



# George Leigh Street, Ancoats, Manchester

Greater Manchester

## Desk-based Assessment



**Oxford Archaeology North**

October 2006

**Comet Estates**

Issue No: 2006-07/592  
OA North Job No: L9761  
NGR: SJ 85057 98857

**Document Title:** George Leigh Street, Ancoats, Manchester

**Document Type:** Desk-based Assessment

**Client Name:** Comet Estates

**Issue Number:** 2006-07/592

**OA Job Number:** L9761

**National Grid Reference:** NGR SD 85057 98857

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## SUMMARY

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In September 2006 Comet Estates commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment of land bounded between George Leigh Street, Radium Street, Poland Street and Silk Street, in the Ancoats area of Manchester (centred on SJ 85057 98857). The study aimed to assess the potential for significant buried archaeological remains on the site, and was required to support and inform a planning application for a development proposal.

Ancoats incorporates some 400 acres on the north-eastern edge of Manchester city centre, which, from the late 18<sup>th</sup> century, became one of the most intensely developed manufacturing centres in the world. The industrial prowess of the area was derived primarily from a large number of closely-packed steam-powered textile mills, although a variety of other industries were also established, together with a dense concentration of workers' housing. The origins of this industrial townscape can be traced to the 1770s, when a grid-iron pattern of streets was laid out across part of Ancoats, and the intervening plots of land were sold to middlemen for development. The present study is focused on one such plot, a portion of which is subject to a proposal for development.

The earliest building on the plot, probably a factory or a warehouse, had been erected by 1793, and a row of workers' housing was added during the first decade of the 19<sup>th</sup> century. The housing was focussed initially on the Silk Street and Poland Street frontages, although a large proportion of the plot had been infilled with back-to-back dwellings by the 1830s. Many of these had been demolished by 1893, whilst the remaining back-to-back houses appear to have been converted into larger dwellings by the removal of partition walls. The buildings were finally demolished after 1956, and the land has since been vacant, although a tarmac surface has been laid in recent years to facilitate car parking.

The proposed development scheme area has a high potential to contain the buried remains of early 19<sup>th</sup>-century workers' housing, which is considered to be of local/borough archaeological importance. Moreover, it is probable that any surviving remains will survive immediately below the modern ground surface. Development of the site may have a slight archaeological impact on buried remains, involving their damage or destruction as a result of ground-reduction works or the excavation of service trenches, and is likely to require a mitigation strategy.

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## ACKNOWLEDGEMENTS

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

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

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 In September 2006 Comet Estates commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment of land bounded between George Leigh Street, Radium Street, Poland Street and Silk Street in the Ancoats area of Manchester (Fig 1). The principle aim of the assessment was to identify, as far as possible, the nature of the study area's archaeological resource, and was required to support a future planning application.
- 1.1.2 The western half of the block of land forming the study area is occupied by several buildings, whilst the eastern part has been cleared and used most recently as a car park. It is the latter element that forms the focus of the present study, and is referred to hereinafter as the scheme area, as it comprises the part that is being considered for development; the western part of the site is not subject to any current development proposals, but has been included in the scope of this assessment as its history is integral to that of the scheme area.

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## 2. METHODOLOGY

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### 2.1 DESK-BASED ASSESSMENT

- 2.1.1 The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, whilst information from the immediate environs has been summarised in order to place the results of the assessment into context. All archaeological sites within the study area have been included in the Site Gazetteer (*Section 4, below*). The results were analysed using the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 4 of *Planning Policy Guidance 16: Archaeology and Planning* (DoE 1990).
- 2.1.2 **Greater Manchester Sites and Monuments Record (SMR):** the Greater Manchester Sites and Monuments Record (SMR), held in Manchester, was consulted to establish the sites of archaeological interest already known within the study area. The SMR is a Geographic Information System (GIS) linked to a database of all known archaeological sites in Greater Manchester, and is maintained by the Greater Manchester Archaeological Unit (GMAU).
- 2.1.3 **Lancashire Record Office, Preston (LRO(P)):** before the county boundaries were changed during the mid-1970s, Manchester lay within the county of Lancashire, and therefore most of the available published maps of the area are held in Lancashire Record Office in Preston. All available Ordnance Survey maps for the study area were examined, covering the period from 1850 to 1992.
- 2.1.4 **Greater Manchester Record Office, Manchester (GMRO(M)):** the catalogue of the Greater Manchester Record Office was searched for information relating to the study area.
- 2.1.5 **Archives and Local Studies, Manchester Central Library (MCL):** the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area, and relevant data was incorporated into the report.
- 2.1.6 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out in the vicinity. These were consulted where necessary.

### 2.2 SITE VISIT

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

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### 3. BACKGROUND

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#### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The study area (centred on SJ 85057 98857) is situated within the Ancoats area of Manchester, which lies on the north-east side of the city centre (Fig 1). The site is bounded by George Leigh Street, Silk Street, Radium Street and Poland Street, and forms part of the Ancoats Conservation Area. It lies beyond the current World Heritage Boundary Proposal, which incorporates the strip between the Rochdale Canal and Jersey Street, between Great Ancoats Street and Radium Street. This area forms one of the foci of Manchester's current proposal for World Heritage Site status, which is based on the crucial role the city played in accelerating the process known as the Industrial Revolution, and particularly the contribution of the steam-powered textile mill.
- 3.1.2 The scheme area comprises approximately 875m<sup>2</sup>, and occupies slightly less than half of the entire plot of land. It has been cleared of all buildings, and surfaced with tarmac.
- 3.1.3 Topographically, the Manchester Conurbation as a region is within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The topography of Ancoats, however, reflects the shallow valley of Shooter's Brook, a rivulet that flows westwards from Newton Heath, through Ancoats and into the river Medlock (Ashworth 1987, 22). Shooter's Brook was culverted during the early 19<sup>th</sup> century, and the topography of the valley has since been masked considerably by urban expansion. The study area lies some 200m to the north-west of Shooter's Brook.
- 3.1.4 The underlying solid geology of the area consists mainly of Bunter sandstones of Permo-Triassic age, which were deposited under the marine conditions of the period, between 280 and 195 million years ago (Countryside Commission 1998, 125). The overlying drift geology is composed of essentially Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).



## 3.2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

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

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

Table 1: Summary of British archaeological periods and date ranges

3.2.2 **Prehistoric Period:** there are relatively few sites known from this period in the vicinity, although general patterns of settlement locations that have been identified indicate that the Irwell valley would have been a favourable location for occupation and transport routes, whilst a small group of prehistoric finds have been discovered during archaeological excavations in the Castlefield area (Nevell *et al* 2003). The upland areas of the surrounding moors may have been exploited for hunting, but the poor drainage of the Pennines and spread of blanket peat at higher altitudes would have discouraged any settlement (Hall *et al* 1995, 117). There is no known evidence for prehistoric activity in proximity to the present study area.

3.2.3 **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*, apparently meaning 'a breast shaped hill' (Brunton 1909). The site of this encampment is marked today by Camp Street in Castlefield, situated on the opposite side to the city centre from the present study area.

3.2.4 The Roman road between the forts of Manchester and Castleshaw is thought to have a route through Ancoats. Whilst its precise line is uncertain, it has been suggested that modern-day Old Mill Street follows the route of the Roman road (Margary 1957, 98). There is no known evidence for Roman activity in proximity to the present study area, and the potential for any such buried remains to exist on the site seems low.

3.2.5 **Early Medieval Period:** the area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been during this period that settlement in the town was established around the cathedral (Farrer and Brownbill 1908).

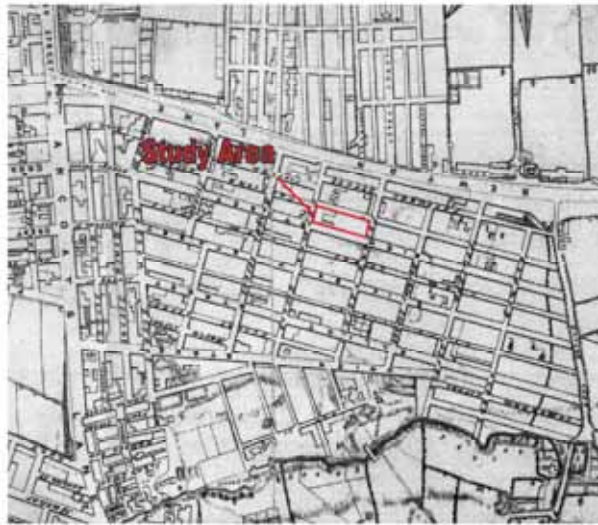
3.2.6 The physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester (Walker 1986).

