



**32-38 Oldham Road,  
Ancoats,  
Manchester,**

**Greater  
Manchester**

**Archaeological  
Building Investigation  
Final Report**



**Oxford Archaeology North**

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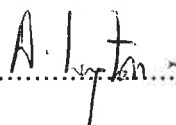
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## SUMMARY

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In July 2007, Oxford Archaeology North was commissioned by CgMs Consulting to carry out an archaeological building investigation of three properties fronting Oldham Road in Ancoats, Manchester (centred on NGR SJ 8475 9876). The survey was required to satisfy an archaeological condition attached to consent for a planning proposal to redevelop the land, which allows for the demolition of Nos 34–38 Oldham Road (Fig 1). The survey provided a rare opportunity to investigate archaeologically a series of early dwellings and small commercial premises in Ancoats; an important and expanding archaeological dataset for the development of the early steam-powered mills and workers' housing in Ancoats has been generated from recent archaeological investigations in the area, although the present study has focussed on a type of building that has not attracted the same level of study.

Although only three buildings survive on the site, physical evidence for the recently demolished No 32 Oldham Road survives in the party wall of the adjacent building. This building was constructed prior to 1793, and included a cellar. No 34 Oldham Road, the western of the extant structures, was added shortly afterwards, before 1800, and although remodelled heavily during the subsequent two centuries, the survey revealed it to have been intended primarily as a dwelling. The position of the original fireplaces, internal walls and stairs were revealed, as were stairs leading from the pavement down into the cellar. No 36 Oldham Road had been built by 1821, and retains almost all of its 19th-century character on the upper two floors, although the ground floor had clearly been altered extensively. Whilst the first floor partition was brick, that on the second floor was timber, providing an insight into original construction techniques for such structures, which in the rare occasions they survive, have usually been modernised internally (as with No 34 Oldham Road). No 38 Oldham Road is of a later date, and represents an example of a 20th-century purpose-built shop and warehouse. Whilst unremarkable in its architectural style, it demonstrates a close architectural link to the larger industrial premises in the locality that it most probably served. Such structures are often overlooked in the archaeological record, so its inclusion within the survey provides a useful link with the more extensively researched warehouses of earlier and contemporary periods.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to express its thanks to Paul Gajos of CgMs Consulting for commissioning and supporting the project, and to Andrew Morrison of Bluestone for facilitating access to the buildings. OA North is also grateful to Norman Redhead, the Greater Manchester County Archaeologist, for his advice and support, and to the staff of the Local Studies Unit at Manchester Central Library and the Greater Manchester County Record Office for facilitating access to the sequence of historic maps. Thanks are also expressed to David Hilton, of the Building Control Division within Manchester City Council, for providing information on deposited building plans.

The building investigations were undertaken by Chris Wild, Liz Murray and Will Gardner. The archaeological watching brief that was maintained during the mechanical removal of material from the cellar of No 36 Oldham Road was carried out by Sean McPhillips. The report was compiled by Chris Wild, and the illustrations were produced by Mark Tidmarsh and Marie Rowland. The report was edited by Ian Miller, who also carried out the historical research, and was responsible for project management.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A proposal has recently been submitted to Manchester City Council to redevelop a block of land within the Ancoats area of Manchester (Fig 1). The proposal area incorporates three buildings (Nos 34 -38 Oldham Road), and the demolished remains of a fourth (No 32 Oldham Road). It is envisaged that the extant buildings will also be demolished as part of the proposed scheme, and the entire site redeveloped.
- 1.1.2 Ancoats was a semi-rural area on the fringe of Manchester until the 1780s, when it was transformed rapidly into a manufacturing district of international repute; by 1851, Ancoats had been almost completely developed, forming a dense concentration of industrial and residential buildings, which housed some 18% of Manchester's population. The present study area lies within the part of Ancoats that was subject to the initial stages of urbanisation, and the few surviving buildings from that period represent the dawn of a new type of industrial townscape.
- 1.1.3 In order to secure archaeological interests, a condition was placed on the planning approval, which required an archaeological investigation of the buildings to be carried out in advance of demolition. Following consultation with the Assistant County Archaeologist for Greater Manchester, CgMs Consulting requested Oxford Archaeology North (OA North) to undertake a building investigation commensurate with an English Heritage Level II-type survey (English Heritage 2006). The survey was carried out in July 2007, although parts of the buildings were inaccessible. In particular, the cellar of No 36 Oldham Road had been infilled with rubble, and sealed with a concrete surface. In order to complete the archaeological record, a watching brief was maintained during the removal of the infilled rubble following demolition.

### 1.2 SITE LOCATION AND GEOLOGY

- 1.2.1 The study area (centred on SJ 8475 9876) is situated within Ancoats, which forms part of the Township of Manchester, on the north-east side of the city centre (Fig 1). The site is bounded by Oldham Road and Luna Street to the north-west and south-east respectively, and by the Cheshire Cheese public house to the north-east, and a modern development fronting Oldham Road to the south-west. This site lies within the western corner of the Ancoats Conservation Area, at a height of *c* 50m above Ordnance Datum.
- 1.2.2 The underlying solid geology of the area consists mainly of Bunter sandstones of Permo-Triassic age, which were deposited under the marine conditions of the period, between 280 and 195 million years ago (Countryside Commission 1998, 125). The overlying drift geology is composed of essentially Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).

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## 2. METHODOLOGY

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### 2.1 METHODOLOGY

- 2.1.1 **Project Design:** the building survey comprised an English Heritage Level II-type survey (English Heritage 2006), and included a drawn, descriptive and photographic record of the buildings. All work was consistent with the relevant standards and procedures provided by the Institute of Field Archaeologists.
- 2.1.2 **Instrument Survey:** floor plans and appropriate cross-sections of the buildings were surveyed by means of a reflectorless electronic distance measurer (REDM). The REDM is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The digital survey data was captured within a portable computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings. The drawings were used to illustrate the phasing and development of the buildings. Detail captured by the annotation included such features as window and door openings, and changes in building material and phasing. The final drawings are presented through an industry-standard CAD package (AutoCAD 2004).
- 2.1.3 **Photographic Archive:** photographic archive was produced utilising a 35mm camera to produce both black and white contact prints and selective colour slides. A full record of digital images was also captured as part of the archive using a camera with 4+ megapixel resolution.
- 2.1.4 **Interpretation and Analysis:** a visual inspection of the buildings was also undertaken to English Heritage Level II standard, which included a systematic account of the origin, development and use of the buildings.
- 2.1.5 **Watching Brief:** a programme of field observation recorded the location, extent, and character of all surviving archaeological features and deposits within the former cellar of No 36 Oldham Road. The work comprised observations during the mechanical excavation of rubble within the cellar, which included the removal of a concrete floor slab that had been laid during the mid-20th century. All structures exposed during the course of the groundworks were systematically examined, and all archaeological features and horizons were recorded on OA North *pro-forma* recording sheets.

### 2.2 ARCHIVE

- 2.2.1 A full archive of the work has been prepared to a professional standard in accordance with current English Heritage guidelines (1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The archive will be deposited with the Museum of Science and Industry in Manchester. In addition, a copy of the report will be forwarded to the County Sites and Monuments Record (SMR), and a summary sent to the National Monuments Record (NMR).

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### 3. HISTORICAL BACKGROUND

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#### 3.1 BACKGROUND

- 3.1.1 The following section presents a summary historical and archaeological background of the general area, and is intended to place the results of the building survey into a local and regional context. This focuses on the development of Manchester from the 18th century, before which date Manchester was essentially a market town, although it was emerging as an important regional centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dying. Most importantly, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo 1962, 26). From the early 17th 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).
- 3.1.2 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 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).
- 3.1.3 The completion of the Ashton-under-Lyne Canal in 1796, and the Rochdale Canal in 1804, was a key element in the phenomenal pace of Manchester’s industrial growth. 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 *Development of Ancoats:* Ancoats was rapidly transformed from a rural hamlet 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 19th 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, 15-16). This charge was payable from the day of sale, and encouraged the middlemen to build rapidly, which they either undertook themselves or sold the land on with a doubled chief rent for others to develop. As with other parts of Manchester, such as the Chorlton Hall Estate and the Lever Estate to the south-east of Ancoats, 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 18th century, including those by Laurent and Green, which depict Ancoats during its initial period of growth. *Extract of Laurent’s plan, published in 1793*



3.2.3 The detailed late 18th-century maps of the area clearly show the corner of Great Ancoats Street and Oldham Road to have been a focus for initial development in Ancoats (Fig 2). 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).

3.2.4 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

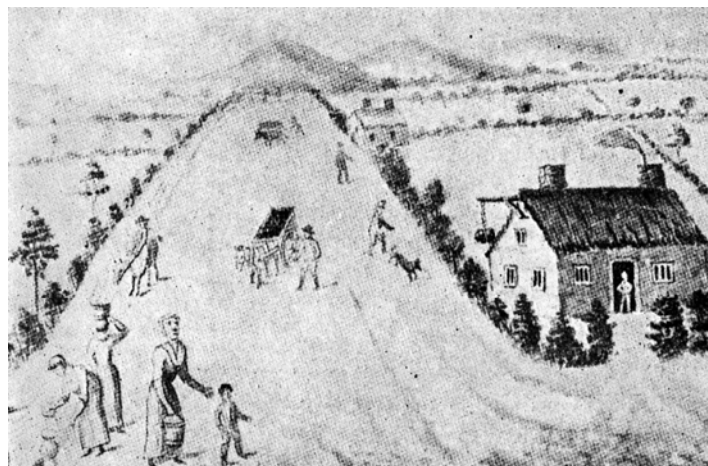
situated on the bank of Shooter's Brook (Miller and Wild 2007). However, this was a small watercourse, and in seeking a solution to the inadequate power supplied to their waterwheels from the brook, some manufacturers experimented with steam power.

- 3.2.5 Numerous trades ancillary to textile manufacturing were also established in Ancoats during the 19th century, and large areas were developed for worker's housing. In an age when walking was the only viable means of travelling to work, these were built with little regulation around the industrial units. The net result was the creation of the world's first true industrial district: an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses.
- 3.2.6 *Aspects of housing conditions in Ancoats:* the earliest dwellings for the increasing number of workers in the new factories were erected with little legislative control. The Manchester Police Commissioners had sought to apply a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between properties. In the absence of any practical way of enforcement, however, the regulations were largely ignored (Hylton 2003, 152). Nevertheless, there is some evidence to suggest that these early dwellings were of a superior quality to those that were built during the early 19th century (OA North 2006). This reflected to a degree the increased pressures placed on the housing stock by an expanding population, coupled with rising land values. The census of 1801 placed the population of Manchester at just over 70,000 people, of which 11,039 resided in Ancoats (Lloyd-Jones and Lewis 1993). By 1851, the number of residents within Ancoats alone had risen to 53,737, representing a local population far larger than other entire towns in Lancashire, such as Burnley, Blackburn, Rochdale or Wigan, and yet lacked the basic amenities and institutions of self-government.
- 3.2.7 There are several descriptions of the Manchester housing stock during the 19th century that are available within surviving documentary accounts. One such description is provided by Dr J Farriar in the proceedings of the Board of Health in 1805, who noted that the average Manchester workers' dwelling comprised 'two rooms, the first of which is used as a kitchen, and though frequently noxious by its dampness and closeness, is generally preferable to the back room. The latter has only one small window, which, through on a level with the outer ground, is near the roof of the cellar'. He goes on to describe the numerous cellar dwellings as 'a most extensive and prominent evil...' (quoted in Aspin 1995, 130).
- 3.2.8 A major step forward in housing improvement was provided by a local Act of 1844, whereby all new houses were to be provided with a properly built privy, and all existing houses were to have one installed. The important effect of this Act was that it effectively outlawed the building of back-to-back houses, and none were built in Manchester after this date (Lloyd-Jones and Lewis 1993). Unlike earlier legislation, the 1844 Act was enforced by a dedicated committee, which investigated some 9,400 dwellings in the first year alone, and by 1850 over one third of Manchester's dwellings had been 'reconditioned' (Hylton 2003, 153).

### 3.3 DEVELOPMENT OF NOS 32 - 38 OLDHAM ROAD

3.3.1 Ancoats comprised farmland until well into the second half of the 18th century. The area around the western end of Oldham Road, known as Newton Lane at that time, became one of Manchester's major thoroughfares, but had a very rural aspect in the mid-18th century, as shown in an engraving of c1734 (Swindells 1906). Newton Lane was upgraded from an 'ill-kept and muddy lane' to a 'noble thoroughfare' in 1772 (Middleton 1920, 6), and the ensuing explosion of properties is first depicted with any certainty in Laurent's map of 1793. A block of buildings is shown to occupy the plot between Henry and Cornwall Streets, incorporating the present study area. Whilst detail is lacking,

the map clearly shows that an open space within the centre of the plot, which corresponds to the positions of the present Nos 34-38 Oldham Road. A building is, however, depicted in the position of No 32, forming the north-eastern corner of an L-shaped block.



*The junction of Newton Lane and Great Ancoats Street in c1734*

3.3.2 Green's map of 1787-94 depicts a similar layout of the plot, but in greater detail (Fig 2). No 32 is shown as roughly square in plan, with an outshut in the south-west corner and a boundary wall to a rear yard. It also appears to form part of a pair of mirrored buildings, which the plan-type suggests were dwellings. Banks and Thornton's map of 1800 is of much lower quality, only depicting block outlines for buildings, but nevertheless clearly shows that some open land within the plot had been developed (Fig 3). No 34 is almost certainly depicted, although the adjacent open space suggests that No 36 had not been built at that time.

3.3.3 The function of the buildings at this date is uncertain, although it seems likely that they may have been at least in part intended for commercial purposes, and were perhaps occupied by artisans engaged in 'domestic' industries. Scholes' trade directory for 1794, for example, lists no less than 49 weavers occupying property on Newton Lane (Oldham Road), many presumably operating hand looms in domestic workshops. Other artisans listed along Newton Lane include several shoe makers, hat makers, and a fustian cutter, and numerous flour dealers are also listed (Scholes 1794). Interestingly, several 'gentlemen' resided on Newton Lane, suggesting that the area had an element of affluence. In the absence of additional research, however, it has not been possible to establish who originally occupied the properties within the study area, a task that is hampered by the re-naming of Newton Lane to Oldham Road, and several changes to the street numbering; throughout the following text, the modern numbering system is used.

- 3.3.4 Given the remarkable pace of development and growth of Manchester during the early 19th century, the paucity of detailed mapping following the publication of Green's map in 1794 is perhaps surprising. Maps of the area were published by Pigot in 1819 and Johnson in 1820 (Fig 4), but these were produced at a small scale, precluding any useful analysis of individual buildings, although Newton Lane is shown to have been renamed Oldham Road. Entries in trade directories, however, provide an indication of the uses of the buildings. The earliest occupant that has been traced with confidence is John Fitzpatrick, a 'baker and shopkeeper', who is listed at the present No 34 Oldham Road in a directory for 1815 (Pigot and Dean 1815); the building was numbered 279 Oldham Road at that date. By 1821, however, the properties along Oldham Road had been renumbered again: John Fitzpatrick is listed as occupying 457 Oldham Road, and No 456 (the present No 36 Oldham Road) was occupied by John Sutcliffe, who was also a baker (Pigot and Dean 1822). The properties had been renumbered yet again by 1830, and John Fitzpatrick and John Sutcliffe are listed as the occupants of Nos 32 and 34 Oldham Road respectively (Pigot 1830, 35); these numbers correspond with the present Nos 34 and 36 Oldham Road.
- 3.3.5 The whole plot was certainly infilled by 1831, when Bancks and Co's map of that year depicts a tight concentration of what appear to be both commercial and domestic properties (Fig 5). The present No 34 Oldham Road is shown to have had a very similar plan-type to that of No 32, whilst No 36 is slightly narrower. The footprint of No 38 is occupied by two narrower structures, similar in size to those at the eastern end of the continuation of Boond Street, and perhaps indicative of courtyard dwellings. All the properties appear to have access to front and rear, hinting at back-to-back style dwelling, with a narrow courtyard having formed to the rear of Nos 28-36.
- 3.3.6 Entries in a trade directory for 1841 confirm that John Fitzpatrick was still the occupant of the present No 34 Oldham Road, although Sutcliffe's bakery at No 36 had been taken over by a corn and flour dealer, John Bostock. No 38 was occupied at this time by John Owen, a hair dresser (Pigot and Slater 1841). The buildings are shown several years later on the Ordnance Survey 60": 1 mile map, published in 1850, and Adshead's map of 1851 (Fig 6), which clearly depict the different layout of the buildings, reflecting their piecemeal development.



