



25 Aytoun Street, Piccadilly, Manchester

Archaeological Watching Brief



Oxford Archaeology North

September 2014

**McAlee & Rushe Contracts UK
Ltd**

Application No: 103945/FO/2013/C21

Issue No: 2014-15/1564

OA North Job No: L10767

NGR: 384565 398060

Document Title: 25 AYTOUN STREET, PICCADILLY, MANCHESTER

Document Type: Archaeological Watching Brief

Client: McAleer & Rushe Contracts UK Ltd

Planning App No: 103945/FO/2013/C21

Issue Number: 2014-15/1564

OA Job Number: L10767

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SUMMARY

During September 2014, Oxford Archaeology North was commissioned by McAleer & Rushe Contracts UK Ltd to maintain an archaeological watching brief at 25 Aytoun Street (centred on NGR 384565 398060) in the Piccadilly area of central Manchester. The watching brief was required to fulfil a condition attached to planning consent for the development of a new hotel (Application No 103945/FO/2013/C21).

An archaeological desk-based assessment of the site that was produced to support the planning application concluded that the site had some potential to retain buried remains of regional and local significance that would be damaged or destroyed by the proposed development. These remains include a large town house that was erected in the northern corner of the study area in 1815-7 and demolished in 1920-1, and a small rectangular building associated with a former timber yard that had been built by 1824

Following the demolition of the former Employment Exchange building, the watching brief was maintained during all excavation works within the study area, including the excavation of trial pits and the removal of concrete floor slabs. This revealed that most of the study area was basemented to over 2m in depth with substantial concrete floor slabs and foundations, removing any significant remains that may originally have been present. Only the western corner of the site did not have a basement, although investigation of this area revealed natural clay with no remains of archaeological interest surviving *in-situ*. It was concluded that the sites of interest identified in the desk-based assessment had been destroyed entirely during the reconstruction of the Employment Exchange in 1948.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Coilin Devlin and Tommy Cassidy of McAleer & Rushe Contracts UK Ltd for commissioning and supporting the project on behalf of Gerald Eve LLP. OA North would also like to thank Norman Redhead of Greater Manchester Archaeological Advisory Service (GMAAS) for his advice.

The archaeological watching brief was carried out by Phil Cooke. The report was compiled by Sarah Mottershead, and the drawings were produced by Mark Tidmarsh. The project was managed by Ian Miller.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Gerald Eve LLP has obtained planning consent from Manchester City Council (Application No 103945/FO/2013/C21) for a new development at 25 Aytoun Street in the Piccadilly area of central Manchester. The development proposals allow for the demolition of a multi-storey Employment Exchange that was built in 1948, and the erection of a part six- and part eight-storey hotel (use Class C1) to provide 306 bedrooms, canal-side terrace, conferencing and ancillary facilities, ground-floor restaurant (use Class A3), creation of a taxi drop-off, improvements to public realm and Rochdale Canal corridor, and associated 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 implemented prior to development, which will inevitably necessitate considerable earth-moving works.
- 1.1.2 An archaeological desk-based assessment of the site that was produced to support the planning application concluded that the site has some potential to retain buried remains of regional and local significance that would be damaged or destroyed by the proposed development. These remains include a large town house that was erected in the northern corner of the Application Area in 1815-7 and demolished in 1920-1, and a small rectangular building associated with a former timber yard that had been built by 1824 on the Aytoun Street frontage and demolished in the second half of the nineteenth century. It was considered likely that other heritage assets within the development area were likely to have been destroyed entirely by the construction of deep basements for the Employment Exchange building that occupied the site from 1948.
- 1.1.3 Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it was recommended that an archaeological watching brief should be maintained during the earth-moving works required by the development, and specifically during earth-moving works in the vicinity of the footprint of the former town house and rectangular building on the Aytoun Street frontage.
- 1.1.4 In June 2014, McAleer & Rushe Contracts UK Ltd, acting on behalf of Gerald Eve LLP, commissioned Oxford Archaeology North (OA North) to fulfil the requirement for the archaeological watching brief. The work was carried out in accordance with an approved Written Scheme of Investigation (*Appendix 1*), and was undertaken during September 2014.

