Piccadilly Gardens Redevelopment

Project Design: Watching Brief

October 2026

PREPARED FOR

Galliford Try on behalf of Manchester City Council



Project Design

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Report Reference	61438
OASIS Number	541016
Accession Number	TBC
Location	384383, 398250
Client	Galliford Try on behalf of Manchester City Council
Issuing Company	Civic Heritage Limited
Issued	13/10/2026– Rev01

Revisions

Date	Rev	Reason	Name
13/10/2026	00	Initial Issue	Katie Fletcher

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1. Introduction

1.1. Background

1.1.1. Overview of the Site

Civic Heritage has been commissioned by Galliford Try on behalf of Manchester City Council to produce a Project Design for an archaeological watching brief during groundworks at Piccadilly Gardens, Manchester city centre (NGR 384383, 398250; herein referred to as 'the Site').

The development proposals comprise the "redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping".

An archaeological desk-based assessment was prepared to support a full planning application. This was intended 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-ground archaeological remains. The archaeological desk-based assessment identified the potential for post-medieval and industrial-period remains associated with the Daube Holes and Manchester Royal Infirmary.

1.2. Setting

1.2.1. Location and description

The proposed development site comprises Piccadilly Gardens, Manchester and is bounded by properties on Piccadilly and Market Street to the north, properties on Portland Street to the east, Piccadilly Plaza to the south and Mosley Street to the west (centred at NGR 384383, 398250; herein referred to as the 'Site'; see Plate 1). Land within the Site is characterised by a public open space and pedestrian routes, together with a modern fountain, and a mixture of hard and soft landscaping. A basement containing a plantroom lies in the west of the Site.



Plate 1: Satellite view showing the Site boundary

1.2.2. Topography and Landuse

Manchester occupies low-lying land in the Mersey River valley. The River Irwell passes c. 650m west of the Site and the now culverted River Tib passed to the north-west of the Site. The Site lies at a height of between 49m and 51m above Ordnance Datum (aOD), reaching its highest elevation in the north-eastern corner.

1.2.3. Geology

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

General Made Ground is anticipated to be present across the Site given the historical development of the Site, including the infill of the historical canal/ornamental pond, former sunken gardens and multiple phases of redevelopment across the Site.

1.2.4. Previous Archaeological Works

A watching brief was undertaken at Piccadilly Gardens in 2001 by UMAU (HER EGM3376) designed to look for evidence of the line of the Roman road from Manchester to Castleshaw, the clay extraction Daube Holes and the 1780s public baths. It also observed the infilling of the sunken gardens. The only features of archaeological interest observed were the poorly preserved remains of a white and green tile wall, which were likely the only surviving remains of the Georgian bath houses, a Victorian fluted column base in Ionic style and deep silty deposits thought to be the possible remains of the 'daub holes', though these could not be investigated further (UMAU, 2001). No human remains were found during the development, and no evidence of the Roman road believed to have passed through the vicinity was seen. The report doesn't provide a plan of where the watching brief took place. The report demonstrates that, although fragmentary, archaeological remains survive within the Site.

The HER notes that a second watching brief was undertaken in 2001 by UMAU, located immediately to the east of the Site. The HER entry notes that: "A watching brief was undertaken during development works at Piccadilly Gardens in 2001, formerly the site of the Manchester Infirmary and lunatic asylum prior to its

development as a city pleasure garden. The results of the watching brief revealed only two substantial remnants connected with the former mid-/ late 18th-century buildings. Fragmentary brick walling in two separate areas was revealed. One of the walls related to the nurses' home and the other to the south-eastern corner of the lunatic asylum. It is presumed that much of the below-ground evidence was disturbed or removed when the area was landscaped for the formally laid-out gardens" (HER 9133.2.5).

There has also been a subsequent desk-based assessment at Piccadilly Gardens by Archaeology Collective in 2017 (HER EGM4807).

1.3. Recommended Activity and Scope

1.3.1. Recommended Activity

The scheme for redevelopment works will involve deep earthmoving works during the excavation of drainage runs and foundations for play equipment, which have the potential to cause loss or damage to any below-ground remains surviving within the site. The depth of these excavations is expected to reach a depth of approximately 2m. To mitigate against the impact caused by the development, it is proposed that a programme of archaeological monitoring is undertaken during the excavation of drainage runs, foundations for the play equipment and any other ground-breaking works that will exceed a depth of 1m.

Archaeological monitoring and recording, also referred to as a 'watching brief', is a programme of non-intrusive and/or intrusive fieldwork which seeks to determine the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts. (CIfA 2023).

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows guidance outlined within the current National Planning Policy Framework (in particular, HE10).

1.3.2. Scope

The scope of the archaeological watching brief will include monitoring earth-moving works associated with the excavation of drainage runs, foundations for the play equipment and any other ground-breaking works that will exceed a depth of 1m.

The archaeological watching brief shall be fully implemented in accordance with the approved Project Design as stated in planning documentation (CIfA 2023).

Should significant remains be encountered, GMAAS will be informed. Detailed investigation of such remains would fall beyond the scope of the watching brief. In such a scenario, a revised Project Design for an archaeological mitigation and updated cost proposal would be required.

2. Historic Background

2.1. Contextual background

Manchester's origins may date to AD 620, when Edwin took control of the area, and a settlement is thought to have developed near the present cathedral site. In AD 919, Edward the Elder established a burh (fortified settlement) in Manchester as part of efforts to secure territory from Viking-controlled Northumbria. Following the Norman Conquest, the region was granted to Roger of Poitou, who retained Salford while distributing much of the surrounding land, including the extensive Manchester estate, to Albert Grelley. By the 13th century, the Grelley family had established a manor house at the confluence of the Irwell and Irk rivers and governed the manor and barony. Manchester's importance grew with the grant of an annual fair in 1222 and its charter as a free borough in 1301. The medieval core of the town was later surveyed by GMAU in 1980.

The Site lies c. 600m to the south-east of Manchester's medieval core, within open fields. Springs were also known in this area, giving rise to the street names Fountain Street and Spring Gardens (DGM1474) c. 90m and 160m, respectively to the west of the Site.

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) (DGM1609).

The 1650 map of Manchester shows the layout of the medieval town, centred on St Mary's Church (Plate 2). The Market Place lay to the south of the church, with Market Lane (presently Market Street) extending south-east, away from the centre, with development on either side of the street. The south-easternmost property was a timber-framed house owned by Mr Lever situated *c*. 5m north of the Site (HER 11261.1.0). The plan also shows the location of a conduit (labelled 'H' on the plan) within fields on the south-west of Market Lane. In 1557 a pipe was laid to carry the water to the marketplace near the present location of the Old Shambles. This was the principal water supply for the town for over 200 years (DGM1474). The Site lies beyond the extent of the plan, on the fringe of the growing town.

