



**1-7 Greengate
and 12-14 Chapel
Street,
Salford
Greater Manchester**

**Archaeological
Building Investigation**



Oxford Archaeology North

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SUMMARY

In July 2011, Oxford Archaeology North (OA North) was commissioned by Salford City Council to undertake a programme of archaeological building investigation of properties on the corner of Chapel Street and Greengate, Salford (centred on NGR SJ 83714 98790). The work was required in advance of a major programme of regeneration and redevelopment that is centred on Greengate. The redevelopment scheme necessitates the demolition of a group of five properties at the junction of Chapel Street and Greengate, which lies in the medieval core of Salford. In order to secure archaeological interests, the County Archaeologist for Greater Manchester recommended that redevelopment was accompanied by an appropriate programme of archaeological investigation. In the first instance, it was recommended that the five properties were subject to an archaeological building investigation in advance of demolition. In addition to providing a permanent record of the structures prior to their ultimate loss, it was also anticipated that the investigation would inform an understanding of the potential for below-ground archaeological remains on the site.

The earliest structure probably comprised two small single-fronted shops at the northern end of the Greengate frontage (5-7 Greengate). These three-storey cellared properties retained significant original features, including staircases and timber-framed partitions. It seems likely that these Georgian-style properties are of an eighteenth-century date. They were almost certainly constructed as shops at ground-floor level, but appear to also have provided accommodation on all other floors, including the cellars. These may have been constructed as two-roomed dwellings, although they could easily have been used as single-room dwellings during periods of intense housing pressure during the mid- to late nineteenth century.

The adjacent structure comprising 1-3 Greengate, known as Canterbury House, appears to have replaced an earlier building. It has a curved frontage, decorated at ground-floor level, where it had two shops. This curved plan is reflected internally, with the quadrant-shaped plan being split into two even segments. A trapezoidal chimney breast, placed on a curving internal wall at the back of the front rooms heated the property, whilst small rooms to the rear presumably formed store rooms, with at least one housing the original staircase to the upper floors. Physical evidence demonstrated that the building predated the Canterbury Hotel, occupying 12-14 Chapel Street to the west.

The Canterbury Hotel was of mid- to late nineteenth-century date, and represented a large hotel, situated in a prominent position. The structure had a neo-classical façade, and significant decoration internally, particularly within what appeared to be a relatively early extension to the rear of the property.

Research carried out as part of the archaeological investigation has concluded that the site has some potential to contain buried remains of archaeological significance. In particular, the yard area to the rear of the properties may contain remains dating to the medieval and early post-medieval use of the site, and merits intrusive investigation in the form of trial trenching. Similarly, the excavation of trial trenches through the floors of the cellars of the extant structures is also merited.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) is grateful to Tim Hewitt for commissioning and supporting the project on behalf of Salford City Council. Thanks are also due to Norman Redhead, the County Archaeologist for Greater Manchester, for his invaluable advice and support, and to Gary Pinder and his team at Carillion for access and support on site.

The building investigation was undertaken in July 2011 by Chris Wild. The report was written by Chris Wild, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller and Alison Plummer, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 In July 2011, Oxford Archaeology North (OA North) was commissioned by Salford City Council to undertake a programme of archaeological building investigation of properties on the corner of Chapel Street and Greengate, Salford (centred on NGR SJ 83714 98790). The work was required in advance of a major programme of redevelopment that is centred on Greengate, which is anticipated to deliver some 111,000 square metres of new commercial floorspace, up to 1400 new residential units, and a suite of leisure and ancillary retail uses.
- 1.1.2 The redevelopment scheme necessitates the demolition of a group of five properties at the junction of Chapel Street and Greengate, which lies in the medieval core of Salford. In order to secure archaeological interests, the County Archaeologist for Greater Manchester, who provides advice on the historic environment to Salford City Council, recommended that redevelopment was accompanied by an appropriate programme of archaeological investigation. In the first instance, it was recommended that the five properties at the junction of Chapel Street and Greengate were subject to an archaeological building investigation in advance of demolition. In addition to providing a permanent record of the structures prior to their ultimate loss, it was also anticipated that the investigation would inform an understanding of the potential for below-ground archaeological remains on the site.

1.2 SITE LOCATION, GEOLOGY AND MODERN LAND-USE

- 1.2.1 The scheme area (centred on NGR SJ 83714 98790) lies within the historic core of Salford, Greater Manchester, and occupies an area of land bounded by Greengate, Chapel Street and Salford Approach (Fig 1).
- 1.2.2 The solid geology within the study area, as characterised by Ordnance Survey geological mapping, consists of Sherwood Sandstone, which is overlain by superficial deposits of fluvio-glacial sands and gravels.
- 1.2.3 The study lies at a height of between 28.66m and 30.65m above Ordnance Datum (aOD), but the early topography of the area has been heavily masked by modern development. The early cartographic sources, particularly William Green's 1787-94 survey of Manchester and Salford, indicate that originally the course of the river Irwell lay further to the north-west and encroached into the south-eastern portion of the study area. This map also indicates that during the late eighteenth century the remainder of the study area occupied a broad plateau of elevated land, forming a river terrace. In terms of the modern land-use, at the time of the archaeological evaluation the site was used as a car park, though it had previously functioned as the Exchange Bus Station.

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The building investigation comprised an English Heritage Level II-type survey (English Heritage 2006), and included a drawn, descriptive and photographic record of the buildings, in accordance with a Project Brief devised by the County Archaeologist for Greater Manchester (*Appendix 1*). All work was consistent with the relevant standards and procedures provided by the Institute for Archaeologists.
- 2.1.2 **Instrument Survey:** floor plans of the buildings were surveyed by means of hand-measured survey to enhance existing block plans. The drawings were used as a basis for annotation to illustrate the phasing and development of the buildings. Detail captured by the annotation included features such as window and door openings, and changes in building material and phasing. The final drawings are presented through an industry standard CAD package (AutoCAD 2004).
- 2.1.3 **Photographic Archive:** a photographic archive was produced utilising a high resolution digital SLR camera (10 mega-pixel resolution).
- 2.1.4 **Interpretation and Analysis:** a visual inspection of the buildings was also undertaken to English Heritage Level II standard, which included a systematic account of the origin, development and use of the buildings.

2.2 ARCHIVE

- 2.2.1 A full archive of the work has been prepared to a professional standard in accordance with current English Heritage guidelines (1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The paper and digital archive will be deposited with Salford City Archive Service, Salford Museum and Art Gallery, on completion of the project.

3. BACKGROUND

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.1.1 **Introduction:** the following section provides a summary account of the historical and archaeological background pertinent to the historical development of the Greengate and Chapel Street area of Salford. This account draws heavily on the information contained within a detailed archaeological desk-based assessment of the proposed Public Realm works undertaken in 2006 (Arrowsmith 2006).
- 3.1.2 **Prehistoric:** firm archaeological evidence for activity in Salford during the prehistoric period is lacking, although worked flints have been discovered on the gravel terraces in the vicinity of Ordsall Lane and Albert Park. However, the Salford floodplain would probably have comprised a broad expanse of marshland, which may not have been particularly attractive for prehistoric settlement.
- 3.1.3 **Roman:** archaeological evidence for Roman activity in Salford is similarly lacking, despite the considerable Roman remains that have been discovered in Manchester, on the opposite side of the river Irwell. In Castlefield, the Roman fort of *Mamucium* was established on a sandstone bluff located close to the confluence of the rivers Medlock and Irwell. Archaeological excavation has shown that this fort was first built in the late first century, and although modified, appears to have remained in use until the end of Roman rule in Britain three centuries later (Bryant *et al* 1986).
- 3.1.4 Outside the defences of the fort, excavations have also found evidence for a substantial 'civilian settlement' or *vicus*. Based on recent archaeological excavation, and the known distribution of Roman finds, the limits of this settlement appear to have extended northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower, and south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street (Gregory 2007).
- 3.1.5 The Roman road between the forts at Manchester and Ribchester is known to cross the river Irk and continue northwards, approximately along the line of Bury New Road. Whilst some Roman finds have been discovered along the route of the road, this lies some distance from the present scheme area.
- 3.1.6 **Medieval to early post-medieval:** the royal manor of Salford is known to have been in existence by the time of the Domesday Survey of 1086, when it formed the principal centre of administration within the Salford Hundred (Tupling 1962, 115). Following the Norman Conquest in 1066, the whole of Salford was granted to Roger de Poitou, who retained the manor of Salford as demesne (Arrowsmith 2006). Salford later passed back to the Crown, and it still retains its royal status to the present day.

- 3.1.7 Within the manor, the town of Salford became established and was granted market status by Henry III in 1228 (Frangopulo 1962). In 1231, Ranulph de Blundeville, Earl of Chester, granted this settlement its borough charter (*ibid*). Within this settlement resided the burgesses, who owned burgage plots, which were formally laid out plots of land often delimited by a boundary ditch. A survey of 1346 indicates that there were approximately 129 burgages in Salford, which were held by 52 individuals, suggesting a medieval population somewhere in the region of between 200 and 300 people (Arrowsmith 2006). During the post-medieval period, although the Sacred Trinity Church was erected on Chapel Street in 1635 (Pevsner 1993, 389), it is probable that the form and character of the town remained largely unaltered.
- 3.1.8 The late medieval and early post-medieval form of the town can be discerned from the early cartographic sources, which indicate that it was arranged around three major routes (Plate 1). These included Greengate and Chapel Street (formerly Sergeant Street), which might be the earlier of the streets, and Gravel Lane, which possibly represents a slightly later routeway (Arrowsmith 2006). The documentary and cartographic sources, together with the evidence derived from archaeological excavation, indicates that the frontages of these main medieval streets were lined with buildings, and to their rear were found property boundaries, rubbish pits and garden plots (*cf* Noble and Arrowsmith 2005). The cartographic and documentary sources also indicate that a marketplace was located on Greengate, near its junction with Gravel Lane, which was associated with a market cross, stocks, and the town pump, together with a Court House (Arrowsmith 2006).
- 3.1.9 It has been suggested on the basis of documentary and the early cartographic sources that the scheme area contained the approach road leading to a pre-thirteenth-century fording point across the river Irwell (*ibid*). Indeed, this point may have given Salford its Old English place-name, which translates as ‘the ford by the willow trees’ (Mills 1976, 130). This route allowed access across the river Irwell prior to the construction of Salford Bridge, which had been constructed by 1226 (Arrowsmith 2006). This bridge was probably initially constructed in timber, but was later replaced by a stone bridge, which is mentioned in a document dating to 1368 (Thomson 1966).
- 3.1.10 The documentary and cartographic sources also indicate that three late medieval/early post-medieval buildings were found on the eastern side of Old Bridge Street (later Victoria Bridge Street) and the southern side of Sergeant Street (later Chapel Street) (Arrowsmith 2006,). The positions of these buildings are crudely plotted on a *c* 1650 map of Salford and Casson and Berry’s various map editions published over the course of the 1740s, though their locations are plotted with a greater degree of accuracy on William Green’s 1787-94 survey of Manchester and Salford (Plate 2). Fortunately, the form and character of these buildings can also be discerned from a number of late eighteenth- and early nineteenth-century illustrations depicting Old Bridge Street, and these indicate that these were timber-framed buildings typical of the late medieval and early post-medieval period (*ibid*, illus 72-4). In addition, it is probable those buildings fronting Chapel Street included the Red Lion public house (*ibid*, Site E2).

