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## CONTENTS

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<b>SUMMARY .....</b>	<b>2</b>
<b>ACKNOWLEDGEMENTS.....</b>	<b>3</b>
<b>1. INTRODUCTION .....</b>	<b>4</b>
1.1 Circumstances of Project.....	4
<b>2. METHODOLOGY .....</b>	<b>5</b>
2.1 Desk-based Assessment .....	5
2.2 Site Visit.....	6
<b>3. BACKGROUND .....</b>	<b>7</b>
3.1 Location, Topography and Geology.....	7
3.2 Baseline Environment .....	8
3.3 Development of the Scheme Area.....	13
3.4 Site Visit.....	19
<b>4. GAZETTEER OF SITES.....</b>	<b>22</b>
<b>5. SIGNIFICANCE OF THE REMAINS.....</b>	<b>27</b>
5.1 Introduction .....	27
5.2 Criteria.....	27
5.3 Significance.....	29
<b>6. IMPACT AND ASSESSMENT .....</b>	<b>30</b>
6.1 Impact.....	30
6.2 Impact Assessment.....	31
6.3 Standing Remains.....	32
6.4 Sub-Surface Remains .....	32
<b>7. CONCLUSION.....</b>	<b>33</b>
7.1 Introduction .....	33
7.2 Archaeological Evaluation .....	33
<b>8. BIBLIOGRAPHY .....</b>	<b>35</b>
8.1 Cartographic and Primary Sources.....	35
8.2 Secondary Sources .....	36
<b>9 ILLUSTRATIONS .....</b>	<b>39</b>
9.1 Figures.....	39

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## SUMMARY

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In March 2008, Sinclair Knight Merz, acting on behalf of Satnam Investments Ltd, requested that Oxford Archaeology North (OA North) undertake an archaeological desk-based assessment of land situated off Roger Street in the Red Bank area of Manchester (centred on SJ 8437 9941). The study area lies on the north-eastern fringe of Manchester city centre, and is occupied by a range of modern industrial buildings and large storage yards. The assessment was required to support a planning application for the redevelopment of the site, which proposes the erection of a multi-storey block.

Notwithstanding the recovery of an urn of a probable sixth-century date during construction work in *c* 1850, it is likely that the study area and its immediate environs were unoccupied, open land until the post-medieval period. Historic mapping indicates that a field boundary traversed the site by the mid-eighteenth century, although it remained undeveloped until the early nineteenth century. The first buildings to occupy the site, seemingly comprising a mixture of residential and commercial premises, had been erected by 1819. They were focused on the Roger Street frontage, whilst the eastern part of the site remained undeveloped until the later nineteenth century. The density of buildings in the western part of the site increased during the middle of the century, as the Red Bank area evolved as a focus for works associated with the textile-finishing trades, especially dyeing and, latterly, chemical manufacture and oil refining.

The assessment identified 11 sites of archaeological interest within the study area, of which five are recorded on the Greater Manchester Sites and Monuments Record (SMR) and lie beyond the boundary of the proposed development. Of the six sites identified within the boundary of the development area, one is considered to be of high local significance and is likely to require appropriate archaeological mitigation in advance of development. This would probably take the form of evaluation trenching to allow for an assessment of the presence, character, depth, and extent of buried remains, and thereby inform the planning process.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Sinclair Knight Merz for commissioning the project. Thanks are also due to Norman Redhead, the Greater Manchester County Archaeologist, for his 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 County 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 March 2008, Sinclair Knight Merz, acting on behalf of Satnam Investments Ltd, commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment of land situated to the north-east of Roger Street in the Red Bank area of Cheetham, Manchester (Fig 1). The assessment was required to inform and support a proposal for the redevelopment of the site, centred on the construction of an 11 to 16 storey building, with retail units and parking on the ground floor, and residential apartments occupying the above floors.
- 1.1.2 The principal aim of the assessment was to identify, as far as possible, the nature and significance of the cultural heritage and sub-surface archaeological resource within the study area, and to establish the impact of development upon this resource. The resource has been examined to see if it includes Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, hedgerows of historic importance, and non-designated features of regional or local archaeological or historical interest and value.
- 1.1.3 The desk-based assessment comprised a search of both published and unpublished records held by the Greater Manchester Sites and Monuments Record (SMR) and the Lancashire County Record Office in Preston, the local studies section of Manchester Reference Library, and the archives and library held at OA North. In addition, a rapid site inspection was carried out on the site of the proposed development in order to relate the landscape and surroundings to the results of the desk-based assessment.
- 1.1.4 This report sets out the results of the desk-based assessment, along with a gazetteer of major sites. The report also includes 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 1994) and 16 Archaeology and Planning (DoE 1990).

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## 2. METHODOLOGY

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### 2.1 DESK-BASED ASSESSMENT

2.1.1 The assessment has focused on the site of the proposed development, referred to hereafter as the Scheme Area, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the guidelines provided by the Institute of Field Archaeologists (IFA 1996). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester 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, and information from up to 0.25km around was obtained as a background. 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). For each SMR site within the study areas, an entry was added to the site gazetteer (*Section 4*) and each was marked on a location plan (Fig 9).
- ***Lancashire County 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 County Record Office in Preston. All available Ordnance Survey maps for the study area were examined, covering the period from 1850 to 1992.
- ***Greater Manchester County Record Office, Manchester (GMRO(M))***: the catalogue of the Greater Manchester County Record Office was searched for information relating to the study area, and relevant data was incorporated into the report.
- ***Archives and Local Studies, Manchester Central Library (MCL)***: the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area, and relevant data was incorporated into the report.
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

## **2.2 SITE VISIT**

- 2.2.1 The Scheme Area was the subject of a site visit to assess the information pertaining to the baseline conditions, and to relate the past landscape and surroundings to that of the present. Additional information on the sites of significance and an understanding of the potential environmental effects has been added to the Site Gazetteer (*Section 4 below*), where appropriate.

## **2.3 ARCHIVE**

- 2.3.1 Copies of this desk-based assessment will be deposited with the Greater Manchester SMR on completion of the project.



### 3. BACKGROUND

#### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

3.1.1 The Scheme Area comprises an L-shaped plot of land area measuring 2549 square metres, and is situated at Red Bank, on the northern fringe of Manchester city centre, centred on NGR SJ 8437 9941 (Fig 1). It is bounded by Roger Street to the south, Chase Street to the east, and Brighton Street and a raised, disused railway viaduct to the west and north (Plate 1). Victoria railway station lies *c* 0.25km to the south-west, and the districts of Strangeways and Cheetham Hill are situated to the north-west and north respectively (Fig 1). The site lies at about 30m above Ordnance Datum (aOD).



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

3.1.2 Topographically, the Manchester Conurbation, as a region, lies within an undulating lowland basin, bounded by the Pennine uplands to the east and north. The region comprises the Mersey river valley, which is dominated by its heavily meandering river within a broad flood plain (Countryside Commission 1998, 125). The topography of the present study area, however, was formed largely by the Irwell and Irk rivers. The Scheme Area lies on the western bank of the river Irk, which flows north-east/south-west to its confluence with the river Irwell, some 600m to the south-west. The site comprises a largely level plot of land at the foot of a low sandstone escarpment, from which Red Bank derives its name. The level terrain is likely to be partially the result of landscaping during the eighteenth and nineteenth centuries, masking the natural topography.

3.1.3 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 (*ibid*). 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), including fluvial sediments along the Irk valley.

## 3.2 BASELINE ENVIRONMENT

3.2.1 The following section presents a summary historical and archaeological background of the 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. 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). Worked flints have been discovered on the gravel terraces in the vicinity of Ordsall Lane and Albert Park in Salford, and prehistoric finds are known from the general area of Manchester Cathedral (UMAU 2000), although 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 to the south-west of the city centre, and more than 1km to the south-west of the study area.

3.2.4 The fort was supported by a substantial extramural settlement, or *vicus*, that developed in both a northerly direction and along the line of Chester Road to the south (Grealey 1974, 11). It seems that this settlement originated largely during the early second century, and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman *vicus* in Manchester is derived from three major

excavations, which have all focused on the area to the north of the fort: excavations on the southern side of Liverpool Road, centred on the former White Lion Street in 1972 (*ibid*), excavations on Tonman Street (Jones and Reynolds 1978), and an excavation between Liverpool Road and Rice Street (UMAU 2002).

- 3.2.5 The Roman road between the forts at Manchester and Ribchester is known to cross the river Irk and continue northwards through Broughton, approximately along the line of Bury New Road (Dobkin 1984, 10), which takes a course some 0.5km to the east of the present study area. It is feasible that another Roman road, perhaps linking Manchester with the settlement at Wigan, forded the river Irwell at a point close to the modern Princes Bridge, although this awaits confirmation.
- 3.2.6 Whilst some Roman finds have been discovered along the route of the Roman road, there were no known remains of Roman date within or close to the present study area, and the potential for any such buried remains to exist on the site seems low.
- 3.2.7 **Early Medieval Period:** the area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in *c* AD 617. Shortly after, his successor, Edwin conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral, which lies approximately 0.5km to the south-west of the present study area (Farrer and Brownbill 1908).
- 3.2.8 Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919), which refers to Edward the Elder, son of King Alfred the Great, taking over the town and making repairs to the ‘fortifications’ in the wake of the destruction wrought by an invasion of the Danes during the AD 870s. These fortifications were again probably based around the present cathedral, and would have comprised little more than a wooden palisade. During this period, the church of St. Mary was established at the north end of Deansgate, and is mentioned in the Domesday Book of 1086. In 1028, King Canute regarded the town as important enough to found one of his ten royal mints here (Farrer and Brownbill 1908).
- 3.2.9 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. One of the few artefacts in the town known 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 sixth-century date, which was found during construction work in *c* 1850 just to the north of Red Bank (Morris 1983).
- 3.2.10 **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.

- 3.2.11 In 1222 the town was granted an annual fair held on land known as Acresfield, just outside of the town (now St Ann's Square). Albert de Grelley's descendant, Thomas, was granted the Great Charter of Manchester in 1301 by Edward I, and thus it became a free borough (*ibid*). Throughout this period, Red Bank probably comprised open or agricultural land beyond the area of settlement associated with the town, although the district of Cheetham is known to have been in existence since at least the thirteenth century, as it is first mentioned in documentation in 1212 (Farrer and Brownbill 1908). This name may have been derived from the Old English for *cheet* and a later suffix of *-ham* and translates as 'village near the wood' (Mills 1976), implying some form of settlement, although Dobkin (1984, 19) contested that the name was actually derived from the Chetham family, who evolved as local wealthy landowners from the sixteenth century.
- 3.2.12 The southern edge of Cheetham was formed by the river Irk, as it flowed towards its confluence with the river Irwell. From the thirteenth century onwards, the Irk drove several water-powered mills, including a fulling mill that is mentioned in a survey of 1282 (Thomson 1966, 42). Indeed, Thomson contested that 'the beginning of [Manchester's] prosperity' was owed to the river Irk (*op cit*, 35). However, 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.
- 3.2.13 During the fifteenth century, the nascent linen industry was taking root in the townships on the south side of Manchester, using flax imported from Ireland via the port of Chester (Higham 2004, 196-7). During the same period, economic links were developing between these townships Manchester and those along the Pennine edge, from which goods were increasingly exported eastwards by packhorse (*ibid*). The market of Manchester lay at the centre of this fledgling textile trade, whilst the size and wealth of the town was reflected in a decision of the Lord of the Manor to rebuild St Mary's church in 1421 as a collegiate institution (Hartwell *et al* 2004, 256).
- 3.2.14 **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 dyeing. 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).