Extract from the 1850 Ordnance Survey map

- 3.3.7 All the buildings are shown on Adshead's map in the category of 'warehouses and places of business', reinforcing the suggested commercial nature of the properties. This is confirmed by entries in trade directories of that date: No 32 was a 'provision dealer's', No 34 was John Fitzpatrick's bakery, and Luke Kelly, a pork butcher, occupied No 36. The adjacent property was occupied by John Walsh, a surgeon (Slater 1852). By 1863, the latter property was the residence of Charles Rowley, a carver and picture-frame maker, who had commercial premises on Boond Street (Slater 1863), suggesting that the building was used purely as a domestic property at this time.
- 3.3.8 All of the properties within the study area certainly appear to fulfil a commercial role, at least in part, by the late 1860s: the present No 32 was occupied by a boot-maker, No 34 by a shopkeeper, and No 36 by a pork butcher. The former No 36 was a pie-maker's premises, and No 38 was occupied by a clothier (Slater 1869, 125). The properties had similar uses through the 1870s, although there were some changes in the occupants; by 1879, the present Nos 34 and 36 were both seemingly occupied by Joseph Ogden, a pawnbroker, the former No 36 Oldham Road was occupied by Eliza Lea, a boot maker, and No 38 by Margaret Yates, a draper (Slater 1879). By the early 1880s, Ogden had ceased trading, and the present No 34 is listed in a trade directory as Samuel Renshaw's newsagents, whilst No 36 had returned to use as a pork butcher's shop. The adjacent property was occupied by Elizabeth Earl, another draper, whilst the former No 38 is omitted from the listing, implying that it was vacant (Slater 1883, 177). Within a few years, however, Elizabeth Earl's business had been superseded by Thomas Cherrington's drapery, which occupied the former Nos 36 and 38 (Slater 1886, 186), suggesting that they may have been converted into a single property.
- 3.3.9 The information provided by entries in trade directories is enhanced by the 1891 Census Returns (RG12/3230): Samuel Renshaw evidently resided above his shop, together with his wife and three daughters. Joseph Royle and his wife similarly lived above their butcher's shop, together with two 'servants'. The drapery business at Nos 36 and 38 had evidently been taken over by Alfred Crick, who also resided at No 36 together with 'a boarder' and one 'visitor'. No 38 is entered as 'uninhabited', implying that it was used purely for commercial purposes.
- 3.3.10 The Ordnance Survey map of 1893 shows a single structure in the position of the present No 38 Oldham Road (Fig 7). It seems likely that this represents the conversion of the pre-existing buildings into a single structure. The occupants of the buildings continued to change through the early 20th century, as shown in Table 1.

Source	Year	Original No 30 (Latterly No 32)	Original No 32 (Presently No 34)	Original No 34 (Presently No 36)	No36/38 (Presently No 38)
Slater	1895	Drapers (J Williamson)	Newsagents (S Renshaw)	Pork Butchers (J Royle)	Drapers (A Crick)
Slater	1903	Wallpaper Dealer (EA Pollitt)	Newsagents (S Renshaw)	Pork Butchers (J Royle)	Drapers (A Crick)
Slater	1909	Not Listed	Newsagents (S Renshaw)	Pork Butchers (D Royle)	Drapers (A Crick)
Slater	1911	Wallpaper Dealer (EA Pollitt)	Newsagents (S Renshaw)	Fancy Goods (E Wheeler)	Drapers (A Crick)
Kelly	1926	Upholsters' Warehouse (TF Woodcock)	Newsagents (JF Jenkins)	Confectioner (T Linney)	Drapers (J Hughes)
Kelly	1932	Upholsters' Warehouse (J Heywood)	Newsagents (JF Jenkins)	Confectioner (E Sharp)	Gown Factory (Davies & Co)
Kelly	1939	Upholsters' Warehouse (J Heywood)	Newsagents (JF Jenkins)	Not Listed	Gown Factory (L Smith)
Kelly	1942	Not Listed	Newsagents (JF Jenkins)	Not Listed	Gown Factory (L Smith)
Kelly	1951	Upholsters' Warehouse (AG Johnson)	Newsagents (H Ryan)	Not Listed	Gown Factory (L Smith)
Kelly	1961	Kitchen Engineers	Newsagents (H Ryan)	Greengrocers (J Rowland)	Ladies' Outfitters

Table 1: 20th-century uses and occupant of the buildings in the study area

3.3.11 Several useful surveys of the buildings were carried out during the early 20th century for fire insurance purposes (Goad's Insurance Plans). The 1921 revision of these plans annotates all of the buildings within the study area as three-storey shops, with two-storey outshuts to the rear. Nos 36 and 38 are still numbered individually, although the party wall is shown as a dotted line, implying that there was open access between them. A building control plan deposited with Manchester City Council provides details of a new building that was proposed as a replacement for Nos 36 and 38, whilst annotation on this plan dated 1930 states that the work had been completed.



Extract from Goad's Insurance Plan (1921 rev)

- 3.3.12 The 1943 revision of Goad's Insurance Plans shows that the ground floor of the new building comprised a single large room, although it is still marked as 36 and 38 Oldham Road. The building is also shown on this plan to have had a stone stair to all storeys fitted in the north-east corner of the room, betraying the commercial nature of the building. The building is identified as a 'gown factory', noting that it was equipped with electric motors. This is confirmed by entries in trade directories, which similarly list the building as a gown factory between 1932 and the 1950s (Table 1). No 36 is not listed specifically in trade directories for much of this period, suggesting that it may have been used solely for domestic purposes.
- 3.3.13 Entries in a trade directory for the early 1960s demonstrate that the properties had been renumbered into the present sequence. Nos 36 and 38 were finally recognised as a single address (No 38 Oldham Road), which was also known as Falcon House (Kelly 1961, 573).

## 4. BUILDING SURVEY RESULTS

### 4.1 INTRODUCTION

4.1.1 The study area comprised three extant buildings (Nos 34-38), fronting onto Oldham Road (Plate 1) and situated approximately 100m to the east of its junction with Great Ancoats Street (Fig 1). The site of a fourth building (No 32) was also examined, although it had been largely demolished prior to the building survey, and its footprint was obscured by materials associated with the adjacent development; only elements of the rear wall and the party wall to No 34 survived demolition (Plate 2).



*Block plan of the survey area*

### 4.2 32 OLDHAM ROAD

4.2.1 The documentary evidence (3.3.1 above) implies that No 32 Oldham Road was the earliest in the study area, being extant by 1793. At the time of the survey, the party wall to No 34, which presumably originally formed the north-eastern exterior wall of No 32, was obscured by tarpaulins and scaffolding (Plate 2). However, the wall continued beyond the rear of No 34, where both internal and external faces were visible. It was of a single-brick thickness, constructed in English Garden Wall bond, with courses of headers unusually spaced after every sixth course of stretchers. The bonding was much less consistent in the internal face, typical of cheaper construction, where broken half-bricks are extensively used within the internal skin, but it nevertheless appeared to be of English Garden Wall bond in principal. The wall projects 4.4m beyond No 34, butting its rear wall which continued 0.5m into No 32 at cellar level, demonstrating the rear part of No 32 to have been an extension.



*No 32 Oldham Road in 1961*



- 4.2.2 **Cellar:** a cellar survived to an observed depth of 1.9m, although rubble infill obscured the floor, which probably lay some 0.2m lower. The remnant of a fireplace chimney breast survived within the cellar (Plate 3), 1.07m (42") from the south-eastern end of the wall. The breast walls were a single-brick thick, projecting 15" (0.38m) from the wall face, which was obscured by a low clinker-block wall. It measured 4'9" (1.45m) wide, housing an aperture 3'3" (0.99m) wide. Whilst the fireplaces above had been removed, wall scars of broken and mortared bricks in corresponding positions at ground and first floor level were clearly visible (Plate 4), providing evidence for hearths on each floor; these fireplaces were seemingly original features. The level of the ground floor was represented by 11 sockets for floor joists, each typically 8" x 3" and a single-skin deep (Plate 4).
- 4.2.3 The south-western wall of the cellar survived to a height of two courses below the level of the demolished ground floor. It was offset half a brick from the floor level scar of the ground floor wall above, suggesting that it was one and a half bricks thick. The wall was heavily whitewashed, but some evidence of remodelling survived, especially at the south-western end of the wall, where there appeared to be a blocked segmentally-arched aperture, 2' (0.62m) wide, positioned five courses below the surviving wall head. A cellar existed in the northern part of the building, but this had been completely infilled with rubble.
- 4.2.4 **Extension:** the return of the north-east elevation, which formed the rear wall of the extension to No 32, only survived in its original fabric at ground floor level, having been rebuilt above 1.5 storeys with machine-made brick of a late 20th-century date. The remnants of earlier fabric formed the return of the north-east elevation, and had a 4' (1.22m) wide central window aperture infilled to leave a small casement at the top. A single-brick wide offset return at the west end of the wall appeared to be door jamb, with the wall continuing at floor level below. The first floor of the extension survived, supported on steel I-section beams (Plate 2). It was lined externally on its south-western face with a single skin of modern machine-made brick, and with concrete blockwork on its north-western face. Some original fabric appeared to be retained internally, although no access was possible for close inspection.

### 4.3 34 OLDHAM ROAD

- 4.3.1 This three-storey structure, which also has a cellar and a single-storey outshut, appeared to be an early extension to No 32 Oldham Road. It was used most recently as a newsagents shop, with accommodation above, but was derelict at the time of the survey. All the internal walls were covered with render (Plate 5), and several suspended ceilings had been added during the late 20th century, obscuring all the historic fabric. However, localised removal of modern materials during the fieldwork revealed that the building was constructed of mould-thrown brick, with the exception of the front wall, which had been rebuilt using machine-made brick above a glass and timber shop frontage on the ground floor.
- 4.3.2 The original entrance appears to have been in the north-east corner of the front wall, as a sandstone jamb survives in this position. Internally, the walls are

constructed in a uniform English Garden Wall bond, with headers every fifth course, bonded in pale brownish-grey lime mortar with lime and charcoal inclusions, with bricks typically measuring 8.75 x 4 x 2.875" (222 x 102 x 73mm). Both long elevations have a ragged butt joint with the front wall, which suggests that it has been rebuilt on more than one occasion, the first using similar materials to the original construction. A brick pier, 21½ x 15" (0.54 x 0.38m), constructed of mould-thrown brick to the full height of the structure, butts the northern end of the south-west elevation, and possibly relates to an initial remodelling of the front wall.

4.3.3 **Cellar:** the building contained two adjoining cellars, one beneath the main building and the second beneath the outshut. The former comprised a single room with internal plan dimensions of 7.5m by 4.7m, although the width reduced slightly to 4.2m at the south-eastern end (Fig 9). An aperture in the southern wall provided access to the rear cellar, which measured 2.9m by 2.2m, although it had been completely infilled with rubble and could not be accessed. The main cellar was 7' (2.13m) deep with a flagstone floor, although this was only visible in the northern part as the remainder was covered in brick rubble. Access was afforded through a hatch in the floor, 3'6" x 1'6" (1.07 x 0.45m) wide, in the south-eastern part of what would have been the front room of the ground floor; a further 2' (0.61m) square hatch provided access from the rear room. The ground floor was carried on four transverse rectangular-section joists, each 11 x 6" (0.28 x 0.15m), with narrow chamfers.

4.3.4 Four rows of meat-hooks survive in the ceiling within each bay of the cellar, and large slate tables, supported on late, probably replacement, brick piers. These are likely to have been associated with the documented use of the adjacent building as a pork butcher's shop from the 1880s (3.3.9 above), suggesting that the butcher actually occupied two cellars. This postulation is supported by surviving physical evidence; a brick-blocked doorway in the north-east elevation, 6'3" (1.91m) high and 2'8" (0.81m), wide with a 1½" (38mm) wide timber surround (Plate 12), afforded access into the adjoining cellar of No 36 Oldham Road. This doorway appeared to have been inserted, rather than representing an original feature, whilst the black, sooty mortar utilised in the bond suggested a date for the blocking no earlier than the late 19th century. Removal of part of the blocking revealed the adjoining cellar to be infilled with rubble.



Nos 34 and 36 Oldham Road in 1961

- 4.3.5 The north-east wall of the cellar extended 3'8" (1.12m) beyond the front wall into what was probably a coal drop. This was 2'4" (0.71m) wide, with a flagstone ceiling, presumably part of the original pavement, and a cast-iron grate, suggesting that it also functioned as a cellar light. Immediately to the west was a stair up to street level (Plate 11), with one-brick thick jamb on either side. A brick pier formed the bottom step, 2'4" (0.71m) high, possibly replacing earlier timber steps to the floor below. Within the wall thickness, six flagstone-capped steps, each 9" (0.23m) deep on 8" (0.21m) high brick risers, leading to street level, 3'8" (1.12m) to the north. The stairwell was sealed with flagstones at pavement level, and appears to be shown on the Ordnance Survey plan of 1850.
- 4.3.6 A 4'5" (1.35m) wide doorway, which was heavily white-washed, afforded access into the rear cellar of No 34 Oldham Road, but this was also completely filled with rubble (Plate 13). A remodelled and subsequently blocked window to the west provided the original light source for the cellar, although it remains unclear as to whether the cellar was partitioned in a similar manner to the rooms above. Only putative evidence of such a partition was observed in the north-east wall, 0.8m to the south of the blocked doorway (Fig 9), comprising several broken headers and voids in the wall face. However, the wall was also heavily whitewashed, disguising any clear relationships.
- 4.3.7 The south-west wall retained a half-brick wide plinth, which was absent in the north-eastern wall, but observed in the north-eastern elevation of the cellar within No 36 Oldham Road. Towards its southern end, the north-west elevation was butted by a section of brick vaulting (Plate 14), 0.47m wide, and carried on timber rails nailed into the ceiling joists. A rough hole in the adjacent wall was possibly related, the feature perhaps supporting heavy machinery on the floor above, spreading its weight through the joists.
- 4.3.8 **Ground floor:** the south-west internal wall retained some evidence for an original cross-wall, in the form of several broken facing bricks, and some apparent infilling. Given that this wall originally formed the external face of No 32, however, the cross-wall within No 34 would, at best, have been crudely keyed, or more likely butted onto it. A 3.5" (89mm) diameter column, situated on a 9 x 14" (0.23 x 0.36m), four-course high brick base with sandstone capping, provided support for the wall above, and was presumably inserted when the cross-wall at ground level was removed. The column has an astragal below its cap and a rectangular plate foot, and is of hollow cylindrical section. The pier on which it stands butts the skirting board of the south-west elevation, demonstrating that it post-dated the plastering of the wall. This suggests that the column was not inserted at the same time as the removal of the wall, but as a later episode, presumably as a response to a structural failure of the wall above. It was enclosed in timber box-work, which preserved the wall coverings of the time. These comprised what appears to be two layers of hand-printed wallpaper, for which newspaper dated 1859 was utilised as backing paper (Plate 6). Newspaper dated 1871 was observed below similar wallpaper on the north-east wall, but the lack of a lower layer suggests that either the earlier wallpaper was removed with its backing and replaced, or that this wall had remained painted for a longer period.