One of the few artefacts in the city known to be of an Anglo-Saxon origin is the so-called 'Angel Stone', or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871 ([manchester2002-uk.com/history](http://manchester2002-uk.com/history)). Another remnant of the period is a Saxon-style funerary urn of probable 6<sup>th</sup>-century date, which was found to the north of Red Bank in Cheetham during construction work in c1850 (Morris 1983). There is no known evidence for early medieval activity in proximity to the present study area, and the potential for any such buried remains to exist on the site seems low.

- 3.2.7 **Late Medieval Period:** following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (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 13<sup>th</sup> century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony.
- 3.2.8 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*). Throughout this period, Ancoats formed one of eight hamlets within the township of Manchester, as noted in a survey of 1320 (Harland 1861). This is reflected in the origins of its name, which is likely to have derived from the Old English *ana cots* and may be translated as 'lonely cottage' (Cooper 2002, 13). The area will have comprised open land, described as 'an almost idyllic rural backwater' (Swindells 1908, 19-26), with a few scattered dwellings. The most notable building was the timber-framed Ancoats Hall, which overlooked the river Medlock on the southern edge of the district, and some 0.75km to the south-east of study area. It is uncertain when the hall was built, although it is thought to have been sold by the De la Warr family to Sir Edward Trafford during the reign of Henry VIII (1509-47), and then passed to the Byrons of Clayton (Darbyshire 1887, 118). The hall was remodelled in stone during the 1820s, and demolished in the mid-20<sup>th</sup> century (Miller *et al* in preparation).
- 3.2.9 There were no known remains of medieval date within or close to the present study area, and the potential for any such buried remains to exist on the site seems low.
- 3.2.10 **Post-medieval Period:** by 1539, John Leland was able to describe Manchester as the '*finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population*' (Chandler 1993, 263), at a time when the textile industries in south Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dying. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo 1962, 26).

- 3.2.11 From the early 17<sup>th</sup> century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell 2001, 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms (*op cit*, 299). However, there are no known physical remains of a 16<sup>th</sup>- or 17<sup>th</sup>-century date in Ancoats.
- 3.2.12 **The Industrial Period:** in his tour of the country in the 1720s, Daniel Defoe (1971, 219) noted that Manchester had '*extended in a surprising manner, being almost double to what it was a few years ago*', reflecting further expansion the textile trade (Baines 1835). By the 1790s, Manchester's thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth (Edwards 1967, 176), reflecting great improvements to the transport network across the North West. In particular, the development of the canal system following the completion of the Worsley Canal to Castlefield in 1765 was of prime importance (Hadfield 1994, 65). This economic climate was linked to a rapid growth in the town's population; in 1773, an estimated 22,481 people lived in Manchester, but this figure had tripled to 75,281 by 1801 (Lloyd Jones and Lewis 1993).
- 3.2.13 The completion of the Ashton-under-Lyne Canal in 1796, and the Rochdale Canal in 1804, was a key element in the phenomenal expansion of Ancoats, and led to its transformation from a semi-rural district to an industrial suburb. This was coupled with a breakthrough in the application of steam power to manufacturing, and the national demand for textiles, particularly cotton, which created the explosion of factory building (Little 2002, 31). In Ancoats, this new breed of textile mills were built on an unprecedented scale, many depending upon the developing network of short branch canals for transport and a source of water for their steam-power plants (Williams 2002, 35).
- 3.2.14 *Development of Ancoats:* Ancoats was rapidly transformed to an urban environment during the 1770s, and on an unprecedented scale. In 1775, George and Henry Legh of High Legh in Cheshire sold land between Newton Lane and Ancoats Lane to Thomas Bound (Swindells 1908, 203), representing an early stage in the development of the area. Early trade directories for Manchester list Thomas Bound as a 'bricklayer' (Raffald 1781, 12), although in this instance he is perhaps more appropriately described as a property developer, as some of the land he purchased was passed to others to develop; he is listed in trade directories for the early 19<sup>th</sup> century as a 'gentleman' (Bancks 1800), implying that he had amassed some wealth from his activities.
- 3.2.15 The process of development involved selling tracts of land to middlemen, often subject to a 'perpetual' rent and a covenant to build, to protect the rent income (Roberts 1993, 15-16). This charge was payable from the day of sale, and encouraged the middlemen to build rapidly, which they either undertook themselves or sold the land on with a doubled chief rent for others to develop. As with other parts of Manchester, such as the Chorlton Hall Estate and the Lever Estate to the south-east and north of Piccadilly respectively, the sale of land for development involved surveying and laying out streets in a grid-iron

pattern, which effectively created development plots (Chalklin 1974). This layout is shown on several maps that were produced during the late 18<sup>th</sup> century, including Laurent's *Map of Manchester and Salford*, published in 1793 (Fig 2), which also shows the corner of Great Ancoats Street and Oldham Road to have been a focus for initial development. The main elements of the existing street plan are shown to have been laid out on former fields of the area, providing a false impression of considered town planning; development was controlled by speculators rather than a regulatory body and, unlike other areas of Manchester, covenants attached to the sale of land in Ancoats typically lacked clauses regulating nuisances (Hartwell 2001, 273).



Extract of Lewis' Plan of Manchester in 1788

- 3.2.16 The earliest textile factories in the area included several water-powered mills erected along Shooter's Brook, to the south of Union (now Redhill) Street. There is some evidence to suggest, for instance, that New Islington Mill and Salvin's Factory originated in the late 1780s as water-powered textile mills situated on the bank of Shooter's Brook (OA North 2005). However, this was a small watercourse, and in seeking a solution to the inadequate power supplied to their waterwheels from the brook, some manufacturers experimented with steam power.
- 3.2.17 Numerous trades ancillary to textile manufacturing were also established in Ancoats during the 19<sup>th</sup> century, and large areas were developed for worker's housing. In an age when walking was the only viable means of travelling to work, these were built with little regulation around the industrial units. The net result was the creation of the world's first true industrial district: an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses.
- 3.2.18 *Aspects of housing conditions in Ancoats:* the earliest dwellings for the increasing number of workers in the new factories were erected with little legislative control. The Manchester Police Commissioners had sought to apply a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between properties. In the absence of any practical way of enforcement, however, the regulations were largely ignored (Hylton 2003, 152). Nevertheless, there is some evidence to suggest that these early dwellings were of a superior quality to those that were built during the early 19<sup>th</sup> century (OA North 2006). This reflected to a degree the increased pressures placed on the housing stock by an expanding population, coupled with rising land values. The census of 1801 placed the population of Manchester at just over 70,000 people, of which 11,039 resided in Ancoats

(Lloyd-Jones and Lewis 1993). By 1851, the number of residents within Ancoats alone had risen to 53,737, representing a local population far larger than other entire towns in Lancashire, such as Burnley, Blackburn, Rochdale or Wigan, and yet lacked the basic amenities and institutions of self-government.