- 3.2.15 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. These formed a new social elite below the landed gentry, such as the Stanley and Strange families, who estates incorporated Cheetham and the open farmland around the present study area (Hartwell 2001, 299).
- 3.2.16 ***The Industrial Period:*** in his tour of the country in the 1720s, Daniel Defoe (1727, 219) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting further expansion of the textile trade (Baines 1835). A good impression of the extent of settlement is provided by an engraving of the town in c 1761, and whilst the present study area is beyond the edge of the depicted area, the west bank of the river Irk in the vicinity is shown as largely undeveloped. 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. Consequently, Manchester ‘attracted a dynamic and increasingly cosmopolitan merchant community eager to exploit the town’s proximity to the new centres of production’ (Kidd 1996, 29).
- 3.2.17 The first significant improvement in transport infrastructure was the completion of the Mersey Irwell Navigation in 1734, forming a fairly efficient link to the expanding port of Liverpool. Wharfage facilities for boats of up to 50 tons were provided by a quay established on the Manchester side of the river in 1735 (George and Brumhead 2002, 22). The upper limit of the navigation was extended in the 1840s to the new Victoria Bridge Quay at Hunt’s Bank, a short distance from the present study area. This important trading route was augmented by the canal network, which developed after the completion of the Worsley Canal to Castlefield in 1765 (Hadfield 1994, 65).
- 3.2.18 The introduction of steam-powered rotary beam engines, and their application to cotton spinning during the late eighteenth century, proved to be the basis for the phenomenal expansion of Manchester as a manufacturing centre of national importance. This was coupled with an explosion in the population; in 1773, the population of Manchester was estimated to be 22,481, but had tripled to 75,281 by 1801. It was during this period that the Red Bank area experienced its first real development, initially as a middle-class residential area with some industrial activity along the bank of the river Irk. However, the subsequent industrialisation of the Irk valley resulted in many early residents leaving for more salubrious suburbs (Williams 1985, 177). The construction of Victoria Railway Station and the Leeds Extension Line during 1843-4, and the subsequent demolition in advance of building Corporation Street, caused a displacement of population, which was to contribute to the steep social decline of Red Bank (*ibid*).
- 3.2.19 Red Bank became a focus for the textile-finishing industries, and a concentration of dye works became established around the present study area

during the first half of the nineteenth century. During this period, the dyeing process utilised natural dyes, and involved intense preparation of both cloth and yarn, which necessitated large amounts of power and water (Nevell *et al* 2003, 93-4). The requirement for water made riverside locations a favourable choice for dye works, and clusters were established along the rivers Irwell, Irk and Medlock, from where complex systems of leats were frequently built to channel water to the works. Dye works contained numerous vats and washing machines, which were usually set into the floor and housed in long thin buildings of either one or two storeys (*ibid*). The industry made rapid technological progress during the second half of the nineteenth century, with increased mechanisation and, most significantly, the introduction of synthetic dyes produced from coal-tar derivatives. Manchester emerged as an important centre for the development of synthetic dye production, forming a distinct branch of the wider chemical industry (Ashmore 1969, 135). Similarly, the manufacture of vitriol, or concentrated sulphuric acid, was of importance to the textile finishing trades, and also resulted in a highly profitable by-product in the form of Venetian red, an iron oxide (Cossons 1975, 281).

- 3.2.20 During the mid-nineteenth century, Red Bank became one of the main foci for Jewish immigrants into Manchester, attracted by spacious but cheap and easily subdivided houses; the Census Returns for 1841 and 1861 show an increase in Jewish households in Red Bank from two to 149 respectively, with a corresponding increase in population from five to 430. The bulk of the Jewish settlement was focused on Verdon Street and Fernie Street, which evolved as an area of 'immigrant trades', including cap-making, tailoring, slipper-making, and cabinet-making. People on Red Bank dwelt in houses that were erected in rows along excavated terraces cut into the sandstone escarpment, separated and supported by poorly-constructed retaining walls; on at least one occasion, a retaining wall collapsed, killing a recent Jewish immigrant (*Manchester Guardian*, 18 April 1855). Most of the residential streets were unlit, the drains were ineffective due to the topography, the wells tainted, and the 'air polluted by the pestilential effluvia of the Irk' (Williams 1985, 177).
- 3.2.21 During the 1860s, the Jewish population of Red Bank trebled to a total of 1,153 persons, many of whom were migrants attracted to the area by cheaper housing; in 1861, cellar-dwellings in Red Bank could be rented for between 8d and 1s 9d, and cottages for between 1s 9d and 5s 6d (*Manchester Guardian*, 2 January 1861). In 1866, one Jewish observer noted the 'overcrowding of the miserably furnished houses' in Red Bank (*Jewish Chronicle*, 16 November 1866), and another described the area as a densely-populated district of 'close, dirty, ill-ventilated and ill-drained habitations' (quoted in Williams 1985, 273). The problems of overcrowding in poor-quality housing in the area culminated in an outbreak of an acute form of scarlatina amongst the Jewish population of Red Bank in November 1875 (*op cit*, 295). Sub-standard housing across Manchester persisted into the twentieth century, demonstrated forcefully by a detailed report published in 1904 on the housing conditions in the poorest residential districts (Marr 1904). Whilst the situation was addressed in subsequent years, social investigations during the 1930s revealed that the worst housing conditions prevailed in the inner city residential ring, including Red Bank (Kidd 1996, 216).

### 3.3 DEVELOPMENT OF THE SCHEME AREA

3.3.1 The development of the Scheme Area may be traced reasonably well from the sequence of available historic mapping. There are several early county maps produced during the sixteenth and seventeenth centuries that cover the area, but the scale is too great to furnish any details of the use of the site. The earliest detailed cartographic sources for the study area date to the mid-eighteenth century.

3.3.2 ***Eighteenth Century:*** the earliest survey of the study area is provided by Casson and Berry's *Plan of Manchester and Salford*, which was first published in 1741 (Plate 2), with revised editions published in 1745, 1746 and 1755 (Thomson 1966, 169-70). These all show the study area to have been situated on the northern fringe of the expanding town of Manchester, forming part of a semi-rural landscape. The area is shown to have been composed largely of enclosed fields, although Red Bank road was evidently a thoroughfare by this date, with some scattered ribbon development. This included what appears to have been a large detached building between Red Bank and the river Irk, with an enclosed plot of land that is seemingly used as gardens or an orchard, although the detail is unclear. The Scheme Area, however, appears to have been undeveloped, although it appears to have been traversed by a field boundary.

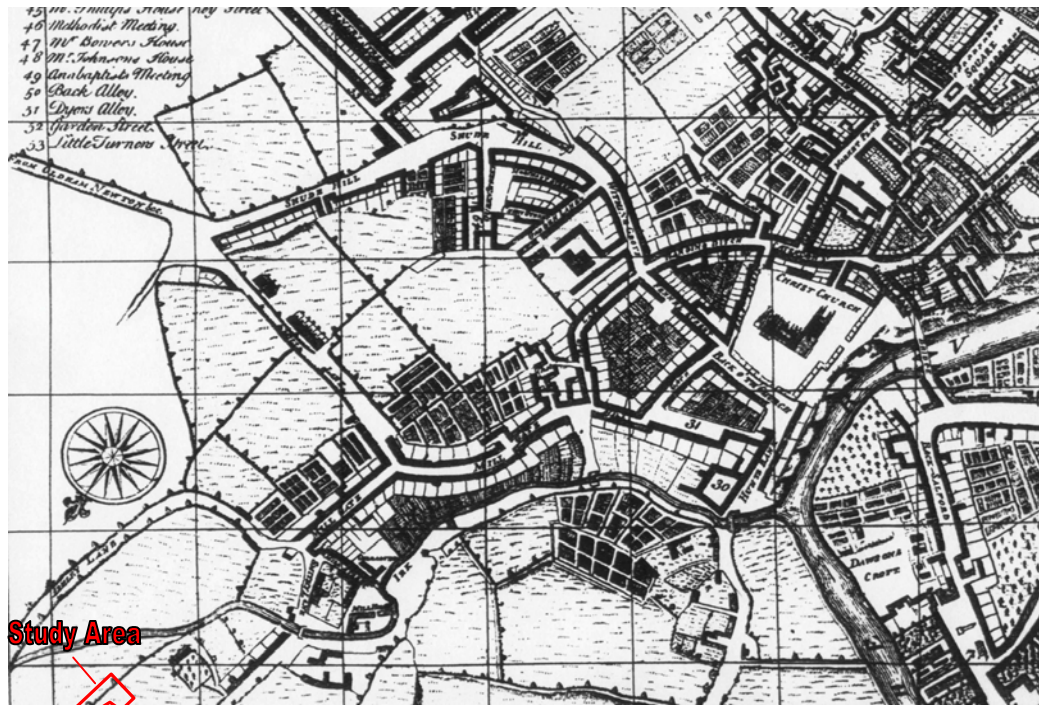


Plate 2: Extract from Casson and Berry's map of 1741, showing the Scheme Area

- 3.3.3 The most detailed of the eighteenth-century maps to show the study area is that produced by William Green, which was published in 1794 (Fig 2). This confirms that the Scheme Area was undeveloped and comprised elements of two fields; these were owned by 'Mr Falkner' and 'Messrs Booth & Wild', and separated by a north/south-aligned boundary (Site 06) that crosses the centre of the Scheme Area (Fig 2). The outlines of two roads to the north of Roger Street are also shown, traversing land belonging to Messrs Booth and Wild. It is probable that these had not actually been built at this time, and were merely prospective, but demonstrate that the area was on the verge of intensive development, reflecting the rapid expansion of Manchester during the late eighteenth century. Notably, Union Bridge (Site 02) across the river Irk has been built, improving access to the area and acting as a catalyst for future development. The bridge led to what was to become Rogers Street, which forms the southern boundary of the present study area, although this does not appear to have been fully established at the time of Green's survey.
- 3.3.4 Industrial activity had evidently been established within the vicinity of the study area by the time of Green's survey. 'Mr Fletcher's Iron Foundry' is annotated on the map, for instance, and whilst it is not absolutely clear exactly which building this was, it is likely to have been the L-shaped structure at the eastern end of Foundry Street (Fig 2).
- 3.3.5 The information provided by Green's map is reproduced on a plan published by Bancks and Thornton in 1800 (Plate 3), which was probably surveyed during the previous year. This plan is not as detailed as that of Green's, and the Scheme Area lies only partially within the extents of the map, although it does confirm that the site was undeveloped until the nineteenth century. The detail of the map also implies that Roger Street had been formalised as a thoroughfare between Union Bridge and Red Bank.



