Paul Butler Associates
Planning, Development & Heritage Consultants

De Trafford Estates Group

Proposed Mixed use Development at Ellesmere Street, Castlefield, Manchester

Archaeological Desk-Based Assessment

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Non-Technical Summary

The site was agricultural hinterland of Manchester through most of its history, with the town of Hulme growing up around it. The Church of St. George, to the east of the site was constructed in the 1820's, but the site itself did not see development until the latter half of the 19th century. The Cornbrook brewery was erected on the site and remained there until after 1973. After it was demolished the modern office buildings currently on the site were erected.

Acknowledgements

The documentary research and drafting of the report was carried out by Mr Steven Price BA (hons), MA, MPhil PCIfA. Mr Tom Flanagan edited the report and managed the project.

Thanks are due to the staff of Manchester Central Library and Archives for providing access to maps, trade directories, photographs and historic plans.

1. Introduction

1.1 Paul Butler Associates were instructed by to carry out an archaeological desk-based assessment of the plot of land on the north side of Ellesmere Street, Hulme, Manchester. The plot is contained by Ellesmere Street on the south, Trentham Street on the west, The railway and canal, to the north and by Mere House, Brook House and Lake House to the east. The survey was carried out by Steven Price BA (Hons.) MA MPhil PCIfA, an experienced field archaeologist with a wide knowledge of archaeological techniques and surveying.

2. Aims and Objectives

2.1 The purpose of this desk-based assessment is to gain information from existing historical records, cartographic sources and site investigation to determine the nature of the potential archaeological resource within a specified area. An assessment can then be made of its value in context and recommendations made, to determine future strategy/mitigation and management of the resource. In the case of development/re-development, also to define the impact of any proposed development on recorded archaeological and historical resources on the periphery of the development area.

3. Methodology

3.1 The historical and archaeological background to the area was studied via a variety of media. Greater Manchester Archaeological Advisory Service was consulted for previous work immediately to the east of the site, and the grey literature and Historic Environment Data from that study has been used for this site also. Manchester Central Library was consulted for cartographic and documentary data. This assessment considered all the archaeological information relevant to the study area and makes reference to any important sites in the vicinity.

3.2 The site was visited on 19th May 2016 to enable a visual inspection of the site and surrounding area to be carried out. A photographic record (Appendix 2) was made using a high quality digital SLR camera (Olympus E-600 – 12.5 megapixels). The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Institute of Field Archaeologists' *Standard and guidance for archaeological desk-based assessment* (1994. Revised, September 2001). This assessment should not be regarded as a full archaeological record.

4. Location of the Site

4.1 The site is situated in the Cornbrook area of Manchester, adjacent to the Bridgewater Canal and is within St George's parish, in the district of Hulme. The site is centred at NGR SJ 82483 97132, occupying a block of land bounded by Ellesmere Street on the south, Trentham Street on the west, The railway and canal, to the north and by Mere House, Brook House and Lake House to the east. This lies just outside the western extent of the Castlefield Conservation Area of Manchester. A radius of 500m around the site takes in some 107 entries on the HER, including Albert Mill (HER No. 12055.1.0) which lies c. 100m to the northeast of the site and Talbot Mill (2072.1.0), further east along on Ellesmere Street. There are 18 listed buildings, of which St Georges Church (8332.1.0) is among. 74 monuments make up the majority of the list with 7 find spots (mainly Roman or Saxon artefacts) in the area.

4.2 The Castlefield Conservation Area was designated on 13th October 1979. The Conservation Area's boundary follows the river Irwell, Dawson Street, Chester Road / Deansgate and Quay Street, with St. John's conservation area butting it to the Quay Street corner (GMAU L.41a) In 1985, the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the river Irwell (OAN 2005a).

4.3 The solid geology of the area consists of Bunter Sandstone of the Permo-Triassic. The overlying drift comprises glacial sands and gravels and late glacial flood gravels.

5. Archaeological and Historical Background

5.1 There are no known prehistoric archaeological sites in the immediate area, although prehistoric material has been recovered. During excavations at 73 - 83 Liverpool Road north of the development site an assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal (OAN 2005a). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.

5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cl.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant et a1 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort: excavations on the southern side of Liverpool Road, centred on the former White Lion Street in 1972, excavations on Tonman Street, and an excavation between Liverpool Road and Rice Street (OAN 2005b). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1" century and continuing into the 3rd century. In total, the remains of 13 buildings were identified during the excavations in 1972, whilst the investigations at Tonman Street revealed another 15. These results were enhanced considerably by the conclusions drawn from excavations between Liverpool Road and Rice Street, which provided evidence for building plot divisions, small-scale agriculture, and possible leather preparation. It was concluded that this site lay close to the periphery of the vicus on the north side of the fort. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the

north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005a).

5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005b).

5.4 After the Romans, the Anglo-Saxons built a settlement to the north of the fort, founding the beginning of the medieval town of Manchester. A document dated to 1212 indicates that Hulme was held during the 13th century by Henry de Chetham, and that it was assessed as four oxgangs of land (Farrer and Brownbill 1911, 335). Place-name evidence suggests that the origins of Hulme probably date back to the 10th century, although it is not mentioned in the Domesday Survey (Ekwall 1962, 225).

5.5 The hearth tax for 1666, showed that only 34 were taxable, 10 of which were of Hulme Hall, suggesting that the area was not highly populated (Farrer and Brownbill 1911, 335). The earliest buildings were on the south side of Chester road, being planed there as early as 1793 (Farrer and Brownbill 1911, 335). Greens map of 1787 and 1794 shows some of these buildings already present. The site itself, and indeed the majority of the surrounding area, remained agricultural land.

5.6 As the textile industry boomed in the 18th century transportation became a key issue. The Bridgewater Canal, was constructed in the late 18th-century to facilitate the rapid transportation of coal from the Duke of Bridgewater's mines at Worsley to the burgeoning industrial city of Manchester (UMAU 2006). In the Autumn of 1763 the canal reached Cornbrook and coal was carried into the town from there by cart. It was soon joined to the river Irwell and by 1765 it was navigable to Castlefield (Fletcher 1989, 6).

5.7 The demand for textiles, particularly cotton, rose dramatically, resulting in a rapid increase in mill building in the region as a whole. The high price of land, however, pushed

prospective mill owners to the outskirts of the city, where new steam powered mule mills were built. The first of these was established in Ancoats during the 1780s, and was followed by the development of Chorlton-on-Medlock, on the southern bank of the river Medlock. The industrial sectors of Manchester continued to develop rapidly with areas on the fringes of Manchester earmarked for industrial expansion (OAN 2005a, 7-8).

5.8 Hulme took a while longer for the population to increase. St George's Church (8332.1.0) was one of the first buildings on the north side of Chester Road and lies immediately to the east of the study area. The church was built by a grant obtained from the national Church Buildings Commission (established in 1818), who's focus was directed upon Manchester's populous hinterland and suburbs, rather than the city centre (Hartwell 2001, 20). The church was designed by Francis Goodwin in the Neo-Gothic Perpendicular style, and was built between 1826 and 1828 at a cost of £15,000 (Pevsner 1969, 31). It was intended to serve the expanding town of Hulme and the local barracks (GMAU L.41a).