- 3.2.19 There are several descriptions of the Manchester housing stock during the 19<sup>th</sup> century that are available within surviving documentary accounts. One such description is provided by Dr J Farriar in the proceedings of the Board of Health in 1805, who noted that the average Manchester workers' dwelling comprised '*two rooms, the first of which is used as a kitchen, and though frequently noxious by its dampness and closeness, is generally preferable to the back room. The latter has only one small window, which, through on a level with the outer ground, is near the roof of the cellar*'. He goes on to describe the numerous cellar dwellings as '*a most extensive and prominent evil...*' (quoted in Aspin 1995, 130).
- 3.2.20 A major step forward in housing improvement was provided by a local Act of 1844, whereby all new houses were to be provided with a properly built privy, and all existing houses were to have one installed. The important effect of this Act was that it effectively outlawed the building of back-to-back houses, and none were built in Manchester after this date (Lloyd-Jones and Lewis 1993). Unlike earlier legislation, the 1844 Act was enforced by a dedicated committee, which investigated some 9,400 dwellings in the first year alone, and by 1850 over one third of Manchester's dwellings had been 'reconditioned' (Hylton 2003, 153).
- 3.2.21 Further legislation introduced in 1853 had sought to address specifically the problems of cellar dwellings. Investigations completed in preparation for the legislation discovered 65 people living in eight cellars in one workers' tenement in Ancoats. However, organised opposition from the property owners, united as the Home Owners' Guardian Association, ensured that action against this class of dwelling was largely ineffectual (*op cit*, 154). Renewed efforts commenced in 1868, when Manchester Council introduced a Medical Officer of Health, who targeted back-to-back housing by declaring individual properties as unfit for human habitation under the Manchester Waterworks and Improvement Act of 1867. Landlords were encouraged to 'recondition' their houses, enacting a slow process of inserting doors in partition walls to convert single-roomed back-to-backs into two-up two-down houses, or the removal of a back house to leave a one-up one-down with a rear yard (Roberts 1993, 22-3).
- 3.2.22 In 1901, Manchester City Council bought 238 acres of land at Blackley with a view to erecting affordable housing and addressing the problem of sub-standard dwellings. Nearly 25,000 sub-standard houses were demolished during the following 18 years, many of which were in Ancoats, and back-to-back housing was '*virtually eliminated by 1913*' (Hylton 2003, 184). Nevertheless, the problem of poor quality housing persisted, and by 1954, when Manchester City Council renewed efforts at slum clearance, there were an estimated 70,000 homes unfit for human habitation. Again, this figure incorporated numerous properties in Ancoats.

### 3.3 MAP REGRESSION ANALYSIS

3.3.1 The development of the study area may be traced reasonably well from the sequence of available historic mapping, allowing sites of archaeological interest to be identified; those within the study area have been allocated site numbers, which correspond to descriptions given in *Section 4*. There are several early county maps produced during the 16<sup>th</sup> and 17<sup>th</sup> centuries that cover the area, but the scale is too small to furnish any details of the use of the site, other than indicating that Ancoats was predominantly a rural district on the fringe of Manchester.

3.3.2 The earliest reliable maps that show the study area at a reasonable scale are Charles Laurent's *Map of Manchester & Salford* (Fig 2), published in 1793, and William Green's survey that was published in 1794. These show the streets laid out in a grid pattern, creating series of regular plots, with development apparently focused on the Great Ancoats Street and Newton Lane (Oldham Road) area. George Leigh Street, Poland Street, and German Street have all been established, and Silk Street is laid out but is not named on the map. A large U-shaped building (Site 01) is shown to have occupied the western end of the study area, fronting onto German Street, perhaps representing a small factory or warehouse. The rest of the plot is shown to have been vacant.

3.3.3 Several maps of the area were published during the first decade of the 19<sup>th</sup> century. Whilst most are of a small scale, and cannot be relied upon for analysing individual buildings, they do provide an indication of the extent of development in Ancoats, and show many of the vacant plots to have been infilled relative to Laurent's map. The study area, however, is shown as unchanged on Bancks and Thornton's map of 1800, occupied solely by the German Street building, although Silk Street has been named.



Extract from Bancks and Thornton's map of 1800

3.3.4 A slightly later survey of Manchester, published by Pigot in 1808 (Fig 3), shows a new block of buildings (Site 02) to have been built along the Silk Street frontage, crossing the scheme area. A smaller block (Site 03) is shown to have adjoined the eastern end, infilling much of the plot along the Poland Street frontage between George Leigh Street and Silk Street. Whilst the detail of Pigot's map is not especially clear, these new building may represent terraces of worker's housing. A detached building (Site 04) is also shown to have been erected on the opposite side of the study area, fronting George Leigh Street, although no indication of its function is given.

- 3.3.5 The next available maps of the area include those produced by Pigot in 1819 and Johnson in 1820 (Fig 4). These indicate the large U-shaped building at the western end of the study area to have been remodelled or replaced; Johnson's map shows a relatively small L-shaped building fronting Silk Street (Site 05), with an apparent property boundary crossing the study area to George Leigh Street. The blocks of presumed dwellings fronting onto Silk Street (Site 02) and Poland Street (Site 03) appear to have been unchanged. Entries in commercial trade directories, however, suggest that the study area was subject to development during the early 1820s. This included the construction of Nadin's Court (Site 06), listed in the street register produced for one such directory (Pigot and Dean 1822, 273), which was built across the centre of the scheme area, and accessed from Silk Street. Two residents of Nadin's Court are listed in the same, directory; Patrick McNally at N<sup>o</sup> 1 and Thomas Rippitt at N<sup>o</sup> 8, both of whom were weavers, perhaps using part of their dwellings as loomshops.



Extract from Pigot's map of 1819

- 3.3.6 Banks and Co's *Map of Manchester and Salford*, published in 1831, provides the first detailed 19<sup>th</sup>-century survey of the study area (Fig 5). This shows it to have been infilled with buildings, the majority of which appear to be workers' dwellings. The properties behind Silk Street (Site 06) are depicted as back-to-back court dwellings, which are apparently smaller than those fronting Silk Street (Site 02). A block of 12 back-to-back dwellings is also shown to have been built along George Leigh Street, with access to the rear provided by Chadwick's Court (Site 07), with a slightly larger building (Site 08) attached to the western end. The L-shaped building at the western end of the study area (Site 05) is shown to have effectively doubled in size.

- 3.3.7 The layout of the study area during the mid-19<sup>th</sup> century is depicted on two detailed plans: the Ordnance Survey 60": 1 mile map of 1850 (Fig 6), and Adshead's *Plan of the Townships of Manchester*, published in 1851. Both maps show largely the same configuration of buildings as depicted on Banks and Co's map of 1831, although the large U-shaped building in the western part of the study area (Site 05) has been expanded eastwards along Silk Street.



Extract from Adshead's map of 1851

- 3.3.8 Site **05** is marked on the Ordnance Survey map as an iron foundry (Fig 6), whilst Adshead identifies the building as Walker's Cotton Mill. Whether there is an error in the annotation on one of these maps, or whether the function of the building was changed between the two surveys has not been established, as a rapid consultation of trade directories for this period failed to yield any additional information. It is noticeable that the detailed Ordnance Survey map does not mark any elements of a steam-power plant, such as a boiler house or chimney, associated with the mill.
- 3.3.9 The layout of the back-to-back court dwellings is clearly depicted on both maps, and those forming Nadin's Court (Site **06**) and Chadwick's Court (Site **07**) are evidently smaller than those fronting Silk Street (Site **02**) and Poland Street (Site **03**). The maps do not show any cellar light windows associated with any of the dwellings, suggesting that none had cellars.
- 3.3.10 Adshead's map also illustrates the large building at the eastern end of Chadwick's Court to have comprised two commercial premises (Sites **08** and **09**) fronting George Leigh Street, and another (Site **10**) at the corner of Poland Street and Silk Street; this is confirmed by entries in trade directories. Site **08** may be identified as 111 George Leigh Street, which was occupied by the late 1870s by a cotton waste dealer, The adjacent property, 113 George Leigh Street (Site **09**), was occupied at this time by a beer retailer (Slater 1879).
- 3.3.11 In 1893, the Ordnance Survey published the First Edition 25": 1 mile map of the area, which was surveyed in 1888-9 (Fig 7); the survey was also published in 1891 at a more detailed scale of 10": 1 mile. These maps show the row of back-to-back court dwellings across the centre of the scheme area (Site **06**) to have been demolished, and appear to indicate that the surviving back-to-back houses fronting Poland Street and George Leigh Street were converted into two-roomed dwellings, presumably reflecting the enforcement of the Manchester Waterworks and Improvement Act of 1867 (3.2.21 above).
- 3.3.12 Walker's Cotton Mill (Site **05**) is shown to have been remodelled considerably, although it is still marked as a cotton mill on the 1891 Ordnance Survey map. This detailed survey provides no indication of any steam-power plant on the site, raising the possibility that the complex of buildings was used for warehousing and processes ancillary to cotton spinning, and was perhaps associated with another, powered, mill in the area. Entries in trade directories for this period, however, list the element of the building that fronted German Street to have been occupied by a waste merchant and Cannington Shaw & Co Ltd, glass bottle manufacturers (Slater 1895), suggesting that the function of the building changed during the 1890s. It is likely that the building was used for the distribution of glass bottles, rather than their manufacture, as Cannington Shaw & Co Ltd had a large bottle-making plant in St Helens. Ordnance Survey mapping indicates the eastern end of the Silk Street range appears to have been replaced by two buildings (Site **13** and Site **14**). Similarly, the central north/south-aligned block appears to have been replaced with a larger building, associated with another new structure on the corner of George Leigh Street and German Street, which cumulatively represent 109 George Leigh Street (Site **11**). A building has also been added to the corner of George Leigh Street and Poland Street by this date (Site **12**). Entries in