- 3.1.11 **Late Eighteenth and early nineteenth century:** during the eighteenth century the development and growth of both the woollen and cotton textile industries were to have a significant impact on the prosperity and form of the area. The town's textile tradition was based upon weaving and finishing, using the relatively pure water of the river Irwell for bleaching (Williams with Farnie 1992, 22). The river Irwell also had considerable potential to power waterwheels, offering a distinct advantage over Manchester to pioneering factory masters prior to the advent of steam engines. Hence, in 1782, James Ackers, Jonathan Beever and Joseph Ramsbottom established Bank Mill, and William Douglas built a mill beside the Irwell at Pendleton, representing two of the earliest water-powered mills in Lancashire (Aspin 2003, 453). Moreover, by 1795, the latter concern was the largest firm in the Manchester district (Greenwood 1951, 143-6). Salford was also notable in cotton-spinning history as it became the site of the seven-storey Salford Twist Mill, built between 1799-1802 as one of the first buildings with a fireproof iron frame (Williams with Farnie 1992, 23).
- 3.1.12 The cartographic and documentary sources indicate that the form of the scheme area, as established in the late medieval/early post-medieval period, remained largely unaltered during the early and mid-eighteenth century (Plate 1).

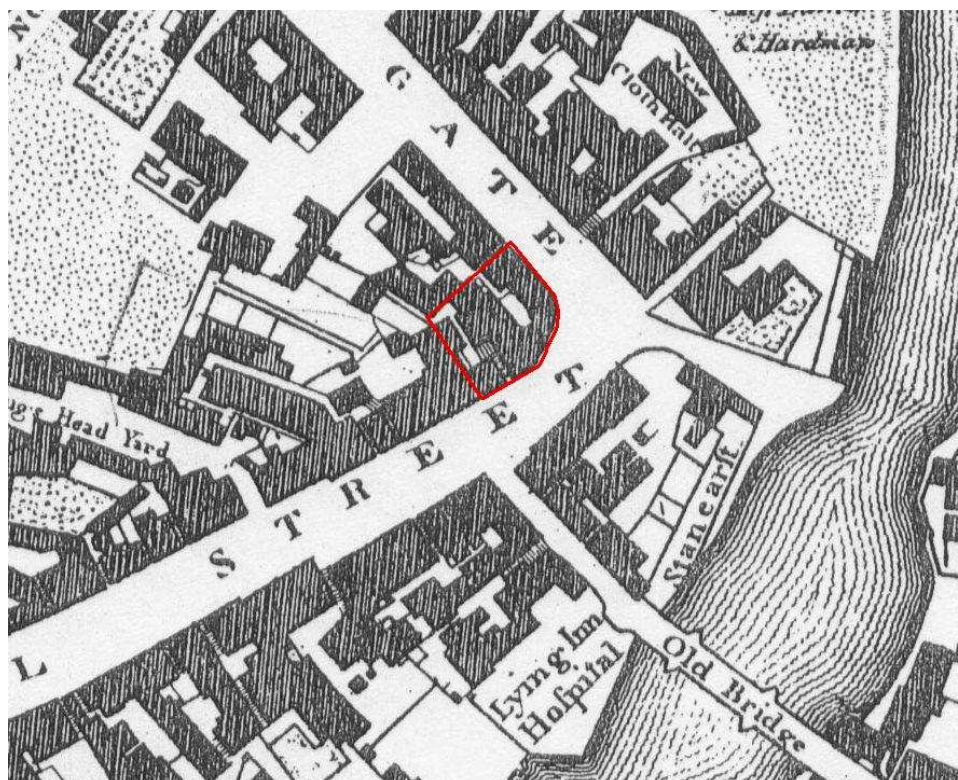


Plate 1: An extract from William Green's 1787-94 survey of Manchester and Salford with the scheme area outlined in red. The late medieval/early post-medieval buildings front Chapel Street and Greengate, occupying similar positions to those now present.

- 3.1.13 Salford Bridge was dismantled and replaced by Victoria Bridge during the early nineteenth century, whilst several new buildings were constructed within the scheme area, which replaced the pre-existing late medieval/early post-

medieval building stock (*ibid*). These buildings were erected prior to the construction of Victoria Bridge in 1838/9, and are depicted on early nineteenth-century mapping (Plate 2). The map produced by Bancks and Co in 1831, for instance, shows the scheme area to be almost entirely infilled with buildings, although little detail of the individual properties is shown.

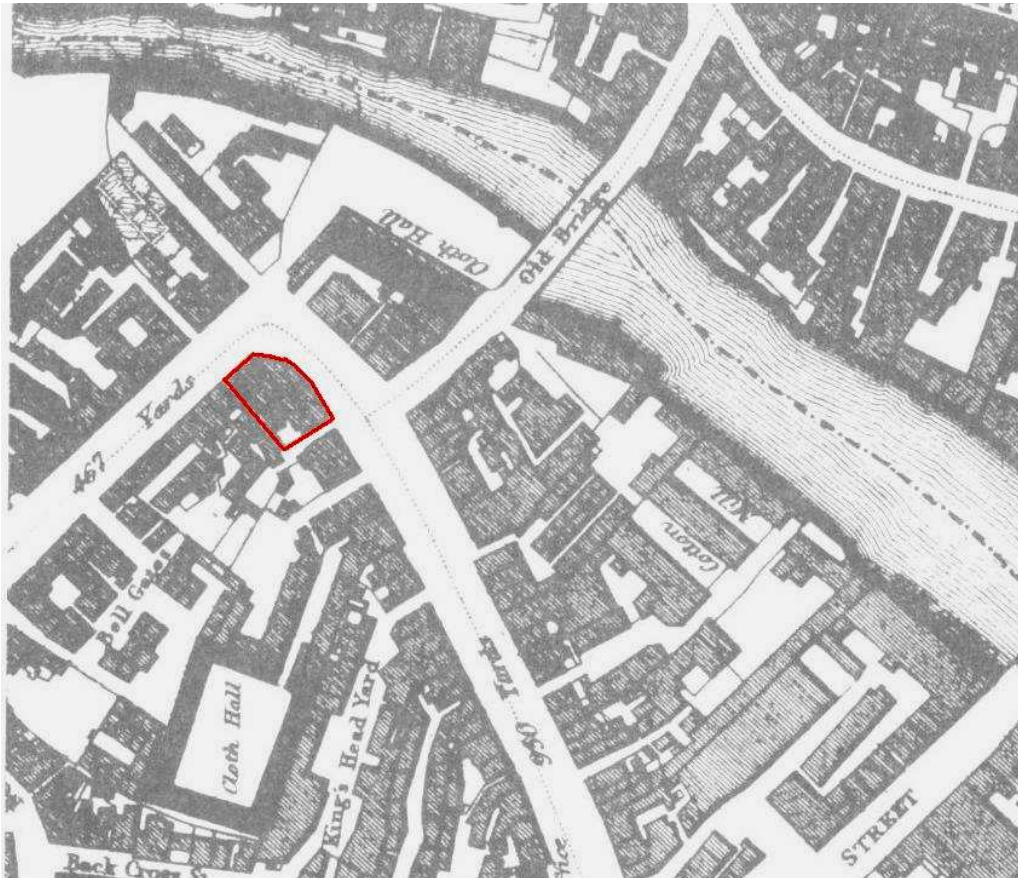


Plate 2: An extract from Bancks and Co map, surveyed in 1830-31

- 3.1.14 **Late nineteenth to twentieth century:** the scheme area was heavily remodelled during the second half of the nineteenth century. The iron works which partially covered the north-eastern corner of the scheme area had been demolished, and a new road established (Plate 3). This road, which now forms the eastern boundary of the scheme area, was named Cathedral Approach and provided a link between Exchange Station, opened in 1884, and Hunt's Bank (Holt 1978). The 1890 Ordnance Survey map is the first to mark the Canterbury Hotel, and also clearly shows the passage to the rear yard, and the division between 1 and 3 Greengate.
- 3.1.15 Entries in trade directories demonstrate that all the properties in the scheme area were being used as small-scale commercial premises from the mid-nineteenth century onwards (Table 1), although the plot of 1 Greengate may have been derelict or demolished during the first decades of the second half of the nineteenth century.

TRADE DIRECTORY ENTRIES FOR 1 – 7 GREENGATE	
1858 (Post Office Directory 1858, 1322)	
1 Greengate	Not listed
3 Greengate	John Swindells, corn and flour dealer
5 Greengate	John Middlebrough, butcher
7 Greengate	George Hooley, tobacconist
1873 (Slater 1873, 84)	
1 Greengate	Not listed
3 Greengate	Mary Loomes, shoe maker
5 Greengate	John Middlebrough, butcher
7 Greengate	Not listed

Table 1: Mid-nineteenth century trade directory entries for 1-7 Greengate

3.1.16 By the late nineteenth century both the mapping (Plate 3) and the trade directories (Table 2) depict a settled pattern within the scheme area. In 1881, 1 Greengate was a confectioner’s shop, and remained so for several years, until this trade switched to 3 Greengate by the middle of the decade, where it remained, under several ownerships, until the two properties were amalgamated shortly after the Second World War.

