



**107 – 111 George
Leigh Street,
Ancoats,
Manchester**

Greater Manchester

**Desk-based
Assessment**



Oxford Archaeology North

December 2008

Charles Topham Group Ltd

Issue No: 2008-09/896
OA North Job No: L10090
NGR: SJ 85060 98855

CONTENTS

SUMMARY	2
ACKNOWLEDGEMENTS.....	3
1. INTRODUCTION	4
1.1 Circumstances of Project.....	4
1.2 Location, Topography and Geology.....	4
2. METHODOLOGY.....	6
2.1 Introduction.....	6
2.2 Desk-based Assessment.....	6
2.3 Site Visit.....	7
2.4 Archive.....	7
3. BACKGROUND	8
3.1 Historical and Archaeological Background.....	8
3.2 Development of Ancoats.....	11
3.3 Development of the Study Area.....	12
3.4 Site Visit.....	17
4. GAZETTEER OF SITES.....	21
5. SIGNIFICANCE OF THE REMAINS.....	27
5.1 Introduction.....	27
5.2 Criteria.....	27
5.3 Significance.....	28
6. LIKELY IMPACT OF DEVELOPMENT	30
6.1 Impact.....	30
6.2 Impact Assessment.....	31
7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION	33
7.1 Introduction.....	33
7.2 Archaeological Mitigation.....	33
8. BIBLIOGRAPHY	34
8.1 Cartographic and Primary Sources.....	34
8.2 Secondary Sources.....	35
ILLUSTRATIONS	38
Figures.....	38

SUMMARY

In October 2008, the Charles Topham Group Ltd 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 85060 98855). 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 redevelopment of the site. The proposed development allows for the partial demolition of two former warehouses that currently occupy the site. An assessment of the standing structure is presented in a separate report, and the present study is concerned solely with any potential buried remains.

Ancoats incorporates some 400 acres on the north-eastern edge of Manchester city centre, which, from the late eighteenth 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 redevelopment.

The first building to have been erected in the study area, probably a factory or a warehouse, is shown on historical maps dating to the early 1790s; this structure is likely to represent one of the earliest industrial buildings in Ancoats. It had been replaced by an iron foundry or cotton mill by the mid-nineteenth century. The extant buildings had been erected by 1871, and are likely to have been intended as warehousing.

The proposed development area has some potential to contain the buried remains of a late eighteenth-century factory, which is considered to be of Regional/County archaeological importance, and a mid-nineteenth-century iron foundry or cotton mill, which is considered to be of Local/Borough importance. Development of the site may have a negative archaeological impact on buried remains, involving their damage or destruction as a result of site clearance, piling, or the excavation of service trenches, and the planning application is likely to attract a condition that requires an appropriate scheme of works to mitigate the loss of the sub-surface archaeological resource. In the first instance, an archaeological evaluation may be required to establish the presence or absence of any buried remains and, if present, assess their significance. This could be achieved effectively by the removal of present floor surfaces from across the site following the completion of demolition works.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Mr Simon Pemberton of the Charles Topham Group Ltd for commissioning and supporting the project. Thanks are also due to Norman Redhead, of the Greater Manchester Archaeological Unit, for his support and advice. Thanks are also expressed to the staff of the Local Studies Unit in Manchester Central Library, and the Lancashire County Record Office for facilitating access to the sequence of historic mapping. OA North is also grateful to Steve Little for assistance with the documentary research.

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

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 The Charles Topham Group Ltd has proposed a development on George Leigh Street, in the Ancoats area of Manchester. In order to support and inform the planning process, the Charles Topham Group Ltd commissioned Oxford Archaeology North (OA North) in October 2008 to undertake an archaeological desk-based assessment of the proposed development area. The principal aim of the assessment was to identify, as far as possible, the nature and significance of the sub-surface archaeological resource within the study area, and to establish the impact of the proposed development upon this resource. The resource has been examined to see if it includes Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, and non-designated features of regional or local archaeological or historical interest and value.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Archaeology Unit Historic Environment Record (HER) in Manchester, the Local Studies Unit in Manchester Central Library, and the archives and library held at OA North. This report sets out the results of the desk-based assessment, and a statement of the archaeological potential and significance (defined by the criteria detailed in PPG 16 (DoE 1990)), in which an assessment of the impact of the proposed development on the historic environment is taken into account. This has been carried out in accordance with government advice in the form of Planning Policy Guidance notes 15 Planning and the Historic Environment (DoE/DoNH 1994) and 16 Archaeology and Planning (DoE 1990).

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The study area (centred on SJ 85060 98855) is situated within the Ancoats area of Manchester, which lies on the north-east side of the city centre (Fig 1). The site forms the western part of a plot of land bounded by George Leigh Street, Silk Street, Radium Street and Poland Street, and forms part of the Ancoats Conservation Area. The proposed scheme area occupies slightly less than half of the entire plot of land (Plate 1); the western part of the plot forms the focus of the study area, and is occupied presently by several buildings, whilst the eastern part has been cleared and used most recently as a car park. The eastern part of the site is subject to a separate development proposal, but has been considered in the scope of this assessment as its history is integral to that of the scheme area.
- 1.2.2 Topographically, the Manchester Conurbation as a region is within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125). The topography of

Ancoats, however, reflects the shallow valley of Shooter's Brook, a rivulet that flows westwards from Newton Heath, through Ancoats and into the river Medlock (Ashworth 1987, 22). Shooter's Brook was culverted during the early nineteenth century, and the topography of the valley has since been masked considerably by urban expansion. The study area lies some 200m to the north-west of Shooter's Brook.

- 1.2.3 The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).



Plate 1: Recent aerial view of the study area

2. METHODOLOGY

2.1 INTRODUCTION

2.1.1 The desk-based assessment was carried out in accordance with the relevant IFA and English Heritage guidelines (Institute of Field Archaeologists 2001, *Standard and Guidance for archaeological Desk-based Assessments*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)).

2.2 DESK-BASED ASSESSMENT

2.2.1 Several sources of information were consulted as part of the assessment, to provide an understanding of the developmental history of the study area. 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. 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).

2.2.2 Archive sources that were consulted include:

- ***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);
- ***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;
- ***Greater Manchester Record Office, Manchester (GMRO(M))***: the catalogue of the Greater Manchester Record Office was searched for information relating to the study area;
- ***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;
- ***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.

2.3 SITE VISIT

- 2.3.1 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 modern ground surface, and a photographic record was compiled.

2.4 ARCHIVE

- 2.4.1 Copies of this desk-based assessment will be deposited with the Greater Manchester Historic Environment Record.

3. BACKGROUND

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

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

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

Table 1: Summary of British archaeological periods and date ranges

- 3.1.2 **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.
- 3.1.3 **Roman Period:** the first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium*, 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.
- 3.1.4 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.

- 3.1.5 **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).
- 3.1.6 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). Another remnant of the period is a Saxon-style funerary urn of probable sixth-century date, which was found to the north of Red Bank in Cheetham during construction work in c 1850 (Morris 1983). 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.
- 3.1.7 **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 thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony.
- 3.1.8 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-twentieth century (Miller and Wild 2007).
- 3.1.9 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.

- 3.1.10 **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).
- 3.1.11 From the early seventeenth 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 structural remains of a sixteenth- or seventeenth-century date in Ancoats, although fragments of seventeenth- and eighteenth-century pottery were recovered from a soil horizon during a recent archaeological excavation on George Leigh Street. Analysis of palaeo-environmental samples taken from this horizon, moreover, indicated that the local landscape had comprised a mosaic of damp, waste and cultivated ground, with some areas of shallow or slow-moving water (OA North 2008).
- 3.1.12 **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).
- 3.1.13 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 DEVELOPMENT OF ANCOATS

- 3.2.1 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 nineteenth century as a 'gentleman' (Bancks 1800), implying that he had amassed some wealth from his activities.
- 3.2.2 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, 15-6). 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 eighteenth 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).
- 3.2.3 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 (Miller and Wild 2007). 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.
- 3.2.4 Numerous trades ancillary to textile manufacturing were also established in Ancoats during the nineteenth 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.

3.3 DEVELOPMENT OF THE STUDY AREA

- 3.3.1 The development of the study area may be traced reasonably well from the sequence of available historic mapping. The earliest reliable maps that show the study area are Charles Laurent's *Map of Manchester & Salford*, published in 1793 (Fig 2), and William Green's survey that was published in 1794. These show the streets in Ancoats 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 (Radium 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 been built within the study area along the German Street frontage, seemingly representing a factory or warehouse; there is some evidence to suggest that this was a cotton-spinning factory built in c 1794, known as German Street Mill (Miller and Wild 2007, 28), although this awaits confirmation. The rest of the plot is shown to have been vacant.
- 3.3.2 Several maps of the area were published during the first decade of the nineteenth century. Whilst most are of a small scale, precluding detailed analysis of 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 (Site 01), although Silk Street has been named (Plate 2).

