DONALD INSALL ASSOCIATES

Marlsbro House

Condition 4: Project Design

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Version Control

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Introduction

Donald Insall Associates and Civic Archaeology were commissioned by MAKE (NW) to prepare a Project Design / Written Scheme of Investigation (WSI) for Marlsbro House, 52-54 Newton Street, Manchester, M1 1ED in relation to the following scheme consented in August 2026:

PLA-2026-000266: Change of use to bar and music venue / recording studio and sound engineering room ((Sui Generis) (Basement), restaurant,, amenity lounge (Ground Floor) offices (Floors 1-3) (Use Class E) and private event space (Floor 4) 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.

PLA-2026-000471: Listed Building Consent for internal and external works associated with change of use to bar and music venue / recording studio and sound engineering room (Sui Generis), restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis) and to include 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.

As part of the approval of PLA-2026-000266 the following condition was imposed:

4) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

   1. A phased programme and methodology of investigation and recording to include:

   - a historic building investigation commensurate with a Level 3 survey;

   - archaeological monitoring and recording during development ground works.

   2. A programme for post-investigation assessment to include:

   - production of a final report on the results of the investigations and their significance.

   3. Deposition of the final report with the Greater Manchester Historic Environment Record.

   4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In accordance with NPPF Policy 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester.'

This document is a comprehensive WSI to satisfy the elements of above requirements comprising two elements:

1. Project design relating to above ground-built heritage (historic building investigation commensurate with a Level 3 survey) by Donald Insall Associates
2. Project design relating to below ground archaeology (monitoring and recording) by Civic Archaeology

This WSI has been prepared for submission to Manchester City Council to agree the scope of recording work prior to commencement. The Building Record Report will be carried out in accordance with this WSI, as well as Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (May 2016).

Site Location and Description

Marlsbro House is situated in Manchester city centre, within the Stevenson Square Conservation Area. It forms part of the immediate setting of six listed buildings and the wider setting of others.

The building has frontages to Newton, Faraday and Hilton Street, all with entrances (the principal to Hilton Street). It occupies the entire north-west side of a townscape block and is built hard against the pavement. There is a gated service yard to its rear, beyond which is the rear of the buildings to Port Street.

Level 3 Building Recording

1.1. Aims and Objectives

This WSI has been prepared for the historic building recording of the Grade-II listed building on the site (as defined by the site boundary of application ref: PLA-2026-000266).

The building record will comprise a written, drawn and photographic survey of the building to a Level 3 standard, as defined in Section 5.1 of Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016), which states:

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural discussion of the buildings as a group. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

1.2. National Planning Policy Framework

Assessing and recording the significance of heritage assets forms a key thread in the NPPF (August 2026). Policies HE5 and HE10 are of relevance to this WSI.

Policy HE5: Assessing effects on heritage assets requires that:

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

Policy HE10: Loss or removal of heritage assets states that:

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

[...]

1.3. Local Development Framework

Manchester City Council's existing policies and proposals for the use of land within the City are set out in the Core Strategy Development Plan (adopted in 2012) and saved policies of the Unitary Development Plan (adopted in 1995). Whilst these documents predate the NPPF by some years, and a new Local Plan is currently in preparation, they are an important factor in assessing and determining planning applications.

The Core Strategy states the following:

Policy CC 9 Design and Heritage

[...] Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments [...]

Policy EN 3 Heritage

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

The saved policies of the Unitary Development Plan state the following:

19. LISTED BUILDINGS

DC19.1

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special

Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

Not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

Seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

1.4. Areas of Special Interest

All internal and external historic fabric will be recorded through photographs and written text providing an analytical record of the fabric, alongside a systematic account of its origins, development and use.

2. Contents of Building Record

The building record would comprise the following, which would include all relevant elements required of a Level 3 record for a listed building (aligned to numbering referenced in the Historic England Guidance).

2.1. Drawings

2. Measured as existing floor plans.

3 Measured as existing floor plans of other significant structural detail (including reflected ceiling plans and roof structure).

4. Measured as existing sections.

6. Measured as existing elevations.

7. Site location plan to show the relationship of the building to its surroundings.

8. Plan(s) identifying the location and direction of accompanying photographs.

9. Floor plans showing the layout of the building prior to strip-out works.

2.2. Photography

1. General view of the building in its wider setting.

2. Photographs of the exterior of the building and external elevations.

4. Photographs of the interior of the building prior to strip-out.

Photographs of the interior of the building following strip-out.

5-7. Photographs of any further internal or external details (presented as Features Audit)

2.3. Written Account

1. The precise location of the building as an address and in the form of a National Grid reference.

2. A note of the statutory designation of the building.

3. The date of the record, the name(s) of the recorder(s) and the location of any archive material.

5. A contents list; a list of illustrations or figures.

6. A summary of the building's form, function, date and sequence of development. The names of the architect, builders, patrons and owners will be given if known.

7. An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints.

9. A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.

10. An expansion of 9, drawing additionally on a range of primary documentary sources.

11. A summary of the building's overall form (structure, materials, layout) and key relevant phases of development, together with the evidence supporting this analysis.

12. An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.

13. Any evidence for the former existence of demolished structures or removed plant associated with the building.

14. A summary of the findings of any specialist reports (for example dendrochronology or paint analysis).

15. A discussion of the building's past and present relationship to its setting: its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.

17. A discussion of the architectural or historical context or significance of the building locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status or historical associations.

18. Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site.

19. Copies of other records of the building, including specialist reports (again with any necessary permissions), or a note of their existence and location.

22. An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.

23. Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both).

24. A glossary of architectural or other terms likely to be unfamiliar to readers. If few in number, terms may be explained more economically within the text or in footnotes

3. .Professional Standards

The recording will follow the requirements outlined in Historic England's Understanding Historic Buildings: A guide to good recording practice (2016) and conform to the IHBC Code of Conduct.

All work will be overseen by Alison Montgomery, an IHBC accredited Historic Building Consultant at Donald Insall Associates (please see CV below). It will be subject to internal review in accordance with our company Quality Assurance standards (ISO 9001 and 14001) and supported by our broader team in terms of fieldwork staffing, post-evaluation programming and overall programming.

All relevant health and safety legislation, regulations and guidance will be adhered to during the course of the recording.

