



**74 – 78 Great
Ancoats Street,
Manchester,
Greater
Manchester**

**Desk-based
Assessment**



Oxford Archaeology North

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SUMMARY

In response to a request from Hodder Associates, acting on behalf of Bennett Property, Oxford Archaeology North (OA North) carried out an archaeological desk-based assessment of 74 – 78 Great Ancoats Street, Manchester (centred on SJ 84828 98499). The study aimed to assess the potential for significant archaeological remains on the site, and was required to support and inform a planning application for the redevelopment of the site.

The study area contains two standing buildings (78 Great Ancoats Street and 57 – 59 Houldsworth Street), and a strip of land that has been cleared of structures, and used presently for car parking. The development proposals allow for the demolition of all standing structures on the site, and the erection of a mixed retail and commercial unit, which includes a basement. The site does not lie within a conservation area, and neither of the existing buildings are afforded any statutory protection against modification or redevelopment.

Despite having been heavily remodelled, 78 Great Ancoats Street is likely to be of late eighteenth-century origin, and is considered to be of Local/Borough importance. Demolition of the building will have an intermediate archaeological impact, which may require an appropriate programme of archaeological mitigation. In the first instance, this is likely to comprise an assessment of the internal fabric of the building to establish whether any late eighteenth-century fabric survives. The other buildings on the site, 57 – 59 Houldsworth Street, are of no archaeological interest, and their demolition will have a negligible impact on the cultural heritage of the site.

The site also has a high potential to contain buried remains of archaeological interest. In particular, it is likely that the buried remains of late eighteenth-century cellar dwellings will survive across the northern part of the study area, fronting onto Dean Street. The study of eighteenth-century workers' dwellings has been highlighted in the current *Archaeological Research Framework for North West England* as an area that requires further study, and it thus considered appropriate that a programme of evaluation trenching should be carried out in advance of development to establish the presence or absence of any buried remains, and assess their significance. This would be targeted on the buried remains of the cellars associated with the former cottages fronting onto Dean Street, and the former yard area to the rear of 78 Great Ancoats Street, which has some potential to retain buried soil horizons pertaining to the pre-urban landscape of the area.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Mr Matt Dawson of Hodder Associates for commissioning and supporting the project on behalf of Bennett Property. Thanks are also due to Norman Redhead and Elizabeth Chantler, of the Greater Manchester Archaeological Unit, for their support and assistance with the documentary research. Thanks are also expressed to the staff of the Local Studies Unit in Manchester Central Library, and the Lancashire Record Office for facilitating access to the sequence of historic mapping.

The desk-based assessment was undertaken by Ian Miller, and the illustrations were produced by Marie Rowland. The report was checked and approved by Alan Lupton.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Bennett Property has proposed a mixed commercial and residential development at 74 – 78 Great Ancoats Street in Manchester (Fig 1), and commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment to support and inform the planning application. The principal aim of the assessment was to identify, as far as possible, the nature and significance of the cultural heritage and sub-surface archaeological resource within the study area, and to establish the impact of the proposed development upon this resource. The resource has been examined to see if it includes Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, hedgerows of historic importance, and non-designated features of regional or local archaeological or historical interest and value.
- 1.1.2 This report sets out the results of the desk-based assessment, along with a gazetteer of archaeological sites of interest within the study area. The report also includes a statement of the archaeological potential and significance (defined by the criteria detailed in PPG 16 (DoE 1990)), in which an assessment of the impact of the proposed development on the historic environment is taken into account. This has been carried out in accordance with government advice in the form of Planning Policy Guidance notes 15 Planning and the Historic Environment (DoE/DoNH 1994) and 16 Archaeology and Planning (DoE 1990).

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The study area (centred on SJ 84828 98499) is situated on the south-western side of Great Ancoats Street, which forms the boundary between Ancoats and the Northern Quarter areas of Manchester, on the north-east side of the city centre (Plate 1). Ancoats was a medieval hamlet (3.2.6 below), whilst the Northern Quarter was named as such by Manchester City Council in 1993, whilst in the process of creating a Unitary Development Plan.
- 1.2.2 The study area occupies a plot bounded by Great Ancoats Street, Port Street, Houldsworth Street and Dean Street, a short distance to the west of the Rochdale Canal (Fig 1). It lies to the south-west of the Ancoats Conservation Area, and to north-east of the Stevenson Square Conservation Area. The site also lies beyond the current World Heritage Boundary Proposal, which incorporates the strip between the Rochdale Canal and Jersey Street, on the north-eastern side of Great Ancoats Street. The site comprises approximately 500 square metres, and occupies slightly less than half of the plot of land. It is occupied presently by a three-storey property on the Great Ancoats Street frontage, and a modern two-storey building forming two properties that front onto Houldsworth Street. The strip adjacent to Dean Street has been cleared of buildings, surfaced with tarmac, and is used currently for car parking.



Plate 1: Recent aerial photograph of the study area

- 1.2.3 Topographically, the Manchester Conurbation as a region is within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The topography of Ancoats, however, reflects the shallow valley of Shooter's Brook, a rivulet that flows westwards from Newton Heath, through Ancoats and into the river Medlock (Ashworth 1987, 22). Shooter's Brook was culverted during the early nineteenth century, and the topography of the valley has since been masked considerably by urban expansion.
- 1.2.4 The underlying solid geology of the area consists mainly of Bunter sandstones of Permo-Triassic age, which were deposited under the marine conditions of the period, between 280 and 195 million years ago (Countryside Commission 1998, 125). The overlying drift geology is composed of essentially Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant IFA and English Heritage guidelines (Institute of Field Archaeologists 2001, *Standard and Guidance for Archaeological Desk-based Assessments*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester Sites and Monuments Record (SMR)***: the Greater Manchester Sites and Monuments Record (SMR), held in Manchester was consulted to establish the sites of archaeological interest already known within the study area, and information from up to 0.25km around was obtained as a background. The SMR is a Geographic Information System (GIS) linked to a database of all known archaeological sites in Greater Manchester, and is maintained by the Greater Manchester Archaeological Unit (GMAU);
- ***Archives and Local Studies, Manchester Central Library (MCL)***: the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area, and relevant data was incorporated into the report. All available Ordnance Survey maps for the study area were also examined, covering the period from 1850 to 1992;
- ***Greater Manchester County Record Office, Manchester (GMRO(M))***: the catalogue of the Greater Manchester County Record Office was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Lancashire County Record Office, Preston (LRO(P))***: before the county boundaries were changed during the mid-1970s, Manchester lay within the county of Lancashire, and therefore some primary sources relevant to the present study are held in Lancashire County Record Office in Preston;
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.2 SITE VISIT

- 2.2.1 A rapid inspection of the study area was carried out as part of the desk-based research in order to relate the past landscape and surroundings to that of the present. It also allowed for a rapid appraisal of the extant buildings, and the modern ground surface.

2.3 ARCHIVE

- 2.3.1 Copies of this desk-based assessment will be deposited with the Greater Manchester Sites and Monuments Record, maintained by the Greater Manchester Archaeological Unit (GMAU).

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section presents a summary historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 HISTORICAL BACKGROUND TO MANCHESTER

- 3.2.1 **Prehistoric Period:** there are relatively few sites known from this period in the vicinity, although general patterns of settlement locations that have been identified indicate that the Irwell valley would have been a favourable location for occupation and transport routes, whilst a small group of prehistoric finds have been discovered during archaeological excavations in the Castlefield area (Nevell *et al* 2003; PCA 2005). The upland areas of the surrounding moors may have been exploited for hunting, but the poor drainage of the Pennines and spread of blanket peat at higher altitudes would have discouraged any settlement (Hall *et al* 1995, 117). There is no known evidence for prehistoric activity in proximity to the present study area.
- 3.2.2 **Roman Period:** the first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium*, apparently meaning ‘a breast shaped hill’ (Brunton 1909). The site of this encampment is marked today by Camp Street in Castlefield (UMAU 2006), situated on the opposite side to the city centre from the present study area.
- 3.2.3 The Roman road between the forts of Manchester and Castleshaw is thought to have a route through Ancoats. Whilst its precise line is uncertain, it has been suggested that modern-day Old Mill Street follows the route of the Roman road (Margary 1957, 98). There is no known evidence for Roman activity in proximity to the present study area, and the potential for any such buried remains to exist on the site seems low.