5.9 The 1830's saw the population boom of Hulme, as between 1831 and 1841 the population almost trebled, rising from 9624 to 26,982 (Arrowsmith 2010). This went along with Hulme becoming incorporated into the borough of Manchester in 1838. Pigots map of 1832 shows St. George's Church on the north side of Chester Road, with the majority of the land still being used for agricultural purposes. To the south, however, the buildings spread along Chester Road. By 1848 the situation was much the same, and the OS 1:500 scale town plan of 1849/50 shows the plot in more detail.

5.10 The late 1850's saw the immediate area began to be developed, with more housing along the north side of Chester Road and a series of streets, including Ellesmere Street, created. The Trade directories for 1858 Lists Ellesmere Street, although only three properties are listed, suggesting it was in the process of being constructed.

5.11 The expansion to the north of Chester road occurred as the population was reaching its peak, holding 74,731 inhabitants by 1871 (Arrowsmith 2010), the typical housing of Hulme being terrace housing, Among the most unhygienic workers' houses erected in Manchester in the early to mid-19th century were 'back-to-backs' which were one room

deep and which lacked ventilation (ibid). Albert Mill was erected in 1869 (UMAU 2004) and lies to the east of the site.

5.12 Slater's 1877 Directory sees the first mention of Cornbrook Brewery, owned by Lawrence O'Neil. Lawrence O'Neil and Sons previously owned the Phoenix brewery on Rochdale Road in 1869 (Slater). However, by 1885 H. Weld Blundel and Co ran the Cornbrook brewery (Slater). A Notice in the London Gazette in October the previous year also shows that Blundel was also a partner with Stanislaus Ronayne Conron in owning the Cornbrook brewery. However, the notice was to state the dissolving of the partnership (London Gazette 1884). The OS map of 1896 OS map shows the brewery for the first time in detail. It shows that the main body of buildings ran north along the east side of Trentham Street and the site also took in part of the yard belonging to Saw Mills to the east. This soon changed however, as plans were filed in 1898 and 1899 for the extension and alteration to the brewery, including the construction of a new fermenting room (figures 10 – 22). The architect for these was Arthur Deighton, who worked on several breweries across the northwest, including the Old Brewery in Lancaster.

5.13 In 1900 a poisoning epidemic occurred, caused by contaminated beer (Dyer, P. nd). Once the cause had been found (arsenious acid present in glucose and invert sugar from Bostock & Co, sugar refiners of Garston) a royal commission was set up, which took evidence from 22nd February to 20th June 1901 and from 7th March 1902 to 3rd April 1903. Henry Weld Blundel was one of the brewers to appear as a witness (ibid.). He stated that invert sugar was used in various beers. Maize grits were also used in the mash for the lighter beers and all the running beers, but no glucose. A little invert sugar was also used for priming stout, but not the other beers. Weld Blundell produced figures for the proportion of invert sugar used in specific brews. Bowstock and Co. was liquidated, with Cornbrook Brewery claiming £6,698 14s.11d.

5.14 The 1908 OS map shows the site with the 1899 extensions, taking up a lot more of the east side of the site, with a large internal courtyard formed, with stores around and several more ancillary buildings. By the time of the 1922 OS map the brewery was much the same, with the exception of a few further extensions and outbuildings added.

5.15 The area went into decline in the 1920's. Talbot Mill (2072.1.0), erected in the mid 1800's and once a strong cotton manufacturing company, housed several smaller traders in the early 1900's. By 1932 neither Talbot Mill nor the companies which had resided there were present in trade directories (OAN 2005a, 9). Two of the brewery buildings were destroyed during the second world war and a landmine discovered on the site. It continued to operate however. Bass Charington took over in 1961 and in 1972 Bass Limited applied to increase manufacture from 3 million gallons per year to 24 million gallons per year at Cornbrook Brewery (London Gazette 1972, August 8th). However, they closed in the 1970's.

6. Site Walkover Survey

6.1 The site was visited on 19th May 2016 and is modern office buildings with carparking. Evidence of earlier structures were found in the form of Iron 'I' shaped columns, cut at the base and protruding from the tarmac. There was no other visible evidence.

7. Assessment of Archaeological Potential

7.1 **Prehistoric:** Although the surrounding area has revealed traces of prehistoric activity, the potential for the site itself to contain prehistoric archaeology is low.

7.2 **Roman:** The surrounding area has evidence of Roman activity, including the fort and vicus. It has been noted that the seemingly low level of material culture and poor site visibility contribute to the lack of identification of Roman remains beyond the major military installations (Philpot 2006, 59). However, the site is too far away to be considered as having potential to reveal further information on the period.

7.3 **Medieval/post Medieval:** The land was agricultural hinterland throughout this period well into the 1800's. During this time, pottery sherds, clay tobacco pipes and glass may have become incorporated into the plough soils. Such artefacts prove to be a valuable resource for analysing the material culture of the period and aid regional artefact

typologies. As stated in the research agenda for the post medieval period, set out by GMAU, the post medieval archaeology of the northwest is most significant as it offers an alternative narrative to that constructed in much of the Midlands, Eastern and Southern England and is intimately connected with the rapidly expanding Atlantic economy (McNeil and Newman 2006, 115). However, due to the erections of the buildings and their subsequent demolition on the site, it is unlikely that such evidence remains due to the basements and foundations of the brewery across the site. There is a greater potential however that such plough soils remain where the yards were located.

7.4 Industrial: The brewery was the first building on the site and remained there well into the 20th century. Since its demolition, office buildings have been erected. The potential for industrial archaeology relating to the brewery is high, especially in those areas which are currently used as car parking.

Site	Heritage Interest	Significance of Setting	Significance	Potential
Prehistoric remains	Archaeological	*Local.* The surrounding area has revealed a few artefacts but represents only a background level of prehistoric occupation	*Regional.* Artefacts found from the period will add to the body of information about the prehistory of the north west	*Low* It is unlikely that any prehistoric activity will be found on the site
Roman remains	Archaeological	*Local.* The Castlefield area has shown significant remains of Roman occupation, most notably the fort to the east of the site and the surrounding settlement.	*Local.* Artefacts found from the period will add to the body of information already present about Roman Manchester	*Low* The site is outside the known boundary of the settlement and has been extensively built upon. Finds of this period are unlikely to be recovered.
Medieval/ post-medieval plough soils	Archaeological	*Regional.* Material culture for this period in Manchester has	*Regional.* Artefacts found from this period will add to the small but	*Low* Plough soils containing artefacts are

Site	Heritage Interest	Significance of Setting	Significance	Potential
		lagged behind other areas due to deficiencies in knowledge of local consumption and production.	growing body of evidence for forms and types produced and manufactured in Manchester.	unlikely to be found.
Industrial	Archaeological, Historical	*Local* The area was an industrial one with terrace housing being the main form of housing in the area	*Local* The use of basements in the 1800's adds to the growing knowledge base of living conditions of both the working and middle classes during this time.	*High* The foundations and cellars of the brewery are likely to have survived across a lot of the site.