Plate 3: Extract of Bancks and Thornton's plan of 1800



- 3.3.6 **Nineteenth Century:** one of the earliest maps of the area for the nineteenth century is that produced by Aston in 1804. This was published at a large scale, and cannot be relied upon for elucidating details of individual buildings. Nevertheless, it does confirm that the Scheme Area remained undeveloped. The successive available maps, produced by Pigot in 1819 (Fig 3) and Johnson in 1820, are similarly both at a large scale, although some important details of the study area may be observed. Notably, a large U-shaped range of buildings (Site 07) is shown to have been erected along the southern boundary of the Scheme Area, fronting Roger Street, which is annotated as such on Pigot's map. It is interesting to note that the eastern side of this building range respected the field boundary shown on the earlier maps.
- 3.3.7 The function of the building is not identified, and whilst its size and configuration are consistent with an industrial use, the detail of Pigot's map should not be relied upon for accuracy. Entries in contemporary trade directories (eg Pigot and Dean 1821) do provide ample evidence for the area becoming industrialised, with an emphasis on the textile-finishing trades, especially dyeing. On Roger Street, for instance, were the dyeing premises of John Ridgeway and J&R Buckley, whilst Robert Blinkhorn occupied premises on Foundry Street, and Johnson's dye works was built on Horrocks Lane. Alice Clegg and James Hulme also established dyeing businesses on Hargreaves Street, which is shown to have been developed on Pigot's map (Fig 3). None of these works, however, can be firmly associated with the buildings in the present Scheme Area.
- 3.3.8 Bancks and Co's *Map of Manchester and Salford*, published in 1831, provides a more detailed plan of the study area (Fig 4). The large U-shaped range of buildings depicted on Pigot's map is shown to comprise a row of back-to-back workers' dwellings fronting Roger Street in the south-western corner of the Scheme Area (Site 07), with several larger properties immediately to the south-east. An L-shaped building to the rear (Site 08) presumably represents commercial premises. The layout of these buildings does not correspond closely with those shown on Pigot's map, although this probably reflects the accuracy of Bancks and Co's map. The field boundary (Site 06) across the centre of the Scheme Area persisted as a feature in the landscape, although a ropery (Site 09) now occupies the eastern field. The principal element of a ropeworks was a long, straight and level surface on which ropes could be laid out. The ropes were made in standard lengths of 220 fathoms (1320ft), and ropewalks were thus invariably about 1320ft in length. The map also shows Brighton Street to have been laid out and developed, and several large dye works and a chemical works have been established in the immediate vicinity.
- 3.3.9 The layout of the study area during the mid-nineteenth century is depicted on the Ordnance Survey 60": 1 mile map, which was surveyed in 1848-9 and published in 1850 (Fig 5), and Adshead's *Plan of the Townships of Manchester*, published in 1851. Both maps show largely the same configuration of buildings, although some differences may be noted in their perceived use. The Ordnance Survey shows a row of six buildings fronting onto Roger Street, at least four of which appear to be domestic properties. The detail of the map appears to show that each of these properties was fitted with

a cellar light, suggesting that they had cellars. Adshead's map shows the two properties at the north-western end of the row are 'places of business', and indicates that some of the buildings were built back-to-back, the rear portions fronting onto Pennington's Court (Plate 4). In addition, three new domestic properties (Site **10**) have been built within the Scheme Area, fronting onto Brighton Street. Each of these houses appear to have been accessed via steps from Brighton Street, and the absence of any cellar lights on the Ordnance Survey map suggest that they did not have basements.

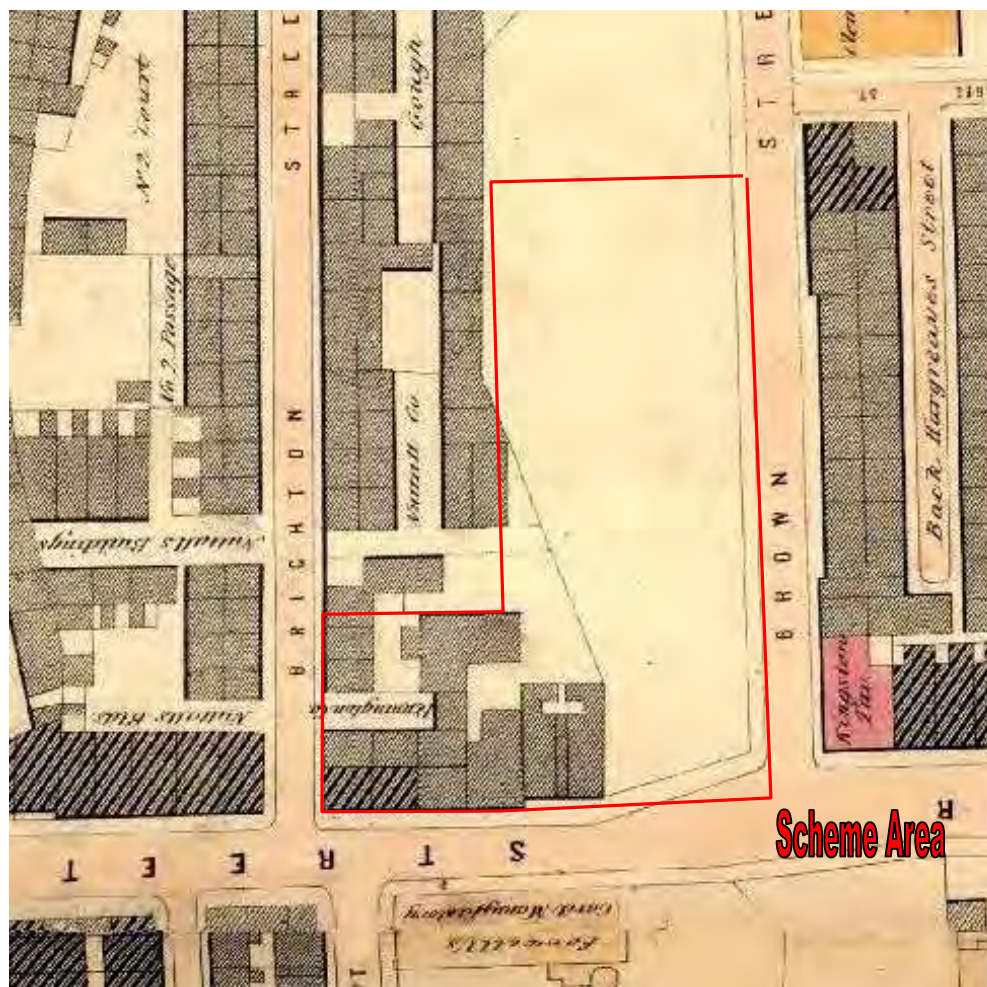


Plate 4: Extract from Adshead's map of 1851

3.3.10 Adshead's map also marks the large L-shaped building to the rear (Site **08**) as 'private houses', whilst the Ordnance Survey identifies it as a plaster of Paris works (Fig 5); the shape of this building would certainly suggest it to have been industrial. It is perhaps remarkable that the eastern part of the Scheme Area remained completely undeveloped, and that the field boundary (Site **06**) shown on Green's map of 1794 persisted as a landscape feature. A major addition to the environs of the study area during this period was the construction of the Lancashire and Yorkshire Railway, which ran along a viaduct over the river Irk immediately to the south-east.

3.3.11 In 1892, 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 scale of 10': 1 mile. These maps show the Scheme Area to have been developed entirely. The buildings fronting Brighton Street and Roger Street (Site 07) are unchanged, although the row fronting onto Roger Street has been extended with the addition of three properties. The plaster of Paris works (Site 08) to the rear has evidently been remodelled, presumably as it changed function. The eastern part of the Scheme Area comprises several buildings. The largest of these is a rectangular range of buildings around a central courtyard, accessed via a covered entrance from Brown Street (Site 11). These premises were occupied by Roy Colledge & Co, who are described in trade directories as 'oil and tallow refiners, manufacturers and importers' from the mid-1870s (*eg* Slater 1876, 108)

- 3.3.12 A significant addition to the wider area by this date had been the construction of another railway viaduct, which carried the Prestwich Branch of the Lancashire and Yorkshire Railway. It was erected parallel to the southern edge of Red Bank road, and will have necessitated the demolition of late eighteenth-century properties along Red Bank road. Many of these properties housed small businesses and retail outlets, thus having a significant impact on the infrastructure of the local community. Similarly, several domestic properties on the south-eastern bank of the river Irk were evidently demolished to allow for the construction of the Union Bridge Iron Works.
- 3.3.13 By 1895, Brown Street had been re-named Chase Street; Roy Colledge & Co is described as 'oil and tallow refiners, manufacturers and importers, pressers of lard and tallow, and stearine manufacturers and refiners' at 5 Chase Street (Slater 1895, 181). Other entries in the same directory highlight the intense mix of different trades and industry together with domestic properties within the Scheme Area (Table 2).

<b>ROGER STREET</b>	
<b>Number</b>	<b>Entry</b>
<i>Brighton Street</i>	
15	Greengrocer and fish curer
17	Shopkeeper
19	Labourer
21	Bone cutter
23	Shopkeeper
25	Hairdresser
31	Cap maker
<i>Chase Street</i>	
<b>CHASE STREET</b>	
<b>Number</b>	<b>Entry</b>
<i>West Side</i>	
3	Slipper maker
5	Roy Colledge & Co
11	Bricklayer
13	Methylated spirit manufacturer
<i>East Side</i>	
4	Cotton waste dealer
<b>BRIGHTON STREET</b>	
	Ralston Walter & Co, waterproof paper manufacturers

Table 2: Occupants of Roger Street listed in Slater's trade directory for 1895

- 3.3.14 In general terms, the sequence of insurance plans produced by Charles Goad from 1899 are frequently an extremely useful source of detail for most studies of commercial premises in Manchester. However, a search of the index to these maps revealed that Red Bank was one of the few areas of the city centre that was omitted from Goad's surveys.
- 3.3.15 **Twentieth Century:** the next edition of Ordnance Survey mapping, revised in 1905-6 and published in 1908, shows the Scheme Area as largely unchanged. The only significant difference is the absence of Roy Colledge & Co's large oil works on Chase Street.
- 3.3.16 A photograph of Roger Street taken in 1904 (Plate 5) shows the late nineteenth-century buildings in the southern corner of the study area, which are suggested by entries in trade directories to have been a boot repairer's shop and the Roger Street Mission (Table 7). The earlier domestic properties (Site 07) are also just visible, and were evidently of two storeys.



Plate 5: Photograph of Roger Street in 1904, showing the south corner of the Scheme Area

- 3.3.17 The next available maps of the study area are the Ordnance Survey 10': 1 mile edition of 1912, and the 25": 1 mile map published in 1922 (Fig 7). These maps replicate the detail provided by the 1908 map, although listings in trade directories provide further information (Table 3).
- 3.3.18 The Ordnance Survey map of 1952 (Fig 8) shows the Scheme Area to have been redeveloped completely. The site appears to have been divided into two distinct components: a timber yard was established in the northern part; and an oil works in the south. It is of note that the 1952 map shows the domestic properties on both sides of Red Bank, and across the low-lying area to the river Irk, have been demolished and the area given over entirely to industry. The next edition of Ordnance Survey mapping, published in 1963, marks the northern and southern parts of the site as a depot and works respectively.

<b>ROGER STREET</b>	
<b>Number</b>	<b>Entry</b>
<i>Brighton Street</i>	
15	Shopkeeper
17	Shopkeeper
19	
21	
23	Fried fish dealer
	Roger Street Mission Room
25	Boot repairer
31	Dining rooms
<i>Chase Street</i>	
<b>CHASE STREET</b>	
<b>Number</b>	<b>Entry</b>
<i>West Side</i>	
3	Wholesale tailors
5	Roy Colledge & Co
13	Methylated spirit manufacturer
	Angel Meadow Girls' Club
<b>BRIGHTON STREET</b>	
-	Roy Colledge & Co
-	Ralston Walter & Co, waterproof paper manufacturers

Table 3: Occupants of Roger Street listed in Slater's trade directory for 1909

### 3.4 SITE VISIT

- 3.4.1 The site visit confirmed that the Scheme Area supports a range of modern industrial buildings and large storage yards surfaced with concrete hard-standing. The site is secured by high brick walls and metal fencing (Plate 6). The buildings in the north-western part of the site comprise two large warehouses (Plates 7 and 8). The buildings in the south-western part of the site comprise a two-storey structure, with storage units on the ground floor and temporary offices on the first floor (Plates 9 and 10). None of the extant buildings are of any archaeological interest.

