



89-91 Great Ancoats Street, Ancoats, Manchester, Greater Manchester

Archaeological Building Investigation



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SUMMARY

In August 2007, Oxford Archaeology North was commissioned by CgMs Consulting, acting on behalf of Morgan Ashurst Plc, to carry out an archaeological investigation of a building fronting Great Ancoats Street in Ancoats, Manchester (centred on NGR SJ 8489 9850). The investigation was required to satisfy an archaeological condition attached to consent for a planning proposal to redevelop the land, which allows for the demolition of the building. It was therefore recommended by the Assistant County Archaeologist for Greater Manchester, who provides planning advice to Manchester City Council, that an investigation of the building commensurate with an English Heritage Level II-type survey be carried out in advance of any development.

Cartographic evidence demonstrates that the building was constructed as two adjoining properties during the late 18th century, thereby representing one of the oldest extant structures within Ancoats, and a manifestation of the initial and rapid urbanisation of the area. Whilst there are several surviving examples of similar three-storey houses in Ancoats and the adjacent area, most have had their ground floors converted to shops, losing the evidence for their original appearance.

The internal layout of 89 and 91 Great Ancoats Street had been altered completely during the late 19th and 20th centuries, and all original internal features had been removed as the building was converted to a single retail premises. Nevertheless, removal of sections of modern wall plaster revealed scars within the walls, allowing the original layout of the building to be established with some certainty. The physical evidence was drawn largely from surviving remnants of former fireplaces and associated flue scars, although a single stub of an original internal partition was also identified.

Both 89 and 91 Great Ancoats Street appear to have had an almost identical original plan form, comprising two rooms on both ground and first floors, with open plan cellars and second-floor roof spaces. The original access appears to have been afforded to both the front and rear of each property at ground-floor level, with stairs to the first floor perhaps being housed within an outshut to the rear. Whilst the precise nature of the buildings' intended function remains uncertain, this plan form would suggest that each property formed a dwelling and shop for the growing number of artisans employed within the rapidly growing industrial suburb of Ancoats.

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The building investigation was undertaken by Chris Wild, Liz Murray and Will Gardner. The report was compiled by Chris Wild, and was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A proposal has recently been submitted to Manchester City Council to redevelop 89-91 Great Ancoats Street, within the Ancoats area of Manchester (Fig 1). The proposal area is occupied by an extant building of late 18th-century origin, which is to be demolished as part of the proposed development. In order to secure archaeological interests, it was recommended by the Greater Manchester Assistant County Archaeologist that an archaeological investigation of the building was undertaken in advance of development. The project specification (*Appendix 1*) required that the building investigation was commensurate with an English Heritage Level II-type survey (English Heritage 2006). The specified survey was carried out by Oxford Archaeology North (OA North), acting on behalf of CgMs Consulting, in August 2007.



The front elevation of 89-91 Great Ancoats Street

1.2 SITE LOCATION AND GEOLOGY

- 1.2.1 The study area (centred on SJ 8489 9850) 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 lies on the north-eastern side of Great Ancoats Street, the principal thoroughfare through the south-eastern edge of Ancoats. The study area occupies part of a block bounded by Jersey Street and Redhill Street to the north-west and south-east respectively, and lies within the Ancoats Conservation Area.
- 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).

2. METHODOLOGY

2.1 BUILDING SURVEY

- 2.1.1 The building survey conformed to a specification produced by CgMs Consulting (*Appendix I*), and was broadly consistent with an English Heritage Level-II type survey (English Heritage 2006). The survey comprised a drawn, descriptive and photographic record of the building, and was coupled with a review of the available documentary sources. All work was consistent with the relevant standards and procedures provided by the Institute of Field Archaeologists.
- 2.1.2 **Documentary research:** the developmental history of the buildings was compiled largely through map regression analysis, which examined the sequence of available detailed mapping from the 1790s to the present day. This was coupled with information derived from trade directories and census returns.
- 2.1.3 **Instrument Survey:** plans of the building were supplied by the client, and provided a basis for the annotation of archaeological detail. Additional detail was surveyed by means of a reflectorless electronic distance measurer (REDM). The digital survey data was captured within a portable computer running TheoLT software, which allowed the survey to be directly inserted into AutoCAD software for the production of final drawings. 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).
- 2.1.4 **Photographic Archive:** a 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.
- 2.1.5 **Interpretation and Analysis:** a visual inspection of the building was also undertaken to English Heritage Level-II standard, which included a systematic account of the origin, development and use of the structure.