8. Mitigation and Recommendations

Trial trenching

8.1 The brewery was constructed in the 1870's, extended at the turn of the century, and remained there until the 1970's. Since its demolition offices have been constructed on the site in the late 20th century. It is recommended that a series of trial trenches be excavated, in areas where the brewery will likely have survived (i.e. away from the modern office buildings). This includes the new fermenting room constructed in 1898-99 and is shown on the architects plans to have had a cellar. This will allow the potential and condition of the archaeological deposits to be assessed and further excavation may be warranted following this.

9. Archiving

9.1 A fully indexed archive is to be compiled and deposited with the Greater Manchester archaeological Unit in a format to be agreed with the Archives Officer. The site archive will be prepared and stored according to the UKIC Guidelines for the preparation of excavation archives for long term- storage (1990) and the Museum and Galleries Commission Standards in the Museum Care of Archaeological Collections (1992) 'Standards for the preparation and transfer of archaeological archives'. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. Copyright

10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

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"Plan of Ellesmere St, Hulme" Manchester Archives GB127.M900/1/1/2/2/3059

"Plan of Ellesmere Street, Hulme" Manchester Archives GB127.M900/1/1/2/3/4089

Trade Directories

1865 Slater's Directory of Manchester
1869 Slater's Directory of Manchester
1877 Slater's Directory of Manchester
1885 Slater's Directory of Manchester
1898 Slater's Directory of Manchester
1910 Slater's Directory of Manchester
1923 Kelly's Directory of Manchester
1933 Kelly's Directory of Manchester

Maps

1832 Pigot's map of Manchester and Salford

1850 OS town Plan 1:500 scale

1893 OS Map Manchester Sheet CIV.10, 25"

1908 OS Map Manchester Sheet CIV.10, 25"

1922 OS Map Manchester Sheet CIV.10, 25"

1932 OS Map Manchester Sheet CIV.10, 25"

1948 OS Map Manchester Sheet CIV.10, 25"

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Figure 1: Location Plan



Figure 2: Pigot's map of Manchester and Salford 1832 showing approximate site location

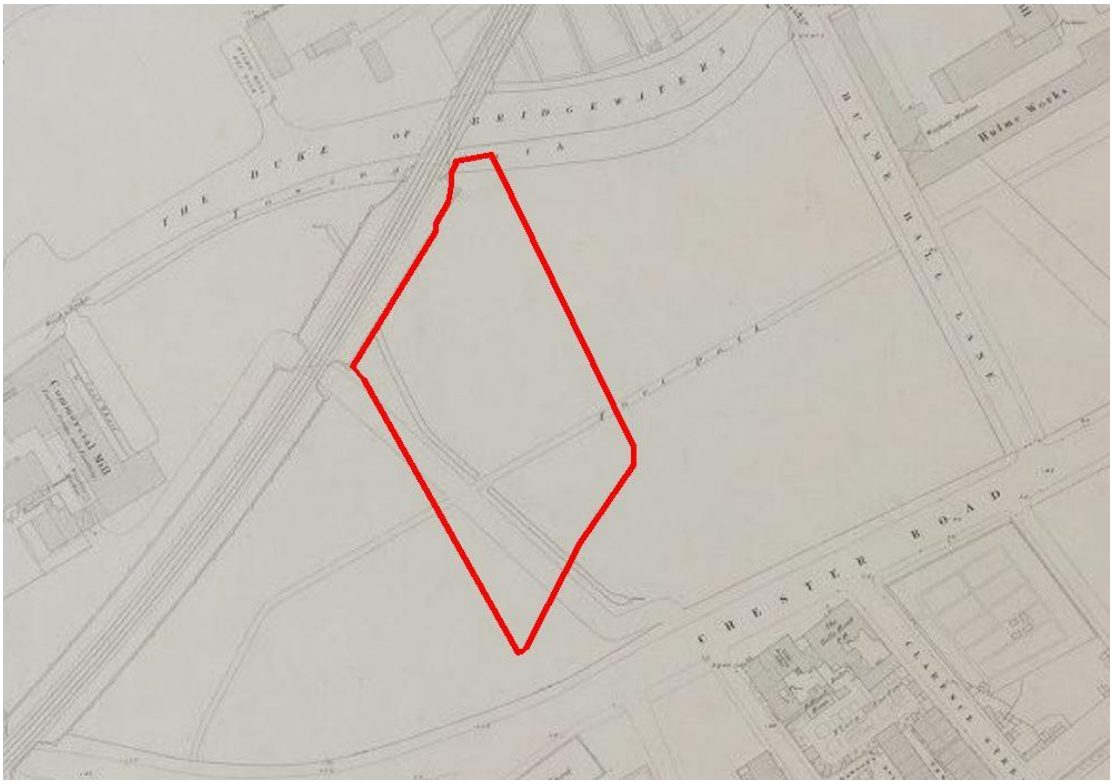


Figure 3: OS Town Plan of Manchester 1:500 scale



Figure 4: OS Map Lancs. 104/10 dated 1893, 1:2500 scale



Figure 5: OS Map Lancs. 104/10 dated 1908 1:2500 scale



Figure 6: OS Map Lancs. 104/10 dated 1922, 1:2500 scale



Figure 7: OS Map Lancs. 104/10 dated 1932, 1:2500 scale



Figure 8: OS Map Lancs. 104/10 dated 1944, 1:1250 scale. Red shading indicates a destroyed building, the green circle denotes a landmine