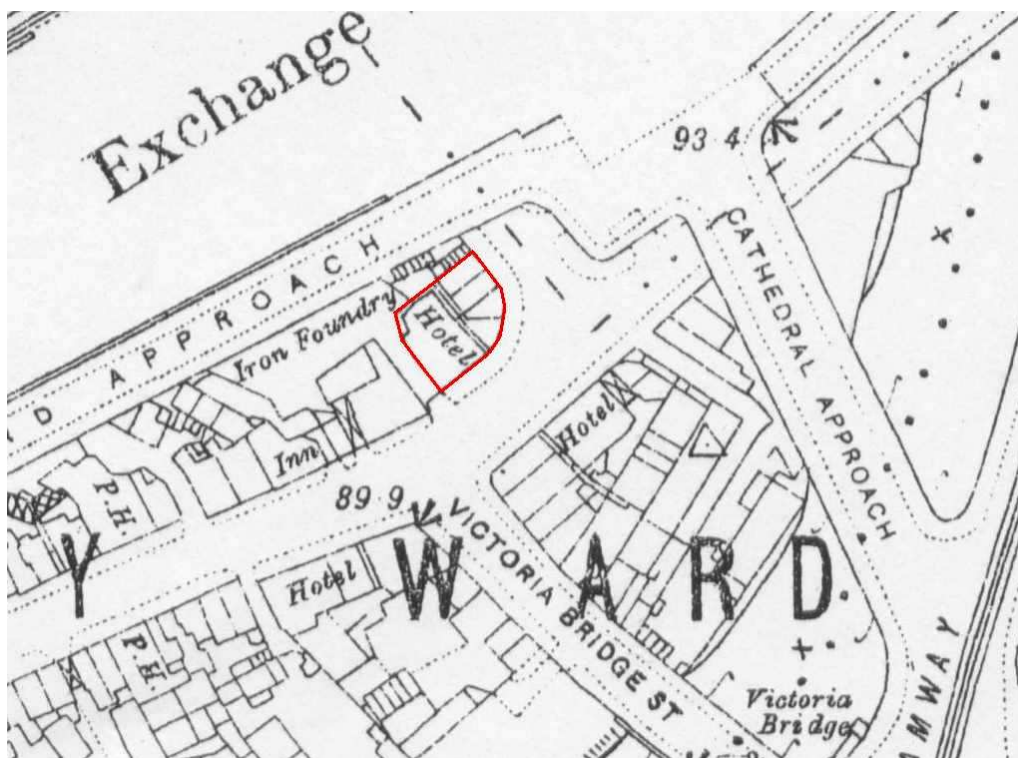


Plate 3: An extract from the 1:2500 Ordnance Survey map, surveyed in 1890, with the position of the scheme area outlined in red. The Canterbury Hotel is clearly marked

3.1.17 The shops to the north have less consistent listing within the trade directories, with 7 Greengate apparently having very transient occupancy throughout the nineteenth century. In contrast, 5 Greengate was the listed premises for John Middlebrough, butcher, in 1858, and with the exception of a couple of missing entries, remained as the listed occupier until 1905, by which time he was also listed at 7 Greengate (Table 2).

TRADE DIRECTORY ENTRIES FOR 1 – 7 GREENGATE	
1881 (Slater 1881, 109)	
1 Greengate	Thomas Clough, confectioner
3 Greengate	Elizabeth Cadman, hosier
5 Greengate	John Middlebrough, butcher
7 Greengate	Not listed
1884 (Slater 1881, 122)	
1 Greengate	Robert Wynne, confectioner
3 Greengate	George Wild, agent
5 Greengate	John Middlebrough, butcher
7 Greengate	Hinchliffe Brothers, tailors
35 Greengate	Drapers
1886 (Slater 1886, 123)	
1 Greengate	Horace George & Co, booksellers
3 Greengate	William martin, confectioner
5 Greengate	John Middlebrough, butcher
7 Greengate	Hinchliffe Brothers, tailors
1890 (Slater 1890, 120)	
1 Greengate	Not listed
3 Greengate	William Martin, confectioner
5 Greengate	Not listed
7 Greengate	Margaret Liddey, tripe dealer
1893 (Slater 1893, 132)	
1 Greengate	Joseph Copeland, hairdresser
3 Greengate	William Martin, confectioner
5 Greengate	Not listed
7 Greengate	Margaret Liddey, tripe dealer

1895 (Slater 1895, 196)	
1 Greengate	Joseph Copeland, hairdresser
3 Greengate	Emma Ward, confectioner
5 Greengate	John Middlebrough, butcher
7 Greengate	James Ogden, labourer
1905 (Slater 1905, 233)	
1 Greengate	Joseph Copeland, hairdresser
3 Greengate	Emma Ward, confectioner
5 & 7 Greengate	John Middlebrough, butcher
1911 (Slater 1911, 321)	
1 Greengate	Solomon Liberson, hairdresser
3 Greengate	Emma Ward, confectioner
5 Greengate	Not listed
7 Greengate	Not listed
1929 (Slater 1929, 311)	
1 & 3 Greengate	The Northern Refrigeration Co
5 Greengate	Exchange House
7 Greengate	Stead's Supplies Ltd
1935 (Kelly 1935, 320)	
1 & 3 Greengate	Warren Roberts & Co, engineers
5 Greengate	Exchange House (various businesses, including a printer, yarn agent, confectioner, overall maker, tailor)
7 Greengate	Harry Taylor, newsagent
1940 (Kelly 1940, 323)	
1 & 3 Greengate	Warren Roberts & Co, engineers
5 Greengate	Exchange House (various businesses, including Exchange
7 Greengate	Harry Taylor, newsagent
1951 (Kelly 1951, 3493)	
1 & 3 Greengate	Warren Roberts & Co, engineers
5 Greengate	Stanley Aspey, newsagent
7 Greengate	Austin's boot repairers

Table 2: Late-nineteenth and twentieth century trade directory entries for 1-7 Greengate

3.1.18 Whilst the two shops of 5 and 7 Greengate reverted to single-occupancy shops following the First World War, 1-3 Greengate became offices, firstly for the Northern Refrigeration Co and, shortly afterwards, Warren Roberts and Co, engineers (Table 2).

4. SURVEY RESULTS

4.1 INTRODUCTION

- 4.1.1 The site comprised four extant structures: 1-3, 5, and 7 Greengate; and 12-14 Chapel Street (Fig 2; Plate 4). All were of three-storey height, and each was also cellared. Although the building numbering denoted six plots, the extant structures on Chapel Street and the southern corner of Greengate each encompassed two building numbers. Conversely, whilst 5 and 7 Greengate appear from both their style, and the available documentary evidence, to have comprised separate properties during the majority of their history, they were almost certainly constructed as a single structure.



Plate 4: View of the buildings on the corner of Greengate (right) and Chapel Street (left).

4.2 12-14 CHAPEL STREET (FORMER CANTERBURY HOTEL)

- 4.2.1 This was the largest of the properties, comprising three tall storeys with an L-shaped plan. This was further extended on its rear northern and eastern sides (Fig 2). It was of hand-made brick construction, in Flemish bond, incorporating a pale lime mortar, consistent with a mid- to late nineteenth-century construction date. The southern façade, fronting Chapel Street, was dominated by large windows, in a neo-classical style, typical of the mid-nineteenth century. At ground-floor level, five similarly sized round-headed, full-height openings, comprised a central doorway, flanked by windows. Each was separated by ashlar piers, with moulded impostes, similar to those of the window heads, which had projecting keystones (Plate 5). The remainder of the ground floor façade was infilled with pale sandstone ashlar block, below a

moulded string course, that had a presumably later lead canopy, somewhat detracting from the façade (Plate 5). Stressed ashlar quoins continued through the upper floors and were interrupted by continuous sill bands. The first floor comprised five tall 12-light vertical sash windows, with plain friezes above and below moulded drip-caps. The central window had a corbelled segmental pediment, dominating the façade (Fig 3; Plate 5). The five diminished windows on the upper floor had simple sandstone surrounds, their reduced size providing perspective to the façade (Fig 3; Plate 5).



Plate 5: Façade of 12-14 Chapel Street (former Canterbury Hotel)

4.2.2 Internally, the original construction appears to have comprised at least five rooms on the ground floor, with a passageway along the eastern side, suggesting the eastern window of the façade was also originally a doorway. The exact layout remains somewhat conjectural due to later remodelling and all walls being sealed with either painted plaster (Plate 6), or lined with plasterboard. The principal, central entrance was below present floor level, with steps leading into a large rectangular room. This had a 5'6" (1.68m) wide fireplace against the passage wall (Plate 6), which curved around its north-eastern return. Doorways afforded access into all the adjacent rooms (Fig 2; Plate 6), with the southern example into a passageway almost certainly being a later insertion. That into the large room to the west housed recent plasterboard infilling walls, suggesting that the original construction comprised a 6' (1.83m) wide, open archway between the two rooms. This room latterly ran the full depth of the original part of the building (Fig 2), but it is probable that a concealed ceiling beam, in a corresponding position to the rear wall of the

entrance hall, represented a partition within the primary phase at least. A small rectangular kitchen to the north formed part of a secondary extension to the property, and had a curved return around its north-western corner (Fig 2). The room placed centrally at the rear of the Phase 1 structure (Fig 2) appears to have represented the stairwell, and almost certainly housed a half-turn staircase in a small re-entrant projection in the north-west corner of the building (Fig 2). Evidence for this projection, although largely removed by the insertion of a later stair, survived as a wall scar in the west wall of the stair, below a wall carried over the staircase below ceiling height (Plate 7). On the eastern side of the hallway, a further room would probably have represented either a snug, or perhaps a kitchen.



Plate 6: Interior of 12-14 Chapel Street, with plastered walls, and projecting fireplace

- 4.2.3 The second phase of construction was similar to the original build, comprising hand-made brick, laid with pale lime mortar, but in four-stretcher English Garden Wall bond (Plate 8). This may simply reflect that it represented the rear of the property, which would not be generally seen, and such a combination of the two bond-types was common in the second half of the nineteenth century, as English Garden Wall bond was a significantly cheaper, and stronger method of construction than the more decorative Flemish bond.
- 4.2.4 The extension to the rear of the property (Fig 2) incorporated the repositioning of the staircase, placing it flush with the west wall of the property (Fig 2). This allowed access from the main hallway into a new large room at the rear of the building (Fig 2). This had a large, 6' (1.83m) wide fireplace against its eastern wall (Plate 9), the stack for which projected from the external façade (Plate 10), and a large 11-light sash window dominated the north wall. The external corners of the extension were chamfered externally (Plate 11), with smooth curved corners internally to each room. A decorative cornice with plaster flowers bordered the ceiling (Plate 9), which also housed a large acanthus leaf

ceiling rose (Plate 12). The room within the re-entrant of the new extension had a large slender window into the rear yard (Fig 2), suggesting that it was not a store, and that the present doorway comprised a later insertion. It probably served as either an antechamber, or an alternative location for a small kitchen.



Plate 7: Original external wall carried over late staircase, with associated wall scar



Plate 8: Extension to rear of 12-14 Chapel Street, constructed in English Garden Wall bond

- 4.2.5 The public house was transformed into offices during the early twentieth century, altering the characteristics of the building significantly. Most striking of these alterations was the repositioning of the stairwell, perpendicular to the street frontage, in the north-west corner of the building (Fig 2). Internal partitions of timber stud and plasterboard were inserted at all levels of the buildings, creating offices, kitchens, and toilets. Several original partitions were also removed, creating a large open-plan office in the western part of the building, and the corridor on the eastern side was blocked, but with internal access created between this and the adjacent building (1-3 Greengate), forming a new corridor along on a perpendicular alignment (Fig 2).