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).

3. HISTORICAL BACKGROUND

3.1 BACKGROUND

- 3.1.1 The following section presents a summary historical and archaeological background of the general area. 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 of 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. The ‘great extension of trade and manufacture’ during this period was linked directly to a rapid growth in the town’s population (Eden 1797, 355); 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). This huge growth of population placed a large demand on the available housing stock, and in consequence agricultural land on the fringe of the town, and particularly to the south and east, was subsumed by new development. A large proportion of the new buildings in these areas were three-storey houses, which frequently incorporated a cellar. In addition to providing accommodation as dwellings, the upper floors of many of these houses were used frequently as artisans’ workshops; examples of this type of building, with the characteristic large attic windows, survive on Tib Street, Thomas Street, and other parts of the Shudehill and Northern Quarter areas of Manchester (Goodall and Taylor).
- 3.1.3 ***Development of Ancoats:*** Ancoats was rapidly transformed to an urban environment during the 1770s. 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.

- 3.1.4 The process of development involved selling tracts of land to middlemen, often subject to a ‘perpetual’ rent and a covenant to build, to protect the rent income (Roberts 1993, 15-6). This charge was payable from the day of sale, and encouraged the middlemen to build rapidly, which they either undertook themselves or sold the land on with a doubled chief rent for others to develop. As with other parts of Manchester, such as the Chorlton Hall Estate and the Lever Estate to the south-east and north of Piccadilly respectively, the sale of land for development involved surveying and laying out streets in a grid-iron pattern, which effectively created development plots (Chalklin 1974). This layout is shown on several maps that were produced during the late 18th century, including Charles Laurent’s *Map of Manchester and Salford*, published in 1793.



Extract from Laurent’s plan, published in 1793

- 3.1.5 These 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. 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).
- 3.1.6 The completion of the Ashton-under-Lyne Canal in 1796, and the Rochdale Canal in 1804, was a key element in the phenomenal expansion of Ancoats, and led to its transformation from a semi-rural district to an industrial suburb. This was coupled with a breakthrough in the application of steam power to manufacturing, and the national demand for textiles, particularly cotton, which created an 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 (Miller and Wild 2007). Numerous trades ancillary to textile manufacturing were also established, and large areas were developed for workers’ housing during the early 19th century, which 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 (Williams 2002, 35).

- 3.1.7 **Aspects of housing conditions in Ancoats:** the housing stock in Ancoats during the late 18th century is likely to have been mixed, and will have included houses that incorporated artisans' workshops, houses for the working classes, and some elegant middle-class residences; early trade directories, such as those produced by Raffald (1781) and Scholes (1794), list several 'gentlemen' residing on Great Ancoats Street, although Ancoats became populated solely by the working-classes during the 19th century. The earliest workers' dwellings 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 dwellings, many of which were also used as domestic workshops, 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).
- 3.1.8 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).
- 3.1.9 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).
- 3.1.10 Further legislation introduced in 1853 had sought to address specifically the problems of cellar dwellings. Investigations completed in preparation for the legislation discovered 65 people living in eight cellars in one workers' tenement in Ancoats. However, organised opposition from the property owners, united as the Home Owners' Guardian Association, ensured that action against this class of dwelling was largely ineffectual (*op cit*, 154). Renewed efforts commenced in 1868, when Manchester Council introduced a Medical Officer of Health, who largely eradicated cellar dwelling by 1874.

3.2 DEVELOPMENT OF 89-91 GREAT ANCOATS STREET

3.2.1 The earliest detailed maps to depict the study area are those produced by Charles Laurent in 1793, and William Green in 1794 (Fig 2). These show the study area to have been occupied by two buildings of broadly equal dimensions, with a third similarly sized building immediately to the north-west, occupying the junction of Great Ancoats Street and Jersey Street. These buildings all had small yards to the rear, each containing an outbuilding, providing a layout typical of other larger domestic properties of the period in Ancoats. The adjacent buildings to the south-east, however, are shown to have been of varying configurations, suggesting that they had been intended for different functions. This group of buildings cumulatively represented part of the initial phase of urbanisation of Ancoats, a process that accelerated during the early years of the 19th century.