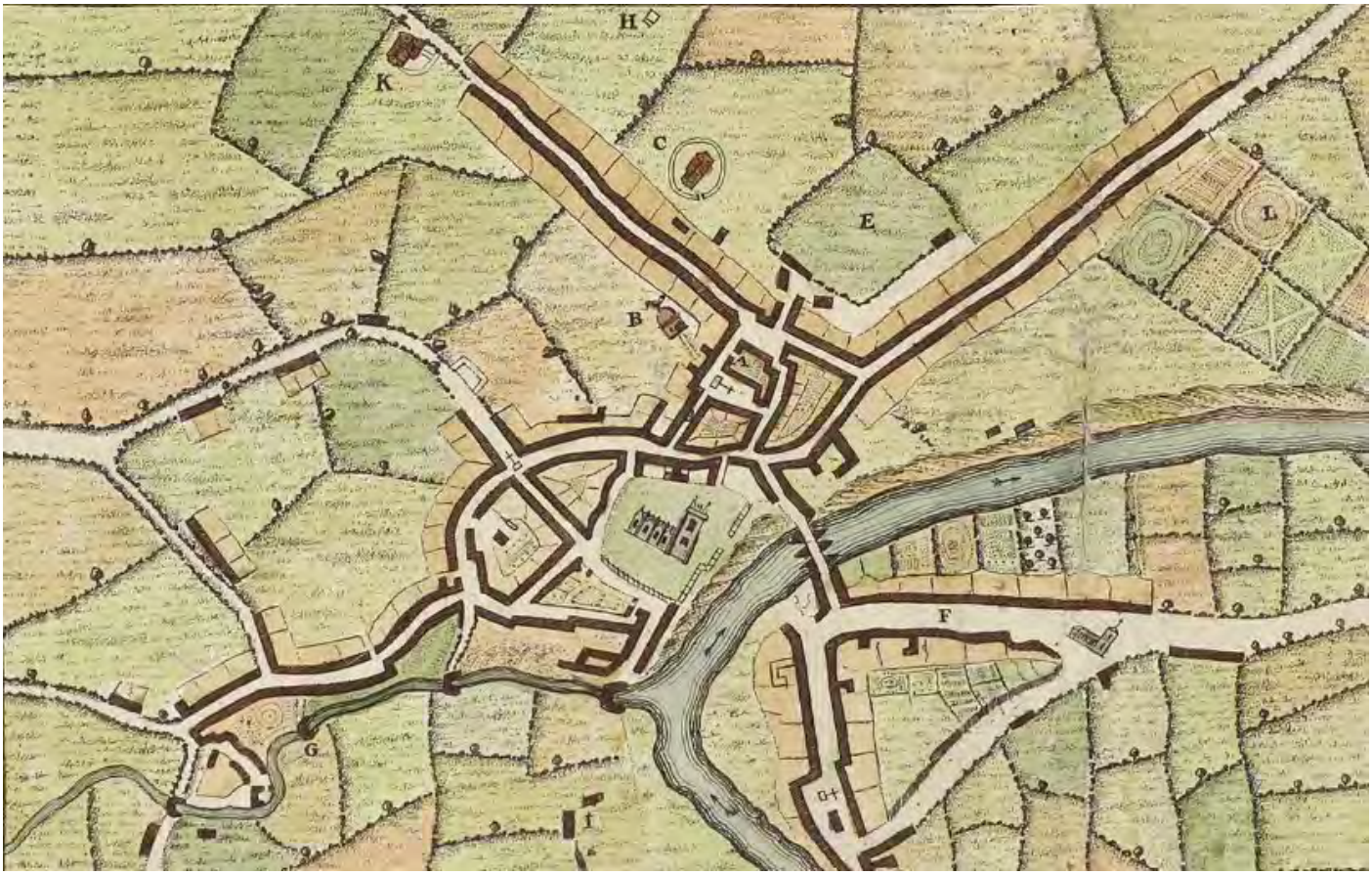


Plate 2: 1650 Town Plan published in Berry's 1750 Plan of the Towns of Manchester and Salford; the map is not orientated north.

2.2. Development of the Site

One of the earliest maps to depict the Site was Casson and Berry's 1745 map (Plate 3, Figure 3). The map captures the Site lying at the south-eastern extent of the medieval Market Street, which defined the outskirts of the medieval town. Most of the Site was occupied by *Daube Holes*, a series of pits formed from the extraction of mud and clay, which was used in the construction of wattle and daub/timber-framed buildings (HER 9133.2.0). The pits are documented as early as 1555, when a court leet ordered Robert Holme to make a stile over the daube holes, but they would have been in use much earlier (UMAU, 1999; Archaeology Collective, 2017).

Casson and Berry's plan also shows a series of field boundaries to the south of the Daube Holes, representing agricultural land owned by Sir Oswald Mosley, 2nd Baronet of Rolleston, lord of the manor of Manchester. During the 18th century, Sir Oswald Mosley donated the land to the city on the condition that it remained in public use in perpetuity, subject to reversion to the Mosley family if this condition was not upheld (Hartwell, 2002, p. 188).



Plate 3: Casson and Berry's 1745 map, with Site boundary

The Manchester Royal Infirmary was initially established in 1752 in a house on Garden Street (Lane), Shudehill, under the direction of surgeon Charles White and cotton manufacturer Joseph Bancroft, with an initial capacity of just 12 beds (Hartwell, 2002, p. 188). The institution was subsequently relocated to purpose-built premises on the Site in 1754-6 (HER 9133.2.1). The original Infirmary building, built in 1754, was a symmetrical Georgian building, nine bays long with a lower wing at either end (HER 9133.2.1 (UMAU, 2001)). The Manchester Royal Lunatic Asylum was constructed adjacent to the Infirmary in 1763 (HER 9133.2.4), accepting its first 22 patients in 1765 (Brockbank, 1952, p. 161). Both institutions are first depicted on Tinker's 1772 map (Plate 4). The main infirmary building had a rectangular footprint and partly occupied the Site, whilst the lunatic asylum seems to be represented by a much smaller L-shaped building that lay beyond the Site boundary.

By this date, the Daube Holes were no longer labelled, although the former pit seems to have turned into an ornamental lake. This requirement was stipulated by Sir Oswald Mosley as a condition of his grant of land

for the construction of the Infirmary (Bradshaw, 1985, p. 39). The pond is said to have been cleaned and extended to 615 feet, serving as one of the main water supplies in the town, with water fed in pipes laid under Oldham Street from Shudehill (Swindells, 1907, pp. 69-70). The pits may have functioned as a pond much earlier as historical accounts associate the pond with the use of the ducking stool, employed as a form of public punishment for women accused of scolding or other moral misdemeanours (Barlow, 2018). A single stool was installed in 1602, later increased to six by the 1620s. Although the stools were reportedly removed by 1673, when the moat surrounding the nearby Radcliffe Manor House was infilled, a knot and bridle is said to have hung from the door of a stationer's shop on Market Street into the following century as a "reminder for the towns womenfolk to behave" (Barlow, 2018).

The map also shows Market Street Lane, annotated as 'to London', highlighting its role as a principal route within post-medieval Manchester. A further route labelled 'The Intended Street' is shown running north-south indicating planned urban expansion within the area.

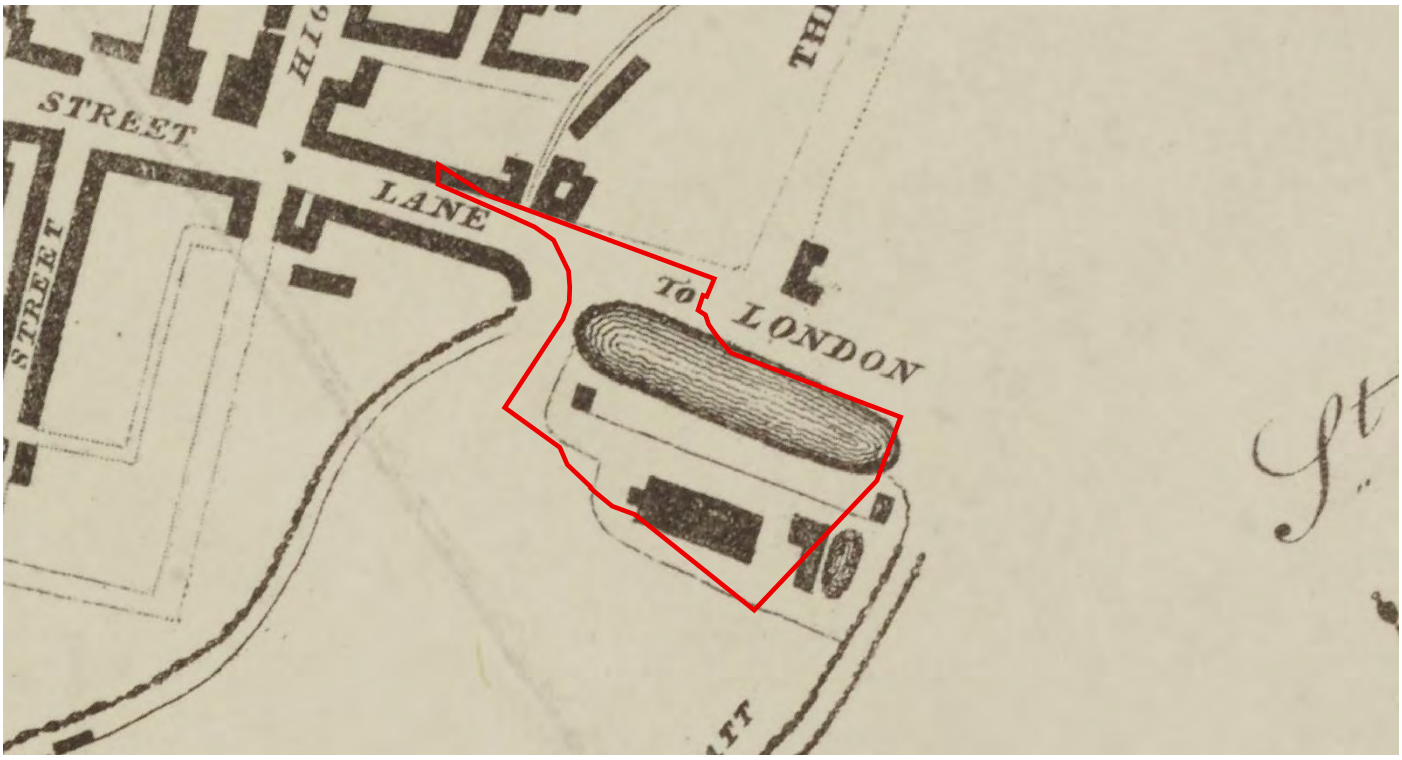


Plate 4: Tinker's 1772 map, with Site boundary

Green's 1794 map is the next available map that captures the Site, showing the expansion of the Infirmary and Lunatic Hospital, following extensions to the asylum in 1772, 1780 and 1788 (HER 9133.2.4). These are shown as two distinct but internally connected buildings (Plate 5, Figure 5). Additional, small structures had been built to the south of the infirmary, one of which lay within the south Site boundary, aligned broadly east-west. A *Dispensary* is illustrated adjoining the southern elevation of the Infirmary, forming part of the expansion of the medical complex in 1792 (HER 9133.2.1), though this lay beyond the Site boundary. A structure labelled 'New Baths', built in 1781, is depicted fronting the newly established Bath Street to the west of the Site (HER 9133.2.2).