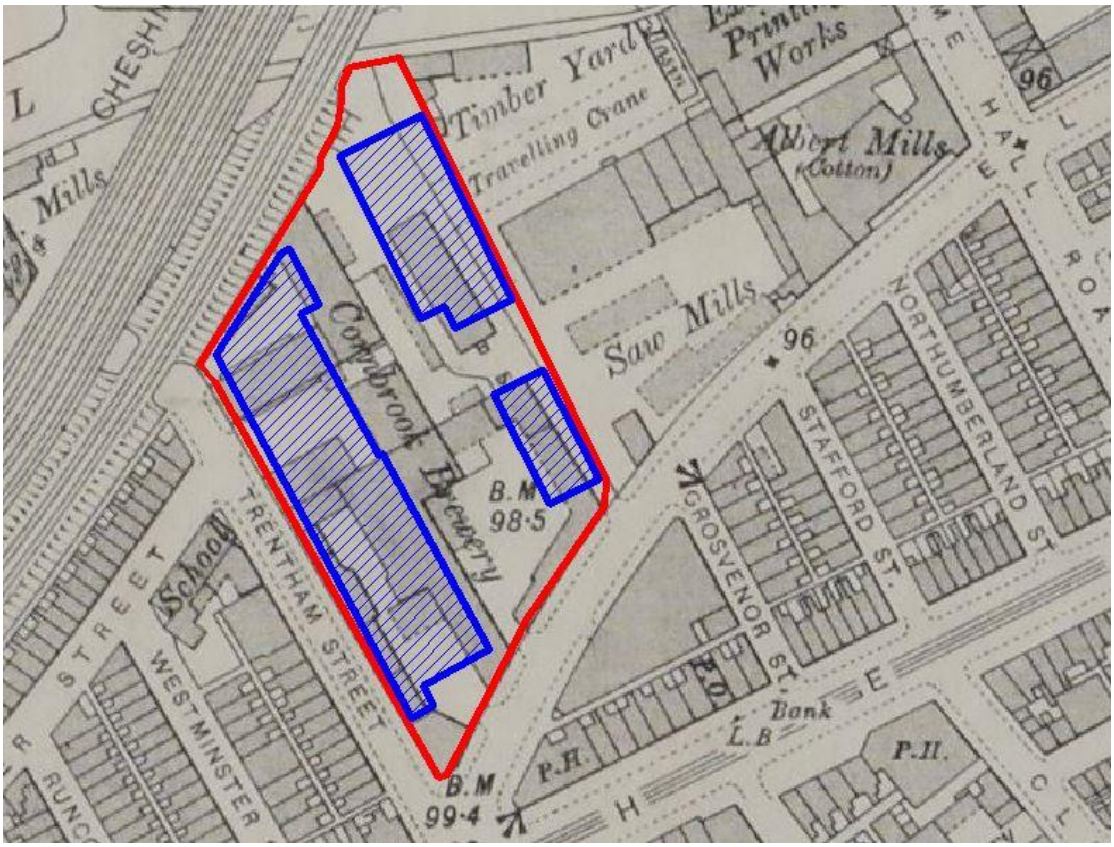


Figure 9: 1896 OS map overlaid with modern office buildings

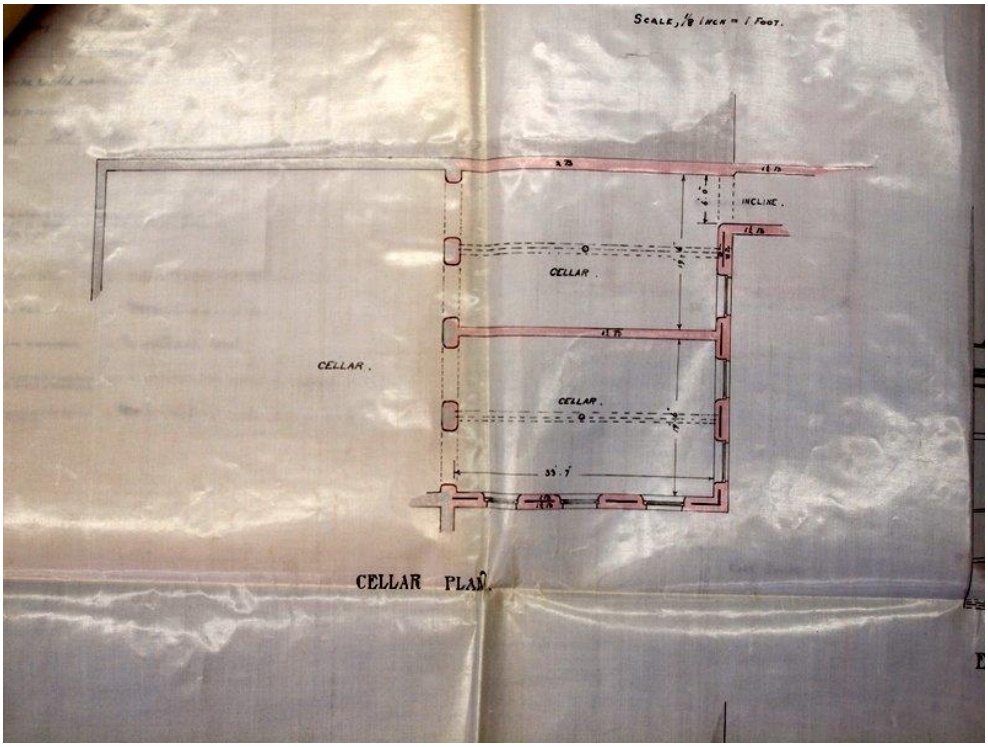


Figure 10: 1899 Plans showing proposed cellar (Manchester Archives GB127.M900/1/1/2/3/4089)

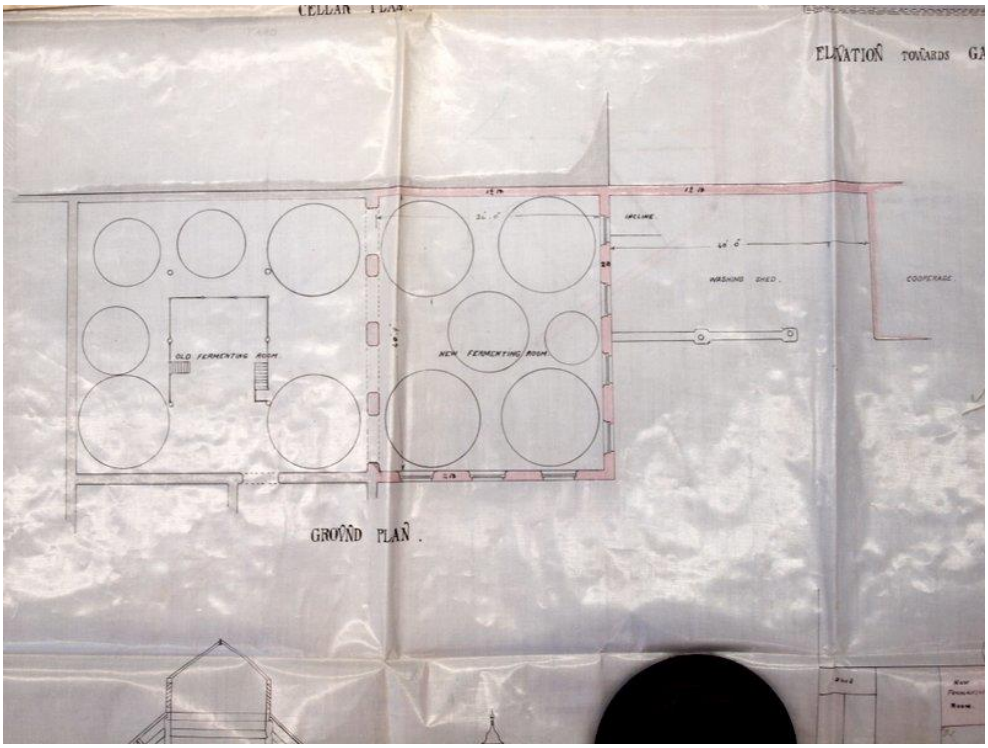


Figure 11: 1899 Plans showing proposed Ground plan of fermenting room (Manchester Archives GB127.M900/1/1/2/3/4089)