3.2.2 A map published by Joseph Aston in 1804 shows the area to have been developed further, and the Great Ancoats Street frontage between Jersey Street and Union Street is shown to have been developed completely. Maps produced subsequently, including those by Pigot in 1819 and Johnson in 1820 (Fig 3), show that the development of Ancoats continued, with empty plots between buildings becoming infilled.

However, these maps were produced at a small scale, and are thus not particularly helpful in analysing individual buildings, although entries in trade directories for the same period provide some evidence for the function of the buildings. The earliest reference to the buildings within the study area that can be identified with confidence occurs in a trade directory for 1821-2, which lists Thomas Atherton as a 'tin-man' at 43 Great Ancoats Street (Pigot 1821, 7); it seems that the present 89 Great Ancoats Street was numbered originally as 43.



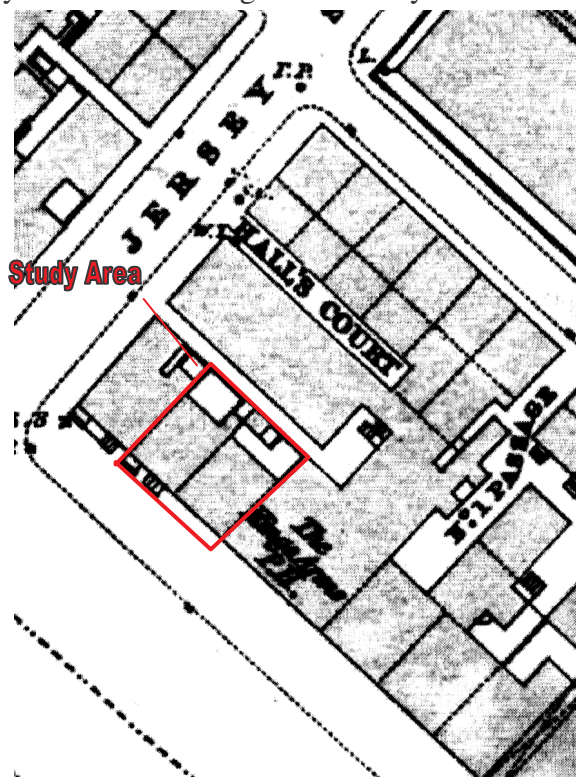
Extract from Aston map of 1804

3.2.3 The next available detailed map of the area is that produced by Bancks & Co in 1831 (Fig 4). The buildings within the study area are shown to have retained the same layout as depicted on Green's map of 1794, although by 1831 they were evidently served by a narrow alley to the rear. The rear elevation of 89 Great Ancoats Street is shown to have been abutted by a small square structure. Rows of back-to-back housing, and various larger structures that presumably represent industrial/commercial premises, are shown to have been built to the north-east, extending up to Pickford Street.

3.2.4 A trade directory for 1830 identifies T Atherton to have still been the occupant of 43 Great Ancoats Street (presently No 89). The listing implies that Atherton was using the property as a workshop in addition to his residence. Conversely,

the adjacent property (No 91) was occupied by S Cockcroft, an overlooker, and E Cockcroft, a librarian, who presumably used the property solely for residential purposes (Pigot 1830, 21). It is probable that these occupations provided higher wages than many Ancoats' residents earned, suggesting that the housing may have been of a better quality than other properties in the area, such as those that fronted onto Pickford Street and Hall's Court. The same entries occur in trade directories for the late 1830s (eg Pigot 1838, 67), although it seems that the buildings along Great Ancoats Street were re-numbered during the final years of the decade. Entries in a trade directory for 1841, for instance, list T Atherton, a tin-plate worker, as the occupant of 81 Great Ancoats Street (presently 89), and S Cockcroft to have occupied 83 (presently 91).