The public baths were built by the trustees of the hospital, who charged for their use, operating at a profit to support the Infirmary. In the early 19th century, they were described as consisting of hot, tepid, vapour and cold baths, with water being supplied from a spring. It was decided that the baths would not serve the needs of patients but provide bathing facilities to those that could afford the subscription or pay the price for single sessions (Aston, 1916, pp. 126-127). The Manchester Mercury (26th June 1781) announced the opening of the baths advertising "Gentleman's & Ladies Cold Baths" at 6 pence each time, a Matlock and Buxton Bath, Almond Bath and Sweating Rooms. Persons were obligated to pay double prices on Sundays. By the 1840s,

the baths had been considerably extended to include a Baths Keepers House and a Reservoir (Plate 7, Figure 8).

Pigot & Slater's directory of 1841 (p.135) notes that "Baths of a similar nature, for the use of the patients are separately established in a distant situation and are altogether unconnected with these Baths". This refers to the baths connected to the main Infirmary building, depicted as sulphur baths on the 1851 Ordnance Survey (OS) Map to the south of the Site boundary (Plate 7Figure 8).

The area between the Baths and the Dispensary was charactered by soft landscaping or formal gardens. The area previously identified as the Daube Holes is labelled as a 'Canal', referring to the ornamental pond, more commonly known as the Infirmary pond (Aston, 1916, p. 125). Aston described how the gardens included public walks noting that they 'are open to the use of all orderly persons, at proper hours. In front of the buildings, is a gravel walk, the whole length of the land, margined with grass, and partially planted with trees. The pool of water in front [i.e. the Infirmary Pond] adds considerably to its appearance and renders it a most eligible promenade. The other parts of the public garden are situated between the Dispensary and Public Baths [where gardens are clearly shown on Green's map]; they are laid out with shrubs, grass-plats, and flowers. Beside this, there is a kitchen garden, belonging to the charity, which surrounded as it now is, by high buildings, cannot be expected to be very prolific' (ibid). Market Street Lane has been extended east-west along the northern boundary of the Site as *Lever's Row*, named after Ashton Lever (DGM1609), before continuing further east to become Piccadilly.

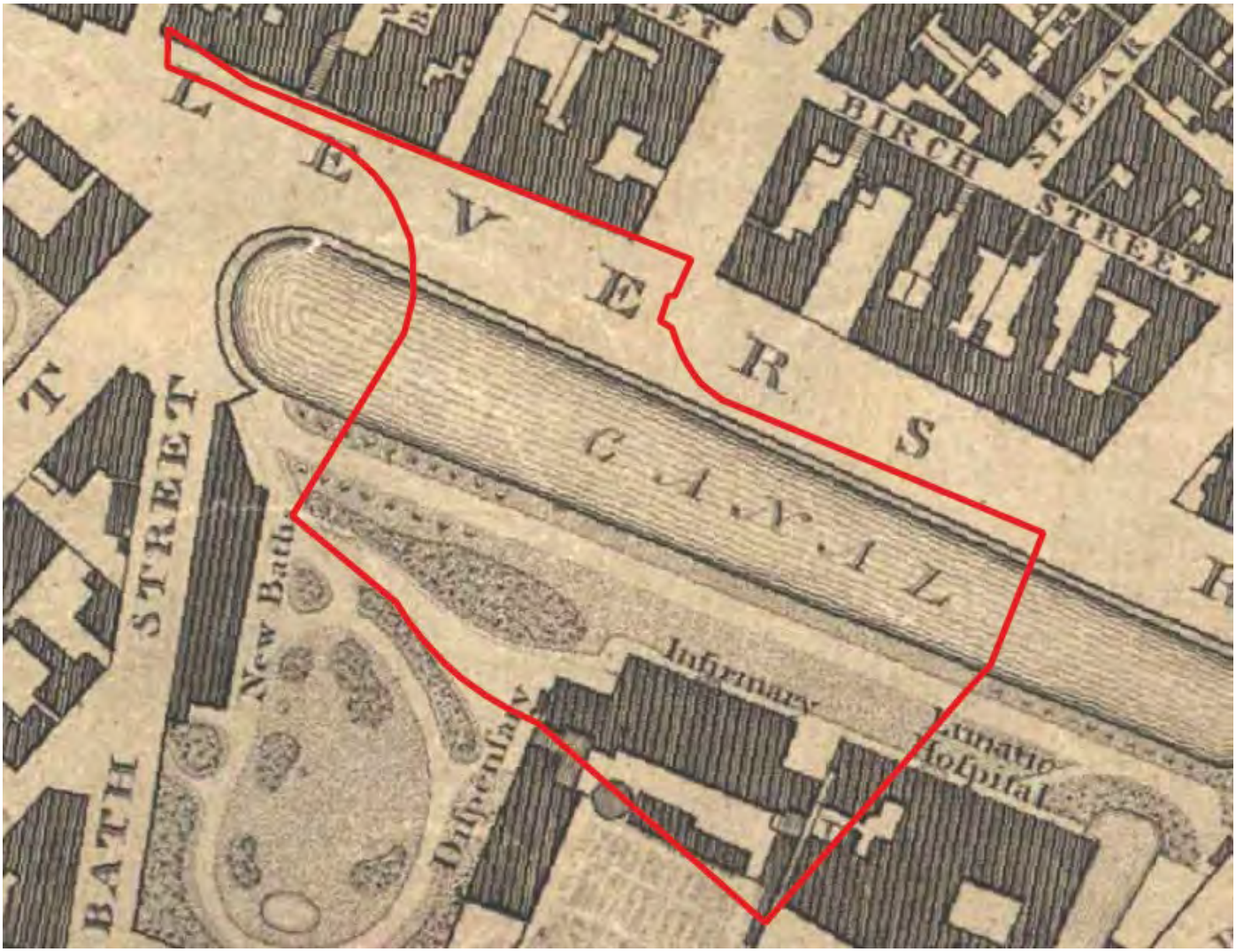


Plate 5: Green's 1794 plan of Manchester, with Site boundary

During the early 19th century, the Manchester Royal Infirmary attracted notoriety in 1819 following the Peterloo Massacre, which took place approximately one mile from the Site. Casualties from the event were transported by carriage to the Infirmary's outpatients' facilities, prompting considerable political comment at the time. It was alleged that the authorities had anticipated violence, as beds at the Infirmary had reportedly been cleared in advance of the gathering. However, many of the injured are understood to have avoided seeking treatment at the hospital, fearing that staff with known loyalist sympathies might report them to the authorities (Barlow, 2018).

The next map to illustrate change within the Site is Swire's 1824 map of Manchester (Plate 6, Figure 7). This map shows that the Infirmary complex had been extended southwards, with additional buildings to the south of the Site. The surrounding street network also demonstrates notable changes. Bath Street is shown as having been renamed George Street, while the street along the northern boundary is now labelled Piccadilly, replacing the earlier name of Lever's Row.

