



2 Hardman Boulevard, Spinningfields, Manchester

Archaeological Desk- based Assessment



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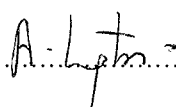
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SUMMARY

Allied London Properties Ltd has obtained planning consent (Application No 103505/FO/2013/C1) for a new development on land in the Spinningfields area of central Manchester (centred on NGR 383280 398220). The development proposals allow for the erection of a new office building comprising offices, a ground-floor restaurant, a gym, basement car-parking, and associated landscaping and infrastructure works, which will inevitably necessitate considerable earth-moving works. In order to secure archaeological interests, Manchester City Council attached a condition (Condition 9) to planning consent that required an appropriate scheme of archaeological investigation to be implemented prior to development.

Following consultation with the Greater Manchester Archaeological Advisory Service, it was recommended that an archaeological desk-based assessment of the development area was carried out. This was intended to update the conclusions drawn from an archaeological assessment of the area that was carried out in 2003, establish the merits of carrying out further archaeological investigation of the site, and enable an appropriate scheme of investigative works to be formulated.

In total, 56 heritage assets have been identified in the wider study area, of which seven lie within the boundary of the Site Area. None of the known heritage assets identified within the Site Area are afforded statutory designation, and are thus not considered to be of national importance that would require preservation *in-situ*. Of the other non-designated heritage assets within the Site Area, only one may merit preservation by record, should it be directly affected by development. This comprises the footprint of a row of early nineteenth-century double-depth workers' houses, which are considered to be of local significance.

The scale of impact on the heritage assets within the Site Area has been largely determined as neutral, as the identified sites are considered to be of low or negligible archaeological value due to the probable extent of previous disturbance. The principal exception is the footprint of a row of early nineteenth-century double-depth houses, where the impact significance may be determined as intermediate/minor.

The requirement for a programme of archaeological recording to mitigate the impact of development on this heritage asset, and the scope and extent of any such recording that is deemed necessary, would be devised in consultation with the Greater Manchester Archaeological Advisory Service. However, if it is considered that any further archaeological work is merited, it is anticipated that this would be limited to a watching brief during development works, which would be targeted on the footprint of former housing across the central part of the site.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Graham Skinner, acting on behalf of Allied London Properties Ltd, for commissioning and supporting the project. Thanks are also due to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his support and advice. Thanks are also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record. OA North is also grateful to Dr Peter Arrowsmith, and the staff of the Lancashire County Record Office, for their assistance with the historical research.

The desk-based research and report was compiled by Ian Miller, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Allied London Properties Ltd has obtained planning consent (Application No 103505/FO/2013/C1) for a new development on land in the Spinningfields area of Manchester city centre (referred to hereafter as the Site Area). The development proposals allow for the erection of a new multi-storey building comprising offices, a ground-floor restaurant, a gym, basement car-parking, and associated landscaping and infrastructure works, which will inevitably necessitate considerable earth-moving works that could potentially damage or destroy any buried archaeological remains within the boundary of the Site Area.
- 1.1.2 The Site Area was in use as agricultural land until the late eighteenth century, when development commenced at the junction of Water Street and Bridge Street. By the second decade of the nineteenth century, most of the area had been developed for domestic houses and small-scale industrial premises. An archaeological excavation carried out in 2004 prior to the construction of the Civil Justice Centre on Gartside Street demonstrated that significant buried remains of these late eighteenth- and early nineteenth-century buildings survived *in-situ* (UMAU 2005).
- 1.1.3 In order to secure archaeological interests, Manchester City Council attached a condition (Condition 9) to planning consent that required an appropriate scheme of archaeological investigation to be implemented prior to development. The wording of the condition stated:
- ‘No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor.’
- 1.1.4 Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), which provides planning advice on archaeological matters to Manchester City Council, it was recommended that a desk-based assessment of the Site Area was carried out in the first instance. Whilst an archaeological assessment of the site has been carried out previously as part of the new Civil Justice Centre development (UMAU 2003), this was completed under a different planning guidance (PPG16) and needed to be updated to address requirements under the National Planning Policy Framework.
- 1.1.5 The desk-based assessment has aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and assess the impact of any future development upon this resource. The data generated from the assessment is intended to provide an informed basis regarding the significance of any archaeological heritage assets within the Site Area, and thereby enable an appropriate scheme of archaeological works to be devised.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Site Area (centred on NGR 383280 398220) lies on the north-eastern side of Hardman Boulevard, and immediately to the south-west of the Civil Justice Centre on Gartside Street in the Spinningfields area of central Manchester (Fig 1). It occupies a rectangular plot of land of approximately 3300m², and presently comprises a well-maintained landscaped open-space that is flanked along its western edge by an avenue of semi-mature trees (Plate 1).

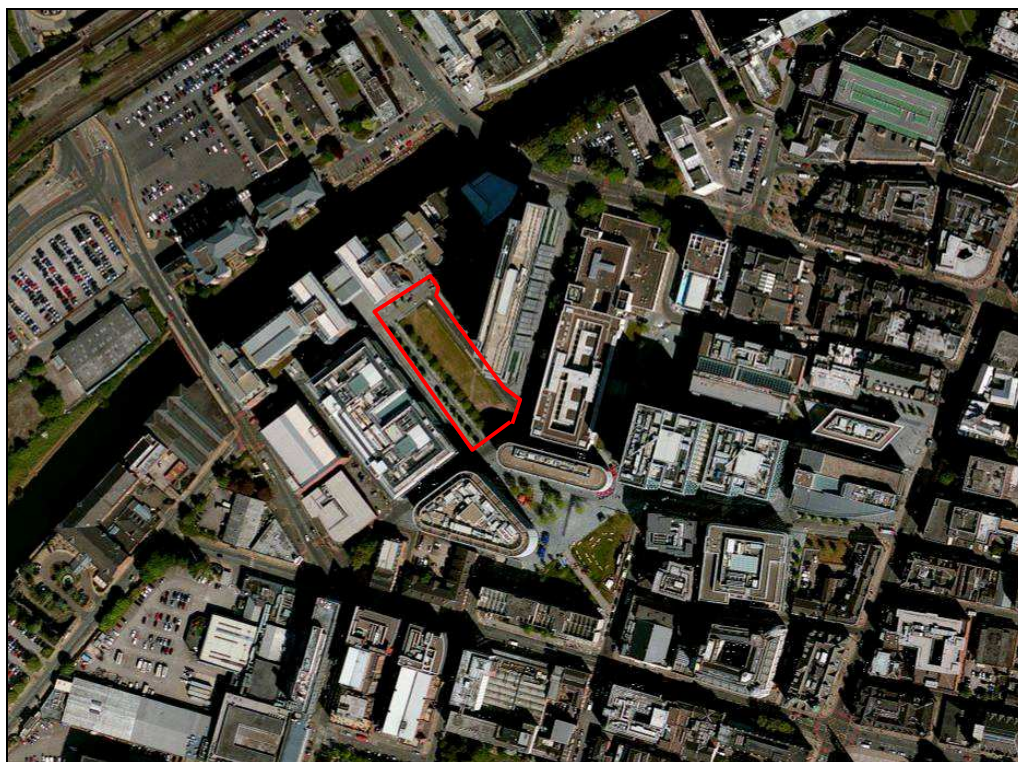


Plate 1: Recent aerial view of the Site Area and its environs

- 1.2.2 **Topography:** topographically, the Manchester Conurbation as a region lies 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 Site Area, however, is situated close to the south bank of the River Irwell. It lies at a height of *c* 31m above Ordnance Datum (aOD). The ground is fairly level, although falls very slightly to the west.
- 1.2.3 **Geology:** the solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).

1.3 STATUTORY SITES

- 1.3.1 The Site Area does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, Listed Buildings, or any Registered Parks and Gardens. However, the edges of four Conservation Areas lie within a radius of 200m of the Site Area boundary. These comprise the Castlefield Conservation Area, the St John Street Conservation Area, the Deansgate/Peter Street Conservation Area, and the Parsonage Gardens Conservation Area.
- 1.3.2 There are nine buildings or structures of special architectural interest within a 200m radius of the Site Area (Table 1). These are all afforded statutory designation as Grade II Listed Buildings, although none lie within the Site Area. Development will not have any direct impacts on these designated buildings.

Gazetteer number	HER ref.	Description	Grade	NGR
1	1717.1.0	Albert Bridge	II	SJ 8329 9837
2	8466.1.0	Bollards at west end of St John's Passage	II	SJ 8328 9798
3	11652.1.0	St John's College	II	SJ 8322 9800
4	8295.1.0	Masonic Temple	II	SJ 8348 9827
5	8581.1.0	The Opera House	II	SJ 8341 9804
6	8645.1.0	The Pump House	II	SJ 8328 9831
7	8296.1.0	Albert Bridge	II	SJ 8331 9836
8	277.1.0	County Court	II*	SJ 8336 9801
9	15494.1.0	Irwell Street Bridge	II	SJ 8312 9823

Table 1: Summary of Listed Buildings within a 200m radius of the Site Area

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The archaeological assessment has focused on the site of the consented 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 (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; 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 Historic Environment Record (HER):** the HER holds data on the historic environment for Greater Manchester, including Listed Buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The HER was consulted to establish the extent of sites of archaeological and historic interest within the study area;
- **Lancashire County Record Office (LRO), Preston:** holds an extensive series of mapping for the Manchester area, as well as a collection of secondary sources about the city and its suburbs;
- **Greater Manchester Record Office, Manchester (GMRO):** the catalogue of the Greater Manchester Record Office was searched for information relating to the study area, and relevant data was incorporated into the report;
- **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, although the library was not visited as it is presently closed to the public;
- **Museum of Science and Industry, Manchester:** the catalogue of the Museum of Science and Industry archives was searched for information relating to the study area, and relevant data was incorporated into the report;
- **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.

2.1.2 All archaeological sites in the Site Area and within a radius of 200m have been included in the Site Gazetteer (*Section 4*; Fig 9).

2.2 ASSESSMENT METHODOLOGY

2.2.1 The results of the assessment have identified the significance of the archaeological resource of the Site Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Site Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.2.2 Such impacts on the identified archaeological sites may be:

- positive or negative;
- short, medium or long term;
- direct or indirect;
- reversible or irreversible.

2.2.3 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development. Table 2 shows the sensitivity of the 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 archaeological value or interest 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 archaeological value 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 archaeological value or interest	Avoidance unnecessary

Table 2: Criteria used to determine Importance of Sites

- 2.2.4 The impact is assessed in terms of the sensitivity of the site to the magnitude of change or scale of impact during any 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

- 2.2.5 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
Local (low)	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 4: Impact Significance Matrix

- 2.2.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded as significant impacts. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

- 2.2.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	Description
High/Certain	The predicted impact is either certain, <i>ie</i> a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 5: Impact Prediction Confidence

2.3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.3.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.3.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).