- 3.2.4 **Early Medieval Period:** the area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been during this period that settlement in the town was established around the cathedral (Farrer and Brownbill 1908). However, the physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester (Walker 1986). One of the few artefacts in the city known to be of an Anglo-Saxon origin is the so-called ‘Angel Stone’, or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871 (Kidd 1996). Another remnant of the period is a Saxon-style funerary urn of probable sixth-century date, which was found to the north of Red Bank in Cheetham during construction work in c 1850 (Morris 1983).
- 3.2.5 **Late Medieval Period:** following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne, but divided his other newly-acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, and the medieval town grew up around it (Hartwell *et al* 2004, 256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).
- 3.2.6 Throughout this period, Ancoats formed one of eight hamlets within the township of Manchester, as noted in a survey of 1320 (Harland 1861). This is reflected in the origins of its name, which is likely to have derived from the Old English *ana cots* and may be translated as ‘lonely cottage’ (Cooper 2002, 13). The area will have comprised open land, described as ‘an almost idyllic rural backwater’ (Swindells 1908, 19-26), with a few scattered dwellings. The most notable building was the timber-framed Ancoats Hall, which overlooked the river Medlock on the southern edge of the district, and some 0.75km to the south-east of study area. It is uncertain when the hall was built, although it is thought to have been sold by the De la Warr family to Sir Edward Trafford during the reign of Henry VIII (1509-47), and then passed to the Byrons of Clayton (Darbyshire 1887, 118). The hall was remodelled in stone during the 1820s, and demolished in the mid-twentieth century (Miller and Wild 2007).
- 3.2.7 **Post-medieval Period:** by 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler 1993, 263), at a time when the textile industries in south Lancashire were beginning to flourish. From the early seventeenth century, Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dying. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the region and, by the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth (Edwards 1967, 176).

- 3.2.8 **The Industrial Period:** in his tour of the country in the 1720s, Daniel Defoe (1971, 219) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’ This was facilitated by great improvements to the transport network across the North West, and particularly the development of the canal system following the completion of the Worsley Canal to Castlefield in 1765 (Hadfield 1994, 65). This economic climate was linked to a rapid growth in the town’s population; in 1773, an estimated 22,481 people lived in Manchester, but this figure had tripled to 75,281 by 1801 (Lloyd Jones and Lewis 1993).
- 3.2.9 The completion of the Ashton-under-Lyne Canal in 1796, and the Rochdale Canal in 1804, was a key element in the phenomenal rate of urban expansion of Manchester, particularly to the east of the town centre. This was coupled with a breakthrough in the application of steam power to manufacturing, and the national demand for textiles, particularly cotton, which created the explosion of factory building (Little 2002, 31). In Ancoats, this new breed of textile mills were built on an unprecedented scale, many depending upon the developing network of short branch canals for transport and a source of water for their steam-power plants (Miller and Wild 2007). William Yates’ map of Lancashire, surveyed during the 1770s and published in 1784 (Plate 2), shows Ancoats and the eastern part of the area known now as the Northern Quarter on the cusp of major expansion.



Plate 2: Extract from Yates' map of Lancashire, 1784

3.2.10 During the 1770s, Sir Ashton Lever of Alkrington, one of a family of minor Lancashire gentry, began selling parcels of land corresponded broadly to an area bounded by the present day Oldham Street, Piccadilly, Great Ancoats Street and Port Street (Goodall and Taylor 2001, 5). Initially, small plots of land were offered for sale, leading to a gradual spread of new buildings but, in December 1780, Lever sold some 25 acres to William Stevenson of Urmston (Chalklin 1974, 93-5). Stevenson laid out a grid of streets, centred on Stevenson Square, across land to the east of Oldham Street, ready for development (Swindells 1908). Lever Street extended the length of the development, passing through the centre of Stevenson Square, with Lever Street and Newton Street laid parallel. The principal cross streets were Hilton Street, which also passed through Stevenson Square, and Dale Street (Goodall and Taylor 2001, 5). Lesser streets, such as Dean Street and Faraday Street (originally Friday Street), divided the blocks created by the main thoroughfares. These secondary blocks were subdivided further by narrow back streets, such as Houldsworth Street (originally Ancoats Street). The resultant layout is shown on several maps of Manchester that were produced during the late eighteenth century, including Laurent's *Map of Manchester and Salford*, which was published in 1793 (Plate 3).

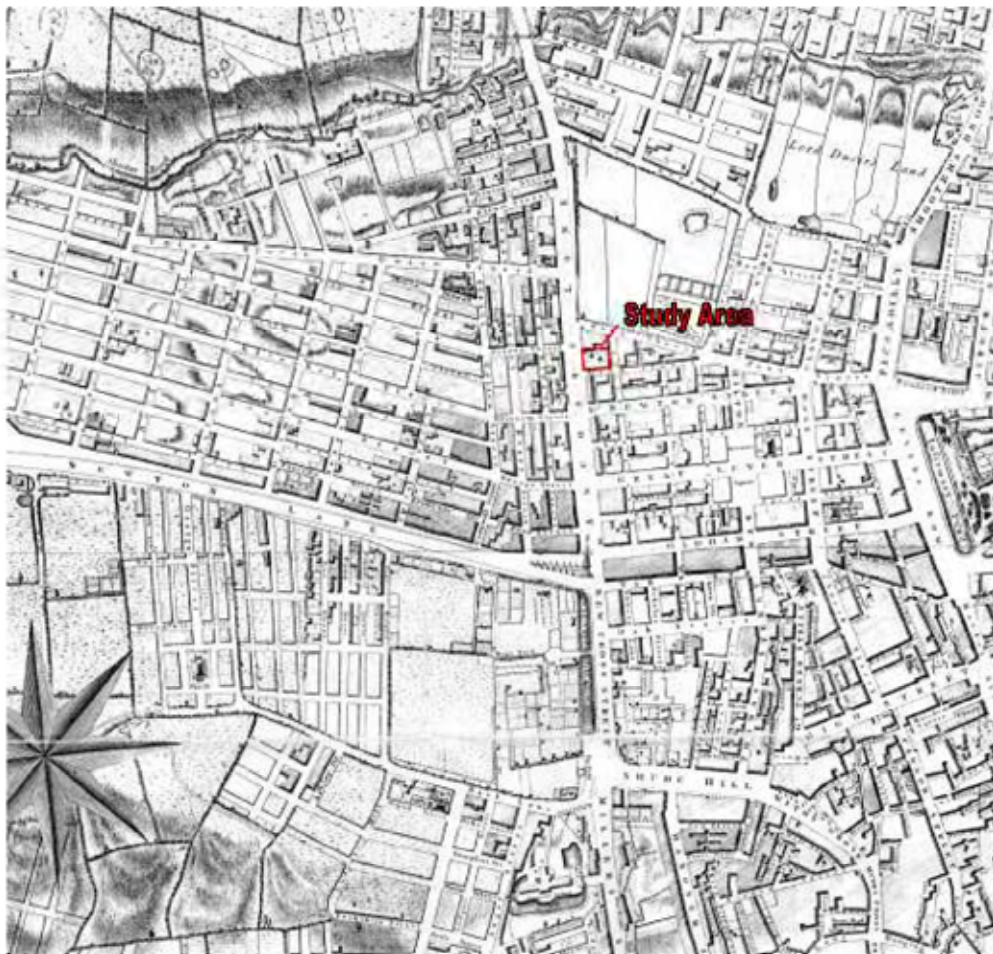


Plate 3: Extract from Laurent's map of 1793

- 3.2.11 Stevenson did not carry out building work personally, but sold individual parcels of land for others to develop, which was consequently piecemeal and varied as there was little regulation (Roberts 1993, 15-6). Thus, whilst the regular street pattern provides an impression of considered town planning, development was actually controlled by speculators rather than a regulatory body. The piecemeal nature of the development is implicit in the detail of contemporary maps, such as that published by William Green in 1794 (Fig 2), which shows several vacant plots of land between all of the main thoroughfares. The present study area, however, is shown on Green's map to have been largely developed, suggesting that it may have been one of the earliest plots of land sold by Lever; it is of note that Yates' map (Plate 2) shows some buildings to have been erected in the immediate area, although the scale of this map does not allow individual buildings to be identified with confidence. The transformation of Ancoats, on the north-eastern side of Great Ancoats Street (known formerly as Ancoats Lane), to an urban environment also commenced during the 1770s, when George and Henry Legh of High Legh in Cheshire sold land between Newton Lane and Ancoats Lane in 1775 to Thomas Bound (Swindells 1908, 203).
- 3.2.12 Late eighteenth-century development of the area was dominated by residential buildings, often incorporating artisans' workshops and other places of business, although several industrial buildings were also erected in the area, including some large steam-powered cotton mills on Newton Street and Union Street (Miller and Wild 2007). The rapid growth of Manchester during this period as a textile-manufacturing centre of international repute was based largely on the application of steam-power to the cotton-spinning process, an innovation that certainly acted as a catalyst for the industrial development of Ancoats. The weaving of cloth, however, remained a hand-powered and largely domestic process until the 1820s, and new domestic workshops continued to infill vacant building plots across the Northern Quarter during the early nineteenth century (Goodall and Taylor 2001).
- 3.2.13 Numerous trades ancillary to textile manufacturing were also established in the area during the nineteenth century, and large areas were developed for workers' housing. In an age when walking was the only viable means of travelling to work, these were built with little regulation around the industrial units. The net result was the creation of the world's first true industrial district: an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses.

