Grafton Street, Ardwick, Manchester

Archaeological Evaluation

Oxford Archaeology North

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SUMMARY

The Central Manchester NHS Trust has obtained planning permission (Planning Application 101819/FO/2013/C1) to implement proposals for increased car-parking capacity for the Central Manchester University Hospitals off Grafton Street in the Ardwick area of Manchester (centred on NGR 384948 396273). The proposals allow for an eight-storey extension to an existing multi-storey car park, together with associated landscaping and infrastructure works.

In order to secure archaeological interests, Manchester City Council attached a condition to planning consent that required an appropriate scheme of archaeological investigation to be carried out prior to development. An archaeological desk-based assessment of the site was produced in the first instance, which identified some potential for buried remains of interest. Following consultation with the Greater Manchester Archaeological Advisory Service, it was recommended that a programme of evaluation trenching was implemented to establish the presence or absence of buried remains pertaining to a residential villa depicted on early nineteenth-century mapping of the site.

In July 2013, Oxford Archaeology North (OA North) was commissioned by Bruntwood Ltd to produce a Written Scheme of Investigation for the archaeological evaluation, which allowed for the excavation of two trenches that were placed across the footprint of buildings of historical interest. Following formal approval of the Written Scheme of Investigation, the programme of evaluation trenching was implemented in February 2014.

The trenches revealed several fragmentary foundations pertaining to the late nineteenth- and twentieth-century development of Nelson House. Small elements of interior flooring were revealed, although these were clearly of a late date, and there was no evidence for any historic fixtures or fittings. The only archaeological remains identified to the south of Nelson House represented probable garden features, with no evidence for the building shown in this location on Johnson's map of 1820.

The results obtained from the evaluation trenching have indicated that the fragmentary buried remains that do survive on the site are of low significance, and the archaeological impact on these remains will therefore be negligible. It is thus concluded that no further archaeological investigation of the site is merited.

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ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank David Taylor of Bruntwood Ltd for commissioning and supporting the project on behalf of Central Manchester NHS Trust, and to Paul Griffiths for logistical support. Thanks are also expressed to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his guidance and advice. OA North is also grateful to Dr Peter Arrowsmith for sharing his knowledge of the historical development of the site.

The evaluation trenching was directed by Graham Mottershead, who was assisted by Phil Cooke. The report was written by Graham Mottershead and Ian Miller, and Mark Tidmarsh prepared the illustrations. The project was managed by Ian Miller, who also edited the report.

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1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 Bruntwood Ltd, acting of behalf of the Central Manchester NHS Trust, has developed proposals for increased car-parking capacity for the Central Manchester University Hospitals off Grafton Street in the Ardwick area of Manchester (Fig 1). The proposals allow for an eight-storey extension to an existing multi-storey car park, including cycle parking hub, new vehicular access and servicing arrangements, public realm and landscape works, related infrastructure and associated works. A planning application for the proposed developed (101819/FO/2013/C1) was validated by Manchester City Council in April 2013, and was approved in the following June.

1.1.2 The construction works required for the new car-parking facility will necessitate considerable earth-moving works, which will inevitably have a negative impact on any buried archaeological remains. The archaeological potential of the site was highlighted by a desk-based assessment produced by Dr Peter Arrowsmith during an early stage of the planning process (Arrowsmith 2013). This study showed that the site was developed initially during the early nineteenth century, when two suburban villas were erected. The first of these, Oxford House, was built in 1818 or earlier, whilst the adjacent Nelson House (64 Nelson Street) was probably built in 1818-19, although there is some tentative evidence to suggest that an earlier villa building had occupied the site. Nelson House was converted to a private nursing institute in 1896-7, which seemingly necessitated considerable remodelling; the building has since been demolished. Oxford House was demolished in the late nineteenth century, and its site redeveloped ultimately for the Royal Eye Hospital's out-patients' department and nurses' home. The desk-based assessment concluded that the site potentially contained heritage assets of local significance, which merited preservation by record in the event of their destruction during the course of the development. In particular, it was considered possible that the site may retain physical remains of Nelson House.

1.1.3 In the light of the conclusions drawn by the desk-based assessment, GMAAS, which provides archaeological advice to Manchester City Council, recommended that a scheme of evaluation trenching should be implemented. This was intended to determine the extent, depth, character and relative significance of any buried archaeological remains that survive, in line with the National Planning Policy Framework, Paragraph 128.

1.1.4 In July 2013, Oxford Archaeology North (OA North) was commissioned by Bruntwood Ltd to produce a Written Scheme of Investigation for the archaeological evaluation (*Appendix 1*), which allowed for the excavation of two trenches that were placed across the footprint of buildings of historical interest. Following formal approval of the Written Scheme of Investigation by the Greater Manchester Archaeological Advisory Service (GMAAS), the programme of evaluation trenching was implemented in February 2014.

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1.2 SITE LOCATION AND GEOLOGY

1.2.1 The study area lies to the south of Manchester city centre, in the historic township of Chorlton-upon-Medlock (centred on NGR 384948 396273). It is bounded by Grafton Street on the north, Nelson Street on the south, Oxford Road on the west, and on the east by the Nowgen Centre (Fig 1). The north-western part of the site is occupied by the present multi-storey car park, and an adjoining open-air car park lies to the south and south-east (Plate 1). The evaluation trenches were placed across open-air car-parking areas in the south-eastern part of the development site (Fig 2).

1.2.2 Geologically, the area is underlain a series of glaciofluvial flood deposits of sand and gravel overlying the Chester Pebble Beds formation of the Sherwood Sandstone Group. The site is of a uniform level, and lies at a height of *c* 38m above Ordnance Datum (aOD). The ground surface comprised a tarmac car park.

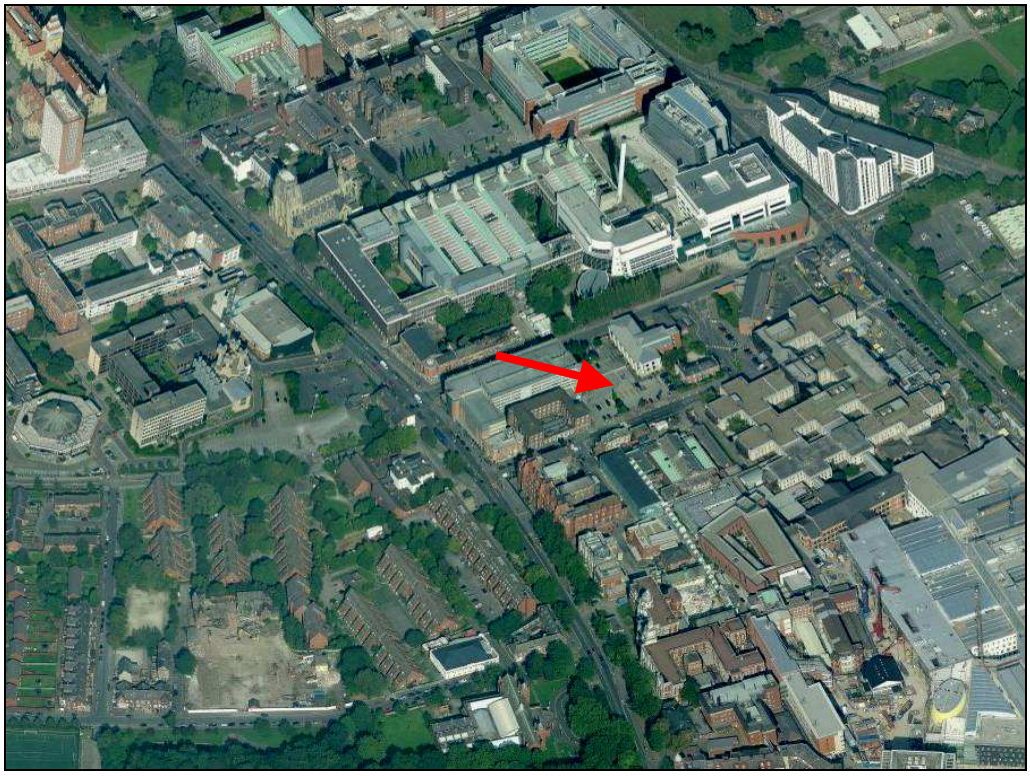

Plate 1: Recent aerial view of the study area, with arrow marking the centre of the study area

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1.3 HISTORICAL BACKGROUND

1.3.1 ***Introduction:*** the following section summarises the historical development of the study area, and is intended to place the excavated remains in their wider context. The historical information is drawn largely from the desk-based assessment of the site, compiled by Dr Peter Arrowsmith (Arrowsmith 2013).