- 4.3.9 Fireplace scars were also revealed in the south-west elevation for both rooms of the original structure (Fig 10). The northern example was positioned 0.88m from the inserted brick pier at the northern end of the elevation and its northern side survived as a scar, 0.28m wide (1½ bricks), typical of a chimney breast cheek wall. However, the southern side, 3' (0.91m), was more confused, with a scar 0.58m wide. The fireplace in what would have been the back room was more heavily sooted, but its scar was less obvious. The sooting commenced with a vertical edge, 0.97m from the rear, south-eastern, wall, and was up to 1.4m wide, with a 0.5m wide scar marking its northern extent.
- 4.3.10 The north-east wall retained evidence of the original cross-wall, 4.2m from the front wall (Fig 10). This only survived from 7' (2.13m) above the floor, in the form of broken brick within the wall face, above a sawn-through timber. These represent the return of the wall, where it was keyed into the long elevation, with the timber being the stub of a lintel of a doorway in this position, also explaining why no evidence for the wall survived lower down the wall. A blue paint scar, 0.28m wide, surviving beneath the wall plaster, representing the position of the original staircase, on the opposite alignment to those now present (Plate 7). The angle appeared similar (43°), but the stairs were orientated to the front of the building, accessed through the doorway at the eastern end of the cross-wall, identified immediately to the north. The present stairs are presumably contemporary with the plastering of the wall, which required the removal of the earlier stair, the direction reversed, with a quarter-turn of winders near the base affording access, whilst conserving room size. The staircase is of timber construction, with the stair wall comprising vertically set planks on a timber stud partition, which may originally have been infilled with lath and plaster, in a similar fashion to that *in-situ* on the underside of the stair. The scar of a partition was revealed on the plaster wall, marking the extent of a former under-stairs cupboard (Plate 7).
- 4.3.11 The south-eastern wall was keyed into the north-eastern wall, within the modern stairwell, and abutted the south-western wall, demonstrating the earlier existence of No 32. A doorway to the immediate west of the present stairs appeared to have been narrowed by approximately 0.3m, although it may have been repositioned entirely following the relocation of the stairs. The cellar light to the west, 0.86m wide, extended 0.23m above floor level and had a timber lintel. A window above was brick-blocked and covered with a hard cement render, probably of late 20th-century date, making it only visible externally. The doorway led into the outshut at the rear.
- 4.3.12 **First floor:** the first floor was in poor condition at the time of the survey, with significant deterioration of the floors and ceiling, particularly in the northern of the two rooms. The walls are plastered, as below, with ½" (13mm) of horse-hair-rich lime plaster, covered with a skim of finishing plaster in the late 20th century. Little access was possible into the northern room, although it was easily identifiable that the front elevation was not keyed into the side walls, with large cracks visible (Plate 9).
- 4.3.13 A fireplace in the south-west wall, above that on the ground floor, appears to have survived later, as it was butted by the layer of thick horse-hair plaster, infilled by later carlite browning, presumably in the late 20th century. The

northern jamb was less distinct, but was defined broadly by the level of sooting of the brickwork.

- 4.3.14 The central, transverse, partition was directly over the position of the removed partition on the ground floor, but comprised grey, machine-made brick in its build, indicative of a 20th-century date. The rear room was heavily rendered, and this was only removed during the survey in the position of the fireplace in the south-west wall. As in the front room, a marked edge between the early horse-hair plaster and late infilling denoted the southern side of the fireplace, 0.79m from the back wall (Plate 10). The brick scar of the chimney breast cheek was more clearly defined, comprising two scars of 4¾" (0.12m) wide, 9" (0.23m) apart, suggesting it was a single skin cheek, half a brick thick and two bricks wide. The central flue section was 21" (0.54m) wide, with a similar wall scar for the cheek on the northern side. A timber quarter-turn stair afforded access to the second floor, in the south-east corner of the building (Fig 11), and this was presumably contemporary with that below.
- 4.3.15 **Second floor:** this was similar to the first, but more poorly preserved, with no access to the front room. Removal of plaster in the rear room revealed evidence of a fireplace, in form of three dark scars, each 0.28m wide (Fig 12). The outer two appear to represent the cheeks, set 3' (0.91m) apart, with the central scar representing sooting from the hearth.
- 4.3.16 The central partition was of late 20th-century stud and plasterboard construction, with a contemporary plasterboard ceiling, 2.5m above the floor. A plaster scar for an earlier ceiling was well preserved, 0.90m higher than that present, positioned above the lower purlin on each pitch. That on the south pitch was reused, with a redundant mortice in its soffit at the west end, and was of larger scantling than the remainder, which are of rectangular section.
- 4.3.17 **The roof:** the small width of the building negated the need for roof trusses (Fig 13), the purlins directly supporting simple rafters below Welsh slate, probably dating to the replacement of front wall. Large gaps around the ends of the purlins in both gables suggested that they may have been replacements for larger original members, which may have been similar to that observed on the south pitch.
- 4.3.18 **The outshut:** at the time of the survey, the outshut was a single-storey high, but the walls extended significantly above the ceiling, suggesting that it was originally of two storeys. The ground floor had been rendered, possibly as a damp-proofing measure, masking almost all of the fabric, except for an aperture in the rear wall, 2' (0.61m) from the south-west corner. It is best preserved at wall-head height, where it projects 15" (0.38m) and is 5'6" (1.68m) wide, adjoining the north-east wall. The feature appears to have been a fireplace originally, the flue blocked subsequently with brick rubble and mortar. This was probably carried out when it was remodelled to form a doorway, with a jamb inserted 0.34m from the north-east wall (Plate 8). The north-east wall extends beyond the outshut for a further 2.9m, surviving to a height of c 1.8m at its northern end. This probably representing the external wall of No 36, which is shown on historical mapping to have extended beyond No 34.

#### 4.4 36 OLDHAM ROAD

- 4.4.1 This three-storey structure was of similar proportions to the adjoining No 34, to which it appears to have been an extension. The ground floor had been almost totally destroyed, with a large, single-storey concrete-block rebuild occupying the majority of the footprint; this clearly dated to the late 20th century. The stairs had also been removed, suggesting that the upper floors may have been abandoned earlier than the remainder of the property.
- 4.4.2 The front 8.6m of the structure retained original fabric, comprising mould-thrown brick, bonded in a pale lime mortar, similar to No 34 Oldham Road. Removal of the hardboard wall coverings and a suspended plasterboard ceiling revealed yellow painted, tongue-and-grooved, beaded-timber panelling (Plate 15), which appears to have been contemporary with a similarly coloured ceiling with projecting beaded timber rails. Both seal earlier horse-hair plaster coverings, those on the ceiling bonded to split laths, probably original to the construction of the building in *c* 1820. Neither long elevation was keyed into the front wall, which was probably rebuilt at the same time as that of No 34, as both have similar segmentally-arched windows with projecting sandstone sills.
- 4.4.3 **Cellar:** at the time of the survey, the cellar had been infilled with rubble and sealed with a concrete floor, suggesting it had gone out of use in the mid- or late 20th century. Following the demolition of the building, an archaeological watching brief was maintained during the removal of the concrete floor and underlying rubble. The layout of the cellar was revealed to be similar to that within No 34 Oldham Road, but lacking any fixtures, presumably removed prior to its backfilling (Plate 16). The extant brick walls comprised heavily whitewashed mould-thrown brick, in poorly constructed English Garden Wall bond. A blocked doorway in the western elevation afforded access into the cellar of the adjoining property, and two further blocked apertures were revealed in the front wall (Fig 14). This would initially appear to mirror the arrangement in the cellar to the west, but closer inspection revealed a different layout. The alcove in the northern corner is much wider than that on the opposite side of the dividing wall between the two cellars (4' (1.21m) compared with 2'4" (0.71m)), and almost certainly represented the blocking of a stair from street level. The Ordnance Survey plan of 1850 shows three projections from the north wall of the property, with the western example depicted in the same manner as that centrally within the cellar of No 34 Oldham Road, supporting the evidence for a stair. A similarly sized central aperture appeared to represent a window, with timber west jamb and sill. The east jamb was of cut brick, possibly extending to form a north-west/south-east aligned partition along the eastern side of what appeared to be a drainage channel. It was of a single flagstone width, rebated by up to 0.05m within a flagstone floor. At its northern end it returned along the wall face, below the window, and terminated in a drain in front of the blocking of the stair.
- 4.4.4 The majority of the north-eastern wall had an internal plinth, similar to that at the base of the earlier north-eastern wall of No 32 Oldham Road. The wall was one-and-half bricks wide, and appeared to have been of a higher quality construction than that of No 34 Oldham Road, which it abutted to the west. The southern extent of both long walls terminated in a brick pier, which

continued through the floors above, marking the southern extent of the survival of the original property.

- 4.4.5 **Ground floor:** a two-course high brick pier, 0.26x 0.28m, positioned 1.7m from the west end of frontage, formed the footing of a 4" (0.10m) diameter cast-iron column, supporting the beam across the shop window; flanges containing bolt holes at either end of the column suggested that it was cast as a water pipe. Evidence for the framing of a relatively early shop frontage was observed at the western end of the front elevation, in the form of a 7 x 5" (0.18x 0.13m) vertical timber post.
- 4.4.6 A single-skin chimney breast scar was revealed beneath the wall plaster in the north-east elevation, positioned 8'6" (2.59m) from the front wall (Fig 15). This represented the southern extent of the chimney breast, with only a very indistinct scar surviving for the northern extent, 5'3" (1.60m) to the north. A further single-skin wide scar, located 57" (1.44m) to the south (Plate 17), represented the stub of an internal partition, which was not observed on the opposite wall face, as it presumably butted the earlier structure. A 5' (1.52m) wide brick rebuild, 2'6" (0.76m) to the south, represented the position of a fireplace in the original rear room.
- 4.4.7 The rear of the property is rebuilt in concrete block, with two hardboard-shuttered plastic downpipes butting the internal face of the north-east wall, draining the felt-covered flat roof above. The southern end of the rebuild is stud and plasterboard partitioned, forming a kitchen area and toilet cubicle, with an external doorway in the rear wall.
- 4.4.8 **First floor:** the first floor retained its original brick partition walling, dividing it into a front room, a smaller back room, and a stairwell in the south-west corner. The front room retained its chimney breast to full height, although the opening was boarded up with modern materials. It was of the same width as the scars of the ground floor fireplace, and projected 14" (0.36m) into the room, which has timber plank floorboards. The walls retained painted wall plaster, the skirting board, and the black-painted architrave around a 3' (0.92m) wide doorway (Plate 18) leading to the stairwell in the south-west corner. The smaller back room also had a boarded over fireplace in a fully intact chimney breast (Plate 19), probably of similar proportions to that in the front room, although no access was possible to confirm the dimensions. The narrower boarding over the hearth, however, did suggest the fireplaces were central within the chimney breast, unlike on the floor above (4.4.9 below). The western 6' (1.83m) of the rear part of the first floor comprised the stairwell. A quarter-turn stair (Plate 20), with the lowest winders missing, afforded access from the rear of the landing to the second floor, with the area to the north utilised as a cupboard. This survived *in-situ*, comprising timber panelling and a batten door with chamfered rails (Plate 21), demonstrating that the stairs from the ground floor were situated elsewhere, most probably in the outshut to the rear, given the lack of evidence for stairs elsewhere.
- 4.4.9 **Second floor:** the upper floor was similarly well-preserved, retaining chimney breasts in the north-east wall of both rooms, that in the rear room having been infilled and rendered, whilst that in the front room survived *in-situ*. It was

located in the southern part of the chimney breast, offset from the flue below, and was segmentally arched, retaining an ornamental grate, flanked by cast-iron ornamental cheeks (Plate 22). Both chimney breasts narrowed in the upper part of the room (Plate 23), leading to individual stacks on each pitch of the gable, rather than a single central stack. Parts of the ceiling survived in each room, incorporating the eaves to the height of the lowest purlin on each pitch, where it flattened, creating very tall rooms relative to the size of the building. The height and style appeared similar to No 34, although the preservation was far better. The partition between the two rooms was similar to that of the stairwell, comprising timber planks on a timber stud frame (Plate 24). This is faced to its northern side; the room of higher status, and is painted on both faces. The studwork on the rear face is beaded (Plate 25), suggesting that it was left open intentionally. A doorway at the western end, positioned at the top of the stair retained a batten door, with a six-light vertical skylight above, presumably to light the stairwell (Plate 26).

- 4.4.10 **The roof:** access to the roof area was not possible during the course of the survey. It is, however, considered likely the roof will have taken a similar form to that of No 34 Oldham Road (4.3.17 above), with an absence of trusses and the purlins supporting the rafters. The original purlins are also likely to have been replaced when the front wall was remodelled.

## 4.5 38 OLDHAM ROAD

- 4.5.1 The latest of the structures within the survey area was No 38 Oldham Road, which was probably built in the 1930s and replacing what was originally Nos 36 and 38 Oldham Road (3.3.10 above). The building is of three storeys, plus a basement. It has a hipped roof, oriented perpendicular to the street frontage (Plate 1), reflecting its larger size than the structures to the west.
- 4.5.2 **Cellar:** the basement is open plan, with two cellar lights, each with rebuilt surrounds to the pavement (Plate 30), and with glass tile infilling of the pavement grates. The stair walls are continuous into the cellar, and are bullnosed (Plate 31). The floor above is carried on longitudinal joists supported on I-section steel beams of 7 x 4" (0.18 x 0.10m) section, supported on 5" (0.13m) diameter hollow cylindrical-section columns (Plate 31), each with an astragal below the cap, which clasps the beam (Plate 32). These are positioned at the mid-span of each beam, with the northern example being offset to the west, as the beam is supported at its eastern end by the stair wall.



4.5.3 **Ground floor:** all the walls were plastered at ground-floor level, the north-east wall being further panelled with peg-holed hardboard. The lower ceiling within the shop frontage suggested a probable window display at some time. The plastered ceiling had three transverse boxed beams, probably rendered I-section steel, supporting the floor above. A lobby in the north-east corner of the ground floor had a separate entrance in the facade into the main stairwell, which is partitioned from the structure by a one and a half-brick thick wall. The stairwell itself was of typical early 20th-century industrial style, comprising dog-legged flights of concrete-capped steps with half landings, and single-brick thick bullnosed stair walls. The under-stair area had no access at ground floor level, as the doorway was boarded up when the floor was removed within the cupboard, leaving it open to the cellar. It also had a broken four-light casement in its north-western elevation, permitting light into the cupboard. A further set of timber dog-legged stairs afforded access to the first floor in the south-west corner of the building. These appeared to have been a much later insertion, presumably giving access from the rear of the shop to the rooms above. A roller-shuttered door in the rear elevation also appeared to have been inserted at a late date.



No 38 Oldham Road in 1961

4.5.4 **First floor:** the brick walls were exposed at first-floor level, revealing them to be machine-made, and constructed in English Garden Wall bond, with a course of headers between every five courses of stretchers. The façade had probably been rebuilt, and contained four four-light vertical casement windows with bullnosed sills, and monkey tail furniture. Each window had top-hung two-light tilts, with the west central window also having side-hung casements. The eastern of the windows lighted the landing, which was concrete, with a bullnosed doorway into the main room. A stud partition in the south-west corner housed the continuation of the back stairs up to the second floor (blocked with timber in the late 20th century). A partition had also been inserted in the south-east corner, forming a toilet cubicle, and comprised stud and hollow brick, probably dating to the mid-20th century. Within the toilet was a vertical two-light window, with a single one-over-three-light window to the west, with a central side-hung casement.

4.5.5 **Second floor and roof:** the second floor was open to the rafters, with a long skylight on the west pitch within a hipped roof, supported on three L-section lattice trusses, each with bolted gusset plates and braced queen struts (Plate 27). Each pitch was carried on four timber purlins, with three continuing around the hips. The upper purlins form bracing to a flat internal ridge section (Plate 28), which widened toward the building frontage, as the side walls are not parallel. The trusses were also not perpendicular to the elevations, being angled slightly to the north-west, with the base plates of the tie beams clearly not parallel to the walls, projecting on the south-west elevation and at the northern end of the north-east elevation. The window apertures in the facade were more squat than on the floor below, housing one-over-two-light casements. A partitioned toilet in the south-east corner is of similar construction to that on the floor below. It contained a similar window, with two six-light horizontal windows in the south-east elevation, immediately to the west, of stylistically late date. A projecting pillar in the north-eastern elevation, measuring 19 x 9" (0.48 x 0.23m), was continuous from the basement, and corbelled out over five courses at wall head (Plate 29), to an extra brick's thickness, and presumably housed a flue for a chimney from the adjoining pub (No 40 Oldham Road).

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## 5. DISCUSSION

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### 5.1 INTRODUCTION

5.1.1 The building investigation examined three extant buildings, and one demolished structure, fronting Oldham Road. In some respects, the buildings chart the initial development and subsequent rapid growth of Ancoats, and demonstrate the continual remodelling and re-use of such structures. The survey has identified differences in construction and layout within similar buildings during a relatively short timespan.

### 5.2 32 OLDHAM ROAD

5.2.1 This structure represented the earliest within the study area, although it had been almost completely demolished at the time of the survey. Nevertheless, the fabric of the fragmentary party wall with No 34 Oldham Road retained some evidence for the form and function of the building. It was probably constructed during the 1780s, and is depicted on Laurent's map of 1793 and Green's map of 1794, which show it to have been small in size, roughly square in plan, and with a projecting outshut (Fig 2). It is also shown to have had an unusually large yard to the rear.