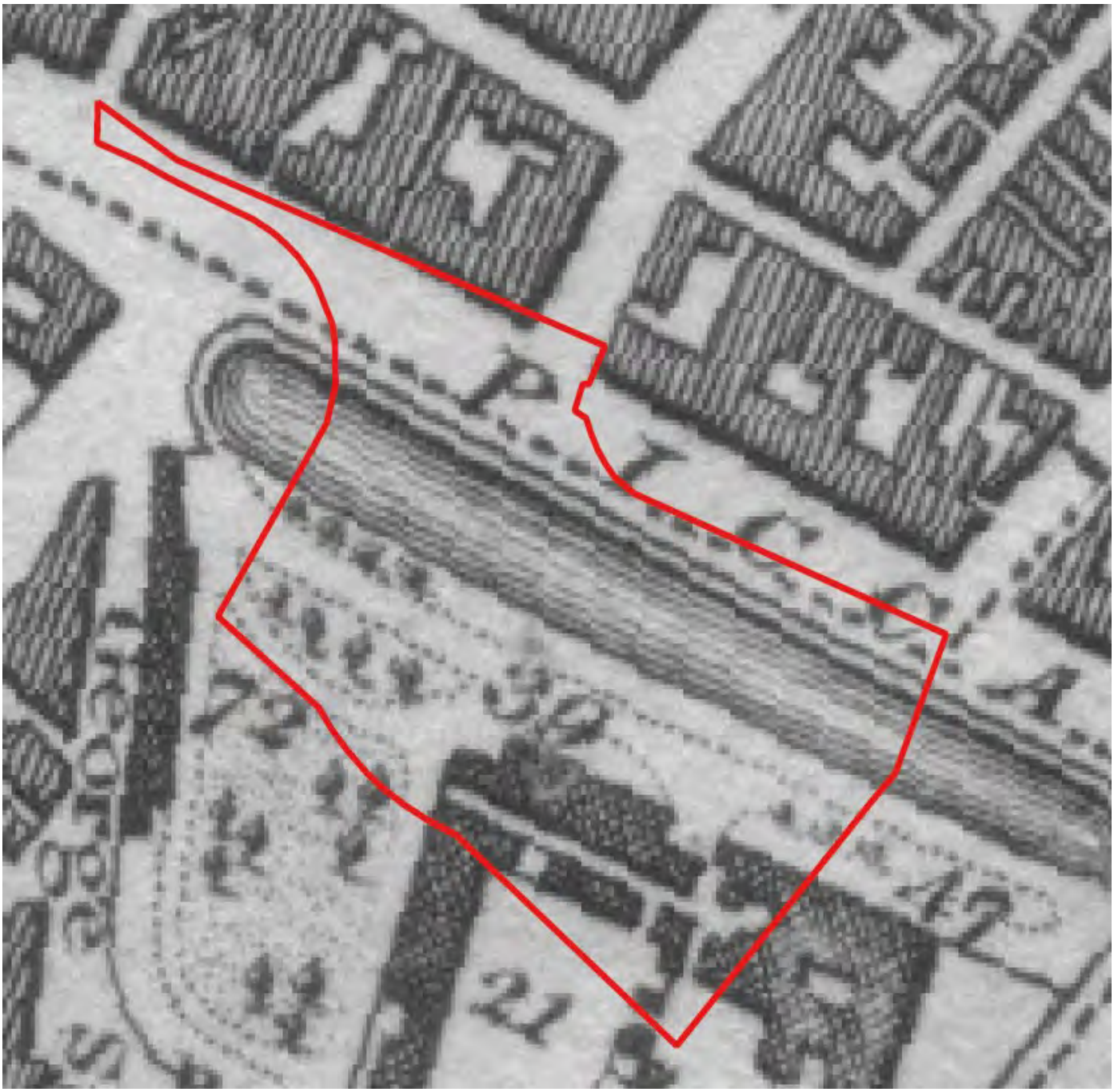


Plate 6: Swire's 1824 map with Site boundary

During the 1830s, the Infirmary was remodelled and extended to form an L-shaped plan (UMAU, 1999). This consisted of a brick structure dating to around 1835 that was faced in stone, with a classical portico that was added by architect Richard Lane. In 1850, the building was radically remodelled with a U-shaped structure with a classical portico was added on main elevations (HER 9133.2.1).

The 1851 Ordnance Survey map is the first available map that accurately depicts the Site, capturing the layout and internal organisation of the Manchester Royal Infirmary and the adjoining Lunatic Asylum (Plate 7, Figure 8). The Infirmary complex is shown in considerable detail, with individual rooms labelled to reflect its increasingly specialised medical functions. These include the *House Surgeon's Room*, *House Physicians Clerks Room* and *Apothecary's Room*, alongside domestic and administrative spaces such as kitchens, dining rooms, a library and Committee and Board Rooms.

Since the 1830s, the ornamental pond became stagnant in dry weather, which caused a public nuisance (UMAU, 2001). In 1851, Queen Victoria visited Manchester, in which the procession passed along Piccadilly. In order to improve its appearance, the council set up three fountains, fed by the pond. Nevertheless, the problem of stagnating water persisted, and in 1853 the council and the Infirmary trustees decided to fill in the pond (Swindells, 1907, p. 70; UMAU, 1999). In 1854 this area was laid out by Manchester Corporation as a public esplanade, designed by Sir Joseph Paxton (Krieger, 1987, p. 24). The esplanade included a fine ornamental fountain, forming a focal point of the new space and several statues commemorating prominent national and scientific figures, including Sir Robert Peel (HER 8544.1.0) added in October 1853 (18 October 1853, Greenock Advertiser), the Duke of Wellington (HER 8547.1.0) in August 1856, and John Dalton in 1855, although this was relocated in the 1960s to the forecourt of the former John Dalton College.

Contemporary accounts outline the redevelopment with Joseph Perrin's account within *Perrin's Manchester Handbook* (1857): "The open space in front of the infirmary, formerly occupied by a pond of water, has lately been given up to the corporation, and has by them been laid out as a public walk, with fountains, which were displayed at the inauguration of the Wellington Statue on the 30th August 1856."



Plate 7: 1851 Ordnance Survey (OS) map with Site boundary (Image courtesy of National Library of Scotland)

The 1891 Ordnance Survey map (Plate 8, Figure 9) is the first plan that captures the esplanade to the north of the infirmary, including the incorporation of the statues within the north of the Site. By this date, the Manchester Royal Infirmary is depicted as a single unified building, remodelled into a U-shaped structure (Plate 9), with the Lunatic Asylum no longer shown, following its relocation to Cheadle in 1849. The footprint of the building had also been altered following the partial infilling of the central court between 1886-1889 (HER 9133.2.1), with a '*Dispensary for Outpatients'* extending to the south, and a '*Nurses' Home*' occupying the south-eastern corner, beyond the Site. The earlier open yard spaces had largely been built over.



Plate 8: 1891 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)



Plate 9: Photograph showing Manchester Royal Infirmary as a single unified building taken in c. 1880s, courtesy of Manchester Libraries

The Manchester Royal Infirmary became increasingly constrained by its central location limiting its long-term development. Following an offer of £400,000 from Manchester Corporation for the Site, it was agreed that a new, purpose-built hospital accommodating 500 beds would be constructed at Oxford Road, which opened in 1908 (Barlow, 2018). The original buildings on the Site were almost entirely demolished by April 1910, with the exception of the outpatient department, which remained in use for minor treatment and dispensing medication until the 1930s (HER 9.133.2.1) (Plate 10, Figure 10). The largely vacant site is captured on the Ordnance Survey (OS) map of 1922 and 1934 (Figure 11). The only additional feature shown on the plan is a monument dedicated to Queen Victoria, which was added in 1901 (HER 8546.1.0).

In advance of the relocation, a committee of Manchester Corporation met in June 1907 to consider the future use of the Site. Proposals included the construction of a municipal art gallery and public library, as well as a scheme for a new replacement for Manchester Cathedral on the Site, put forward by architect Richard Carpenter (Barlow, 2018). Progress on any redevelopment was significantly delayed by the outbreak of the First World War, and in 1916 the Site, referred to as the “Great Hole of Piccadilly”, was temporarily occupied by a marquee, used for the recuperation of wounded soldiers (England, 2010). Ultimately, none of these proposals were realised and the Site remained largely undeveloped throughout the 1910s and 1920s. Despite this, *The Manchester Public Free Library Reference Department* lay to the east of the Site and is captured on the 1922 OS Map (Plate 10, Figure 10) and 1934 OS Map (Figure 11). In 1912, a new home was needed for the city’s central reference library and temporary accommodation was built in the Infirmary grounds (Makepeace, 1987, p. 32) .The library remained here until the opening of the new central library in St Peter’s Square in 1934.