1.2 LOCATION AND GEOLOGY

- 1.2.1 The study area, centred at NGR 384565 398060, lies in the Piccadilly area of Manchester, on the southern side of the city centre (Fig 1). It is bounded by Aytoun Street on the west, the Rochdale Canal on the south, Roby Street on the east, and by modern apartment buildings on the north (Plate 1).
- 1.2.2 The Manchester Conurbation as a region is within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region comprises the Mersey river valley, which is dominated by its heavily-meandering river within a broad flood plain (Countryside Commission 1998, 125). Other river valleys, including those of the Irwell, Irk, Medlock, Tame, and Goyt, form important tributaries, whilst the rivulet of Shooter's Brook formed the watercourse through the study area historically.
- 1.2.3 The study area lies at a height of *c* 44m above Ordnance Datum (aOD). Adjacent to the study area the ground level of Aytoun Street is fairly level, while that of Roby Street has a perceptible fall southwards, towards the canal.
- 1.2.4 The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone (Hall *et al* 1995, 8). The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Ordnance Survey Geological Survey 1970).



Plate 1: Aerial view across the study area prior to the demolition of the Employment Exchange

1.3 HISTORICAL BACKGROUND

- 1.3.1 A comprehensive account of the historical development of the site is presented in the archaeological desk-based assessment that was produced to support the current planning application (Arrowsmith 2013). The summarised account presented below is drawn largely from the desk-based assessment.
- 1.3.2 Whilst there is some evidence to suggest that the Roman road leading from Manchester to Castleshaw near Oldham and took a route within the vicinity of the study area (SMR 24), the study area appears to have remained undeveloped until the late eighteenth century. The earliest detailed map of the area, produced by William Green in 1787-94, captures the area during its initial stage of development. The study area and its immediate environs had emerged as a focus for some of the earliest textile factories in Manchester. The best-known of these is Piccadilly Mill, which was established between Auburn Street and Upton Street by Peter Drinkwater in 1789 (OA North 2005). Green's map also depicts an L-shaped building occupied the study area.
- 1.3.3 The Rochdale Canal, which forms the southern boundary of the study area, was built in the 1790s, and undoubtedly stimulated further development along its banks. Within the study area, a timber yard was established by Thomas Dickinson in 1815-17, with his house occupying the north-east corner of the site, together with an eastern range. By 1824, this range had been extended to the canal. At this time, the south-western part of the study area was also occupied by a small stone yard, which was incorporated into the timber yard in the mid-nineteenth century. The southern end of the eastern range was rebuilt in 1850 to include stores, stables and offices. In its final form this range probably included stores, stabling and offices, and was divided between the occupants of the timber yard and firstly the occupants of the neighbouring Union Warehouse on Piccadilly, and later the Great Central Railway (Arrowsmith 2013).
- 1.3.4 From the 1880s onwards, the yard was used by Manchester Corporation. Dickinson's house and the eastern range remained standing until 1920-1 when an employment exchange was built on the site, itself later replaced in 1948 by the recently-demolished multi-storey building.

2. METHODOLOGY

2.1 WATCHING BRIEF

- 2.1.1 All ground-breaking works necessitated by the construction programme were supervised closely by a suitably experienced archaeologist. All mechanical excavation using a tracked excavator.
- 2.1.2 The archaeological watching brief recorded the location, extent, and character of all surviving features and deposits of archaeological interest. This was in accordance with IfA Standards and Guidance for archaeological watching briefs (IfA 2012).

2.2 FINDS

- 2.2.1 The recovery of finds and sampling programmes were carried out in accordance with best practice, following current IfA guidelines (IfA 2008a), and subject to expert advice, in order to minimise deterioration.

2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with the current IfA (IfA 2008b) and English Heritage guidelines (English Heritage 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. A copy of this report will be forwarded to the Greater Manchester Historic Environment Record (HER).