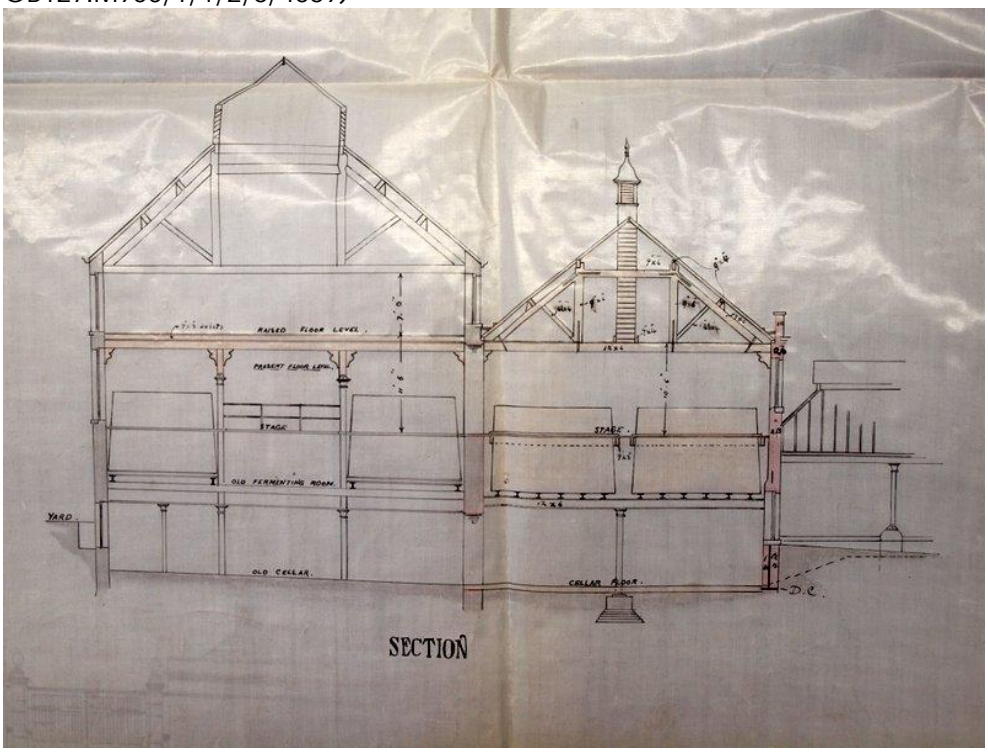


Figure 12: 1899 Section through proposed building (Manchester Archives GB127.M900/1/1/2/3/4089)

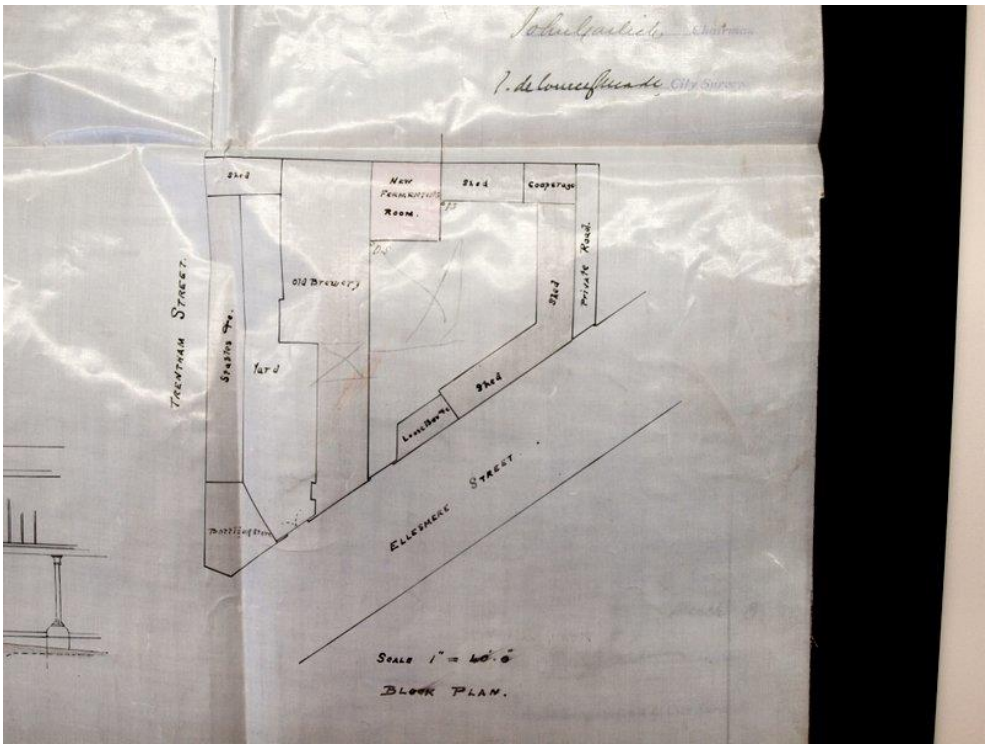


Figure 13: Proposed layout plan 1899 (Manchester Archives GB127.M900/1/1/2/3/4089)

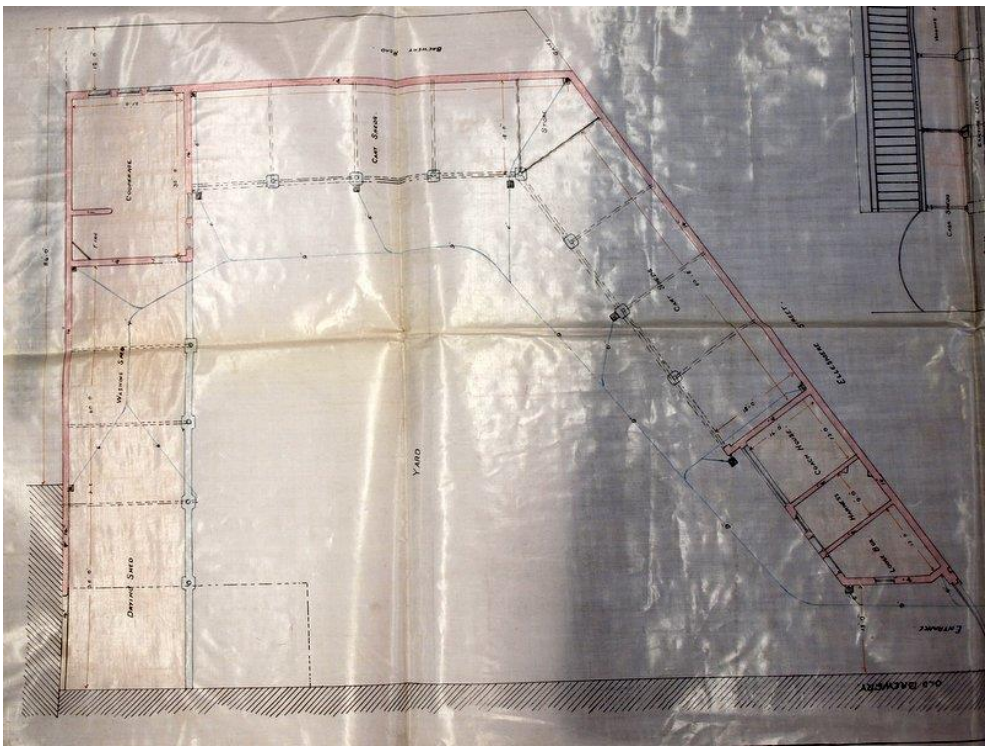


Figure 14: Detail plan of proposed stores 1899 (Manchester Archives GB127.M900/1/1/2/3/4089)