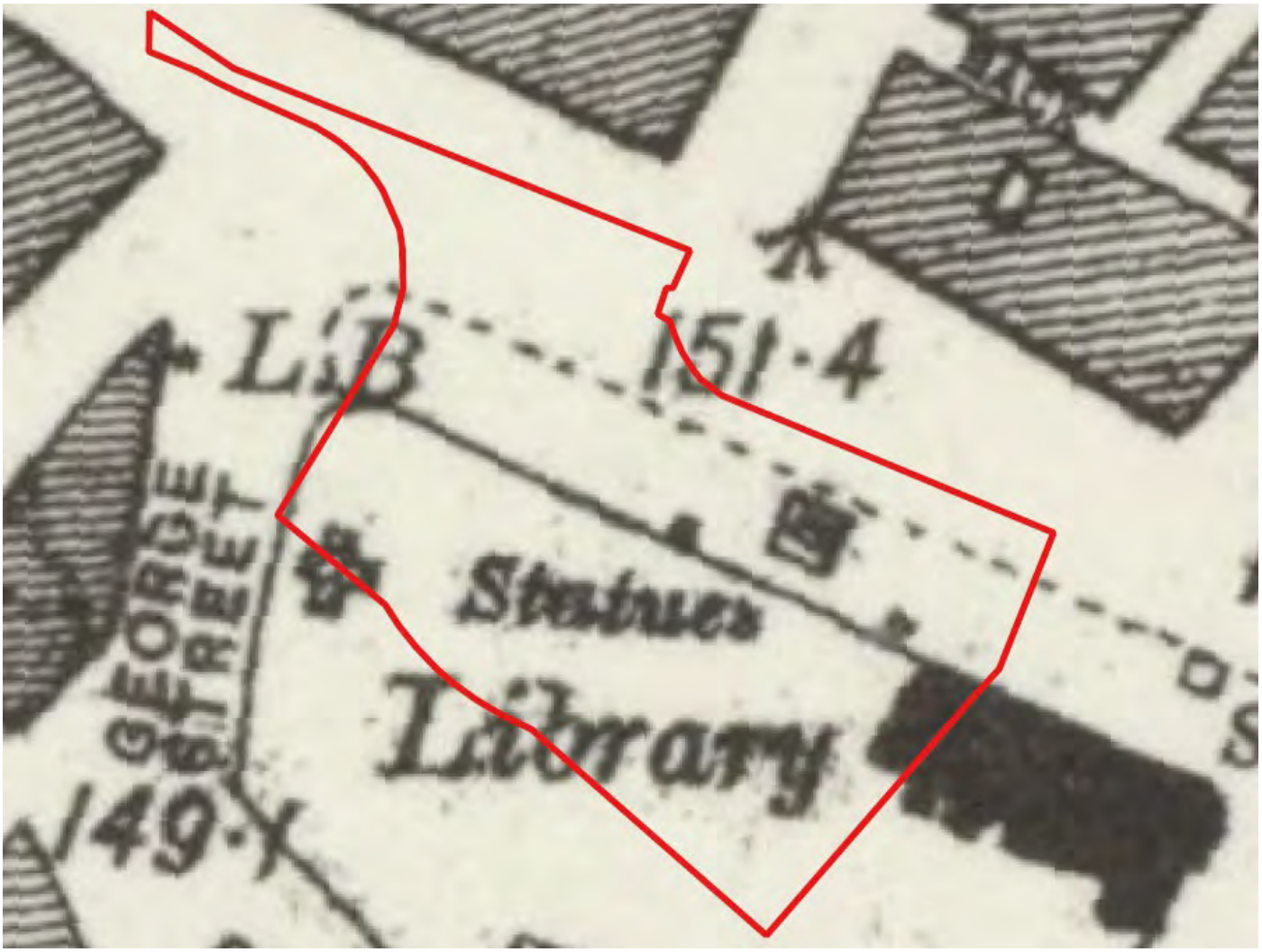


Plate 10: 1922 Ordnance Survey 6-inch map with Site boundary (courtesy of the National Library of Scotland)

By the 1930s, it was definitively resolved that the Site would not be redeveloped but instead transformed into a public garden, incorporating a sunken garden within the surviving footprint of the former Infirmary basement. This design included formal flower beds, a rose garden, and ornamental planting such as flowering cherry trees (Glinert, 2008) (Plate 11). During the Second World War, the gardens accommodated air raid shelters (Plate 12). However, the surrounding urban fabric was significantly affected by the conflict, with many warehouse buildings along Parker Street destroyed during the Manchester Blitz (Plate 13).

In the post-war period, Manchester Corporation reaffirmed its commitment to public open space, and the gardens were restored. A bronze sculpture titled *Adrift*, depicting a family clinging to a raft in turbulent seas, was installed as a central feature within the sunken garden (England, 2010). In 1953, this sculpture was relocated to the southern end of the gardens and replaced with a commemorative fountain marking the Coronation of Queen Elizabeth II. This arrangement is captured in L.S. Lowry's 1954 painting *Piccadilly Gardens*, which clearly depicts the fountain set within the sunken garden (Glinert, 2008).



Plate 11: Postcard/illustration showing the sunken garden at Piccadilly Gardens taken c. 1930s (Modern Mooch, 2021)



Plate 12: Photograph showing air raid shelters occupying the Site during the Second World War, courtesy of Manchester Libraries (Modern Mooch 2021)



Plate 13: Photograph showing the post-war bomb damage along Parker Street, courtesy of Manchester Libraries (Modern Mooch 2021)

The 1951 OS map (Plate 14; Figure 12) captures the sunken garden, showing a landscaped layout defined by tree-lined paths. In addition, an *Omnibus Station* had been established to the south of the Site. This was Parker Street bus station, which opened in 1931 as part of the wider redevelopment and subsequently extended in 1935, providing a centralised interchange for bus passengers, as seen today. Further change occurred on land to the south of the gardens previously cleared during wartime bombing. Between 1959 and 1965, the former bombsite along Parker Street was redeveloped with Modernist buildings known as Piccadilly Plaza juxtaposing mid-20th-century modernism with the historic landscaped gardens.

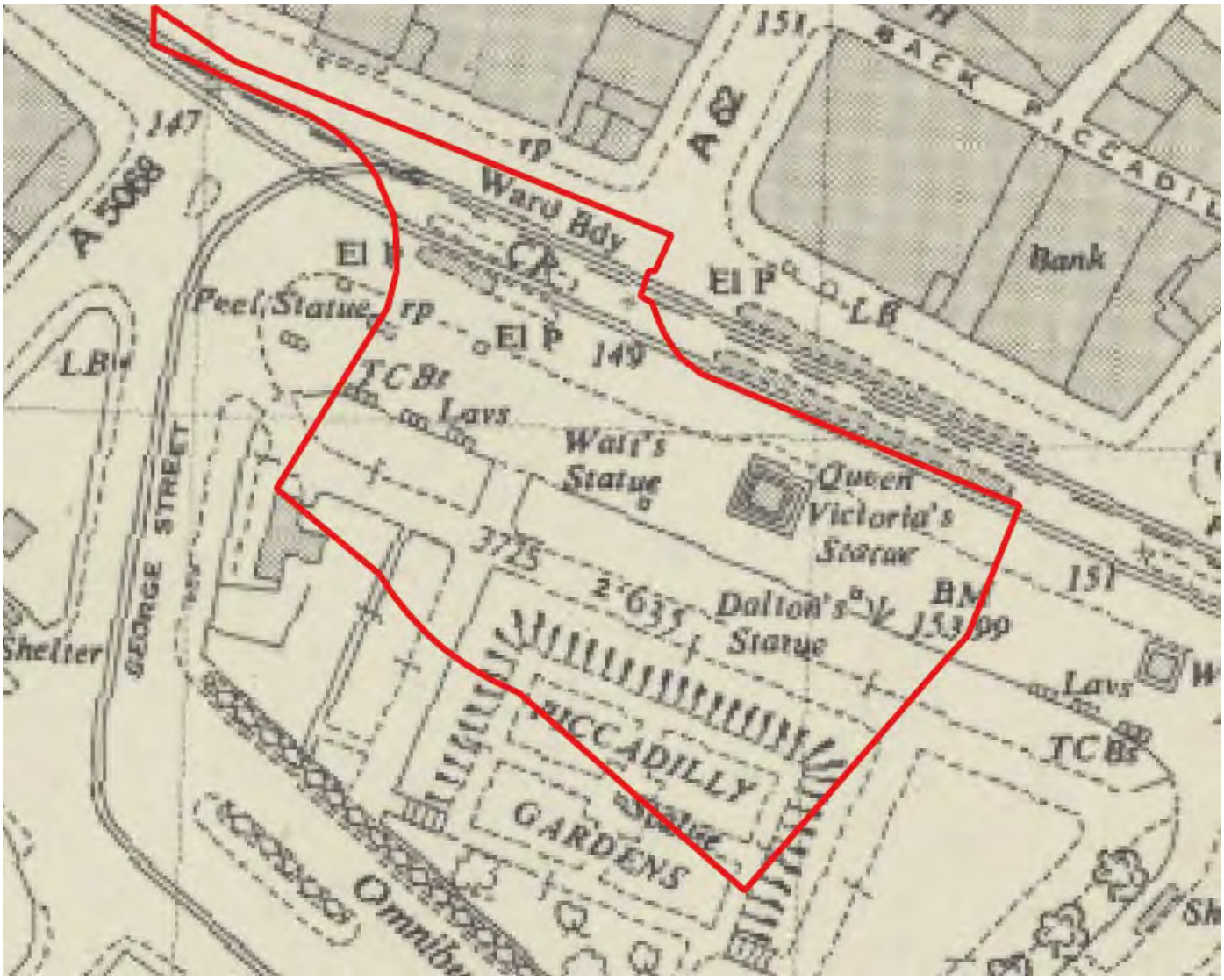


Plate 14: 1951 Ordnance Survey 1:2,500 map with Site boundary (courtesy of the National Library of Scotland)

More recent development within the Site includes the construction of the Manchester Metrolink, which introduced a new light rail system into the city centre (Reed, 2005). Tram lines were laid along the southern and western edges of Piccadilly Gardens, accompanied by the construction of a new tram stop consolidating the Site's status as a key transport interchange. By the 1990s, however, the sunken garden had increasingly fallen out of favour. Its below-ground level and enclosed form created a sense of detachment from the surrounding city, and it became widely perceived as an unwelcoming space associated with anti-social behaviour (Reed, 2005). These concerns contributed to growing calls for redesign of the area.