3.3 DEVELOPMENT OF THE STUDY AREA

- 3.3.1 The development of the study area may be traced reasonably well from the sequence of available historic mapping. The earliest maps of Manchester, including Casson and Berry's plan of 1741 and Tinker's of 1772, do not show the study area, implying that it remained a predominantly a rural district on the fringe of Manchester. The earliest reliable maps that show the study area at a reasonable scale are Charles Laurent's map of 1793 (Plate 3), and William Green's survey that was published in 1794, which shows the study area to have contained several buildings (Fig 2). The largest of these occupied the eastern corner of the site, and seemingly incorporated a strip of land to the rear that was enclosed with boundary walls. The adjacent building to the north-west, on the corner of Ancoats Lane and Dean Street, perhaps comprises two properties, with an outshut to the rear. A row of smaller properties is shown fronting onto Dean Street, forming the north-western part of the study area.
- 3.3.2 Several maps of the area were published during the first decade of the nineteenth century, including Bancks and Thornton's map of 1800 and Pigot's plan of 1808, although these are of a small scale and cannot be relied upon for analysing individual buildings. Pigot's map of 1819 (Fig 3) is similarly of a small scale, but nevertheless indicates the south-western part of the study area to have been infilled with more buildings.
- 3.3.3 Bancks and Co's *Map of Manchester and Salford*, published in 1831, provides the first detailed nineteenth-century survey of the study area (Fig 4). This confirms that the south-western part of the study area, fronting onto Ancoats Street (re-named subsequently as Houldsworth Street), had been developed. Some additional details of individual buildings are provided by entries in contemporary trade directories. The large building in the eastern part of the study area, for instance, can be identified as the Astley Arms, and the address given is 224 Great Ancoats Street (Pigot and Dean 1821, 51; Pigot 1828, 397). The directory for 1821 gives 222 Great Ancoats Street as the address of a broker (Pigot and Dean 1821, 44). A subsequent directory refers to the Astley Arms as the Paganini (Pigot and Slater 1841, 141), which is confirmed by cartographic evidence (3.3.4 below).
- 3.3.4 The layout of the study area during the mid-nineteenth century is depicted on two detailed plans: the Ordnance Survey 60": 1 mile map of 1850 (Plate 4), and Adshead's *Plan of the Townships of Manchester*, published in 1851 (Fig 5). Both maps show largely the same configuration of buildings as depicted on Bancks and Co's map of 1831, although additional details of individual properties are provided. The Astley Arms is marked on both maps as the Paganini public house, which occupied the same footprint as that shown on Bancks and Co's map. The land to the rear is marked as No 2 Court, which comprised two small structures, presumably workers' dwellings, abutting the south-western boundary of the public house, and two larger properties fronting onto Ancoats Street; one of the latter two properties is shown on Adshead's map to have been retail premises. Access to the court was afforded via a covered entrance from Ancoats Street. Two properties are shown to have occupied the northern part of the study area, fronting onto Great Ancoats Street, separated from the public house by a narrow alley that provided access

to a small yard at the rear. These properties are also shown on Adshead's map to have been retail premises. The Ordnance Survey map appears to show that the buildings fronting Houldsworth Street and Dean Street had cellar lights, indicating that they had basements.

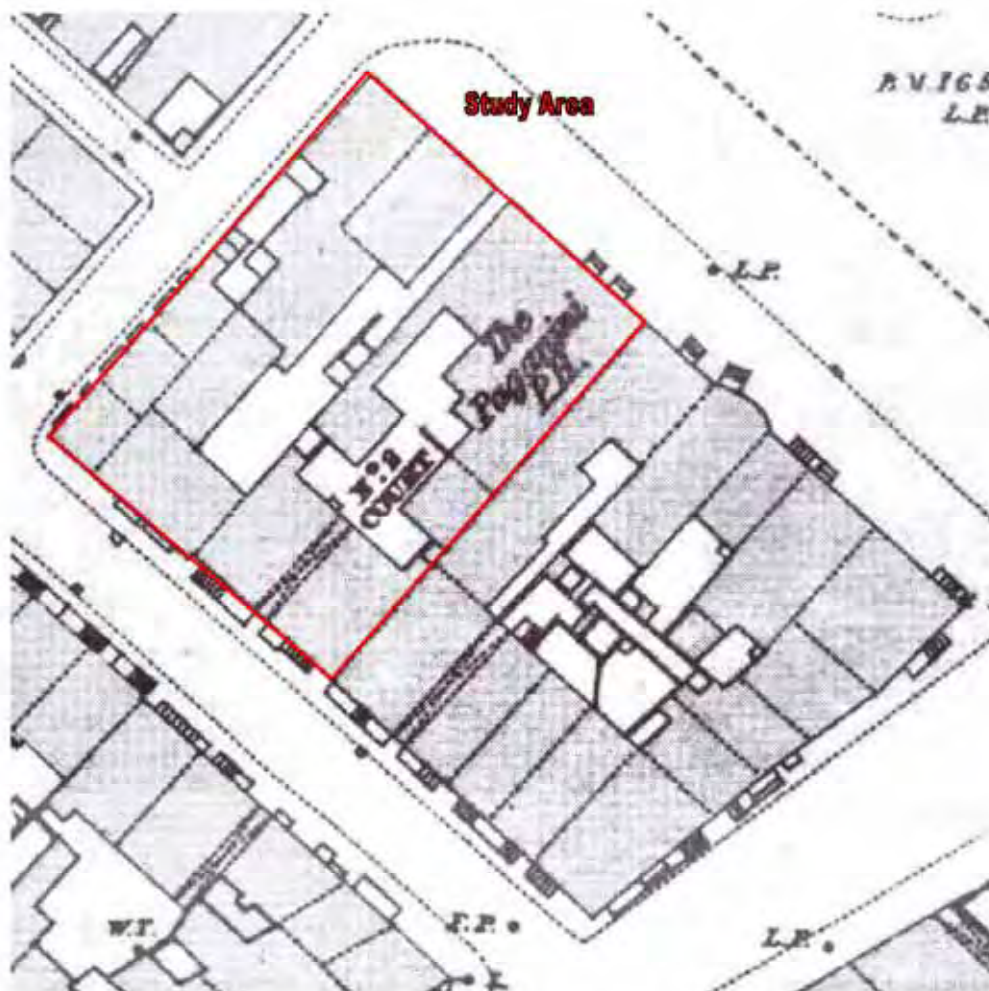


Plate 4: Extract from the Ordnance Survey map of 1850

- 3.3.5 The detail of the buildings in the western part of the study area, fronting onto Dean Street, differs on the two maps. The Ordnance Survey, which is perhaps the more reliable source, depict three small properties, presumably workers' houses, with a larger building to the rear and another property fronting onto Ancoats Street. Adshead's map shows only two workers' cottages fronting onto Dean Street, with no building to their rear.
- 3.3.6 Entries in trade directories for this period indicate that the street numbering along Great Ancoats Street had been revised, and the buildings in the study area were allocated their present numbers; the building on the corner of Dean Street is 74 Great Ancoats Street, the adjacent property in 78, and the public house is 80. Entries in trade directories spanning the 1850s to 1880s indicate that 74 and 76 Great Ancoats Street was a grocers' shops, whilst 80 was the Astley Arms public house (eg Post Office Directory 1858, 1318; Slater 1863, 66; Slater 1879, 106). The other properties in the plot (80 – 88 Great Ancoats Street) comprised another grocer's shop, a butcher, a baker, a confectioner,

and a chemist shop on the corner of Port Street; a list of entries in selected trade directories is presented as *Appendix 1*.