Plate 9: Fireplace and decorated cornice within extension



Plate 10: Projecting chimney stack on rear of 12-14 Chapel Street



Plate 11: Chamfered return of extension to 12-14 Chapel Street



Plate 12: Decorative ceiling rose within extension of 12-14 Chapel Street

4.3 1-3 GREENGATE (CANTERBURY HOUSE)

4.3.1 Numbers 1-3 Greengate, known as Canterbury House, was a three-storey property with a basement. It was of Flemish bond construction, in hand-made brick, bonded with sandy, greyish-brown, lime-based mortar. It was placed on the corner of Chapel Street and Greengate, with the façade curving around the street frontage (Plates 4 and 13). The ground floor was of similar height to the adjacent structure on Chapel Street (Figs 3 and 4), whilst the upper two floors were of more domestic proportions, similar to the two shops to the north on Greengate (Figs 4 and 5). The ground floor comprised four large six-light windows, with three doorways and stucco and timber pilasters, producing a decorative shop frontage. The western doorway appears to have originally formed the entrance to a passageway through the building, providing access to the rear. The two floors above each comprised four bays, with diminishing vertical sash windows. The upper windows had a continuous projecting sandstone sill-band, with simple camber-arch brick lintels to both floors.



Plate 13: 1-7 Greengate

4.3.2 Internally, the southern end of the eastern wall of the passageway was of only single-skin thickness, suggesting that it represented the blocking of a wide entrance into the property at this point. The wall to the north was constructed in five-stretcher English Garden Wall bond. A relatively late steel stair was inserted into the corridor, which had plasterboard blocking at its northern end. The main area of the ground-floor frontage appeared to have originally comprised two segments of approximately similar size, divided by a full brick-thickness cross wall (Fig 2), constructed in a mixture of four and five-stretcher English Garden Wall bond. Towards the rear of the internal floor-space, a single-skin partition mirrored the curving line of the external elevation and appeared to be keyed into both cross walls (Fig 2). Three small rooms along the north wall comprised a store (locked), gentlemen's privy and a kitchen, which housed a trap door covering a brick and sandstone flagged stair into a

cellar (Plate 14). This was examined only very briefly, on grounds of Health and Safety, but was revealed to be a complex and multi-phased structure (Plate 15). The sandstone stair ran from flush with the western wall, along the north wall, supported on a single-skin brick wall. The cellar below was of significant height, and appeared to have a very similar floor plan to the rooms above. A hole punched into the adjacent cellars of 12-14 Chapel Street represented a recent communication between the historically separate cellars.



Plate 14: Trap door above steps into Cellar, 3 Greengate



Plate 15: Vaulted alcoves within Cellar below 12-14 Chapel Street and 1-3 Greengate

4.3.3 To the east of the kitchen the curving internal wall widened to form a large trapezoidal wall space (Fig 2). This almost certainly housed a fireplace, presumably on the southern face, but the wall had been refaced in this position (Plate 16). It is also likely that a further hearth was located within this stack, immediately to the west, serving the originally separate 1 Greengate (See Section 5.4, below). A late partition had been placed over the northern doorway in the façade, forming a small office.



Plate 16: Chimney breast within partition wall, 1-3 Greengate

4.3.4 The first-floor landing had been partly reduced in level, with the slender rectangular-section joists cut flush with the south wall, placed at the same height as those offices to the east. On the north side, the landing itself was bisected with toilets within both the passage and the main building (Fig 6).

- 4.3.5 The northern of the two first-floor offices was the smaller, and had a small brick-blocked hearth in its north wall. It was divided from the larger office to the south by a late plasterboard partition, which also housed a blocked doorway. This office continued above the passage below, retaining only a short stub of single-skin wall above the northern end of the east wall of the passage. The west wall had a centrally-placed, relatively small 3' (0.61m) wide, segmentally arched window (Plate 17), suggesting that the contemporary structure occupying the position of 12 Chapel St was either single storey or absent at the time of the construction of Canterbury House. An original partition presumably lay above that on the ground floor, dividing the building into two properties.



Plate 17: Blocked window in west wall of 1 Greengate

- 4.3.6 The second floor had recently been sealed with chipboard sheets, and comprised two offices. The northern, larger office had three 6' (1.83m) tall sash windows, and a fireplace against the north wall (Plate 18). It also appeared to have a further hearth in the stub of the curved central stack observed on the floors below, although this more probably represented the rebuilding of the flue (Plate 19). Stacks for both fireplaces and flues were observed in the roof space, where they had been reduced in height when the pitched roof was replaced. The roof structure comprised king post trusses with pegged braces (Plate 20). The king posts were jointed to the tie beams with iron stirrups, and had jowled heads which clasped slender ridge boards. Each shallow pitch comprised a single trenched purlin to each pitch.



Plate 18: Blocked fireplace and stub of internal partition wall, second floor, 3 Greengate



Plate 19: Blocked fireplace/flue within partition wall, second floor, 3 Greengate

- 4.3.7 The office also had a window in north-western elevation in angle of the rear of the property (Fig 6; Plate 19), comprising a two-light tilt window with internal railings. A similar single-light window was also present in the north wall of the landing (Fig 6).

- 4.3.8 The second office, formed with plasterboard partitions was the Director's Office. It had a single window in the façade and angle ties to western wall above the passage, as at first-floor level. A possible blocked window was also observed at the north end of west wall, and was approximately 3x2' (0.91 x 0.61m). A doorway had been inserted to the immediate north of this probable original window, creating access to second floor of Chapel Street.



Plate 20: Detail; of roof trusses, 3 Greengate

4.4 5-7 GREENGATE

- 4.4.1 The property along the eastern side of the scheme area comprised two small disused / derelict single-fronted shops. Externally, the whole frontage was shuttered and boarded, with only the painted Flemish bond brickwork and four-light sash windows of the upper floors visible (Plate 13). These were of similar style to those in 1-3 Greengate, to the immediate south, with camber brick lintels, and a continuous sandstone sill band below the second floor windows (Plate 13). The southern end of 5 Greengate had a slight curve to the façade, representing the start of the curve of the continued frontage around the corner of Chapel Street and Greengate. A clear butt-joint existed between the two structures, and this widened to approximately 50mm at wall-head height (Fig 7; Plate 13).
- 4.4.2 Whilst the ground floor of both 5 and 7 Greengate had been heavily remodelled, with internal partitions removed, and walls re-faced, the upper floors and cellars retained significant detail of the original layout of both properties. The structure was built as a reflected pair of three-storey, single-fronted cottages, with fireplaces on the adjoining wall. These had been removed at ground -floor level, but 5' (1.52m) wide blocked fireplaces were observed in the cellars, and at first- and second-floor levels. (Figs 4, 5, and 8).

4.4.3 **5 Greengate:** this property had been damaged extensively by fire, which had almost entirely destroyed a staircase, placed in the south-west corner of the property (Plate 21). This appeared to represent an original stair, with a timber stud wall, with brick nogging, having been recently augmented with plasterboard (Plate 21). The stair was placed against the southern side wall of the property, and was dog-legged, with winder steps to a doorway against the western, rear wall of the building (Plate 21). The staircase was undersealed with lath and plaster, and comprised a closed-string timber stair. A further doorway in the partition afforded access to a staircase into the cellar. This again had winder steps at the head of the stair, but comprised flagstone steps above brick risers. No access was possible to the upper floors, although elements of the second floor were observed through a doorway inserted between 5 and 7 Greengate.



Plate 21: Original staircase, badly damaged by fire, then re-faced, 5 Greengate

4.4.4 The cellar was less badly damaged, and was 7' (2.13m) deep, comprising two rooms, the front being larger than the rear cellar. The ceiling comprised rectangular-section timber joists, on approximately 18" (9.45m) centres, with two rows of lattice batons providing additional bracing (Plate 22). No access was possible to the rear cellar, which was full of dumped debris (Plate 23), although it appeared to represent a mirror image of that below 7 Greengate, as did the front cellar, which also contained a large quantity of debris.



Plate 22: Detail of ceiling joist construction in cellar, 5 Greengate



Plate 23: Rear cellar of 5 Greengate, filled with debris

- 4.4.5 **7 Greengate:** the ground floor of this property was used latterly as a sandwich shop, with the whole ground floor having been remodelled into a single open-plan room. The only original feature appeared to be a small narrow window in the rear wall, which had a segmental arch and a sandstone sill, and appeared to afford light into the base of the stairwell. A 2'6" (0.75m) wide doorway to the south was placed within a large rebuild of the rear wall in machine-made brick, suggesting that it had been offset from its original position, which was probably central, as in 5 Greengate to the south (Fig 2). The original closed

staircase had been replaced, probably in the mid- to late twentieth-century, by an open timber stair to first-floor level.

- 4.4.6 The first floor had been used as storage for the shop, and housed freezers and shelving units. A small landing provided access to both front and rear rooms, the latter having been converted to a washroom. The larger front room was of typical Georgian proportions, with a high ceiling, and a large 7' (2.13m) high vertical sash window, placed centrally in the east wall (Fig; Plate 13). A 5'2" (1.58m) wide fireplace projected 1½ bricks from the adjoining wall with 7 Greengate, and had been blocked subsequently (Plate 24). The window in the back room had been blocked, as had the entrance into the stairwell to the upper floor. This stairwell was of similar style to the fire-damaged example on the ground floor of 7 Greengate, comprising timber stud framing with brick panels. The original stair to the upper floor survived *in-situ* (Plate 25), with timber winder steps around the dog-leg, and slightly projecting rolled nosings to each step (Plate 26). The steps were heavily worn, with the risers displaying evidence for a former stair runner.



Plate 24: Blocked fireplace and decorative cornice, first floor, 7 Greengate

- 4.4.7 The upper floor was of very similar plan to that below, although both rooms retained 5' (1.53m) fireplaces on the southern wall, with evidence for remodelling, suggesting a change in the type of fireplace within each hearth (Plate 27). Almost all the sandy brown wall plaster had been removed from the walls of the second floor, revealing detail of the internal construction of the building. Although faced externally with Flemish bond, the 1½ bricks thickness walls were faced internally in three-stretcher English Garden Wall bond (Plate 27). Several courses had been replaced with timber rails, many of which were jointed with simple edge-halved square scarf joints. A wide relieving arch was also incorporated into the eastern façade, below the four-light sash window (Plate 28). Two doorways had been inserted into the adjoining wall with 5 Greengate, reflecting the amalgamation of the two

properties, with the northern example being blocked subsequently. A large, 5'9" (1.76m) wide, open doorway was also inserted into the dividing wall between the front and rear rooms of 7 Greengate (Plate 27), presumably affording better natural light to the rear room, as access between the two rooms was previously easily available from the landing (Fig 6). This may have coincided with the blocking of a window of similar proportions to that in the front room within the rear wall of the property (Plate 29).