3. RESULTS

3.1 INTRODUCTION

3.1.1 The watching brief was maintained during all ground-reduction works undertaken following the demolition of the former 25 Aytoun Street. These works involved the removal of concrete slabs and modern surfacing, together with ground reduction, and included the excavation of five trial holes along the south-western side of the site.

3.2 WATCHING BRIEF RESULTS

3.2.1 The southern corner of the site was occupied by a former electricity substation. This had a substantial concrete base (Plate 2), the construction of which had removed any buried archaeological remains.



Plate 2: Excavated southern corner of the sub-station, looking south

3.2.2 The eastern corner of the site was occupied by a building surrounded by a large concrete wall. Within this building was a modern concrete flag floor, with two rectangular brick surfaces within it (Plate 3). The north-eastern side of the building had a concrete floor slab. Natural clay was observed immediately below this structure, with no evidence for any archaeological remains of interest.



Plate 3: Modern flag and brick floor surface, looking north-east

3.2.3 The rest of the site was basemented to up to 2m with a substantial concrete floor slab (Plate 4). This had removed all remains of archaeological significance across the site. The construction trench for a water main was aligned south-west/north-east across the centre of the site, at a depth of *c* 4m beneath the modern ground surface.



Plate 4: Deep concrete basement, looking north

- 3.2.4 Trial pit 1 was excavated in the eastern corner of the site following the removal of the modern brick and flag floor surface. This revealed 0.5m of compacted bedding material above clean natural clay (Plate 5). No deposits of archaeological interest were present in the trial pit.



Plate 5: Trial pit 1 below flag surface, showing natural clay, looking north-west

- 3.2.5 Trial pit 2 was excavated in the southern corner of the site through the concrete base of the sub-station (Plate 6). This revealed that construction of the sub-station had removed any remains of archaeological significance.
- 3.2.6 Trial Pit 3 was excavated at the south-western side of the site, against the basement wall, roughly a third of the way south-east from the entrance steps (Plate 7). This showed that the deep basement had removed any remains of archaeological significance.
- 3.2.7 Trial Pit 4 was excavated at the south-western side of the site, against the basement wall, to the immediate south-east of the entrance steps (Plate 8). This showed clearly that any remains of archaeological significance had been destroyed during the construction of the deep basement.
- 3.2.8 Trial Pit 5 was excavated at the north-western side of the site, against the basement wall (Plate 9). This similarly revealed that the deep basement had removed any remains of archaeological significance.



Plate 6: Trial pit 2 below sub-station, looking west



Plate 7: Trial pit 3 through basement, looking south



Plate 8: Trial pit 4, including water pipe, looking south-west



Plate 9: Trial pit 5 through basement, looking north-west

4. DISCUSSION

- 4.1 The principal objective of the archaeological watching brief was to establish the present or absence of any buried remains of the early nineteenth-century town house that occupied the northern corner of the development area, together with the small nineteenth-century building associated with the former timber yard that lay along the Aytoun Street frontage along the western boundary of the development area. However, it is evident that the construction of the former Employment Exchange in 1948 necessitated considerable ground-reduction works across most of the site, which will have entirely removed any buried archaeological remains.
- 4.2 The only part of the site that had not been subject to deep ground-reduction works previously lay in the western corner. However, archaeological investigation of this part of the site demonstrated that the modern surfacing and associated deposits directly overlay the natural clay geology, with no evidence for any surviving buried remains of interest.

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APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION



25 Aytoun Street,
Piccadilly,
Manchester

**Archaeological
Watching Brief**

**Written Scheme
of Investigation**



Oxford Archaeology North

June 2014

Planning Application
103945/FO/2013/C2

Proposals

The following Written Scheme of Investigation is offered in response to a request from McAleer & Rushe Contracts UK Ltd, acting on behalf of Gerald Eve LLP, for an archaeological investigation in advance of a proposed development 25 Aytoun Street in the Piccadilly area of central Manchester.

