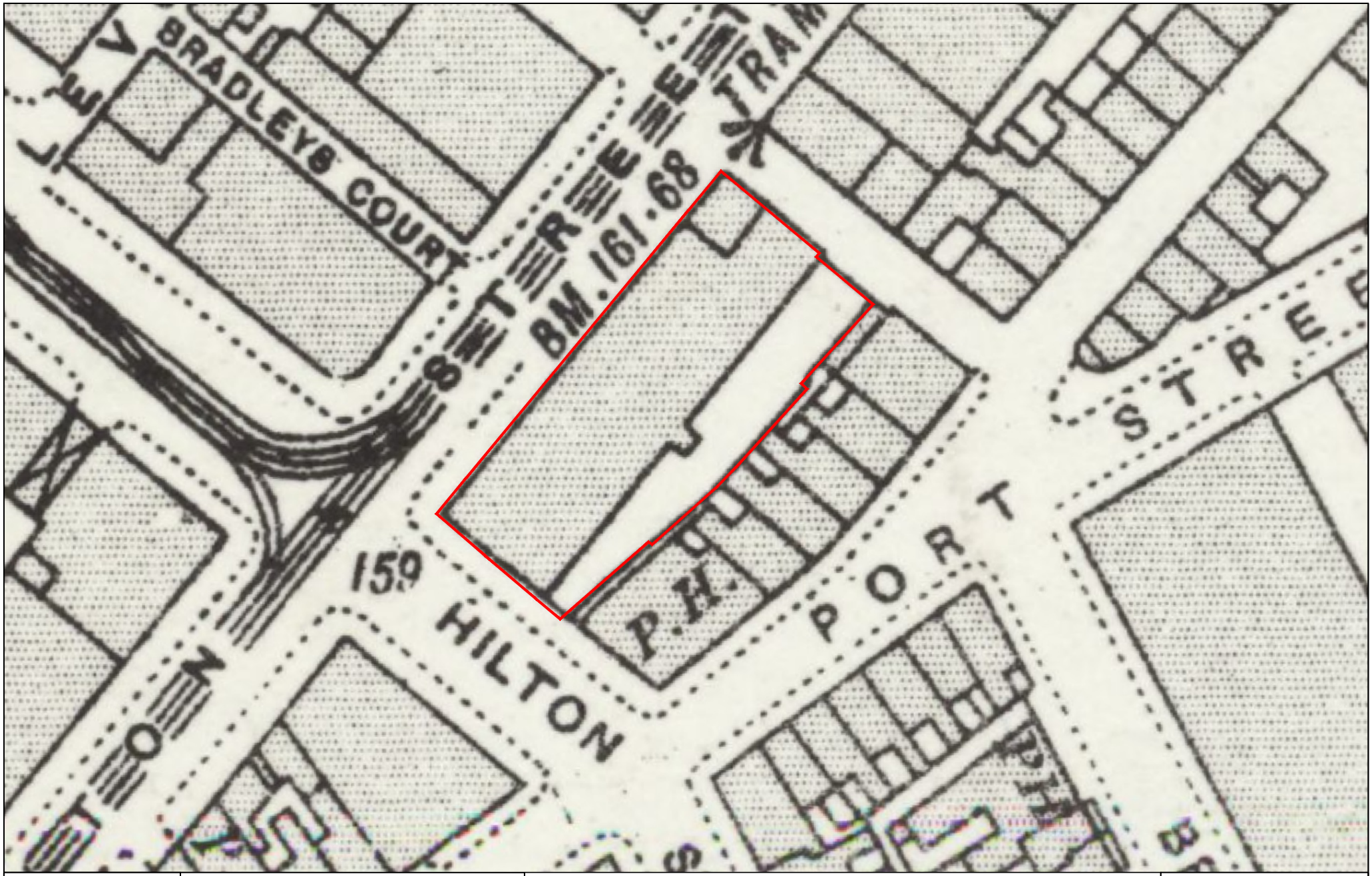
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Marlsboro House, Manchester
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Figure 8: Site boundary superimposed on the 1922 Ordnance Survey 25-inch to 1-mile plan