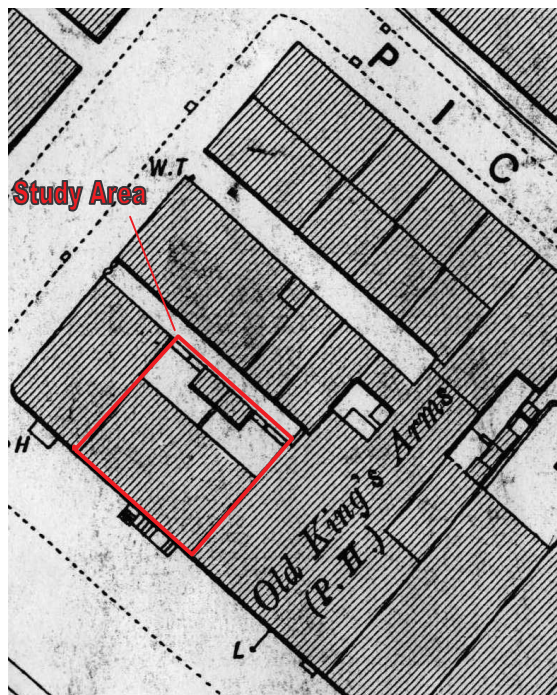
3.2.5 The Ordnance Survey 60": 1 mile map, published in 1850, and Adshead's map of 1851 (Fig 5) again show the layout of the buildings in the study area to have been largely unchanged. The detail provided by the Ordnance Survey map, however, does allow some slight differences between the properties to be elucidated. In particular, a small square structure is shown to abut the rear elevation of 89, although there is no similar structure to the rear of 91. The cellar of 89, moreover, appears to have been served by steps from Great Ancoats Street, and also incorporated a cellar light window, but these features are not shown for 91. Both buildings are shown on Adshead's map in the category of 'warehouses and places of business', reinforcing their suggested commercial nature.



Extract from the 1850 Ordnance Survey map

3.2.6 Entries in trade directories for this period indicate that the street numbering along Great Ancoats Street had been revised again, and the buildings in the study area were allocated their present numbers. However, 89 appears to have been sub-divided: 89 was occupied by J Partington, a stationer, and 89a was occupied by J Prophet, an umbrella maker. The adjacent property, 91, continued to be occupied by S Cockcroft (Slater 1852, 49). By 1869, the occupants of both properties had changed: 89 was occupied by a hair dresser, and 91 by a fent dealer (Slater 1869, 77).

3.2.7 Both properties within the study area similarly appear to have been in commercial use during the late 1870s; 89 was occupied by Daniel Donbavand, a scale maker, and 91 was occupied by Benjamin Lowe, a sign writer (Slater 1879, 105). Within a few years, however, both properties were occupied by Benjamin Lowe, who is described in trade directories for the mid-1880s as a tin-plate worker (*eg* Slater 1886, 118). Interestingly, the 1891 Census Returns record both properties as uninhabited, suggesting that Lowe was using the buildings purely for commercial purposes. It seems possible that Lowe remodelled the two buildings a single property during this period; Ordnance Survey mapping published in 1891 and 1893 (Fig 6) show a single building, implying that it had been remodelled, whilst the small structure against the rear elevation of 89 is no longer depicted. Ordnance Survey mapping also clearly shows two small detached structures at the back of the yard to the rear, perhaps representing privies, indicating that the two-storey outshut had not been built by that date. The detailed 1891 also shows some steps against the front elevation of the 91, which may represent external access to the cellar, whilst similar features associated with the cellar of 89 that are shown on the Ordnance Survey map of 1850 are absent.



Extract from the 1891 Ordnance Survey map

3.2.8 Benjamin Lowe is listed in trade directories as a tin-plate worker at 89 and 91 Great Ancoats Street throughout the 1890s (*eg* Slater 1895, 189), although Alfred Tutill, a ticket printer, seemingly took over the property during the early 20th century (Slater 1909, 263). Tutill continued his occupation of the building until the early 1930s (Kelly 1926, 282; Kelly 1932, 315), although it appears to have fallen into disuse thereafter; Goad's Insurance Plan for 1943 annotates the building as having been vacant since January 1933.