1.3.2 ***Contextual background:*** the character of Chorlton-upon-Medlock was transformed after the late eighteenth century by the rapid expansion of Manchester. Shortly after the opening of Oxford Road in the early 1790s, the Chorlton Hall estate on the north side of Boundary Lane was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, originally known as Grosvenor Square, and later as All Saints after the church that was built there in 1819-20. Notwithstanding this impressive development, however, the initial growth of Chorlton-upon-Medlock was relatively slow, although the population of the township had reached 8209 by 1821 (Brumhead and Wyke nd, ii-iii). As a consequence of Chorlton's accelerated growth in population during the following decade, the township was included within the boundary of the new municipal borough of Manchester in 1838 (Farrer and Brownbill 1911, 252).

1.3.3 The northern part of the township developed during the first half of the nineteenth century as an industrial suburb of Manchester, whilst the southern part became a fashionable area in which to build villas for the town's wealthy elite. William Johnson's *Map of the Parish of Manchester*, surveyed in 1818-19 and published in 1820, provides one of the earliest plans of the area, and shows a concentration of villas along Oxford Road by the junction with Nelson Street, an area known as Chorlton Place. The name of Nelson Street, which presumably commemorates the naval hero of the Napoleonic Wars, suggests that it was laid out in either the late 1790s or the early 1800s.

1.3.4 Two villas had been erected within the study area by the time of Johnson's survey, one on Nelson Street, the other on Oxford Road (Plate 2). The detailed Ordnance Survey map of 1851 (Plate 3) identifies the Nelson Street property as Nelson House, and that on Oxford Road as Oxford House. Johnson's map also depicts a third building to the east of Nelson House, which may be identified as the present 60-62 Nelson Street. Nelson House is listed in a trade directory of 1824 as the home of George Royle Chappell, a fustian manufacturer, and directories of 1819 and 1821 also list him as living in Nelson Street, presumably at this same property (Arrowsmith 2013).

1.3.5 The Ordnance Survey map of 1851 shows Nelson House within a large rectangular plot, in which the house and its associated buildings were set back from Nelson Street, with the remainder of the plot being occupied by gardens (Plate 3). The footprint of the house comprised a roughly square-shaped block with a small wing projecting from the centre of the eastern elevation, and a bay window on the western elevation. A small yard at the north-east corner of the house was set to the rear of the side wing, and was accessed via a carriage gateway on its north side. Pedestrian access to the house was via an entrance in the boundary wall on Nelson Street, directly opposite the front doorway.

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Plate 2: Extract from Johnsons map of 1820, with arrow marking Nelson House

Plate 3: Extract from the Ordnance Survey map of 1851, with arrow marking Nelson House

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1.3.6 The footprint of Nelson House as depicted on the Ordnance Survey map of 1851 differs from that on Johnson's map of 1820. This earlier map appears to show the building to have comprised two main ranges linked by a smaller wing, creating an I-shaped plan. The scale of Johnson's map is too small for the position of these ranges to be plotted precisely, but the southern range is shown closer to Nelson Street than the known position of Nelson House. The reason for this discrepancy is uncertain, although the possibility that it represented an earlier villa building could not be discounted entirely (Arrowsmith 2013). Conversely, the discrepancy may have derived from cartographic error or uncertainty, particularly if Johnson's survey of the site was carried out while construction work was still in progress.

1.3.7 Large-scale Ordnance Survey mapping of 1889 shows that the front elevation of Nelson House had been modified by the addition of a bay window to either side of a central doorway. The western end of the gardens, including the possible summer house, had been built over by that date. Documentary evidence shows that the building was converted for use as a 'nursing institute' in 1896-7 (Arrowsmith 2013). This evidently necessitated a substantial enlargement of the building, which included the extension of the eastern wing, and resulted in the building effectively doubling in size. The layout of the remodelled building is shown on the next edition of Ordnance Survey mapping, which was published in 1908 (Plate 4).

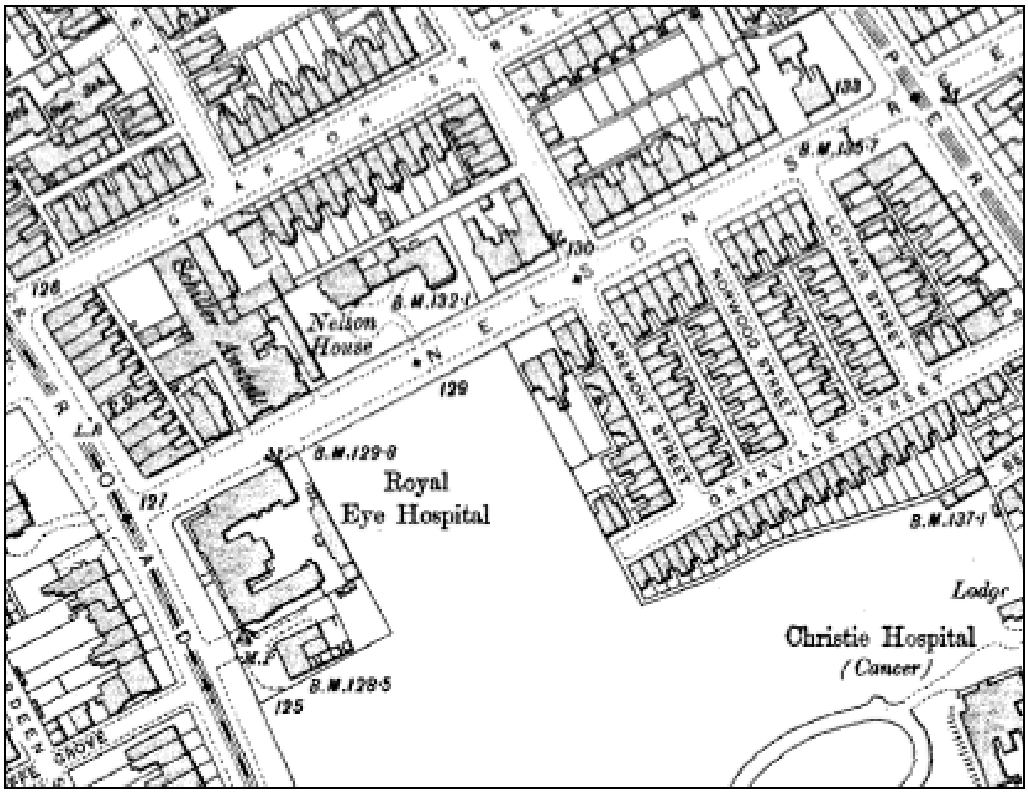

Plate 4: Extract from the Ordnance Survey map of 1908

1.3.8 In the 1920s and early 1930s the building housed the Manchester and District Radium Institute. It was demolished between 1988 and 2000, and its site used subsequently for car-parking purposes.

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2. METHODOLOGY

2.1 EVALUATION

2.1.1 All work was carried out in accordance with the Written Scheme of Investigation (WSI), and was consistent with the relevant standards and procedures provided by the Institute for Archaeologists (IfA), and generally accepted best practice. The WSI allowed for the excavation of two targeted evaluation trenches across the south-eastern part of the development area (*Appendix 1*). The trenches were excavated by mechanical excavator, and all archaeological deposits were cleaned manually to define their extent, nature, form and, where possible, date.

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 (2006) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The archive will be deposited with the Museum of Science and Industry in Manchester on completion of the project. In addition, a copy of the report will be forwarded to the Greater Manchester Historic Environment Record (HER).

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3. RESULTS

3.1 INTRODUCTION

3.1.1 Two trenches were excavated across the footprint of the buildings shown on Johnson's map of 1820 and the Ordnance Survey map of 1851. Whilst it was intended to place the trenches in precisely the positions shown in the WSI (*Appendix 1*), Trench 1 was moved to the north-east by 2m in order to avoid live service cables. Similarly, Trench 2 was moved some 3m to the north-east to avoid services running along the proposed length of the trench. Other live services aligned north-east/south-west across the centre of the trench meant that it had to be excavated in two halves, Trenches 2A and 2B, with a 3.4m gap between the two.

3.2 TRENCH 1

3.2.1 Trench 1 measured 13 x 1.75m, and was excavated to a maximum depth of 1.9m below the modern ground surface (Fig 3). It was aligned north-east/south-west across the north-eastern part of Nelson House, and the northern part of the potential building shown on Johnson's map. The modern surface comprised 0.05m of tarmac (***101***) above 0.3m of limestone bedding (***102***). This sealed a very compact deposit of mixed clay, stone, brick, slate and cinders (***103***), which is likely to have represented rubble from the demolition of Nelson House.

3.2.2 The natural mid-brown boulder clay (***104***) was observed at a depth of 1.9m at the south-western end of the trench, and at 1.1m at the north-eastern end. It was unclear whether this reflected the natural topography, or if the south-western part had been reduced for cellar construction below Nelson House.