Plate 25: Blocked doorway and winder steps of staircase, first floor, 7 Greengate



Plate 26: Detail of stairs to second floor, 7 Greengate



Plate 27: Remodelled fireplaces, blocked and inserted doorways, second floor, 7 Greengate



Plate 28: Blocked fireplace and decorative cornice, first floor, 7 Greengate



Plate 29: Blocked window in west wall, and corbelling to purlin, second floor, 7 Greengate

- 4.4.8 Within the rear room, the wall of the stairwell was not a structural component of the building, and was constructed of similar timber-framing to the floors below. However, the panels were infilled with edge-set bricks, reducing the wall thickness and the quantity of bricks needed during its construction (Plate 30). The roof comprised simple common rafter trusses that butted a slender ridge-board and were carried on two rectangular-section purlins to each pitch. The upper purlins on each pitch were supported on brick corbels projecting from the chimney stacks (Plate 29).



Plate 30: Edge-set brick nogging within timber panelled wall, second floor, 7 Greengate

- 4.4.9 The upper storey of 5 Greengate had no flooring, but inspection was possible through the extant doorway into the rear room of 7 Greengate. The majority of the wall-face was lined with plasterboard panels, but the layout of the property appears to have mirrored that within 7 Greengate, with fireplaces in both chimney stacks, and a stairwell in the south-western corner of the property.
- 4.4.10 Access into the cellar of 7 Greengate was afforded through a late trap-door within the floor. This concealed a brick and stone-built stair, the upper winder steps having edge-set brick risers (Plate 31). The arrangement of the cellar was similar to the original layout of the floors above, but with a full brick-thickness dividing wall between the front and rear rooms. This wall retained a fitting for town gas lighting on its western face (Plate 32). Both front and rear walls of the property had 2'5" (0.75m) deep cellar-lights, with the 5' (1.53m) wide example in the front room having a brick pier inserted to support the lintel (Plate 33). That in the rear wall was 4' (1.21m) wide, with both being placed 2' (0.61m) from the southern wall (Fig 8). Both rooms also had substantial fireplaces against the south wall. That in the rear room appeared to retain an original segmental arch, above a cast-iron lintel (Plate 34), whilst that in the front room appeared to have had the face of the chimney breast rebuilt, and had a flat iron bar lintel.



Plate 31: Edge-set brick risers, and flagstone steps, cellar, 7 Greengate

- 4.4.11 The area beneath the stairs was partitioned by a full-brick thickness wall that housed the flagstone steps of the stairs (Plate 32). This had a central timber-framed doorway into a short passage beneath the stair. A further low aperture in the western end of this passage afforded access through the external wall into a small 2'6 x 2' (0.75 x 0.60m) rectangular chamber. This was placed below the rear yard of the building, and was sealed with a large flagstone slab that had a central circular aperture (Plate 35). A further flagstone and aperture was observed above a similar feature extending from the rear of 5 Greengate, and this retained a drain grate (Plate 36). This drained the entire yard into the

cellar of 5 Greengate, and was almost certainly not its original function, that associated with 7 Greengate being covered with an iron sheet (Plate 35). It is far more likely that these small chambers represented coal holes, which could be serviced from the rear yard.



Plate 32: Stair wall and possible coal store, cellar, 7 Greengate



Plate 33: Cellar-light window, with supporting brick column, 7 Greengate



Plate 34: Blocked fireplace with iron-bar lintel, cellar, 7 Greengate



Plate 35: Circular aperture in yard floor into rear chamber of cellar, 7 Greengate

4.4.12 The yard itself comprised two narrow passages to the rear of 5-7 Greengate and the extension of 12-14 Chapel Street (Fig 2). The boundary between the two was formed of edge-set 6' (1.83m) flagstones (Plate 36), which almost certainly did not represent the original rear wall of the yards of the properties fronting Greengate. What appears to have been a gateway between the two yards was block with a full-brick thickness wall of machine-made brick.



Plate 36: Drain in yard behind 5 Greengate, draining into cellar

5. DISCUSSION

- 5.1 The archaeological building investigation has revealed multi-phase structures fronting Greengate and Chapel Street, all of which retained significant original fabric. The cartographic and other documentary sources provide little evidence for the constructional phasing of the properties, as buildings of similar proportions are shown in this position on all the historic mapping.
- 5.2 It is clear from the results of the building investigation that the Canterbury Hotel (12-14 Chapel Street) was of later date than Canterbury House (1-3 Greengate), as the latter had windows in the western elevation at first- and second-floor levels. These became redundant and were blocked when the hotel was constructed, most probably in the 1860s. What remains less clear is the relationship between the properties on Greengate. It is interesting that the southern end of the façade of 5 Greengate has a slight curve, matching that of the fully curved façade of the building to the south. This suggests that the shops were butted onto the side of the existing curved building, but late eighteenth-century cartographic sources, especially William Green's map of 1787-94, clearly show curved structures around the corner of Chapel Street and Greengate. It is therefore quite possible that the single-fronted cottages, which were stylistically very similar to late eighteenth-century examples recorded on Oldham Road in Ancoats (OA North 2007), were those depicted on Green's map, and that Canterbury House was inserted into the gap to replace an earlier structure. This may well also explain the discrepancy between the top and bottom of the elevation, as it would have been far more complex to erect a structure within a gap, rather than simple to abut an existing building. Furthermore, if the cottages represented the secondary phase, it would have been more likely that they would have been butted against the existing north wall of Canterbury House, without the construction of a further full-brick thickness dividing wall.
- 5.3 The Canterbury Hotel was placed in a dominant position overlooking Victoria Bridge, and a busy crossing between Manchester and Salford. The relatively grand architectural statement of the façade reflects this location. It seems probable that the yard contained stables, and that the hotel served as a coaching house, although it is also likely to have gained increasing business from the two adjacent railway stations. This may be reflected in the extension of the property, presumably towards the end of the nineteenth century, which itself included architectural detailing, most especially within the interior, suggesting that the hotel aimed to attract a more affluent class of visitor.
- 5.4 Canterbury House was clearly constructed as business premises, and given the size of windows on the upper floors, it would appear unlikely that these were intended initially for use as accommodation. The layout of the ground floor was unusual, due to the segmental plan-form of the property (Fig 2). The solution appears to have been to create almost standard-sized, 15' x 9'6" (4.57 x 2.90m) front rooms, with adjacent fireplaces within a central stack at the rear of these rooms (Fig 2). This formed two narrow rooms, each approximately 7 x 5' (2.13 x 1.53m). It is unclear whether each housed its own staircase, or

whether there was communication to the rear of the fireplaces, affording access to a single staircase. Given the inclusion of only a single access into the cellar, against the north wall of the room behind 3 Greengate (Fig 3), a shared staircase may have been a more likely option.

- 5.5 The fact that the walls of the passageway along the western side of Canterbury House were not parallel to the Chapel Street frontage, suggests that it follows the line of an earlier building, which itself presumably had an alley along its western side, giving access to the rear of the properties on both streets. It seems probable that the earliest buildings in this position did not have curved facades, but were constructed with straight front walls around the angle of the street corner. It is therefore likely that the eastern wall of the passage represents the line of the side wall of an earlier structure, erected perpendicular to that building's frontage.
- 5.6 Whilst being the lowliest of the structures within the study area, 5-7 Greengate possibly represent the earliest and, archaeologically, the most significant of the extant structures. They represent relatively rare surviving examples of a building type that dominated the street frontages of Manchester and Salford in the nineteenth century, but given their relatively poor quality of construction, and small size, have not often survived within the modern cityscapes.
- 5.7 The plan-form of the building was a relatively conventional pair of mirrored, single-fronted cottages, with fireplaces placed on a central wall, and staircases in the outer corners of the rear of each property. Whilst the building was almost certainly constructed as a pair of shops, each with a room at the rear, the position of the staircases, and the inclusion of a fireplace within each room of the upper floors, and within each room of the cellar, does not preclude their use as single-room dwellings. This would have become increasingly more likely as the nineteenth century progressed, as the demand for housing increased, and the quality of what was available for incomers to Salford decreased rapidly. Unfortunately little survived of the original ground-floor plan, making it difficult to determine whether access to the staircase could have been provided without entering the rear room of the shop. It is possible that the passage on the western side of Canterbury House was maintained during its construction, to allow access to the dwellings on the rear side of 5-7 Greengate, effectively rendering the back-to-back style cottages above, and perhaps below, the shops at ground-floor level.
- 5.8 The construction of the partitions within the property on the upper floors appear typically Georgian, basically following the timber-framing tradition of the medieval period. The proportions of the rooms, with high ceilings, were again of Georgian style, again suggesting a relatively early date of construction. Whilst several excavations of single-fronted cottages have been undertaken in recent years, both in Salford (OA North 2008), and the nearby industrial suburbs of Manchester (Miller and Wild 2007, OA North 2011), rarely have there been opportunities to examine above-ground remains of these types of property.

6. RECOMMENDATIONS

- 6.1 Whilst the building investigation has added much information about the origin, form and function of the buildings within the scheme area, it was not possible to provide a full record of the entire site. As a result of fire damage, no access was available to the upper floors of 5 Greengate, and it is not envisaged that this can be provided feasibly during any future stage of the demolition programme. Similarly, no safe access was afforded to the extensive cellars below 12-14 Chapel Street, and 1-3 Greengate, or the rear cellars of 5 Greengate. However, this could be provided once the above-ground elements of the buildings have been demolished. It is therefore recommended that a further short programme of building investigation be undertaken within the cellar of all properties following the demolition of the above-ground remains, and the removal of the dumped debris within the cellars.
- 6.2 The Project Brief (*Appendix 1*) also specified a requirement to assess the potential for below-ground archaeological remains to survive within the scheme area. Evidence gained from historical mapping, coupled with an assessment of the existing ground conditions, has concluded that the alley between the properties on Chapel Street and Greengate, and the yard area to the rear, do not appear to have been subject to major development between the eighteenth and twenty-first centuries. It would therefore seem possible that buried remains of archaeological interest, potentially dating to the medieval period, may survive *in-situ*.
- 6.3 Whilst the scope and extent of any further archaeological investigation of this area will be decided by the County Archaeologist for Greater Manchester, it is envisaged that a scheme of trial trenching will be required in the first instance. This would be intended to establish the presence or absence of any buried remains, and whether any further intrusive investigation was merited in advance of redevelopment. It is also anticipated that there will be a recommendation to excavate trial trenches through the floors of the cellars of the extant buildings, once the above-ground elements have been demolished. These trenches would similarly be intended to establish whether any deeply buried remains of archaeological interest survive within the scheme area.