- 2.3.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; ‘great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional’ (DCLG 2012, *Section 12.132*). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 2.3.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to ‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’ (DCLG 2012, *Section 12.129*). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; *Section 12.132*).

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

- 3.1.1 The following section provides an historical context to the present study, and is considered by period as detailed in Table 6 below. Key sites are summarised in the Gazetteer of Sites with numbers given in brackets (*Section 4*), and are mapped on Figure 9.

Period	Date Range
Neolithic	3500 – 2300 BC
Bronze Age	2300 BC – 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 – c 1750
Industrial Period	c AD1750 – 1914
Modern	Post-1914

Table 6: Summary of British archaeological periods and date ranges

- 3.1.2 **Prehistoric Period:** the current understanding of any activity in Manchester during the prehistoric period is very poor, although it is reasonable to suggest that the Castlefield area, c 500m to the south of the Site Area, may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. However, physical indications for any such settlement are, at best, fragmentary and arguably the best evidence was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield. During the course of this work, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered, although none was found in securely stratified deposits (UMAU 2002). There is no known evidence for prehistoric activity within the boundary of the Site Area, although a fragment of worked flint that has been dated to the Neolithic Period was discovered within the wider study area (Site 10).
- 3.1.3 **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* (Brunton 1909). The site of this encampment is marked today by Camp Street in Castlefield, situated c 500m to the north-west of the present study area. During the second century, the fort was developed in association with a substantial extramural settlement, or *vicus*, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, Slack and York to the north-east, Wigan to the north-west, Northwich and Chester to the south, and Buxton to the south-east. There is a single findspot of Roman coins within the present study area (Site 11).

- 3.1.4 **Medieval Period:** there is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. 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 at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).
- 3.1.5 In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, but recent research favours it being at the Roman fort in Castlefield. However, the area of the cathedral had become a new focus for settlement by the late eleventh century, and the site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.
- 3.1.6 Following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), 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, located over 1km to the north of the study area, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony.
- 3.1.7 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*). The distance of the study area from the medieval centre means that is likely to have remained entirely undeveloped until at least the eighteenth century. There are known remains of medieval date within the present study area.
- 3.1.8 **Post-medieval and Industrial Period:** during the eighteenth century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the growing town of Manchester at its centre (Williams with Farnie 1992, 3). By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764, the terminus of which was at Castlefield (Hadfield and Biddle 1970). 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 more than tripled to 75,281 by 1801 (Lloyd-Jones and Lewis 1993).

3.2 DEVELOPMENT OF THE SITE AREA

- 3.2.1 The known development of the study area commenced in the eighteenth century. Casson and Berry's map of Manchester and Salford that was produced in 1755 shows the study area as lying within a group of fields on the south-western edge of the town, bounded on the south by Quay Street and on the west by Water Street (Plate 2). These two thoroughfares converged at the buildings of the Old Quay Company on the Irwell. Under an Act of Parliament of 1721, the company had been empowered to make the River Mersey and River Irwell navigable between Warrington and Manchester (UMAU 2003). The navigation was probably completed in 1736, and by 1740 the company had built a quay and warehousing at the bottom of Quay Street (Hadfield and Biddle 1970, 16-8).



Plate 2: Extract from Casson and Berry's map of 1755, with arrow marking the approximate position of the Site Area

- 3.2.2 The next available map of the area, produced by Tinker in 1772, similarly shows the Site Area as fields, although the western and eastern ends of Water Street are shown as having been developed. This represented the initial stage in what proved to be the rapid and intense development of this part of Manchester. The extent of development by the end of the eighteenth century is captured on Charles Laurent's map of 1793 (Plate 3), and William Green's detailed map that was published in 1794 (Fig 2). These accurate surveys show Gartside Street to have been laid out, running southward from New Bridge Street. Between it and Water Street a network of other streets had been laid out, including Irwell Street, which ran through the centre of the Site Area, together with Back Water Street. Green's map shows two streets leading southward from Irwell Street, of which the most westerly is named on later maps as Young Street, and the more easterly as Potter Street.

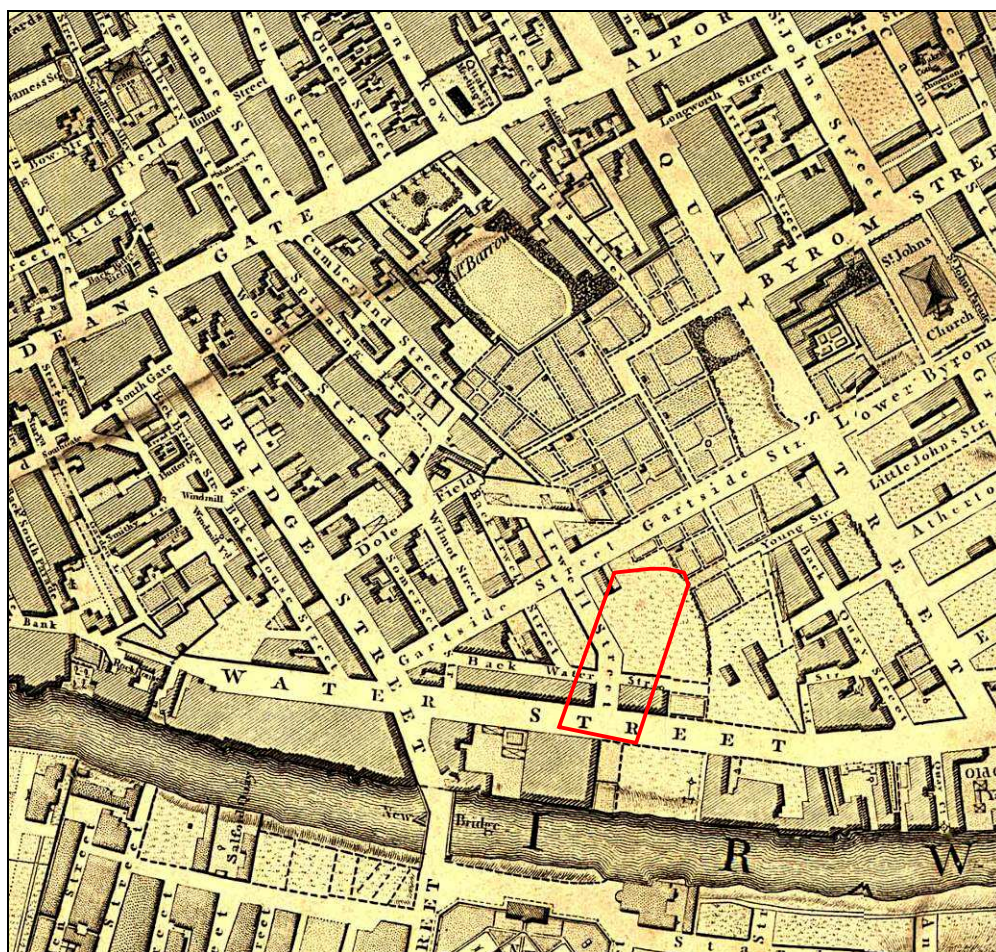


Plate 3: Extract from Laurent's map of 1793, marking the approximate boundary of the Site Area

- 3.2.3 Swire's map of 1824 (Fig 3) shows the Site Area to have been largely developed. The arrangement of buildings is more clearly shown on Banks & Co's map of 1831, which shows that most of this development comprised workers' housing (Plate 4), although a few larger structures are likely to have small industrial or commercial buildings. In particular, the form of a large L-shaped building fronting onto Back Water Street, close to its junction with Water Street, is inconsistent with housing. This is corroborated by the detail shown on the Ordnance Survey 60": 1 mile map of 1849, which identifies the building as a saw mill (Fig 4). Further detail is provided by Adshead's map of 1851 (Fig 5), which shows the main body of the building to have been factory premises occupied by Ellis & Co, whilst the range fronting Back Water Street (and within the Site Area) was used for retail purposes. Several other buildings surveyed by Banks & Co within the boundary of the Site Area are marked as retail premises by Adshead, the majority of which fronted onto either Irwell Street or Water Street.
- 3.2.4 Banks & Co's map clearly show that the Site Area had been almost entirely developed by the early 1830s (Plate 4). The only small plot of land that was seemingly not being used lay along the southern boundary of the present Site Area, situated between Potter Street and Garside Street.



Plate 4: Extract from Extract from Banks & Co's Plan of Manchester of 1831, marking the boundary of the Site Area

- 3.2.5 Banks & Co's map shows various types of workers' housing within the boundary of the Site Area, although more detail is provided by the Ordnance Survey map of 1849 (Fig 4). These included double-depth houses with outshuts fronting onto Water Street, Young Street and Gartside Street, most of which appear to have incorporated cellar lights, indicating that they had basements. A row of 14 single-depth houses are shown along the north-western side of Potter Street, each with a small back yard containing a privy, and a rear passage running between Cobden Street and Irwell Street. Adshead's map of 1851 shows that the properties forming each end of this row were shops (Fig 5). There is no indication on either of these detailed maps that the single-depth houses had cellars.
- 3.2.6 The small plot in the southern part of the Site Area that was depicted as undeveloped by Banks & Co is shown to have been in use as a timber yard and 'saw pit' by the mid-nineteenth century. However, this had been subsumed by development before the end of the century, as shown on the Ordnance Survey 1:500 town plan of 1891 (Plate 5), and the 25": 1 mile map of 1896 (Fig 6). In all other respects, the buildings within the Site Area appear to have remained largely unchanged from the mid-nineteenth century.



Plate 5: Extract from the Ordnance Survey town plan of 1891, marking the boundary of the Site Area

- 3.2.7 The arrangement of buildings within the Site Area depicted by the Ordnance Survey in the 1890s is shown as little changed on mapping of 1908 (Plate 6). By 1909, however, the buildings on the site of the former timber yard between Potter Street and Gartside Street had been demolished and replaced by a single new block (UMAU 2003, 9). The eastern part of Cobden Street is shown on this map to have been renamed Hardman Street.
- 3.2.8 Within a few years, Irwell Street had been renamed Cumberland Street, and the housing on the north side of the street had been replaced by a new range, which represented either an extension or rebuilding of the saw mill (*ibid*). Entries in contemporary trade directories indicate that the site was occupied at this date by the Globe Saw Mills Co, packing-case manufacturers (Slater 1915). The new layout is shown on the Ordnance Survey map of 1922 (Fig 7). By that date, the western part of Cobden Street had been renamed Hardman Street.
- 3.2.9 The next edition of Ordnance Survey mapping, published in 1932, shows the former saw mill that straddles the north-eastern boundary of the Site Area to have been remodelled and converted for use as a warehouse. The buildings between Gartside Street and Potter Street in the southern part of the Site Area had all been demolished by this date, and replaced by a large dairy building, occupied by Burgess' Dairy Ltd (Kelly 1932).