3.2.3 A narrow cellared passage lay 4.1m from the south-western end of the trench (Plate 5). It was 1.25m wide and 1.8m deep, and comprised a stone-flagged floor (***107***) bounded by two-course wide walls (***106***) composed of machine-made bricks set in hard grey cement. What appeared to be a rectangular aperture, possibly a cellar window, was observed within the south-eastern wall (Plate 6). The south-eastern wall (***106***) of the passage continued north-east for a further 2.6m before turning south-east into the section of the excavated trench (Fig 3). It was nine courses deep, with a five-course deep splayed foundation. At 0.43m before the return of wall ***106***, a single-course wall (***108***) extended to the north-west (Fig 3). The fabric of this wall comprised modern machine-made brick, set in hard grey cement. This was only 0.45m deep, and therefore not part of a cellar, and had a 0.2m deep rough concrete footing below it, cut into the natural clay (Plate 8). The small area between this wall and the north-eastern wall of the cellared passage was filled with compacted demolition rubble (***103***), which was not fully excavated. A large drain (***105***) cut through the natural clay to the south-west of the passage (Plate 7), presumably running below the floor that had originally extended from the south-western end of the passage.

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Plate 5: General view of Trench 1, looking north-east, showing the remains of the passage in the foreground

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Plate 6: Cellared passage looking east, aperture to right of centre

Plate 7: Drain at south-western end of Trench 1, looking west

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*Plate 8: Continuation of wall **106** and cross wall **108**, looking south-west*

3.2.4 At the north-eastern end of the trench was a wall (***109***) of machine-made bricks bonded with hard grey cement (Plate 9). It ran along the north-eastern end of the trench for 1.5m and then returned into the section of the excavated trench (Fig 3). At its opposite end, wall ***109*** turned north-west and then widened out before running into the north-western edge of the trench. It was six courses deep, with a splayed foundation laid onto the natural clay. At the top of the wall a concrete floor surface (***110***) extended into the trench edge.

*Plate 9: Wall **109**, looking east*

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3.3 TRENCH 2

3.3.1 Trench 2 was excavated in two sections due to the presence of a live service trench aligned broadly east/west across the site. The south-eastern part of the trench (Trench 2A) measured 7.6 x 1.75m, and was aligned north-west/south-east (Fig 4). It was targeted on the southern part of the potential building shown on Johnson's map of 1820, and was excavated to a maximum depth of 1.1m (Plate 10).

Plate 10: General view along Trench 2A, looking north-west

3.3.2 ***Trench 2A:*** the surface of the trench comprised 0.05m of tarmac (***201***) with 0.2m of limestone bedding (***202***) which sealed 0.45m of mixed clayey loam and cinders (***203***). This deposit contained lenses of clay, and was interpreted as a series of garden features. Contained within the loam and cinder were ceramic flower bed edgings, and a ceramic ornamental ball finial from a gate or garden wall.

3.3.3 Layer ***203*** was cut by the foundations for a two-course wide wall (***208***), which comprised hand-made bricks with no visible bonding material (Plate 11). It was aligned north-east/south-west, and had been truncated at its north-eastern end (Fig 4). The rough construction suggested that this was a garden wall rather than a structural feature.

*Plate 11: Wall **208** and garden layer **203**, looking west*

3.3.4 Layer ***203*** overlay a 0.4m thick layer of compact clay and cinder levelling material (***204***), which sealed a 0.7m thick layer of stiff, mixed, greyish-brown clay (***205***). This overlay the natural light grey brown boulder clay (***207***), which was exposed at a depth of 1.9m below the modern ground surface in the north-western part of the trench (Plate 12).

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Plate 12: Natural clay revealed in the north-western part of the trench, looking south-west

3.3.5 ***Trench 2B:*** the north-western part of Trench 2 measured 6 x 1.75m, and was aligned north-west/south-east (Fig 5). It was targeted on the southern part of Nelson House, and the central area of the potential building shown on Johnson's map of 1820. The surface of the trench comprised 0.05m of tarmac (***201***) with 0.2m of limestone bedding (***202***), which sealed a 1.65m thick layer of very compact clay and cinder levelling material (***204***). This overlay a 0.3m thick deposit of looser clay and cinder (***206***), with the natural clay geology (***207***) below (Plate 13).

Plate 13: General view of Trench 2B, looking south-east

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3.3.6 A 1.5m long wall (***209***) was exposed in the section of the excavated trench at the south-eastern end (Fig 5). It was two-courses wide, and comprised machine-made bricks bonded with hard grey cement, indicative of a late nineteenth- or twentieth-century construction date. The wall survived to a height of 0.7m, with the upper course lying at a depth of 0.7m below the modern ground surface (Plate 14). The north-western end of the wall had been removed, probably during the demolition of Nelson House. The surviving elements of wall ***209*** were entirely within levelling deposit ***204***, suggesting that this material had been laid down over more than one episode.

*Plate 14: Wall **209**, looking east*

3.3.7 The remains of an earlier wall (***210***) were identified immediately to the north-west of wall ***209***, but at a much lower depth. Wall ***210*** continued along the eastern edge of the excavated trench for a distance of 4.2m, beyond which it had been removed (Plate 15). The stub of a return to the south-west survived at the south-eastern end of wall ***210***, although this only survived to a length of 0.37m (Fig 5).

3.3.8 Wall ***210*** survived to a maximum height of two courses, and seemingly comprised hand-made bricks bonded with a hard, white mortar, consistent with an early nineteenth-century construction date. The upper course of the wall lay at a depth of 1.9m below the modern ground surface; the unstable nature of the excavated deposits precluded the opportunity to enter the trench to clean the remains of the wall manually (Plate 15). However, it was clear that there were no floor surfaces or other features associated with the wall.

3.3.9 A drain (***211***) crossed the north-western part of the trench (Fig 5). This drain had been cut into the natural clay.

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*Plate 15: The remains of wall **210** during excavation, also showing the trench for drain **211**, looking north-west*

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3.4 FINDS

3.4.1 No artefacts or ecofacts were recovered from either of the excavated trenches.

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4. DISCUSSION

4.1 The evaluation trenching revealed fragmentary survival of the nineteenth-century buildings that had occupied the site. The remains were limited principally to a few foundation courses of brick walls, with little evidence for internal floors, fixtures or fittings. The position of all the structural remains revealed correspond with the footprint of Nelson House as depicted on the sequence of Ordnance Survey mapping, whilst none could be aligned firmly with the building depicted on Johnson's map of 1820 (Fig 6). The only features uncovered to the south of Nelson House within the area of the building shown by Johnson, were associated with the gardens depicted on the Ordnance Survey map of 1851 (Fig 7); there no evidence for an early nineteenth-century villa having occupied this part of the site.

4.2 The most substantial remains were exposed in Trench 1, forming a passage at basement level in the north-eastern corner of Nelson House, and part of small block added to the north-eastern corner of the main building. The fabric of these walls (***106*** and ***109***) was consistent with a late nineteenth- or twentieth-century construction date, and are likely to represent the documented conversion of Nelson House for use as a 'nursing institute' in 1896-7; wall ***108***, also revealed in Trench 1, clearly represented an even later phase of development. Similarly, the concrete floor (***110***) exposed at the north-eastern end of Trench 1 was probably a later addition.

4.3 In Trench 2B, wall ***209*** lay outside the footprint of Nelson House as shown by the Ordnance Survey in 1851 (Fig 7), and is also likely to represent a later extension to Nelson House. This is corroborated by the fabric of the wall, which comprised machine-made bricks of a probable twentieth-century date. The fabric of the adjacent wall (***210***) in Trench 2B did comprise hand-made bricks, and its position lay within the body of Nelson House in 1851 (Fig 7), suggesting an early date. However, the component bricks were bonded with a hard, dark-coloured mortar, typical of the late nineteenth century.

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5. SIGNIFICANCE AND IMPACT

5.1 SIGNIFICANCE

5.1.1 The archaeological investigation has provided a valuable opportunity to investigate the physical remains of the initial development of part of Chorlton-upon-Medlock as an affluent suburb during the early nineteenth century. However, the exposed remains of Nelson House are considered to be of low significance due to their fragmentary nature, coupled with their late nineteenth- / twentieth-century construction date. Similarly, the remains have little or no potential to inform any 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).

5.2 IMPACT

5.2.1 The proposed development will necessitate considerable ground-moving works across the site, which will inevitably damage or destroy any archaeological remains. However, the results obtained from the evaluation trenching has indicated that the fragmentary buried remains that do survive are of low significance, and the archaeological impact on these remains will therefore be negligible.

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6. CONCLUSION

6.1 CONCLUSION

6.1.1 The evaluation trenches have revealed several fragmentary foundations pertaining to the late nineteenth- and twentieth-century development of Nelson House. Small elements of interior flooring were revealed, although these were clearly of a late date, and there was no evidence for any historic fixtures or fittings of archaeological interest. The only buried remains identified to the south of Nelson House represented probable garden features, with no evidence for the building shown in this location on Johnson's map of 1820. Whilst it is possible that all remains of the putative building shown by Johnson have been destroyed without trace, it perhaps seems more likely that this early map is not precisely accurate.