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APPENDIX 1: PROJECT BRIEF

BRIEF FOR ARCHAEOLOGICAL SURVEY AT 1-7 GREENGATE AND 12-14 CHAPEL STREET, SALFORD

Introduction

Greengate presents a mixed-use development opportunity of enormous potential significance and benefit to Salford and will represent the natural extension of the Regional Centre. The redevelopment of Greengate, including the former Exchange Station site is to be underpinned by a new high quality public realm scheme. Alongside the redevelopment of Salford Central Station to deliver Salford's Corporate Centre, the Greengate project provides the catalyst for the effective regeneration of the Chapel Street Corridor and is a major priority for Salford City Council.

The development of Greengate will deliver circa 111,188sqm of new commercial Grade A floorspace, up to 1,400 new residential units, a number of leisure and ancillary retail uses, hotels and will represent circa £439M of private sector investment and £10.3M of public sector funding. Carillion are the City Council's appointed contractor and works commenced on site in Dec 2010 and Phase 1A and Phase 1B will be completed on site by the end of Mar 2012. The programme is driven by the funders, Northwest Regional Development Agency, Homes and Communities Agency and ERDF who want to see all funding drawn down by 31 Mar 2012.

The Greengate public realm scheme was an integral part of the Exchange Greengate Masterplan prepared by Fielden Clegg Bradley. An integral part of the Greengate public realm scheme is the delivery of a new iconic pedestrian bridge link from Manchester across the River Irwell to the heart of Greengate.

Background

Part of the Phase 1A and 1B public realm works for the regeneration of Salford Greengate involves the demolition of a group of 5 properties at the junction of Chapel Street and Greengate, located at SJ 8372 9879. In line with the requirements of planning consent (09/57595/FUL), an archaeological building survey is required to make a record for archive and research purposes. The survey will also inform our understanding of the potential for below-ground archaeological remains as the site lies in the heart of medieval Salford, which acquired its borough charter in 1230. If there is potential for archaeological deposits then an evaluation through archaeological trial trenching will be required following demolition so that the significance of these remains and the impact of proposed development ground works can be assessed.

A number of archaeological investigations have already been undertaken in the area to inform regeneration proposals. There are two particularly relevant and useful desk based assessments: 'The Exchange, Greengate, Salford' by Penny Middleton of Archaeo-Environment (August 2008) and 'Public Realm Works, Exchange Greengate Redevelopment' by Pete Arrowsmith of UMAU (2 volumes 2006). The following description and photographs are taken from Archaeo-Environment's report:

'Building group of 4 properties at the corner Greengate and Chapel Street (nos. 1, 3, 5 and 7 Greengate). Nos. 5 and 7 Greengate may be later 18th or early 19th century in date. While

nos. 1 and 3 date to the late 19th century. Kelly's directory of 1858 lists the butcher Richard Stockwell at no.5 Greengate and the hairdresser. George Hooley at no.7. By 1908 numbers nos. 5 and 7 had been combined as a single butchers shop run by John

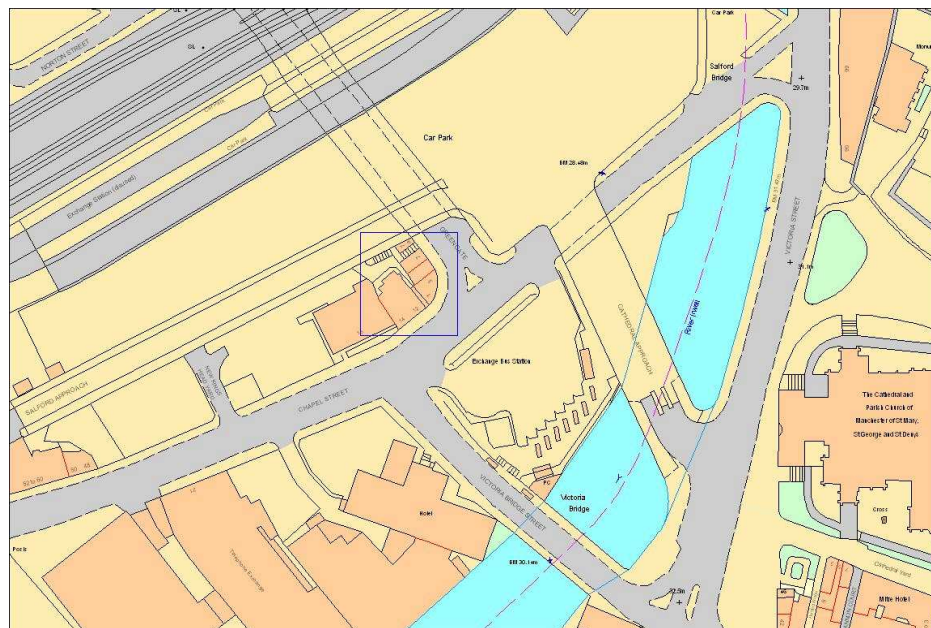
Middlesborough (Salters 1908). Today the buildings stand empty and are boarded up.

Nos. 1 and 3 Greengate, were both built between 1848 and 1888, probably in the 1860s when the Canterbury Hotel next door was also rebuilt. The whole row may have been modified at this time to provide a more unified appearance. The building is three storeys high with four, large paned sashes on the first and third floors. The ground floor was originally a shop frontage and retains a number of its features including the large windows interspersed with embossed pilasters set with stylised capitals or corbels. In 1908, no. 3 Greengate was a confectioners belonging to Mrs Emma Ward while no. 3 was a hairdressers, run by Solomon Liverson'.

and

'The Clockmaker's Arms first appears on Greens map of 1787-9 and again on Bancks's map of Manchester and Salford 1831. Located near the corner of Greengate and Chapel Street on the site of the later Canterbury Hall. The Clockmakers Arms was opened in 1790 when the clockmaker Major Schofield obtained the license. The name was changed to the Feather's Inn in 1829 and then the Rising Sun. In 1841, celebrating the opening of the new Bridge, the pub changed again changed its name to become the Victoria Bridge Inn. A few years later George Fox took over the premises and started a music hall advertised as Fox's Victoria Music Hall. This remained in operation until 1858 when the building was demolished and the new Canterbury Hotel was built. This was an imposing 3 storey building, with a stucco ground floor featuring 4 round headed arched windows and a central door with stressed keystones. The first floor featured 5 large sash windows with the central window topped with a segmented arch pediment. Above this was a third floor with five plain sash windows. The edges of the building were stressed with a line of quoins helping to distinguish it from its neighbour to the west which was constructed in the same style'.

This building is currently be used by Salford City Council's contractor for the Ph 1A and Ph 1B works, Carillion as a site office.



OS Master Map of 2006 showing site location



Figure 32 The Exchange, Greengate, Salford: The Canterbury Hotel today with nos. 1 and 3 Greengate to the right.



Figure 30 The Exchange, Greengate, Salford: Nos. 5 and 7 Greengate (40)



Oblique aerial view (Bing Maps)

Brief

The survey is based on English Heritage Level 2 and will take the following form:

1) Undertake and prepare a series of measured survey drawings of floor plans and the exterior frontage at a scale of 1:100 and to show phasing on these. These drawings will form the basis for annotation and phasing.

i) Additional details need to be added by the archaeological survey, such as evidence for original timber frame elements, blocking, repair, joints, fittings and fixtures, and key architectural features.

2) Some historic research has previously been undertaken for the desk based assessment but further, more detailed analysis will be carried out focusing on the survey buildings to aid interpretation of the site's evolution and phasing. This will take a maximum of two days. As a first stage relevant information and previous archaeological reports for the area will be consulted at the Greater Manchester Historic Environment Record. There will be a fee payable to GMAU of £75 plus VAT for officer time to prepare archive material and offer advice.

3) A written description, to include:

i) An analysis of the buildings' plan, form, fabric, function, age and development sequence and of the evidence supporting this analysis (illustrate with historic map sequence, reduced plans, elevations and photographs).

ii) An account of the building's past and present use, with the evidence for these interpretations.

iii) An account of the fixtures and fittings associated with the building, and their purpose.

iv) Any evidence for the former existence of demolished structures associated with the building.

v) Identify areas that are currently obscured which might hold key information to inform our understanding of the building's origin and development and where an archaeological watching brief should be undertaken during stripping out.

vi) Identify any areas that might contain below-ground archaeological remains that could inform our understanding of the site's evolution and where an archaeological evaluation should be undertaken following demolition but ahead of development ground works.

4) There should be a detailed annotated photographic record showing:

i) The buildings' external appearance.

ii) The overall appearance of principal rooms and circulation areas.

iii) Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs.

iv) For the interior, detailed views of features of especial architectural interest, fixtures and fittings, evidence of blockings or jointing relevant to phasing the building.

v) Photographs should also be taken of the surrounding settlement to show the local setting.

vi) Photographs to be taken high resolution digital. Show view point directions on plans.

5) For the whole survey a report should be produced to an agreed timetable. It will include:

i) A summary statement of the survey's findings.

ii) The background to the survey including location details (to include grid reference, reason for survey). The site should be located on a 1:50, 000 OS map and a more detailed OS map.

iii) An outline of the methodology of the survey.

iv) A description of the site's setting including topography and geology.

v) An account of the history of the buildings and a brief description of the archaeological and historic interest of the site's hinterland (including relevant Historic Environment Record information). Illustrate with historic maps and photographs. Historic mapping, where reproduced for regression analysis, should be enlarged sufficiently for the buildings to be easily discernable

vi) An account of the buildings' past and present use and of the uses of their parts, with the evidence for these interpretations.

vii) An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.

viii) Evidence for the former existence of demolished structures or plant associated with the buildings.

ix) A description of the significance of the site in its local and regional context.

x) The identification of areas that are currently obscured which might hold key information to inform our understanding of the buildings' origin and development and where an archaeological watching brief should be undertaken during demolition.

xi) A section describing the potential for buried remains of archaeological interest.

xii) A catalogue of archive items, including a list of photographs.

xiii) A copy of the brief.

6) An ordered site archive will be deposited with Salford Local History Library. A disc of photos will be deposited with the Historic Environment Record (GMAU).

7) The Greater Manchester Sites and Monuments Record supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact the Greater Manchester Sites and Monuments Record prior to completing the form. Once a report has become a public document by submission to or incorporation into the SMR, the Greater Manchester Sites and Monuments Record may place the information on a web-site. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the case officer at Greater Manchester Sites and Monuments Record.