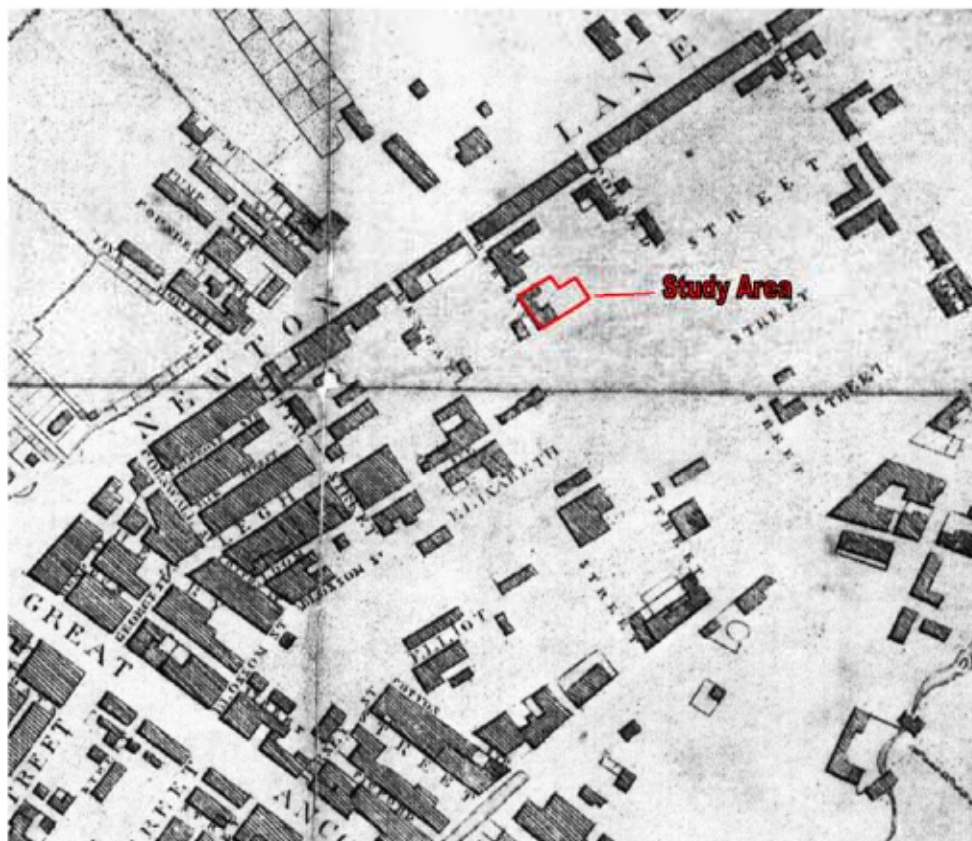


Plate 2: Extract from Bancks and Thornton's map of 1800

- 3.3.3 A slightly later survey of Manchester, published by Pigot in 1808 (Fig 3), shows a new block of buildings to have been built along the Silk Street frontage (Site 02), immediately to the east of the study area. A smaller block 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 buildings may represent terraces of workers' housing. A detached building (Site 03) is also shown to have been erected immediately to the east of the study area, fronting George Leigh Street, although no indication of its function is given.
- 3.3.4 The next available maps of the area include those produced by Pigot in 1819 (Plate 3) and Johnson in 1820. These appear to indicate that the large U-shaped building in the western part of the scheme area (Site 01) had been remodelled or replaced; Pigot's survey records a relatively small L-shaped building fronting Silk Street, although the map was published at a small scale and the detail is far from clear. The blocks of presumed dwellings fronting onto Silk Street and Poland Street appear to have been unchanged. Entries in commercial trade directories, however, suggest that the area was subject to development during the early 1820s. This included the construction of a block of back-to-back workers' houses known as Nadin's Court (Site 05), which is listed in the street register produced for one such directory (Pigot and Dean 1822, 273). This block was built across the centre of the plot, immediately to the east of the proposed scheme area, and was accessed from Silk Street.



Plate 3: Extract from Pigot's map of 1819

- 3.3.5 Bancks and Co's *Map of Manchester and Salford*, published in 1831, provides the first detailed nineteenth-century survey of the study area (Fig 4). This shows the building in the northern part of the study area (Site 04), fronting onto Silk Street, to have comprised two adjoining L-shaped structures; no indication of the function of these buildings is given. The land immediately to the east of the scheme area is shown to have been infilled with buildings, the majority of which appear to be workers' dwellings. The properties behind Silk Street 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 06).
- 3.3.6 The layout of the study area during the mid-nineteenth century is depicted on two detailed plans: the Ordnance Survey 60": 1 mile map of 1850 (Fig 5); and Adshead's *Plan of the Townships of Manchester*, published in 1851 (Plate 4). Both maps show the building along the northern boundary of the study area (Site 04) as a single industrial premises, seemingly incorporating an extension to the east along Silk Street. It is marked on the Ordnance Survey map as an iron foundry (Fig 5), whilst Adshead identifies the building as Walker's Cotton Mill, with an additional north/south-aligned range along the eastern side of the complex. 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 entries in trade directories for this period fail to yield any additional information. It is noticeable, however, that the detailed Ordnance Survey map does not mark any elements of a steam-power plant, such as a boiler house or chimney, which would normally be associated with a cotton mill of this period. This map also annotates a factory on the opposite side of George Leigh Street as German Street Mill, which can be associated with the firm of Nuttal & Kennedy through entries in directories.

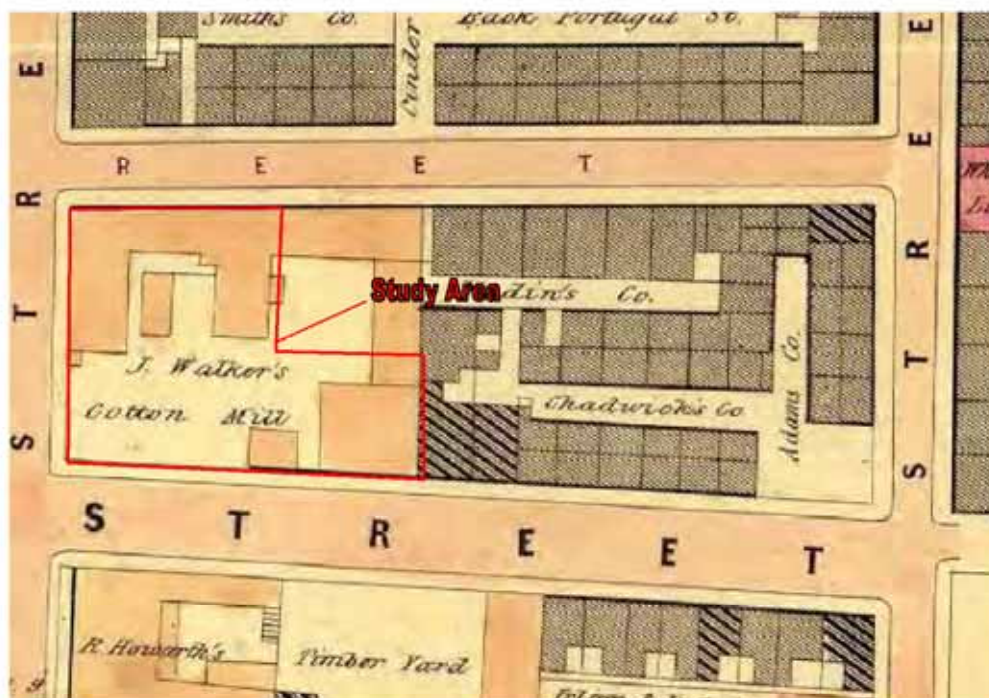


Plate 4: Extract from Adshead's map of 1851

- 3.3.7 Adshead's map also illustrates the building at the western end of Chadwick's Court to have comprised two commercial premises fronting George Leigh Street, and another at the corner of Poland Street and Silk Street. All of these buildings lie beyond the proposed scheme area.
- 3.3.8 In 1893, the Ordnance Survey published the First Edition 25": 1 mile map of the area, which was surveyed in 1888-9 (Fig 6); the survey was also published in 1891 at a more detailed scale of 10": 1 mile. These maps show Walker's Cotton Mill (Site 04) to have been replaced by the range of buildings that currently occupy the study area, which are marked on the 1891 map as German Street Mills. However, 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.
- 3.3.9 The exact date at which these buildings were erected has not been established, although it appears to have been before 1871; a trade directory for that year lists Richard Garside as a cotton waste dealer at 111 George Leigh Street, which seems to be the street number given to the whole block at that date (Slater 1871). In 1881, however, Richard Garside submitted an application to divide the western range of the buildings, the detail of which is shown on a deposited building plan held by Manchester City Council (Plate 5).

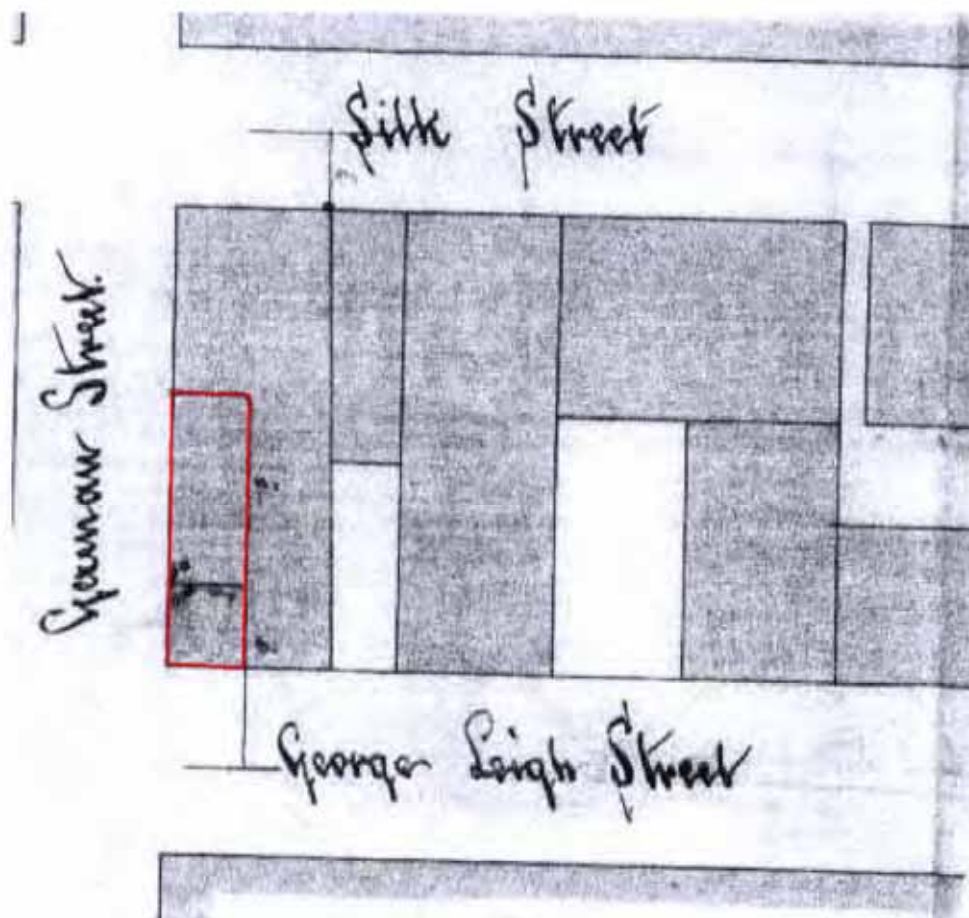


Plate 5: Deposited building plan dated 1881, showing proposed changes to the building