- 3.3.7 In 1893, the Ordnance Survey published the First Edition 25": 1 mile map of the area, which was surveyed in 1888 (Fig 6); the survey was also published in 1891 at a more detailed scale of 10": 1 mile. These maps show little change to the configuration of the buildings in the study area during the second half of the nineteenth century. The detail shown on the 10": 1 mile map confirms that the buildings fronting Houldsworth Street and Dean Street had cellars, but not those properties on Great Ancoats Street.
- 3.3.8 Entries in trade directories indicate that Ancoats Street was re-named Houldsworth Street in *c* 1916. This was probably in honour of Thomas Houldsworth & Co, who owned one of the earliest and largest large steam-powered cotton mills in Manchester, situated on Newton Street (Miller and Wild 2007).
- 3.3.9 Useful details of the buildings in the study area are provided by Charles Goad's insurance plan, produced in 1901 and subject to several revisions. The revision of 1921 shows 74 and 76 Great Ancoats Street to have been of two storeys. The former is identified as a store, and the latter as being vacant. The Astley Arms public house was of three storeys, with a two-storey outshut to the rear. The three properties along Dean Street were all of two storeys. The buildings on Houldsworth Street were similarly of two storeys, except 55, which was a three-storey draper's warehouse with a basement; 61 Houldsworth Street is marked as being 'in ruins'.
- 3.3.10 The detail of the study area provided by the Ordnance Survey map of 1932 implies that all the buildings fronting onto Dean Street had been demolished, together with those at the north-western end of Houldsworth Street. However, this is erroneous, as the three houses on Dean Street are known to have survived extant until the 1980s, when they were dismantled and the materials relocated to the Museum of Science and Industry in Manchester for reconstruction on an appropriate site; the materials are still in storage and are awaiting reconstruction. Prior to their dismantling, however, the Manchester Early Dwellings Research Group (MEDReG) completed a descriptive and photographic record of the exterior of the houses (Plates 5 and 6). This confirmed that the houses were blind-back and of two storeys, raised over cellars that seemingly had separate external entrances, represented by cambered brick arches at pavement level (Plate 5). They appear to have been built as a single block, and were largely of brick construction with slate roofs. The first floor partition between 36 and 38 Dean Street, however, was of timber construction, a feature noted in a contemporary house on Oldham Road in Ancoats (OA North 2007a). The photographs taken as part of the MEDReG survey also depict 55 Houldsworth Street (Plate 6), demonstrating it to have been a three-storey structure with a basement, and taking-in doors on all floors, reflecting its use as a warehouse.



Plate 5: 34 -38 Dean Street, taken during the MEDREG building survey in the 1980s, (reproduced courtesy of GMAU)



Plate 6: 34 -36 Dean Street, and 55 Houldsworth Street taken during the MEDREG building survey in the 1980s (reproduced courtesy of GMAU)

3.4 SITE VISIT

- 3.4.1 The site visit confirmed that the study area is occupied by a three-storey property at 78 Great Ancoats Street (Plate 7), and a modern two-storey building forming two properties that front onto Houldsworth Street. The strip adjacent to Dean Street has been cleared of buildings, surfaced with tarmac, and is used currently for car parking. The following description comes from a rapid site inspection made of the boundary of the proposed development area; an internal inspection of the buildings was not carried out as part of the assessment.
- 3.4.2 The three-storey property at 78 Great Ancoats Street was the Astley Arms public house from the mid-nineteenth century until the 1920s, and had been converted for use as a button-manufacturer's workshop by 1950. The precise nature of the building's intended function remains unclear, although it would seem possible that it was used originally as a workshop dwelling, dating to the late eighteenth century. The building has clearly been subject to considerable remodelling. In particular, the north-western and south-eastern gables comprise modern brickwork (Plate 8), indicating that they were erected during the twentieth century, following the demolition of the adjacent properties. It is likely that these walls were erected to reinforce the original partitions, which would not have been of load-bearing capacity. It is uncertain whether these walls replaced the original partitions entirely or were an addition, but the possibility that historic fabric survives internally cannot be discounted. The elevation to Great Ancoats Street similarly incorporates modern brickwork, although the large window apertures and double doors on the ground floor level are perhaps of late nineteenth-century origin.



Plate 7: The north-east-facing elevation of 78 Great Ancoats Street



Plate 8: The north-east-facing elevation of 78 Great Ancoats Street



Plate 9: Looking north across Houldsworth Street



Plate 10: Looking east across the north-western part of the study area

- 3.4.3 The two-storey, two-bay building forming 57 - 59 Houldsworth Street comprises two properties, which are presently in commercial use (Plate 9). Their modern, machine-pressed bricks used in their construction indicate that they were erected during the early to mid-twentieth century, occupying the footprint of demolished early nineteenth-century buildings. The vestiges of some historic fabric, however, have been incorporated in the south-western gable, representing an internal elevation of an adjacent building. Similarly, the remnants of an earlier building appear to survive in the fabric of an outshut to the rear of property.
- 3.4.4 The north-western part of the study area, occupying the site of 36 Dean Street, is used as a car park (Plate 10). This comprises a hardcore surface, which has been compacted over the demolished remains of the workers' cottages along Dean Street.

4. SIGNIFICANCE OF THE REMAINS

4.1 INTRODUCTION

4.1.1 The assessment has elucidated the chronological development of the site since the late eighteenth century, which includes the extant building. This is not a listed structure, and is not afforded any statutory protection against modification or redevelopment; it lies beyond the boundaries of the Ancoats and Stevenson Square conservation areas. The site does, however, incorporate non-designated features of local archaeological or historical interest and value, and their damage or destruction as part of the proposed development will require an appropriate mitigation strategy.

4.2 CRITERIA

4.2.1 There are a number of different methodologies used to assess the archaeological significance or importance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments' which is included as Annex 4 of PPG 16 (DoE 1990). The archaeological potential of the study area has been considered using the criteria, with the results below.

4.2.2 **Period:** the remains of archaeological interest within the study area date to the eighteenth and nineteenth centuries. It seems unlikely that the study area will contain buried remains from any earlier periods.

4.2.3 **Rarity:** the remains of late eighteenth-century artisans' workshops/housing can be considered to be of regional rarity. Whilst a high density of workers' dwellings was once a characteristic feature of Manchester, very few of the smaller and poorer working class houses now survive. Similarly, few of the original late eighteenth-century buildings along Great Ancoats Street survive *in-situ*.

4.2.4 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources and entries in commercial trade directories. Further documentary research may furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline presented in this assessment.

4.2.5 **Group value:** the standing structure and buried remains form a contemporary group of workers' housing and small commercial units, associated with the urbanisation of the area from the late eighteenth century.

4.2.6 **Survival/Condition:** the extant building occupying the northern part of the site, 78 Great Ancoats Street, is likely to be of late eighteenth-century origin representing one of the oldest extant structures on Great Ancoats Street, and a manifestation of the initial and rapid urbanisation of the area. It has been subject to considerable remodelling, and the extent of surviving eighteenth-

century fabric is unknown. Previous archaeological building surveys elsewhere in the area, such as that carried out at 91 Great Ancoats Street (OA North 2007b), elucidated the original layout of the building through the removal of sections of modern wall plaster, which revealed the scars of internal partitions, former fireplaces and associated flues.

- 4.2.7 The extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. The intensive development of the study area during the nineteenth century is likely to have obliterated any surviving remains from earlier periods, although cartographic evidence indicates that the area has sustained little modern disturbance. It is therefore likely, although unattested, that the foundations of late eighteenth- and early nineteenth-century buildings may survive reasonably intact. In particular, the buried remains of cellars associated with the former workers' cottages along Dean Street are likely to survive.
- 4.2.8 **Fragility:** any surviving buried remains may be adversely affected by development, dependent upon the nature of design proposals.
- 4.2.9 **Diversity:** the remains relate mainly to commercial and residential use from the late eighteenth century.
- 4.2.10 **Potential:** the archaeological resource of the study area has some potential to inform several of the initiatives for archaeological research of the industrial and modern periods stated in the current *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007). In particular:
- *Initiative 6.10:* 'Sample appropriate deposits for palaeo-environmental evidence wherever possible to gain information on the exploitation of plants and animals...' (Newman and McNeil 2007, 119);
 - *Initiative 7.6:* 'A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types...' (McNeil and Newman 2007, 139);
 - *Initiative 7.7:* 'Study the material culture of industrial workers' households...' (*ibid*);
 - *Initiative 7.24:* 'Need to excavate urban cellars to examine life "below stairs" in the middle class house and cellar dwellings and workshops in working class houses (*op cit*, 146);
 - *Initiative 7.27:* 'Recording and classification of shop fronts and facias' (*op cit*, 147).
- 4.2.11 The potential for the study area to contain archaeological remains other than those identified in the present assessment is considered to be low.

4.3 SIGNIFICANCE

4.3.1 Table 2 shows the sensitivity of a site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant value or interest	Avoidance unnecessary

Table 2: Criteria used to determine Importance of Sites

4.3.2 The archaeological remains in the study area are considered to be of Local/Borough or Low Local importance. The extant building at 78 Great Ancoats Street, and any buried remains of cellars associated with the late eighteenth-century workers' houses on Dean Street are the most significant cultural heritage attributes on the site. The other potential remains of archaeological interest include a small area of possible undisturbed land beneath the yard surface to the rear of 76 Great Ancoats Street, and the buried remains of early nineteenth-century cellars on Houldsworth Street.