6.1.2 The results obtained from the evaluation trenching have indicated that the fragmentary buried remains that do survive on the site are of low significance, and the archaeological impact on these remains will therefore be negligible. It is thus concluded that no further archaeological investigation of the site is merited.

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APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

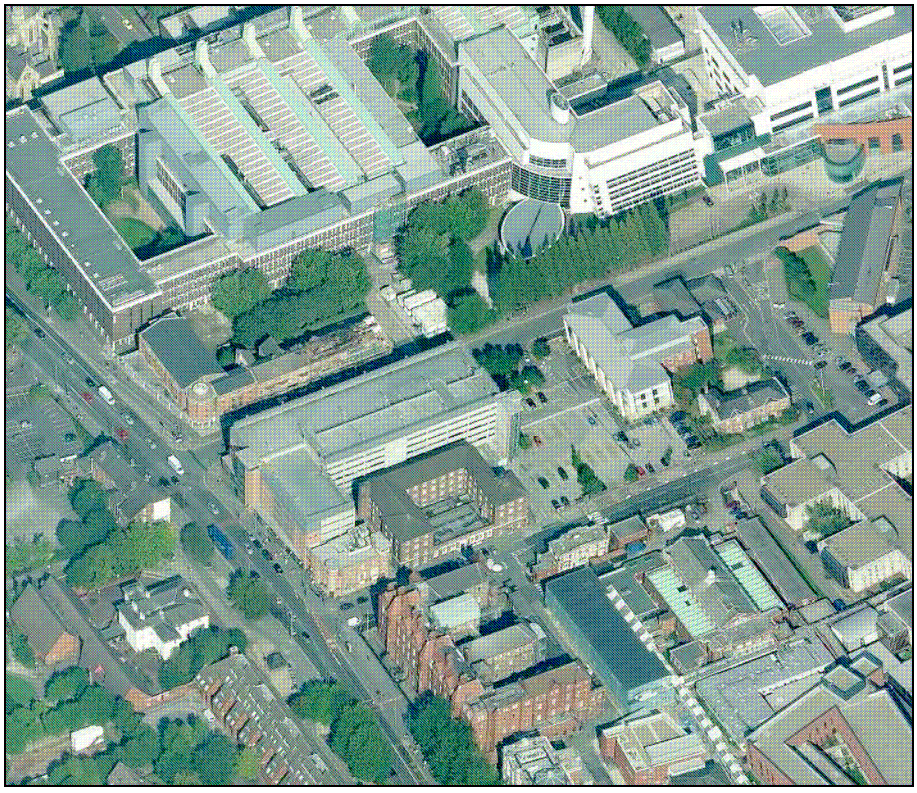
July 2013

Oxford Archaeology North

GRAFTON STREET,

ARDWICK,

MANCHESTER



ARCHAEOLOGICAL EVALUATION

WRITTEN SCHEME OF INVESTIGATION

Planning Application 101819/FO/2013/C1

Proposals

The following Written Scheme of Investigation is offered in response to a request from Mr David Taylor of Bruntwood Ltd for an archaeological evaluation in advance of a proposed development by the Central Manchester NHS Trust of land off Grafton Street in the Ardwick area of Manchester.

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1 BACKGROUND

1.1 CIRCUMSTANCES OF PROJECT

1.1.1 Bruntwood Ltd, acting of behalf of the Central Manchester NHS Trust, is developing proposals for increased car-parking capacity for the Central Manchester University Hospitals off Grafton Street in the Ardwick area of Manchester (within the historic township of Chorlton-upon-Medlock). The proposals allow for an eight-storey extension to an existing multi-storey car park, which will necessitate considerable earth-moving works with a potential to have a negative impact on any buried archaeological remains.

1.1.2 The archaeological potential of the site has been highlighted by a desk-based assessment produced by Dr Peter Arrowsmith in January 2013. This comprehensive study showed that the site had been developed initially during the early nineteenth century, when two suburban villas were erected: Nelson House (64 Nelson Street), which was probably built in 1818-19; and Oxford House that was built in 1818 or earlier. The assessment also highlighted a discrepancy between the plan of Nelson House shown on Johnson's map of 1818-19 and Ordnance Survey mapping from the mid-1840s, which may be evidence of an earlier villa building. These villas were demolished in the twentieth century, and whilst the site of Oxford House has been redeveloped, the footprint of Nelson House lies in an existing car park, with some potential for its foundations to survive as buried remains.

1.1.3 Based on the conclusions drawn by the desk-based assessment, the Greater Manchester Archaeological Advisory Service (GMAAS), which provides archaeological advice to Manchester City Council, recommended that a programme of further archaeological investigation of the site was merited in advance of development. In accordance with this recommendation, which is in line with the National Planning Policy Framework, Paragraph 128, Manchester City Council attached a condition to planning approval (Condition 4):

'No development shall take place until a programme of archaeological works has been undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI should be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI.'

1.1.4 This Written Scheme of Investigation (WSI) has been formulated in consultation with GMAAS, and provides for an appropriate scheme of initial intrusive archaeological investigation. It allows for the excavation of two trenches, targeted on the footprint of Nelson House as shown on Johnson's map of 1818-19. In the event of significant archaeological remains being discovered in the trenches, further archaeological investigation is likely to be required. Any such additional works will be carried out in accordance with an Updated WSI.

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1.2 OXFORD ARCHAEOLOGY

1.2.1 Oxford Archaeology (OA), which is an educational charity under the guidance of a board of trustees, has over 30 years of experience in professional archaeology, and can provide a professional and cost-effective service. We are the largest employer of archaeologists in the country (we currently have more than 200 members of staff), and can thus deploy considerable resources with extensive experience to deal with any archaeological obligations you or your clients may have. We have offices in Lancaster, Oxford and Cambridge, trading as Oxford Archaeology North (OA North), Oxford Archaeology South (OA South) and Oxford Archaeology East (OA East) respectively, enabling us to provide a truly nationwide service. OA is an Institute for Archaeologists Registered Organisation (No 17). All work on the project will be undertaken in accordance with relevant professional standards, including:

- IfA's *Code of Conduct*, (1999); *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, (1999); *Standard and Guidance for Archaeological Evaluations*, (1999); *Standard and Guidance for Archaeological Watching Briefs*, (1999);
- English Heritage's *Management of Archaeological Projects (MAP2)*, 1991.
- *The European Association of Archaeologists Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998).

1.2.2 OA North has unrivalled experience in the assessment, evaluation and excavation of former industrial and associated residential sites, particularly in the context of Manchester. We have an extensive portfolio of excavating the buried remains of former textile mills in Manchester, including Salvins' Factory, New Islington Mill, and Waller's Mill as part of the New Islington Millennium Village, Moore's Mill on the New Islington Wharf development, Peter Drinkwater's Mill and Shepley Street Mill in Piccadilly, and the Bengal Street Mill in Ancoats to name but a few.

1.2.3 Of particular relevance, OA North has recently undertaken a series of evaluations and excavations of former workers' housing in Manchester, including those at New Islington Mews, Bengal Street, George Leigh Street and Bradley Street in Ancoats, Piccadilly Place in Piccadilly, and a large area in Shude Hill in advance of the new Headquarters Building for the Cooperative Group. Most recently, OA North carried out the excavation of nineteenth-century workers' housing on Booth Street East for the University of Manchester, and on Higher Cambridge Street for Manchester Metropolitan University, both situated in the historic township of Chorlton-upon-Medlock.

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2 AIMS AND OBJECTIVES

2.1 ACADEMIC AIMS

2.1.1 The main research aim of the investigation, given the commercial nature of the development, will be to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

2.2 OBJECTIVES

2.2.1 The objectives of the project may be summarised as follows:

- to determine the presence, character, and extent of the early nineteenth-century Nelson House villa, shown on Johnson's map of 1818-19;
- to inform a decision as to whether further archaeological investigation will be required in advance of development ground works;
- to compile an archival record of any archaeological remains within the development area.

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3 METHOD STATEMENT

3.1 Experience has shown the importance of a close working relationship between the client and their archaeological contractor on complex development projects. Such a relationship will help to ensure the timely and successful completion of the project in an efficient and cost-effective manner, achieving high technical and academic standards, whilst meeting all the requirements of the tender documentation, and fulfilling all the client's archaeological obligations. This ethic is at the heart of our approach to this project.

3.2 The development area will be investigated initially via the excavation of two targeted evaluation trenches (Figure 1). In the event of significant archaeological remains being discovered in the trenches, it is likely that further archaeological investigation will be required. Any such additional works will be carried out in accordance with an Updated Written Scheme of Investigation, which will be devised in consultation with GMAAS.