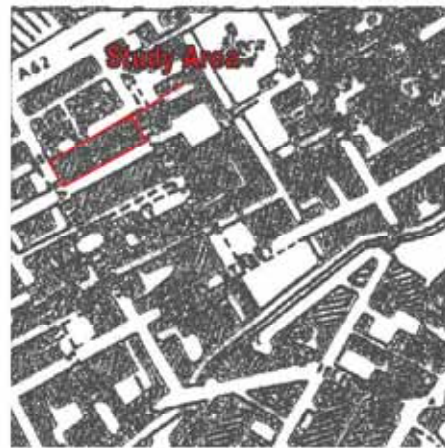


directories also list a tinplate worker at 111 George Leigh Street (Site **08**), and W Dales 'botanic beer brewers' at 113 George Leigh Street (Site **09**).

3.3.13 The next editions of Ordnance Survey mapping, published in 1908 and 1922 (Fig 8), show little change to the layout of the site relative to the 1893 map. The only noticeable difference appears to be the addition of back yards to the properties fronting Silk Street and George Leigh Street, bounding a central access alley. German Street is also shown to have been re-named Radium Street during this period. The 1933 edition Ordnance Survey map similarly depicts no change to the buildings within the study area (Fig 9), although it is of note that the buildings on the opposite side of George Leigh Street have evidently been demolished, representing the process of clearance in Ancoats.

3.3.14 Charles Goad's insurance map, surveyed in 1928, provides a useful plan of the study area. This shows the dwellings fronting Silk Street and George Leigh Street to have been two storeys, with no indication for any cellars. The building on the corner of Poland Street and Silk Street (Site **10**) is marked as a three-storey dwelling, whilst 127 George Leigh Street (Site **12**) is shown as a shirt factory, again of three storeys. The buildings at the opposite end of the study area were evidently used by various trades. 109 George Leigh Street (Site **11**) comprised two large rectangular buildings, both spanning the plot between George Leigh Street and Silk Street, and connected via a raised gangway. One of these buildings, overlooking Radium Street, was used as a rubber cloth factory, whilst its neighbour was a lace and net warehouse. The adjacent building, 111 George Leigh Street (Site **08**), was used as a carrier's warehouse, and N<sup>o</sup> 113 is marked as a public house.

3.3.15 The Ordnance Survey map of the area published in 1956 shows the configuration of buildings on the site as largely unchanged. However, the next edition of mapping, published in 1968, indicates that the houses fronting Silk Street and George Leigh Street had demolished, leaving only the housing fronting Poland Street extant, together with the commercial properties fronting Silk Street, and 109 – 113 and 127 George Leigh Street. More recently, all of the buildings fronting Poland Street and 127 George Leigh Street have been demolished.



Extract of the 1956 Ordnance Survey map

### 3.4 SITE VISIT

3.4.1 The site visit confirmed that the scheme area is presently cleared entirely of buildings, and has been surfaced with tarmac (Plate 1). It is essentially level ground, although the surface appears to be slightly higher than the surrounding streets. The scheme area is enclosed by metal railing fencing, with a gate providing vehicular access from George Leigh Street.

- 3.4.2 The narrow strip of land immediately to the east, fronting Poland Street, has similarly been cleared of all former buildings, although remnants of their foundations are exposed at pavement level. This part of the study area, which lies beyond the proposed development scheme, is currently wasteland (Plate 2).
- 3.4.3 The western part of the study area is occupied by a complex of buildings, comprising 109-111 George Leigh Street, 9-11 Radium Street, and 80-84 Silk Street, which all remain in commercial use. The style and architecture of these buildings suggests that they date from the mid- to late 19<sup>th</sup> century, although they appear to incorporate several phases of construction. The earliest surviving fabric may survive within the buildings fronting Radium Street (Plate 3), which possibly incorporates elements of the industrial building shown on mid-19<sup>th</sup>-century mapping (Site **05**). The adjacent buildings along Silk Street (Sites **13** and **14**) are evidently late 19<sup>th</sup> century (Plate 4), and are probably contemporary with 109 George Leigh Street (Site **11**; Plate 5). The adjacent building, 111 George Leigh Street (Site **08**), incorporates similar architecture, although is likely to be of a slightly earlier date.

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#### 4. GAZETTEER OF SITES

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<b>Site number</b>	<b>01</b>
<b>Site name</b>	<b>Building, Radium Street</b>
<b>NGR</b>	SJ 85051 98852
<b>Site type</b>	Site of
<b>Period</b>	18 <sup>th</sup> century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Laurent's map 1793; Green's map 1794; Pigot's map 1808.
<b>Description</b>	A large U-shaped building shown on late 18 <sup>th</sup> -century mapping to have fronted German (Radium) Street. The main block infilled the plot between George Leigh Street and Silk Street, with slightly narrower wings extending to the east along the George Leigh and Silk Street frontages. Two small square structures in the angles of the wings may represent stair towers. By 1820, the building appears to have been remodelled or rebuilt as Site <b>05</b> .
<b>Assessment</b>	The site lies outside of the scheme area.

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<b>Site number</b>	<b>02</b>
<b>Site name</b>	<b>Workers' Housing, Silk Street</b>
<b>NGR</b>	SJ 85090 98884
<b>Site type</b>	Site of
<b>Period</b>	Early 19 <sup>th</sup> century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Pigot's map 1809; Johnson's map 1820.
<b>Description</b>	A terrace of workers' dwellings fronting Silk Street, the origins of which may be traced to the first decade of the 19 <sup>th</sup> -century. Demolished after 1956.
<b>Assessment</b>	The site lies within the proposed scheme area, and has a good potential for buried remains. Development may have a slight archaeological impact, which may require mitigation prior to development.

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<b>Site number</b>	<b>03</b>
<b>Site name</b>	<b>Workers' Housing, Poland Street</b>
<b>NGR</b>	SJ 85113 98889
<b>Site type</b>	Site of
<b>Period</b>	Early 19 <sup>th</sup> century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Pigot's map 1809; Johnson's map 1820.
<b>Description</b>	A terrace of workers' dwellings, the origins of which may be traced to the first decade of the 19 <sup>th</sup> -century. Shown as back-to-back houses

on Adshead's map of 1851, with the western dwellings accessed from Adam's Court.

**Assessment** The site lies outside of the scheme area.

**Site number** 04  
**Site name** Building, George Leigh Street  
**NGR** SJ 85098 98872  
**Site type** Site of  
**Period** Early 19<sup>th</sup>-century  
**SMR No** -  
**Stat. Designation** None  
**Sources** Pigot's map 1808; Pigot's map 1819; Johnson's map 1820.  
**Description** A small detached building fronting George Leigh Street, possibly representing a dwelling. First shown on Pigot's map of 1808, and appears to have been subsumed by housing fronting George Leigh Street (Site 07) by 1831.  
**Assessment** The site lies within the proposed scheme area, and has some potential for buried remains. Development may have a slight archaeological impact, which may require mitigation prior to development.

**Site number** 05  
**Site name** Walker's Cotton Mill  
**NGR** SJ 85057 98865  
**Site type** Site of  
**Period** Industrial, late nineteenth century  
**SMR No** -  
**Stat. Designation** None  
**Sources** Pigot's map 1819; Johnson's map 1820, Bancks and Co's map 1831; Ordnance Survey 1850; Adshead's map 1851; Ordnance Survey 1891.  
**Description** First depicted on Pigot's map of 1819 as an L-shaped building, which seemingly replaced Site 01 within the western part of the study area between George Leigh Street and Silk Street. Building had doubled to form a U-shaped structure by 1831. It is marked as an iron foundry on the 1850 Ordnance Survey map, although Adshead's map of 1851 identifies the site as Walker's Cotton Mill. It is marked as German Street Mills (Cotton) on the 1891 Ordnance Survey map, but was partially amalgamated subsequently with 111 George Leigh Street (Site 11).  
**Assessment** The site lies outside of the scheme area.