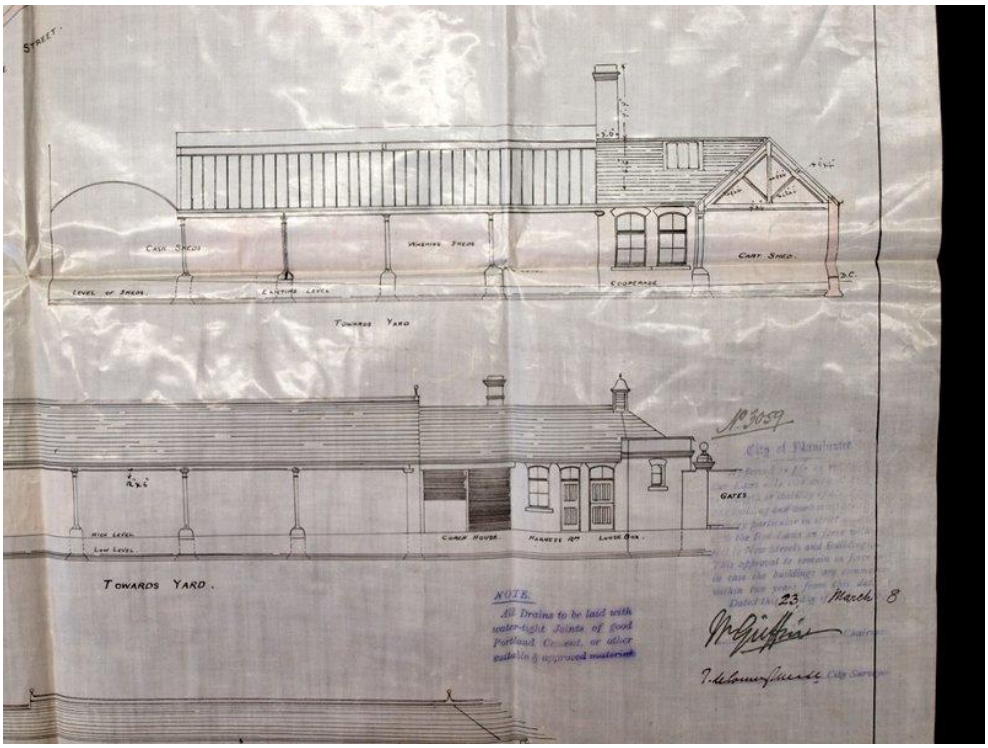


Figure 15: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/3/4089)

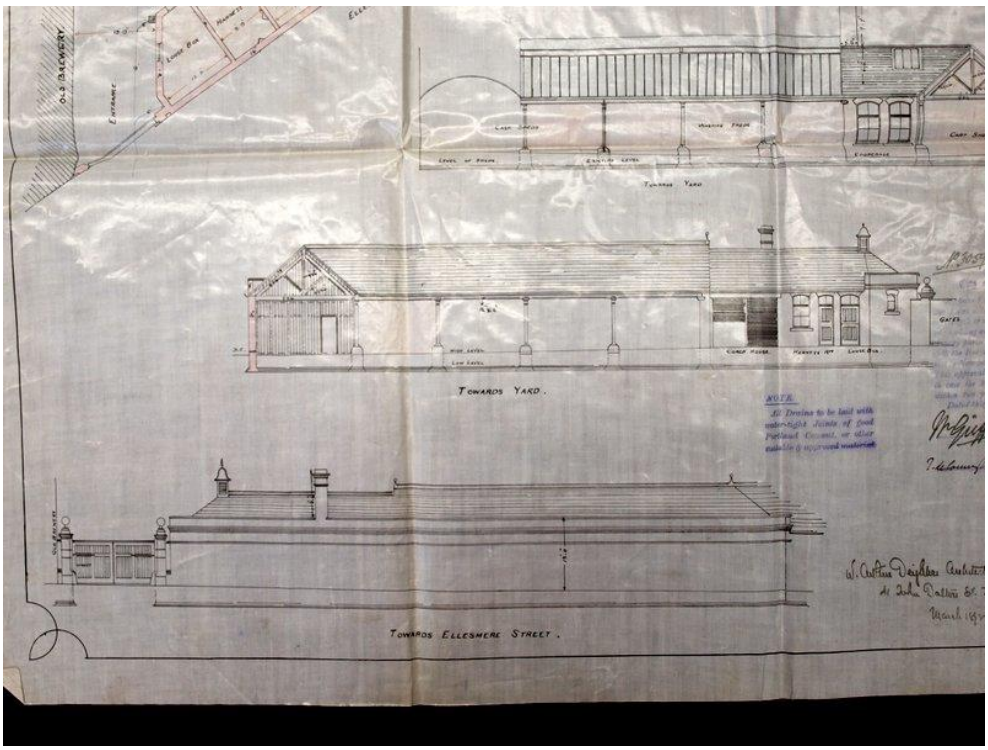


Figure 16: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/3/4089)

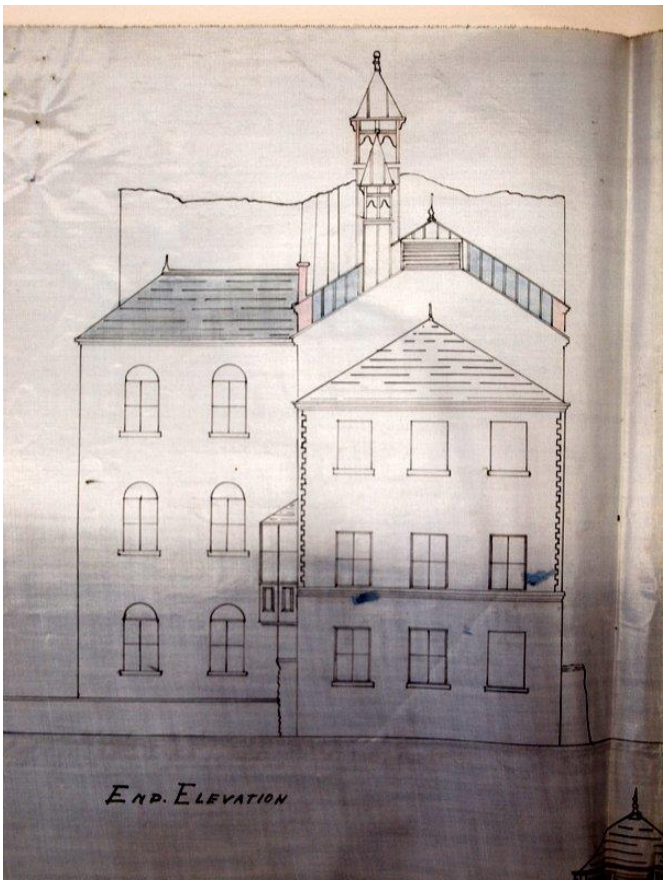


Figure 17: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/2/3059)