5.2.2 The subsequent maps offer little detail, until the publication of Bancks & Co's map in 1831, by which time the property is shown to be identical in plan to the adjoining building (No 34), with an outshut on the eastern side. Although this might easily be dismissed as an error in mapping, the relationships within the extant fabric clearly demonstrate that the rear part of the building, which is on the eastern side, was added after the construction of the adjoining property.

5.2.3 Whilst it may be expected that such a property, on one of Manchester's main thoroughfares, would have been of relatively high status, as with the Georgian town houses seen in similar situations in many English towns, the survival of a fireplace in the outshut cellar suggests that the building was more representative of a typical Ancoats dwelling from an early date. Fireplace scars in the rear outshut of all the floors above also point to single-room occupancy of the upper floors, as low-status two-room dwellings would seldom have had fireplaces in each room. The Ordnance Survey 60" map of 1850 shows external stairs on the street frontage, further suggesting the use of the cellar as a dwelling, having separate access from those above.

5.2.4 The building is annotated on Adshead's map of the 1851 as a 'warehouse and place of business', which was also applied to the other buildings within the study area. However, this does not preclude the continued use of the cellar and upper floors as dwellings. Indeed, by 1831, when the area to the rear had been infilled up to Boond Street (Fig 5), passage/courtyard access had been maintained to the rear of the properties fronting Oldham Road, suggesting distinct access to the front and rear elements of each building for different occupiers.

### 5.3 34 OLDHAM ROAD

- 5.3.1 This extension to No 32 partly infilled the Newton Lane frontage, and appears to date between 1794 and 1800, when it is depicted on the Bancks and Thornton map of that date (Fig 3). This highlights the piecemeal development of the area, with streets and courts infilled in several episodes; this distinctive irregular ‘jumble’ of dwellings and passages within a relatively regular street plan that had been laid out in the preceding years was a characteristic feature of the streetscape in Ancoats.
- 5.3.2 Bancks and Thornton’s map does not show an outshut at the rear eastern side of the property, first depicted on the Bancks & Co’s map of 1831 (Fig 5). Unfortunately, hard cement render within the part of No 34 did not allow this relationship to be confirmed, although there is a suggestion of rebuilding at this position within the cellar, hinting that the outshut was an addition to the original build.
- 5.3.3 Whilst the property is in a poor state of repair, and has undergone significant remodelling in the latter part of the 20th century, the extant fabric revealed a detailed sequence of remodelling. Scars denoting the positions of internal walls, stairs and fireplaces have allowed the production of a detailed original layout of the structure. A single-skin transverse partition split the original ground floor into a front room, 15’ wide x 14½’ deep (4.57 x 4.42m), narrower than the width the cartographic evidence suggests for the earlier structure to the west. The rear room was shallower, only 10½’ (3.20m), and was narrower, by probably around 2’6” (0.76m) for the original staircase. Both rooms are above the average size of a Manchester back-to-back type dwelling, which was approximately 10’ (3.05m) square (OA North 2006). Each room contained a fireplace, on the south-western wall, as did the rooms above, and although this is not conclusive proof of single-room dwellings, when combined with preservation of access to the rear of the property (5.2.4, *above*), this would appear to have been the case. The cellar was almost certainly used as a dwelling, as it had external access from the street. It is unclear whether it was subdivided, although, in structural terms, it would have been unwise to construct party wall above, without support below the beam in the cellar. There is similarly no evidence for fireplaces, which would most probably have butted the external wall of No 32, but the presence of a probable coal drop in the north-east corner of the cellar suggests that a fireplace was likely to have been a feature.
- 5.3.4 All of the fireplaces within the building were removed subsequently, although the evidence suggests that this was not undertaken as a single episode of remodelling. Those on the ground floor were concealed beneath a relatively thick (½” (13mm)) layer of grey horse-hair and lime plaster, whilst those on the first floor were butted by similar plaster, confirming their continued retention at this time. The ground floor partition was also removed prior to this episode of plastering, as were the original stairs; the wall scar for these stairs suggest that the walls were originally bare. The ground floor alterations were thus broadly contemporary, and were most commonly associated to the conversion of the ground floor into a shop. This process had probably been completed by 1851, when it is shown as such on Adshead’s map (Fig 6). The

shop walls were probably whitewashed or painted, but were papered subsequently, with newspaper used as a backing suggesting a date of c1860 for the south-west wall and c 1870 for the north-east. Whilst this is a relatively significant difference in dates for the two walls, the stratigraphic evidence does tally; the earlier episode has an additional layer of wallpaper underneath that present on both walls. This suggests that the shop was of relatively high status by this time, the decor being maintained, and moderately expensive wallpaper renewed as required. It is noteworthy that wallpaper was not observed in the upper rooms, where the plaster was painted.

## 5.4 36 OLDHAM ROAD

- 5.4.1 This building represented further infilling of the Oldham Road frontage in c 1820. This is borne out by the physical evidence, which clearly revealed butt joints onto the earlier structure to the west (No 34). The building is wider than No 34, measuring 16' (4.88m), a detail not clear on Bancks & Co's or Adshhead's maps, but discernible on the Ordnance Survey 60" map of 1850. The building is also shown to have been deeper than No 34 on all the above maps.
- 5.4.2 Whilst the ground floor had been effectively gutted, it still retained evidence for the position of original fireplaces and an internal partition, creating a 13' (3.96m) deep front room, slightly shallower than the earlier structure. The fireplaces were on the opposite wall, probably sharing a stack with those of the former No 38. The similarity of the rebuilt frontages of No 34 and No 36, would suggest that the remodelling of both buildings was undertaken concurrently, perhaps reflecting single ownership, but let to different tenants. Communication between the cellars suggests a single tenancy at some point, but the differences between the layouts of the cellars of the two structures, particularly in terms of access and lighting in the front elevation, demonstrates their different phases of construction.
- 5.4.3 The upper floors of No 36 Oldham Road are remarkably well-preserved and, despite the lack of access for more detailed recording, revealed an invaluable and little-altered extant view of 19th century domestic accommodation in Ancoats. What is possibly most surprising is the decoration of the *in-situ* second floor fireplace and partition wall. The fireplace is probably a replacement, appearing Victorian in its styling, perhaps filling a reduced fireplace aperture. It is possible that this was installed at the same time as the infilling of the rear fireplace on the same floor. The date of the timber partition is unclear, although there is no stratigraphic reason to suggest that it did not form part of the original construction, reducing cost and weight within the upper part of the building. It is also uncertain how many dwellings the upper two floors comprised. Shared stairwells were commonplace between 19th-century dwellings in Manchester (OA North 2006), as were rooms of differing sizes. The floor plans similarly do not preclude their former use as individual dwellings, particularly if first floor access from the ground floor was positioned within the outshut, as would appear likely from the extant remains. The height of the upper floors is also somewhat surprising, given the small

size of the rooms, reflecting Georgian architectural principals, and demonstrating that the limited remaining roof spaces were unused.

## **5.5 38 OLDHAM ROAD**

- 5.5.1 The present building is of relatively late date, probably having been constructed during the 1930s, and replacing two irregular structures shown as having bay frontages on the Ordnance Survey 60" map of 1850. Its construction is more typical of a warehouse than a shop, and markedly different from the properties to the west. The internal layout appears straightforward, comprising warehousing with separate access, located above and below the shop at ground-floor level. There is no evidence to suggest that this layout was modified substantially when the building was converted for use as a gown factory; the documented installation of electric motors (*3.3.12 above*) betrays the use of the building as a small manufactory during the mid-20th century, although physical evidence was lacking. The period of this use of the building coincided with the collapse of the British textile industry, and the demise of the strong association of Ancoats with manufacturing.

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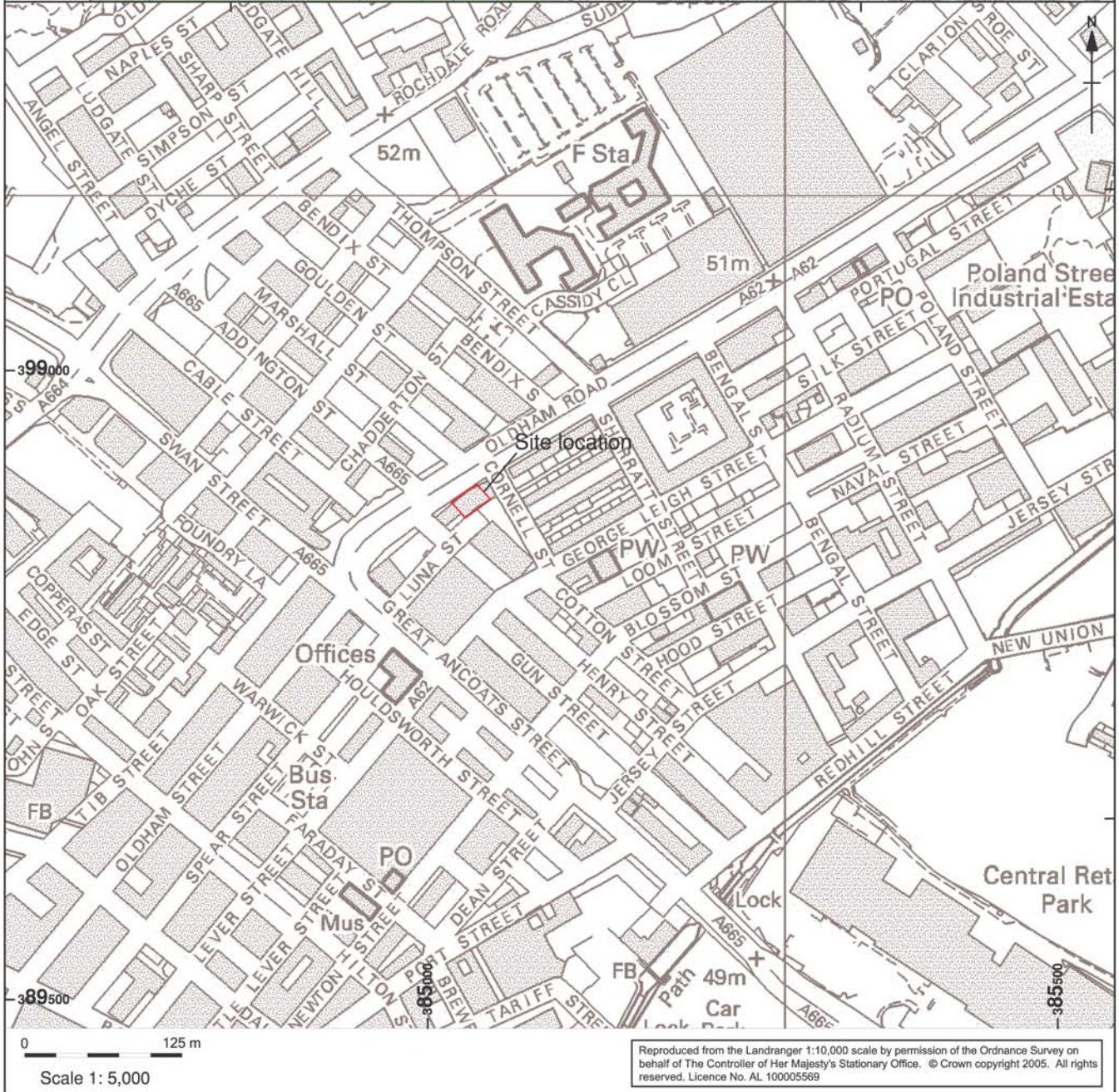
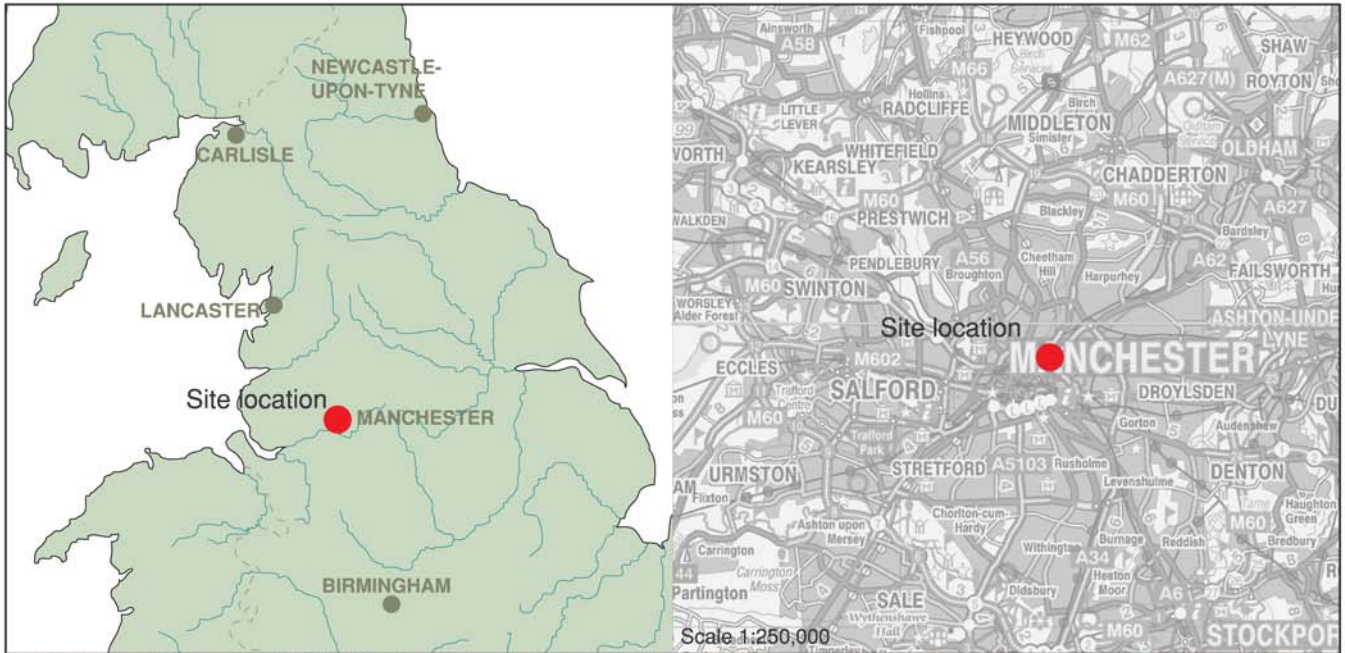


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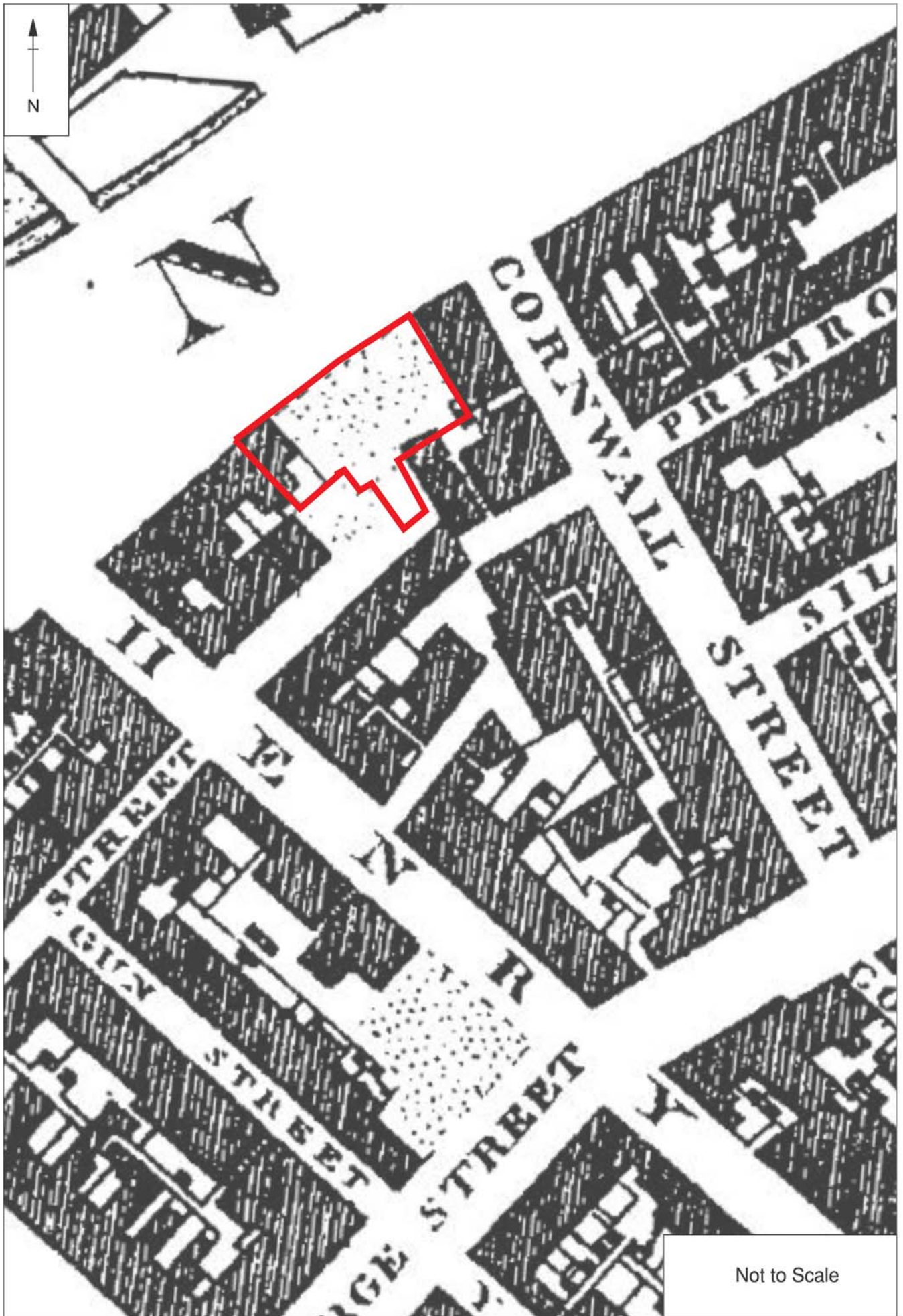