Plate 6: Extract from the Ordnance Survey map of 1908, marking the boundary of the Site Area

- 3.2.10 The Ordnance Survey map of 1950-1 shows that the Site Area had undergone large-scale clearance, involving the demolition of all the earlier properties apart from the dairy on Gartside Street, and a small fragment of the former saw mill, which is annotated as a ruin (Fig 8). By 1963, north-western part of the Site Area had been redeveloped for the northern wing of the John Unsworth Building, then part of the Manchester College of Building, and known subsequently as MANCAT. This building subsumed the line of Back Water Street, and also the north-western extent of Irwell Street. The footprint of former houses along Irwell Street and Young Street were also subsumed by this new building.
- 3.2.11 By 1971, the dairy in the southern part of the Site Area had been demolished, and the site of the buildings along the north side of Irwell Street was in use as a car park (Plate 7). The Manchester Courts of Justice, situated immediately to the south-east of the Site Area, are also depicted on this map. A multi-storey car-park was erected immediately to the north-east shortly after the publication of this map in 1971, with the access routes crossing the south-eastern corner of the Site Area.

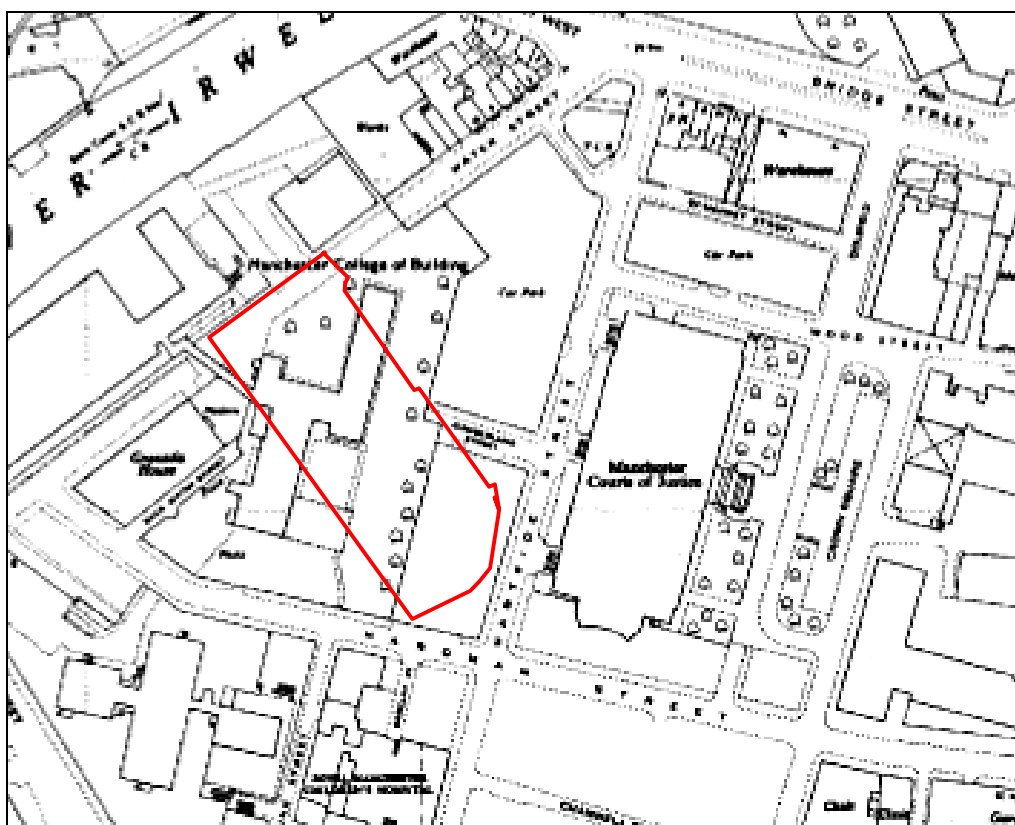


Plate 7: Extract from the Ordnance Survey map of 1971, marking the boundary of the Site Area

- 3.2.12 The area was subject to major regeneration in the early twenty-first century, when the Spinningfields development was delivered. During this redevelopment, the Site Area was used temporarily as a contractor's storage compound, and was landscaped subsequently to create its current form (Plate 8). It presently comprises a predominantly open landscaped area laid to grass with semi-mature trees along the boundaries with Hardman Boulevard and Gartside Street. A row of well-maintained evergreen hedging forms the perimeter of the Site Area, with several openings for public access. Several street lights are located along the edge of the site, together with a new electricity sub-station that lies on a concrete base in the south-western corner of the site (Plate 8)
- 3.2.13 The Site Area is enveloped on all sides by a range of modern commercial/retail and occasional municipal buildings, most of which are multi-storey (Plate 9). This setting is commensurate with the city-centre location of the site, with little physical evidence for the historic townscape.



Plate 8: Current view looking west across the Site Area from Gartside Street



Plate 9: Current view looking south-east across the Site Area from left Bank

3.3 PREVIOUS ARCHAEOLOGICAL WORKS

- 3.3.1 The study area has been the focus of archaeological investigation previously, including an archaeological desk-based assessment that was carried out in 2000 to inform the development of a new magistrates' courthouse on Wood Street (Site **24**). This study concluded that the site had some potential to contain buried remains of eighteenth-century and later buildings, although these were not considered to be particularly rare types, and any such remains would be deemed to be of minor local importance (UMAU 2000).
- 3.3.2 In 2003, another archaeological desk-based assessment was carried out to inform proposals to develop a new Civil Justice Centre (UMAU 2003). This concluded that the study area did not contain any known archaeological remains that could be considered to be of national significance, and whilst any surviving evidence for prehistoric or Roman activity would be of regional significance, it was considered unlikely that any such remains would survive *in-situ*.
- 3.3.3 An important archaeological excavation within the study area was carried out in 2004. This was targeted on the site of a hat manufactory and soda water/chemical works situated on Hardman Street (Site **38**), a short distance to the south-east of the present Site Area. The excavation revealed the foundations of buildings dating largely to the later eighteenth century, but incorporated clear evidence for several developmental phases. This excavation represented the first comprehensive archaeological investigation of both a hat and a soda works, and also the first archaeological investigation of an eighteenth-century industrial complex within Manchester city centre (UMAU 2005).
- 3.3.4 In 2006, an archaeological investigation comprising a desk-based assessment, building survey and evaluation trenching was carried out on the site of the Pump House on the Left Bank. The evaluation trenching identified buried remains of late eighteenth-century workers' housing, together with fragments of a stone sett surface (UMAU 2007).
- 3.3.5 Further archaeological assessment of the area was carried out in 2007, which focused on Crown Square (Site **46**). This concluded that the site had been occupied from the late eighteenth century by workers' housing, which was tested subsequently by targeted archaeological excavation that was carried out in 2008. This identified the remains of four late eighteenth-century buildings and early and mid-nineteenth-century workers' housing, with surviving brick walls and structures, and flag and brick floor surfaces (UMAU 2008).