4. Reporting and Submission

The site survey and report will be undertaken within four weeks of the approval of this Project Design and prior to the commencement of strip-out works. This will be issued to Manchester City Council and the Greater Manchester Historic Environment Record in digital format for review and comment before being finalised. It will comprise a single report.

It will contain the following information:

Text

- Non-technical summary statement
- Introduction, site location and acknowledgements
- Statement of aims and objectives
- Methodology
- Historical background, including an account of the building's overall form of its successive phases of development, a map progression, and a bibliography of sources
- External and internal description of the building and its surviving evidenced features
- Discussion and conclusion
- List of sources consulted

Illustrations

- Site location plan
- Existing set of plans and elevations
- Marked up plans where required to illustrate part of the recording exercise
- Photographic survey
- Where appropriate, earlier drawings throwing light on the building's history

Appendices

- A copy of this WSI

The building record will then be submitted to Manchester City Council and Greater Manchester Historic Environment Record as well as being uploaded to Archaeological Data Service online library OASIS and deposited with Science & Industry Museum, should they agree to receive it.



Alison Montgomery

BA (HONS) PG CERT PG DIP MA PHD IHBC
Heritage Consultant

Alison is a Heritage Consultant in the Northern Buildings Consultancy team. She provides detailed advice and assesses the impact of development proposals in a range of different contexts in accordance with the NPPF and local policy. She is a Full member of the IHBC.



Congleton Market Quarter

Alison produced a Level 1 Building Record as part of the planning conditions for the conversion of this large site for modern retail and hospitality use, with partial demolition. The site contained a number of buildings, of different phases, the largest of which had undergone a series of multi-faceted alterations.
Client: Confidential

Liverpool City Centre, Jesse Hartley Warehouse

Alison was part of the design team developing proposals for the sympathetic refurbishment of one of Jesse Hartley's mid-19th century dockside warehouses (Grade I and in a conservation area). A site survey of the substantial building was carried out, original and historic features identified, and significance plans produced to identify areas of higher sensitivity and inform the development of the proposals.
Client: Confidential

York City Centre

Alison carried out a site survey to establish the age, phasing and significance of this Grade II-listed Georgian building. This established several phases of change and remodelling from the Victorian period onward. The resultant Heritage Impact Assessment guided the development of proposals for the building's conversion for hospitality use with flats above.
Client: Confidential

Chester City Centre

Alison is working as part of the design team advising on the sensitive re-use and adaptation of the second phase of a high quality, 19th century city centre building, including analysis of the complex significance of the building and impact of the proposals.
Client: Confidential

Manchester City Centre

As part of the planning conditions for its demolition, Alison carried out a Level 2 building recording of this large commercial building. This was accompanied by a watching brief during its soft strip out, which allowed concealed features to be recorded prior to full demolition.
Client: Confidential

Rochdale Town Hall

Alison created a full update to the Conservation Management Plan for Rochdale Town Hall after its recent extensive restoration. As part of this, a full photographic and textual gazetteer of the interior and exterior was produced, with significance plans recording the relative significance of the different parts and rooms.
Client: Rochdale Borough Council

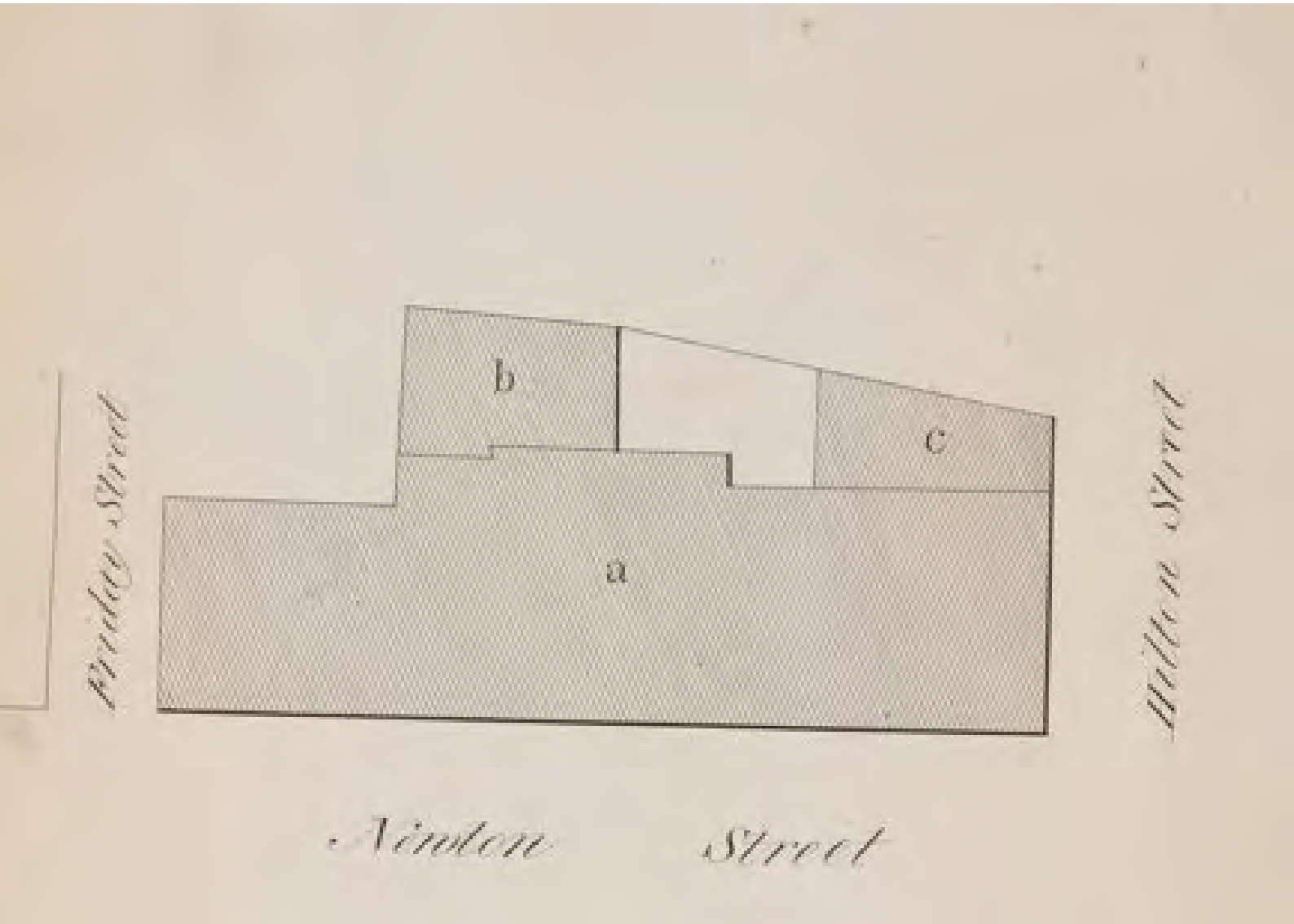
Marlsbro House, 52-54 Newton Street, Manchester