**Site number** 06  
**Site name** Nadin's Court, Silk Street  
**NGR** SJ 85087 98878  
**Site type** Site of  
**Period** Early 19<sup>th</sup> century

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<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Pigot and Dean 1822, Bancks and Co's map 1831; Ordnance Survey 1850; Adshead's map 1851.
<b>Description</b>	A terrace of back-to-back workers' dwellings, the origins of which may be traced to the early 1820s. Built across the centre of the scheme area, bounded by Nadin's Court and Chadwick's Court. Demolished by 1889.
<b>Assessment</b>	The site lies within the proposed scheme area, and has a good potential for buried remains. Development may have a slight archaeological impact, which may require mitigation prior to development.

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<b>Site number</b>	<b>07</b>
<b>Site name</b>	<b>Chadwick's Court, George Leigh Street</b>
<b>NGR</b>	SJ 85090 98871
<b>Site type</b>	Site of
<b>Period</b>	Early 19 <sup>th</sup> -century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Bancks and Co's map 1831; Ordnance Survey 1850.
<b>Description</b>	A terrace of back-to-back workers' dwellings, which had been erected by 1831. Houses appears to have been converted to two-roomed dwellings by 1889, and demolished after 1956.
<b>Assessment</b>	The site lies within the proposed scheme area, and has a good potential for buried remains. Development may have a slight archaeological impact, which may require mitigation prior to development.

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<b>Site number</b>	<b>08</b>
<b>Site name</b>	<b>111 George Leigh Street</b>
<b>NGR</b>	SJ 85073 98855
<b>Site type</b>	Building
<b>Period</b>	19 <sup>th</sup> -century
<b>SMR No</b>	<b>6422.1.0</b>
<b>Stat. Designation</b>	Conservation Area
<b>Sources</b>	Ordnance Survey, 1850; Adshead's map 1851.
<b>Description</b>	A commercial property fronting George Leigh Street, adjacent to Site 11.
<b>Assessment</b>	The site lies outside of the scheme area. Development is unlikely to have an archaeological impact, although changes to the setting of extant buildings within a designated Conservation Area may require consideration.

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<b>Site number</b>	<b>09</b>
<b>Site name</b>	<b>113 George Leigh Street</b>
<b>NGR</b>	SJ 85065 988053

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<b>Site type</b>	Site of
<b>Period</b>	19 <sup>th</sup> -century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Ordnance Survey, 1850; Adshead's map 1851; Goad's insurance plans.
<b>Description</b>	A shop fronting George Leigh Street, adjacent to Site <b>07</b> . Occupied from the 1870s by beer retailers including, by 1895, William Dales, ' <i>botanic beer brewers</i> '. Marked on Goads' insurance plan for 1928 as a public house of two and a half storeys. Demolished in recent years.
<b>Assessment</b>	The site lies within the proposed scheme area, and has a good potential for buried remains. Development may have a slight archaeological impact, which may require mitigation prior to development.

<b>Site number</b>	<b>10</b>
<b>Site name</b>	<b>14, Poland Street</b>
<b>NGR</b>	SJ 85110 98897
<b>Site type</b>	Site of
<b>Period</b>	19 <sup>th</sup> -century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Ordnance Survey, 1850; Adshead's map 1851.
<b>Description</b>	A probable shop at the corner of Poland Street and Silk Street. Marked on Goad's insurance plan of 1928 as a three-storey dwelling. Demolished in recent years.
<b>Assessment</b>	The site lies outside of the scheme area.

<b>Site number</b>	<b>11</b>
<b>Site name</b>	<b>109, George Leigh Street</b>
<b>NGR</b>	SJ 85059 98848
<b>Site type</b>	Building
<b>Period</b>	Late 19 <sup>th</sup> -century
<b>SMR No</b>	<b>6422.1.0</b>
<b>Stat. Designation</b>	Conservation Area
<b>Sources</b>	SMR; Ordnance Survey 1891; Ordnance Survey 1893.
<b>Description</b>	A compact and distinctive group of late 19 <sup>th</sup> -century industrial buildings and warehouses with blue and yellow brick embellishment to window heads and string courses. The warehouse block features a pair of full-height taking-in slots overlooking Silk Street. Linked to 111 George Leigh Street (Site <b>08</b> ) via an iron gangway. The first cartographic depiction of the building is upon the Ordnance Survey map of 1891.
<b>Assessment</b>	The site lies outside of the scheme area, and is currently used as commercial premises. Development is unlikely to have an archaeological impact, although changes to the setting of extant

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	buildings within a designated Conservation Area may require consideration.
<b>Site number</b>	<b>12</b>
<b>Site name</b>	<b>127, George Leigh Street</b>
<b>NGR</b>	SJ 85118 98881
<b>Site type</b>	Site of
<b>Period</b>	Late 19 <sup>th</sup> -century
<b>SMR No</b>	<b>6423.1.0</b>
<b>Stat. Designation</b>	None
<b>Sources</b>	SMR; Ordnance Survey 1891; Ordnance Survey 1893.
<b>Description</b>	Recorded with the SMR as a mid-19 <sup>th</sup> -century house of three storeys with an attic and cellar, used subsequently as industrial premises. First cartographic depiction is upon Ordnance Survey mapping published in 1891. Demolished in recent years.
<b>Assessment</b>	The site lies outside of the scheme area.

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<b>Site number</b>	<b>13</b>
<b>Site name</b>	<b>82, Silk Street</b>
<b>NGR</b>	SJ 85063 98868
<b>Site type</b>	Building
<b>Period</b>	Late 19 <sup>th</sup> -century
<b>SMR No</b>	-
<b>Stat. Designation</b>	Conservation Area
<b>Sources</b>	SMR; Ordnance Survey 1891; Ordnance Survey 1893.
<b>Description</b>	A commercial building depicted on the Ordnance Survey map of 1891. Still in commercial use.
<b>Assessment</b>	The site lies outside of the scheme area, and is currently used as commercial premises. Development is unlikely to have an archaeological impact, although changes to the setting of extant buildings within a designated Conservation Area may require consideration.

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<b>Site number</b>	<b>14</b>
<b>Site name</b>	<b>84, Silk Street</b>
<b>NGR</b>	SJ 85070 98872
<b>Site type</b>	Building
<b>Period</b>	Late 19 <sup>th</sup> -century
<b>SMR No</b>	-
<b>Stat. Designation</b>	Conservation Area
<b>Sources</b>	SMR; Ordnance Survey 1891; Ordnance Survey 1893.
<b>Description</b>	A commercial building depicted on the Ordnance Survey map of 1891. Still in commercial use.
<b>Assessment</b>	The site lies outside of the scheme area, and is currently used as commercial premises. Development is unlikely to have an archaeological impact, although changes to the setting of extant buildings within a designated Conservation Area may require consideration.

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## 5. SIGNIFICANCE OF THE REMAINS

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### 5.1 INTRODUCTION

5.1.1 The assessment has identified a total of 14 sites of archaeological interest within the study area, of which five lie within the boundary of the proposed development scheme (Fig 10). Four of the sites within the study area comprise standing buildings, and whilst none of these are listed structures, they will be afforded some statutory protection on account of their location in a designated Conservation Area. The five sites within the scheme area comprise buried remains, all of which are 19<sup>th</sup> century in date.

### 5.2 CRITERIA

5.2.1 There are a number of different methodologies used to assess the archaeological significance or importance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments' which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 4*, above) were each considered using the criteria, with the results below.

5.2.2 **Period:** the sites within the scheme area are all early 19<sup>th</sup>-century onwards.

5.2.3 **Rarity:** the remains of early 19<sup>th</sup>-century workers' housing can be considered to be of regional rarity.

5.2.4 **Documentation:** the historical development of the study area from the late 18<sup>th</sup> century can be traced reasonably well from cartographic sources, and some of the occupants of the properties may be identified from the available census returns and commercial 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 buried remains form a contemporary group of workers' housing, and a small commercial unit, associated with the extant buildings that survive in the area.