4. GAZETTEER OF SITES

Site Number	01
Site Name	Albert Bridge
HER Number	1717.1.0
Designation	Grade II listed building
Site Type	Bridge
Period	1844
NGR	SJ 8329 9837
Source	HER; Listed building description
Description	Bridge built over the River Irwell in 1844 by Jesse Hartley. Ashlar. Single segmental arch with stone voussoirs and moulded string course below the parapet. Parapet, probably altered, surmounted by cast-iron lamp brackets, two to each side.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	02
Site Name	Bollards on St John's Passage
HER Number	8466.1.0
Designation	Grade II listed building
Site Type	Bollard
Period	Eighteenth / nineteenth century
NGR	SJ 8328 9798
Source	HER; Listed building description
Description	Two late eighteenth- or early nineteenth-century cast-iron bollards having tapered, fluted shafts with small mushroom caps.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	03
Site Name	St John's College
HER Number	11652.1.0
Designation	Grade II listed building
Site Type	School
Period	Late nineteenth century
NGR	SJ 8322 9800
Source	HER; Listed building description
Description	School, now college of further education. Late nineteenth century altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some seventeenth-century Renaissance features.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	04
Site Name	Masonic Temple
HER Number	8295.1.0
Designation	Grade II listed building
Site Type	Church
Period	1929
NGR	SJ 8348 9827
Source	HER; Listed building description
Description	Masonic Temple, 1929. Designed by Thomas Worthington & Son. Portland stone. Roof not visible. Stripped classical manner.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	05
Site Name	The Opera House
HER Number	8581.1.0
Designation	Grade II listed building
Site Type	Public Building
Period	c 1912
NGR	SJ 8341 9804
Source	HER; Listed building description
Description	Erected c 1912. Architects: Richardson & Gill with Farquarson. Originally the New Theatre. Classical style; stucco imitating stone.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	06
Site Name	The Pump House
HER Number	8645.1.0
Designation	Grade II listed building
Site Type	Power Station
Period	Early twentieth century
NGR	SJ 8328 9831
Source	HER; Listed building description
Description	Hydraulic power generating station, latterly part of college workshops, and currently used as a museum. Built 1907-9, altered. Red brick with sandstone dressings, iron reservoirs, slate roof. Built on east bank of River Irwell. Irregular rectangular plan at right-angles to river. Baroque style. Two and three storeys, in form resembling nave with aisles, the aisles flat-roofed and surmounted by large rectangular reservoirs at the end close to the river, with tower on south side. Asymmetrical four-bay east gable end, with stone plinth, banded pilasters, moulded cornice with parapet ramped up to open-pedimented gable over third bay; tall segmental-headed windows
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	07
Site Name	Albert Bridge
HER Number	8296.1.0
Designation	Grade II listed building
Site Type	Bridge
Period	Mid-nineteenth century
NGR	SJ 8331 9836
Source	HER; Listed building description
Description	Public road bridge over River Irwell, built c 1850 by Jesse Hartley; slightly altered. Sandstone ashlar. Single span. Classical style.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	08
Site Name	County Court
HER Number	277.1.0
Designation	Grade II listed building
Site Type	Town House
Period	Nineteenth century
NGR	SJ 8336 9801
Source	HER; Listed building description
Description	Residence of Richard Cobden, politician and reformer; later, Owen's College, Manchester University. Mid-eighteenth-century house, later additions. Three storeys. Stucco basement storey.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	09
Site Name	Irwell Street Bridge
HER Number	15494.1.0
Designation	Grade II listed building
Site Type	Bridge
Period	c 1880
NGR	SJ 83119 98235
Source	HER; Listed building description
Description	Bridge over river Irwell. Built c 1880. Stone, cast-iron and wrought-iron or steel. Stone piers and abutments each side and paired arched trusses with lattice-work cross bracing with rosette decoration over the rivets. Road bed carried on lateral cast-iron beams, their ends ornamented with rosettes.
Assessment	Designated listed building. The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	10
Site Name	Flint Flake (Site of)
HER Number	414.1.0
Designation	None
Site Type	Findspot
Period	Prehistoric
NGR	SJ 8350 9820
Source	HER
Description	A flake of a worked prehistoric flint discovered in Spinningfields in the nineteenth century.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	11
Site Name	Roman Coins (Site of)
HER Number	415.4.5
Designation	None
Site Type	Findspot
Period	Roman
NGR	SJ 8330 9800
Source	HER
Description	Six Roman coins found during excavations in Quay Street in the early twentieth century.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	12
Site Name	72-76 Gartside Street
HER Number	11775.1.0
Designation	None
Site Type	House
Period	Eighteenth century
NGR	SJ 8239 9808
Source	HER
Description	Three attached late eighteenth-century houses of brick construction. The ground storey painted; three storeys and basement; two sash windows each, generally minus glazing bars. Each has a moulded stone doorcase with Roman Doric columns and pediment and semicircular fanlights, that to No 74 retaining good iron fret; modern doors except for No 72 which retains a 6-panelled door; modillion eaves cornice; gable ends; slates.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	13
Site Name	Royal Veteran Hotel
HER Number	12387.1.0
Designation	None
Site Type	Hotel
Period	Nineteenth century
NGR	SJ 8310 9828
Source	HER; Bancks & Co 1831
Description	Rectangular building, 20mx12m, on the corner of Irwell Street and Stanley Street. Three-storey header bonded brick building with Romanesque arches to doors and windows. First shown on 1831 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	14
Site Name	Albert Shed
HER Number	12386.1.0
Designation	None
Site Type	Industrial Building
Period	Nineteenth century
NGR	SJ 8311 9817
Source	HER; OS 1848
Description	Roughly rectangular, single storey, transhipment shed 62 x 42m, at junction of Water Street and Irwell Bridge Street. Three bays, with king-post roof trusses supported by steel columns.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	15
Site Name	Substation
HER Number	16213.1.0
Designation	None
Site Type	Electricity Substation
Period	Twentieth century
NGR	SJ 8330 9831
Source	HER
Description	Small building situated immediately east of the Pump House. The Pump House was built between 1907 and 1909, and the substation building is presumably contemporary. The substation initially served as a workshop, with access through the sloping cobbled sett yard to the east of the main building. There is also a main entrance to this area from Water Street through a set of double doors.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	16
Site Name	Mark Addy Landing Stage
HER Number	16252.1.0
Designation	None
Site Type	Landing Stage
Period	Nineteenth century
NGR	SJ 8325 9836
Source	HER
Description	Originally a boat passengers' waiting room for the New Bailey landing stage from where a regular horse-drawn packet boat service was in operation from 1807, with the landing stage used for loading and unloading cargo onto the boats. The embankment itself comprises a brick vaulted colonnade, with the now enclosed area being supported on cast iron columns, likely used for storage.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	17
Site Name	Quay Street / Lower Byrom Street (Site of)
HER Number	12402.1.0
Designation	None
Site Type	House
Period	Eighteenth century
NGR	SJ 8326 9803
Source	HER; Green 1794
Description	Mapping indicates that the southern half of the site was occupied by housing by 1794. By 1848 the entire site was occupied by terraced housing. Properties appear to have been basemented with central alley and back yards running down centre. Subsequently light industrial works and warehousing established on site, demolished by 1980 and site levelled; currently utilised as car park.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	18
Site Name	Bath Inn (Site of)
HER Number	12389.1.0
Designation	None
Site Type	Inn
Period	Eighteenth century
NGR	SJ 8315 9830
Source	HER; Green 1794
Description	An L-shaped building is shown on the left bank of the Irwell, south of Stanley Street and the New Bailey Prison on Green's 1794 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	19
Site Name	Pipe Kiln (Site of)
HER Number	12478.1.0
Designation	None
Site Type	Clay Tobacco Pipe Factory
Period	Nineteenth century
NGR	SJ 83338 98167
Source	HER
Description	A clay tobacco pipe factory was in production at this site between 1884 and 1896.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	20
Site Name	Three Sugar Loaves Hotel (Site of)
HER Number	12388.1.0
Designation	None
Site Type	Hotel
Period	Nineteenth century
NGR	SJ 8315 9816
Source	HER
Description	Rectangular building, 20 x 10m, on corner of Quay Street and Water Street. First named on the 1891 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	21
Site Name	Spinningfields Plots 402-405
HER Number	11949.1.0
Designation	None
Site Type	House
Period	Post-medieval
NGR	SJ 8320 9810
Source	HER; UMAU 2001
Description	The area was used as agricultural land until the eighteenth century when Quay Street and Water Street were laid out to provide access to the Old Quay on the Irwell. Buildings had been erected within the north-west corner of the area by the 1770s and the land was almost fully developed by 1831, mostly as terraced housing. A children's hospital was established on Gartside Street in the late nineteenth century. In the north-west area clearance began of earlier buildings in the late nineteenth century as New Quay Street was constructed. Wholesale demolition in the mid-twentieth century took place and the land was later used for the Manchester College of Building (MANCAT). The site of the children's hospital is now in use as a car park.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	22
Site Name	2-10 Water Street (Site of)
HER Number	15676.1.0
Site Type	Workers' Housing
Period	Nineteenth century
NGR	SJ 83331 98330
Source	HER; Green 1794
Description	Nos. 6, 8 and 10 Water Street are shown on Green's map of 1794 as having rear outshuts. The outshut to the rear of No. 10 had been removed by 1824, possibly in association with the construction of a warehouse to the rear. A photograph of 1870 shows the buildings to have been of three storeys, most having shop fronts to the ground floor.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	23
Site Name	1-9 Bridge Street West (Site of)
HER Number	15862.1.0
Designation	None
Site Type	Tannery
Period	Eighteenth century
NGR	SJ 8348 9821
Source	HER
Description	The site of eighteenth-century and later buildings, but these buildings were not of particularly rare types and any such remains would be considered of minor local importance.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	24
Site Name	New Magistrates' Courthouse Site
HER Number	11264.1.0
Designation	None
Site Type	Tannery
Period	Nineteenth century
NGR	SJ 8348 9821
Source	HER; UMAU 2000
Description	The site of eighteenth-century and later buildings, but these buildings were not of particularly rare types and any such remains would be considered of minor local importance.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	25
Site Name	New Bridge Mills (Site of)
HER Number	11239.1.0
Designation	None
Site Type	Textile Mill
Period	Nineteenth century
NGR	SJ 8324 9829
Source	HER; Bancks & Co 1831
Description	On the 1831 map this complex is named as a 'Cotton Mill'. New Bridge Twist Co, Water Street is listed in directories of the 1830s. On the 1848 map, the plan of the cotton mill is shown as a roughly H-shaped plan, having undergone some modification.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	26
Site Name	Old Botany Wharf (Site of)
HER Number	11238.1.0
Designation	None
Site Type	River Wharf
Period	Eighteenth century
NGR	SJ 8321 9826
Source	HER; Green 1794; Bancks & Co 1831
Description	On the 1787-94 map, on the western side of this site a large rectangular building is named as 'New Warehouse'; a smaller rectangular extension is shown at its north-western corner. On the 1831 map the area to the east is named as 'Botany', and as 'Old Botany Wharf' on the 1848 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	27
Site Name	Water Street Hat Manufactory (Site of)
HER Number	11237.1.0
Designation	None
Site Type	Factory
Period	Nineteenth century
NGR	SJ 8317 9823
Source	HER
Description	A square building is shown in the centre of this site on the 1787-94 map. Other buildings had been added to the front (cellared) and rear by 1831. On the 1848 map the original building is identified as the 'Water Street Hat Manufactory' and on Adshead's map of 1850 as 'Stopford's Hat Manufactory'. By 1861 no hat manufacturer is listed although there are an overlooker, a tailor and a coachman in this locality. By 1869 the site had become vacant or been demolished.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	28
Site Name	Old Quay Mill (Site of)
HER Number	11236.1.0
Designation	None
Site Type	Woollen Mill
Period	Eighteenth century
NGR	SJ 8315 9823
Source	HER; Green 1794; Bancks & Co 1831
Description	Two buildings shown on the site on the 1787-94 map, a larger one along the river and a smaller building by Water Street. By the 1831 map these have been linked to form a larger L-shaped complex, which is named on the 1848 map as 'Old Quay Mills (Woollen)'. The site is now a car park.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	29
Site Name	Stanley Street Warehouse (Site of)
HER Number	12384.1.0
Designation	None
Site Type	Warehouse
Period	Nineteenth century
NGR	SJ 8308 9824
Source	HER
Description	Courtyard plan range of buildings c 46 x 36m on the western bank of the Irwell and at junction of Stanley Street and Irwell Street. First shown on 1891 map when it was described as Bridge Mill Corn Mill. Named as a warehouse on 1916, 1932 and 1965 maps. Built on site of terraced housing first shown on 1831 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	30
Site Name	Hardman Street and Tivoli Street Housing (Site of)
HER Number	16080.1.0
Designation	None
Site Type	Workers' Housing
Period	Nineteenth century
NGR	SJ 8348 9810
Source	HER
Description	Hardman Street (originally known as Parliament Street) had been constructed by 1824, with terraced housing on the south side and, to the south of these, back-to-back housing fronting onto Back Hardman Street and Thompson Street (later named Tivoli Street). In the late nineteenth century the back-to-back houses were converted into through houses. Demolished by 1932.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	31
Site Name	Irwell Foundry (Site of)
HER Number	1950.1.0
Designation	None
Site Type	Foundry
Period	Nineteenth century
NGR	SJ 8318 9832
Source	HER
Description	The foundry stood on the site of the Lying-in Hospital and the Bath Inn. Demolished.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	32
Site Name	Silk Finishing Works (Site of)
HER Number	1824.1.0
Designation	None
Site Type	Factory
Period	Nineteenth century
NGR	SJ 8311 9826
Source	HER
Description	A finishing works depicted on historical mapping that was probably connected with William Harter's silk mill in Irwell Street. Demolished.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	33
Site Name	Lady Pearle Spring (Site of)
HER Number	1822.1.0
Designation	None
Site Type	Well
Period	Nineteenth century
NGR	SJ 8319 9830
Source	HER
Description	A former well situated on the north side of the River Irwell, south-west from Salford Cross and west of New Bailey Street, Salford. According to Mr JG Mandley, cripples were carried to the spring on account of its supposed miraculous powers. It is possible that the spring gave its name to the spa or spa house supposed to have been on the river bank where Stanley Street is now.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	34
Site Name	Irwell Mill (Site of)
HER Number	1772.1.0
Designation	None
Site Type	Textile Mill
Period	Nineteenth century
NGR	SJ 8306 9824
Source	HER
Description	A textile mill s owned by William Harter from 1825. It was equipped with 184 power looms. It manufactured silk. William Harter was listed as the owner in 1858. Demolished.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	35
Site Name	New Bailey Prison (Site of)
HER Number	1705.1.0
Designation	None
Site Type	Prison
Period	Eighteenth century
NGR	SJ 8325 9840
Source	HER; Green 1794
Description	When the Old Bridge was widened and rebuilt in 1776 it necessitated the pulling down of the Old Dungeon, which, together with the growth of population, made incumbent the provision of extended facilities for the treatment of offenders. In 1782 an Act was obtained for building the New Bailey Prison. The site chosen was adjacent to the Lady Pirle Spring. Work began in 1787 and the prison was completed by 1790. The prison was considerably enlarged in 1816. It was eventually pulled down in 1871 when the New Prison at Strangeways was built.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	36
Site Name	Oldfield Road Basin (Site of)
HER Number	1610.1.0
Designation	None
Site Type	Canal Basin
Period	Nineteenth century
NGR	SJ 8320 9840
Source	HER
Description	Terminus of Manchester, Bolton and Bury canal, opened 1808. Now largely filled in and built upon. Linked to River Irwell by line going under Oldfield Road and Ordsall Lane, still traceable in part.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	37
Site Name	Butcher's Store, Crown Square (Site of)
HER Number	13870.1.0
Designation	None
Site Type	Packing House
Period	Nineteenth century
NGR	SJ 83436 98227
Source	HER
Description	Comparisons between OS maps of 1888 and 1894 show that at that time modifications were made to some earlier blind-back housing in the area, which included knocking some through to create larger units which are shown on later mapping to have had some function as a builder's store. By 1932 all the housing within the study area had been demolished and replaced by a single block which is identified on Goad's insurance plan as a single-storey packing warehouse.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	38
Site Name	Hat Manufactory (Site of)
HER Number	16081.1.0
Designation	None
Site Type	Hat Factory
Period	Eighteenth century
NGR	SJ 8349 9807
Source	HER
Description	An eighteenth-century engraving (by Whitworth) indicates that by 1734 a street had been laid out in this area and was flanked on its northern side by a number of properties with gardens or yards and also ancillary structures to the rear. The presence of these buildings is confirmed by Casson and Berry's 1740s map, which denotes the street as Cupid's Alley (later renamed Atkinson Street), and suggests that by this date properties had been established on either of its sides. By the time of the publication of Green's 1787-94 map, all three of the buildings depicted on the 1734 engraving are plotted with irregular shaped extensions to their rear and their street frontage is indicated as broken by passageways, suggestive of cart entrances. This arrangement is also shown on Bancks & Co's map of 1831 and is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'. The hat factory buildings appear to have survived into the later twentieth century. However, between 1916 and 1932 much of the yard of the former hat works was covered over, and was incorporated within a single complex. This is named on the 1932 and later maps as an auction room. The auction room was demolished during the 1980s.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	39
Site Name	11-13 Bridge Street (Site of)
HER Number	15677.1.0
Designation	None
Site Type	Toll House
Period	Nineteenth century
NGR	SJ 83311 98348
Source	HER
Description	Pair of houses in a single block, probably shown on Swire's map of 1824, and possibly built after Johnson's survey of 1818-19. They appear to have replaced an earlier building shown on Green's map of 1787-94 immediately adjacent to the toll gate on the New Bridge, with the building itself presumably being the toll house.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	40
Site Name	Spinningfields Plots 301-307
HER Number	16061.1.0
Designation	None
Site Type	Warehouse
Period	Eighteenth century
NGR	SJ 8334 9811
Source	HER
Description	Archaeological remains found during a watching brief were mainly linked with its later phase of development during the late eighteenth and early nineteenth centuries and included the brick walls of cellarge and the site of a brick-constructed drain.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	41
Site Name	Quay Street / Lower Byrom Street (Site of)
HER Number	15919.1.0
Designation	None
Site Type	Cellar
Period	Eighteenth century
NGR	SJ 83258 97998
Source	HER; Green 1794
Description	Mapping indicates the site was occupied by housing by 1794. The properties appear to have been basemented with a central alley and back yards running down the centre. By 1948 only terraces fronting the south end of Little John Street remained and a tyre warehouse was located in the central area. Subsequently light industrial works and warehousing were established on the site. These were demolished by 1980 and the site levelled; it was subsequently utilised as a car park.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	42
Site Name	11-13 Bridge Street West (Site of)
HER Number	15863.1.0
Designation	None
Site Type	Warehouse
Period	Eighteenth century
NGR	SJ 83308 98339
Source	HER
Description	Earliest evidence is of surviving area of post-medieval deposits associated with a small assemblage, which appears to represent agricultural soils close to River Irwell. 1787-94 map (Green) indicates development of area from 1750. Water Street first laid out to serve the old Quay when Rivers Mersey and Irwell first made navigable bringing trade into town of Manchester. The original properties appear from a watercolour illustration to have been of two storeys.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	43
Site Name	Plot 104 Crown Square (Site of)
HER Number	13996.1.0
Designation	None
Site Type	Workers' Housing
Period	Eighteenth century
NGR	SJ 83431 98217
Source	HER
Description	An excavation in 2008 identified the remains of four late eighteenth-century buildings and early and mid-nineteenth-century workers' housing, with surviving brick walls and structures, and flag and brick floor surfaces. Probably functioned as an industrial premises in the late eighteenth/early nineteenth century before being converted to workers' housing in the early decades of the nineteenth century.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	44
Site Name	Building (Site of)
HER Number	11235.1.0
Designation	None
Site Type	Warehouse
Period	Eighteenth century
NGR	SJ 8315 9821
Source	HER
Description	An L-shaped building is shown on the site on the 1772 map and the 1787-94 map.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	45
Site Name	Tannery (Site of)
HER Number	13869.1.0
Designation	None
Site Type	Tannery
Period	Nineteenth century
NGR	SJ 83451 98239
Source	HER
Description	The large-scale OS map of the late 1840s and an 1850 trade directory (Slater 1850) indicate that the buildings that occupied this site formed part of a "Hide and Skin Yard".
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	46
Site Name	Workers' Housing, Crown Square (Site of)
HER Number	13868.1.0
Designation	None
Site Type	Workers' Housing
Period	Eighteenth century
NGR	SJ 83434 98231
Source	HER; Green 1794
Description	A desk-based assessment in 2007 identified that the area was developed from the late eighteenth century when workers' housing was built here as part of the expansion of the industrial city of Manchester. This housing was built over, and partly respected, the boundaries of an earlier field system, enclosed by the post-medieval period. Some houses were first indicated on Green's map of 1787-94, forming part of a wider area of housing in an irregular arrangement.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	47
Site Name	Warehouse, Bridge Street West (Site of)
HER Number	15678
Designation	None
Site Type	Warehouse
Period	Nineteenth century
NGR	SJ 83298 98339
Source	HER; Swire 1824
Description	Shown on Swire's map of 1824 and probably post-dating Johnson's map of 1818-19. Built on site of two earlier riverside buildings shown on Green's map of 1787-94. Shown in 1824 as comprising a main block alongside the river, with a narrow south-east wing, butting against the outshut to no. 8 Water Street. Demolished in the early 1970s.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	48
Site Name	Soda Water Manufactory (Site of)
HER Number	16082.1.0
Designation	None
Site Type	Factory
Period	Nineteenth century
NGR	SJ 8346 9808
Source	HER
Description	An arrangement of buildings shown on Banks & Co's map of 1831 is suggestive of an industrial or commercial rather than domestic use. This is confirmed by the large-scale OS map of 1849, which shows these buildings as comprising at this date a 'Soda Water Manufactory' and a 'Hat Manufactory', with an adjacent 'Silk Finishing Works'.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	49
Site Name	Area of Roman Manchester
HER Number	415.2.0
Designation	None
Site Type	Vicus Boundary
Period	Twentieth century
NGR	SJ 8334 9768
Source	HER
Description	The projected extent of the settlement associated with the Roman fort in Castlefield.
Assessment	The heritage asset lies beyond the Site Area, and will not be directly affected by the development.