5. LIKELY IMPACT OF DEVELOPMENT

5.1 IMPACT

5.1.1 In its Planning Policy Guidance *Note 16*, the Department of the Environment (DoE) advises that archaeological remains are a continually diminishing resource and ‘should be seen as finite, and non-renewable resource, in many cases, highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed’. It has been the intention of this study to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DoE to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from redevelopment;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

5.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 3.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 3: Criteria used to determine Scale of Impact

- 5.1.3 The interaction of the scale of impact (Table 3) and the importance of the archaeological site (Table 2) produce the impact significance. This may be calculated by using the matrix shown in Table 4:

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Low Local	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 4: Impact Significance Matrix

- 5.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the development scheme. This is essentially unattested, although it seems probable that significant archaeological remains of the Industrial Period to survive, namely the remains of workers' dwellings. Conversely, the intensive development of the site during the late eighteenth and nineteenth centuries will have had a substantial impact on any buried archaeological remains of earlier periods, and their potential is therefore considered to be low across the majority of the site. An element of the area used presently as a car park was formerly an unnamed small yard to the rear of 76 Great Ancoats Street, and does not appear to have ever been developed. It is thus possible that the vestiges of agricultural soils representing the pre-urbanised landscape may survive, offering some potential for significant palaeo-environmental evidence in the form of charred and waterlogged plant remains.

5.2 STANDING REMAINS

- 5.2.1 The proposed development area contains one standing building (78 Great Ancoats Street) of archaeological interest. Redevelopment of the site will have a substantial impact on this building, resulting in its destruction, which will require archaeological mitigation. The single-storey building in the north-eastern corner of the site is of negligible interest, and development will have a neutral archaeological impact.

5.3 SUB-SURFACE REMAINS

- 5.3.1 Redevelopment of the site may have a direct negative impact on any buried remains that survive *in-situ* in the study area, involving their damage or destruction as a result of ground-reduction works or the excavation of service trenches. The extent of any negative impact can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated.

- 5.3.2 The impact on any buried remains of late eighteenth-century workers' houses on Dean Street, which are considered to be of Local/Borough significance, is assessed as being Intermediate, and will similarly require appropriate mitigation in advance of development. In particular, the buried remains of any cellars that had been used as dwellings would be of archaeological interest.
- 5.3.3 The two former buildings in the northern corner of the study area, 74 and 76 Great Ancoats Street, do not appear to have contained cellars. Their demolition and their clearance subsequently is likely to have resulted in the comprehensive removal of any remains; whilst it is possible that elements of the foundations of these buildings may survive, these remains are unlikely to yield significant archaeological data.

5.4 IMPACT ASSESSMENT

- 5.4.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be demolition of the extant building and considerable earth-moving works associated with the development. The results are summarised in Table 5, although will require review once detailed design proposals are known.

Site	Importance	Impact	Significance of Impact
74 Great Ancoats Street	Low Local	Negligible	Neutral
76 Great Ancoats Street	Low Local	Negligible	Neutral
78 Great Ancoats Street, late eighteenth century building fabric	Local/Borough	Substantial	Intermediate
34 - 36 Dean Street, late eighteenth-century cellars	Local/Borough	Substantial	Intermediate
57 – 59 Houldsworth Street, early nineteenth-century cellars	Low Local	Substantial	Intermediate/Minor
Unnamed yard to rear of 74 Great Ancoats Street, agricultural soils	Low Local	Substantial	Intermediate/Minor

Table 5: Assessment of the impact significance of development on each site

6. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

6.1 INTRODUCTION

- 6.1.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record, where high local or regional significance can be demonstrated.
- 6.1.2 No archaeological sites have been identified within the proposed development area that may be considered as being of national importance and therefore merit preservation *in-situ*. However, the study area has a potential to contain *in-situ* remains of Local/Borough importance, which would require preservation by record should they be directly affected by future development proposals. The scope and details of any archaeological recording required in advance of redevelopment would be devised by the County Archaeologist for Greater Manchester, who provides archaeological planning advice to Manchester City Council, once design proposals are known. However, in general terms, it may be anticipated that, in the first instance, a programme of archaeological building survey of 78 Great Ancoats Street will be required (Fig 8).

6.2 ARCHAEOLOGICAL BUILDING SURVEY

- 6.2.1 The demolition of 78 Great Ancoats Street will require archaeological mitigation. The scope and detail of the mitigation should be devised in consultation with the Greater Manchester County Archaeologist, although in the first instance this is likely to comprise an assessment of the internal elevations via the removal of modern wall plaster to establish whether any original fabric survives. Should historic fabric be demonstrated to survive, it is envisaged that an English Heritage Level 2/3-type building survey will be required in advance of demolition. This would comprise a drawn, descriptive, and photographic record of the building.

6.3 ARCHAEOLOGICAL EVALUATION

- 6.3.1 The extent, character, and nature of buried remains on selected known sites should be investigated via a programme of archaeological evaluation in order to provide sufficient information to fully mitigate the impact of the development. The primary objectives of any such evaluation would be to establish to presence, character, date, and extent of any buried remains of the late eighteenth-century cellar dwellings, and undisturbed soil horizons representing agricultural activity (Fig 8).

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ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Extract from William Green's map of 1794
- Figure 3: Extract from Pigot's map of 1819
- Figure 4: Extract from Bancks and Co's map of 1831,
- Figure 5: Extract from Adshead's map of 1851
- Figure 6: Extract from the First Edition Ordnance Survey 25": 1 mile map of 1893
- Figure 7: Extract from the Third Edition Ordnance Survey 25": 1 mile map of 1932
- Figure 8: Extract from the Ordnance Survey map of 1893, showing areas of archaeological potential and recommended mitigation strategies

APPENDIX 1: SELECTED TRADE DIRECTORY ENTRIES

Year	74	76	78	80	82	84	86	88
1821			Astley's Arms					
1828			Astley's Arms					
1841	Grocer	-	Paganini public house	Grocer	-	-	Butcher	-
1858	Grocer	Provision dealer	Astley Arms	-	Butcher	-	Confectioner	Chemist
1863	Grocer	Grocer	Astley Arms		Butcher			
1879	Grocer	Provision dealer	Astley Arms	Provision dealer	Butcher	Tailor	Confectioner	Provision dealer
1886	Grocer	Provision dealer	Astley Arms	Grocer	Butcher	Tailor	Confectioner	Provision dealer
1895	Grocer	Shellfish dealer	Astley Arms	Grocer	Butcher	Carver and gilder	Confectioner	Friendly Society
1909	Grocer	Oyster dealer	Astley Arms	-	Butcher	Cycle dealer	-	Bank
1916	Coffin furniture manufacturer	Oyster dealer	Astley Arms	-	Butcher	-	-	Bank
1920	-	-	Astley Arms	-	Butcher	Wine merchant	Burial Society	Bank
1930	-	-	-	-	-	Milliners	-	Bank
1935	-	-	-	-	-	Milliners	-	Bank
1940	-	-	-	-	-	Milliners	-	Bank
1951	-		Button manufacturer	-	Clothiers	Milliners	-	Bank
1963	-	-	Button manufacturer	-	Clothiers	Church furnishes	City Typesetting Co	Bank

Entries in trade directories for Great Ancoats Street

Year	55	57	59	65	67
1858					
1863					
1879	Waste dealer	Blacksmith	Cabinet maker	-	-
1886	-	Fender maker	-	-	
1916	Chair maker	Lace curtain agent	Leather goods manufacturer	Cotton goods manufacturer	Cotton goods manufacturer
1920		Curtain manufacturer	Curtain manufacturer	-	Express Hemming Co
1930		Herbalist	-	Carlton Printing Co	Shurefit Clothing Co
1935		Herbalist	-	Carlton Printing Co	-
1940		Herbalist	Hessian merchant	Carlton Printing Co	-

Entries in trade directories for Houldsworth (formerly Ancoats) Street

Year	34	36	38
1879	Dwelling	Dwelling	Dwelling
1909	-	-	Wood carver
1916	-	-	-
1920		Fent dealer	Cabinet maker/boot maker
1930	-	Builder	Builder
1935	-	-	-
1940	-	Builder	-