ILLUSTRATIONS

FIGURES

Figure 1: Site Location

Figure 2: Ground floor plan

Figure 3: Façade of 12-14 Chapel Street

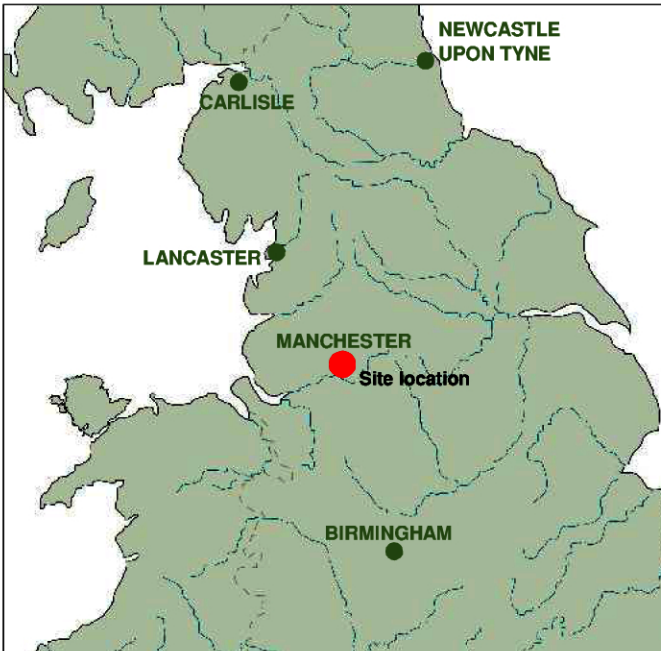
Figure 4: First-floor plan

Figure 5: Second-floor plan

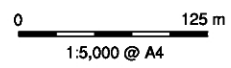
Figure 6: Façade of 1-3 Greengate

Figure 7: Façade of 5-7 Greengate

Figure 8: Cellar plan, 5-7 Greengate



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Figure 1: Site location

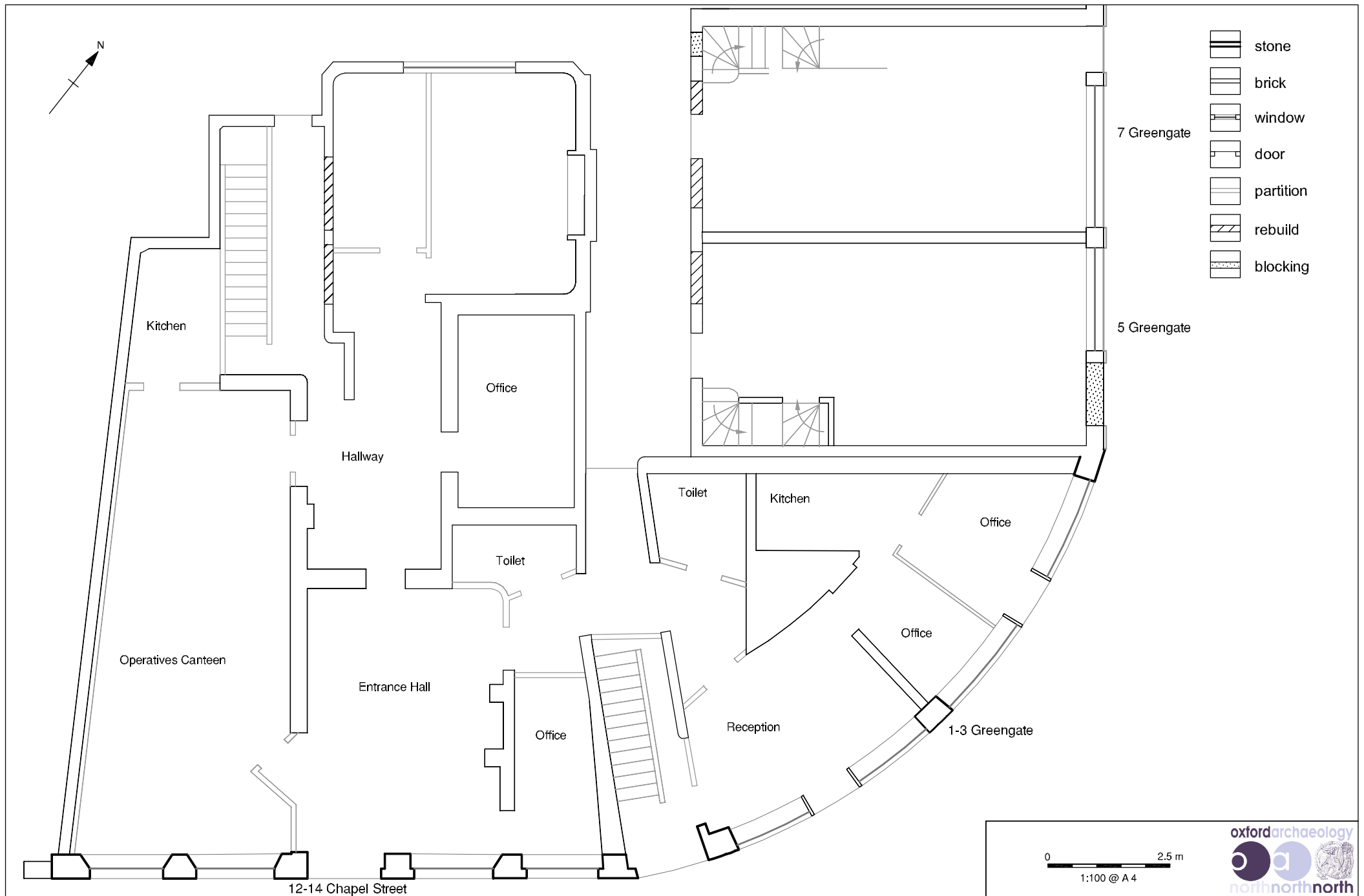






Figure 2: Ground floor plan



- | | | | |
|---|-------|---|---------|
|  | stone |  | shutter |
|  | brick |  | timber |