Project Design: Watching Brief

September 2026

PREPARED FOR

ACLO Assets MH Limited



Project Design

Prepared By	Katie Fletcher
Reviewed By	Ollie Cook
Report Reference	61293-02
Location	NGR 384687, 398406
Client	ACLO Assets MH Limited
Planning Reference	PLA-2026-000266
Issued	28/09/2026
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Front Cover	Extract from Plans of all the spinning factories within the township of Manchester

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1. Introduction

1.1. Background

1.1.1. Overview of the Site

This Project Design has been produced by Civic Heritage, on behalf of ACLO Assets MH Limited. The document has been prepared in support of an application for the redevelopment of the site of Marlsbro House, 52-54 Newton Street, Manchester. The proposed development comprises:

"Change of use to bar and music venue / recording studio and sound engineering room ((Sui Generis) (Basement), restaurant,, amenity lounge (Ground Floor) offices (Floors 1-3) (Use Class E) and private event space (Floor 4) 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" (Planning Ref: PLA-2026-000266).

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). Ground-breaking works will also be required (but may not be limited to) during the construction courtyard canopy, bin store, landscaping, services/drainage, lift works.

An archaeological desk-based assessment was produced to support the scheme (Planning Ref: PLA-2026-000266) and concluded that ground-breaking works have the potential to affect archaeological remains within the Site (Civic, 2026). 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 an 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.

In light of the conclusions drawn from the desk-based assessment, and following consultation with the advisory body to the local planning authority, the Greater Manchester Archaeological Advisory Service (GMAAS), it was recommended that a Level 3 historic building investigation and an archaeological watching brief is required at the site.

This Project Design covers the archaeological watching brief only, as the historic building survey has been commissioned separately. The Level 3 historic building recording will take place before strip-out begins, while the watching brief will be undertaken during intrusive ground-breaking works.

1.1.2. Location

The 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. The Grade II Listed Building will be retained within the scheme.



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. Recommended Activity and Scope

1.2.1. Recommended Activity

The scheme for development works will involve earthmoving activity which has the potential to cause loss or damage to any below-ground remains surviving within the site. To mitigate against the impact caused by the development, it is proposed that a programme of archaeological monitoring and recording in the form of a watching brief should be undertaken to ensure any archaeological remains encountered are appropriately recorded. This will be undertaken during any intrusive ground works within the basement of Marlsbro House and in the yard area.

This approach to mitigating against the loss or damage to heritage assets and potential heritage assets of archaeological interest follows guidance outlined in the National Planning Policy Framework, Policy HE10 *(Ministry of Housing, Communities & Local Government,*

August 2026, pp. 93-98).

1.2.2. Scope

The scope of the investigation will include archaeological monitoring during intrusive ground works within specified areas of the site (Plate 8, p11; Fig. 2). Where significant remains are encountered, these will be subject to an appropriate level of excavation and recording, to mitigate against their loss or damage as part of the site's redevelopment.

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

The client will advise Civic in advance of the ground-breaking works (including the lifting of slabs) to coordinate the programme of archaeological monitoring and recording. At least 10 working days' notice will be afforded to allow resourcing.

2. Historical Background

2.1. Contextual Background

The below has been reproduced from a desk-based assessment produced by Civic in 2026 and Salford Archaeology in 2018.

2.2. Development of the Site

One of the earliest maps to depict the Site was Green's 1794 map (Plate 2). 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).