Entries in trade directories for Dean Street

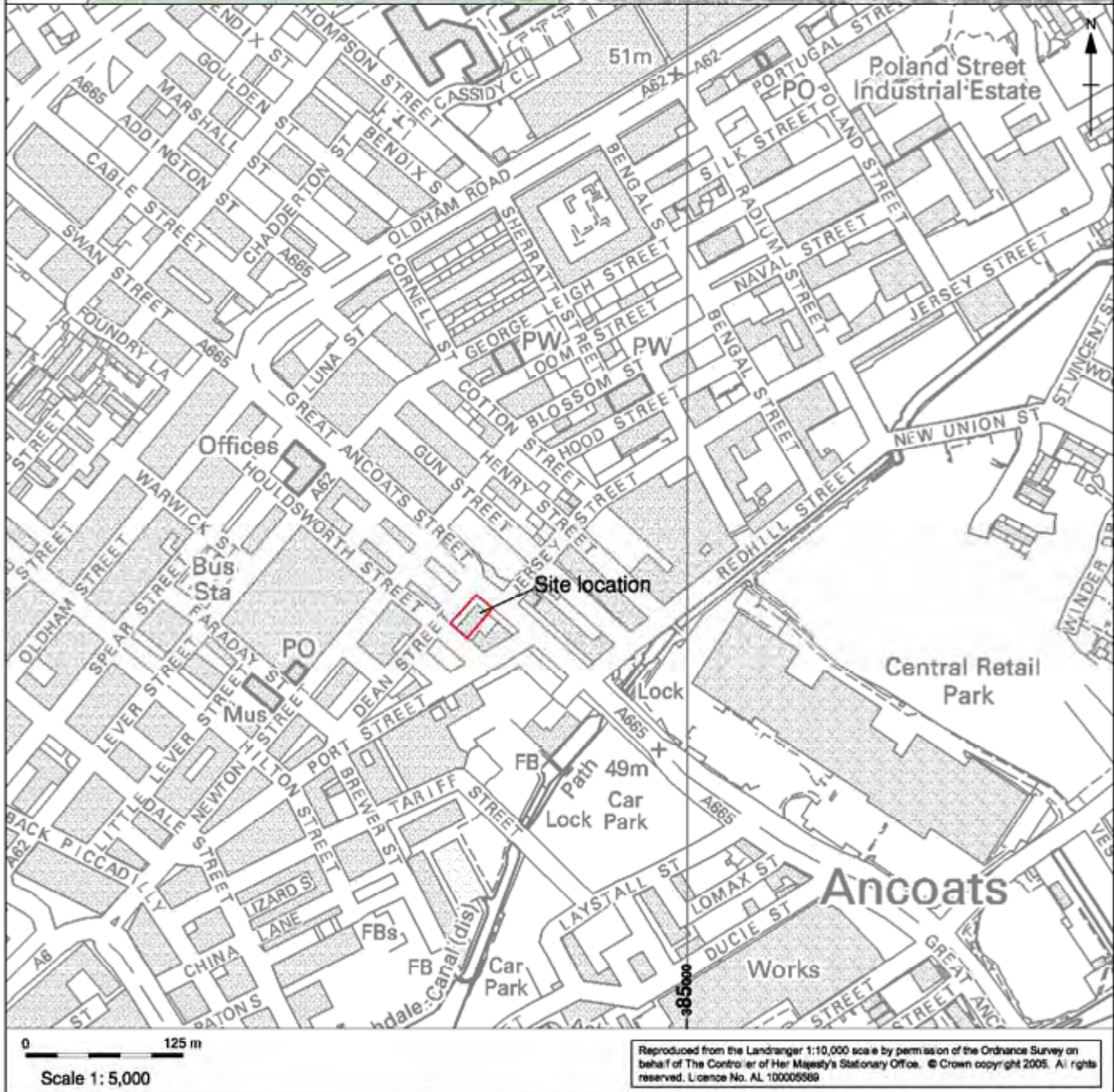


Figure 1: Site Location



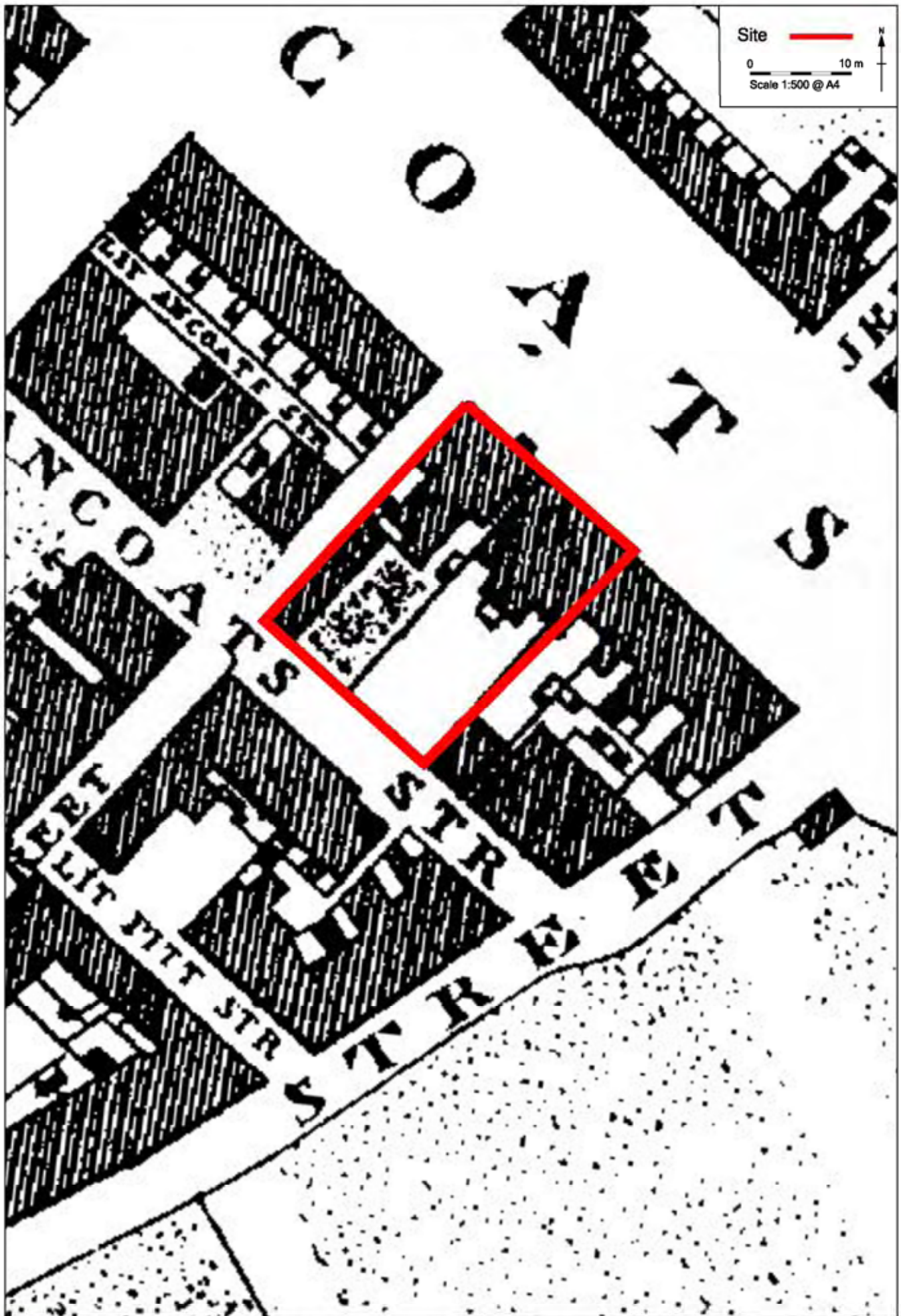


Figure 2: Extract from William Green's map of 1794



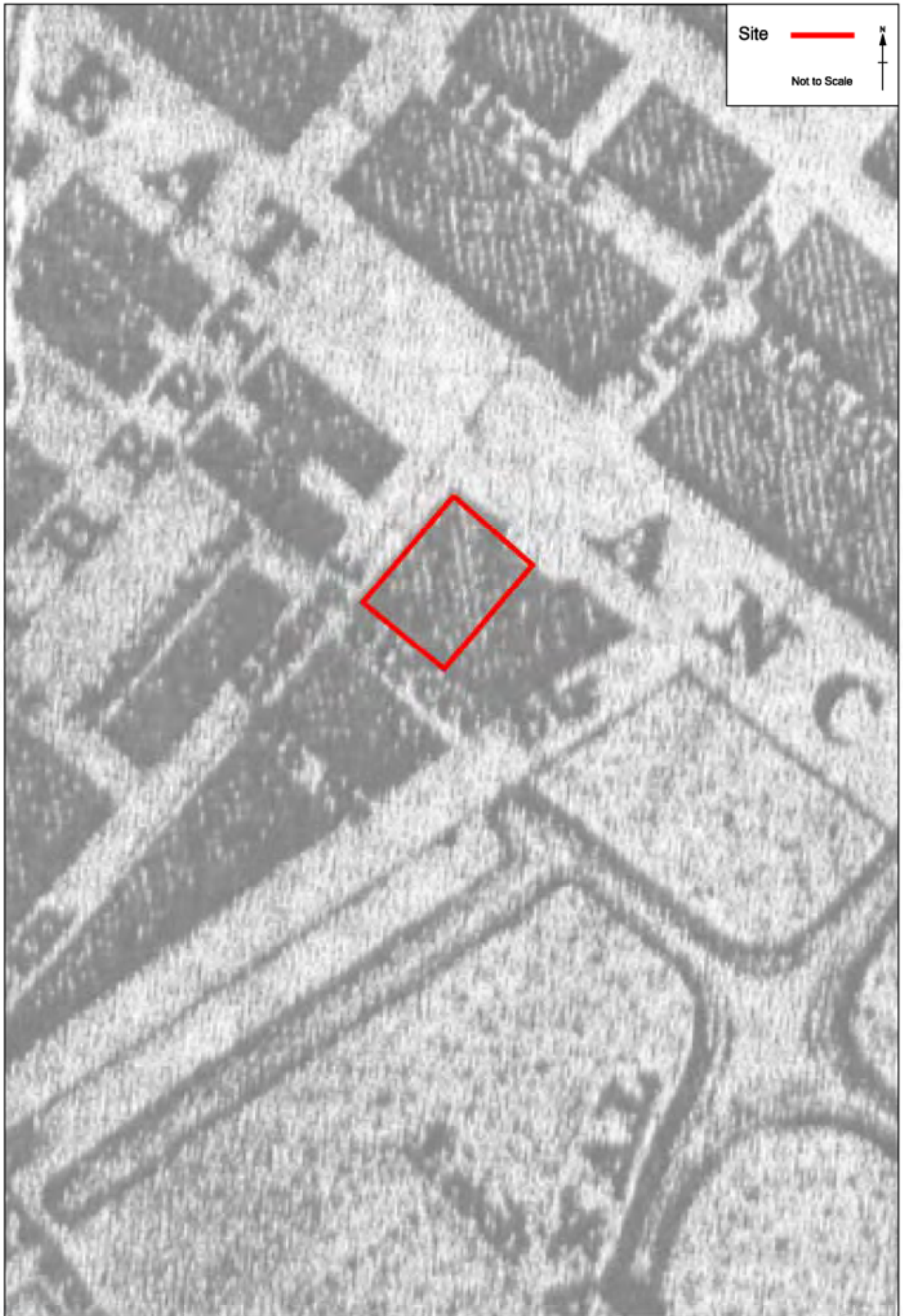