- 3.3.10 Entries in trade directories subsequently list several occupants in the buildings; Garside is listed at the buildings until 1891 (Worrall 1891, 123), but by 1895, 107 George Leigh Street was occupied by Charles Cameron, a waste merchant, and Cannington Shaw & Co Ltd, glass bottle manufacturers (Slater 1895, 181), and the adjacent property (listed as 111 George Leigh Street) was occupied by a tinplate worker.
- 3.3.11 The next editions of Ordnance Survey mapping, published in 1908 and 1922 (Fig 7), show little change to the layout of the site relative to the 1893 map, although German Street is shown to have been re-named Radium Street. The 1933 edition Ordnance Survey map similarly depicts no change to the buildings within the study area (Plate 6), 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.



Plate 6: Extract from the 1933 Ordnance Survey map

- 3.3.12 Charles Goad's insurance map, surveyed in 1928, provides a useful plan of the study area. This shows 107 and 109 George Leigh Street to have comprised two large rectangular buildings, both spanning the plot between George Leigh Street and Silk Street, and connected via a raised gangway. The buildings were evidently occupied by various trades: 107 George Leigh Street, overlooking Radium Street, was used as a rubber cloth factory, whilst 109 was a lace and net warehouse. The adjacent building, 111 George Leigh Street (Site 09), was used as a carrier's warehouse, and 113 is marked as a public house.
- 3.3.13 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 been 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; all of the buildings fronting Poland Street and 127 George Leigh Street have since been demolished.

3.4 SITE VISIT

- 3.4.1 The site visit confirmed that the proposed scheme area is presently occupied by a complex of buildings, comprising 107-109 George Leigh Street and 80 Silk Street. The third element of the original building, 111 George Leigh Street (Plate 7), was recently destroyed by a fire. The style and architecture of the surviving two structures suggest that they date from the second half of the nineteenth century (Plates 8 and 9), although they appear to incorporate several phases of construction and remodelling. In particular, the two-storey rear portion of 107 George Leigh Street (9-11 Radium Street; Plate 10), appears to be a later addition, perhaps dating to the early twentieth century. Internally, this portion of the building has a reduced level floor, which lies approximately 0.5 – 0.75m below the modern pavement surface (Plate 11); the building does not incorporate a cellar.
- 3.4.2 The adjacent property, 109 George Leigh Street, is similarly without a cellar, although the central element has a slightly reduced level floor, which lies approximately 0.5m below the modern pavement surface. In contrast to 107 George Leigh Street, this building crosses the entire plot to the Silk Street frontage. The former narrow yard between 9-11 Radium Street and 109 George Leigh Street has been infilled with a two-storey structure, which is likely to be contemporary with the remodelled element of 107 George Leigh Street (Plate 12).



Plate 7: Looking north-east across the study area in 2002, prior to the loss of 111 George Leigh Street



Plate 8: South-facing elevation of 107 and 109 George Leigh Street in 2008



Plate 9: Looking north-east across the study area in 2008, at the junction of George Leigh Street with Radium Street



Plate 10: Looking south-east, showing 9-11 Radium Street at the rear of 107 George Leigh Street



Plate 11: Inside the rear portion of 107 George Leigh Street, showing the reduced floor level



Plate 12: The Silk Street frontage of the study area, showing the rebuilt rear portion of 107 George Leigh Street, the two-storey structure infilling the former yard, and the rear element of 109 George Leigh Street (80 Silk Street)

4. GAZETTEER OF SITES

Site number	01
Site name	Building, Radium Street
NGR	SJ 85051 98852
Site type	Site of
Period	Eighteenth century
SMR No	-
Stat. Designation	None
Sources	Laurent's map 1793; Green's map 1794; Pigot's map 1808; Miller and Wild 2007.
Description	A large U-shaped building shown on late eighteenth-century mapping to have fronted German (Radium) Street, possibly representing German Street Mill of <i>c</i> 1794, one of the earliest textile factories in Ancoats. The main block of the building infilled the plot between George Leigh Street and Silk Street, with slightly narrower wings, which may represent different buildings, 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 or chimneys. By 1820, the building appears to have been remodelled or rebuilt as Site 04 .
Assessment	The site lies within the proposed scheme area, and has some potential for buried remains, particularly in the southern part of the study area, beyond the footprint of the mid-nineteenth-century iron foundry/cotton mill (Site 04), and where the internal floors are level with the pavement surface; any remains in the north-western part of the study area by have been damaged by the reduction of internal floor level associated with the rebuilding of the rear portion of 107 George Leigh Street. Development may have an archaeological impact, which may require further investigation prior to development.

Site number	02
Site name	Workers' Housing, Silk Street
NGR	SJ 85090 98884
Site type	Site of
Period	Early nineteenth century
SMR No	-
Stat. Designation	None
Sources	Pigot's map 1809; Johnson's map 1820; OA North 2008.
Description	A terrace of workers' dwellings fronting Silk Street, the origins of which may be traced to the first decade of the nineteenth century, represented some of the earliest workers' housing in Ancoats. Demolished after 1956.
Assessment	The site lies beyond the boundary of the proposed scheme area, and development will have a negligible archaeological impact.

Site number	03
Site name	Building, George Leigh Street
NGR	SJ 85098 98872
Site type	Site of
Period	Early nineteenth 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 by 1831.
Assessment	The site lies beyond the boundary of the proposed scheme area, and development will have a negligible archaeological impact.

Site number	04
Site name	Iron Foundry/Walker's Cotton Mill
NGR	SJ 85057 98865
Site type	Site of
Period	Industrial, mid-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 northern part of the study area between George Leigh Street and Silk Street. Building remodelled to form two adjoining L-shaped structures 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.
Assessment	The site lies within the proposed scheme area, and has some potential for buried remains. Development may have an archaeological impact in the north-western part of the site, although any remains are likely to have been damaged by the construction of the two-storey structure to the rear of 107 George Leigh Street.

Site number	05
Site name	Nadin's Court, Silk Street
NGR	SJ 85087 98878
Site type	Site of
Period	Early nineteenth century
SMR No	-
Stat. Designation	None
Sources	Pigot and Dean 1822, Bancks and Co's map 1831; Ordnance Survey 1850; Adshead's map 1851; OA North 2008.

Description	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. The site was recently subject to detailed archaeological excavation (OA North 2008).
Assessment	The site lies beyond the boundary of the proposed scheme area, and development will have a negligible archaeological impact.

Site number	06
Site name	Chadwick's Court, George Leigh Street
NGR	SJ 85090 98871
Site type	Site of
Period	Early nineteenth century
SMR No	-
Stat. Designation	None
Sources	Bancks and Co's map 1831; Ordnance Survey 1850.
Description	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. The site was recently subject to detailed archaeological excavation (OA North 2008).
Assessment	The site lies beyond the boundary of the proposed scheme area, and development will have a negligible archaeological impact.

Site number	07
Site name	107 George Leigh Street
NGR	SJ 85054 98846
Site type	Building
Period	Nineteenth century
SMR No	6422.1.0
Stat. Designation	Conservation Area
Sources	Ordnance Survey, 1891.
Description	The westernmost of a compact and distinctive group of three late nineteenth-century industrial buildings and warehouses with blue and yellow brick embellishment to window heads and string courses; the easternmost building of this group was destroyed recently by fire. The warehouse block features a pair of full-height taking-in slots overlooking Silk Street. Linked to 109 George Leigh Street (Site 08) via an iron gangway. The first cartographic depiction of the building is upon the Ordnance Survey map of 1891, although it is likely to have been extant by 1871.
Assessment	The site lies within the proposed scheme area, and development will have an archaeological impact, which may require mitigation prior to development. The implications of the proposed development on the built heritage is considered in a separate report, although it is considered unlikely that development will have an archaeological impact on any sub-surface remains associated with this site.

Site number	08
Site name	109 George Leigh Street
NGR	SJ 85074 98851
Site type	Building
Period	Nineteenth century
SMR No	6422.1.0
Stat. Designation	Conservation Area
Sources	Ordnance Survey, 1891.
Description	The central element of a compact and distinctive group of three late nineteenth-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. The first cartographic depiction of the building is upon the Ordnance Survey map of 1891, although it is likely to have been extant by 1871.
Assessment	The site lies within the proposed scheme area, and development will have an archaeological impact, which may require mitigation prior to development. The implications of the proposed development on the built heritage is considered in a separate report, although it is considered unlikely that development will have an archaeological impact on any sub-surface remains associated with this site.