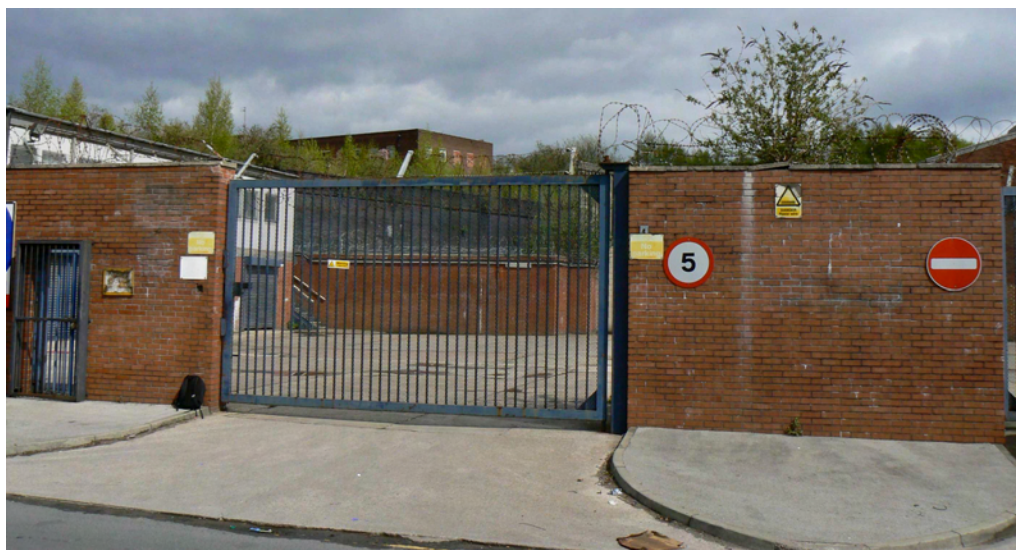


Plate 6: The entrance to the site from Roger Street



*Plate 7: View across the storage yard from the Roger Street entrance*



*Plate 8: View along Chase Street, showing the rear of a warehouse in the Scheme Area*



*Plate 9: View looking west from the Roger Street entrance, showing temporary office buildings along Brighton Street and storage yard in front*



*Plate 10: View along Brighton Street, showing temporary office accommodation in the south-western corner of the Scheme Area*

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#### 4. GAZETTEER OF SITES

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<b>Site number</b>	<b>01</b>
<b>Site name</b>	<b>Red Bank Funerary Urn</b>
<b>NGR</b>	SJ 8430 9940
<b>Site type</b>	Findspot
<b>Period</b>	Anglo-Saxon
<b>SMR No</b>	<b>1254.1.0</b>
<b>Stat. Designation</b>	None
<b>Sources</b>	Morris 1983
<b>Description</b>	A funerary urn with stamped decoration typical of the Saxon period was found during construction work at Red Bank in c 1850, although the exact place of discovery is uncertain. The decoration consists of horizontal linear ornamentation and two rows of portcullis stamps above the shoulder. The urn's present whereabouts is not known. The imprecise location of the findspot is problematic, but cartographic evidence (OS 1850 and Adshead's map of 1851) indicates where building may have been taking place along Red Bank at about the time of the find.
<b>Assessment</b>	The site lies beyond the boundary of the Scheme Area boundary, and will not be directly affected by the proposed development, although the possibility of associated finds or features of this period within the study area cannot be discounted.

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<b>Site number</b>	<b>02</b>
<b>Site name</b>	<b>Union Bridge</b>
<b>NGR</b>	SJ 8445 9934
<b>Site type</b>	Bridge
<b>Period</b>	Post-medieval, eighteenth century onwards
<b>SMR No</b>	<b>11696.1.0</b>
<b>Stat. Designation</b>	Listed Building No. 458831
<b>Sources</b>	Green's map 1794
<b>Description</b>	A small public road bridge over the river Irk, constructed of sandstone ashlar blocks, forming a single segmental arch span with plain voussoirs. It has no parapet, but does incorporate iron railings along the south side. It is depicted on Green's map of 1794, and is probably of a late eighteenth-century date.
<b>Assessment</b>	The site lies beyond the boundary of the Scheme Area, and the proposed development is likely to have a negligible archaeological impact.

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<b>Site number</b>	<b>03</b>
<b>Site name</b>	<b>Cat Nest Houses</b>
<b>NGR</b>	SJ 8424 9935
<b>Site type</b>	Houses (Site of)
<b>Period</b>	Post-medieval; sixteenth century onwards



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<b>SMR No</b>	<b>11252.1.0</b>
<b>Stat. Designation</b>	None
<b>Sources</b>	Green's map 1794; Bancks and Co's map 1831; Ordnance Survey maps 1933 and 1962; Photograph MCL m05167
<b>Description</b>	A row of three houses that certainly dated to the eighteenth century, but may be as early as the sixteenth century, one of the buildings may have been the George and Dragon pub. The site was altered when it became part of the Red Bank Spring and Axle works in 1962, and few upstanding remains currently survive.
<b>Assessment</b>	The site lies beyond the boundary of the Scheme Area, and the proposed development is likely to have a negligible archaeological impact.

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<b>Site number</b>	<b>04</b>
<b>Site name</b>	<b>Rope Manufactory</b>
<b>NGR</b>	SJ 8420 9935
<b>Site type</b>	Building (Site of)
<b>Period</b>	Nineteenth century
<b>SMR No</b>	<b>11253.1.0</b>
<b>Stat. Designation</b>	None
<b>Sources</b>	Green's map 1794; Bancks and Co's map 1831; Adshead's map 1851; Ordnance Survey maps 1915, 1933 and 1962
<b>Description</b>	The site is visible on cartographic sources as a long linear feature in the urban landscape, from which the rope works can be dated to 1818-1905. The site was partly replaced by public baths during the early twentieth century. Cartographic evidence demonstrates that three other ropery sites were active in the area during the nineteenth century, one to the north, one to the north-east and one to the south of the site.
<b>Assessment</b>	The site lies beyond the boundary of the Scheme Area, and the proposed development is likely to have a negligible archaeological impact.

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<b>Site number</b>	<b>05</b>
<b>Site name</b>	<b>Iron and Red Liquor Works</b>
<b>NGR</b>	SJ 8446 9941
<b>Site type</b>	Building (Site of)
<b>Period</b>	Industrial, early nineteenth century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Slater 1821
<b>Description</b>	A listing in Slater's commercial directory of 1821 lists Robert Green as an iron and red liquor manufacturer at Hargreaves Street, just to the south-east of the present site. The site was one of several mid-nineteenth-century chemical works in the area, cumulatively forming an important group of early chemical-manufacturing plants in Manchester.

**Assessment** The site lies beyond the boundary of the Scheme Area, and the proposed development is likely to have a negligible archaeological impact.

**Site number** 06  
**Site name** Field Boundary  
**NGR** SJ 84368 99421 – 84374 99381  
**Site type** Site of  
**Period** Post-medieval  
**SMR No** -  
**Stat. Designation** None  
**Sources** Casson and Berry 1741; Green 1794  
**Description** A field boundary aligned north/south across the centre of the study area, depicted clearly on Green's map of 1794, but also appears to be shown on Casson and Berry's map of 1741. Subsequent historical mapping shows that it persisted as a landscape feature until the late nineteenth century.

**Assessment** The site lies across the centre of the Scheme Area, and has a good potential for buried remains of high local significance. In particular, the site may contain palaeoenvironmental deposits that could provide evidence for the post-medieval landscape. Development may have an archaeological impact, which is likely to require mitigation prior to development.

**Site number** 07  
**Site name** Workers' Housing  
**NGR** SJ 84346 99397  
**Site type** Houses (Site of)  
**Period** Early nineteenth century  
**SMR No** -  
**Stat. Designation** None  
**Sources** Pigot's map 1819; Bancks & Co's map, 1831; Ordnance Survey 1850 and 1891.  
**Description** A row of six properties fronting onto Roger Street, used largely for residential purposes with some use as shops or workshops. The properties at the north-western end of the row are shown as back-to-back houses on some maps (Bancks and Co; Adshead), but not on the Ordnance Survey maps of 1850 and 1892. The detail shown on the 1850 and 1891 Ordnance Survey maps suggests that these properties had cellars, although is unconfirmed.

**Assessment** The buildings had been demolished by 1952, and the site redeveloped as an oil works. The footprint of the buildings, however, has not been built upon, and is covered presently by concrete hard standing. There is good potential for buried remains of low local significance. Development may have an archaeological impact, which is likely to require mitigation prior to development.

<b>Site number</b>	<b>08</b>
<b>Site name</b>	<b>Plaster of Paris Works</b>
<b>NGR</b>	SJ 84362 99408
<b>Site type</b>	Building (Site of)
<b>Period</b>	Nineteenth century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Pigot's map 1819; Ordnance Survey 1850; Ordnance Survey 1892
<b>Description</b>	A small block of buildings on the north side of Pennington's court, marked as a plaster of Paris works on the Ordnance Survey map of 1850. The works is not listed in any contemporary trade directories (Pigot and Slater 1841; Slater 1850), suggesting that it was a short-lived enterprise. The building appears to have been remodelled, or rebuilt, by 1890, and may have been occupied by the adjacent oil works (Site <b>11</b> ) by 1909. Demolished by 1920.
<b>Assessment</b>	The buildings had been demolished by 1952, and the site redeveloped as an oil works. The footprint of the buildings, however, has not been built upon, and is covered presently by concrete hard standing. There is potential for buried remains of low local significance, which may be affected by the proposed development.

<b>Site number</b>	<b>09</b>
<b>Site name</b>	<b>Rope Manufactory</b>
<b>NGR</b>	SJ 84388 99422
<b>Site type</b>	Rope walk (Site of)
<b>Period</b>	Nineteenth century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Bancks & Co's map, 1831
<b>Description</b>	A ropery depicted on Bancks and Co's map of 1831. Comprises a rope walk extending north/south along the eastern part of the site, connected to a small rectangular building fronting onto Roger Street. It is likely that this housed the rope-winding mechanism, although it unknown how this was powered. The ropery appears to have been short lived; two rope manufacturers are listed at Red Bank in Pigot's trade directory for 1828-9, although no precise address is given, but neither are listed in Pigot and Slater's directory for 1841. The site is absent from the Ordnance Survey map of 1850, and redeveloped by 1892.
<b>Assessment</b>	The development of the site during the late nineteenth century will have almost certainly destroyed all remains of the rope walk, although any buried remains of the power features associated with the winding mechanism would be of archaeological interest. The proposed development may therefore have an impact on a small element of the site.

<b>Site number</b>	<b>10</b>
<b>Site name</b>	<b>Workers' Housing</b>
<b>NGR</b>	SJ 84348 99406
<b>Site type</b>	Houses (Site of)
<b>Period</b>	Mid-nineteenth century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Adshead's map 1851; Ordnance Survey 1850, 1892 and 1922
<b>Description</b>	A row of three workers' houses fronting onto Brighton Street along the western boundary of the study area. The detail of the Ordnance Survey maps of 1850 and 1891 does not show any cellar lights. Houses demolished after 1922, and the site redeveloped as an oil works, with a new building erected on the footprint of the houses.
<b>Assessment</b>	The development of the site during the twentieth century is likely to have destroyed all remains of the houses. The proposed development is therefore likely to have a negligible archaeological impact.