Figure 3: Extract from Pigot's map of 1819



Figure 4: Extract from Bancks and Co's map of 1831



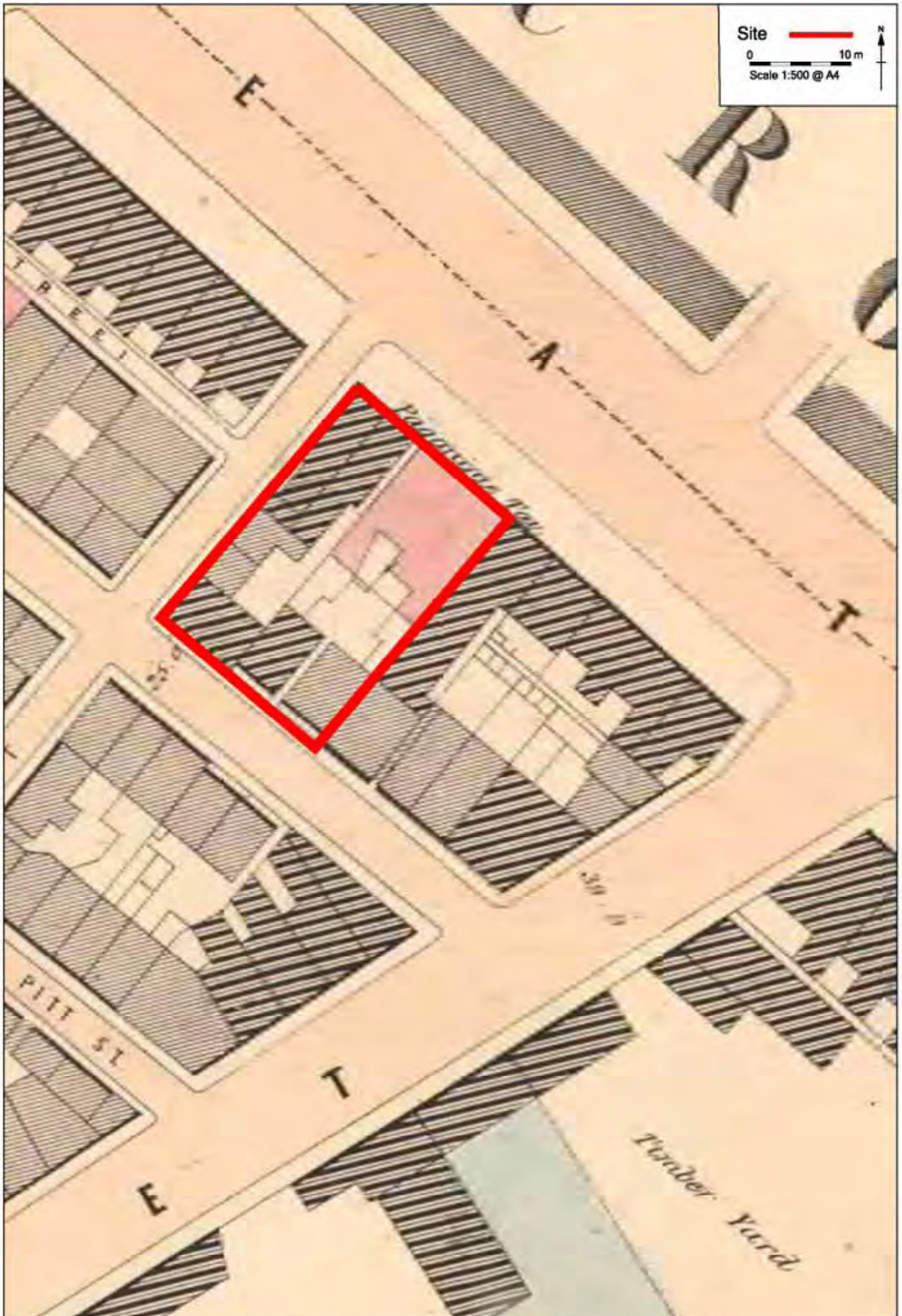


Figure 5: Extract from Adshead's map of 1851

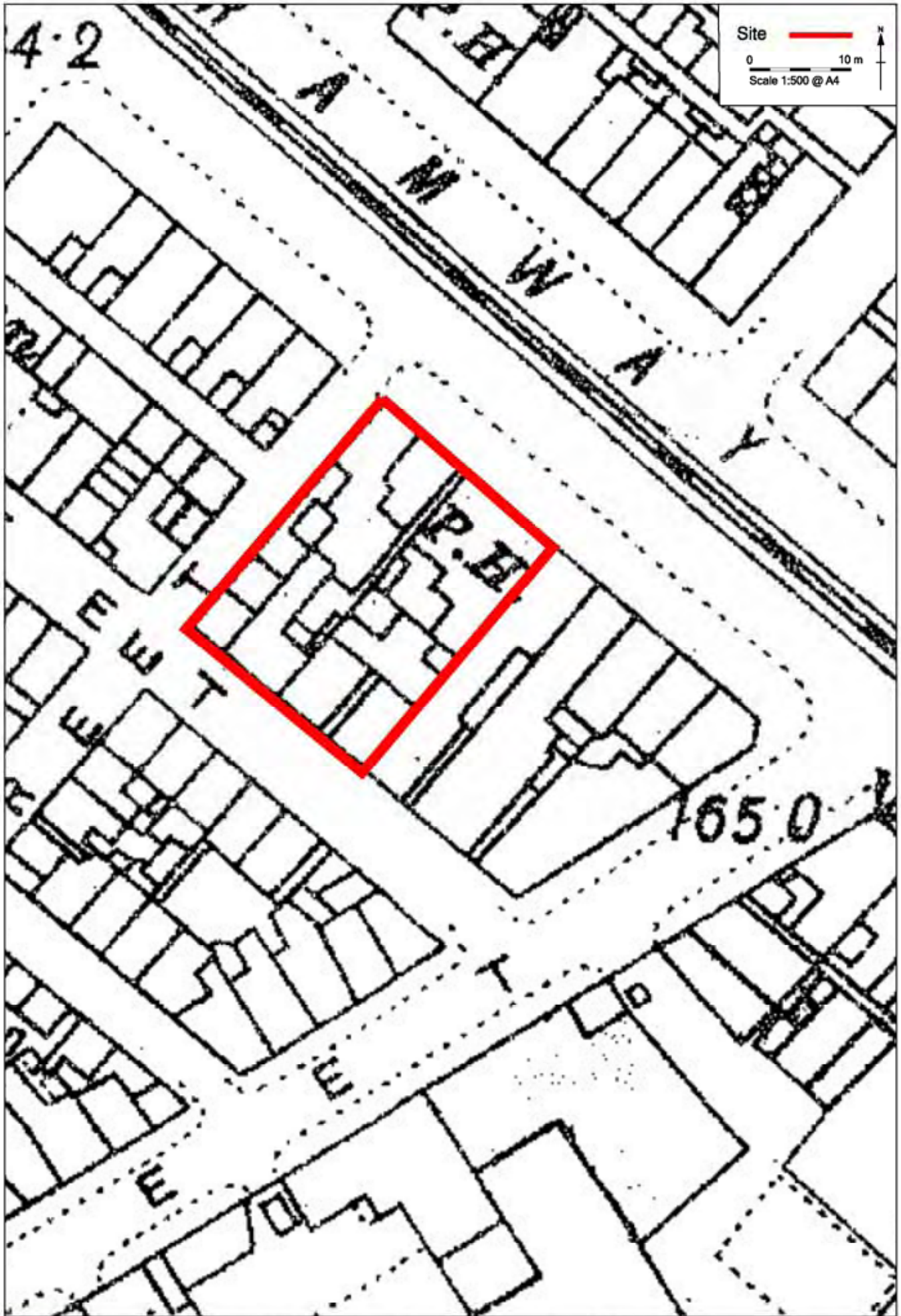


Figure 6: Extract from Ordnance Survey map of 1893