Figure 2: Extract from William Green's map, 1794

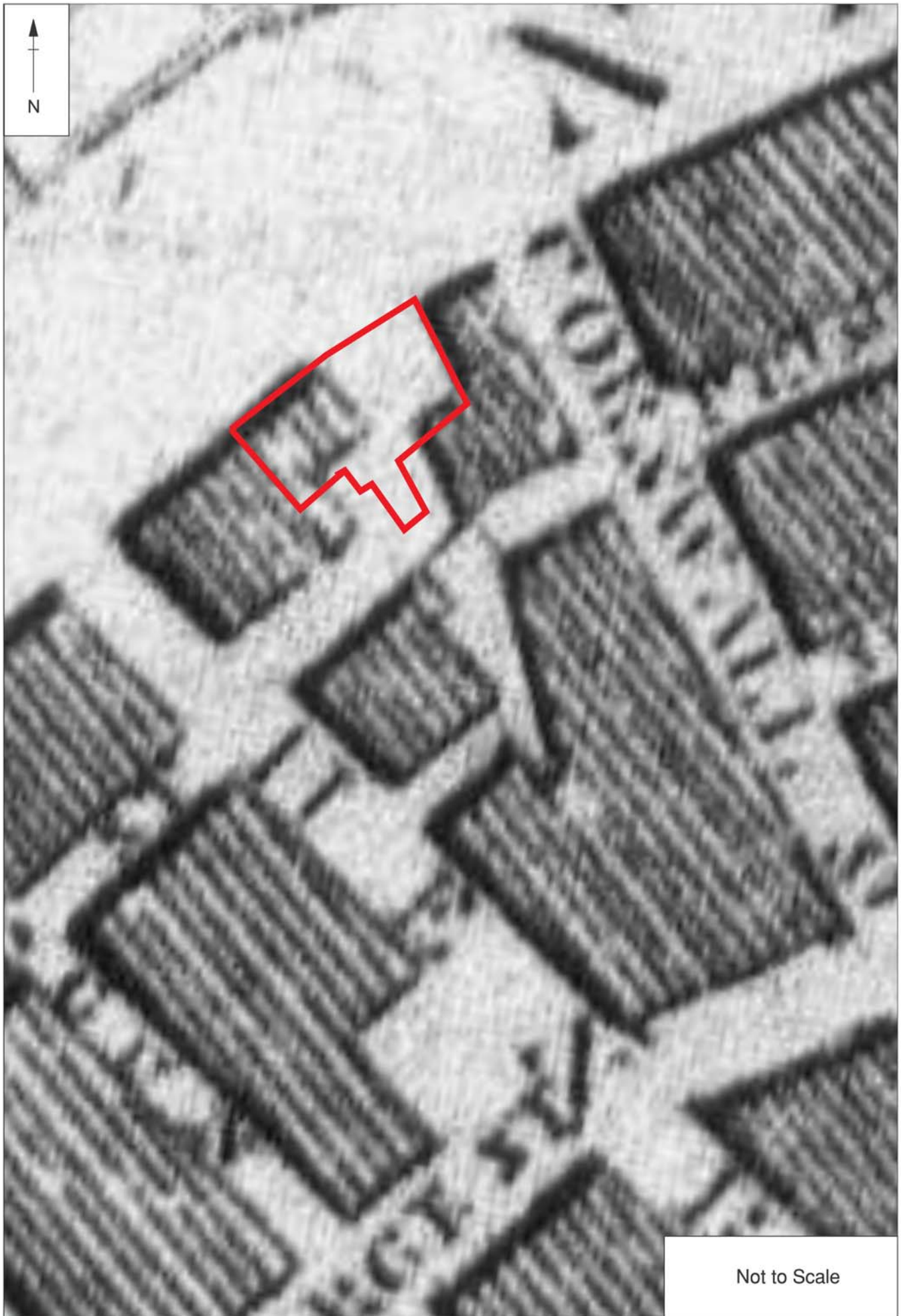


Figure 3: Extract from Bancks and Thornton's map, 1800

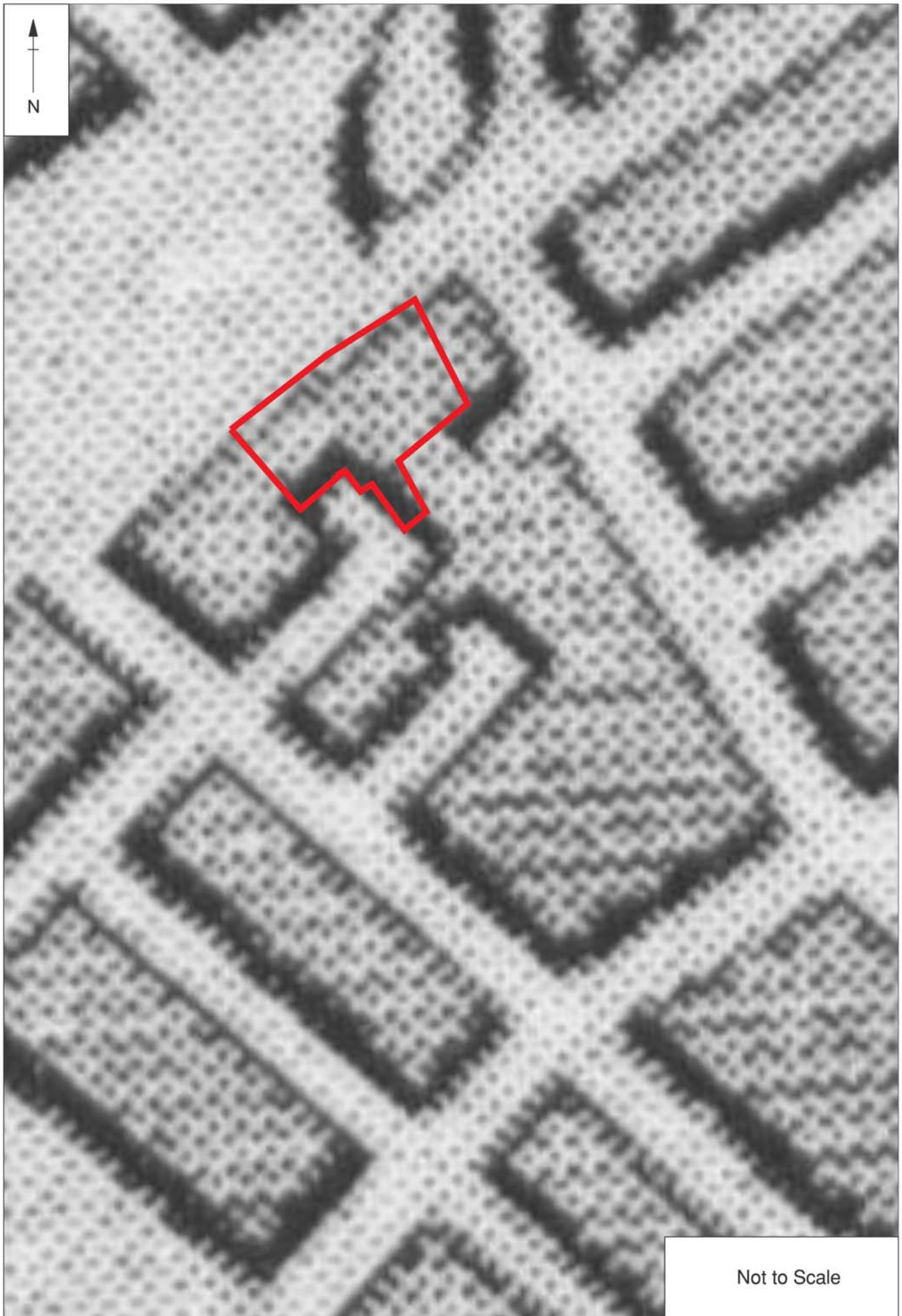


Figure 4: Extract from Johnson's map, 1820



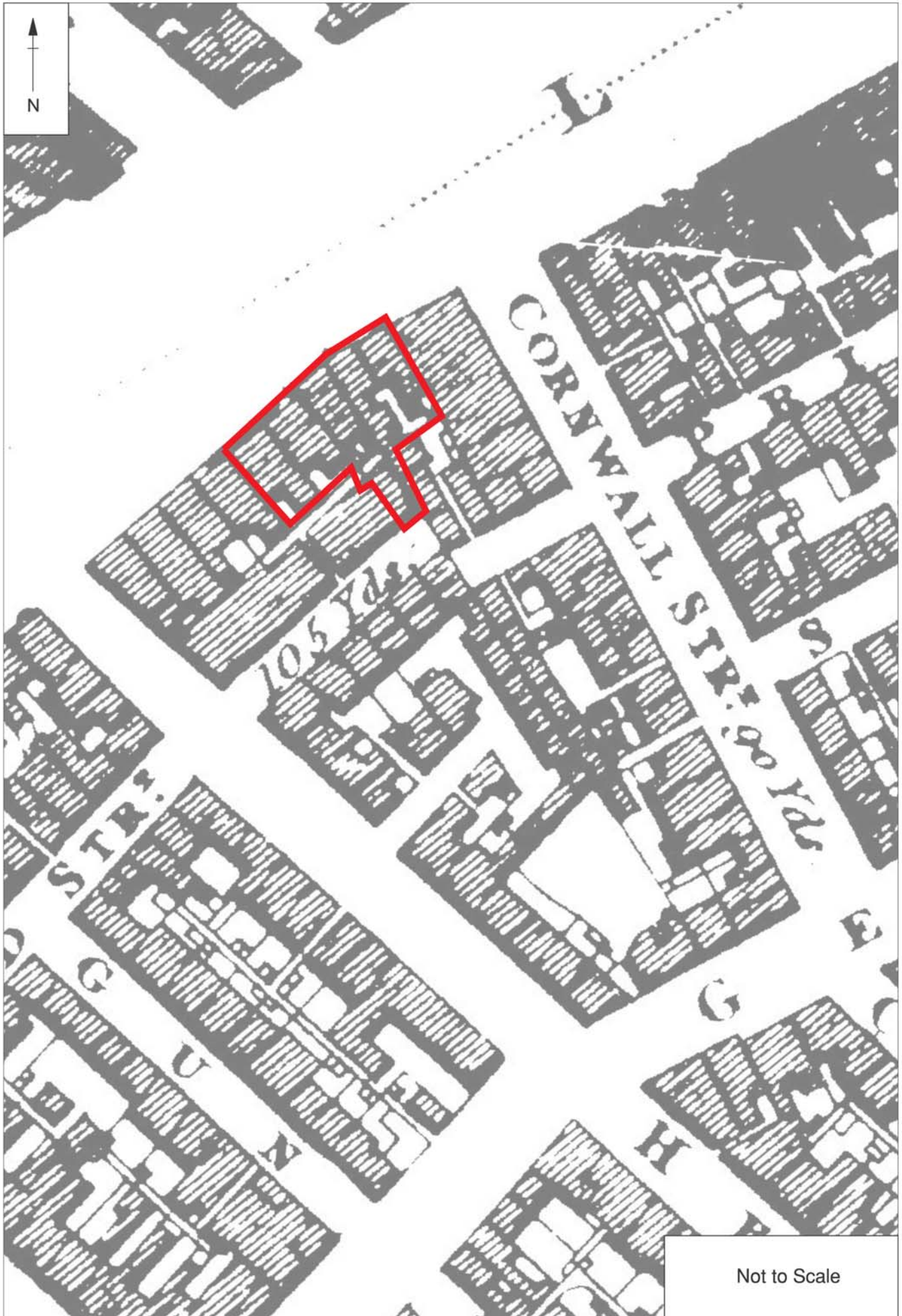


Figure 5: Extract from Bancks & Co's map, 1831



Figure 6: Extract from Adshead's map, 1851

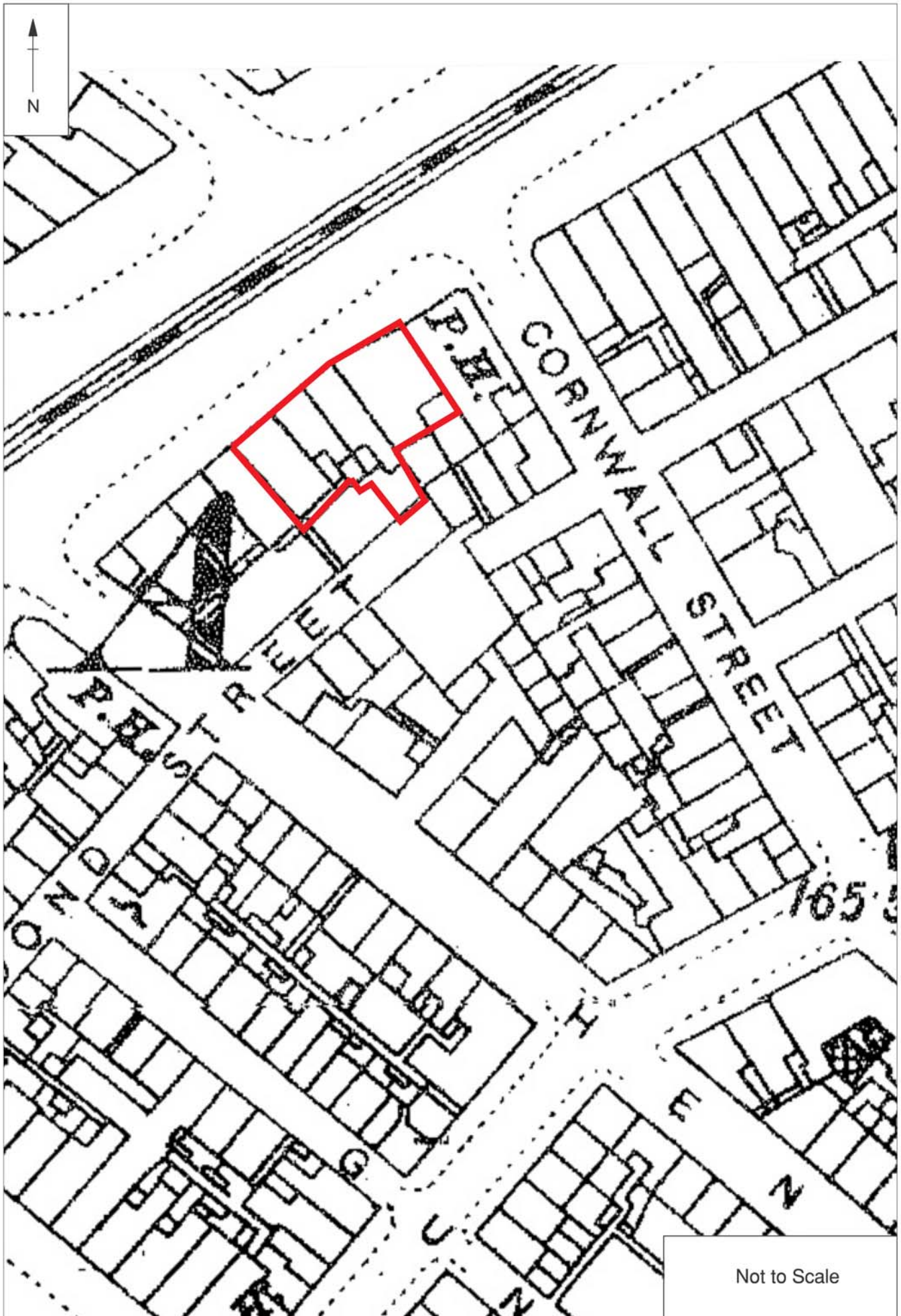