Site number	09
Site name	111 George Leigh Street
NGR	SJ 85074 98857
Site type	Building
Period	Nineteenth century
SMR No	6422.1.0
Stat. Designation	Conservation Area
Sources	Ordnance Survey, 1850; Adshead's map 1851.
Description	A former late nineteenth-century warehouses with blue and yellow brick embellishment to window heads and string courses, which formed a group with similar structures immediately to the west (Sites 07 and 08). This building occupied the footprint of an earlier structure that is shown on the Ordnance Survey map of 1849, seemingly forming part of the iron foundry/Walker's Cotton Mill (Site 04). Prior to the erection of Site 04 , the site was occupied partially by an element of the large U-shaped building (Site 01) shown on late eighteenth-century maps. The most recent building was destroyed by fire in 2007.
Assessment	The site lies within the proposed scheme area, and development may have a slight archaeological impact, which may require mitigation prior to development. In particular, elements of the eastern end of the late eighteenth-century building may survive <i>in-situ</i> .

Site number	10
Site name	113 George Leigh Street
NGR	SJ 85065 988053
Site type	Site of
Period	Late nineteenth century
SMR No	-
Stat. Designation	None
Sources	Ordnance Survey, 1850; Adshead's map 1851; Goad's insurance plans 1928.
Description	A shop fronting George Leigh Street, occupied from the 1870s by beer retailers including, by 1895, William Dales, 'botanic beer brewers'. Marked on Goads' insurance plan for 1928 as a public house of two and a half storeys. Demolished in recent years.
Assessment	The site lies beyond the boundary of the proposed scheme area, and development will have a negligible archaeological impact.

Site number	11
Site name	9-11 Radium Street
NGR	SJ 85046 98859
Site type	Building
Period	Late nineteenth/early twentieth century
SMR No	-
Stat. Designation	None
Sources	Ordnance Survey, 1908, 1922; Goad's insurance plans 1928.
Description	A two-storey structure to the rear of 107 George Leigh Street, along the Radium Street frontage. Appears to be a later addition to 107 George Leigh Street, and has an internal reduced floor level.
Assessment	The site lies within the proposed scheme area, and development will have an archaeological impact, which may require mitigation prior to development. The implications of the proposed development on the built heritage is considered in a separate report, although it is considered unlikely that development will have an archaeological impact on any sub-surface remains associated with this site.

Site number	12
Site name	80, Silk Street
NGR	SJ 85056 98865
Site type	Building
Period	Late nineteenth century
SMR No	-
Stat. Designation	Conservation Area
Sources	Ordnance Survey, 1908, 1922; Goad's insurance plans 1928.
Description	The rear portion of 109 George Leigh Street, fronting onto Silk Street.
Assessment	The site lies within the proposed scheme area, and development will have an archaeological impact, which may require mitigation prior to development. The implications of the proposed

development on the built heritage are considered in a separate report. However, development may have an archaeological impact on buried remains, which may require mitigation prior to development. In particular, the buried remains of the late eighteenth-century, large U-shaped building (Site **01**), and the mid-nineteenth-century iron foundry/cotton mill (Site **04**), shown on historical mapping may survive *in-situ*.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 The assessment has identified a total of 12 sites of archaeological interest within the study area, of which seven lie within the boundary of the proposed development scheme (Fig 8). Four of the sites comprise standing buildings. There were no designated sites (eg Scheduled Monuments or Listed Buildings) within the study area, although the site does lie within the Ancoats Conservation Area.

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 listed in *Section 4* were each considered using the criteria, with the results below.

5.2.2 **Period:** the sites within the proposed scheme area all date to the Industrial Period (c 1750 – 1901). There is little, or no, potential for remains from any earlier periods to survive within the site.

5.2.3 **Rarity:** the remains of late eighteenth-century industrial buildings can be considered to be of regional rarity. This is particularly the case in Ancoats, which is acknowledged as the pioneering centre of the factory-based textile industry, based on steam-powered.

5.2.4 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources, and some of the occupants of the properties may be identified from the available 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 12 sites within the study area all fall into the Industrial Period. This directly reflects the known use of this area of Manchester, which played a key role in the industrial development of the city from the late eighteenth century onwards. In particular, Site **01** may pertain to one of the earliest factories in the area, with Site **04** potentially encapsulating the improvements to the steam-powered textile mill during the first half of the nineteenth century.

5.2.6 **Survival/Condition:** 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 late eighteenth and nineteenth centuries is likely to have obliterated any surviving remains from earlier periods. Similarly, the erection of 9-11 Radium Street will have had a negative

impact on the remains of earlier buildings, particularly where the level of the internal floors have been reduced below pavement height.

- 5.2.7 **Fragility:** any surviving buried remains may be adversely affected by development, whilst is likely to include piled foundations.
- 5.2.8 **Diversity:** the remains relate mainly to the commercial and industrial use of the site. None of the sites within the gazetteer are considered to be significant due to diversity.
- 5.2.9 **Potential:** there are no prehistoric sites within the study area, and the potential for prehistoric remains is considered to be low. Similarly, there are no known Romano-British or medieval sites within the study area, and the potential for remains from these periods is considered to be low.
- 5.2.10 The study area was probably used for agricultural purposes during the post-medieval period, represented by deposits of cultivation soils excavated in the area immediately to the east of the proposed scheme area. However, it is likely that the intensive development of the scheme area between the late eighteenth and twentieth centuries resulted in the disturbance or loss of these soils, and their potential to survive seems low.
- 5.2.11 The greatest potential for buried archaeological remains of significance lies in the Industrial Period. In particular, any surviving buried remains could allow the nature of the late eighteenth-century building (Site 01) to be elucidated.

5.3 SIGNIFICANCE

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

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough 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 buried remains are considered to be of Local/Borough importance, with the exception of Site **01**, which is of Regional/County importance.

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
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 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 nineteenth-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 the late eighteenth-century building shown on historical mapping. The extent to which buried remains of this building do survive, however, is likely to be fragmentary; any remains in the north-western part of the study area have been damaged by the reduction of internal floor level associated with the rebuilding of the rear portion of 107 George Leigh Street.

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 large elements of the extant buildings will be demolished, their associated floor surfaces removed, and piled foundations will be required for the new development. 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
01	Disturbance of below-ground remains	Regional/County	Substantial	Intermediate
02	None	Local/Borough	Negligible	Neutral
03	None	Local/Borough	Negligible	Neutral
04	Disturbance of below-ground remains	Local/Borough	Substantial	Intermediate

Site Number	Nature of Impact	Importance	Impact	Significance of Impact
05	None	Local/Borough	Negligible	Neutral
06	None	Local/Borough	Negligible	Neutral
07	Disturbance of below-ground remains	Local/Borough	Slight	Minor
08	Disturbance of below-ground remains	Local/Borough	Slight	Minor
09	Disturbance of below-ground remains	Local/Borough	Slight	Minor
10	None	Local/Borough	Negligible	Neutral
11	Disturbance of below-ground remains	Local/Borough	Slight	Minor
12	Disturbance of below-ground remains	Local/Borough	Slight	Minor

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

7. RECOMMENDATIONS FOR ARCHAEOLOGICAL MITIGATION

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 and Regional/County importance, which would require preservation by record should they be directly affected by future development proposals. The scope and details of any archaeological mitigation required in advance of redevelopment would be devised in close consultation with the County Archaeologist for Greater Manchester once detailed design proposals are known.

7.2 ARCHAEOLOGICAL MITIGATION

- 7.2.1 The extent, character, and nature of buried remains on selected known sites should be investigated via an appropriate programme of archaeological investigation in order to provide sufficient information to fully mitigate the impact of the development. In the first instance, the primary objectives of any such investigation would be to establish to presence, character, date, and extent of any buried remains of the eighteenth-century building shown on historical mapping, and the mid-nineteenth-century iron foundry/cotton mill. This could be achieved effectively by stripping under archaeological control the existing floor surfaces across the site, once demolition works have been completed.

8. BIBLIOGRAPHY

8.1 CARTOGRAPHIC AND PRIMARY SOURCES

Maps

Map of Manchester and Salford, C Laurent, 1793

Map of Manchester and Salford, W Green, 1787-94

Plan of Manchester and Salford, J Pigot, 1808

New Plan of Manchester and Salford, J Pigot, 1819

Plan of the Parish of Manchester, W Johnson, 1820

A Map of Manchester and Salford, G Bancks and Co, 1831

Illustrated Plans of the Townships of Manchester, J Adshead, 1851

Ordnance Survey First Edition 60":1 mile, surveyed 1848, published 1850

Ordnance Survey First Edition 10":1 mile, Lancashire Sheet CIV.7.17, surveyed 1888-9, published 1891

Ordnance Survey First Edition 25":1 mile, Lancashire Sheet CIV.7, surveyed 1888-9, published 1893

Ordnance Survey 25":1 mile, Lancashire Sheet CIV.7, revised 1905-6, published 1908

Ordnance Survey 25":1 mile, Lancashire Sheet CIV.7, revised 1915, published 1922

Ordnance Survey 25":1 mile, Lancashire Sheet CIV.7, published 1933

Ordnance Survey 6":1 mile, Sheet SJ 89 NE, published 1956

Charles Goad Insurance Plans, Volume 2, Sheet 217, surveyed 1928

Trade Directories

Bancks, G, 1800 *Manchester and Salford Directory*, Manchester

Pigot, J, and Dean, R, 1822 *New Directory of Manchester and Salford for 1821-22*, Manchester

Raffald, E, 1781 *A Directory for the Town of Manchester and Salford*, Manchester

Slater, 1821 *Manchester and Salford Directory*, Manchester

Slater, I, 1879 *General and Classified Directory and Street Register of Manchester and Salford*, Manchester

Slater, I, 1895 *General and Classified Directory and Street Register of Manchester and Salford*, Manchester