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Key: Site boundary



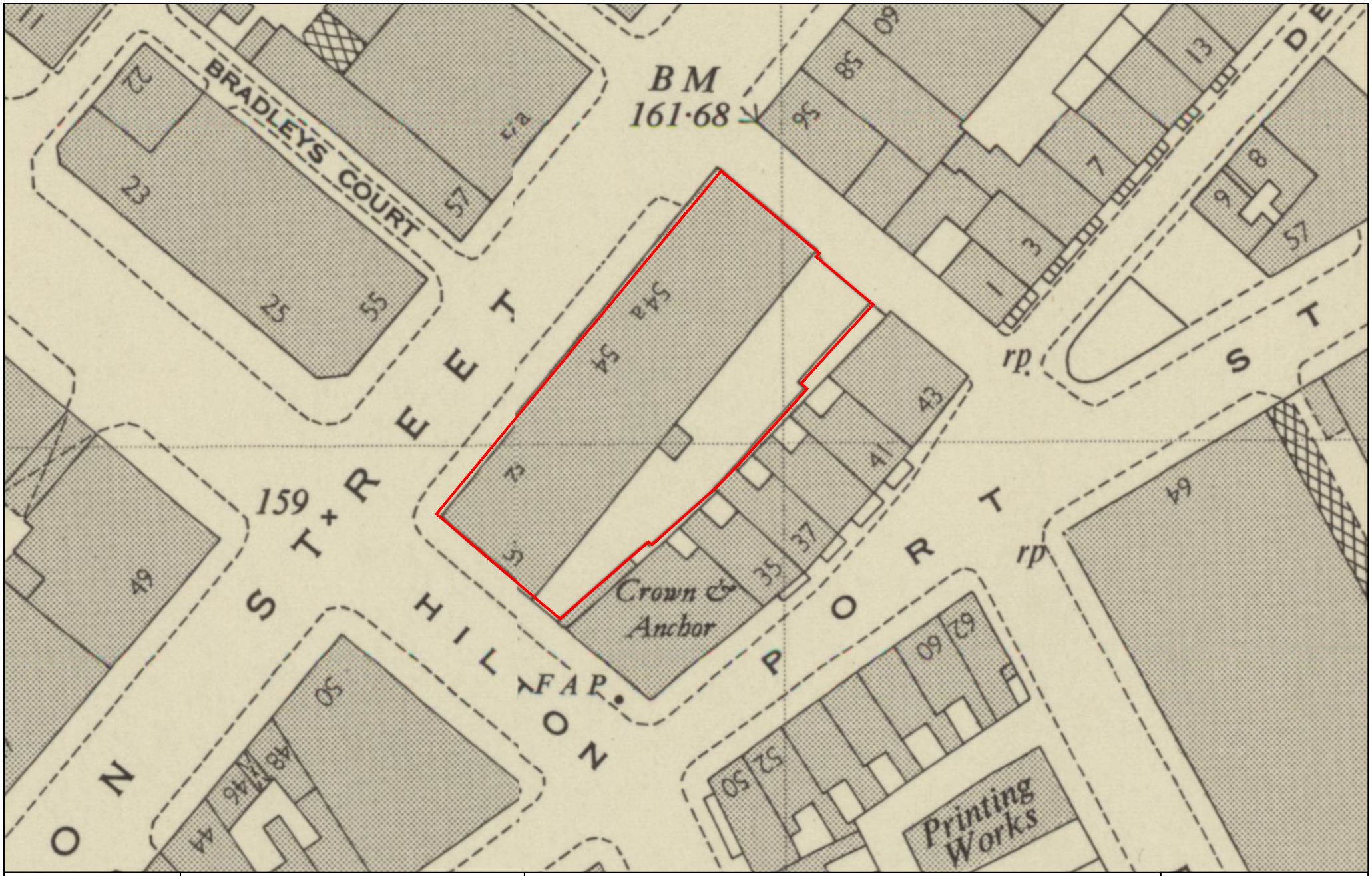
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77 Dale Street, Manchester, M1 2HG

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Marlsboro House, Manchester
Project Code: 61293-01
Figure 9: Site boundary superimposed on the 1934 Ordnance Survey 25-inch to 1-mile plan