89-91 Great Ancoats Street in 1967

3.2.9 By the early 1950s, the building had been re-occupied, and was in use as a woodworkers' suppliers (Kelly 1951, 340). This company's occupation of the building seems to have been short-lived in the first instance, as entries in trade directories for the early 1960s list two different businesses, RB Tapes Co Ltd and New Electrical Ltd, at 89 and 91 Great Ancoats Street (*eg* Kelly 1961, 339). It seems possible that it was during this period that the ground floor of the building was remodelled slightly to cater for these two businesses, and that a new internal partition was installed. By the later 1960s, however, both elements were returned to use by the woodworkers' suppliers. This is demonstrated by entries in trade directories (*eg* Kelly 1969, 581), and a photograph of the building taken in 1967.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The building subject to the archaeological survey comprised an extant three-storey structure of red brick construction (Plate 1), fronting the north-eastern side of Great Ancoats Street (Fig 1). The structure was erected as a single build during the late 18th century, but was divided into two properties. Both properties originally had an enclosed yard to the rear, which is shown on historical mapping to have contained a small square structure that abutted the rear elevation of 89 Great Ancoats Street (3.2.3 above). Small detached structures, probably representing privies, were also built at the rear of the yards, although all these structures were replaced, and the yards subsumed, by a two-storey outshut of a 20th-century date, which spanned both properties.
- 4.1.2 The building abutted the adjacent property to the north-west, and was therefore of a slightly later date, but predated the adjacent building to the south-east. During the late 19th century, the internal partition between 89 and 91 was removed, and the building was used thereafter as a single retail premises (3.2.7 above). The facade was also rebuilt, and the south-eastern gable re-faced, and the structure was re-roofed. Whilst the ground floor was reinstated for a short period latterly as two separate shops, the cellar and upper floors comprised single open-plan spaces at the time of the survey.

4.2 DETAILED DESCRIPTION

- 4.2.1 **The Cellar:** the cellar of the two properties spanned the entire structure, and had internal dimension of 9m by 5.97m. There was no surviving evidence for any transverse partition surviving, although this is likely to have existed in the original construction, if only to support the party wall above. Access to the cellar at the time of the survey was afforded from a hatch in the floor of 89 Great Ancoats Street, and the remains of a steep stair ladder lay within the rubble inside the cellar. Evidence for the original access was not observed, although this may have been directly from Great Ancoats Street, as suggested from the detail of historical mapping (3.2.5 above); there was no evidence for cellar-light apertures, although had these formed part of the original structure, they may have been removed when the facade was rebuilt. The original access into the cellar of 91 Great Ancoats Street remains unclear.
- 4.2.2 The most striking feature within the cellar was a large brick pier, measuring 1.41 x 1.09m, which formed the base of similar piers on the ground and first floors; these were clearly late additions, which had probably been inserted during the late 19th century. The pier also supported longitudinal and transverse I-section steel joists within the cellar, again of a probable late 19th-century date, presumably intended to provide further support for the structure. Buttresses butting both end walls were also continuous from those on the ground and first floors above (Fig 7).

- 4.2.3 The floor of the cellar was almost entirely filled to a height of 0.45m with concrete to the south of the pier, with the exception of a 1.46m wide and 4.46m long area along the south-eastern wall, which afforded access to a fireplace in the end wall of 91 Great Ancoats Street (Plate 2). The fireplace within the cellar was probably an original feature, and it appears to have been of a similar style to the remains of those on the overlying floors, comprising cheeks of a full brick width. However, it had been remodelled on more than one occasion, latterly being blocked and retaining only a circular flue for a gas heater. A similar fireplace, which appears to have been narrowed subsequently, was also observed in the front part of the cellar of 89 Great Ancoats Street (Fig 7). The whole of the western part of the cellar was propped, in a temporary fashion, with both timber studs and stacks of unbonded cement blocks propping the transverse floor joists at regular intervals.
- 4.2.4 **Ground Floor, 89 Great Ancoats Street:** the ground floor was the only part of the structure that contained a partition, forming a division between 89 and 91 Great Ancoats Street. The partition comprised a single-skin clinker block wall of a 20th-century date, situated *c* 1m to the south-east of the position of an original partition, the remnants of which were observed at second floor level (4.2.15 below). The extant partition created two spaces of unequal size, with the western (89 Great Ancoats Street) being the larger. This had been used latterly as a woodworkers' suppliers shop, and was open plan through to the outshut, which had a washroom partitioned in its south-east corner (Fig 7), and presumably served as a staff room.
- 4.2.5 All of the walls on the ground floor were plastered internally, except for the clinker-block partition, with a large square-section, rendered brick column supporting a longitudinal boxed beam, presumably of I-section steel, within the southern part of the room (Plate 3). This was also supported at its junction with the north-western elevation by a similarly rendered rectangular buttress. A large rectangular window and door had been inserted into the front (south-western) elevation, presumably in the later 20th century.
- 4.2.6 Removal of sections of wall plaster revealed elements of the original fabric of the building to survive in the north-western and northern end of the north-eastern elevations; these comprised hand-made, mould-thrown red brick, characteristic of an 18th-century construction. A single-skin thick (0.12m) scar, almost certainly for a fireplace cheek, was observed in the north-west wall, 0.3m from the front elevation, and aligning with a fireplace in the cellar. The free-standing column and associated buttress were of brick construction, the latter butting the original wall. Both support a beam, possibly inserted following the removal of a transverse wall, although there was no physical evidence for this on any floor of either structure.
- 4.2.7 **Ground floor, 91 Great Ancoats Street:** this was the smaller of the two modern shops, measuring almost half the width of 89 to the north-west (Fig 7). The walls were painted black at the rear and front of the shop, suggesting a partitioned entrance that had been removed subsequently. As with 89 Great Ancoats Street, the front wall was rebuilt, butting the side walls, and included