8.2 SECONDARY SOURCES

Ashworth, G, 1987 *The Lost Rivers of Manchester*, Altrincham

Baines, E, 1835 *History of Cotton Manufacture in Great Britain*, London

Brunton, FA, 1909 *The Roman Fort at Manchester*, Manchester

Chalklin, CW, 1974 *Provincial Towns of Georgian England*, London

Chandler, J, 1993 *John Leland's Itinerary: Travels in Tudor England*, Stroud

Cooper, G, 2002 *Illustrated History of Manchester's Suburbs*, Manchester

Countryside Commission, 1998 *Countryside Character; the Character of England's Natural and Manmade Landscape, vol 2: the North West*, Cheltenham

Darbyshire, A, 1887 *A Book of Old Manchester and Salford*, Manchester

Defoe, D, 1971 *A Tour Through the Whole Island of Great Britain (1724-6)*, Harmondsworth

Department of the Environment (DoE), 1990 *Planning Policy Guidance Note 16*, London

Department of the Environment (DoE), 1994 *Planning Policy Guidance Note 15*, London

Edwards, MM, 1967 *The Growth of the British Cotton Trade 1780-1815*, Manchester

English Heritage, 1991 *Management of Archaeological Projects*, 2nd edn, London

English Heritage, 2006 *Management of Research Projects in the Historic Environment*, London

Farrer, W, and Brownbill, J, 1908 *Victoria County History of the Counties of England: Lancaster*, London

Frangopulo, NJ (ed), 1962 *Rich Inheritance: A Guide to the History of Manchester*, Manchester

- Hadfield, C, 1994 *British Canals: The Inland Waterways of Britain and Ireland*, 8th edn, Stroud
- Hall, D, Wells, CE, and Huckerby, E, 1995 *The Wetlands of Greater Manchester*, Lancaster Imprints **3**, Lancaster
- Harland, J, (ed), 1861 *Mamecestre: Chapters from the Early Recorded History of the Barony*, **1**, Chetham Society, Manchester
- Hartwell, C, 2001 *Manchester*, London
- Hartwell, C, Hyde, M, and Pevsner, N, 2004 *The Buildings of England. Lancashire: Manchester and the South-East*, London
- Institute of Field Archaeologists, 2001 *Standard and Guidance for archaeological Desk-based Assessments*, Reading
- Kidd, A, 1996 *Manchester*, 2nd edn, Keele
- Little, S, 2002 Ancoats - The First industrial Suburb, in R McNeil and D George (eds), *The Heritage Atlas 4: Manchester - Archetype City of the Industrial Revolution*, Manchester, 31-3
- Lloyd-Jones, R, and Lewis, MJ, 1993 Housing Factory Works: Ancoats in the Early 19th Century, *Manchester Region Hist Rev*, **7**, 33-6
- Margary, ID, 1957 *Roman Roads in Britain*, London
- Miller, I, and Wild, C, 2007, *A & G Murray and the Cotton Mills of Ancoats*, Lancaster Imprints **13**, Lancaster
- Morris, A, 1983 *Medieval Manchester: A Regional Study. The Archaeology of Greater Manchester*, **1**, GMAU, Manchester
- Nevell, M, McNeil, R, and Redhead, N, 2003 *Manchester Research Framework, Phase 1: The City of Manchester*, unpubl rep
- Newman, RM, 1996 Medieval Rural Settlement, in R Newman (ed) *The Archaeology of Lancashire: Present State and Future Priorities*, Lancaster, 109-124
- OA North, 2008 *George Leigh Street, Ancoats, Manchester: Archaeological Excavation*, unpubl rep
- Roberts, J, 1993 The Residential Development of Ancoats, *Manchester Region Hist Rev*, **7**, 15-26
- Swindells, T, 1908 *Manchester Streets and Manchester Men*, Manchester
- Tupling, GH, 1962 Medieval and Early Modern Manchester, in CF Carter (ed) *Manchester and its Region: A Survey Prepared for The British Association*, Manchester 115-130

Walker, JSF (ed) 1986 *Roman Manchester: A Frontier Settlement. The Archaeology of Greater Manchester*, **3**, GMAU, Manchester

Williams, M, 2002 Ancoats - Where the Steam-Powered Textile Mill Began, in R McNeil and D George (eds), *The Heritage Atlas 4: Manchester - Archetype City of the Industrial Revolution*, Manchester, 34-8

ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Extract from Laurent's *Map of Manchester and Salford*, 1793
- Figure 3: Extract from Pigot's map of 1808, showing the study area boundary
- Figure 4: Extract from Bancks and Co's map of 1831, showing the study area boundary
- Figure 5: Extract from the Ordnance Survey 60": 1 mile map of 1850, showing the study area boundary
- Figure 6: Extract from the First Edition Ordnance Survey 25": 1 mile map of 1893, showing the study area boundary
- Figure 7: Extract from the Third Edition Ordnance Survey 25": 1 mile map of 1922, showing the study area boundary
- Figure 8: Plan of gazetteer sites

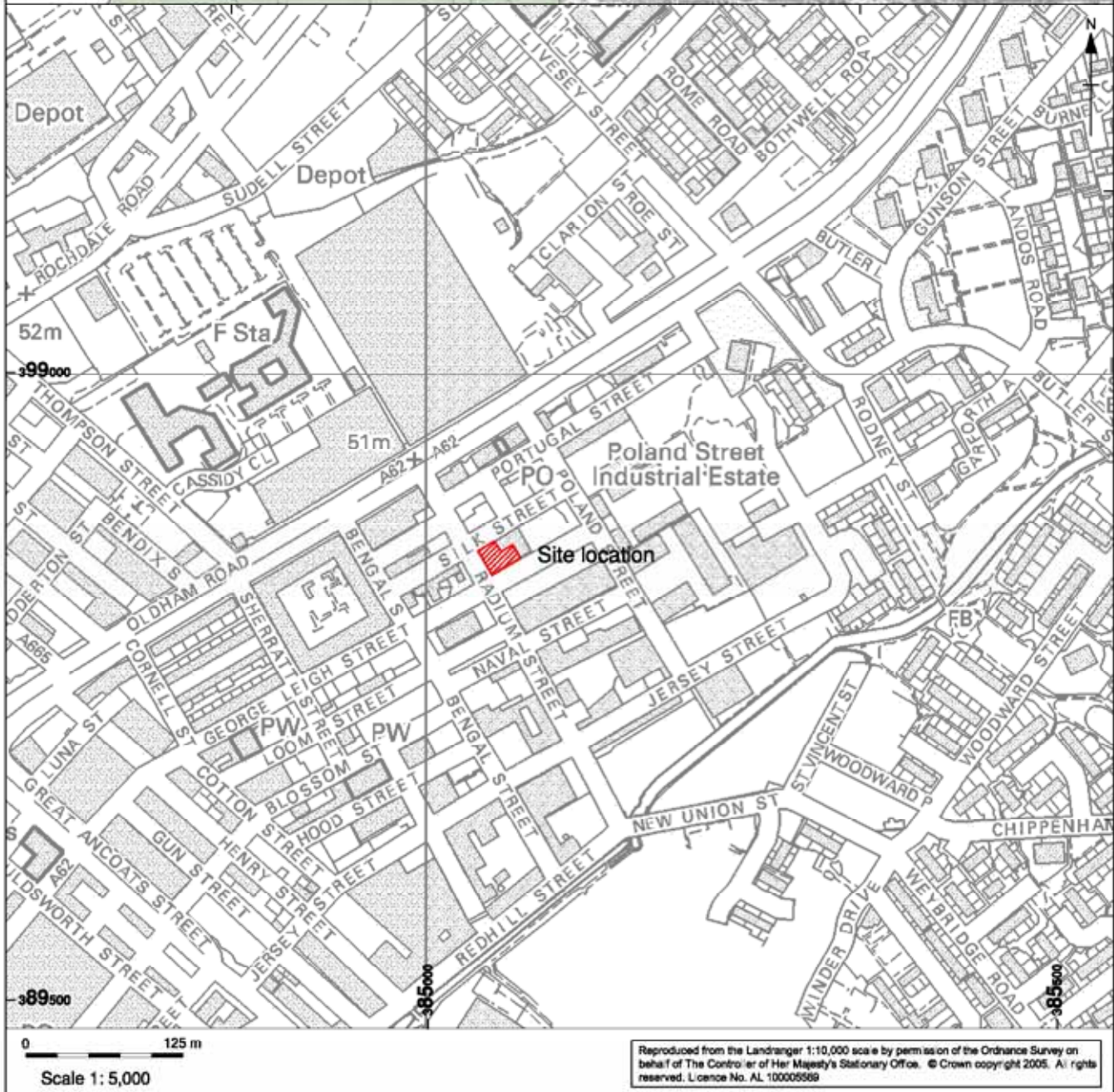
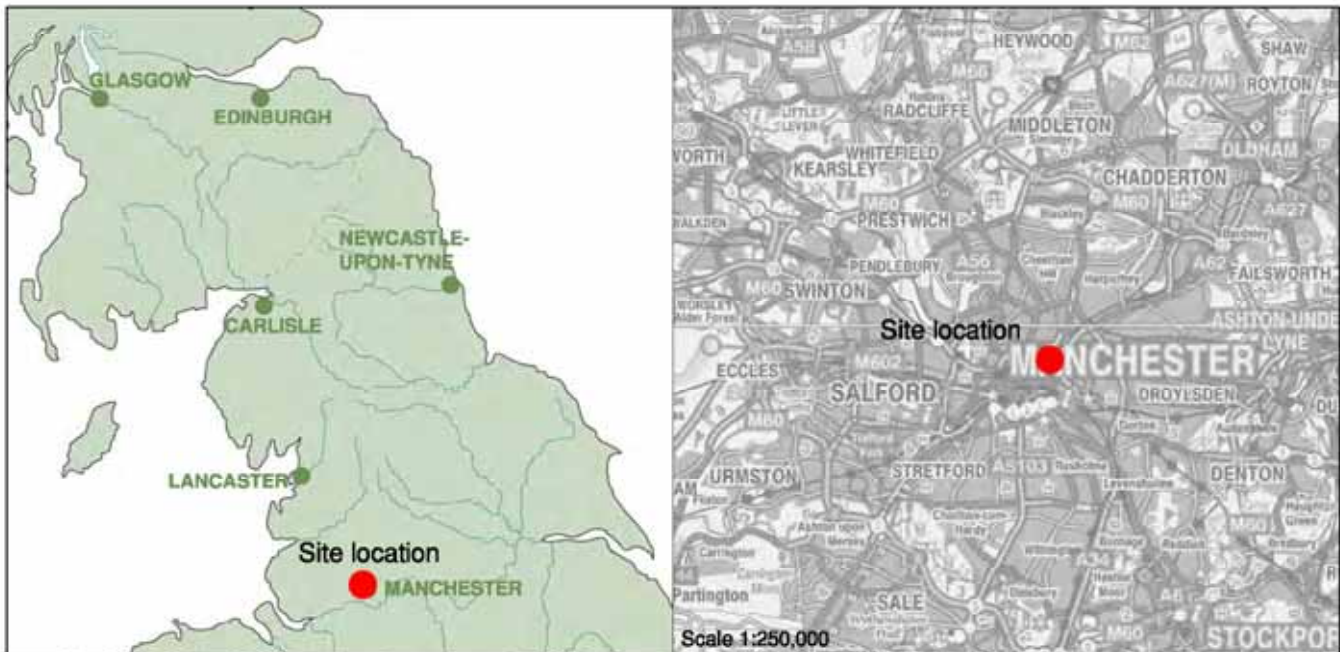