Figure 1: Proposed location of the evaluation trenches, superimposed on recent satellite image

3.2 EVALUATION

3.2.1 ***General Methodology:*** it is proposed that the site be investigated initially via two, each measuring 15 x 2m (Figure 1):

Trench 1: will be 15m in length, and will be aligned north-east/southwest across the northern part of Nelson House villa shown on Johnson's map of 1818-19 (Figure 2);

Trench 2: will be 15m in length, and will be placed along the centre of Nelson House villa, as shown on Johnson's map of 1818-19 (Figure 3).

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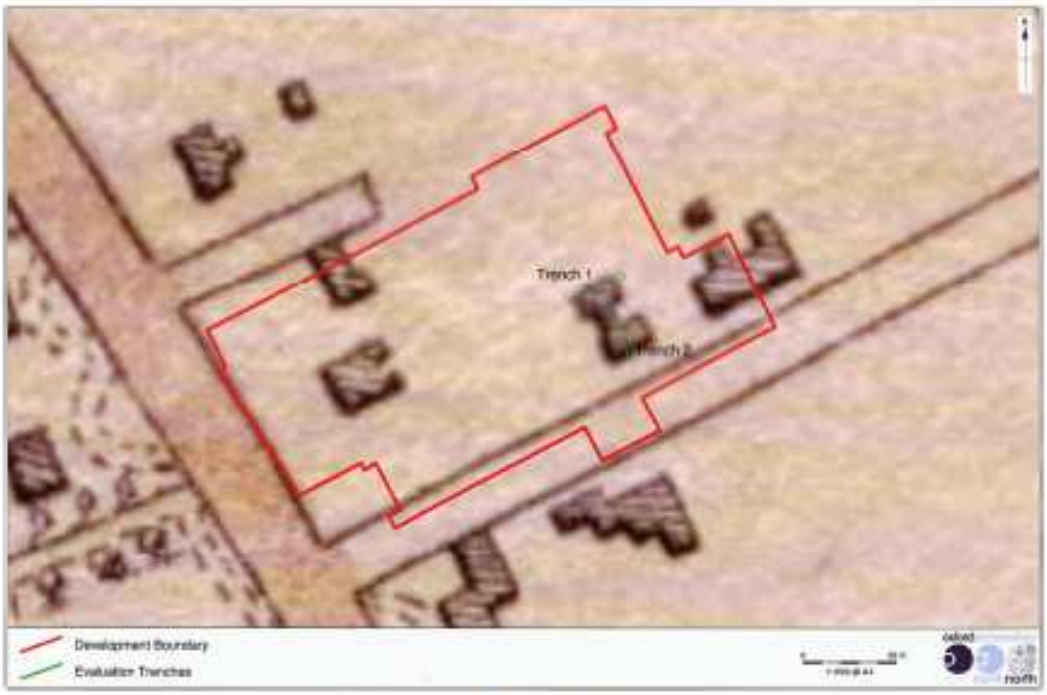

Figure 2: Proposed trench locations, superimposed on Johnson's map of 1818-19

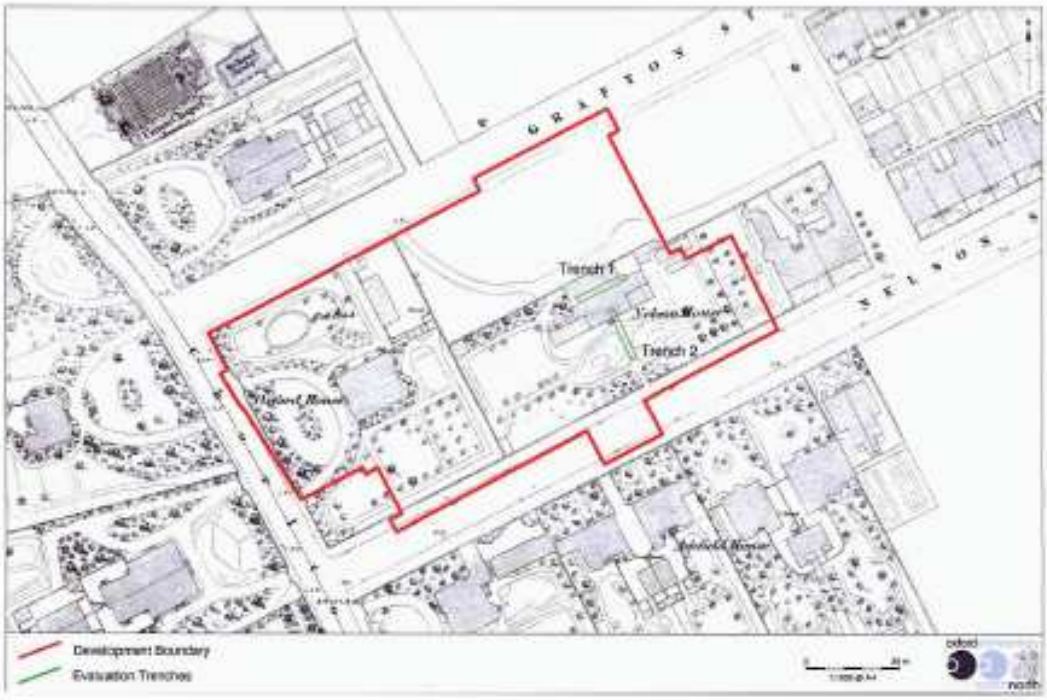

Figure 3: Proposed trench locations, superimposed on the Ordnance Survey map of 1851

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3.2.2 Excavation of the modern ground surface will be undertaken by a machine of appropriate power using a toothed bucket and, where necessary, a breaker. The uppermost levels of overburden/demolition material will then be removed using the same machine, but fitted with a toothless ditching bucket, to the top of the first significant archaeological level. The work will be supervised closely by a suitably experienced archaeologist. Spoil from the excavation will stored adjacent to the trench, and will be backfilled upon completion of the archaeological works.

3.2.3 Machine excavation will then be used to define carefully the extent of any surviving foundations, floors, and other remains. Thereafter, structural remains will be cleaned manually to define their extent, nature, form and, where possible, date. If the excavation is to proceed below a depth of 1.2m, then the trenches will be widened sufficiently to allow the sides to be stepped in.

3.2.4 All information identified in the course of the site works will be recorded stratigraphically, using a system adapted from that used by the Centre for Archaeology Service of English Heritage. Results of the evaluation will be recorded on *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features.

3.2.5 ***Context Recording:*** all contexts will be recorded using *pro-forma* sheets, and details will be incorporated into a Harris matrix. Similar object record and photographic record *pro-formas* will be used. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from *pro-forma* record sheets using sequential numbering.

3.2.6 ***Photography:*** a full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the evaluation will be generated. Photography will be undertaken using high-resolution digital cameras. All frames will include a visible, graduated metric scale. Photographs records will be maintained on special photographic *pro-forma* sheets.

3.2.7 ***Planning:*** the precise location of the evaluation trenches, and the position of all archaeological structures encountered, will be surveyed by EDM tacheometry using a total station linked to a pen computer data logger. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. Sections will be manually drafted as appropriate at a scale of 1:10. All information will be tied in to Ordnance Datum.

3.2.8 Human remains are not expected to be present, but if they are found they will, if possible, be left *in situ* covered and protected. If removal is necessary, then the relevant Home Office permission will be sought, and the removal of such remains will be carried out with due care and sensitivity as required by the *Burials Act 1857*.

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3.2.9 Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

3.2.10 ***Finds policy:*** finds recovery and sampling programmes will be in accordance with best practice (following current Institute for Archaeologists' guidelines) and subject to expert advice in order to minimise deterioration. OA North employs in-house artefact and palaeoecology specialists, with considerable expertise in the investigation, excavation, and finds management of sites of all periods and types, who are readily available for consultation. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC).

3.3 HEALTH AND SAFETY

3.3.1 ***Health and Safety:*** full regard will be given to all constraints during the course of the project. OA North provides a Health and Safety Statement for all projects and maintains a Safety Policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

3.3.2 OA North undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. This applies in particular to providing and maintaining suitable premises, ensuring the safety of all equipment supplied by the Company, and providing all reasonable safeguards and precautions against accidents. OA North will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, visitors, and members of the public (this includes trespassers). OA North will ensure, as far as is reasonably practicable, that no one suffers injury because of dangers arising from the state of the premises, or things done, or omitted to be done, on the premises.

3.3.3 OA North is fully familiar with and will comply with all current and relevant legislation, including, but not limited to:

- The Health and Safety at Work Act (1974);
- Management of Health and Safety at Work Regulations (1999);
- Manual Handling Operations Regulations 1992 (as amended in 2002);
- The Construction (Design and Management) Regulations (2007);
- The Control of Asbestos Regulations (2006);
- Confined Spaces Regulations (1997);
- The Workplace (Health, Safety and Welfare) Regulations (1992);
- Construction (Health, Safety and Welfare) Regulations (1996);
- The Work at Height Regulations (2005);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Health and Safety (First-Aid) Regulations (1981);

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3.4 OTHER MATTERS

3.4.1 ***Project Monitoring:*** the aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of the curatorial archaeologist at the Greater Manchester Archaeological Advisory Service (GMAAS). The curatorial archaeologist will be given at least five days' notice of when work is due to commence, and it is anticipated that there will be at least one formal monitoring meeting during the course of the evaluation.