1. BACKGROUND

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Gerald Eve LLP has obtained planning consent from Manchester City Council (Application No 103945/FO/2013/C21) for a new development at 25 Aytoun Street in the Piccadilly area of central Manchester. The development proposals allow for the demolition of a multi-storey Employment Exchange that was built in 1920-1, and the erection of a part six- and part eight-storey hotel (use Class C1) to provide 306 bedrooms, canal-side terrace, conferencing and ancillary facilities, ground-floor restaurant (use Class A3), creation of a taxi drop-off, improvements to public realm and Rochdale Canal corridor, and associated 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 implemented prior to development, which will inevitably necessitate considerable earth-moving works.
- 1.1.2 An archaeological desk-based assessment of the site was produced by Dr Peter Arrowsmith to support the planning application. This comprehensive study concluded that the site has some potential to retain buried remains of regional and local significance that will be damaged or destroyed by the proposed development. These remains include a large town house that was erected in the northern corner of the Application Area in 1815-7 and demolished in 1920-1, and a small rectangular building associated with a former timber yard that had been built by 1824 on the Aytoun Street frontage and demolished in the second half of the nineteenth century. Other heritage assets within the development area are likely to have been destroyed entirely by the construction of deep basements for the Employment Exchange building that occupied the site from 1921.
- 1.1.3 Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), it has been recommended that an archaeological watching brief is maintained during the earth-moving works required by the development. The watching brief will be focused on those parts of the development site that lie outside the current basement area, and specifically the footprint of the former town house and rectangular building on the Aytoun Street frontage.
- 1.1.4 This document provides a Written Scheme of Investigation for the required scheme of archaeological investigation. It has been produced by Oxford Archaeology North (OA North) at the request of McAleer & Rushe Contracts UK Ltd, acting on behalf of Gerald Eve LLP, and has been devised in consultation with GMAAS.

1.2 OXFORD ARCHAEOLOGY

1.2.1 Oxford Archaeology is an educational charity under the guidance of a board of trustees with over 35 years of experience in 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 300 members of staff), and can thus deploy considerable resources with extensive experience to deal with any archaeological obligations you or your clients may have. OA is an Institute for Archaeologists Registered Organisation (No 17). We have offices in Lancaster and Oxford, trading as Oxford Archaeology North (OA North) and Oxford Archaeology South (OA South) respectively, enabling us to provide a truly nationwide service. 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);
- English Heritage's *Management of Archaeological Projects*, 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 workers' housing, including numerous sites in the Ancoats, Piccadilly, and Shudehill areas of central Manchester.

2. AIMS AND OBJECTIVES

2.1 ACADEMIC AIMS

2.1.1 The principal aim of the project is to establish the presence or absence of any buried remains of archaeological interest within the development area and, should such remains be proven to survive *in-situ*, carry out sufficient investigation to provide a detailed record to mitigate their damage or destruction during the construction programme.

2.2 OBJECTIVES

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

- to establish the present or absence of any buried remains of the early nineteenth-century town house that occupied the northern corner of the development area;
- to establish the present or absence of any buried remains of the small nineteenth-century building associated with the former timber yard that lay along the Aytoun Street frontage along the western boundary of the development area;
- to compile a detailed record of any buried archaeological remains that are found to survive *in-situ*;
- to undertake any post-excavation works required and create an appropriate site archive;
- to produce a full report that can be passed on in digital format to all stakeholders at the end of the project.

3. METHOD STATEMENT

3.1 THE PROPOSED ARCHAEOLOGICAL PROGRAMME

3.1.1 The archaeological impact of the proposed construction works will be mitigated by a flexible response that will be appropriate to the nature of the archaeological resource. The programme of archaeological works will be targeted primarily on the footprint of an early nineteenth-century town house and a small rectangular building that was situated on the Aytoun Street frontage (Figure 1).