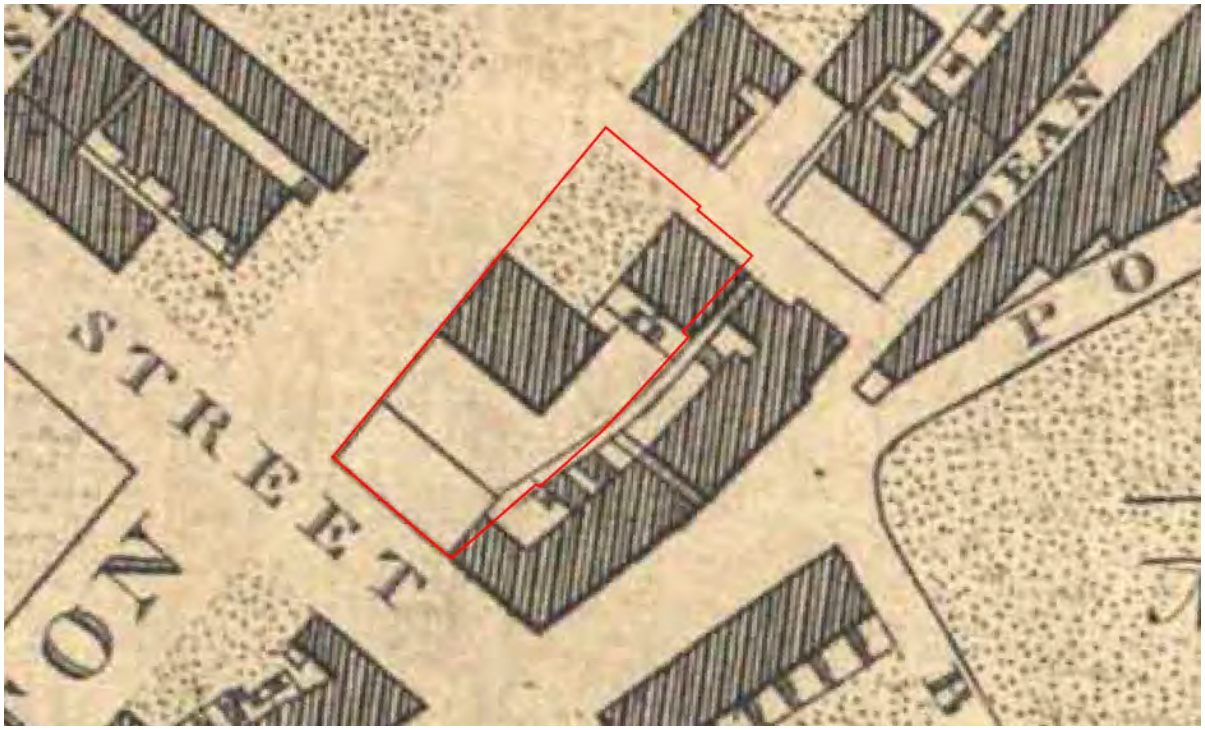


Plate 2: Green's 1794 Plan of Manchester and Salford with Site boundary

A plan was produced of the mill in 1822 which showed the main mill block comprised seven storeys with a loft, with a four-storey rear engine house and a five-storey workshop rear extension over a gateway (Plate 3). 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).

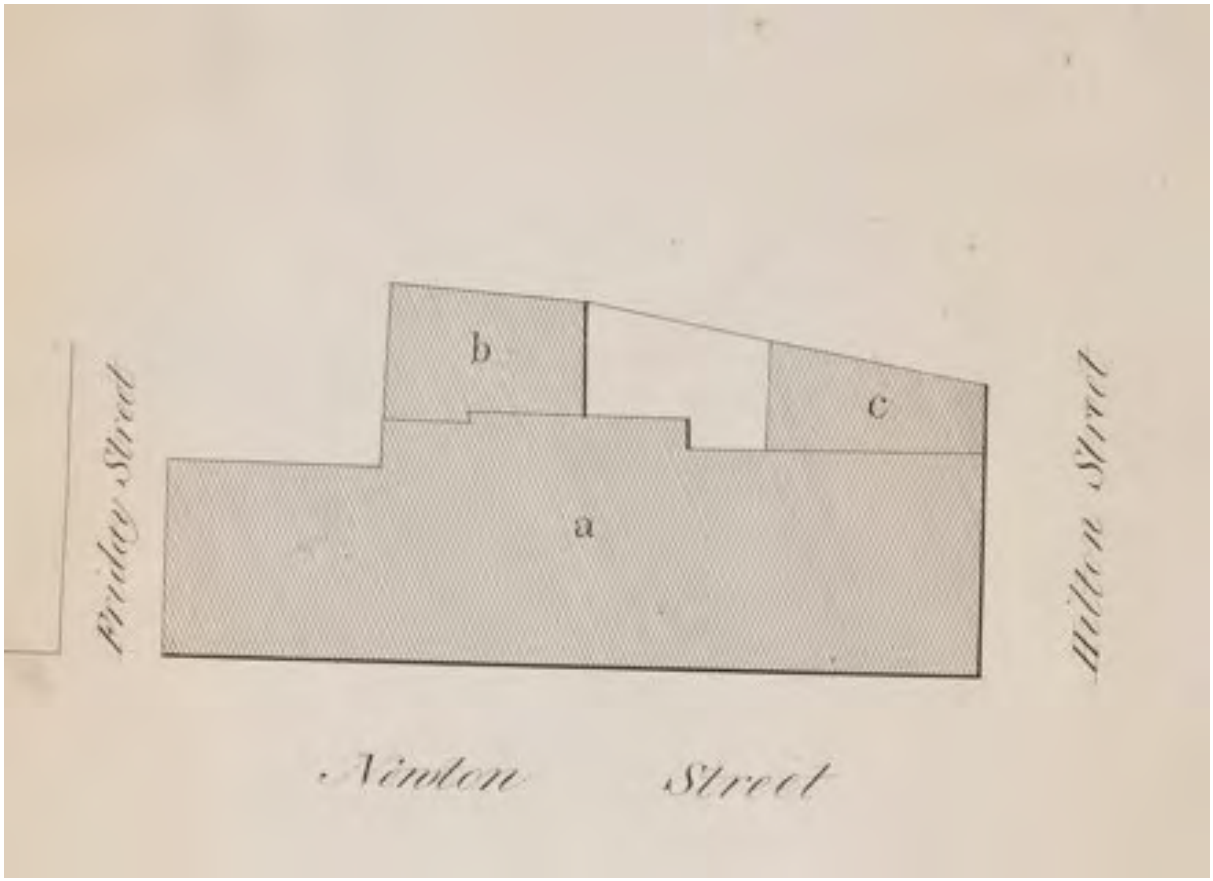


Plate 3: Extract from plans of all the spinning factories in the township of Manchester, 1822

The next map to capture the Site was Swire's 1824 map, showing the mill a year after the devastating fire (Plate 4). The is not produced to a large scale, however, it indicates that the mill was quickly rebuilt and occupied a similar 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 5). 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.