3.5 POST-EXCAVATION AND REPORT PRODUCTION

3.5.1 ***Report:*** a report will be produced within four working weeks of the completion of the fieldwork, and will include:

- a summary statement of the findings;
- the background to the evaluation, including location details;
- an outline of the methodology of the evaluation;
- a description of the site's setting, including topography and geology;
- an account of the documented historical background to the site;
- a summary, assessment, and interpretation of the results;
- an assessment of any finds and samples recovered from the trenches;
- a description of the significance of the site in its local and regional context;
- recommendations for any further archaeological investigation that is considered merited to mitigate the impact of the development works;
- a catalogue of archive items, and details of the final deposition of the project archive.

3.5.2 ***Archive:*** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*The Management of Archaeological Projects, 2nd edition, 1991*) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.

3.5.3 The paper and finds archive for the archaeological work undertaken at the site will be deposited with the Museum of Science and Industry in Manchester. The archive will be deposited with the museum within six months of the completion of the fieldwork. Except for items subject to the Treasure Act, all artefacts found during the course of the project will be donated to the museum.

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4 WORK TIMETABLE

4.1 A one-week period should be allowed to excavate and record the evaluation trenches. On the first day of the fieldwork, OA North will accurately locate through measured survey the exact position of the trenches to be excavated. The trench locations will then be scanned for live services with a CAT prior to any mechanical excavation.

4.2 In the event of significant archaeological remains being discovered in the evaluation trenches, a programme of further investigation may be anticipated. The time required for any additional investigation cannot be determined until the results of the evaluation are known.

5 STAFFING PROPOSALS

5.1 The project will be under the overall charge of **Ian Miller BA FSA** (OA North Senior Project Manager) to whom all correspondence should be addressed.

5.2 The excavation will be directed by **Graham Mottershead** (OA North Project Officer). Graham has developed considerable expertise of industrial buildings and excavating historic industrial sites, particularly in Manchester. Most recently, Graham directed the archaeological evaluation of the site.

5.3 Assessment of any finds recovered from the excavation will be undertaken by OA North's in-house finds specialist **Christine Howard-Davis BA** (OA North Finds Manager). Christine has extensive knowledge of all finds of all periods from archaeological sites in northern England, and is a recognised expert in the analysis of post-medieval artefacts.

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ILLUSTRATIONS

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Figure 2: Location of evaluation trenches

Figure 3: Plan of Trench 1

Figure 4: Plan of Trench 2A

Figure 5: Plan of Trench 2B

Figure 6: Evaluation trenches superimposed on Johnson's map of 1820

Figure 7: Evaluation trenches superimposed on the Ordnance Survey 60":1 mile map of 1851

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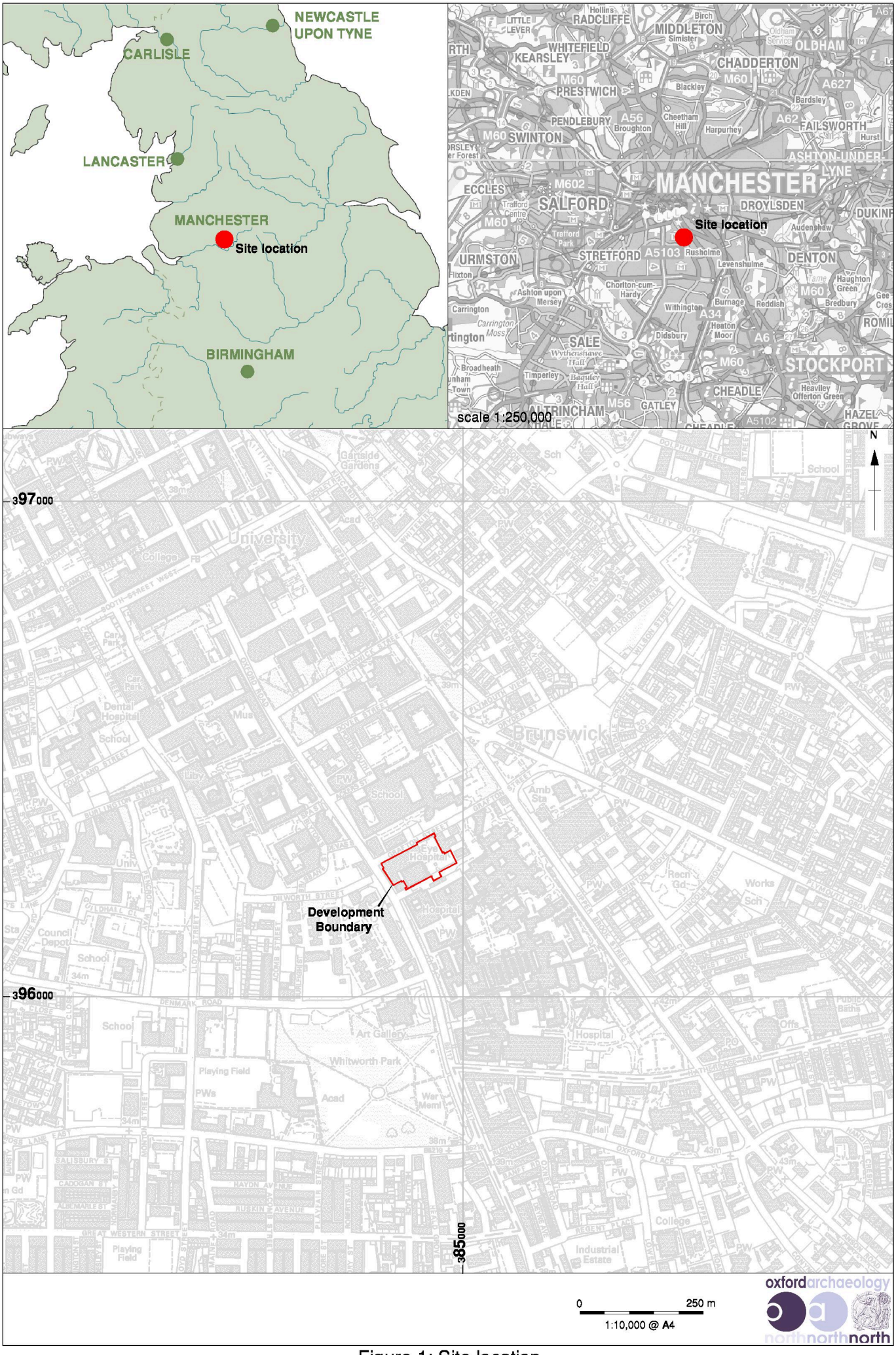