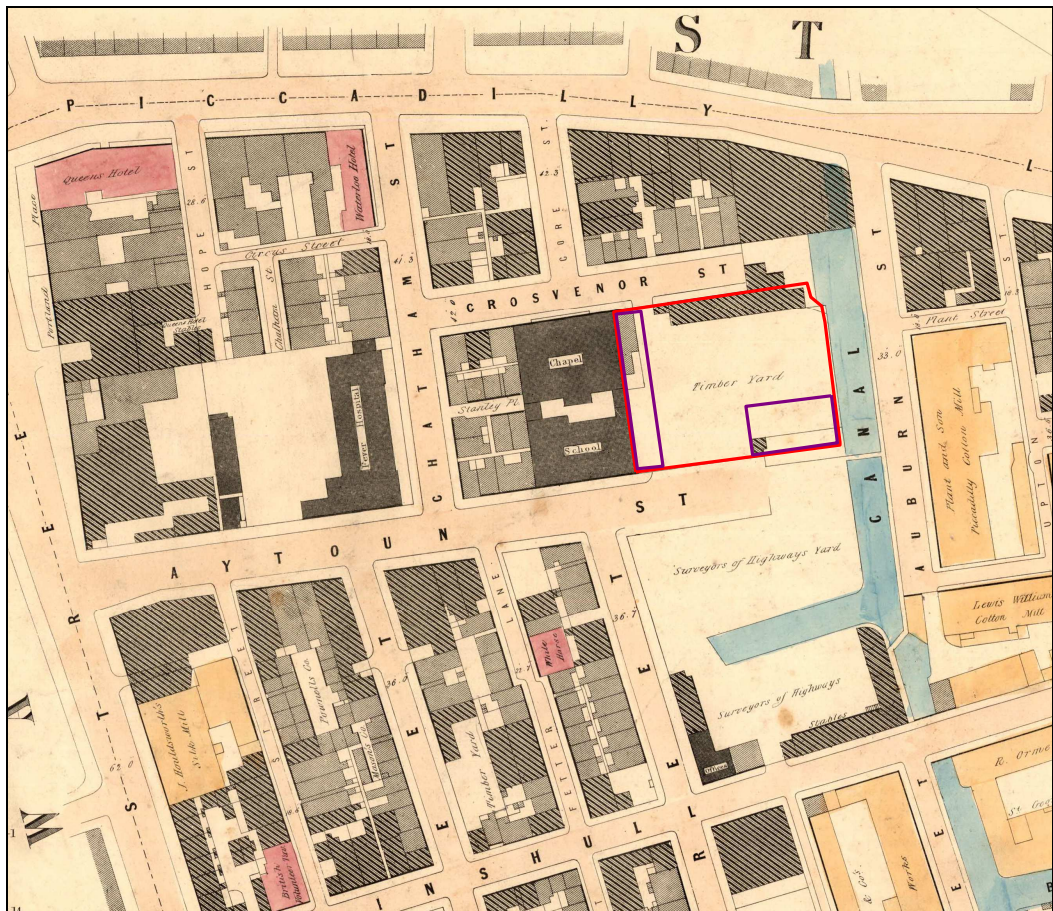


Figure 1: Development area boundary (marked in red) and areas targeted for the archaeological watching brief (marked in purple), superimposed on Adshead's map of 1851

3.2 METHODOLOGY

- 3.2.1 **Watching Brief Methodology:** all ground-breaking works necessitated by the construction programme will be supervised closely by a suitably experienced archaeologist. All excavation will be carried out using a mechanical excavator of appropriate power and equipped, where possible, with a toothless ditching bucket. The mechanical stripping of the modern ground surface will be followed by the rapid manual cleaning of any exposed remains and archaeological recording. This programme of field observation will accurately record the location, extent, and character of any surviving archaeological structures, features and/or deposits exposed during the construction programme. This work will comprise observation during the excavation for these works, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological structures and features, and any artefacts, identified during observation.
- 3.2.2 Putative archaeological structures, features and/or deposits exposed during construction work, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the ground conditions, and where appropriate sections will be studied and drawn.
- 3.2.3 During this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed, and their accurate location (either on plan and/or section, and as grid co-ordinates where appropriate). Features will be planned accurately at appropriate scales and annotated on to a large-scale plan. A photographic record will be undertaken simultaneously. A plan will be produced of the areas of groundworks showing the location and extent of the ground disturbance and one or more dimensioned sections will be produced.
- 3.2.4 It is assumed that the archaeological contractor will have the authority to stop the works for a sufficient time period to enable an accurate assessment of important deposits. In the event of these deposits being extensive, then a programme of further detailed archaeological investigation may be anticipated. This would only be implemented following consultation with the Client and the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisors to Manchester City Council.
- 3.2.5 **Detailed Recording Methodology:** in the event of buried remains of archaeological interest being exposed during the initial watching brief, further detailed investigation will be undertaken. This will be carried out in accordance with a agreed scope of works that will be devised in close consultation with GMAAS. In broad terms, however, structural remains will be excavated manually to define their extent, nature, form and, where possible, date.