<b>Site number</b>	<b>11</b>
<b>Site name</b>	<b>Oil and Tallow Refinery</b>
<b>NGR</b>	SJ 84387 99434
<b>Site type</b>	Building (Site of)
<b>Period</b>	Late nineteenth century
<b>SMR No</b>	-
<b>Stat. Designation</b>	None
<b>Sources</b>	Ordnance Survey map, 1892
<b>Description</b>	An oil and tallow factory dating to the mid-1870s, comprising four rectangular buildings arranged around a central courtyard, accessed from Brown Street via a covered entrance. No evidence for the works having incorporated any steam-power plant. Factory demolished by 1906. Site used as a timber yard by the mid-twentieth century, and latterly as a depot. The central courtyard area does not appear to have been developed throughout the site's history, raising the possibility that elements of the post-medieval rural landscape may survive <i>in-situ</i> beneath modern hard-standing.
<b>Assessment</b>	There is potential for buried remains of low local significance, which may be affected by the proposed development. The remains potentially include structural elements of the oil and tallow factory, and palaeoenvironmental deposits providing evidence for the post-medieval landscape.

## 5. SIGNIFICANCE OF THE REMAINS

### 5.1 INTRODUCTION

5.1.1 In total, 11 sites of archaeological interest were identified during the assessment (Table 4), of which six lie within the boundary of the Scheme Area (Fig 9). None of these sites included Scheduled Monuments, although one site (Union Street Bridge, Site **02**) is designated as of architectural or historical significance as a Listed Building. The Scheme Area is not a designated Conservation Area, a Registered Battlefield, or a Registered Park and Garden.

5.1.2 All of the other sites identified are non-statutory and, with the exception of one site from the early medieval period (Site **01**), are post-medieval or later in date. All of the sites within the boundary of the proposed Scheme Area are nineteenth-century in date except Site **06**, which is of probable post-medieval origin.

Site	Type	Below-ground/ earthworks	Period	Area located
<b>01</b>	Funerary Urn	Findspot	Anglo-Saxon	Red Bank, poorly located but probably outside of site
<b>02</b>	Union Bridge	Extant bridge	Late eighteenth century	Across river Irk, outside of site
<b>03</b>	Three houses	Below-ground	Sixteenth century onwards	Red Bank, outside of site
<b>04</b>	Rope Manufactory	Below-ground	Eighteenth century	Red Bank, outside of site
<b>05</b>	Iron and Red Liquor Works	Below-ground	Early nineteenth century	Hargreaves Street, outside of site
<b>06</b>	Field boundary	Below-ground	Post-medieval	Crosses centre of site
<b>07</b>	Workers' housing	Below-ground	Early nineteenth century	Within south-western part of site
<b>08</b>	Industrial works	Below-ground	Early nineteenth century	Within south-western part of site
<b>09</b>	Ropery	Below-ground	Mid-nineteenth century	Cross eastern part of site
<b>10</b>	Workers' housing	Below-ground	Mid-nineteenth century	Within western part of site
<b>11</b>	Oil and tallow works	Below-ground	Late nineteenth century	Within northern part of site

Table 4: Summary of gazetteer sites

### 5.2 CRITERIA

5.2.1 There are a number of different methodologies used to assess the archaeological significance 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 earliest known site within the environs of the study area is a funerary urn of Anglo-Saxon date (Site **01**), although this is poorly located. The sites within the boundary of the Scheme Area are all early nineteenth century onwards, with the exception of the field boundary (Site **06**). This cannot be dated with any precision, although is likely to be of post-medieval origin.
- 5.2.3 **Rarity:** the study area contains three sites which can be considered to be of regional rarity:
- the Anglo-Saxon funerary urn (Site **01**);
  - the field boundary (Site **06**) offers some potential for palaeoenvironmental deposits to survive, which may provide rare evidence for the pre-industrial landscape of the area;
  - the ropery (Site **09**) represents a type of industrial site that has been virtually eradicated from the urban landscape, despite its commercial importance during the nineteenth century, and is poorly represented in the archaeological record.
- 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 the occupants and uses of the various commercial premises may be identified from the sequence of available trade directories. Further documentary research would undoubtedly 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. Conversely, there is virtually no documentation for activity on the site prior to the eighteenth century.
- 5.2.5 **Group value:** the sites within the study area form part of the industrial archaeology of the Irk valley, which would both complement and offer comparison with similar remains known within other parts of Manchester, such as Ancoats. Any palaeoenvironmental deposits that could provide evidence for the pre-industrial landscape would represent a key element of the group value.
- 5.2.6 **Survival/Condition:** there no survival of above-ground archaeological remains within the Scheme Area. The extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. It is likely, however, that the foundations of early nineteenth-century workers' housing (Site **07**) survive in the south-western part of the site, whilst elements of the field boundary (Site **06**) and the ropery winding house (Site **09**) may survive in the central and southern parts of the site. Similarly, the former central courtyard of the oil and tallow works (Site **11**) does not appear to have ever been developed, offering some potential for undisturbed soil horizons to survive *in-situ*.
- 5.2.7 **Fragility:** any surviving buried remains may be adversely affected by development, and are considered to be both fragile and vulnerable to development.
- 5.2.8 **Diversity:** the remains relate mainly to industrial, commercial and associated residential use from the early nineteenth century, although Site **06** and the part

of Site **11** offer some potential to provide palaeoenvironmental evidence for the pre-industrial landscape.

- 5.2.9 **Potential:** all sites have the potential to reveal specific information that is not available from other sources. Site **06** would seem to offer good potential for archaeological remains, and specifically palaeoenvironmental deposits. Map regression analysis has shown that short sections of the field boundary may never have been developed, indicating some potential for buried remains to survive. Similarly, elements of the northern part of the site do not appear to have been developed, offering some potential for undisturbed soil horizons to survive *in-situ*. There is also good potential for the foundations of early nineteenth-century workers' housing to survive (Site **07**), whilst twentieth-century redevelopment may have destroyed parts of the ropery (Site **09**) and the workers' housing (Site **10**) on the western boundary of the site.

### 5.3 SIGNIFICANCE

- 5.3.1 The archaeological sites identified within the boundary of the Scheme Area are considered to be of either Local/Borough (Site **06**) or Low Local Importance (Sites **07 - 11**).
- 5.3.2 Table 5 shows the sensitivity of archaeological sites 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 5: Criteria used to determine Importance of Sites

- 5.3.3 All of the archaeological sites identified within the boundary of the Scheme Area are considered to be of either Local/Borough (Site **06**) or Low Local importance (Sites **07 - 11**). The archaeological sites identified in the immediate environs of the scheme area are considered to be of either Regional/County or Local/Borough importance.

## 6. IMPACT AND ASSESSMENT

### 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.

6.1.2 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.

6.1.3 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 6.

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 6: Criteria used to determine Scale of Impact



6.1.4 The interaction of the scale of impact (Table 6) and the perceived importance of the archaeological site (Table 5) produce the impact significance. This may be calculated by using the matrix shown in Table 7:

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>Low Local</b>	Intermediate/Minor	Minor	Minor/Neutral	Neutral
<b>Negligible</b>	Neutral	Neutral	Neutral	Neutral

Table 7: Impact Significance Matrix

6.1.5 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of redevelopment. This is largely unattested, although there is potential for significant archaeological remains of the post-medieval rural landscape (Site **06**), and early nineteenth-century workers' dwellings (Site **07**).

## 6.2 IMPACT ASSESSMENT

6.2.1 Following on from the above considerations, the significance of impact has been determined as substantial based on an assumption that there will be earth-moving works or piling associated with the development. The results are summarised in Table 8.

Site	Importance	Impact	Significance of Impact
<b>01</b>	Regional/County	Negligible	Neutral
<b>02</b>	Regional/County	Negligible	Neutral
<b>03</b>	Regional/County	Negligible	Neutral
<b>04</b>	Local/Borough	Negligible	Neutral
<b>05</b>	Local/Borough	Negligible	Neutral
<b>06</b>	Local/Borough	Substantial	Intermediate
<b>07</b>	Low Local	Substantial	Intermediate
<b>08</b>	Low Local	Substantial	Intermediate
<b>09</b>	Low Local	Substantial	Intermediate/Minor
<b>10</b>	Low Local	Negligible	Neutral
<b>11</b>	Low Local	Substantial	Intermediate/Minor

Table 8: Assessment of the impact significance of development on each site

### **6.3 STANDING REMAINS**

- 6.3.1 The study area does not contain any standing buildings or archaeological significance. Redevelopment of the site will not therefore have a direct impact on any extant structures within the Scheme Area, and it is considered unlikely that development will have an indirect impact on Site **02**.

### **6.4 SUB-SURFACE REMAINS**

- 6.4.1 Redevelopment of the site may have a direct negative impact on buried remains in the study area, involving their damage or destruction as a result of ground-reduction works or the excavation of service trenches. The extent of any negative impact can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated.

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## 7. CONCLUSION

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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. As such, in accordance with current planning policy guidance, these 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 County Archaeologist for Greater Manchester, although 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 It is envisaged that a limited programme of archaeological evaluation will be required in advance of any development works within the study area. The primary objectives of any such evaluation would be to establish to presence, character, date and extent of any buried remains. In particular, any surviving remains of the field boundary (Site **06**) that crosses the site, the early nineteenth-century workers' housing (Site **07**) along the southern-western boundary, and the ropery winding house (Site **09**) are likely to be priorities.
- 7.2.2 Intrusive investigation of Site **06** is likely to be targeted at establishing the presence or absence of palaeoenvironmental deposits. The archaeobotanical record in the north-west of England for the late medieval and post-medieval periods is very sparse (Hall and Huntley 2007, 207; McNeil and Newman 2006, 148), and more research is needed to reconstruct urban and rural environments and for information on the exploitation of plants and animals (Newman and McNeil, 2007, 119). Recent archaeological work in the Ancoats area of Manchester revealed a short section of a field boundary depicted on Green's map of 1794, provided rare evidence for the rural landscape of the area (Miller and Wild 2007, 152).
- 7.2.3 Recent archaeological work in other parts of Manchester, including Piccadilly (OA North 2006), Ancoats (OA North 2005; OA North 2007; UMAU 2007; OA North 2008a), and Salford (OA North 2008b) have demonstrated the value of investigating the remains of workers' housing, and the present study area includes the sites of early examples.

7.2.4 A summary of the site-specific recommendations is presented in Table 9:

Site	Type	Period	Impact	Recommendations
01	Funerary Urn	Anglo-Saxon	Unlikely to be affected	None
02	Union Bridge	Late eighteenth century	Will not be affected	None
03	Three houses	Sixteenth century onwards	Will not be affected	None
04	Rope Manufactory	Eighteenth century	Will not be affected	None
05	Iron and Red Liquor Works	Early nineteenth century	Will not be affected	None
06	Field boundary	Post-medieval	May be affected	Evaluation trenching, with emphasis on palaeoenvironmental potential.
07	Workers' housing	Early nineteenth century	May be affected	Evaluation trenching, which should aim to establish the presence of any internal structures and cellars.
08	Industrial works	Early nineteenth century	May be affected	Evaluation trenching, which should aim to establish the presence of any structural remains and palaeoenvironmental deposits.
09	Ropery	Mid-nineteenth century	May be affected	Evaluation trenching, which should aim to establish the presence of any features within the winding house.
10	Workers' housing	Mid-nineteenth century	Unlikely to be affected	None
11	Oil and tallow refinery	Late nineteenth century	May be affected	Evaluation trenching, which should aim to establish the presence of any structural remains and palaeoenvironmental deposits.