Figure 1: Site Location

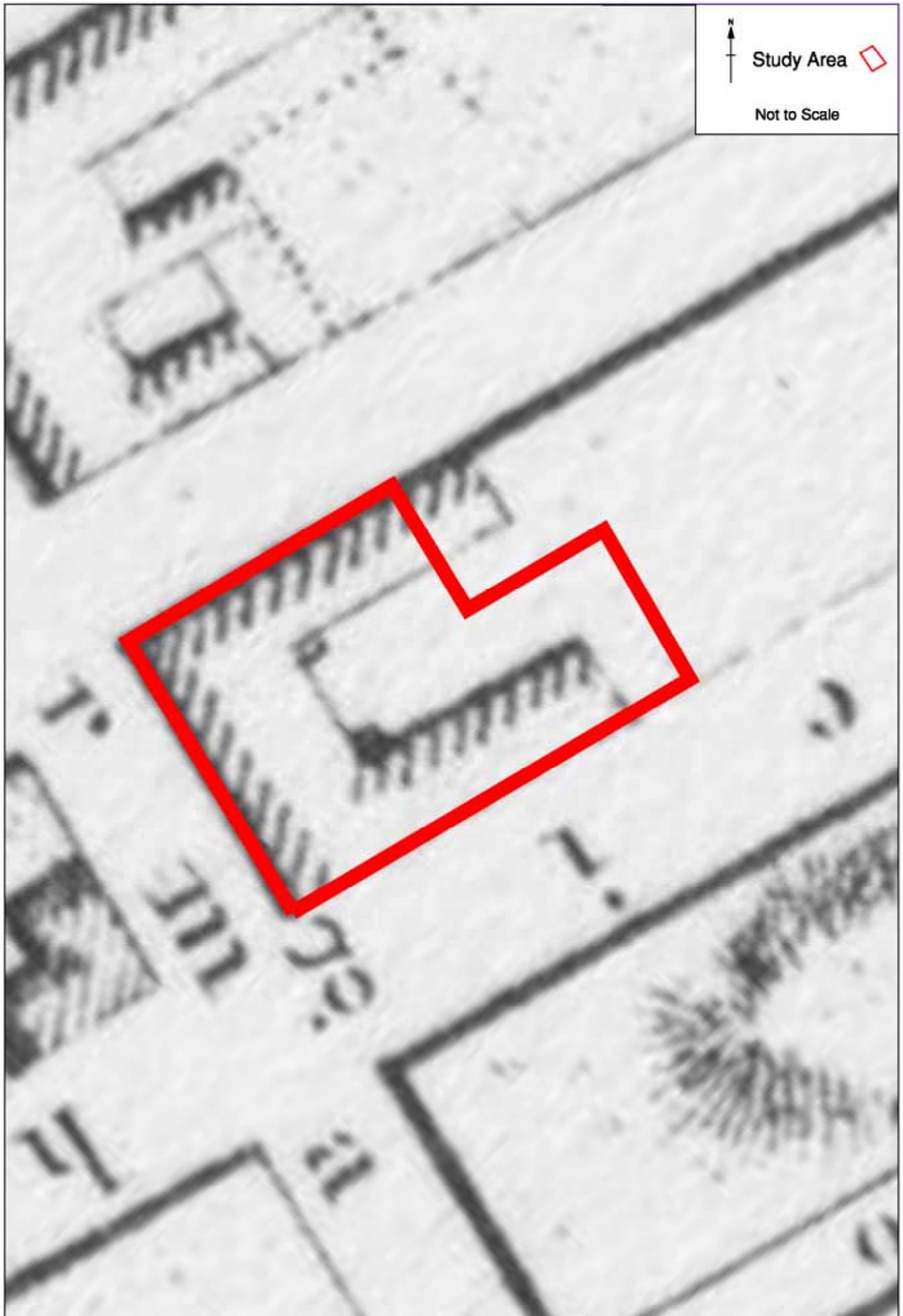


Figure 2: Extract from Laurent's *Map of Manchester and Salford*, 1793

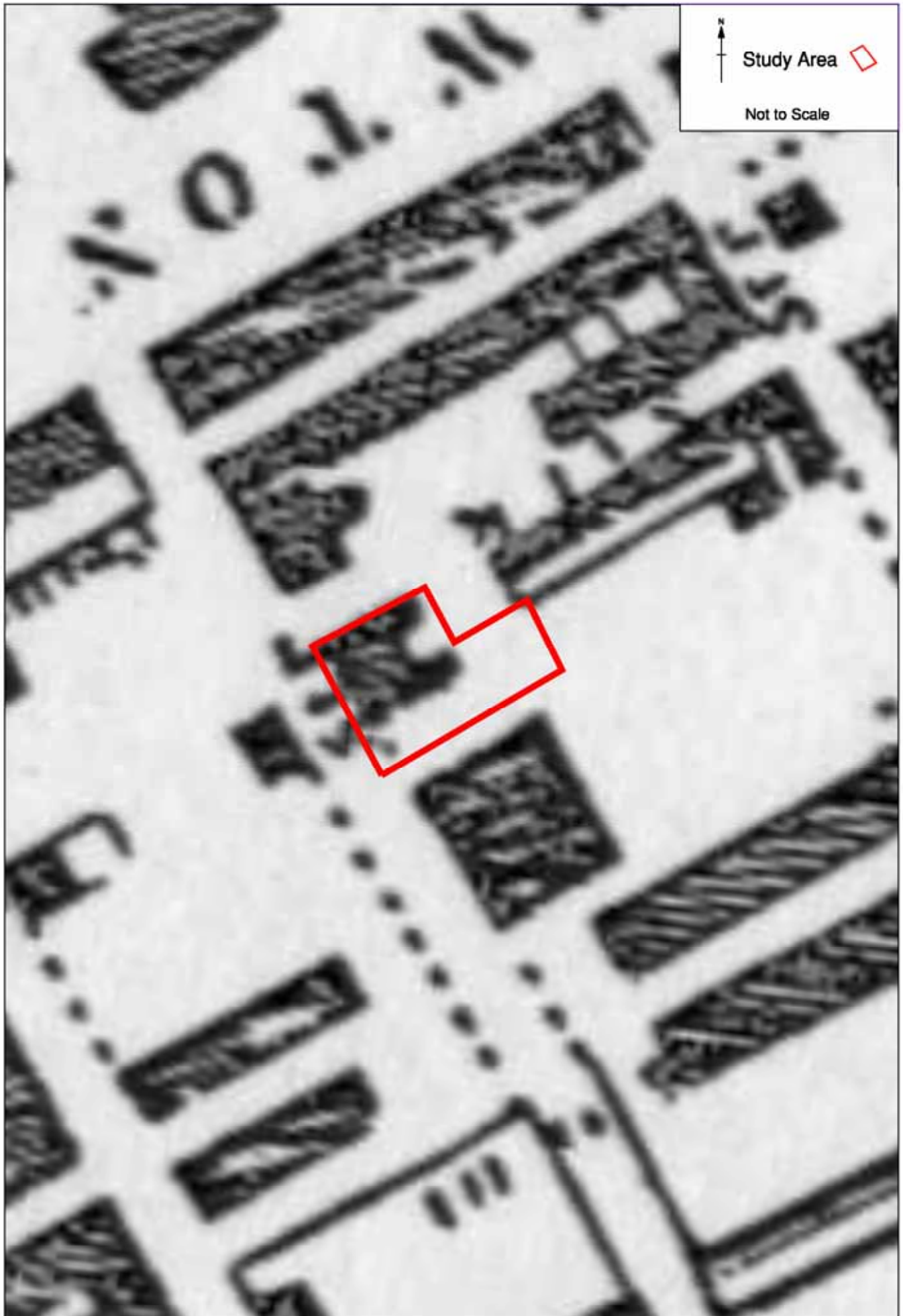


Figure 3: Extract from Pigot's map of 1808