Figure 7: Extract from Ordnance Survey 1:25000 map, 1893



Figure 8: Extract from Ordnance Survey 1:25000 map, 1922



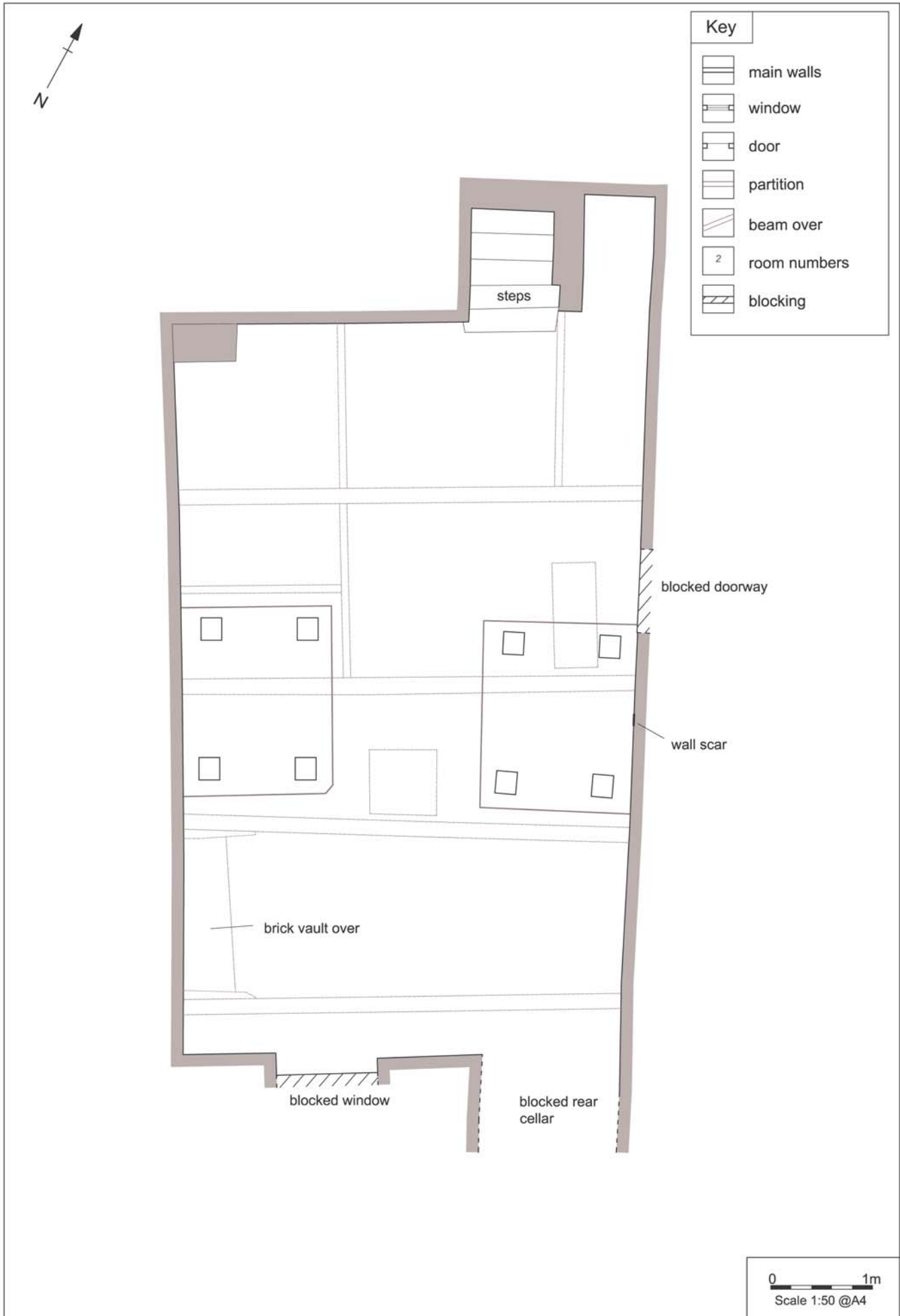


Figure 9: Cellar plan, 34 Oldham Road

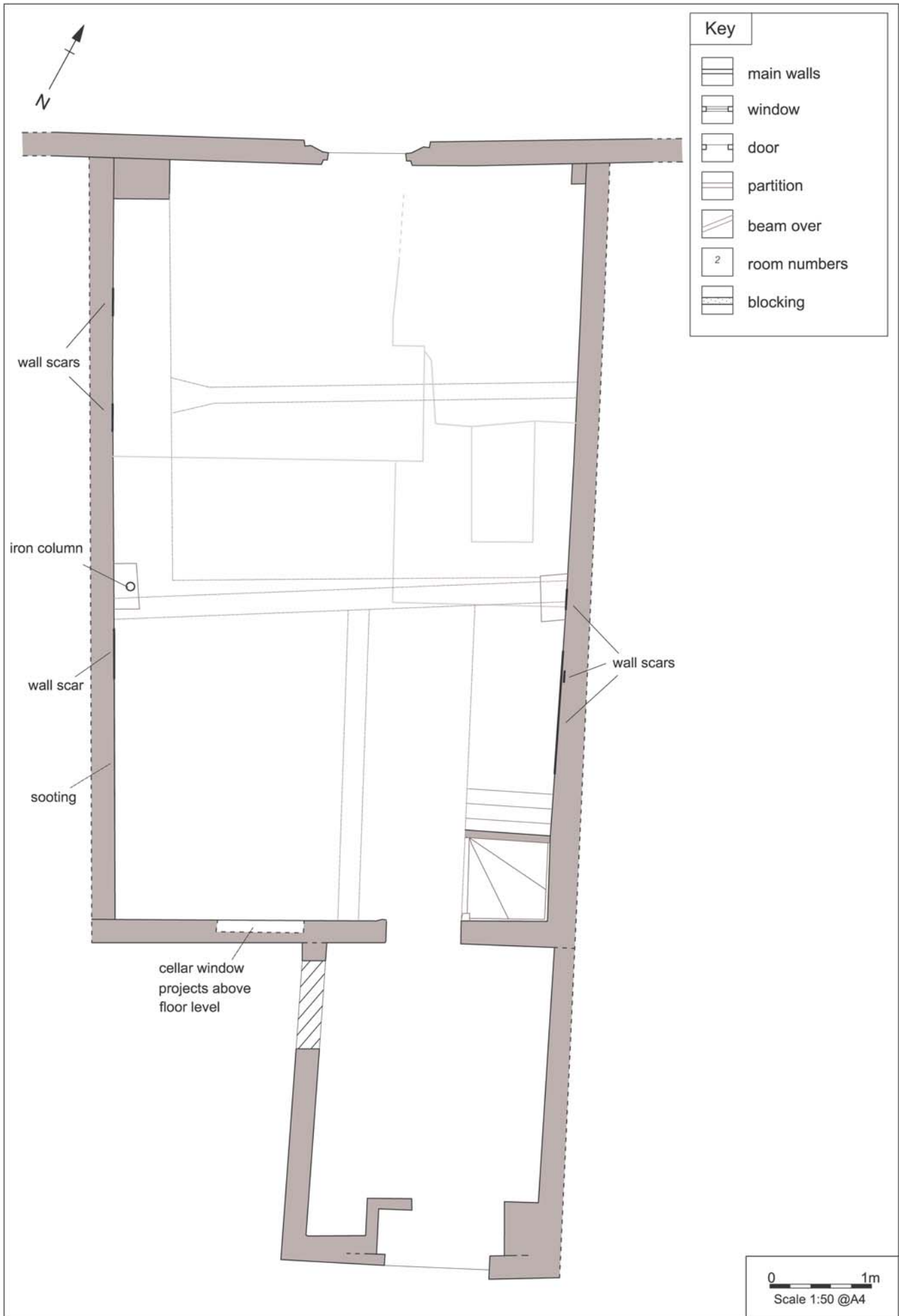


Figure 10: Ground floor plan, 34 Oldham Road

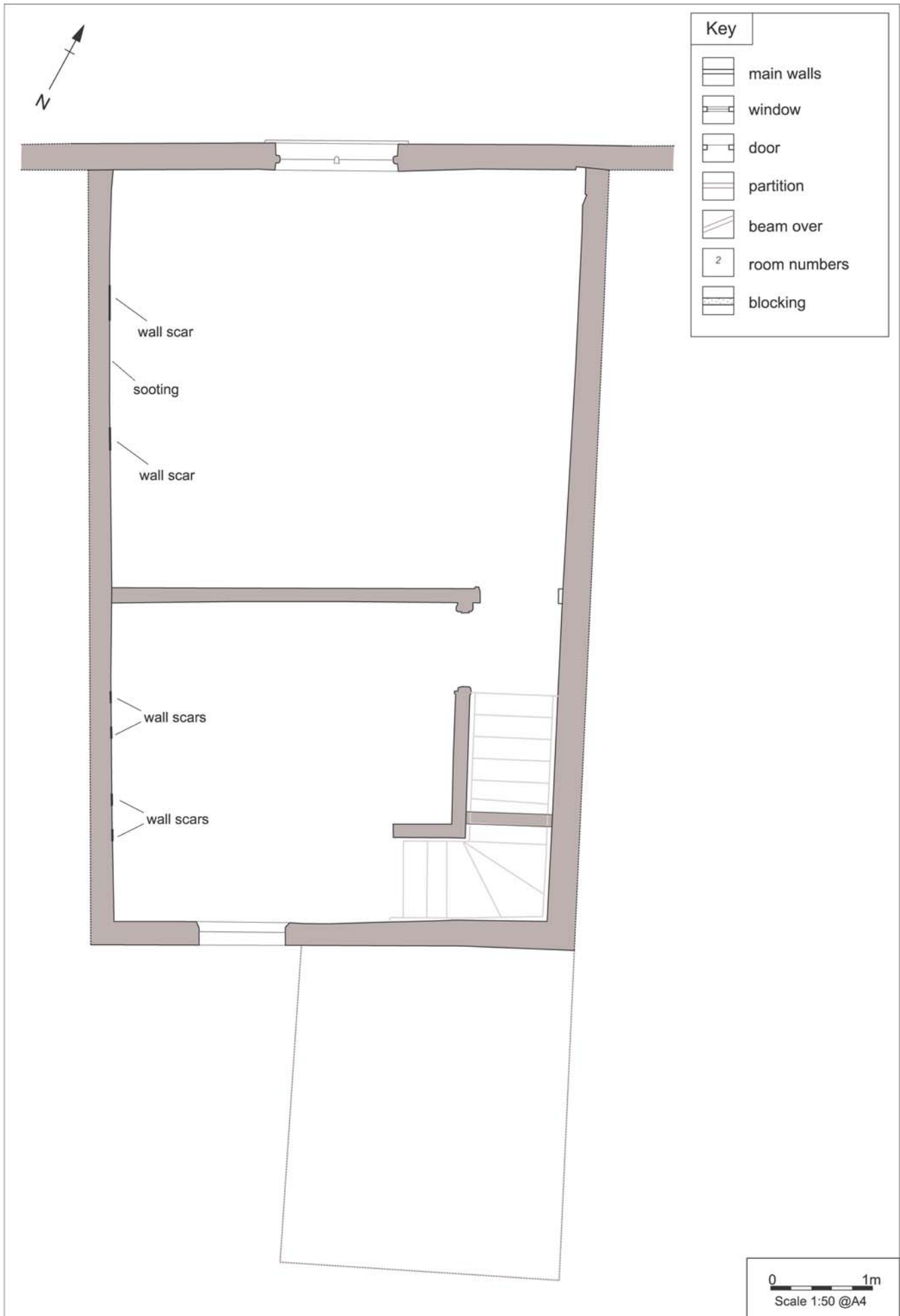


Figure 11: First floor plan, 34 Oldham Road

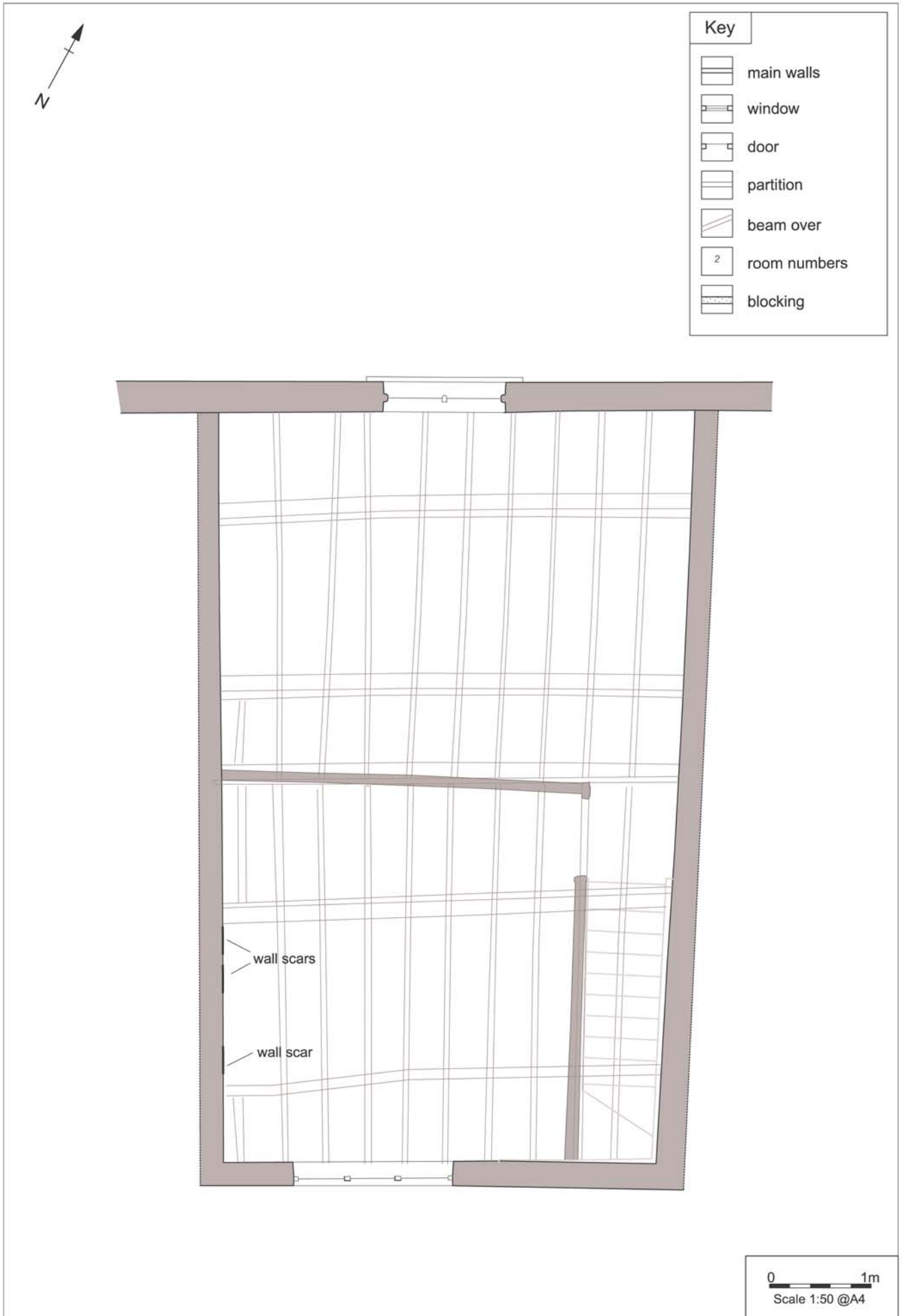