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Key: Site boundary



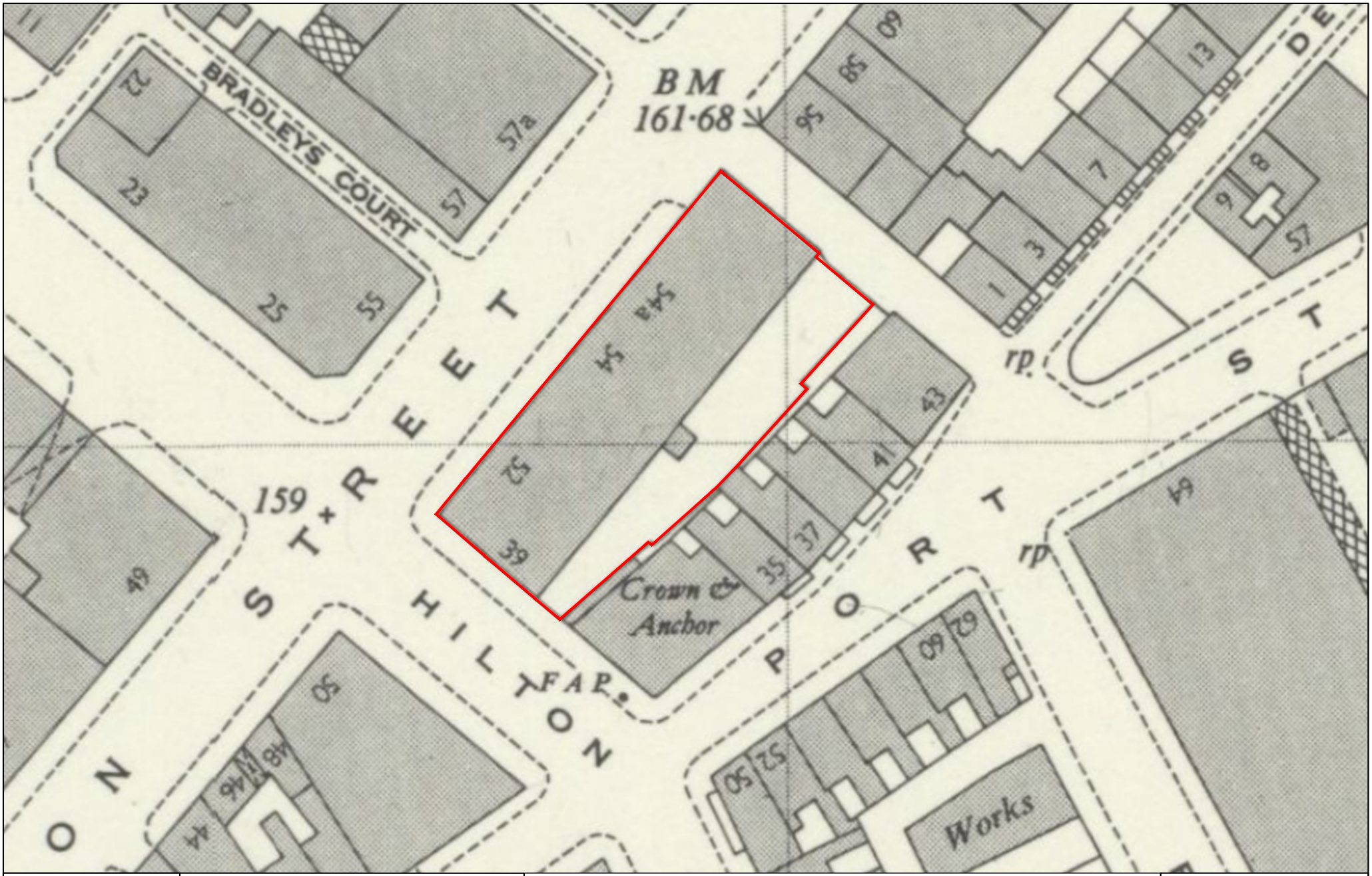
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77 Dale Street, Manchester, M1 2HG

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Marlsboro House, Manchester
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Figure 10: Site boundary superimposed on the 1954 Ordnance Survey 1:1250 plan