Table 9: Summary of site-specific recommendations

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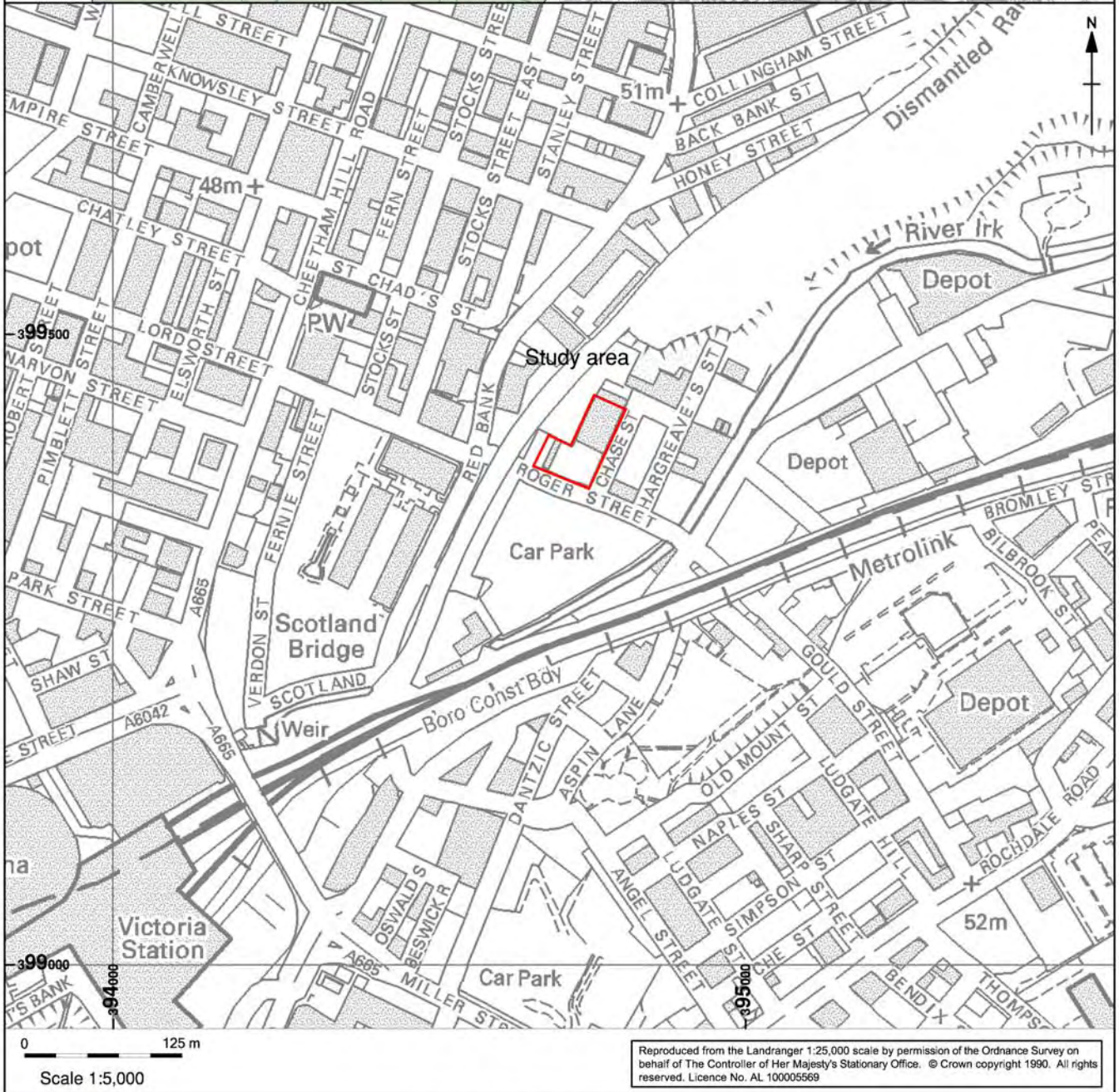
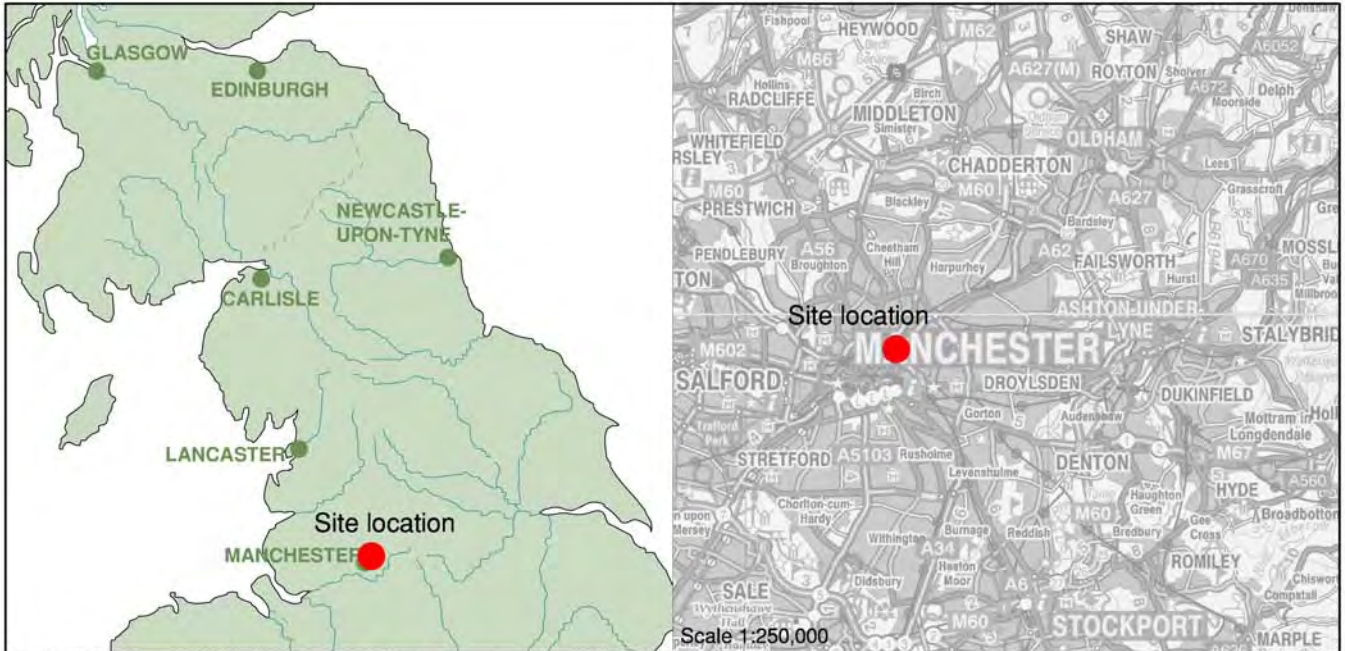
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## 9 ILLUSTRATIONS

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### FIGURES

- Figure 1: Site location map
- Figure 2: Extract from William Green's map of 1794, showing the study area boundary
- Figure 3: Extract from Pigot's map of 1819, 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 1892, 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: Extract from the Ordnance Survey 1:1250 map of 1952, showing the study area boundary
- Figure 9: Plan of gazetteer sites
- Figure 10: Areas of archaeological sensitivity