Figure 12: Second floor plan, 34 Oldham Road



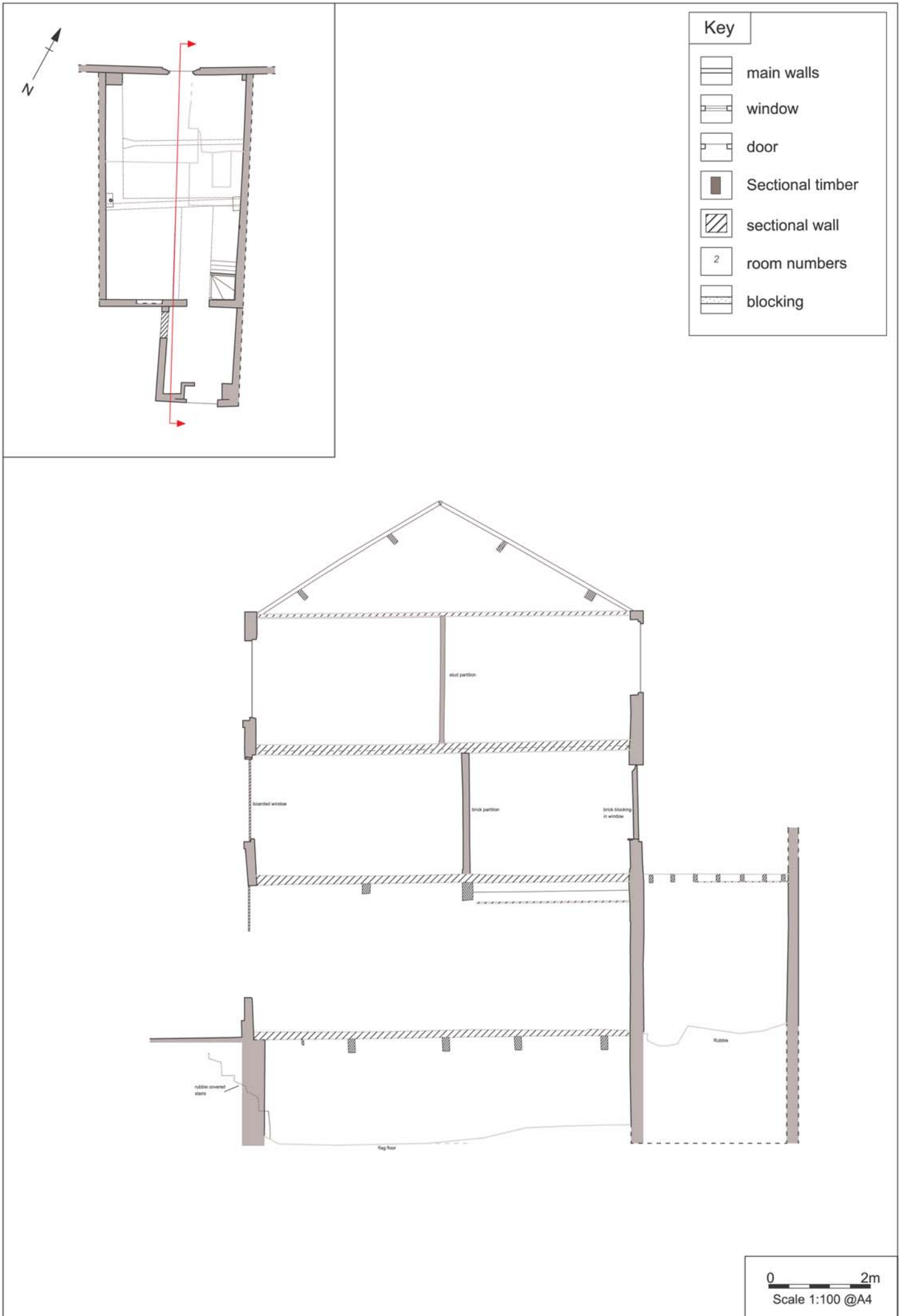


Figure 13: South-west-facing cross-section, 34 Oldham Road

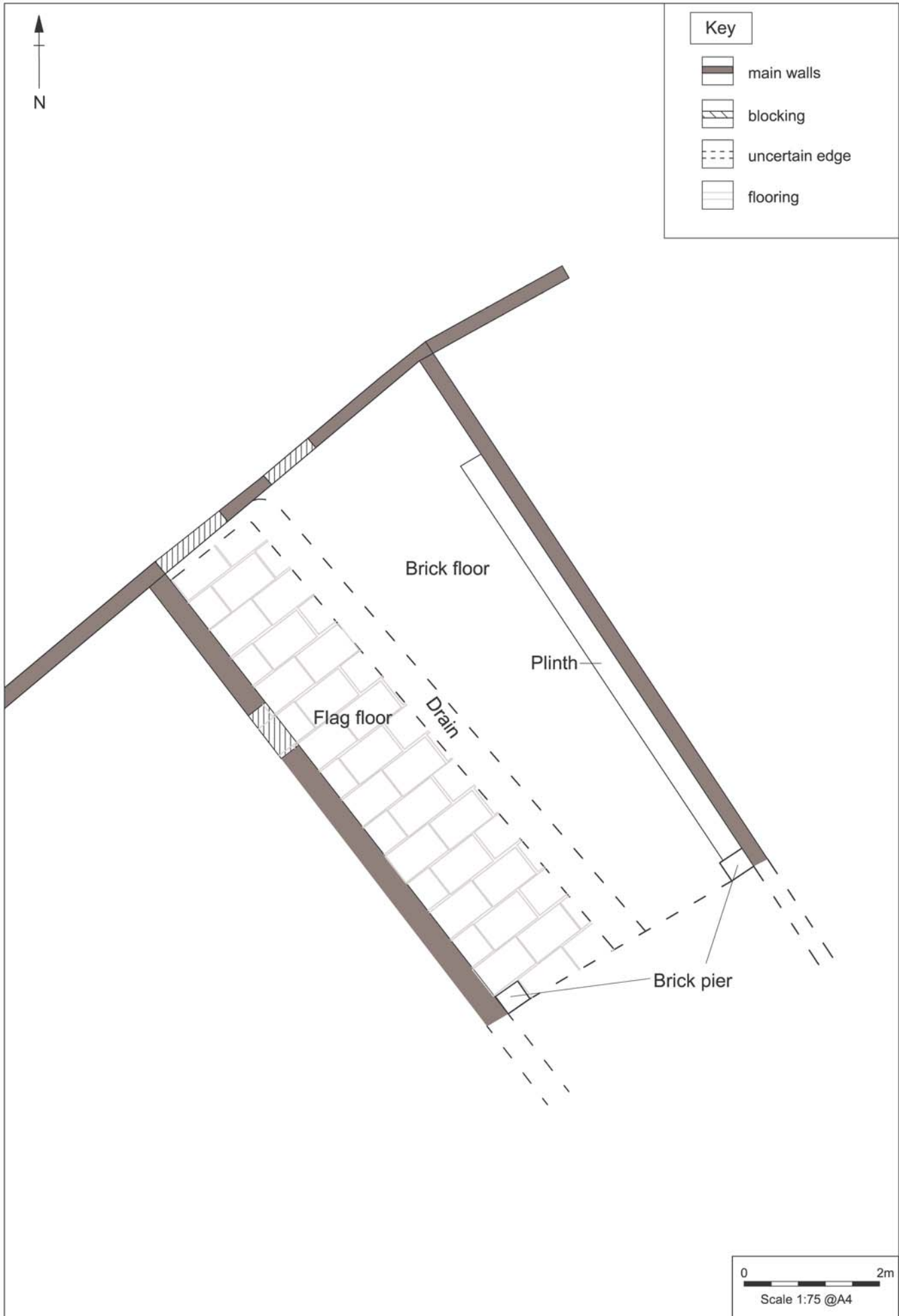


Figure 14: Cellar plan, 36 Oldham Road

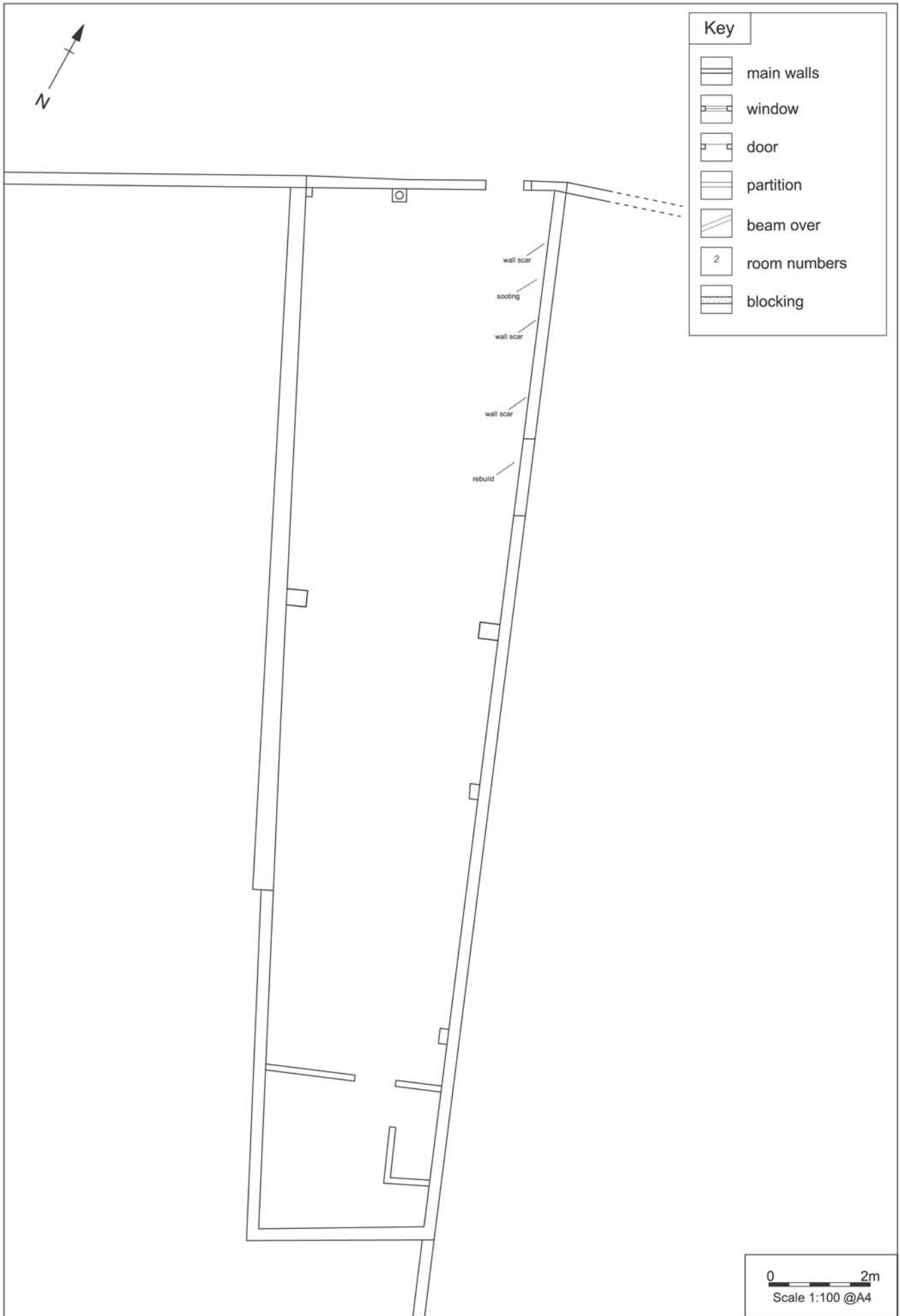


Figure 15: Ground floor plan, 36 Oldham Road

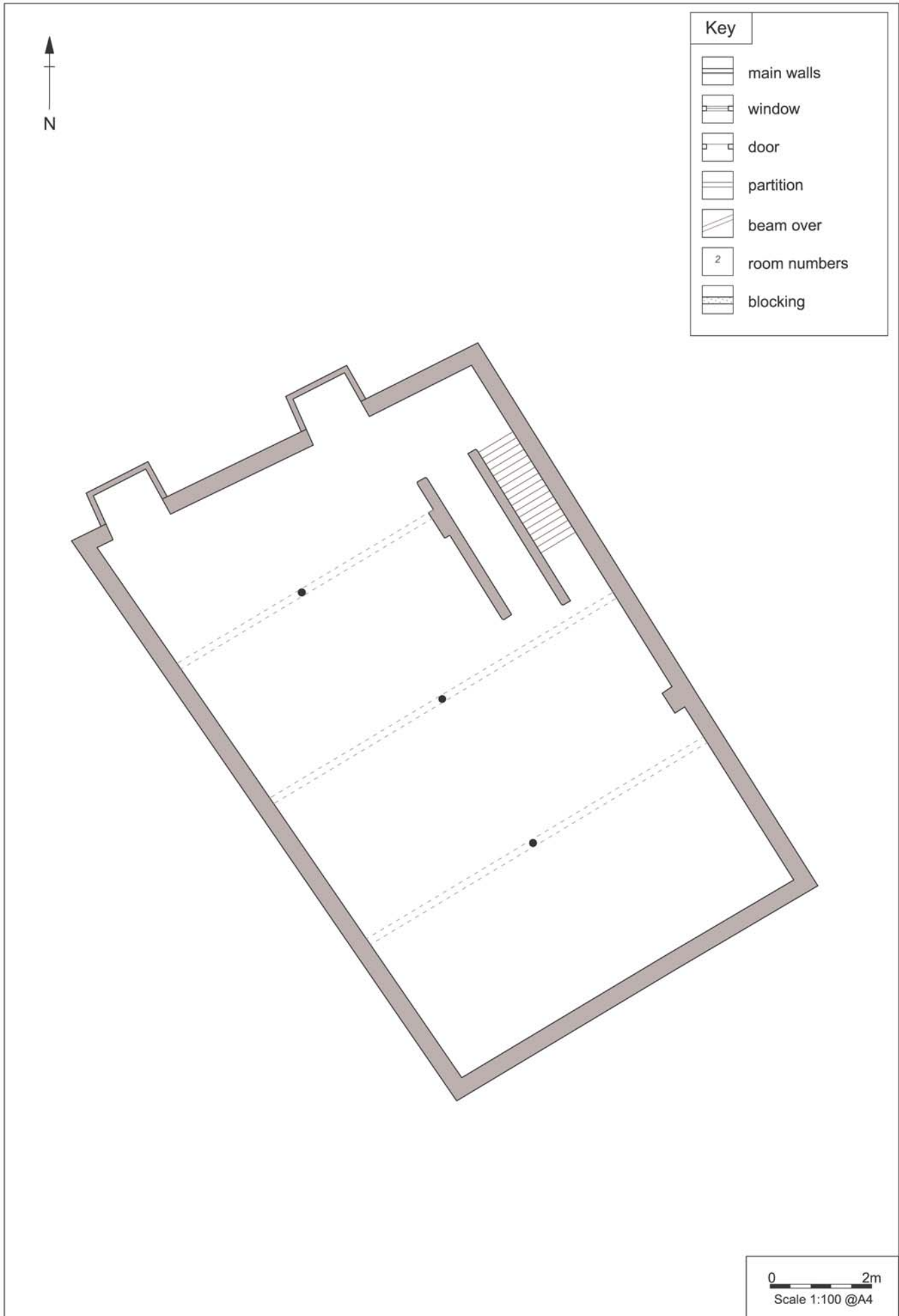


Figure 16: Cellar plan, 38 Oldham Road

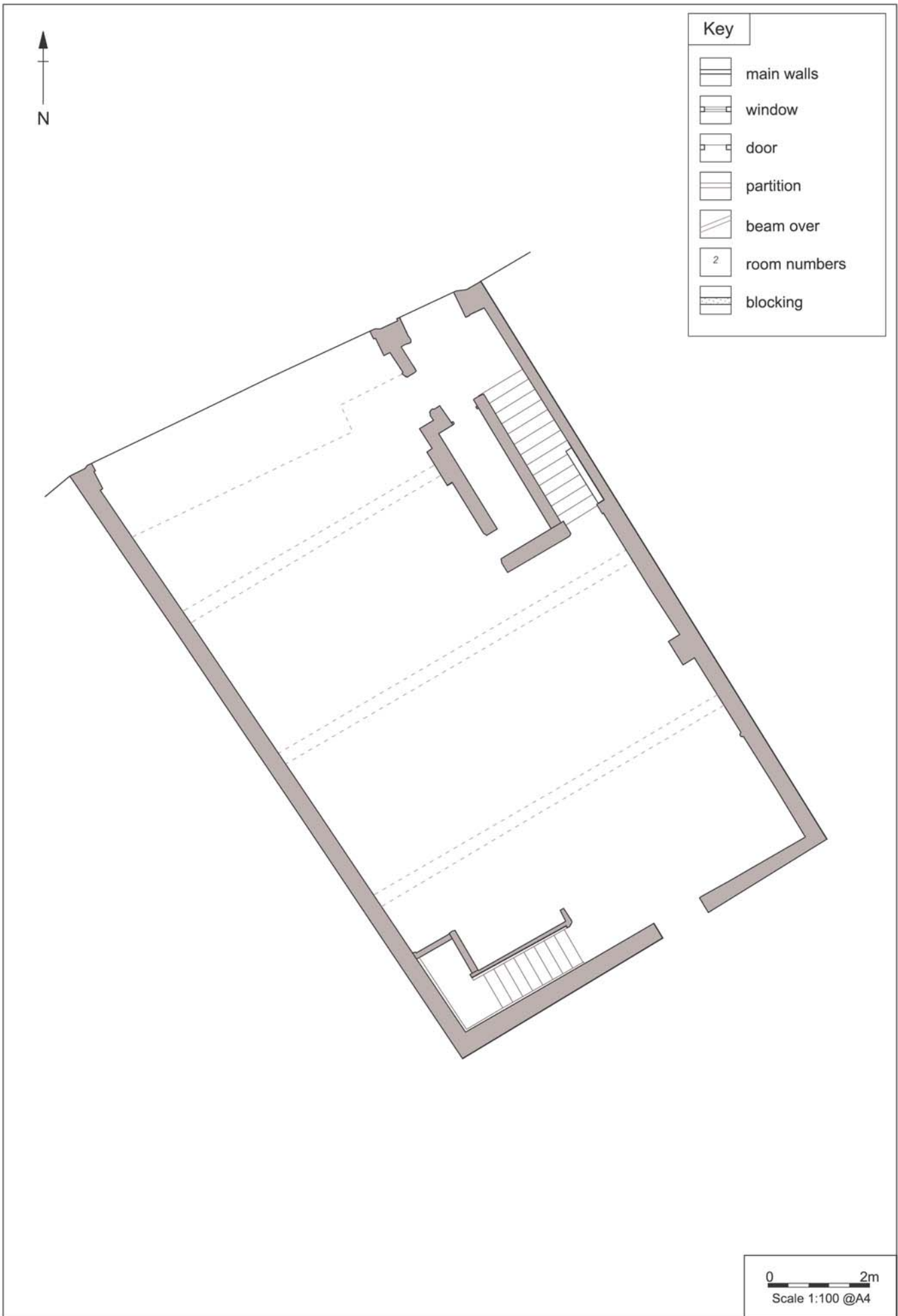