5.2.6 **Survival/Condition:** there no survival of above-ground archaeological remains within the scheme area, which has been cleared of all buildings. The extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. The intensive development of the study area during the 19<sup>th</sup> century is likely to have obliterated any surviving remains from earlier periods, although cartographic evidence indicates that the area has sustained little modern disturbance, and the demolition of the last buildings to have occupied the site may have resulted in a slight raising of the ground levels. It is therefore likely that the foundations of 19<sup>th</sup>-century buildings may survive reasonably intact, although this is unattested.



5.2.7 **Fragility:** any surviving buried remains may be adversely affected by development, dependent upon the nature of design proposals.

5.2.8 **Diversity:** the remains relate mainly to residential use from the 19<sup>th</sup> century.

### 5.3 SIGNIFICANCE

5.3.1 Table 3 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 value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant value or interest	Avoidance unnecessary

Table 3: Criteria used to determine Importance of Sites

5.3.2 All of the sites are considered to be of Local/Borough importance, with the exception of Site **11** (109 George Leigh Street) and Sites **13** and **14** (82-84 Silk Street), which are of Regional/County importance.

5.3.3 Recent archaeological work in other parts of Manchester, including Piccadilly (OA North 2006) and Ancoats (OA North 2005), have demonstrated the value of investigating the remains of workers' housing, and the present study area includes the sites of early examples.

## 6. LIKELY IMPACT OF DEVELOPMENT

### 6.1 IMPACT

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

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

6.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 4.

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 4: Criteria used to determine Scale of Impact

- 6.1.3 The interaction of the scale of impact (Table 4) and the importance of the archaeological site (Table 3) produce the impact significance. This may be calculated by using the matrix shown in Table 5:

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

Table 5: Impact Significance Matrix

- 6.1.4 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the development scheme. This is largely unattested, although it seems probable that the intensive 19<sup>th</sup>-century development will have had a substantial impact on any buried archaeological remains of earlier periods, and their potential is therefore considered to be low. Conversely, there is considerable potential for significant archaeological remains of the Industrial Period to survive, namely the buried remains of early 19<sup>th</sup>-century workers' dwellings.

## 6.2 IMPACT ASSESSMENT

- 6.2.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be earth-moving works associated with the development, and the present condition of the cultural heritage and archaeological assets. The results are summarised in Table 6, although will require review once detailed design proposals are known.

Site Number	Nature of Impact	Importance	Impact	Significance of Impact
<b>01</b>	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
<b>02</b>	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
<b>03</b>	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
<b>04</b>	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
<b>05</b>	None	Local/Borough	Negligible	Neutral

Site Number	Nature of Impact	Importance	Impact	Significance of Impact
06	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
07	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate
08	None	Local/Borough	Negligible	Neutral
09	None	Local/Borough	Negligible	Neutral
10	None	Local/Borough	Negligible	Neutral
11	None	Regional/County	Negligible	Neutral
12	None	Local/Borough	Negligible	Neutral
13	None	Regional/County	Negligible	Neutral
14	None	Regional/County	Negligible	Neutral

*Table 6: Assessment of the impact significance on each site during development*

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## 7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

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### 7.1 INTRODUCTION

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

### 7.2 ARCHAEOLOGICAL EVALUATION

- 7.2.1 The extent, character, and nature of buried remains on selected known sites should be investigated via a programme of archaeological evaluation in order to provide sufficient information to fully mitigate the impact of the development. The primary objectives of any such evaluation would be to establish to presence, character, date, and extent of any buried remains of the 19<sup>th</sup>-century workers' dwellings. The stripping of the modern surface across much of the site may be the most appropriate course of archaeological evaluation, given the potential for buried remains to survive immediately beneath the modern ground surface.

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## 8. BIBLIOGRAPHY

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### 8.1 CARTOGRAPHIC AND PRIMARY SOURCES

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## 9 ILLUSTRATIONS

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- Figure 3: Extract from Pigot's map of 1808, showing the study area boundary
- Figure 4: Extract from Johnson's map of 1820, showing the study area boundary
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### 9.2 PLATES

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- Plate 5: 109 George Leigh Street (Site **11**)
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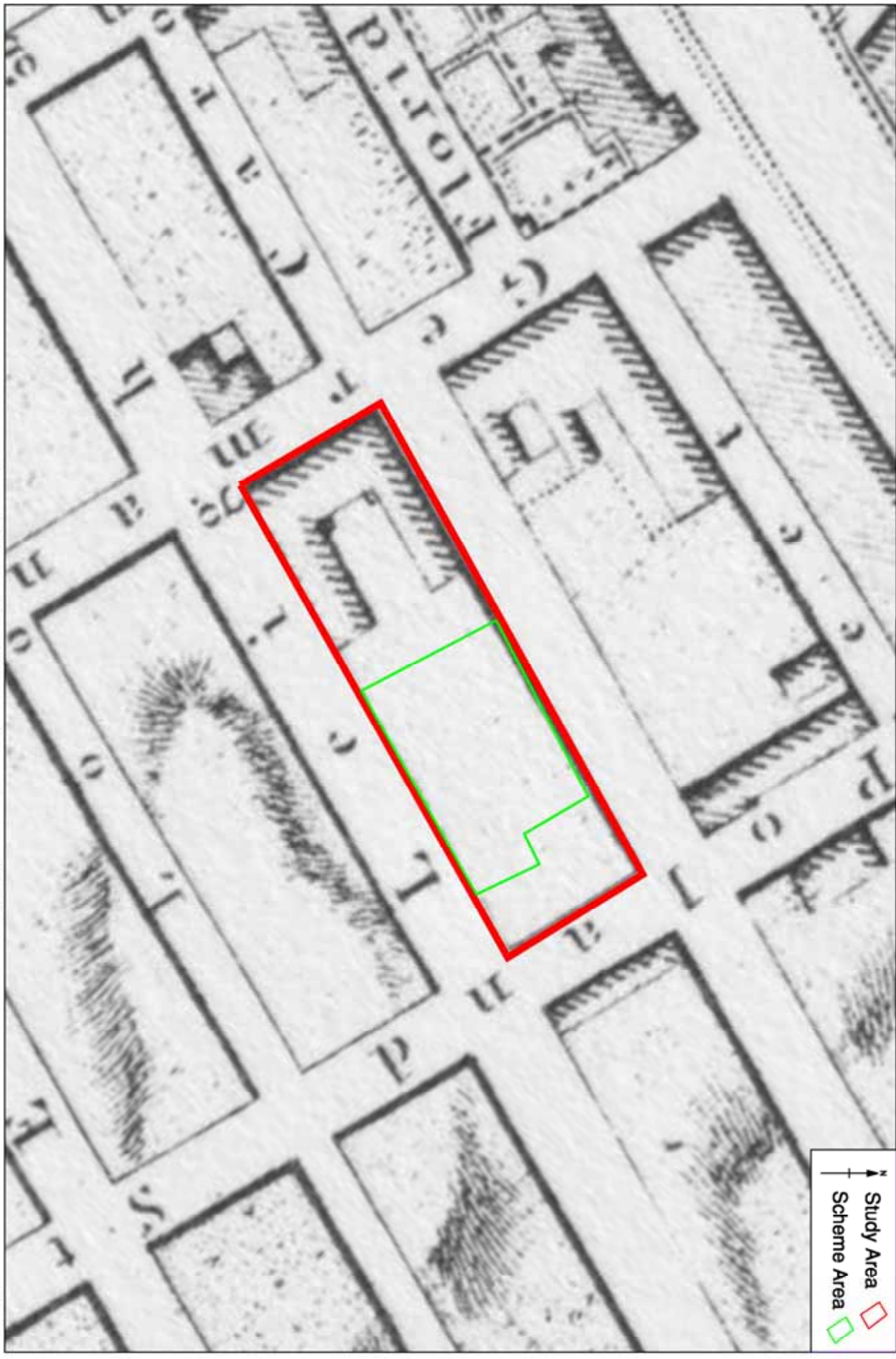