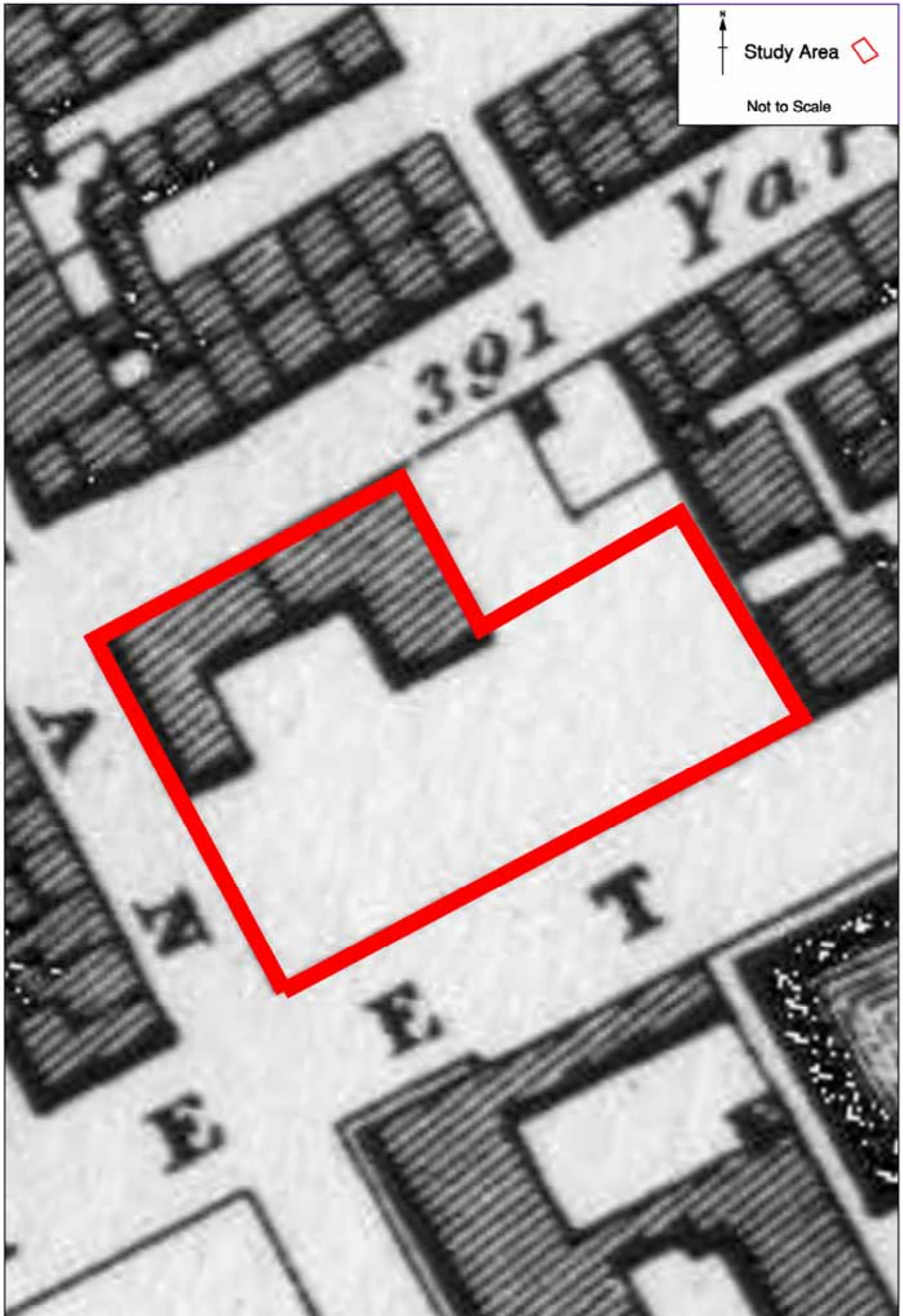


Figure 4: Extract from Bancks & Co's map of 1831

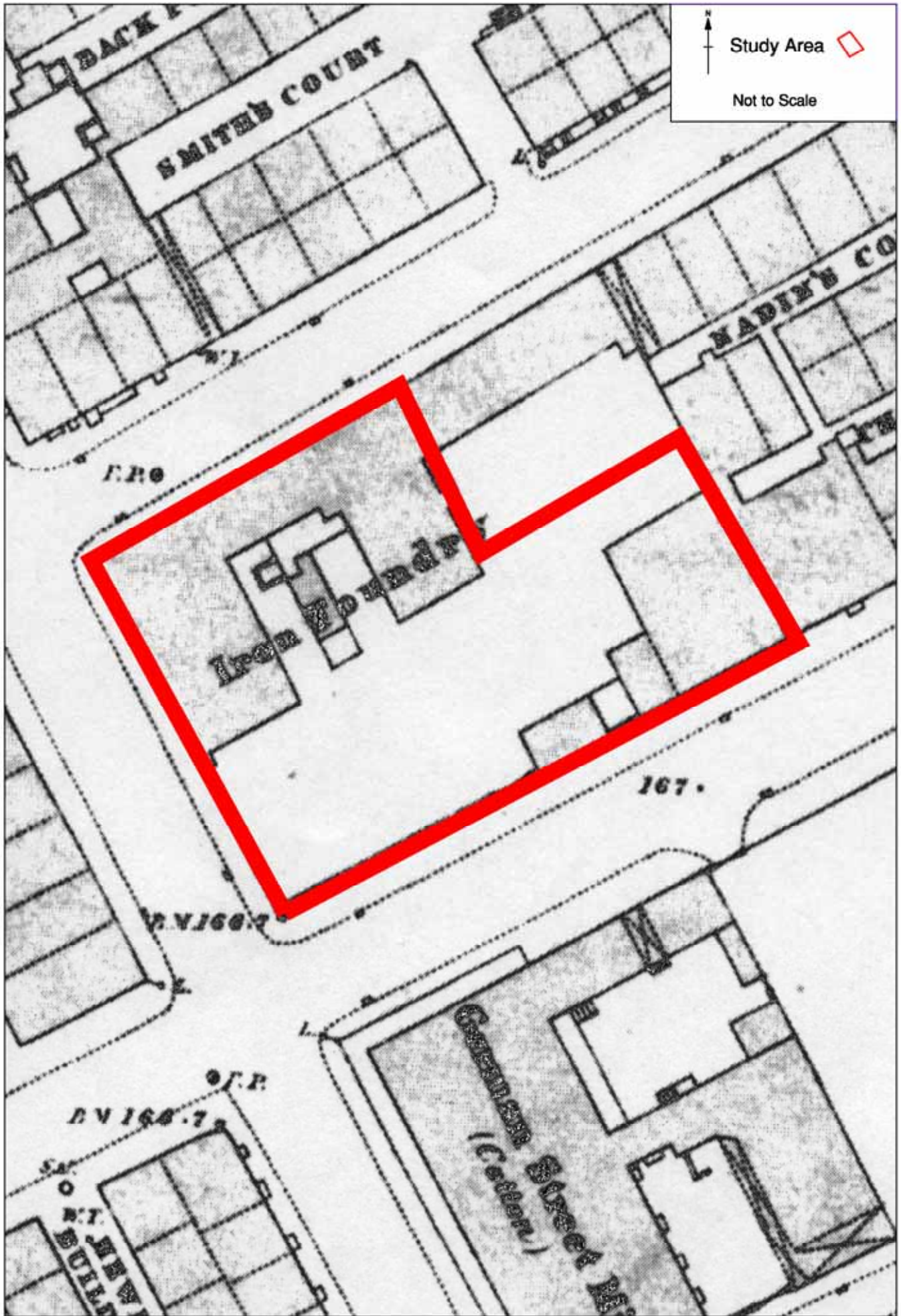


Figure 5: Extract from the Ordnance Survey 5: 1 mile map of 1849



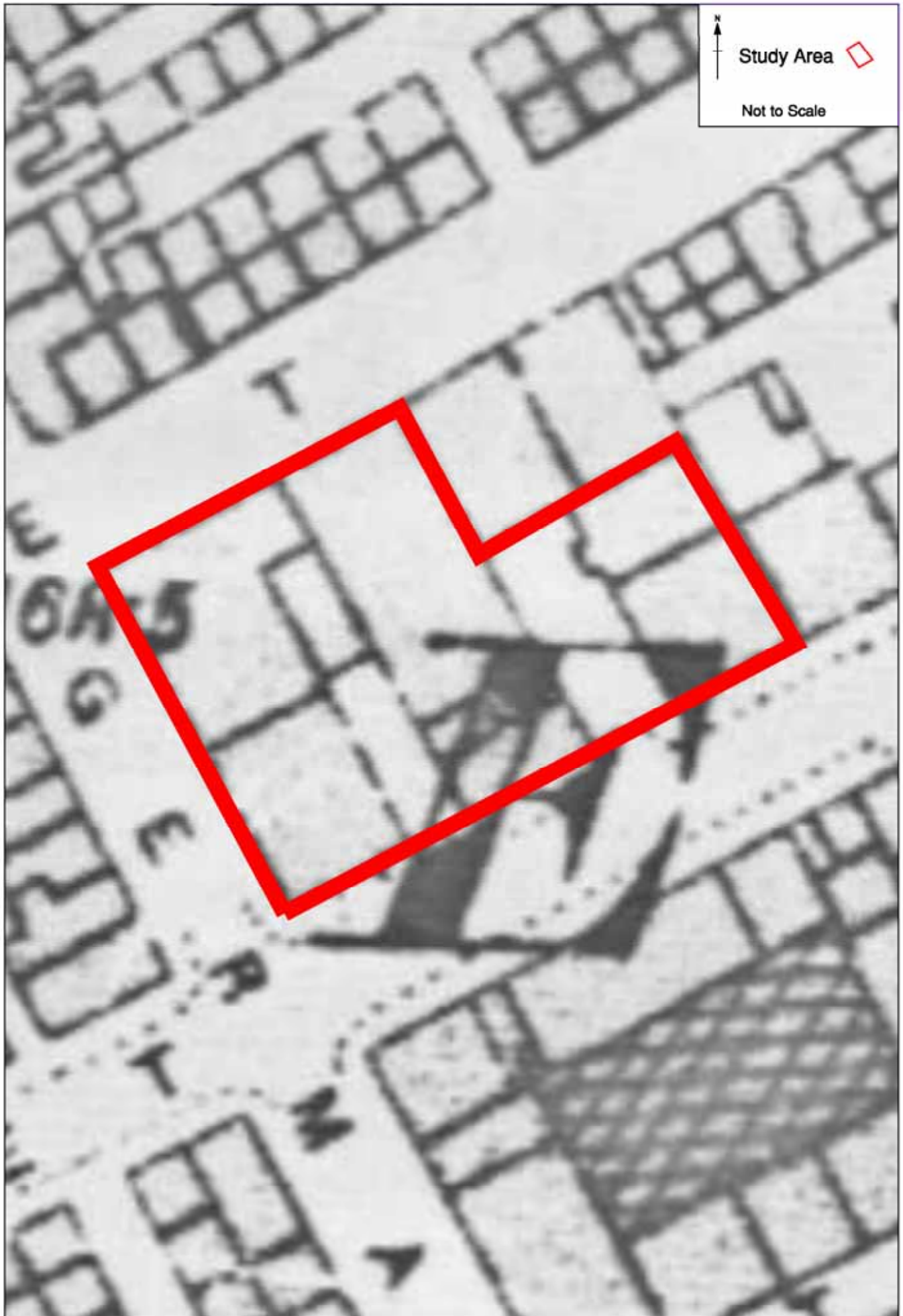