A major catalyst for change came with the 1996 Manchester bombing, prompting a city-wide urban renewal programme to modernise the city centre and improve connectivity (Byass, 2010, pp. 72-73). In response, an international design competition was launched for the redevelopment of Piccadilly Gardens. The winning scheme resulted in the removal and infilling of the 1930s sunken garden, replacing it with a level, open landscape. The new design introduced geometric pathways laid out in formal arrangements of straight lines and sweeping arcs, surfaced in sandstone and blue Welsh slate. At the centre of the redesigned space, a large oval fountain plaza was installed with programmable water jets. Along the southern edge, a modernist concrete pavilion designed by Tadao Ando was constructed, accompanied by a curving concrete wall and a landscaping scheme incorporating tree species such as London plane, flowering pear and magnolia (Byass, 2010, pp. 72-73). Most of the original statues were retained within the Site.

More recently, redevelopment of the Piccadilly Gardens has occurred. Following comparisons to the Berlin

Wall and negative public response to the 2003 developments, the partial demolition of the free-standing curved wall along the northern edge of the gardens took place in 2020 (Britton, 2020). In 2024, further works aimed for the upgrade of the Piccadilly Pavilion with the removal of a roof structure connecting two commercial units and the installation of a new lighting feature (Whelan, 2024).

3. Aims and Objectives

3.1. Aims

The main aim of the archaeological watching brief will be to mitigate the impact of the development by recording any archaeological remains encountered, and to identify whether archaeologically significant remains survive within the site. These works will be conducted in compliance with the CIfA standard and guidance for archaeological monitoring and recording (CIfA 2023), CIfA Code of Conduct (CIfA 2022) and other relevant CIfA standards and guidance (CIfA 2020a and b).

The key objectives are to:

- to establish, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to ensure preservation by record of any archaeological remains encountered;
- to relate any remains recovered to previous archaeological works on site;
- to recover any artefacts that may assist in the development of type series within the region;
- to recover palaeo-environmental remains that may assist in determining the local environmental conditions
- to provide sufficient information to enable an informed decision to be made about the need for any additional future archaeological work,
- to produce a report describing the findings, and;
- to make available the results of the work

3.2. North West Regional Research Framework

It is envisaged that the investigation has the potential to address Research Agendas associated with the post-medieval and industrial periods, such as:

3.2.1. Post-medieval

PM19 How can the study of leisure landscaping inform our understanding of the changing landscape in this period?

PM27 How do the industries associated with the North West evolve and develop during this period?

PM29 How do the extractive industries develop during this period?

3.2.2. Industrial period

Ind23 What evidence do we have for the improvement of urban public health during this period?

Ind25 How do institutional buildings (e.g. prisons, asylums, workhouses, hospitals etc.) develop during this period and where are significant extant examples?

Further, more detailed research aims may be generated and developed from the results of the archaeological watching brief, with specific reference to the North West Regional Research Framework (NWRRF).

Method Statement

3.3. Archaeological Works

3.3.1. Watching Brief

The principal aim of the archaeological monitoring and recording will be to establish the presence or absence of any buried remains of archaeological interest and, if present, characterise the remains, to enable an informed decision to be reached regarding the archaeological potential of the site.

The archaeological watching brief will comprise the monitoring of excavations associated with drainage runs, the foundations for the play equipment and any other ground-breaking works that will exceed a depth of 1m (Plate 15).

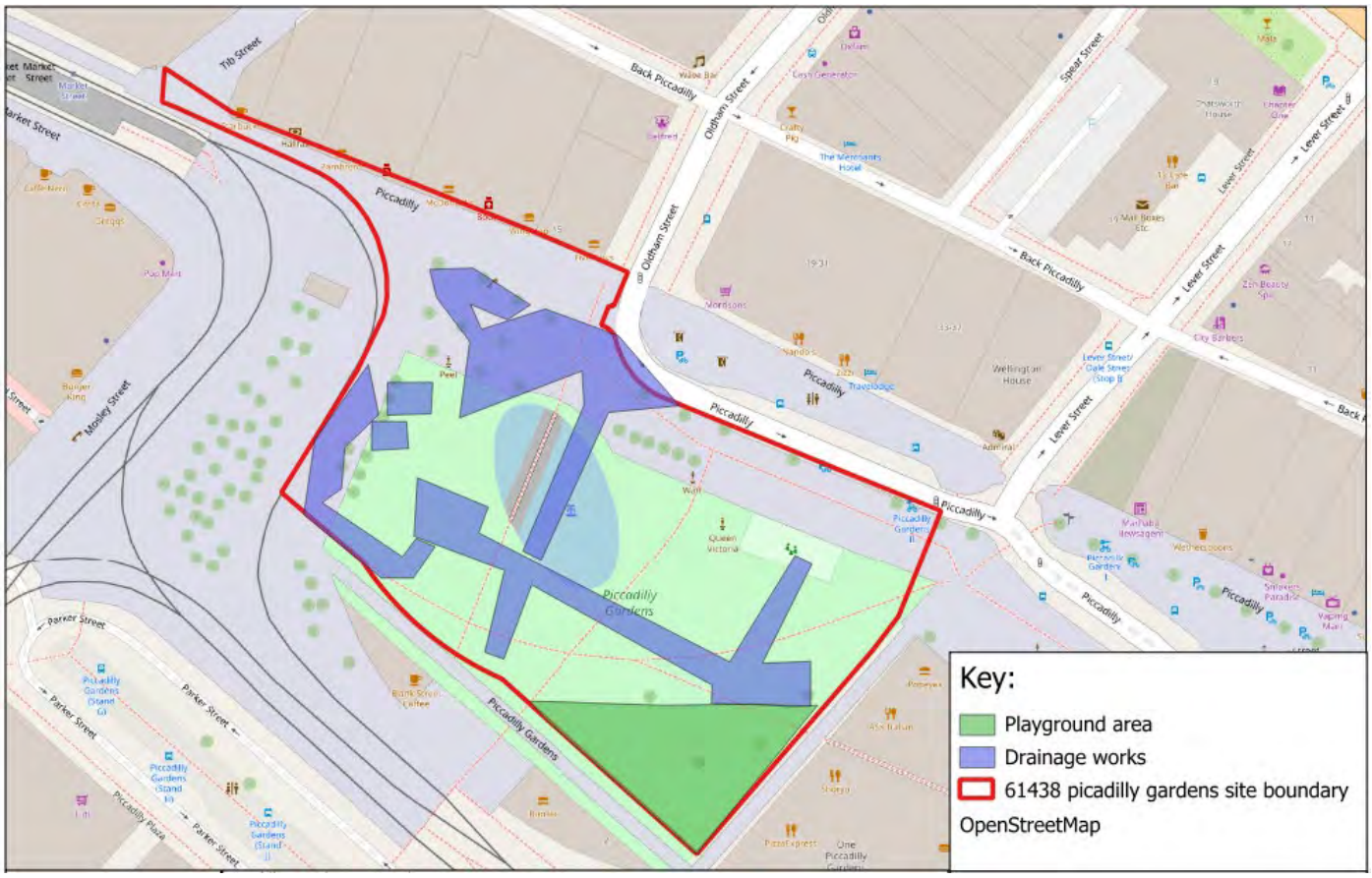


Plate 15: OpenStreetMap (QGIS) showing the Site boundary and archaeological watching brief areas in blue and green

3.3.2. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage. Any changes to this agreed PD will only be made in consultation with the Heritage Management Director at Greater Manchester Archaeological Advisory Service (GMAAS) acting on behalf of the local planning authority. In addition to the completion and approval of the Project Design prior to on-site commencement of activity, the nominated Project Manager will:

- Liaise with the client to ensure mutual understanding of the project deliverables, timeframes, access, health and safety, aims and resources.
- Liaise with the archaeological curator or their representative.
- Ensure the production of relevant documentation such as Risk Assessments and Method Statements (RAMS) taking into consideration the archaeological methodology.

- Ensure adequate staffing and resources (e.g. plant and welfare) are programmed.

3.3.3. Methodology

General Methodology

All archaeological work shall be conducted following the Standards for Archaeological Monitoring and Recording (CIfA 2023a) and Guidance for Archaeological Monitoring and Recording (CIfA 2023b). Before commencement all interested parties will agree an acceptable method of proceeding. Prior to the commencement of any works, the location of the trial pits to be monitored archaeologically will be laid out accurately with respect to the Ordnance Survey national grid.

Watching Brief:

A suitably qualified archaeologist will be in attendance for the duration of specified intrusive below-ground works such as deep earthmoving works during the excavation of drainage runs, the foundations for the play equipment and any other ground-breaking works that will exceed a depth of 1m. The purpose of this work will be to create a record of the survival, thickness and characteristics of the archaeological, and superficial natural deposits, and to establish the survival of any surviving structural remains, particularly those that can be related to buildings documented in the historical and cartographic sources (such as Manchester Royal Infirmary).

Deposits may be retained for sampling if deemed informative. These will be bagged, labelled and sealed (by the archaeologist) and removed for further analysis, should this be required.