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Figure 1: Site Location



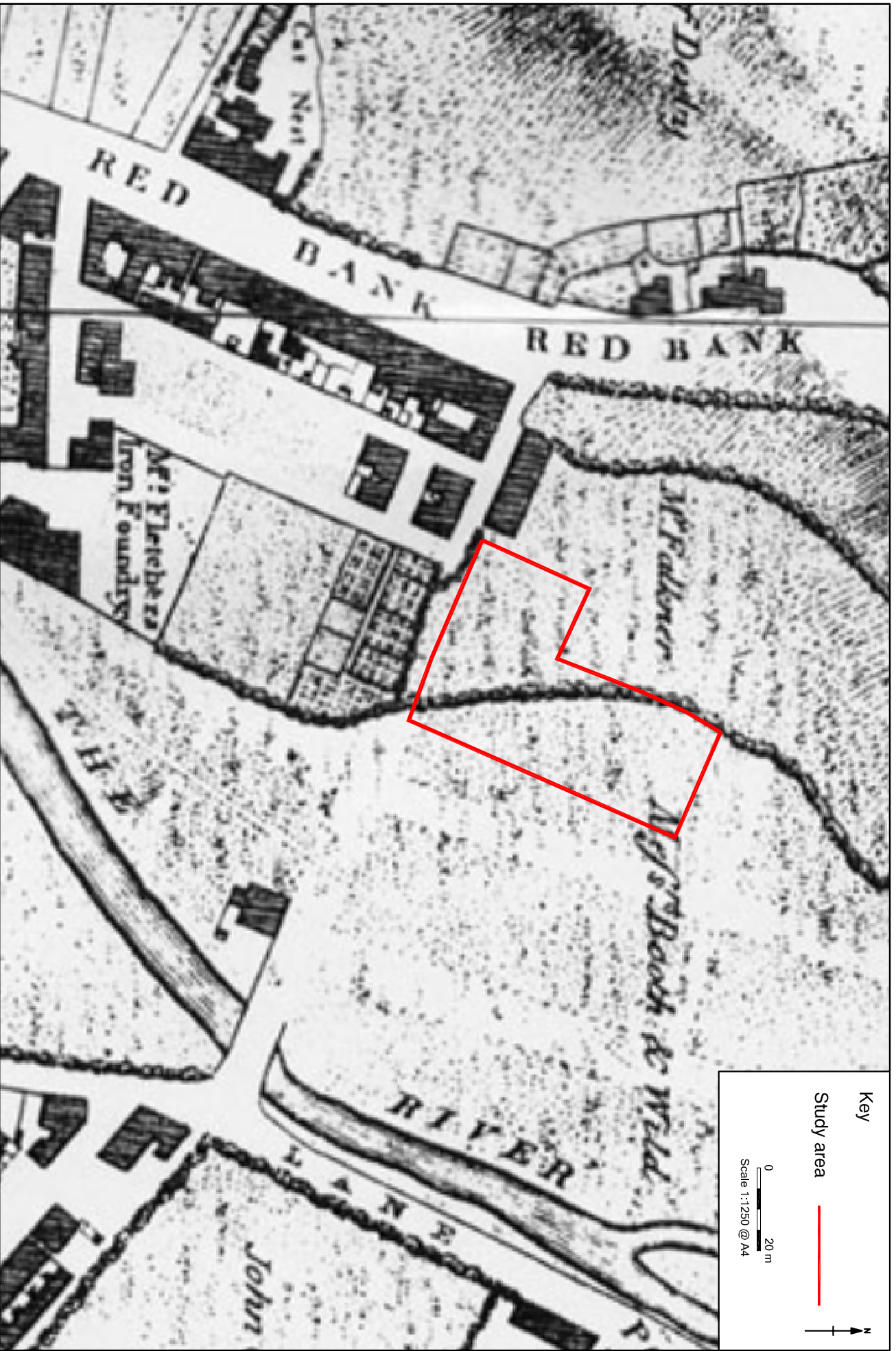


Figure 2: Extract from Green's map of 1794

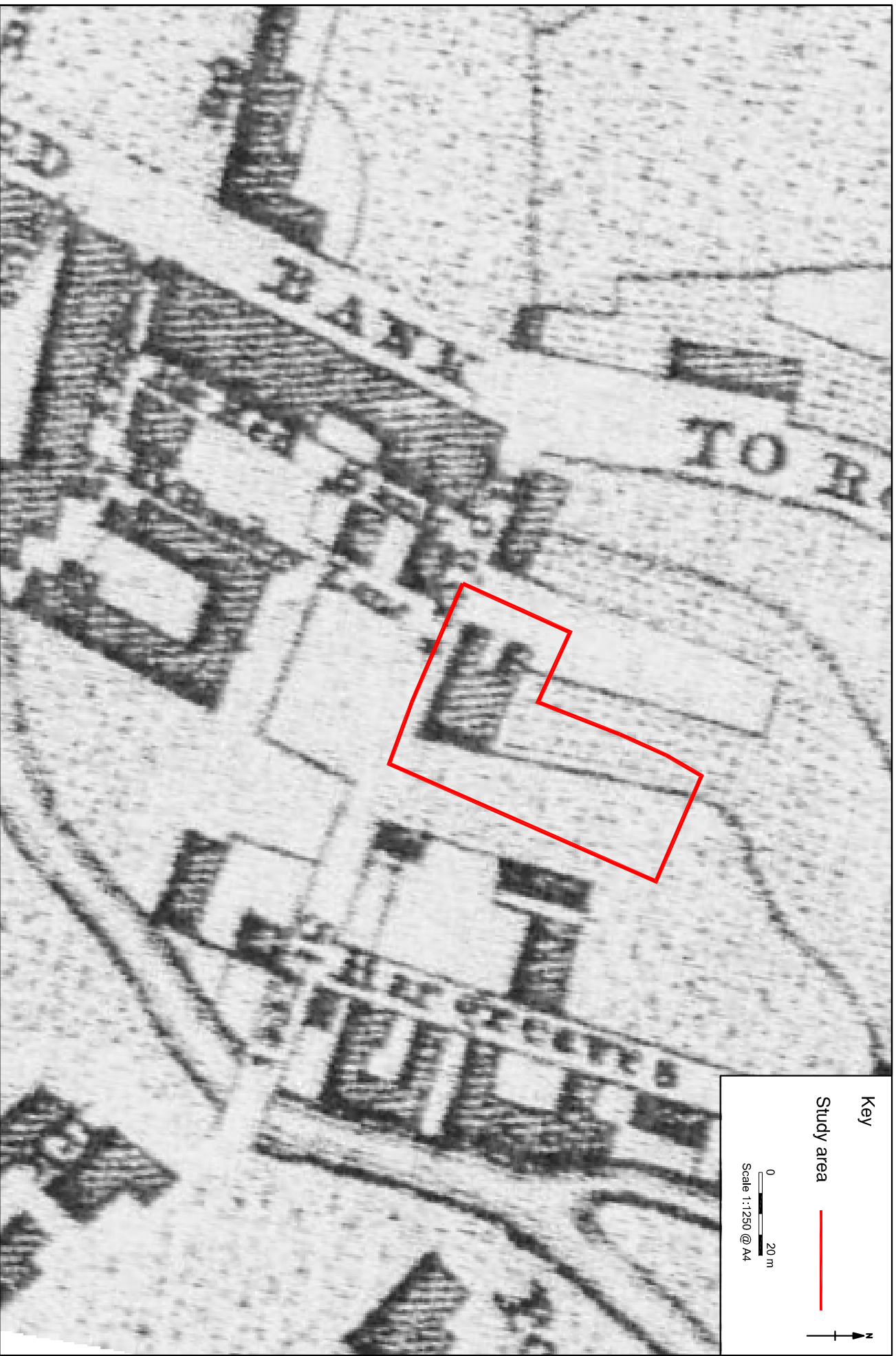


Figure 3: Extract from Pigot's map of 1819





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

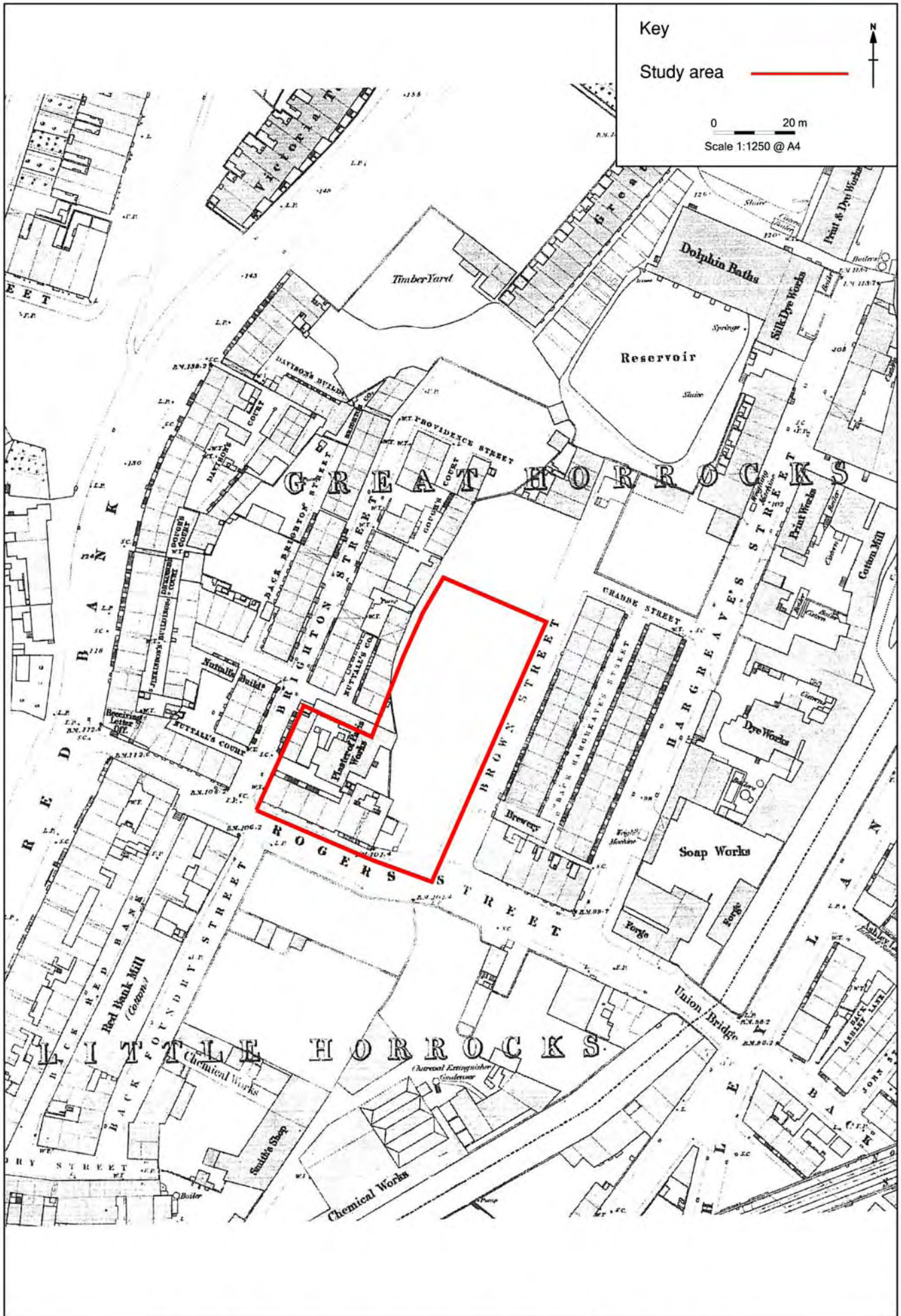


Figure 5: Extract from the Ordnance Survey First Edition Map of 1850

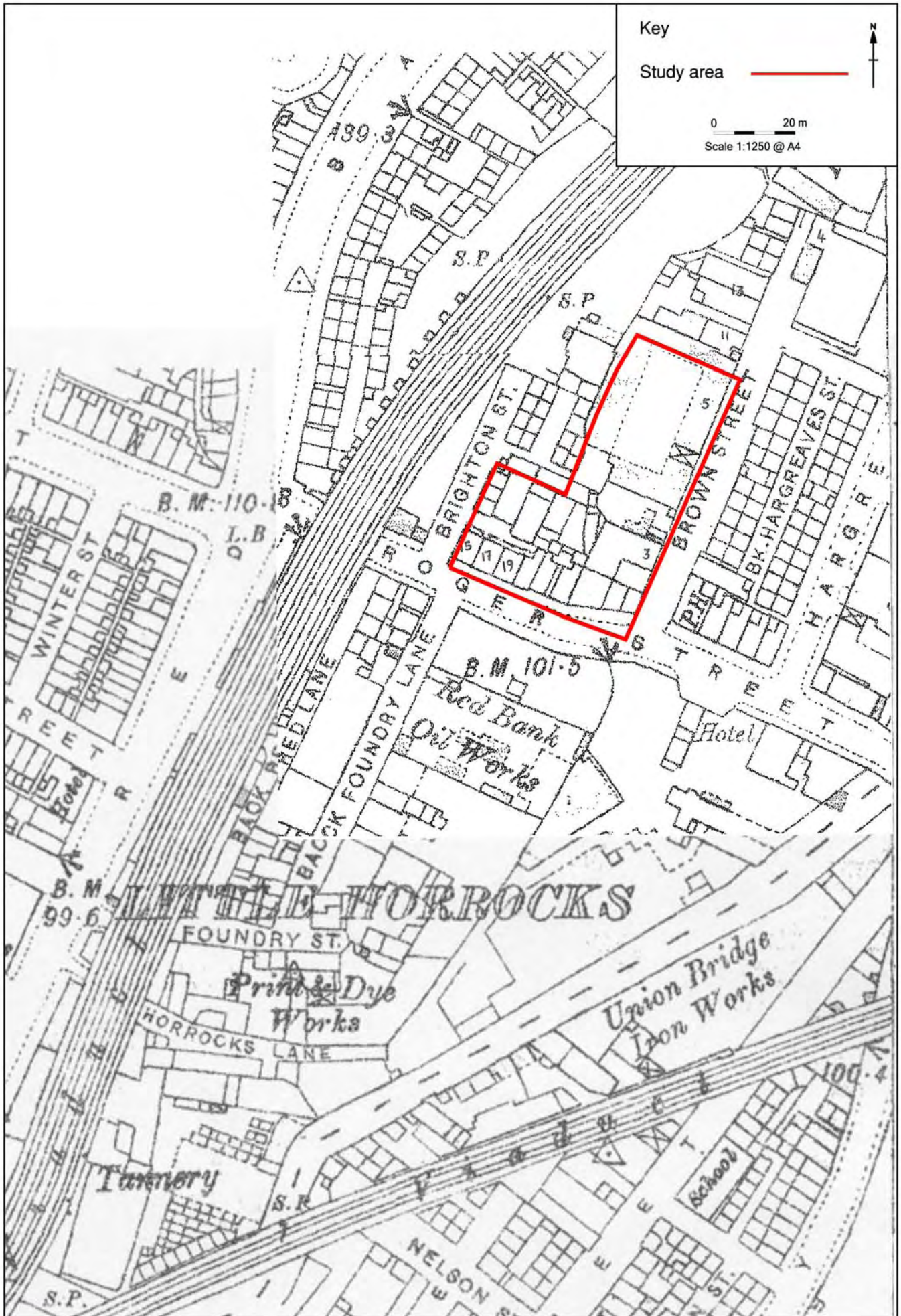