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Key: Site boundary



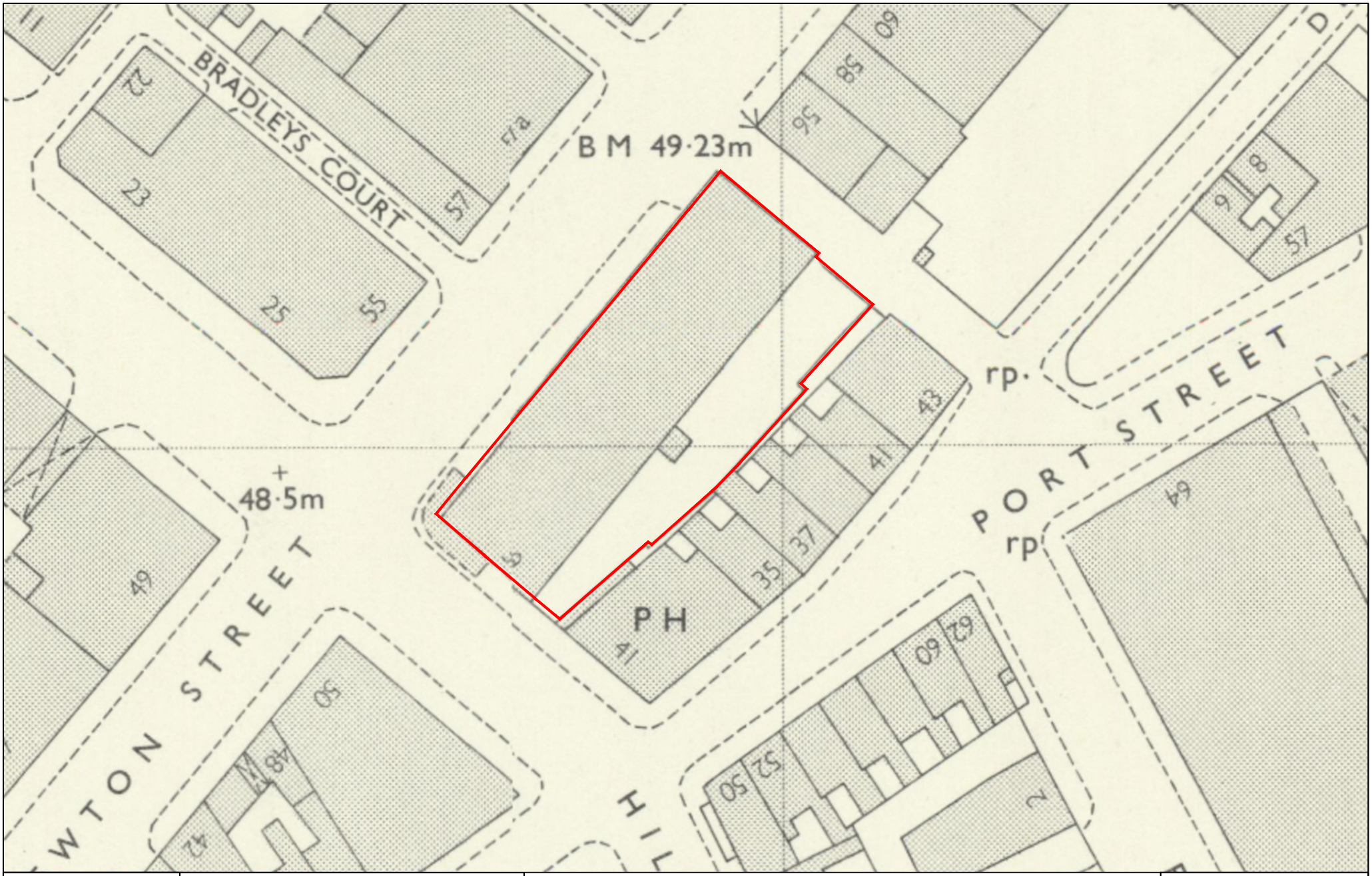
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Marlsboro House, Manchester
Project Code: 61293-01
Figure 11: Site boundary superimposed on the 1965 Ordnance Survey 1:2500 plan