Site Number	50
Site Name	Water Street Houses (Site of)
HER Number	-
Designation	None
Site Type	Workers' Houses
Period	Late eighteenth century
NGR	383256, 398255
Source	Green 1794
Description	A terrace of double-depth housing fronting the south side of Water Street, as shown on Green's map of 1794. The detail shown on later mapping indicates that these buildings had cellars with enclosed yards to the rear, and some were in use for retail purposes. The footprint of these houses was redeveloped for the MANCAT Building in the late twentieth century.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction of the MANCAT Building. A very small element in the north-western corner of the Site Area may survive <i>in-situ</i> , although this is probably too fragmentary to be of significance.

Site Number	51
Site Name	Young Street (West Side)
HER Number	-
Designation	None
Site Type	Workers' Housing
Period	Nineteenth century
NGR	383276, 398218
Source	Swire 1824
Description	A terrace of double-depth housing, with outshuts and small yards to the rear, fronting the west side of Young Street, as shown on Swire's map of 1824. Footprint of the buildings remains unaltered until their demolition in the mid-twentieth century. The footprint of these houses was redeveloped latterly for the MANCAT Building.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction of the MANCAT Building.

Site Number	52
Site Name	Young Street (East Side)
HER Number	-
Designation	None
Site Type	Workers' Housing
Period	Nineteenth century
NGR	383293, 398209
Source	Swire 1824
Description	A terrace of double-depth housing, fronting the east side of Young Street, as shown on Swire's map of 1824. Footprint of the buildings remains unaltered until their demolition in the mid-twentieth century. The footprint of these houses does not appear to have been redeveloped following the demolition of the houses.
Assessment	The heritage asset lies within the boundary of the Site Area, and may be directly affected by the development. Buried remains may survive <i>in-situ</i> , as their footprint lies

Site Number	53
Site Name	Potter Street (Site of)
HER Number	-
Designation	None
Site Type	Workers' Housing
Period	Nineteenth century
NGR	383305, 398197
Source	Swire 1824
Description	A terrace of single-depth workers' housing shown on Swire's map of 1824. Demolished in the mid-twentieth century, and the site redeveloped as a dairy.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction of the dairy in the twentieth century.