Figure 2: Extract from Charles Laurent's map of 1793

Not to Scale



Figure 3: Extract from Pigot's map of 1808

Not to Scale



Figure 4: Extract from Johnson's map of 1820

Not to Scale

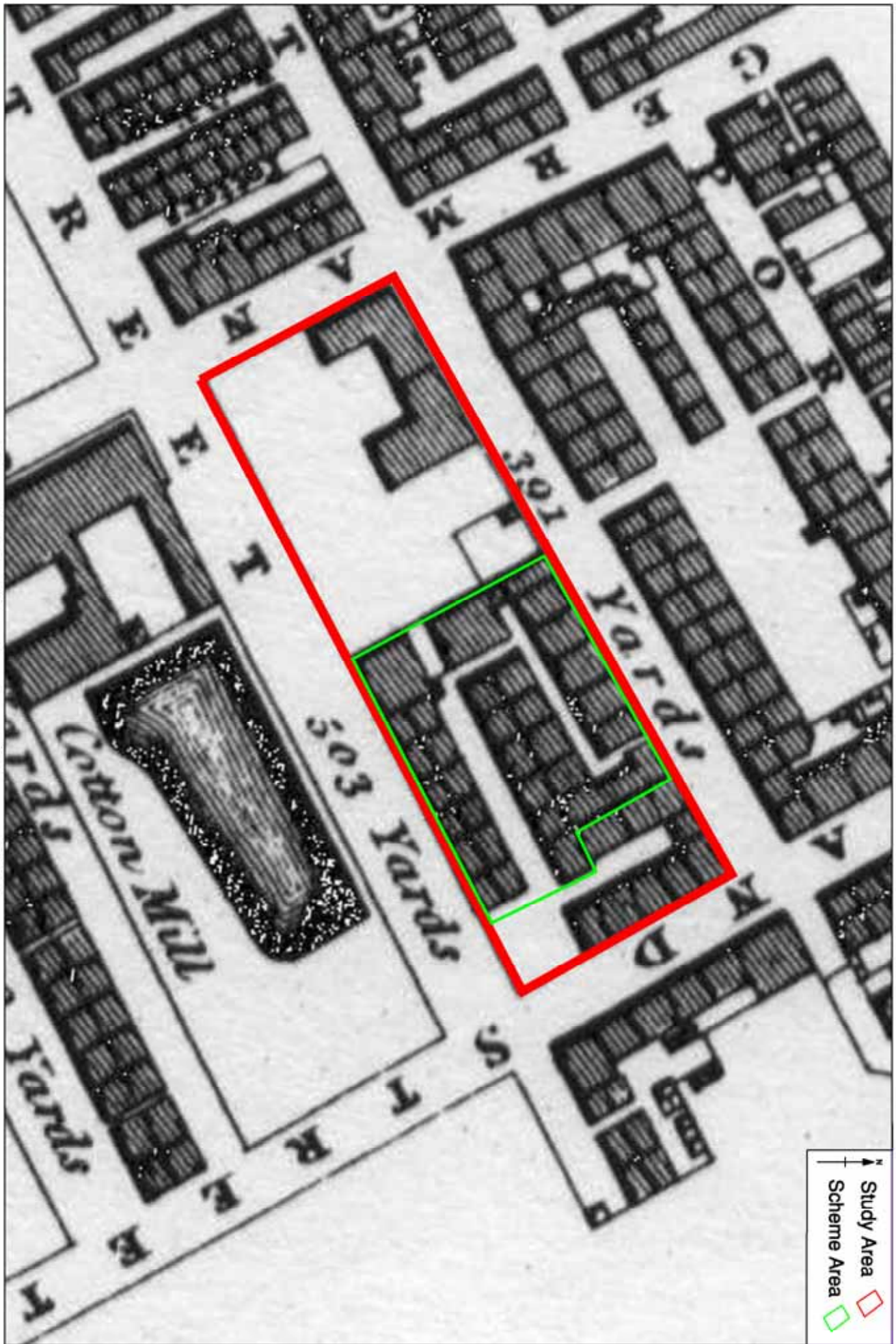


Figure 5: Extract from Bancis and Co's map of 1831

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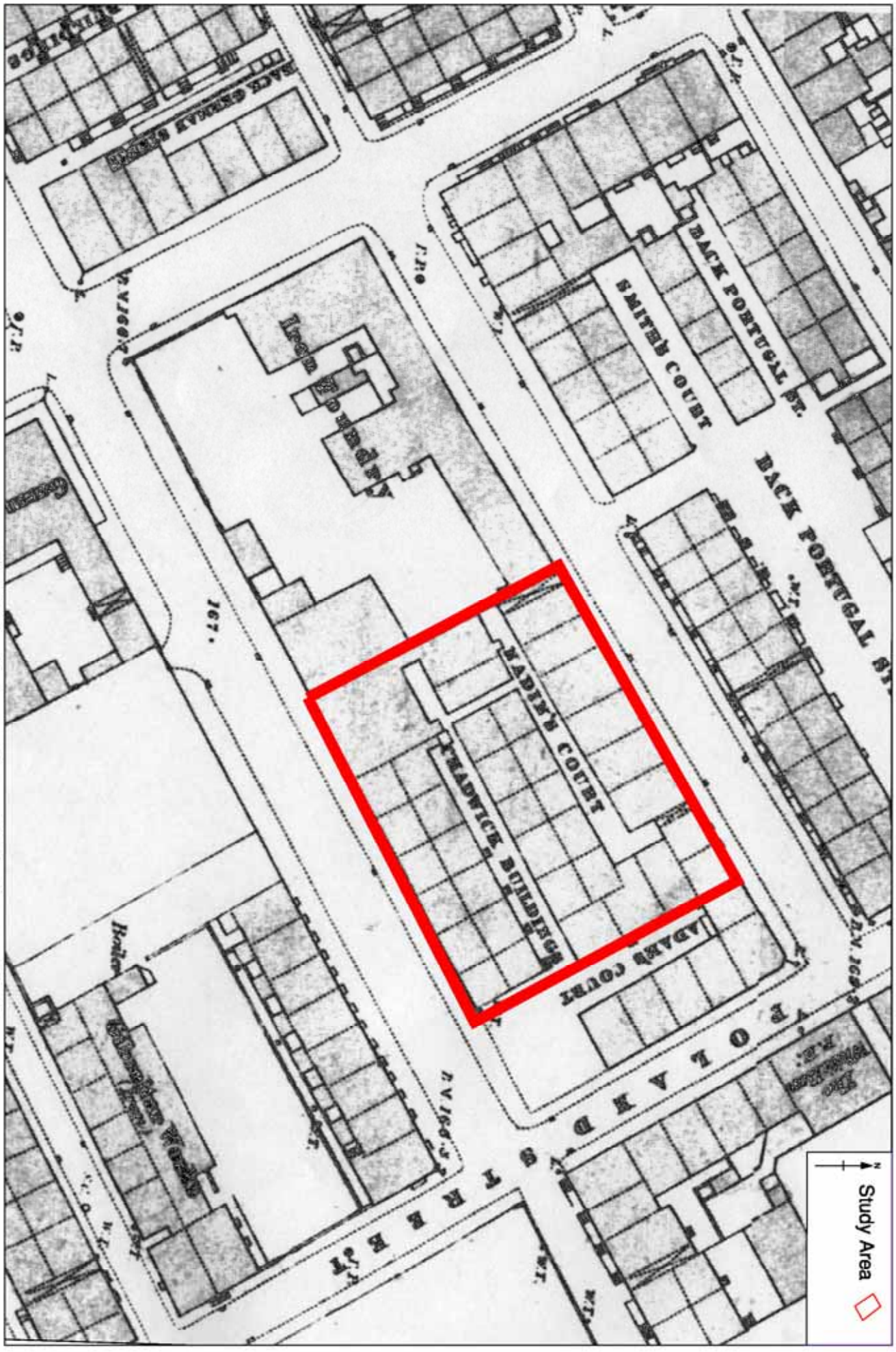