Figure 6: Extract from the Ordnance Survey 25': 1 mile map of 1892



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





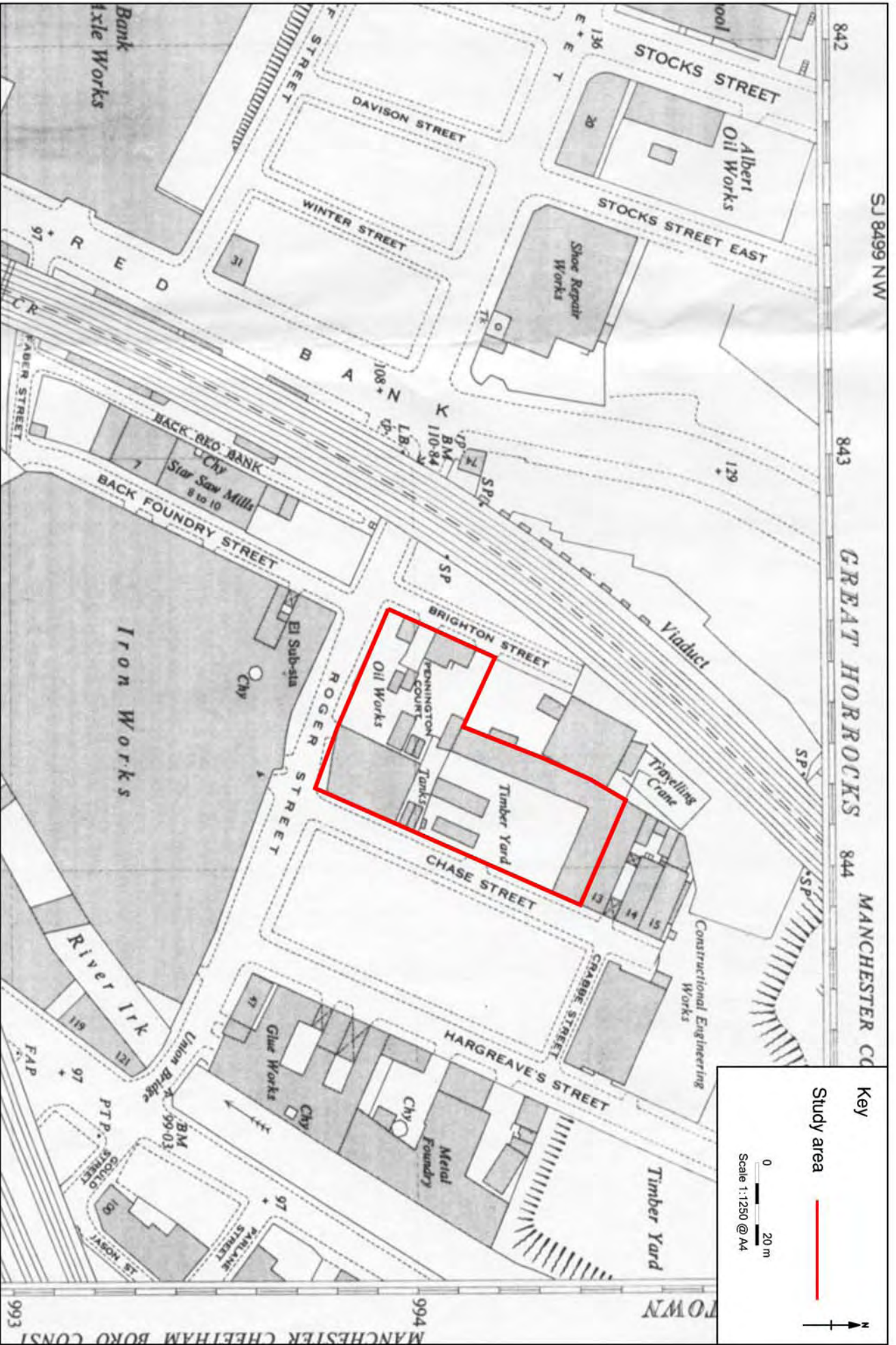
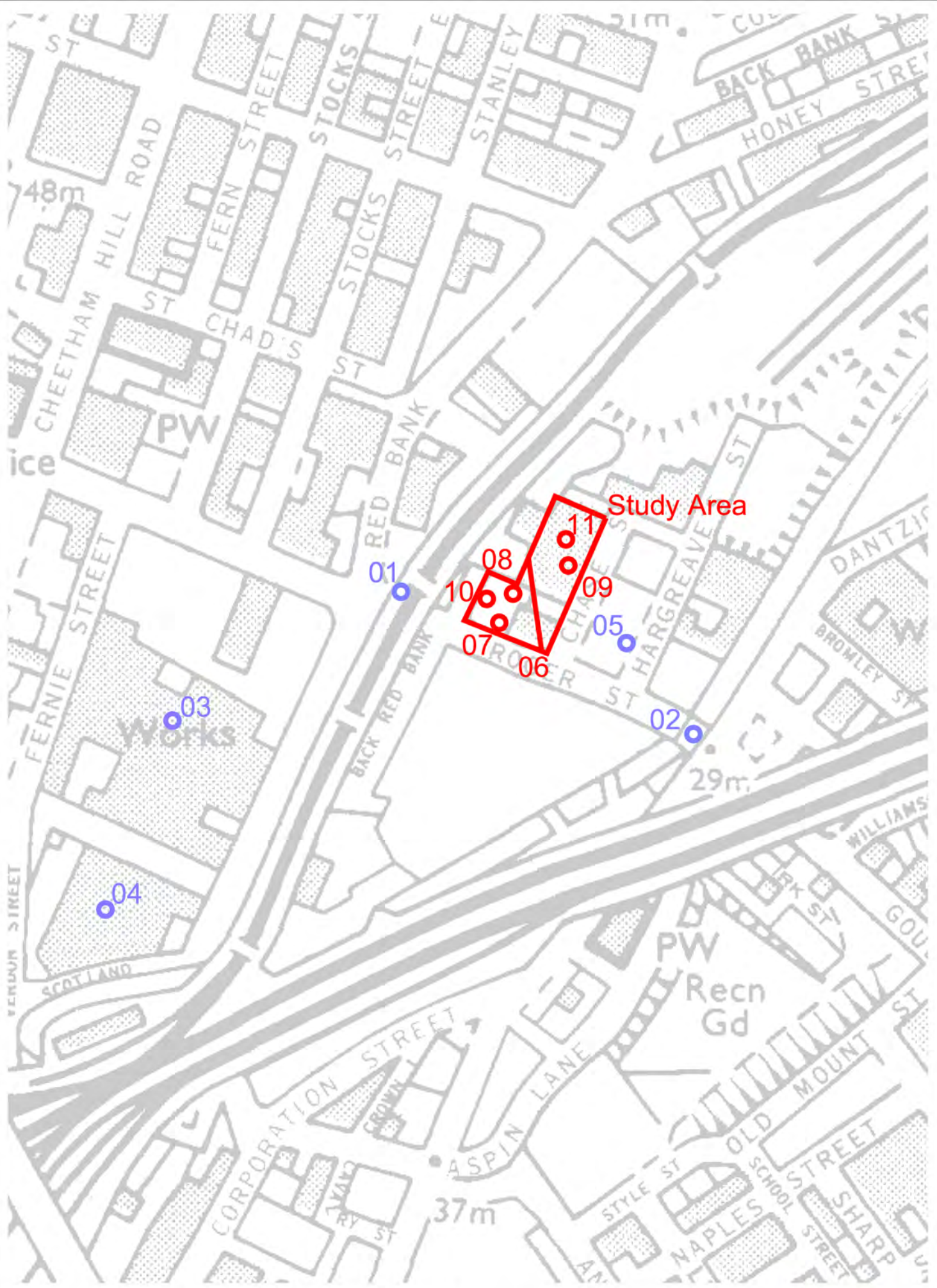


Figure 8: Extract from the Ordnance Survey map of 1952





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 Scale 1:2500 at A4



Figure 9: Plan of Gazetteer Sites

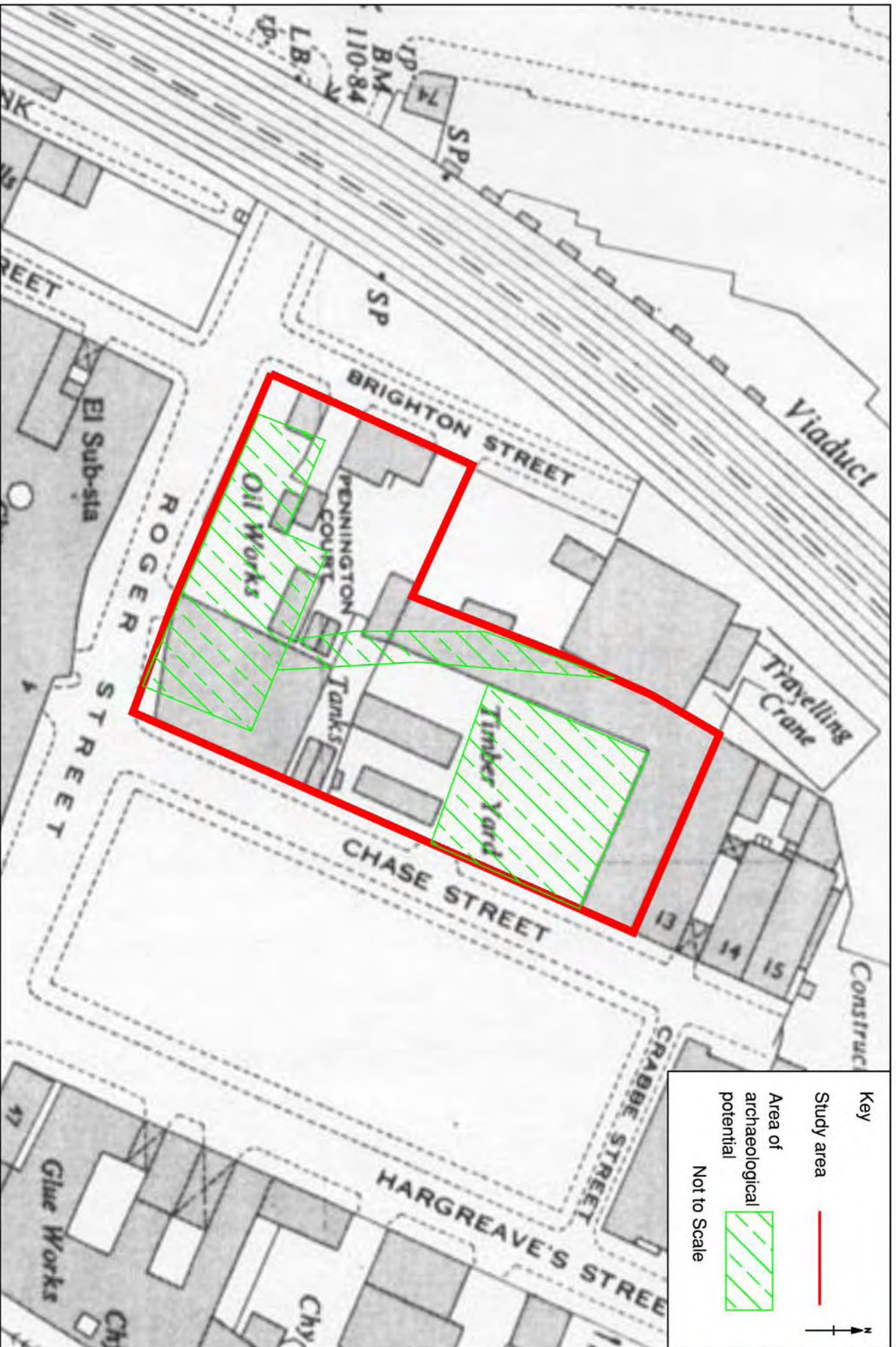


Figure 10: Areas of archaeological interest, superimposed on the Ordnance Survey map of 1952