Figure 6: Extract from the Ordnance Survey 25": 1 mile map of 1893

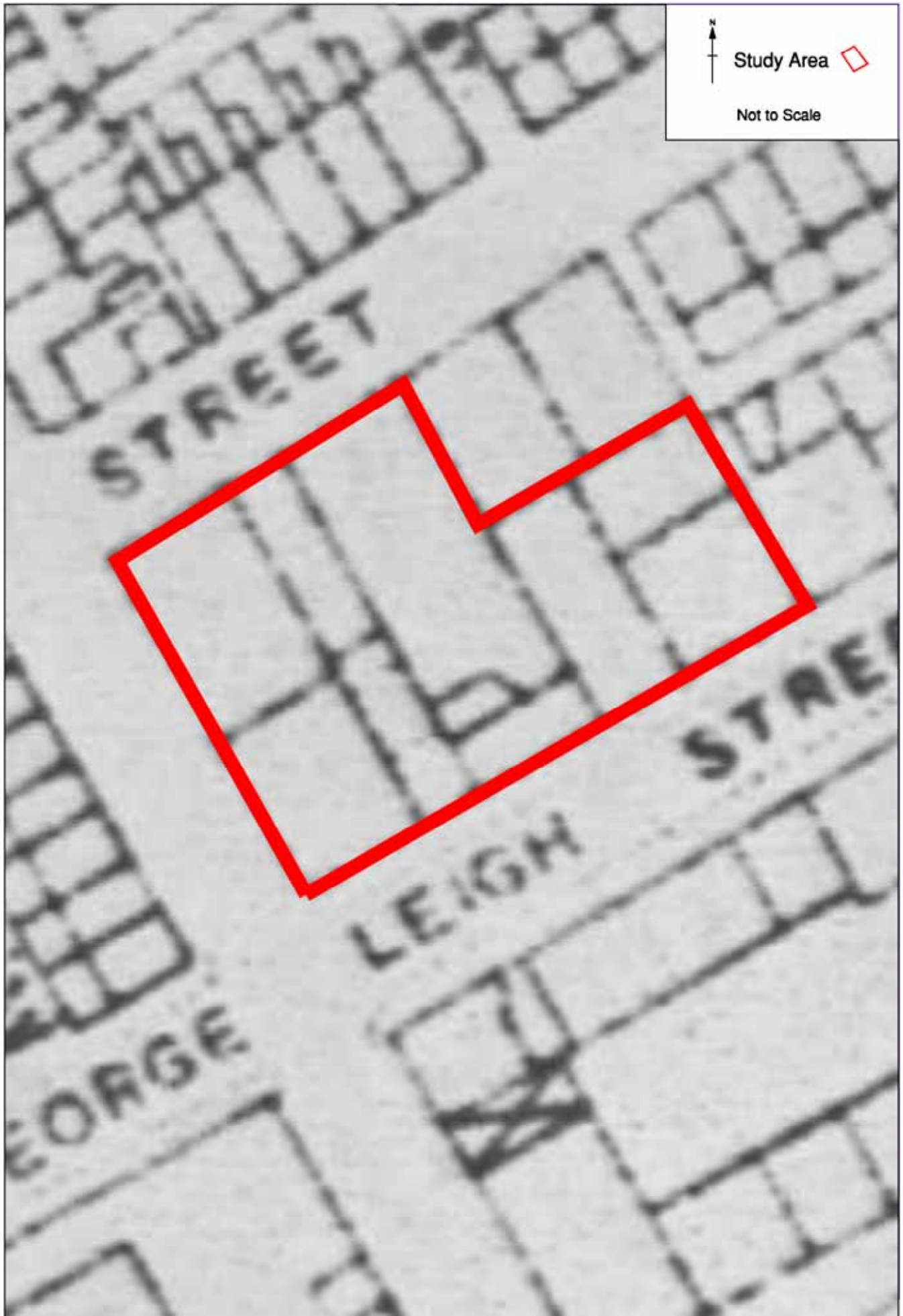


Figure 7: Extract from the Ordnance Survey 25": 1 mile map of 1922

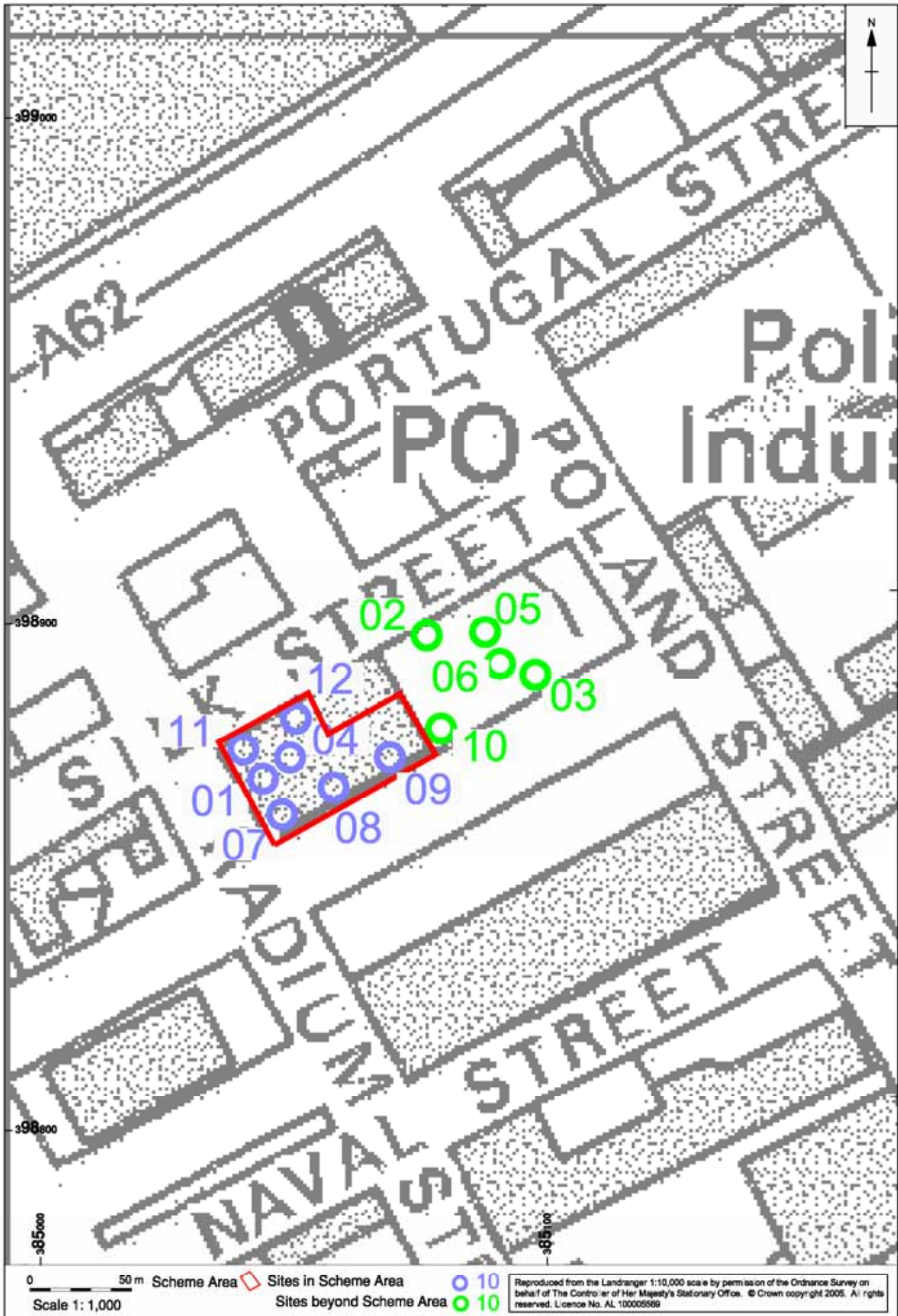


Figure 8: Gazetteer of Sites