Site Number	54
Site Name	Gartside Street (Site of)
HER Number	-
Designation	None
Site Type	Workers' Housing
Period	Nineteenth century
NGR	383323, 398198
Source	Swire 1824; Adshead 1851
Description	Two double-depth workers' housing, with outshuts and small yards to the rear, fronting the west side of Gartside Street in the south-eastern corner of the Site Area. Only the rear part of the houses lie within the boundary of the Site Area. First shown on Swire's map of 1824. Adshead's map of 1851 shows the buildings to have been used for retail/commercial purposes. The buildings remain unaltered on the sequence of historical mapping until their demolition in the mid-twentieth century. The site redeveloped subsequently as a dairy.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction and subsequent demolition of the dairy in the twentieth century.

Site Number	55
Site Name	Timber Yard and Saw Pit (Site of)
HER Number	-
Designation	None
Site Type	Timber Yard
Period	Nineteenth century
NGR	383317, 398184
Source	OS 1849
Description	The site is shown as undeveloped on Bancks & Co's map of 1831, but in use as a timber yard on the Ordnance Survey map of 1849. Late nineteenth-century mapping show the timber yard to have been developed, possibly for housing, with a different footprint depicted on the Ordnance Survey map of 1922. The site was redeveloped in the mid-twentieth century as a dairy, which has been demolished subsequently.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction and subsequent demolition of the dairy in the twentieth century.

Site Number	56
Site Name	Saw Mill (Site of)
HER Number	-
Designation	None
Site Type	Saw Mill
Period	Nineteenth century
NGR	383287, 398244
Source	Swire 1824; Adshead 1851
Description	An L-shaped building straddling the eastern boundary of the Site Area that is first depicted on Swire's map of 1824. The building is identified on subsequent mapping as a saw mill, although the portion that lies within the Site Area is shown on Adshead's map of 1851 as a retail/commercial property rather than a factory. The element of the building that lies in the Site Area is annotated as a ruin on the Ordnance Survey map of 1950-1. This was demolished subsequently, and the site redeveloped as part of the MANCAT Building.
Assessment	The heritage asset lies within the boundary of the Site Area, although most buried remains are likely to have been destroyed during the construction of the MANCAT Building.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 The assessment has identified a total of 56 sites of archaeological interest within the study area (Fig 9). Of this total number of heritage assets, nine are Listed Buildings, although none lie within the boundary of the Site Area. Similarly, there were no other designated sites (*eg* Scheduled Monuments or Historic Parks and Gardens) within the Site Area, although the edges of four Conservation Areas lie within the wider study area (Fig 9). Of the total number of heritage assets identified, however, only seven sites of archaeological interest have been identified within the Site Area (Sites **50-56**).
- 5.1.2 A previous archaeological assessment that was undertaken in 2003 concluded that there was slight potential for archaeological remains dating to the prehistoric and Roman periods (UMAU 2003). This has been borne out by intrusive archaeological investigations that have been carried out in the area subsequently, which have yielded no evidence for buried remains dating to these periods (*eg* UMAU 2005; UMAU 2007).
- 5.1.1 The previous assessment also concluded that any buried remains dating to the eighteenth century and later were likely to be of only local significance, and thus not necessarily worthy of further archaeological investigation (UMAU 2003). However, since the production of that assessment, local and regional archaeological objectives have been refined, and the physical remains of eighteenth- and nineteenth-century workers' housing has been recognised as a legitimate avenue of research. This was articulated in the recent *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including *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).
- 5.1.2 Since the publication of the Research Framework, a considerable body of significant data has been generated from the archaeological investigation of workers' housing, enabling a variety of plan forms and construction details to be identified. In particular, large-scale excavations in the Shudehill area of Manchester (OA North 2011), together with numerous excavations in Ancoats (Miller and Wild 2007) and excavations in Chorlton-upon-Medlock (*eg* OA North 2013), have recorded the foundations of workers' housing spanning the late eighteenth to early twentieth centuries. These have included cellar dwellings, back-to-back properties, single-depth cottages, and numerous examples of double-depth houses. Within these broad categories, a broad range of different construction detail has been identified.

5.2 CRITERIA

- 5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State's criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The heritage assets within the Site Area (Sites **50-56**) have been considered using the criteria, with the results below.
- 5.2.2 **Period:** all of the heritage assets within the boundary of the Site Area developed as a direct result of the early industrial development and expansion of Manchester, and span the period between the late eighteenth and twentieth centuries. Whilst some chance finds dating to the prehistoric and Roman periods have been discovered in the wider study area, it is unlikely that any remains from these early periods will have survived the intensive development of the site from the late eighteenth-century onwards.
- 5.2.3 **Rarity:** none of the known sites are considered to be significant on the basis of rarity. Most of the sites are workers' housing dating from the late eighteenth and early nineteenth centuries, and are of a plan form that has been recognised widely across the Manchester area, and subject to a considerable level of archaeological investigation. The remains of double-depth houses dating to the first half of the nineteenth-century, in particular, have been recorded in detail, although some plan forms certainly merit further investigation, such as back-to-back houses and smaller cottages. In this respect, the single-depth houses on the former Potter Street (Site **53**) have some rarity value.
- 5.2.4 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources and from entries in the available 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.
- 5.2.5 **Group Value:** the seven sites within the Site Area represent key elements of the early urban industrial townscape, which played a crucial role in the development of the city from the late eighteenth century. In this respect, the heritage assets identified in the Site Area have a high group value. This value is perhaps reduced, however, by the current streetscape, which retains little visible evidence of its eighteenth-century origins.
- 5.2.6 **Survival/Condition:** it is most likely that some of the heritage assets identified in the Site Area are likely to have been damaged or destroyed during twentieth-century redevelopment, and particularly the construction works for the former dairy and the access ramp to the multi-storey car park in the southern part of the Site Area, and the MANCAT Building to the north (Fig 10). Whilst the possibility that some buried remains survive *in-situ* beneath the footprint of the MANCAT Building cannot be discounted, any that do survive are likely to be fragmentary at best.

- 5.2.7 The heritage assets that are likely to have been damaged or destroyed previously include Sites **50**, **51**, **53**, **54**, **55** and **56**. The heritage asset that has the greatest potential to survive *in-situ* is Site **52**.
- 5.2.8 **Fragility/Vulnerability:** any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works across the site. Pending the precise location of any new buildings that are erected in the Site Area, and the depth of their foundations, buried archaeological remains may be adversely affected by the proposed development.
- 5.2.9 **Diversity:** the remains relate mainly to the industrial expansion of the area, and the associated development of domestic housing and public buildings. None of the sites within the Site Area are considered to be significant due to diversity.
- 5.2.10 **Potential:** there are no prehistoric sites within the study area and, notwithstanding the discovery of an isolated chance find (Site **10**), the potential for prehistoric remains is considered to be low. The potential for Roman remains to survive *in-situ* within the Site Area is similarly considered to be low, reflecting the intensive development of the site from the eighteenth century onwards.
- 5.2.11 There are no known remains from the post-Roman period through to the late eighteenth century, and the potential for remains from these periods is considered to be low.
- 5.2.12 The greatest potential for buried archaeological remains lies in the industrial period, and several late eighteenth-century and numerous nineteenth-century buildings were located within the Site Area. However, subsequent redevelopment of the site is likely to have had a significant negative impact on the buried remains of these buildings (Fig 10), with potential survival limited to workers' houses along the east side of the former Young Street (Site **52**).

5.3 SIGNIFICANCE

- 5.3.1 Using the above criteria, and particularly rarity and survival/condition, the Site Area possibly contains non-statutory remains of negligible or local significance. The most significant remains are likely to have been the eighteenth-century housing fronting Water Street (Site **50**), and the single-depth cottages on Potter Street (Site **53**), although both of these sites have been subject to redevelopment that will have damaged or destroyed any buried remains, thereby reducing their significance to negligible. Most of the other heritage assets that have been identified in the Site Area are similarly considered to be of negligible significance on account of probable previous disturbance. The only exception is the row of double-depth houses along the east side of Young Street (Site **52**). Several early nineteenth-century double-depth houses have been investigated archaeologically in Manchester previously, and whilst variations in this broad plan form have been identified, this heritage asset is considered to be of only local significance as it has a low rarity value.

6. LIKELY IMPACT OF DEVELOPMENT

6.1 INTRODUCTION

- 6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon. The results are summarised in Table 7.

6.2 IMPACT

- 6.2.1 Groundworks for any future development within the Site Area, including the reduction or other disturbance of ground levels, the digging of foundations and service trenches, have the potential for having a direct impact by damaging or destroying below-ground archaeological remains. For the purposes of this assessment, it is assumed that there will be major earth-moving works required by the development works, which will have a substantial impact on any buried remains.
- 6.2.2 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact, and this assessment has concluded that redevelopment of the site in the late nineteenth and twentieth centuries will have caused considerable damage or complete destruction of earlier buildings in the northern and southern parts of the Site Area (Fig 10). In particular, Sites **50**, **51**, **53**, **54**, **55** and **56** are likely to have been subject to some disturbance. There is some potential for the buried remains of early nineteenth-century double-depth workers' housing (Site **52**) to survive in the central part of the Site Area, however, and redevelopment is likely to have a negative impact.

6.3 IMPACT ASSESSMENT

- 6.3.1 Following on from the above considerations, the scale of impact on the heritage assets within the Site Area has been largely determined as neutral, as the identified sites are considered to be of low or negligible archaeological value due to the probable extent of previous disturbance. The main exception is Site **52**, where the impact significance may be determined as intermediate/minor.

Site Number	Site Name	Importance	Impact	Significance of Impact
50	Water Street, double-depth houses (late eighteenth century)	Negligible	Substantial	Neutral
51	Young Street (west) double-depth houses (early nineteenth century)	Negligible	Substantial	Neutral
52	Young Street (east) double-depth houses (early nineteenth century)	Local	Substantial	Minor
53	Potter Street, single-depth workers houses (early nineteenth century)	Negligible	Substantial	Neutral
54	Gartside Street double-depth houses (early nineteenth century)	Negligible	Substantial	Neutral
55	Timber yard and saw pit	Negligible	Substantial	Neutral
56	Saw Mill	Negligible	Substantial	Neutral

Table 7: Assessment of the impact significance on each site within the Site Area during development

7. RECOMMENDATIONS

7.1 INTRODUCTION

- 7.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141). Development also has the potential for enhancing heritage assets. This might include the consolidation and display of excavated below-ground remains, or the reference to heritage assets within the design. NPPF encourages developments which change the setting of a heritage asset so as to better reveal its significance.
- 7.1.2 None of the known heritage assets identified within the Site Area are afforded statutory designation, and are thus not considered to be of national importance that would require preservation *in-situ*. Most of the non-designated heritage assets have been determined to be of negligible significance, with one exception (Site 52) that is considered to be of low archaeological significance. Should well-preserved remains of this heritage asset survive as buried remains, then it may merit preservation by record, where it will be directly affected by development.