0  2m
1:75 @ A4

Figure 3: Facade of 12-14 Chapel Street

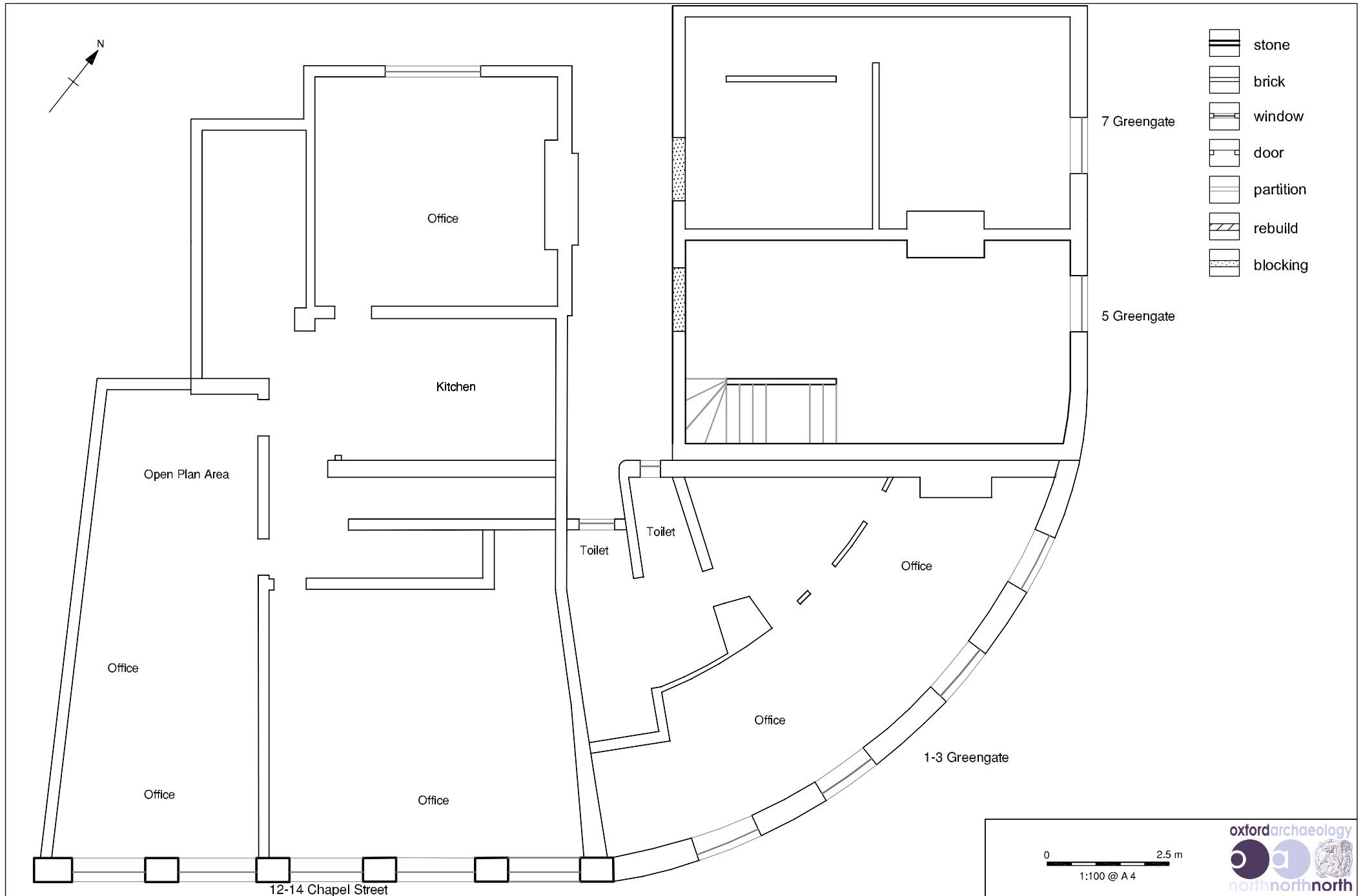


Figure 4: First floor plan

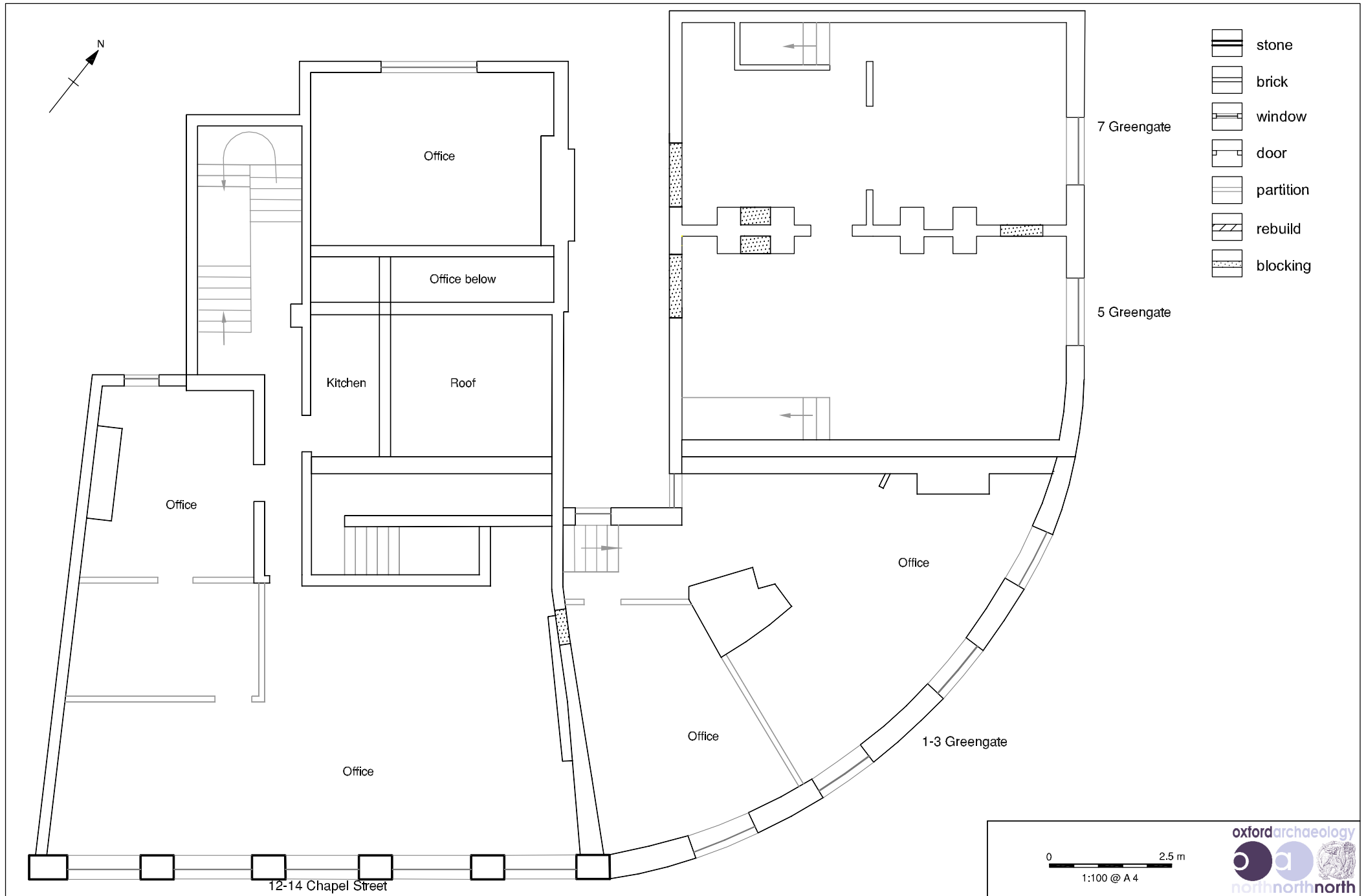


Figure 5: Second floor plan

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- | | | | |
|--|-------|--|---------|
| | stone | | shutter |
| | brick | | timber |

0 2 m
1:75 @ A4



Figure 6: Facade of 1-3 Greengate

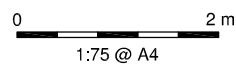
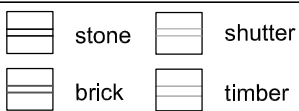
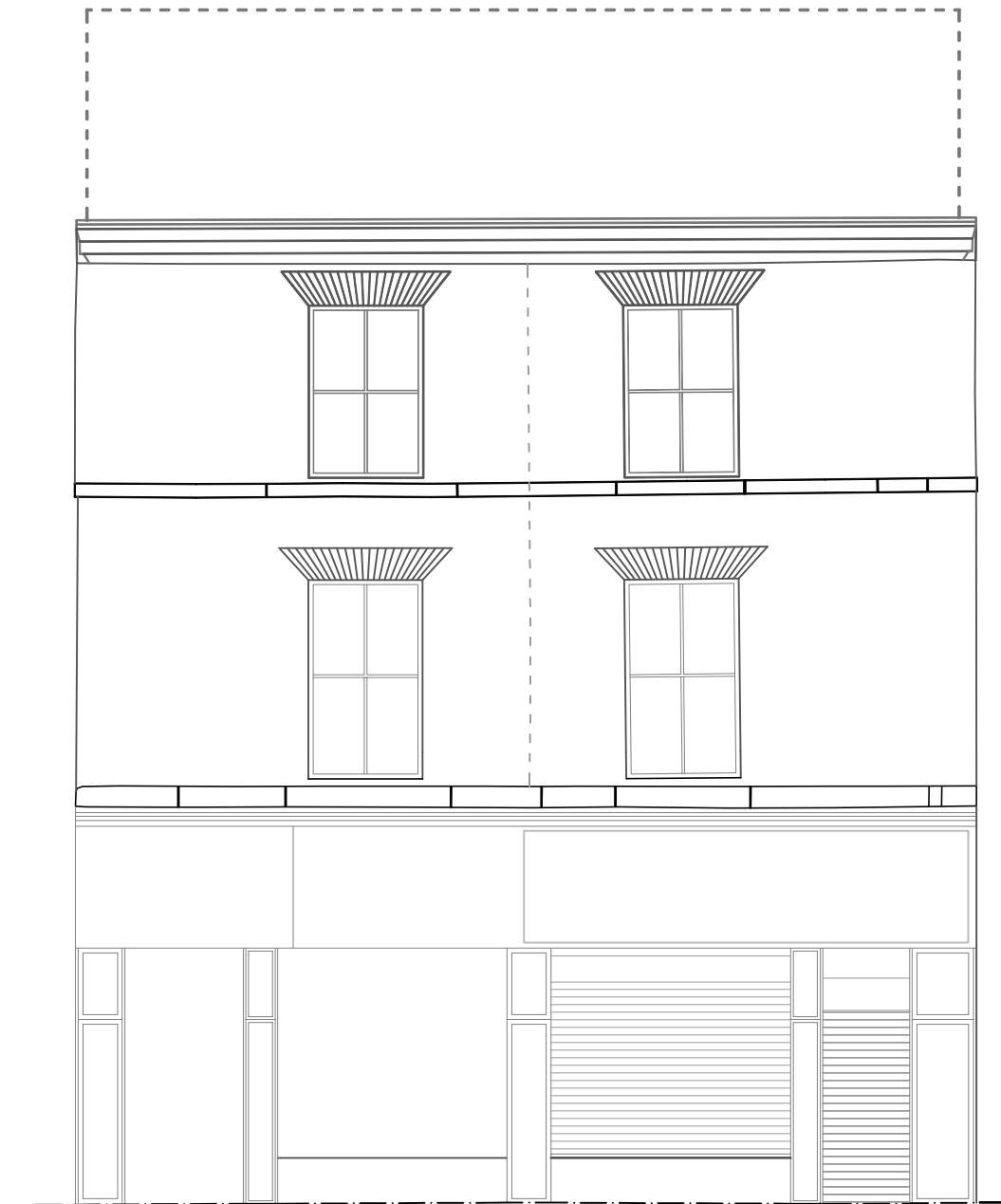


Figure 7: Facade of 5-7 Greengate

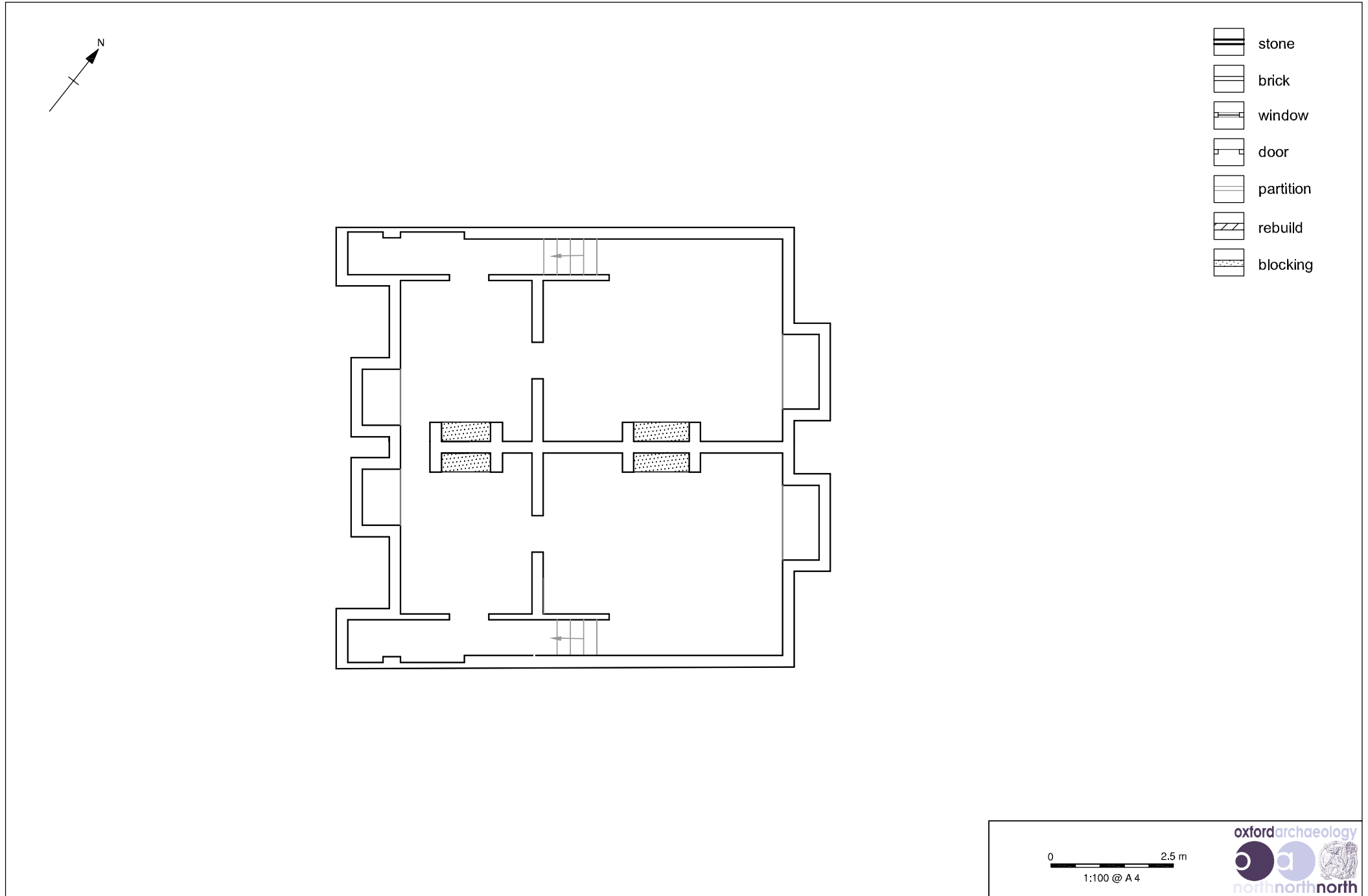


Figure 8: Cellar plan, 5-7 Greengate