If archaeological remains are encountered, the monitoring archaeologist will have the opportunity to halt machine excavation. Adequate time will be afforded to allow cleaning and recording of any exposed archaeology. In the eventuality that significantly complex or significant remains are encountered, Civic will immediately contact the principal contractor and, where appropriate, the client and GMAAS to agree an acceptable course of action. Areas with extensive survival or importance will be raised as having potential for further stages of work, namely evaluation and/or mitigation.

Context Recording

All contexts will be recorded using pro-forma sheets, allowing details to be incorporated into a Harris matrix. All written records of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from record sheets using sequential numbering.

Photography

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

Planning

The location of all the excavated trial pits and any archaeological remains encountered therein will be surveyed using a combination of manual drawing (supplemented by total station/GPS survey, as required). This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale but can be output at any scale required. All information will be georectified to the Ordnance Survey National Grid and all levels will be tied into Ordnance Datum.

Human Remains

Human remains are not expected within the site area. If they are found they will be left *in-situ* covered and protected, and the Ministry of Justice, Local Planning Authority and GMAAS will be informed immediately.

Removal of human remains is beyond the scope of this investigation and, should any be encountered, all works will cease until a mitigation strategy has been developed and an updated PD produced.

Finds Policy

Finds recovery and sampling programmes will be in accordance with best practice (following current Chartered Institute for Archaeologists' guidelines, Standard and guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2020) and subject to expert advice in order to minimise deterioration. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any finds falling within the definition of 'treasure' recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

Deposit Sampling

Samples will be collected from any suitable deposits encountered during the watching brief with the aim of identifying any residual evidence of the past environment and potential dating. The samples should be collected, in as close to sterile conditions as feasibly possible. All work will be carried out according to Historic England Guidelines (HE 2015b).

Historic England advice will be sought if waterlogged or delicate surviving organic remains are encountered during the project. A revised programme, timetable and additional resources as a contingency may be required depending upon the scale of waterlogged material.

3.4. Report and Archive

3.4.1. Report

A draft copy of the watching brief report will be submitted for comment to the client and Heritage Management Director at GMAAS within eight weeks of the completion of the final phase of investigation fieldwork. This will present the results obtained from the archaeological watching brief, and will include:

- a title page detailing site address, NGR, author/originating body, client's name and address;
- full content's listing;
- a non-technical summary of the findings of the fieldwork;
- a description of the archaeological background;
- an account of the historical development of the Site;
- a description of the findings of the fieldwork;
- detailed drawings (plans and relevant sections) at appropriate scales of the excavated trenches, showing the archaeological features exposed;
- photographs with a good depth of field, appropriately lit and in clear focus of the trial pits and any archaeological features of potential significance;
- a catalogue and assessment of each category of artefact recovered during the investigation and biological samples, including the potential for further analysis;
- a summary, assessment, and interpretation of the results of the archaeological investigation;
- a consideration of the importance of the archaeological remains present on the Site in local, regional and national terms;
- recommendations for dissemination in consultation with GMAAS

The client will be provided with a digital copy of the report (pdf format), printed copies will be available upon request and may be subject to an additional fee.

3.4.2. Archive

Project Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines, and current CIfA guidance (CIfA 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the CIfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed. In preparation for this an OASIS number will be obtained and the initial record set up at the beginning of the investigation.

The site archive will be so organised as to be compatible with the other archaeological archives produced in the North West of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works with the archive ultimately being deposited with Science & Industry Museum, should they agree to receive it.

The documentary archive will consist of the following:

- All original records created throughout the course of the project;
- All original drawings, whether created during fieldwork or post-investigation;
- Indexes to the drawings;
- Indexes to the photographic archive;
- All digital material;
- Digital material created from written, drawn or photographed original records;
- The final project report;
- A list of contents of the archive

It is likely that an element of the project archive will be in digital format. It would thus be appropriate to deposit a copy of the archive generated from the archaeological investigation with the Archaeological Data Service (ADS), through ADS-Easy should this be required as part of the mitigation strategy. Any records that are created in hard copy during the course of the project will be scanned and added to this digital archive.

Finds

The integrity of the finds assemblage will be maintained upon completion of the archaeological works with the archive ultimately being deposited with a suitable recipient museum.

3.4.3. Dissemination

The results of the investigation will ultimately be disseminated through deposit of the findings of the investigation in a technical report, together with some form of publication, if required.

- The report will be submitted to the relevant HER within three months of production of the completed report.
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- As a minimum a short summary note of the results obtained from the fieldwork will be sent for inclusion in the annual roundup of archaeological fieldwork published in a relevant journal (Medieval

Archaeology/Post-Medieval Archaeology/Industrial Archaeology Review).

- Civic Heritage may utilise social media to communicate the discovery of archaeological findings and any artefacts of interest at any time. Discretion will be taken not to disclose such information or make site locations anonymous if specifically asked to do so by the client.
- The Project Archive, including artefactual material will be deposited as outlined above.

4. Programme

4.1. Timetable

4.1.1. Fieldwork

The project will commence on a date mutually agreed between the client and Civic.

The programme of the archaeological monitoring will be dependent on the duration of the groundworks. The client will advise Civic in advance to coordinate the programme of archaeological monitoring and recording. Sufficient notice will be afforded to allow resourcing.

Civic will have notified the Heritage Management Director at GMAAS one week prior to commencement of the onsite activities, allowing them to schedule monitoring visits during the course of the watching brief. The date of commencement is to be confirmed.

4.1.2. Report

A draft report will be submitted to Heritage Management Director at GMAAS and the client for comment within eight weeks of completion of the final phase of fieldwork. The project archive will be deposited with the receiving museum (where applicable) within six months of completion of the fieldwork.

4.1.3. Project Monitoring

Civic Heritage will notify the Heritage Management Director at GMAAS of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed PD will only be made in consultation with Heritage Management Director at GMAAS acting on behalf of the local planning authority.

5. Staff Proposals

5.1. Team Structure

5.1.1. Responsibilities

The project will be overseen and managed by Katie Fletcher, or Oliver Cook (Co-directors, Civic Heritage). Katie has nine years' experience and has undertakeninvestigations and excavations across the country. Oliver is an experienced field archaeologist with over 13 years' experience and has undertaken many investigations and excavations across the country.

Their role will be to ensure that the Project Design is implemented within the framework of the Project Objectives and will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme.

5.1.2. Fieldwork Staff

The fieldwork will be carried out by Civic Heritage, however it is not possible to provide details of specific archaeologists that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience.

5.1.3. External Specialists

The following list of internal and external specialists can be called if required:

- Medieval and post-medieval pottery - Jeremy Bradley (Civic specialist)
- CBM - Jeremy Bradley (Civic specialist)
- Clay tobacco pipes - Jeremy Bradley (Civic specialist)
- Glass - David Dungworth (independent specialist)
- Iron/Steel objects - David Dungworth (independent specialist)
- Industrial residues - Gerry McDonnell (independent specialist)
- Animal bone – Hannah Russ (Archaeology.biz)
- Leather - Quita Mould (independent specialist)
- Conservation - Karen Barker (independent specialist)