- 3.2.6 **Recording:** all information identified in the course of the site works will be recorded stratigraphically, with sufficient pictorial record (plans, sections and colour photographs) to identify and illustrate individual features. Results of all field investigations will be recorded on *pro-forma* context sheets. The trenches and features will be located by use of high accuracy differential GPS equipment or total station; altitude information will be established with respect to Ordnance Datum. Archaeological features will be planned using manual techniques or by means of a total station.
- 3.2.7 **Finds policy:** artefact and palaeoecology specialists, with appropriate expertise in the investigation, excavation, and finds management of sites of all periods and types, will be readily available for consultation. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any gold and silver artefacts recovered during the evaluation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.
- 3.2.8 Human remains are not expected to be present, but if they are found they will, if possible, be left *in-situ*, covered and protected. The remains will then be subject to a formal appraisal by an appropriate specialist. If removal is necessary, then the relevant Department of Cultural Affairs permission will be sought, and the removal of such remains will be carried out with due care and sensitivity, as required by current legislation.
- 3.2.9 **Environmental Sampling:** a programme of palaeo-environmental sampling will be carried out during the archaeological investigation in accordance with the guidelines provided by English Heritage (2002). Samples will be collected for technological, pedological and chronological analysis as appropriate. The samples taken will be fully assessed and not subject to sub-sampling. The contexts will be sampled as appropriate, subject to palaeo-environmental survival. Bulk (30 litres) samples will be taken from all sealed pit fills, and particularly from any discrete fills within single pits, which may provide evidence for a change in function.

3.3 POST-EXCAVATION WORK, ARCHIVE PRODUCTION AND REPORTING

- 3.3.1 An archive for the project will be prepared during and immediately following the fieldwork programme for deposition in an appropriate repository. The results of the excavation will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Research Projects in the Historic Environment*, 2006). 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 quantified, ordered, and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the Institute for Archaeologists' in that organisation's Code of Conduct. The project archive will be deposited with the Museum of Science and Industry in Manchester at the end of the project.

- 3.3.2 An appropriate programme of analysis will be undertaken to prepare a research archive, as detailed in Appendix 6 of *Management of Archaeological Projects* (English Heritage 1991). A provisional programme of post-excavation analysis is proposed, on the basis of the anticipated recovery of material from the excavation; however, the extent of the programme can only be reliably assessed on completion of the fieldwork. The proposed programme anticipates analysis of the artefactual evidence and of the site stratigraphy, and may also involve palaeo-environmental assessment, leading to the production of a final report.
- 3.3.3 The report will present, summarise, and interpret the results of the archaeological work, and will incorporate specialist reports on artefact assemblages and environmental reports, as appropriate. It will include an index of archaeological features identified in the course of the project, with an assessment of the site's development. It will incorporate appropriate illustrations, including copies of the site plans and section drawings, all reduced to an appropriate scale.
- 3.3.4 The report will consist of a statement of acknowledgements, lists of contents, executive summary, introduction summarising the brief and project design, methodology, interpretative account of the site and associated structures, gazetteer of features, a complete bibliography of sources from which data has been derived, and a list of further sources identified during the programme of work. McAleer & Rushe Contracts UK Ltd, Manchester City Council and GMAAS will be supplied with digital copies of the report, with a bound, hard copy prepared for deposition with the Greater Manchester Historic Environment Record (HER) and the receiving museum. All digital survey information will be supplied in a CAD compatible format as a .dwg file, and all digital photographs will also be supplied as individual jpegs.
- 3.3.5 At the start of project, an OASIS on-line record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS on-line form will be completed for submission to the Greater Manchester Historic Environment Record (HER). This will include an uploaded pdf version of the final report.