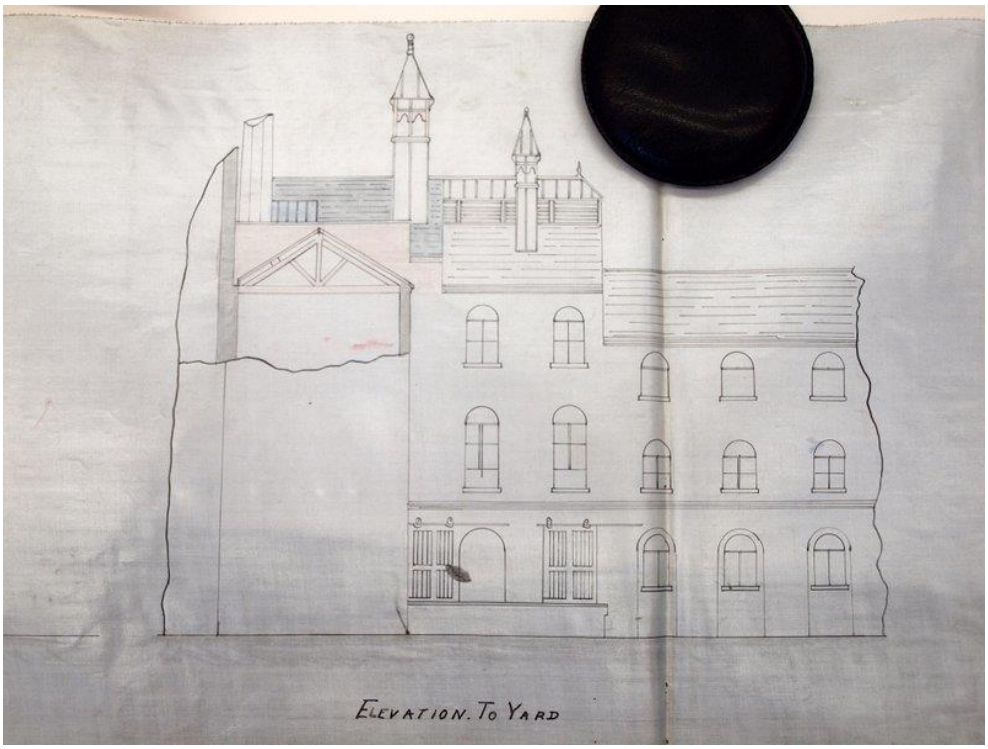


Figure 18: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/2/3059)

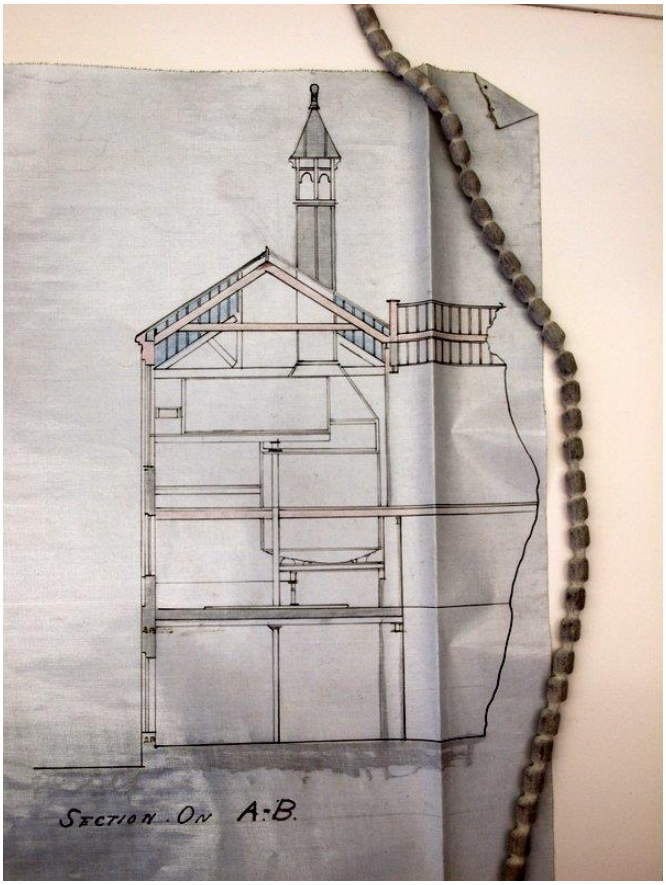


Figure 19: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/2/3059)

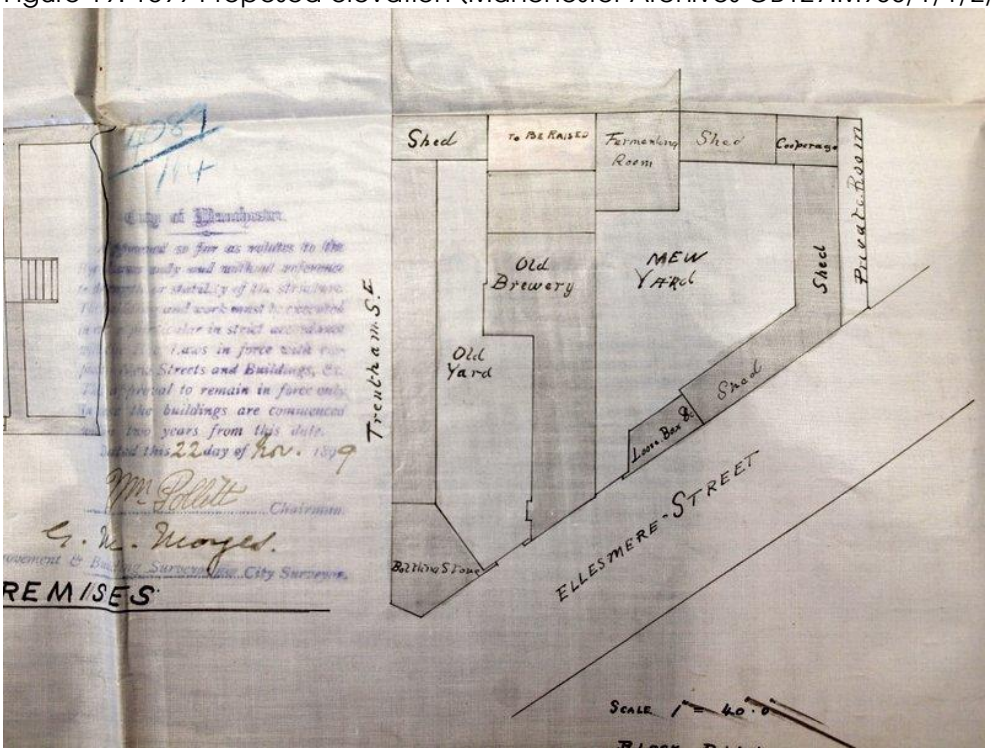


Figure 20: 1899 Proposed alterations (Manchester Archives GB127.M900/1/1/2/2/3059)