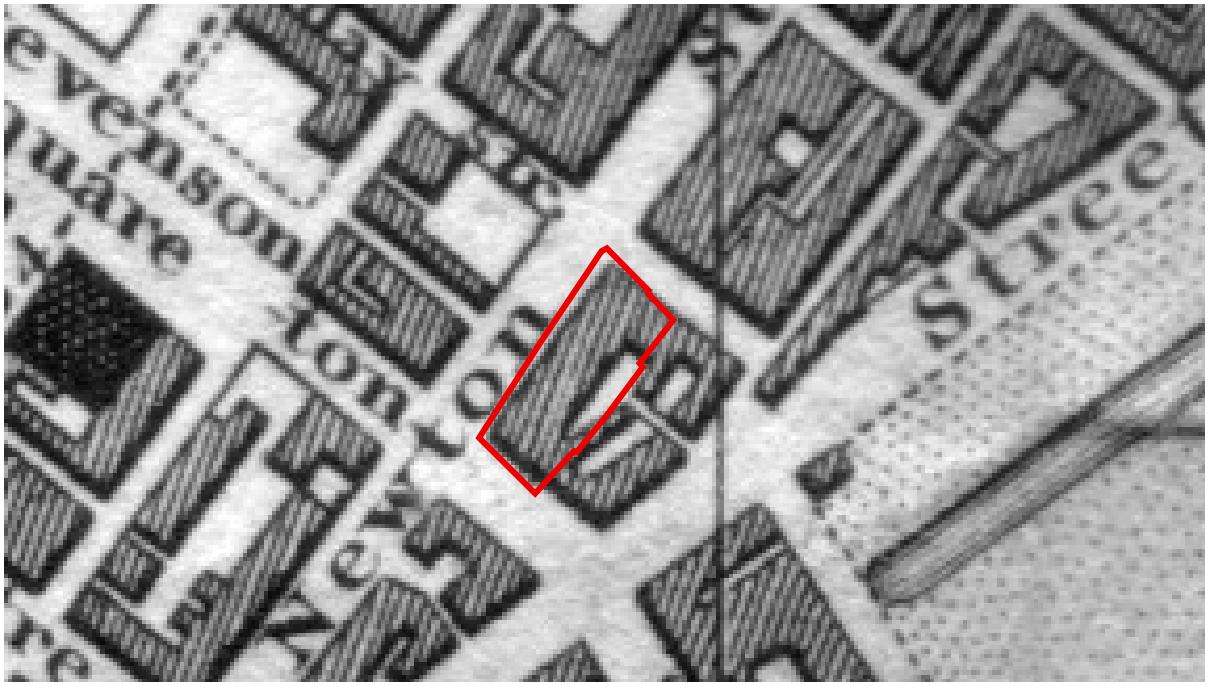


Plate 4: Swire's 1824 map of Manchester with Site boundary

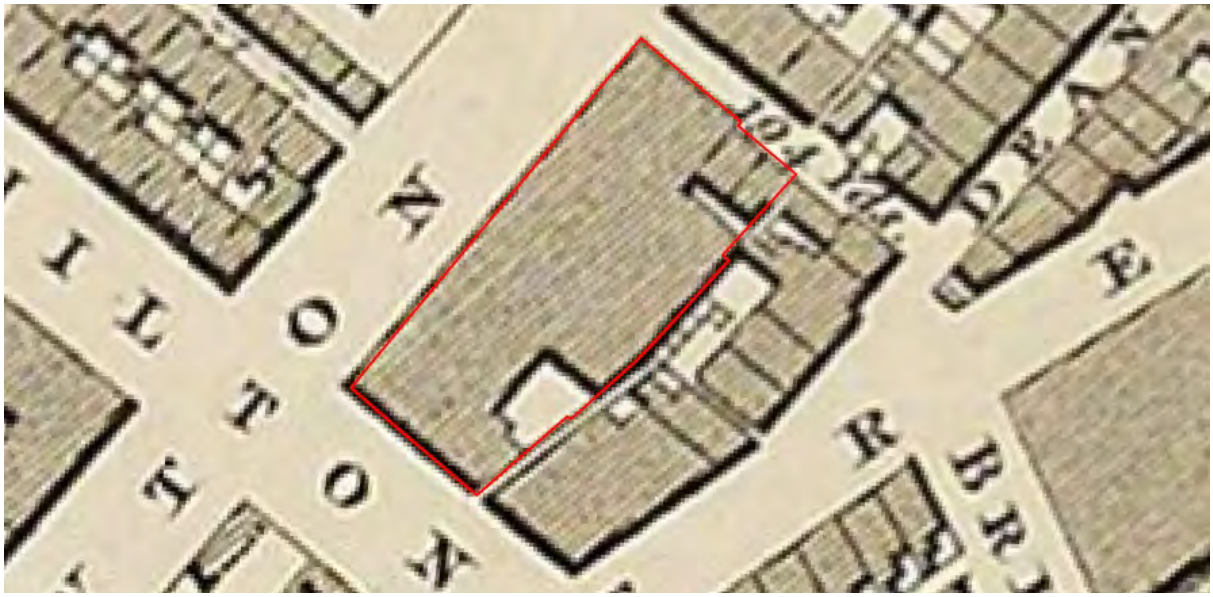


Plate 5: Bancks 1831 map with Site boundary (courtesy of the National Library of Scotland)

During the 1830s, the mill was converted for use for the manufacture of textile machinery, occupied by Wren & Bennett. The company were 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 6; Fig. 5). Adshead's map was produced only 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 6: 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 horse power 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 7). 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 7: 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, 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).

3. Aims and Objectives

3.1. Aims

The main aim of the archaeological watching brief will be to undertake a programme of archaeological monitoring during ground works (including but not limited to slab lifting, landscaping and intrusive works associated with services) to accurately record the location, extent and character of any surviving archaeological features. 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).

More specific aims of the investigation are to:

- to establish, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to investigate deposits and structural remains beneath the existing basement slab floor, with particular focus on identifying surviving evidence relating to Barker's Mill and subsequent phases of use within the building.
- to monitor ground works within the yard area for evidence of power transmission systems, workshops, smithies, and other associated industrial features.
- to ensure preservation by record of any archaeological remains encountered;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation; and,
- to make available the results of the work.

3.2. Regional Research Framework

Further, more detailed research aims may be generated and developed from the results of the archaeological investigation, with specific reference to the North West Regional Research Framework (NWRRF 2026). It is envisaged that the investigation may potentially improve our understanding of the following research questions:

Industrial:

- **Ind53**: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?
- **Ind55**: What is the evidence for the development of power production?
- **Ind58**: How have industrial buildings adapted to new technology and processes?
- **Ind60**: How can we make sense of the relative significance of historic industrial processes and building types perceived as poorly understood and recorded?
- **Ind105:** How can the study of building interiors inform our understanding of materials and their manufacture?

4. Method Statement

4.1. Archaeological Works

4.1.1. Overview

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, record the remains. The watching brief will investigate deposits and structural remains beneath the existing basement slab floor, with particular focus on identifying surviving evidence relating to Barker's Mill and subsequent phases of use within the building. Archaeological monitoring will also take place during any ground works within the yard area to identify surviving evidence of power transmission systems, workshops, smithies, and other associated industrial features (Plate 8; Fig. 2).