Figure 1: Site location

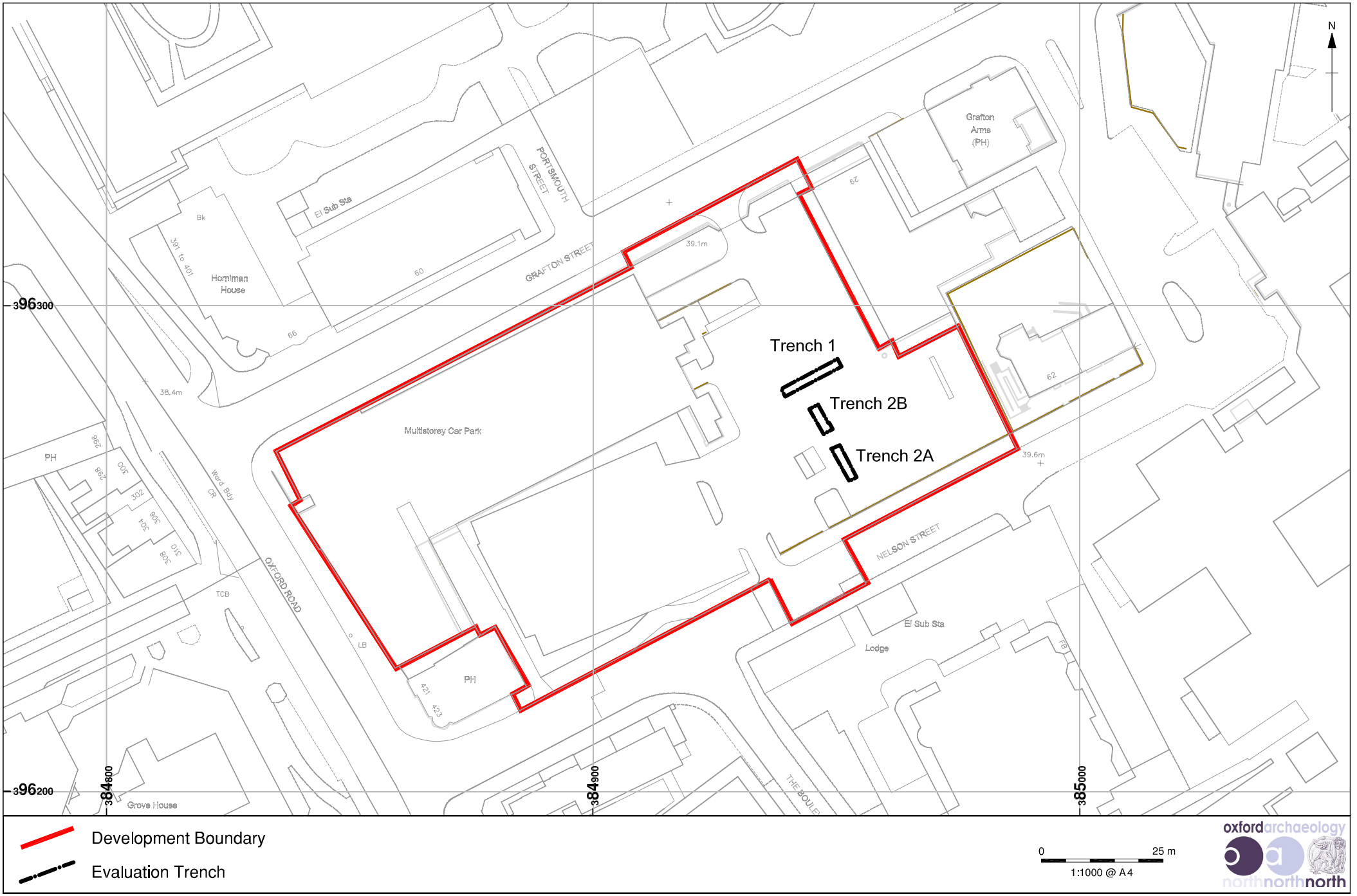

Figure 2: Location of evaluation trenches

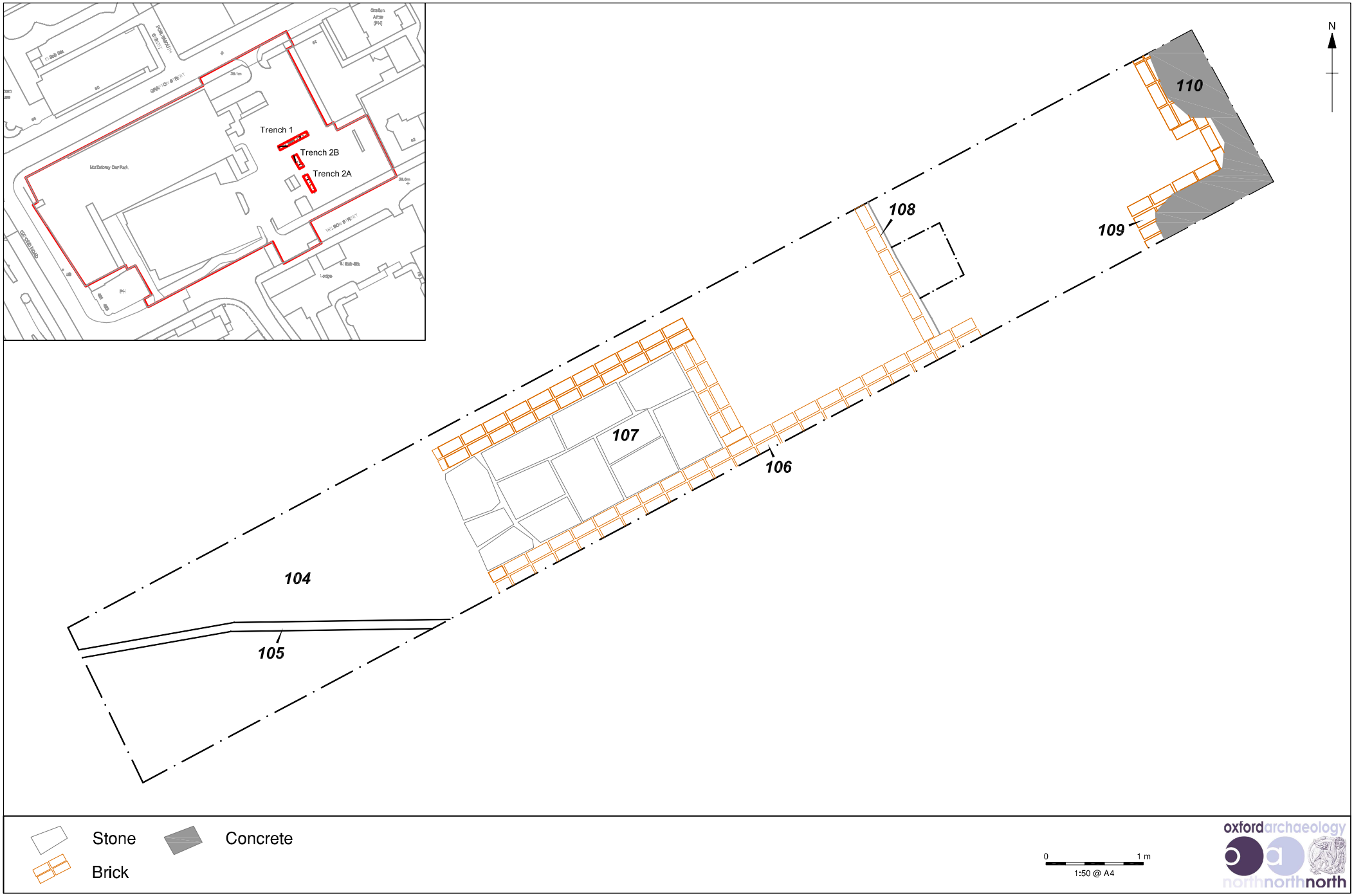

Figure 3: Plan of Trench 1

Figure 4: Plan of Trench 2A

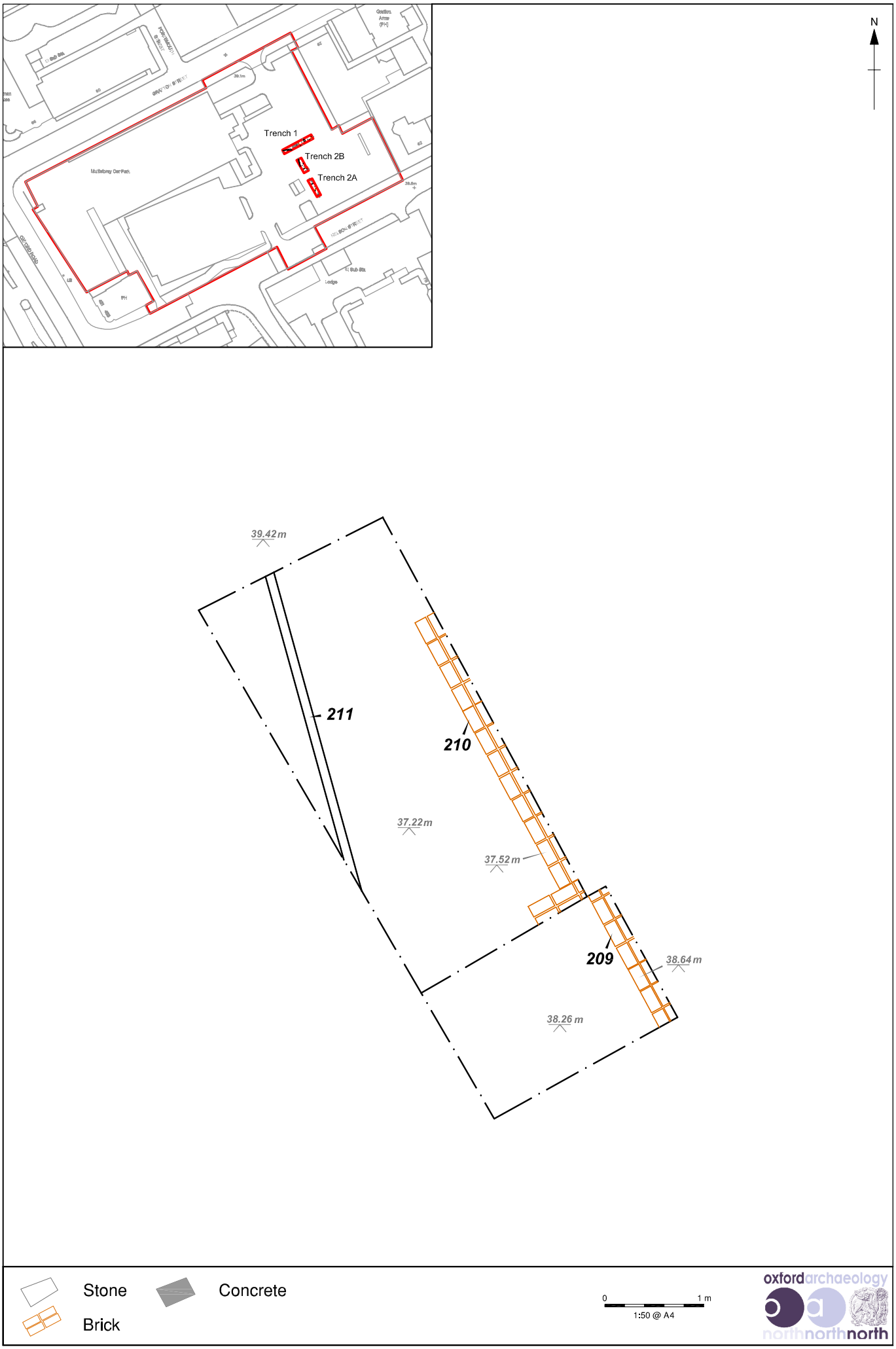