7.2 RECOMMENDATIONS

- 7.2.1 The requirement for any further archaeological recording of buried remains within the Site Area will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. However, if any further archaeological investigation of the Site Area is deemed necessary, it is anticipated that this will be in the form of a watching brief, rather than a formal programme of evaluation trenching.

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ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Site Area superimposed on William Green's map of 1794
- Figure 3: Site Area superimposed on Swires' *Plan of the Parish of Manchester* of 1824
- Figure 4: Site Area superimposed on the Ordnance Survey map of 1849
- Figure 5: Site Area superimposed on Adshead's map of 1851
- Figure 6: Site Area superimposed on the Ordnance Survey 25": 1 mile map of 1896
- Figure 7: Site Area superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 8: Site Area superimposed on the Ordnance Survey 25": 1 mile map of 1950-1
- Figure 9: Plan of gazetteer sites
- Figure 10: Modern development in the Site Area, superimposed on the Ordnance Survey 25": 1 mile map of 1896

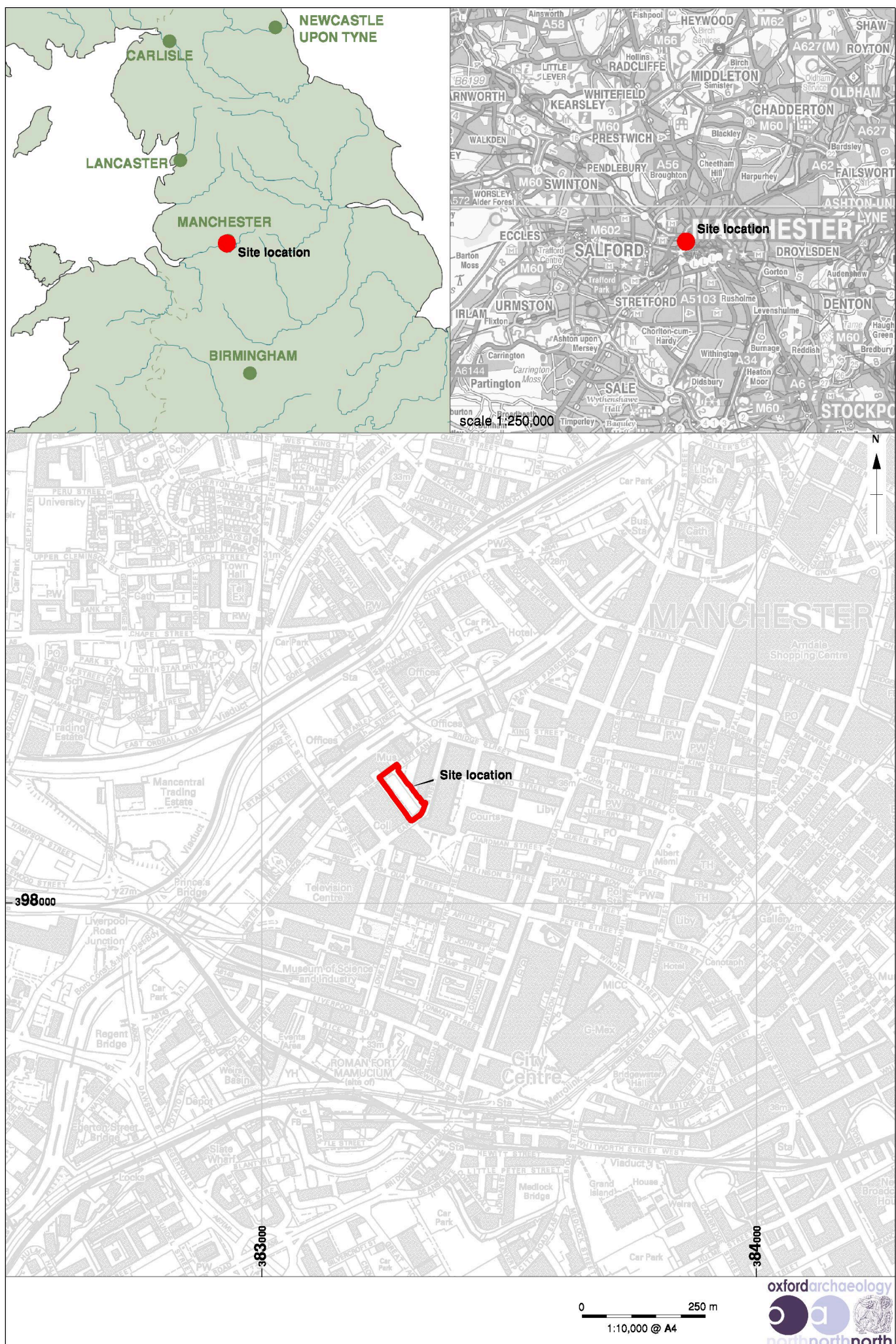




Figure 2: Site Area boundary superimposed on William Green's map of 1794



Figure 4: Site Area boundary superimposed on Ordnance Survey 60":1 mile map of 1850

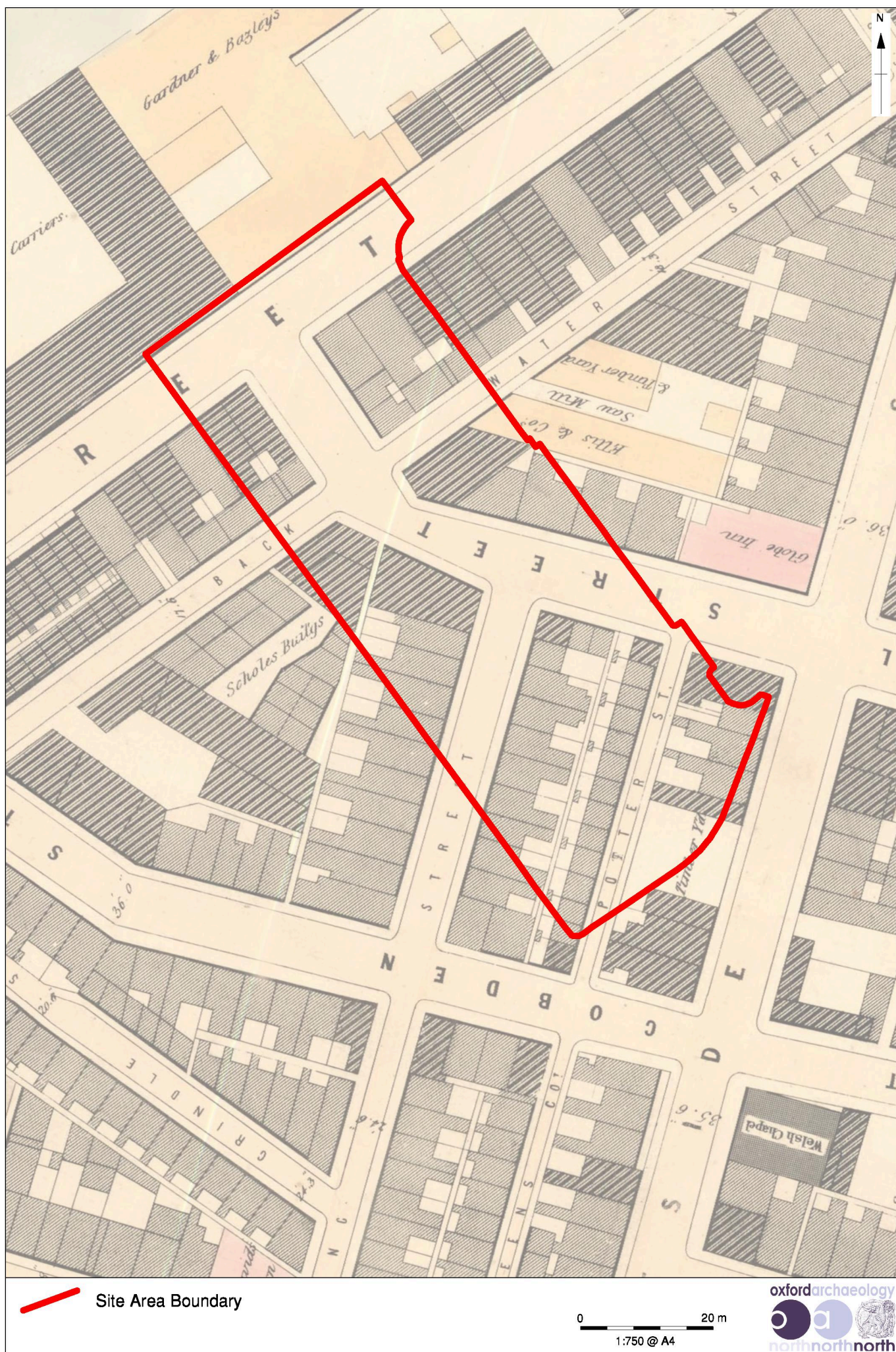


Figure 5: Site Area boundary superimposed on Adshead's map of 1851



Figure 6: Site Area boundary superimposed on Ordnance Survey 25":1 mile map of 1896