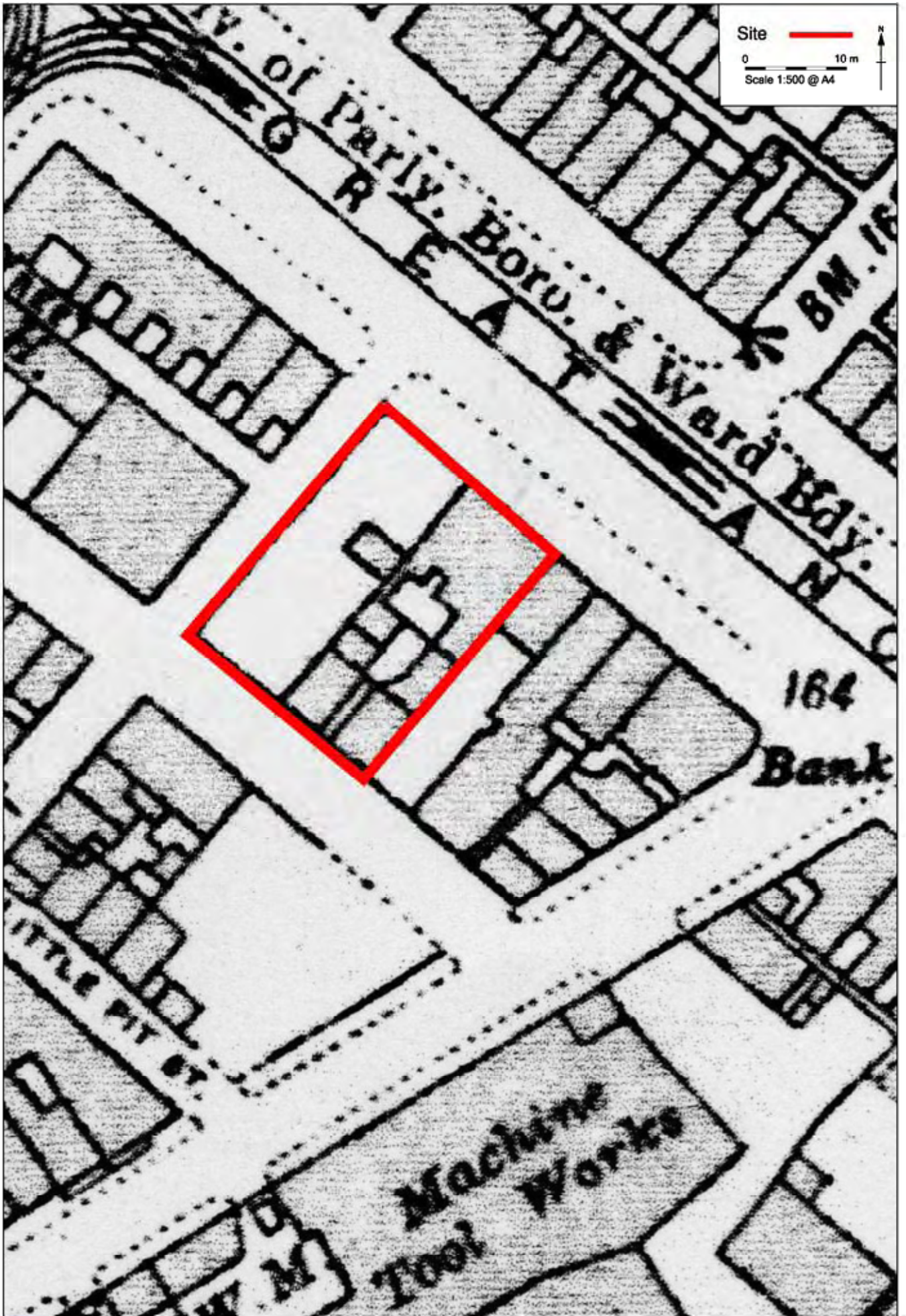


Figure 7: Extract from Ordnance Survey map of 1932



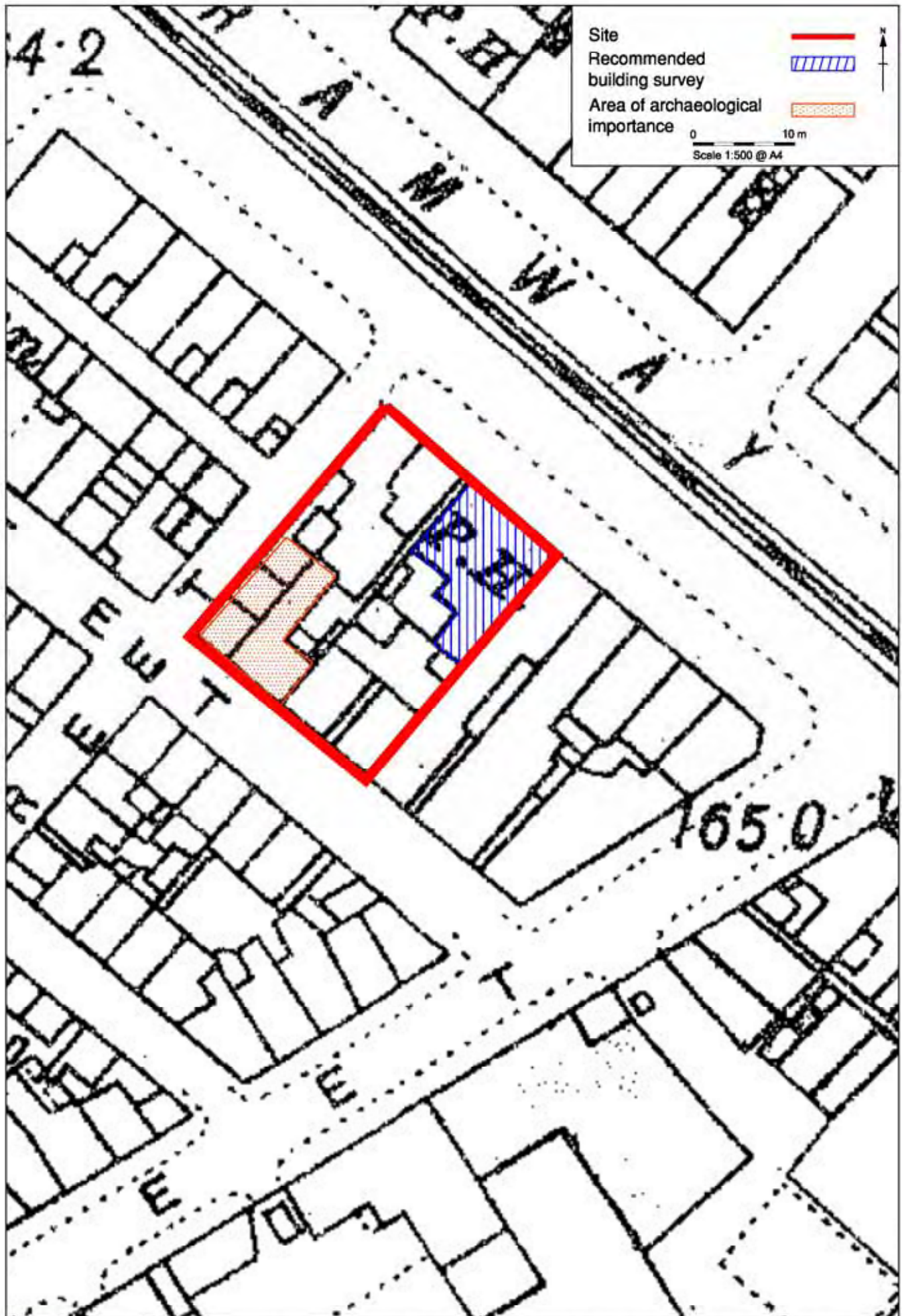


Figure 8: Extract from Ordnance Survey map of 1893, showing areas of archaeological importance and recommended mitigation strategies