3.4 OTHER MATTERS

- 3.4.1 **Dissemination:** the results obtained from the archaeological investigation will be disseminated commensurate with their significance. In the event of limited archaeological remains being exposed, dissemination will comprise presentation in a final 'grey literature' report, which will be deposited with the Greater Manchester HER. The appropriate means of disseminating the discovery of remains of greater significance will be discussed with GMAAS.
- 3.4.2 **Timetable:** the timetable for the watching brief will be dictated by the principal contractor's programme, although it is anticipated that the initial stripping of the modern ground surface will be carried out in July 2014. A report will be submitted within four weeks of the completion of the fieldwork.

- 3.4.3 **Health and Safety:** archaeological staff and visitors will respect Health and Safety provisions and site-specific safety regulations. It is the policy of OA North ('the Employer') to conform fully with the requirements of the Health and Safety at Work Act (1974), and all site procedures will be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (2002). Attention will also be paid to the requirements of more recent legislation, including the provision and use of Work Equipment Regulations (1992), the Management of Health and Safety at Work Regulations (1992), and the Construction (Design and Management) Regulations (1994).
- 3.4.4 In furtherance of the duty of care imposed by the Health and Safety at Work Act (1974), the Employer shall make available to his employees whatever reasonable facilities are required by particular circumstances. A written risk assessment will be undertaken in advance of project commencement, and copies will be made available on request.
- 3.4.5 **Insurance:** evidence of Public Liability Insurance to the minimum value of £10m, and Professional Indemnity Insurance to the minimum of £5m, will be provided prior to the commencement of the archaeological works.
- 3.4.6 **Contingencies:** if there are more complex or generally deeper deposits than can be anticipated from the evidence available, there may need to be a corresponding increase in costs, which will be subject to agreement with the Client and the archaeological curator. Similarly, there will be recourse to a contingency if there is any requirement to fully excavate any human remains that may be present. These contingency costs are in accordance with the Institute for Archaeologists' guidance.
- 3.4.7 **Confidentiality:** the report is designed as a document for the specific use of the Client, for the particular purpose as defined in the project design, and should be treated as such; it is not suitable for publication as an academic report, or otherwise, without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project design, or for any other explicit purpose can be fulfilled, but will require separate discussion and funding.

4. STAFFING PROPOSALS

- 4.1 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. Ian was appointed as a Senior Project Manager with OA North in 2001, since which time he has been involved almost exclusively with Industrial Archaeology, and acts as an internal consultant for all of OA's industrial projects. A large proportion of the numerous projects that Ian has project managed since 2001 have been in the Manchester area. Amongst the recent large-scale excavations that Ian has been responsible for are those at the site of the Co-operative Group's Headquarter's Building in the Shudehill area of Manchester. Ian is a member of the CBA North West Industrial Archaeology Panel, and the Cumberland and Westmorland Archaeological Society Industrial Archaeology Panel.
- 4.2 His role will be to ensure that the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. He will liaise with McAleer & Rushe Contracts UK Ltd and GMAAS with regard to progress, and will maintain relationships with other contractors.
- 4.3 The watching brief is likely to be undertaken by **Graham Mottershead** (OA North Project Officer). Graham is an highly experienced field archaeologist, who has a particular interest in the archaeology of the Manchester area. He played a key role in several of the archaeological excavations in the area carried out in previously.
- 4.4 It is not possible to provide details of specific technicians that may be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience.
- 4.5 Assessment of any finds recovered from the evaluation 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.

5. MONITORING

- 5.1 Monitoring meetings will be established with the Client and the archaeological curator at the outset of the project. 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 GMAAS. The curatorial archaeologist will be given at least five days' notice of when work is due to commence, and will be free to visit the site by prior arrangement with the project director.