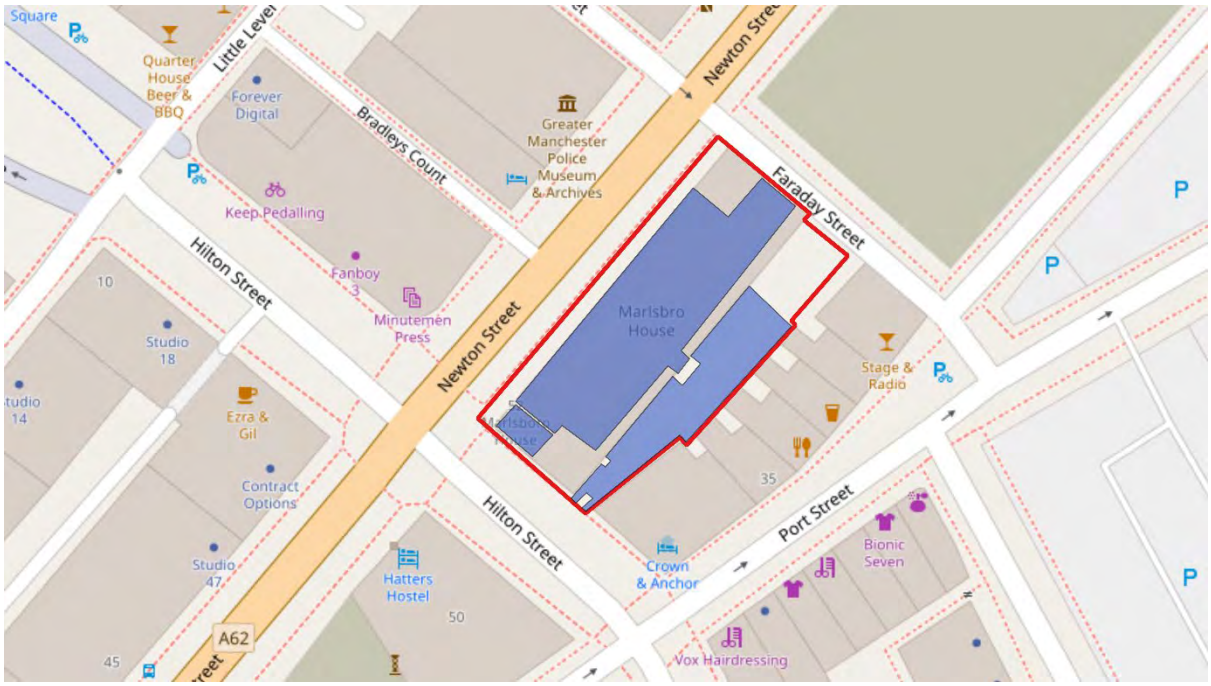


Plate 8: Location Plan showing watching brief areas in blue

4.1.2. Pre-commencement

Production of this Project Design has been undertaken by Civic Heritage and submitted to the advisory body (GMAAS) for approval prior to the commencement of any onsite activities. 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.
- Obtain background information necessary for the project
- Oversee the production of relevant documentation such as Risk Assessments and Method Statements (RAMS).

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

4.1.3. Watching Brief

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 relevant parties will agree on an appropriate method for undertaking the works.

A suitably qualified archaeologist will be in attendance for the duration of any intrusive below-ground works including but not limited to slab-lifting, service removal and landscaping works within the basement and yard. It is expected that attendance will be coordinated to work with the early stages of the site remediation, enabling works and construction, when most of the intrusive works will occur. The watching brief will be focused on the areas of archaeological potential, as indicated on the historic mapping, including the footprint of historic buildings.

The purpose of this work will be to create a record of the survival, thickness and characteristics of the archaeological deposits, and to establish the survival of any surviving deposits, features or structural remains.

Any modern levelling layers or deposits will be carefully removed by a tracked mechanical excavator fitted with a toothless (flat bladed) bucket, under the close supervision of an archaeologist at a ratio of one archaeologist to each excavating machine. Where necessary, a toothed bucket may be used to break modern, hardened surfaces but the toothless bucket should be employed as soon as is practicable.

All machine work will cease if significant archaeological features are revealed. Mechanical excavators and other construction plant will not track or drive over an area that has been excavated until an archaeologist has confirmed that no archaeological remains are present.

Machine excavation will proceed to the first significant archaeological horizon or geological deposits, whichever is encountered first. Thereafter, remains will be cleaned manually to define their extent, nature, form and, where possible, date. Excavation will not resume until any identified archaeological features or deposits have been hand-excavated, recorded and, where required, sampled or preserved in situ.

In the eventuality that significantly complex or significant remains are encountered, Civic will immediately contact the client and where appropriate client and GMAAS to agree an acceptable course of action. Areas where extensive survival or importance will be raised as having potential for further stages of work, namely evaluation and/or mitigation.

Where no features or finds are revealed, supervised excavation will continue until either natural geology or the base of the excavation is reached, whichever comes first. When the archaeologist is satisfied that any remains found have been adequately recorded or preserved in situ, or the ground works are devoid of archaeological features or finds, no further monitoring will be required. There will be no requirement for archaeological supervision during subsequent backfilling.

If it proves necessary for excavations to exceed more than 1.2m and / or if the trench sides appear to be loose or unstable at any depth, then provision may be made to widen and step

the trenches to facilitate access. In instances where no archaeological remains are present, excavations exceeding 1.2m below ground level will be inspected and recorded from the trench edge.

Context Recording

All contexts will be recorded using pro-forma sheets, allowing details to be incorporated into a Harris matrix. All written recording 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 precise location of all the excavated test pits and any archaeological remains encountered therein will be surveyed using a combination of manual drawing, total station/GPS survey, 3D laser scanning, and/or aerial drone/Hi-view photogrammetry. 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 Project Design 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 1990).

Any finds falling within the definition of 'treasure' recovered during the course of the investigation 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 evaluation with the aim of identifying any residual evidence of the past environment or industrial processes and potential dating. The samples should be collected, where possible, in line with the Historic

England guidelines (Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation, Second Edition EH 2011), appropriating 30 – 40 litres per sample, and sampled in as close to sterile conditions as feasible in external areas, although these guidelines may have to be adapted to given the small-scale nature of the investigation.