Figure 6: Extract from the First Edition Ordnance Survey 60": 1 mile map of 1850

Not to Scale





Figure 7: Extract from the First Edition Ordnance Survey 1:2500 map of 1893

Not to Scale



Figure 8: Extract from the Ordnance Survey 25": 1 mile map of 1922

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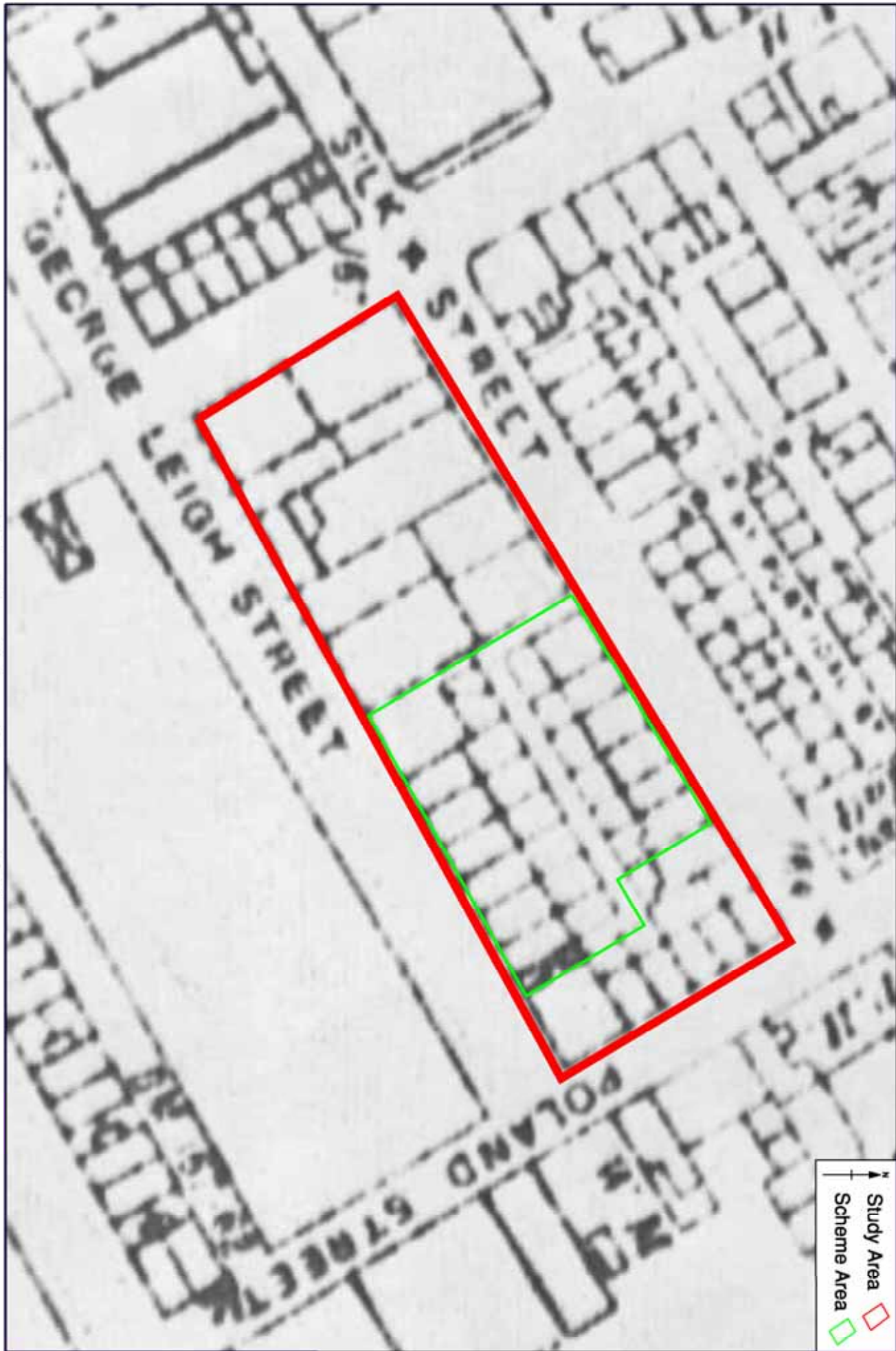


Figure 9: Extract from Ordnance Survey map of 1933

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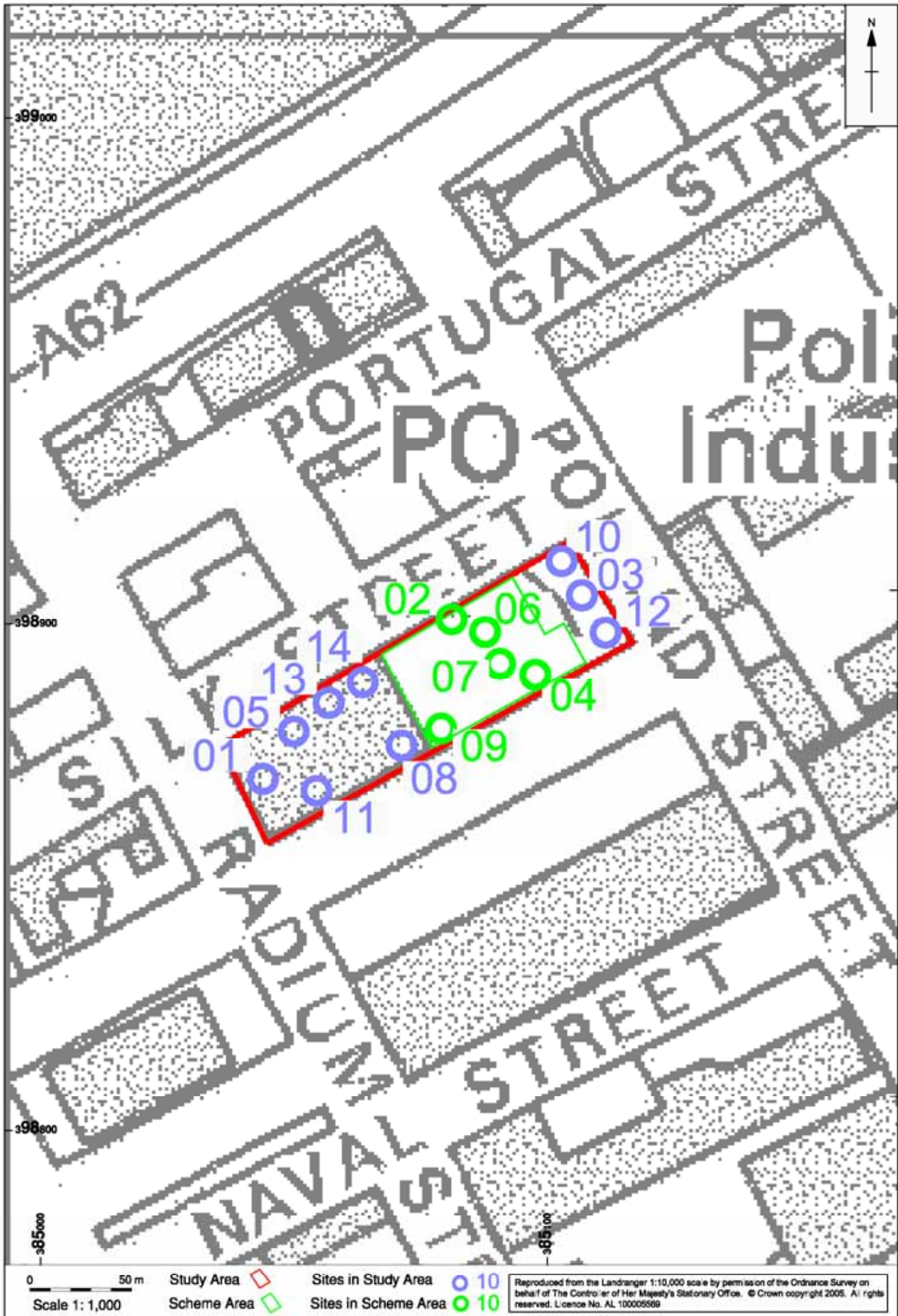


Figure 10: Gazatteer of Sites





Plate 1: View looking west across the scheme area



Plate 2: View looking north-west across the eastern end of the study area



Plate 3: Buildings fronting Radium Street, forming western end of study area



Plate 4: View south-west along Silk Street, showing Sites 13 and 14 (82-84 Silk Street)



Plate 5: 109 George Leigh Street (Site 11)



Plate 6: 111 George Leigh Street (Site 08)