Figure 17: Ground floor plan, 38 Oldham Road

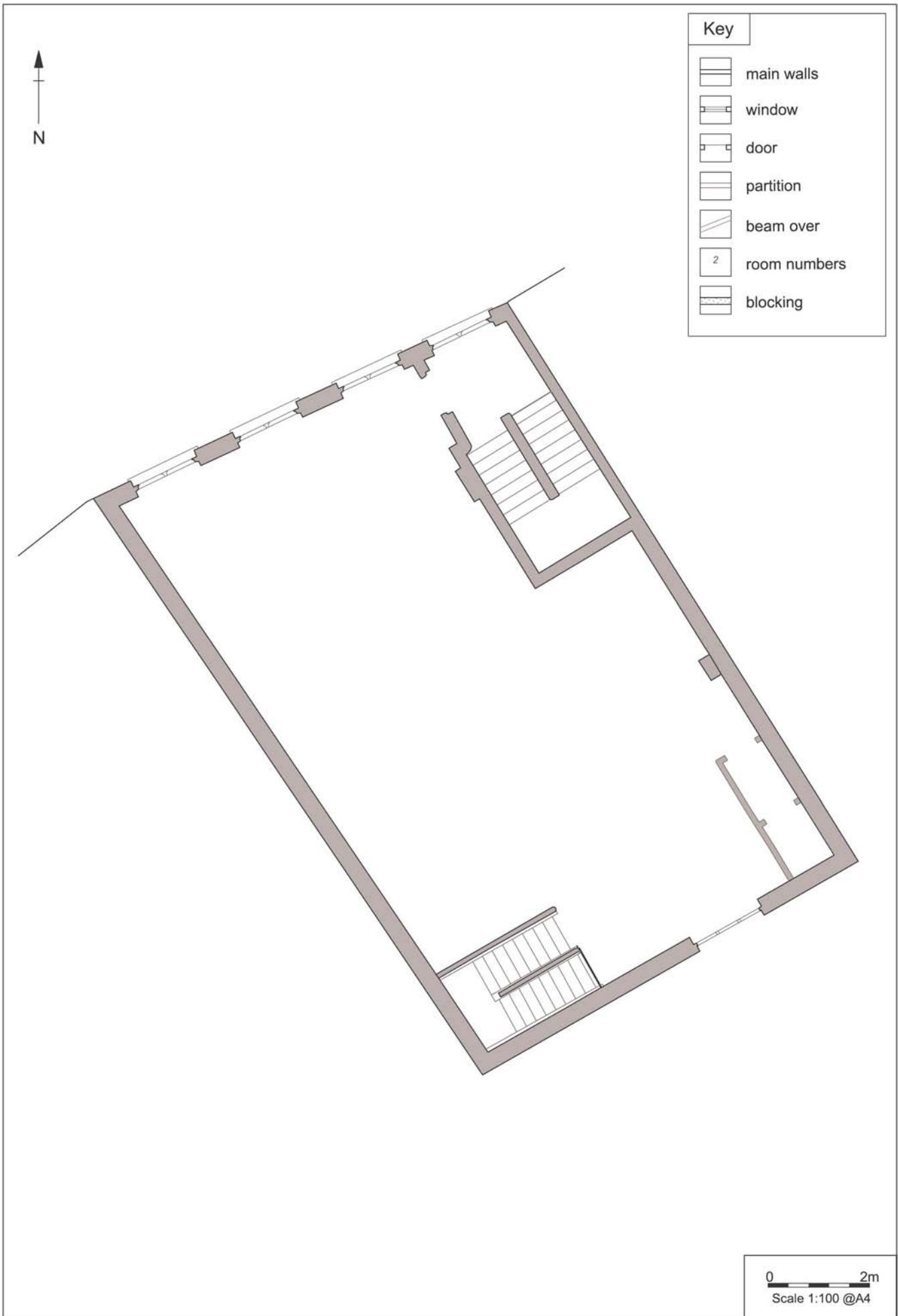


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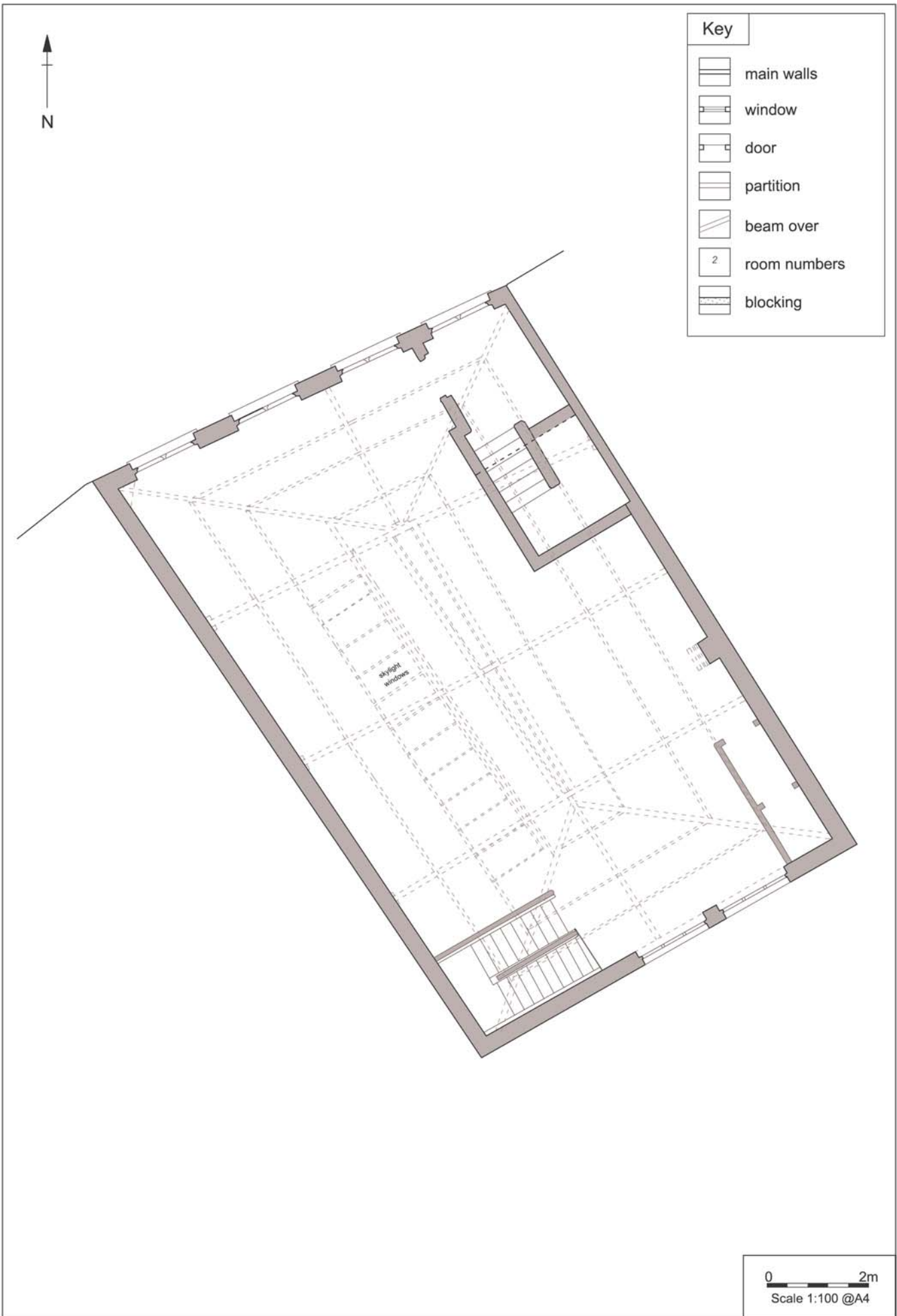


Figure 19: Second floor plan, 38 Oldham Road

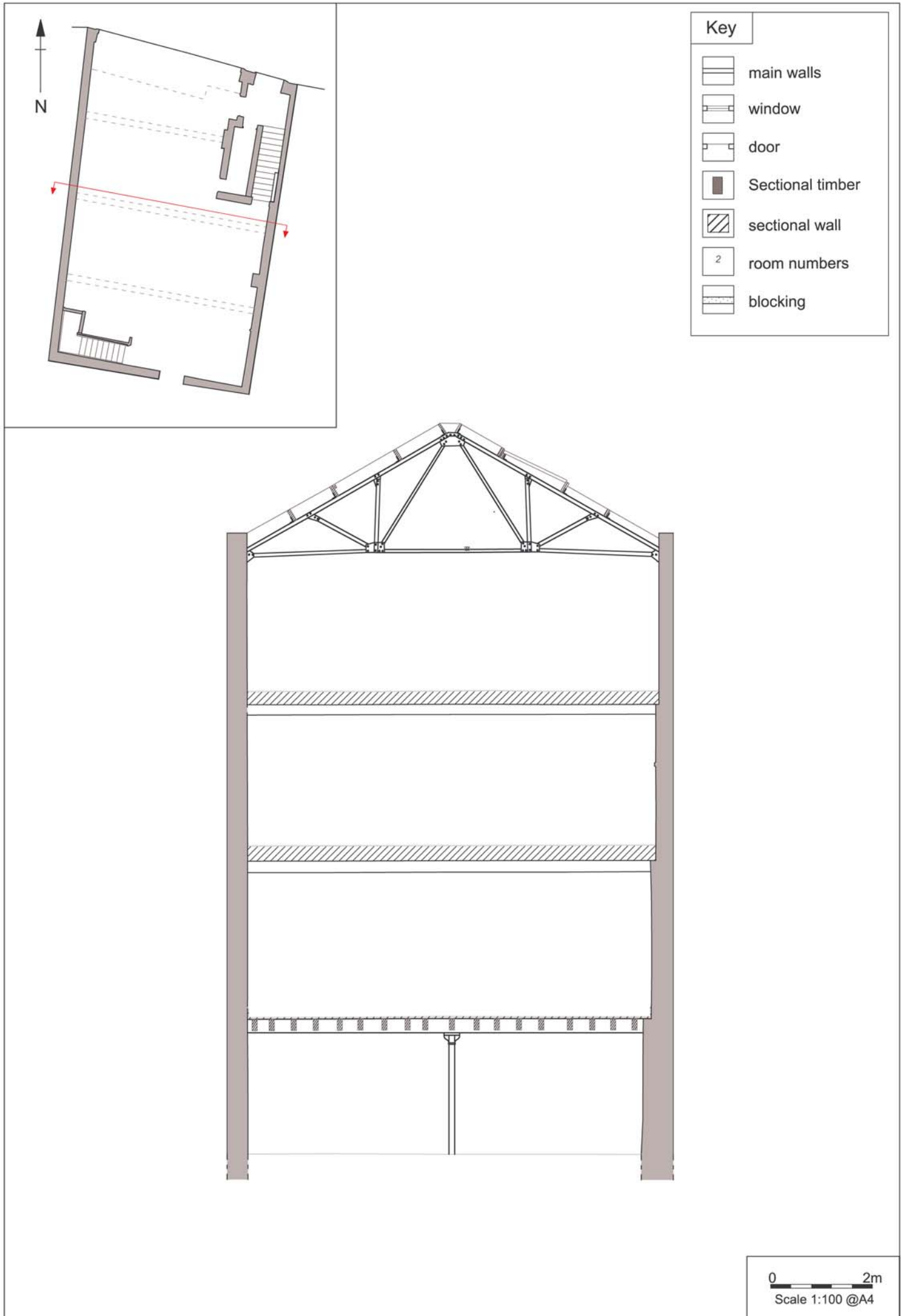


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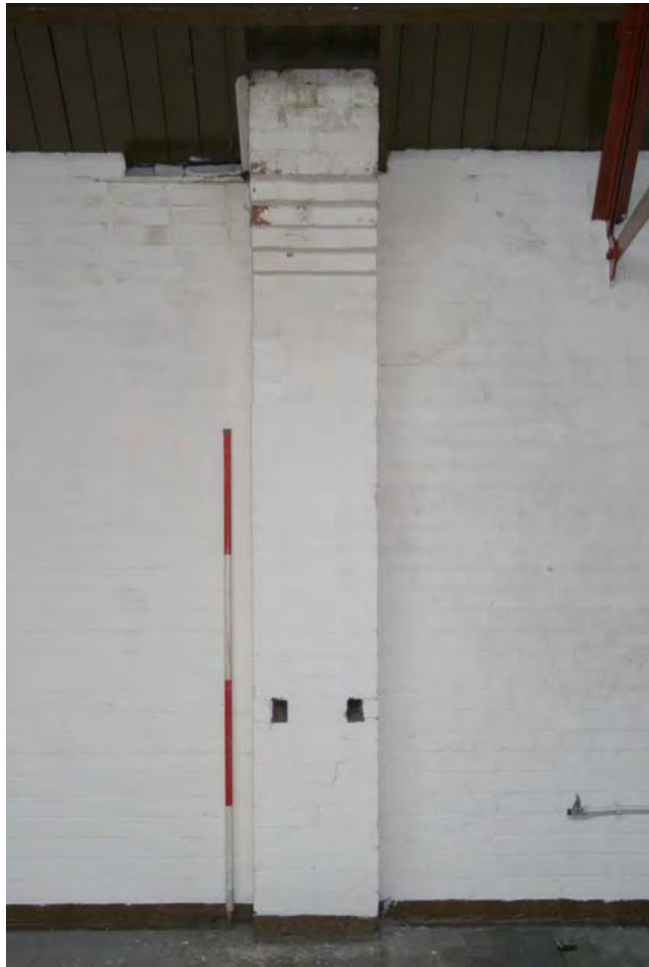


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