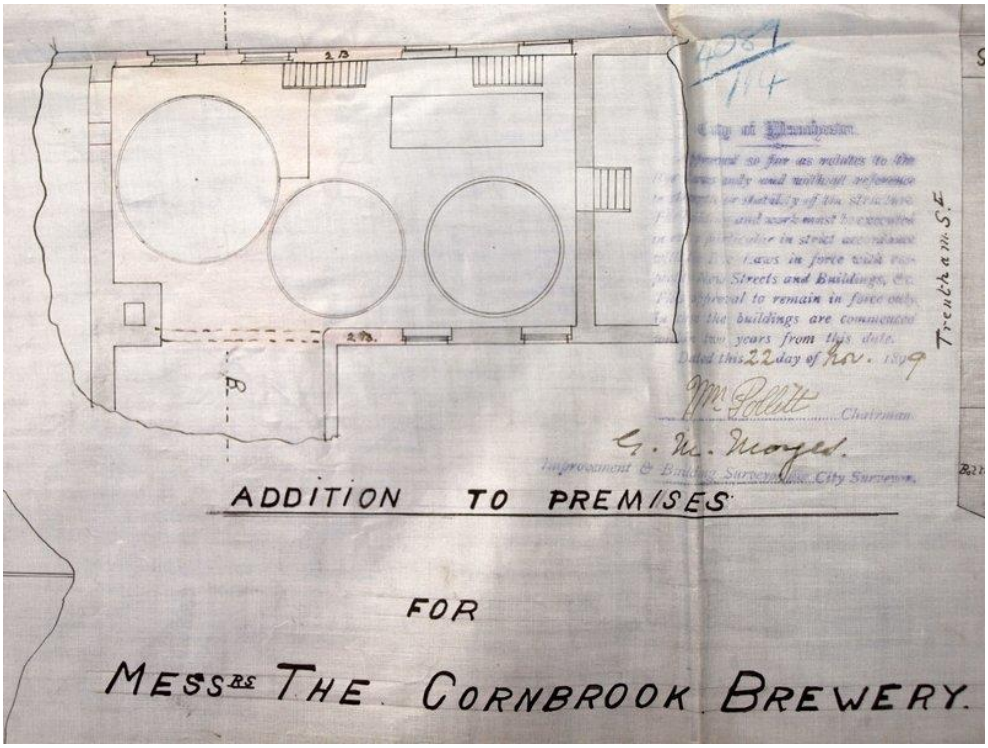


Figure 21: 1899 Proposed alterations (Manchester Archives GB127.M900/1/1/2/2/3059)

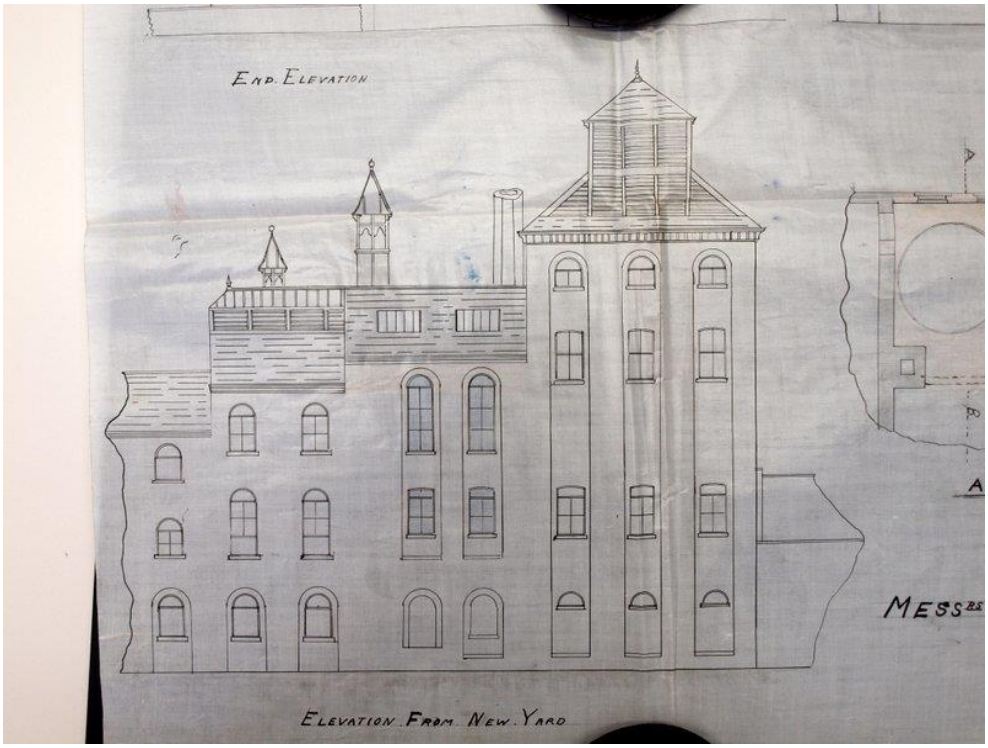


Figure 22: 1899 Proposed elevation (Manchester Archives GB127.M900/1/1/2/2/3059)



Figure 23: Photo of the brewery in 1973, at the corner of Trentham Street and Ellesmere Street (Milligan, H 1973Manchester Archives)



Figure 24: Photo of the brewery from the yard (Milligan, H 1973- Manch

APPENDIX 2: PLATES



Plate 1: Western site boundary of Trentham Street looking towards Ellesmere Street



Plate 2: Western site boundary of Trentham Street looking north towards railway bridge



Plate 3: Corner of Trentham Street and Ellesmere Street



Plate 4: Western end of Ellesmere Street looking north



Plate 5: Ellesmere Street looking west



Plate 6: Eastern end of Ellesmere Street looking north



Plate 7: Looking north Thornpark Close from Ellesmere Street



Plate 8: Thornpark Close looking north showing eastern units



Plate 9: Southern end of western units



Plate 10: Western units including Ellesmere House at far end



Plate 11: Northern end of eastern units



Plate 12: Ellesmere house at northern end of western units



Plate 13: Thornpark Close looking south towards eastern unit



Plate 14: Western units as viewed from the north



Plate 15: Northern end of site looking south down Thornpark Close



Plate 17: Northern end of site showing western units



Plate 18: Detail of Ellesmere House



Plate 19: Northern end of site behind eastern units



Plate 20: As above, looking west



Plate 21: As above showing proximity to the Bridgewater Canal



Plate 22: View between eastern units and eastern boundary wall



Plate 23: Cut off cast iron stanchion in relation to Ellesmere House



Plate 24: Detail of above