4.2. Report and Archive

4.2.1. Report

A draft copy of a report will be submitted for comment to the client and GMAAS within eight weeks of the completion of the final phase of investigation fieldwork. This will present the results obtained from the archaeological investigation, and will include as a minimum:

- 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 methodologies used during the fieldwork;
- 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 all 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.

4.2.2. 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 archaeological 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 a large 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 requested 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. The integrity of the digital and paper archive will be maintained by Civic Heritage until its deposition with an appropriate repository body.

4.2.3. 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 Greater Manchester Historic Environment Record within three months of production of the completed report.
- 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 (Industrial Archaeology Review).
- Civic Heritage will register the report with OASIS (On-line Access to Index of Archaeological Investigations).
- 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.

5. Programme

5.1. Timetable

5.1.1. Fieldwork

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

Civic Heritage will notify GMAAS one week prior to commencement of the on-site activities, allowing them to schedule monitoring visits during the course of the evaluation.

5.1.2. Report

A draft report will be submitted to 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.

5.1.3. Project Monitoring

Civic Heritage will notify 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 the Heritage Management Director (at GMAAS) acting on behalf of the local planning authority.

6. Staff Proposals

6.1. Team Structure

6.1.1. Responsibilities

The project will be overseen and managed by Oliver Cook (Director, Civic Heritage). Oliver is an experienced field archaeologist with over 11 years' experience and has undertaken many investigations and excavations across the country. Oliver holds current valid CSCS certification.

His 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.

6.1.2. Fieldwork Staff

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, who will be working for Civic Heritage.

6.1.3. External Specialists

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

- Post-med 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)
- Hannah Russ (Archaeology.Biz)
- Leather Quita Mould (independent specialist)
- Conservation Karen Barker (independent specialist)

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Appendix 1 - Figures

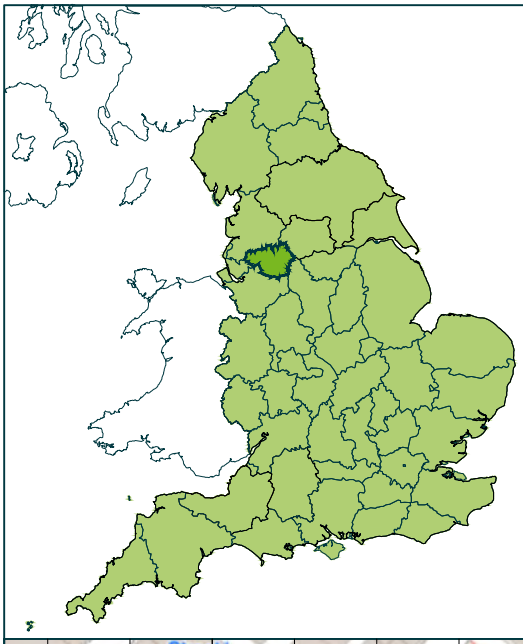
Figure 1 Site Location

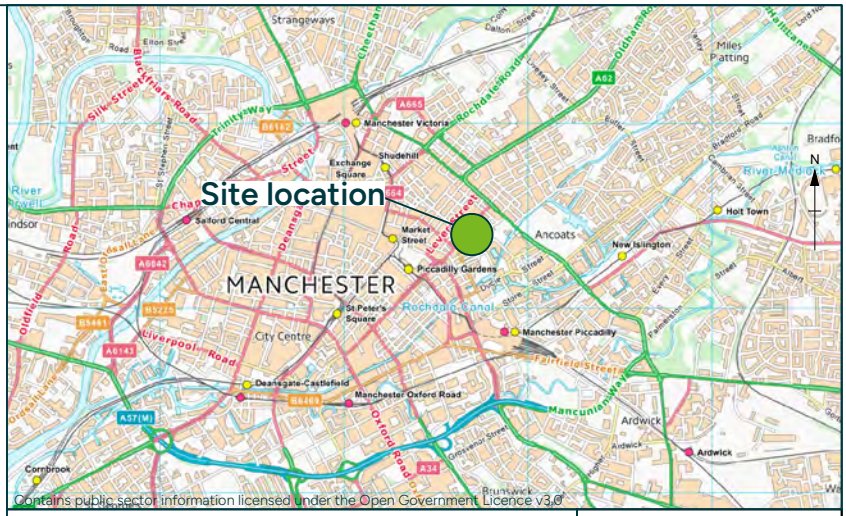
Figure 2 Site boundary showing watching brief areas