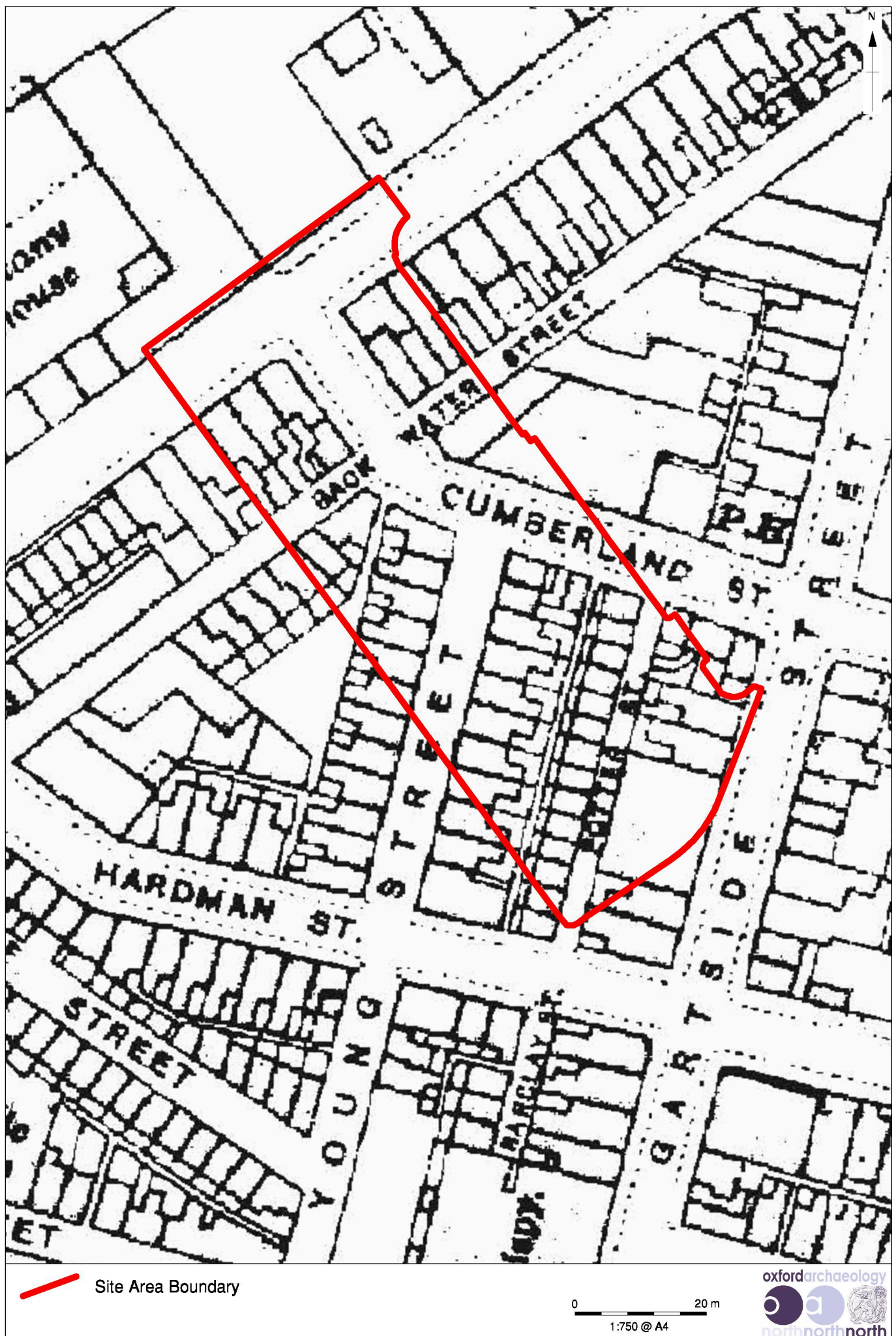


Figure 7: Site Area boundary superimposed on Ordnance Survey 25":1 mile map of 1922

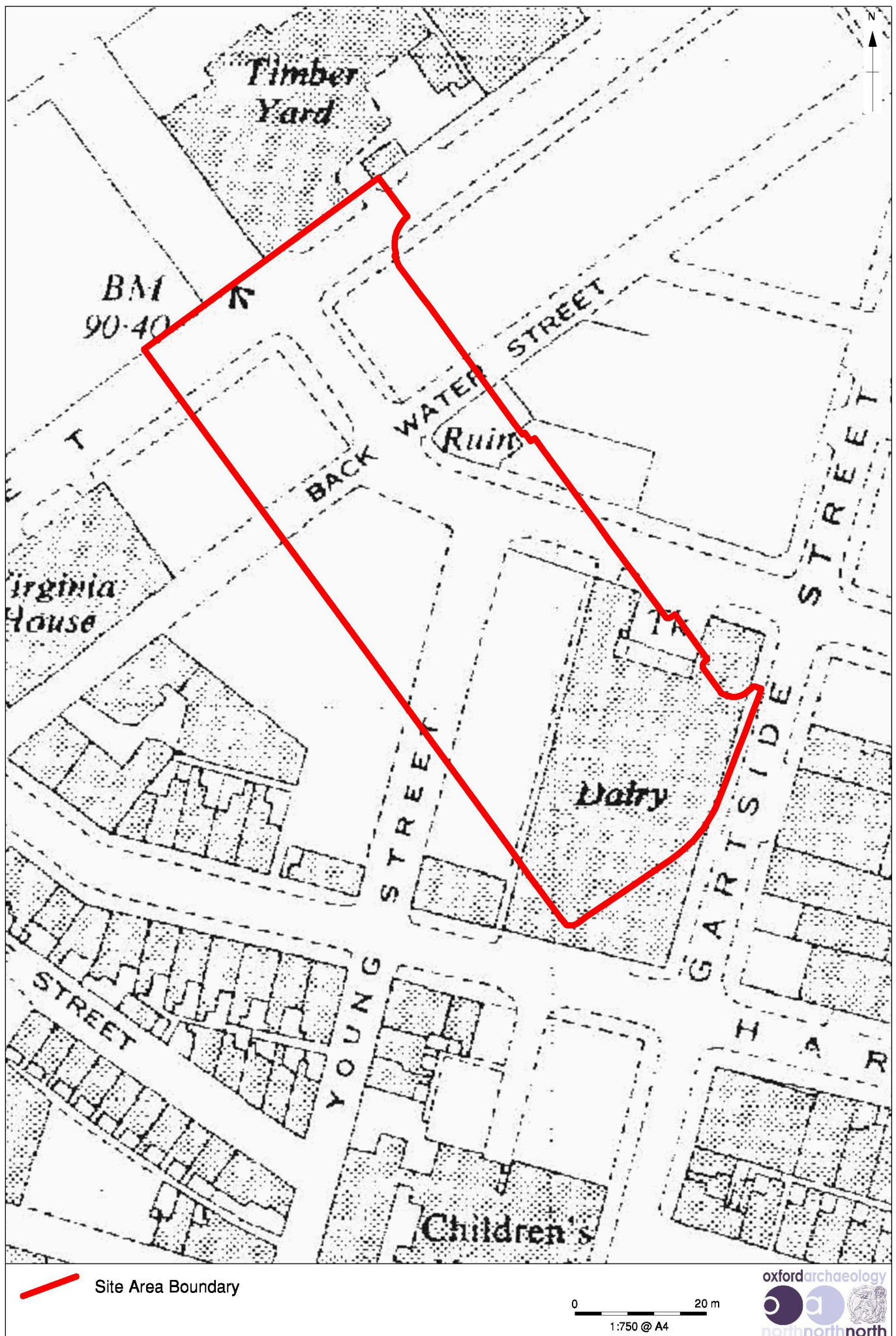


Figure 8: Site Area boundary superimposed on Ordnance Survey 25":1 mile map of 1950-51

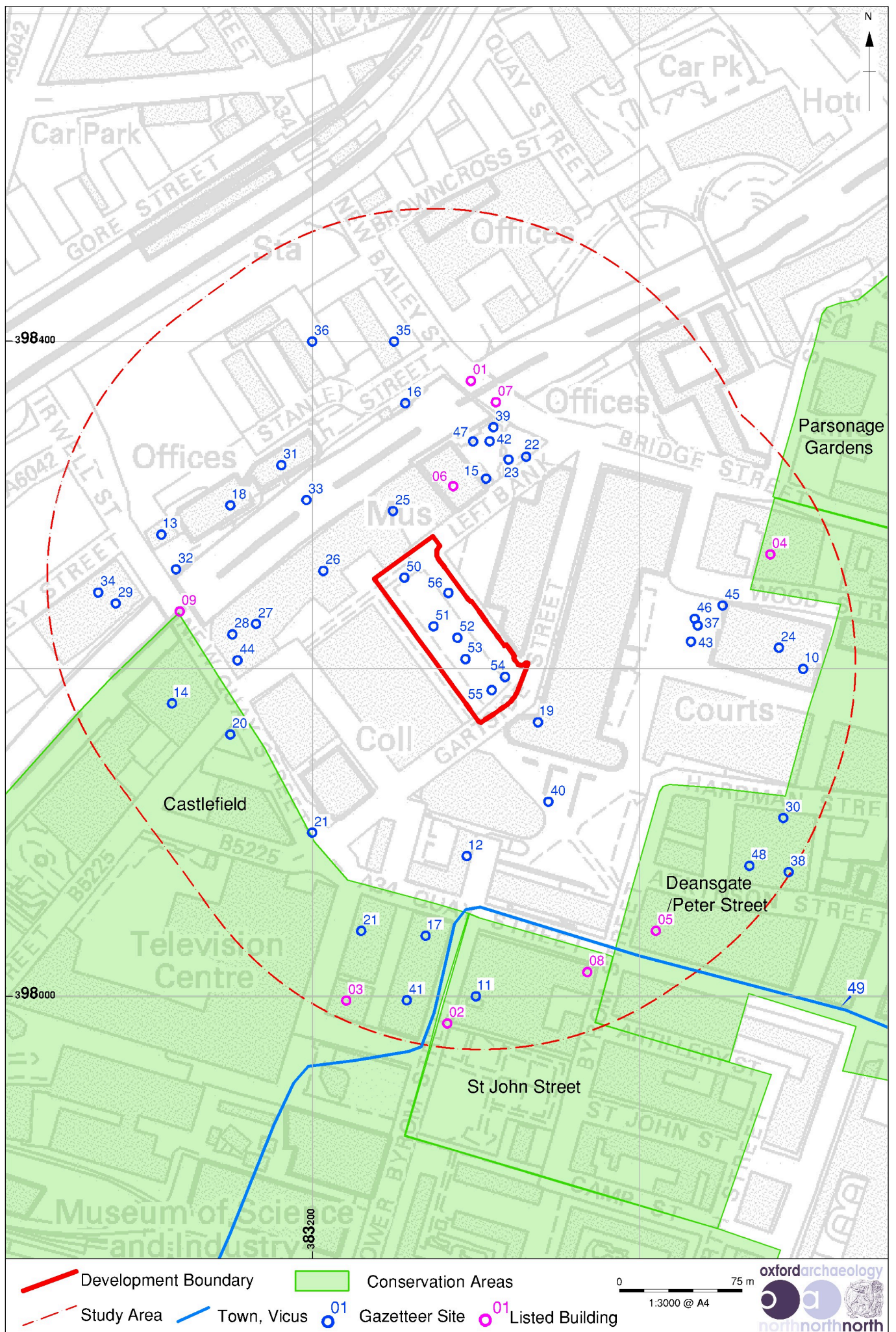


Figure 9: Plan of gazetteer sites



Figure 10: Modern development in the Site Area, superimposed on Ordnance Survey 25":1 mile map of 1896