Figure 5: Plan of Trench 2B

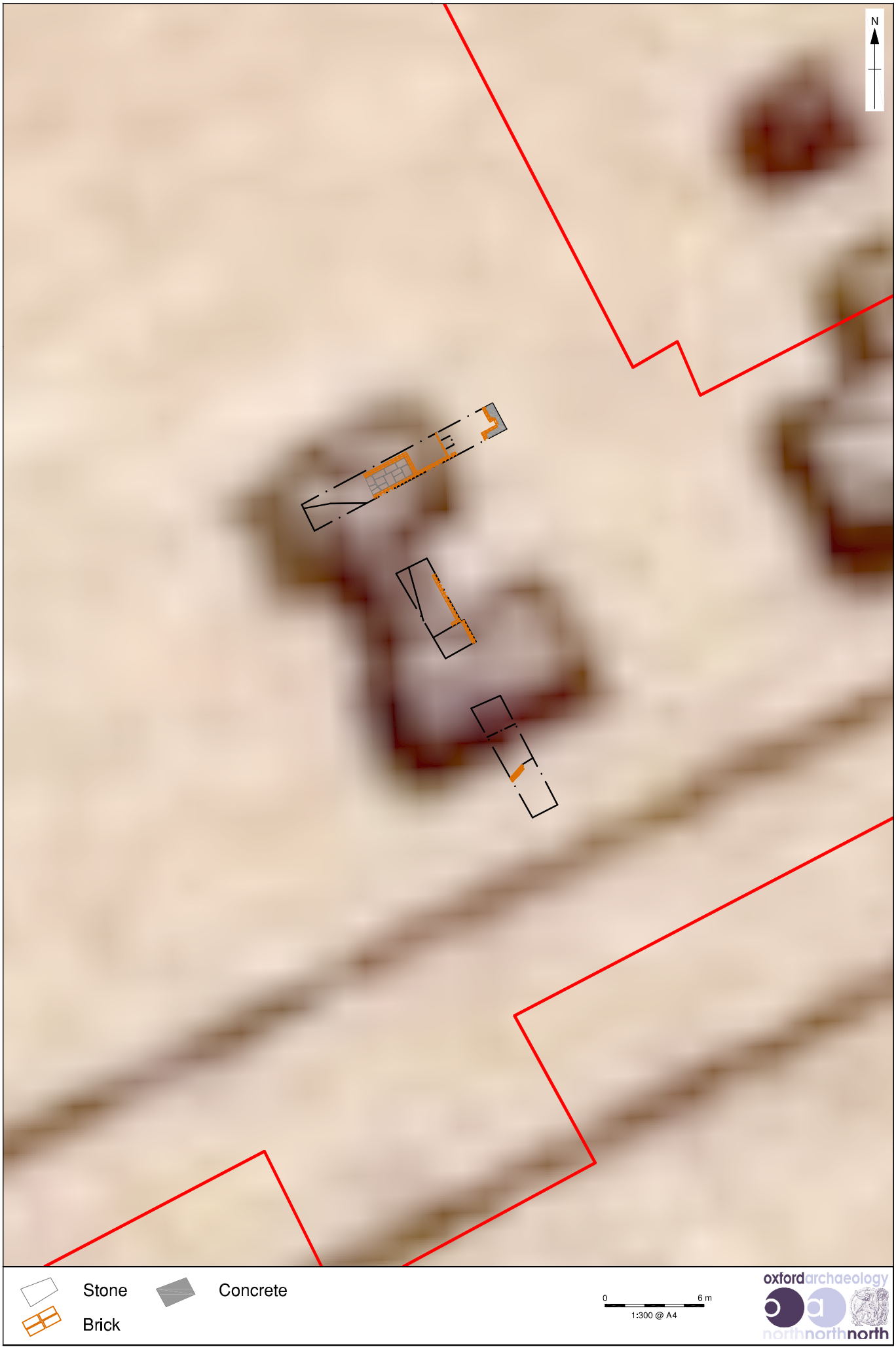

Figure 6: Evaluation trenches superimposed on Johnson's map of 1820

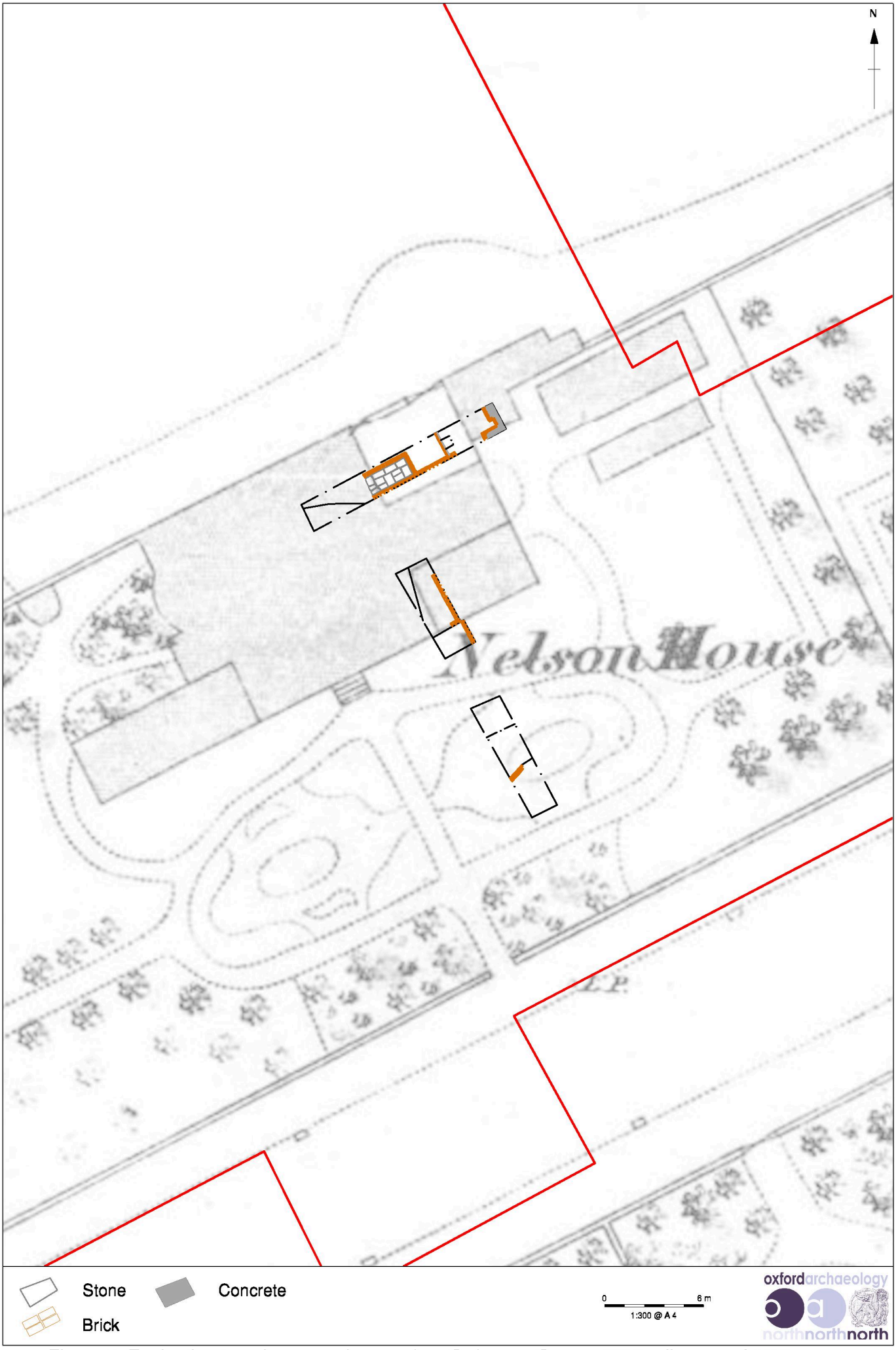

Figure 7: Evaluation trenches superimposed on Ordnance Survey 60":1 mile map of 1851