CIVIC

thriving
together

team-civic.com





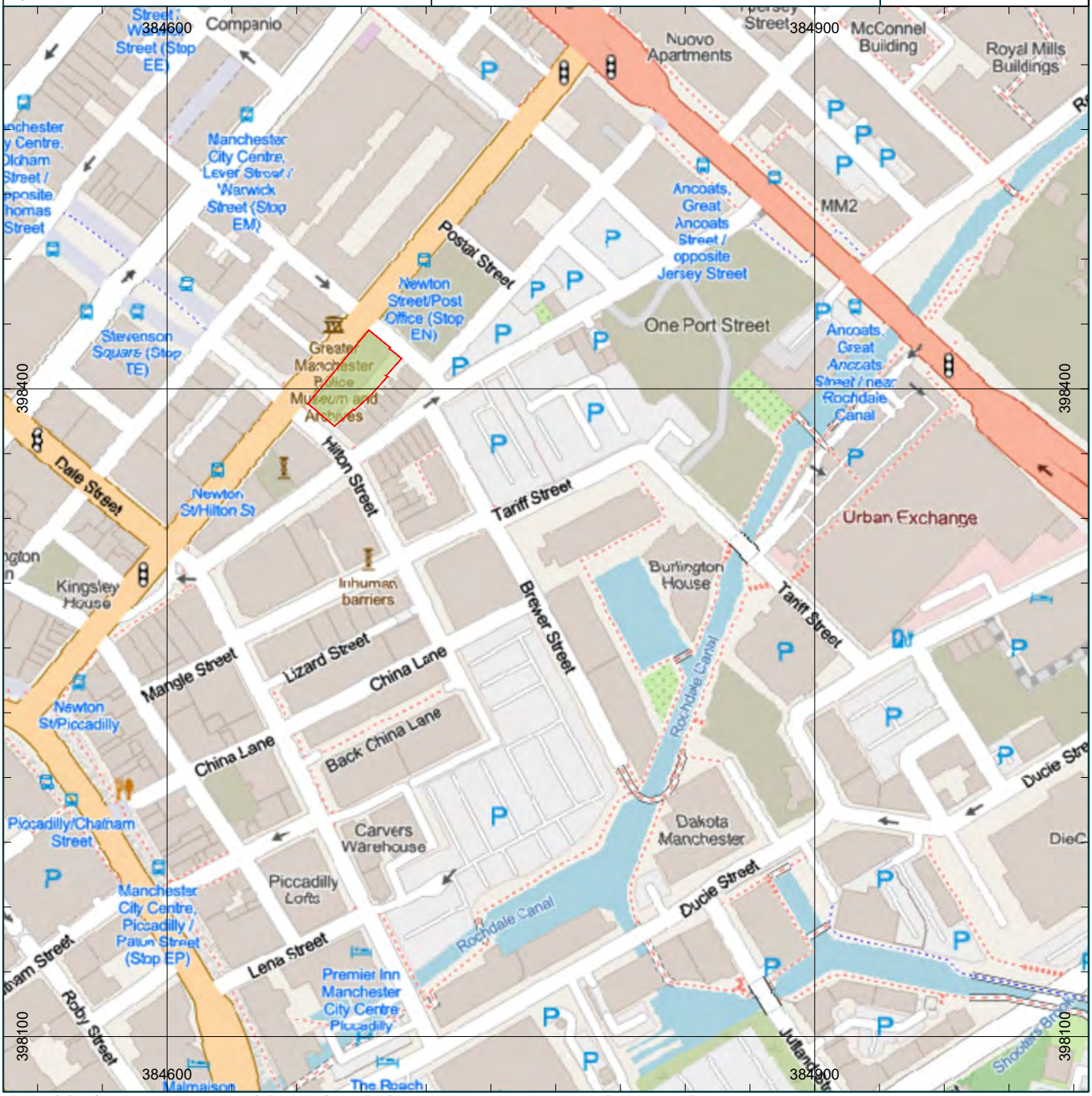
Marlsboro House, Manchester

Project Code: 61293-01

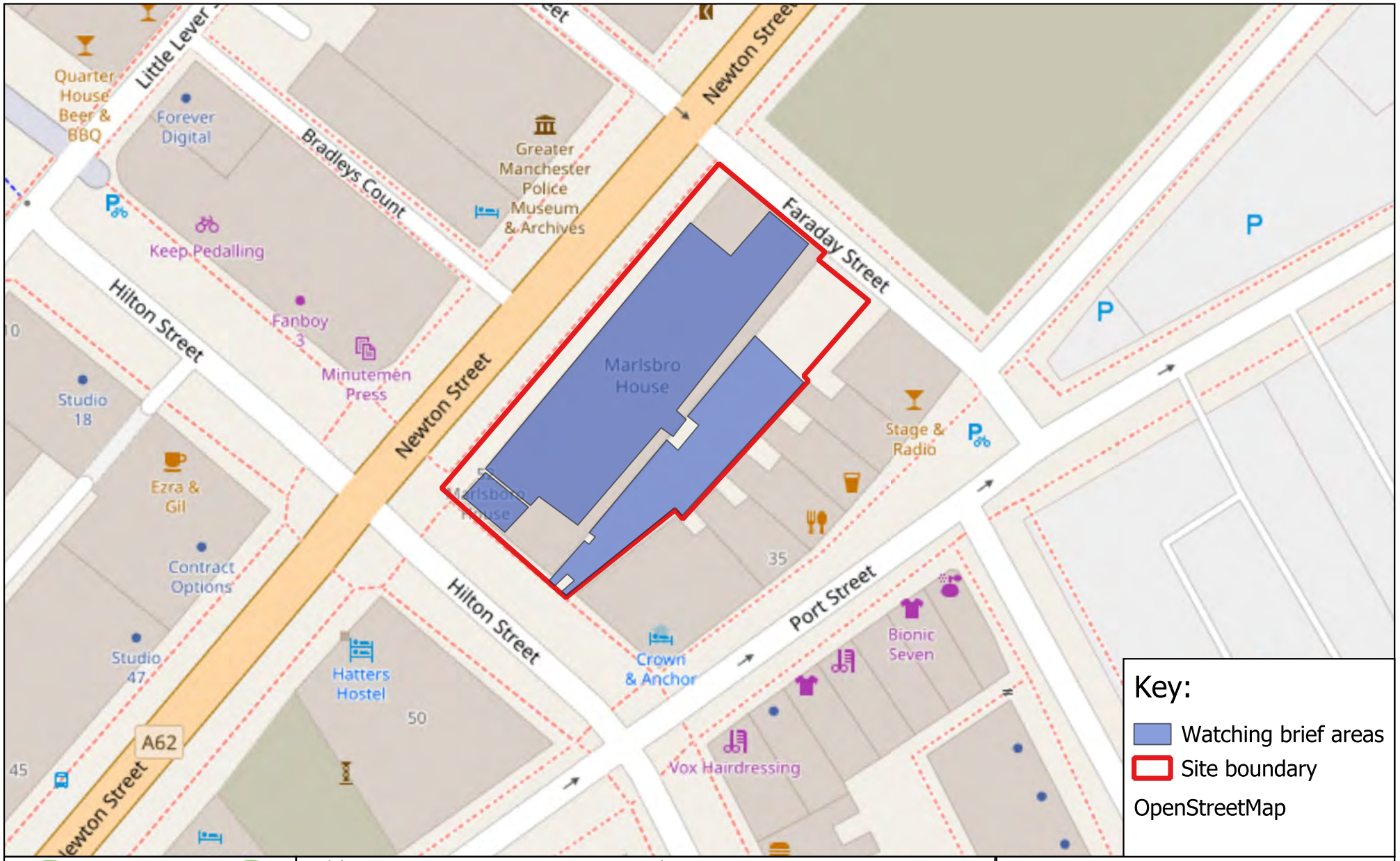
Figure 1: Site location

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



CIVIC

Marlsbro House, 52-54 Newton Street, Manchester

Project code: 61293-02

Figure 2: Watching brief locations

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