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Key: Site boundary



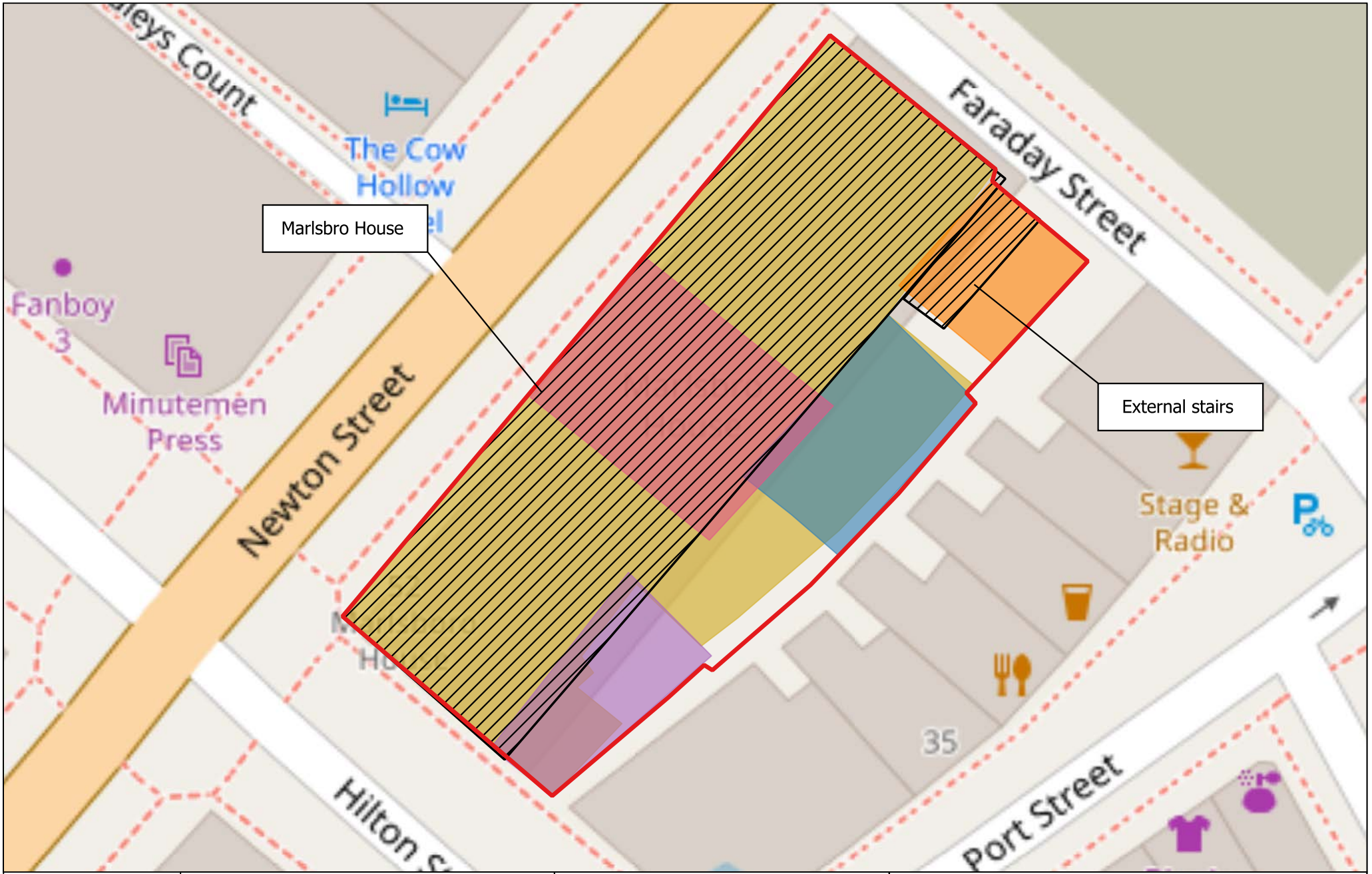
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Marlsboro House, Manchester
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Figure 12: Site boundary superimposed on the 1971 Ordnance Survey 1:1250 plan

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Key: Site boundary



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Figure 13: Locations of Gazetteer Sites (GS) and proposed development works

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