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Appendix A - Figures

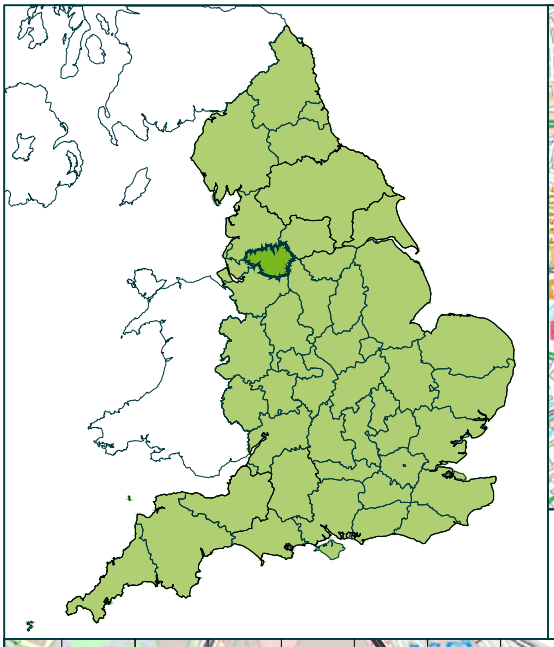
Figure 1 Site location

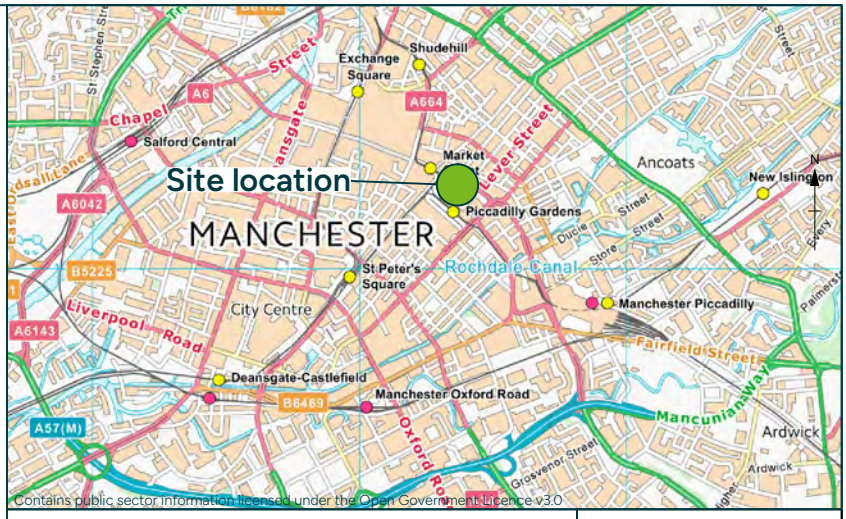
Figure 2 Watching brief locations

CIVIC

thriving
together

team-civic.com





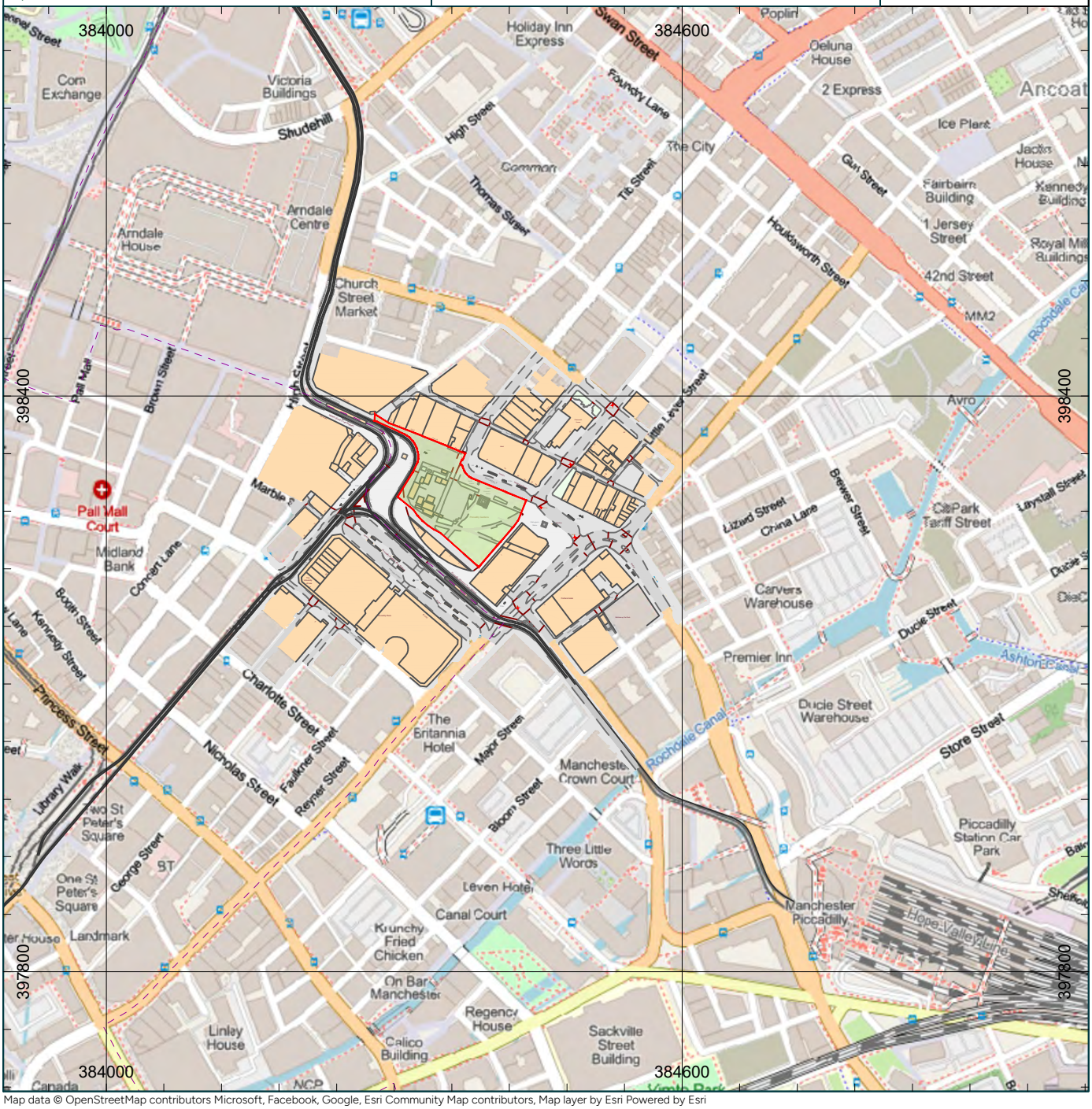
Picadilly Gardens, Manchester

Project Code: 61438

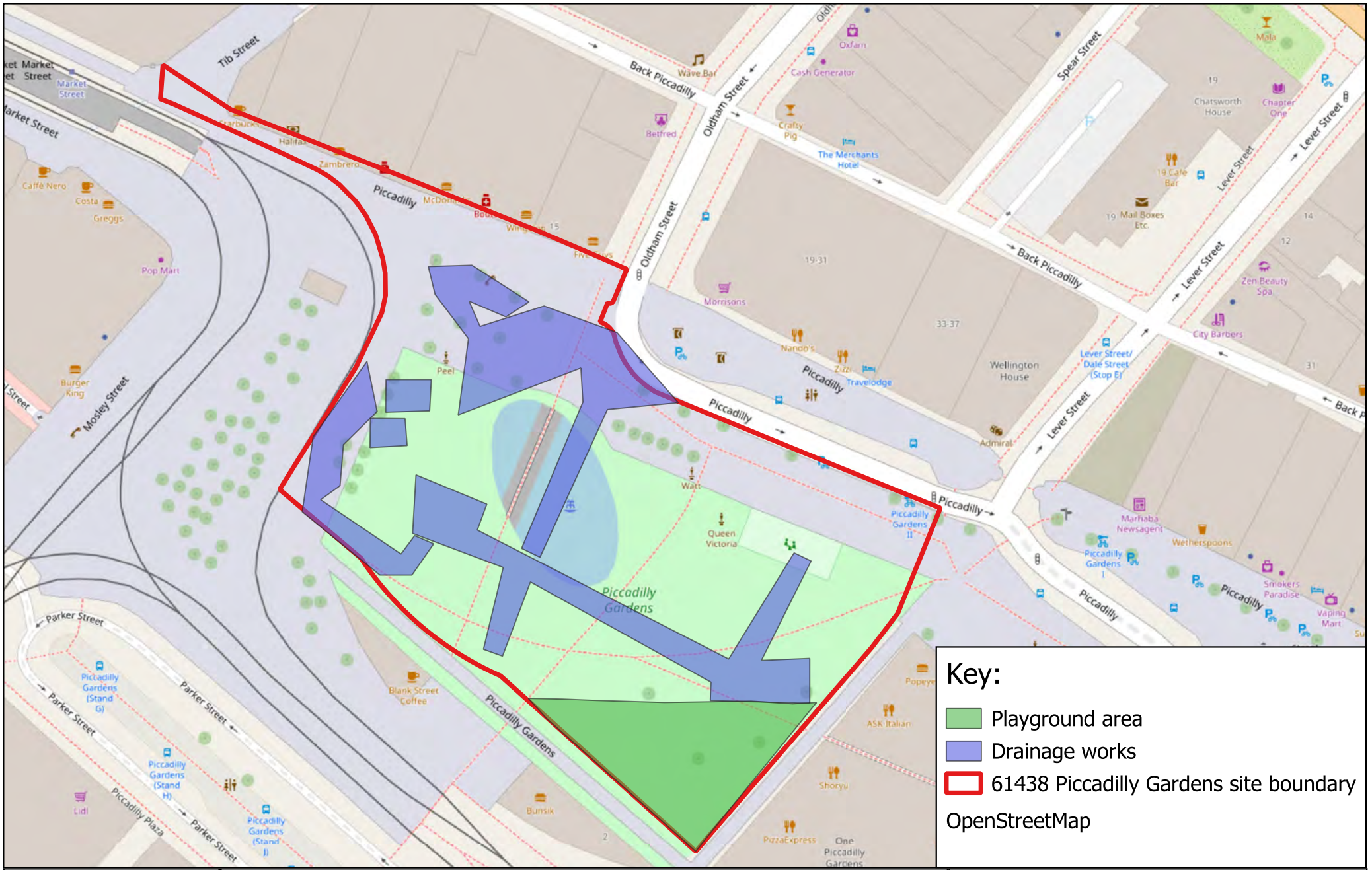
Figure 1: Site location

CIVIC

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



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CIVIC

Picadilly Gardens, Manchester
Project Code: 61438
Figure 2: Archaeological watching brief areas