ILLUSTRATIONS

LIST OF FIGURES

Figure 1: Site location

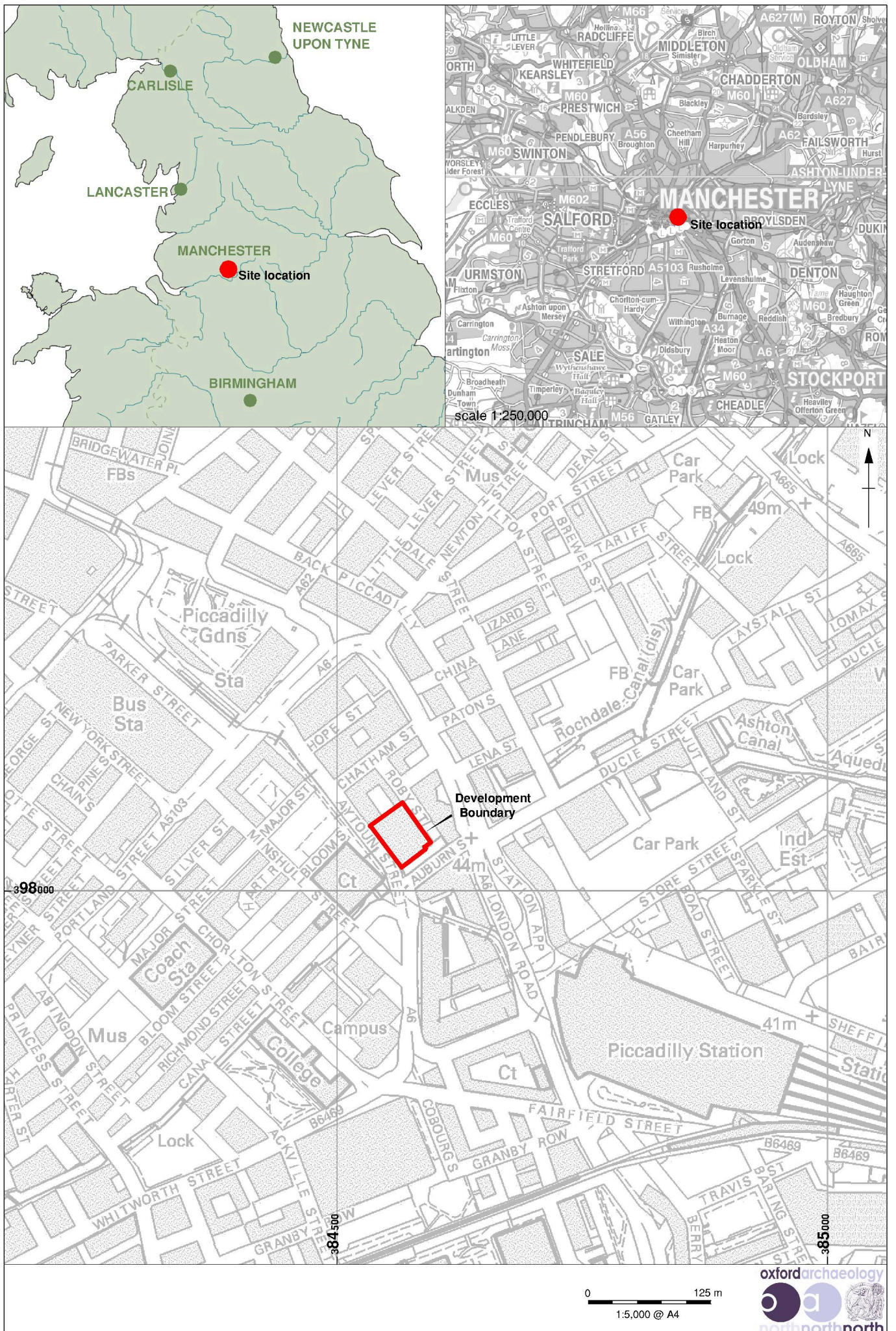


Figure 1: Site location