a large horizontal window, with a door at the south-western end of the elevation.

- 4.2.8 Physical evidence for a former fireplace within the southern wall was revealed behind the wall plaster, situated 2'6" (0.76m) from the shop frontage. The remnants of the fireplace comprised two heavily sooted, single-skin broken scars, either side of a 4' (1.21m) wide hearth (Plate 4). The position of this fireplace corresponded to a fireplace on the overlying floors. It seems likely that another fireplace had existed to the rear of the ground floor, although no physical evidence for this could be identified with confidence.
- 4.2.9 Access to the first floor was afforded solely via a straight timber stair, located at the rear, south-eastern corner of 89 Great Ancoats Street, but accessed from 91 Great Ancoats Street (Fig 7). This clearly represented a late remodelling, suggesting that the upper floors had formed living accommodation associated solely with the latter shop.
- 4.2.10 **First Floor:** recent renovation to both the first and second floors, presumably during the late 20th century, involved the conversion of the upper floors into a modern open-plan flat, possibly including storage areas associated with the shop below. There was no surviving evidence for the position of the original stairs from the first floor.
- 4.2.11 Removal of areas of modern wall plaster revealed that the front elevation had been rebuilt above ground floor level, with its windows having been replaced with narrower horizontal five-light Upvc frames (Plate 1). Wall scars, comprising cut bricks and areas of heavy sooting, similar to those observed on the ground floor, were revealed in both end walls. Only a single example was observed in the north-western elevation, 1.4m from the front wall, comprising two single-brick width wall scars that were set 4' (1.21m) apart. However, the lack of sooting between these two scars suggests that they possibly related to the extant chimney breast within the adjacent property (87 Great Ancoats Street), as the wall was only of single-skin thickness.
- 4.2.12 More substantial and heavily sooted scars of two fireplaces, set 4'6" (1.35m) apart, were revealed on the south-eastern elevation of 91 Great Ancoats Street (Plate 5). The presence of two fireplaces implied that this floor had originally contained a longitudinal partition, forming two rooms, although no physical evidence for this was observed. The most likely position of such a partition lay behind later brick buttresses, similar to those observed on the ground floor (Fig 8).
- 4.2.13 As at ground floor level, the majority of the original rear wall had been removed to allow open-plan access into the outshut extension. However, a central, 3.14m section of this wall was retained as a stair wall, suggesting that the positioning of the staircase was contemporary with the construction of the outshut. A ragged 0.5m wide rebuild, 0.9m from its south-western end, was revealed by selected removal of the modern plaster. This rebuild appeared to represent the position of the original transverse partition between the two properties, corresponding to that of a more well-defined scar on the floor above.

- 4.2.14 The present access to the second floor is via a straight, open-rail timber stair in the western corner of the first floor, along the north-west elevation (Fig 8). This stair probably dated to the latest renovation of the property, and overlies remodelling within the elevation (Plate 6). The remodelling was probably associated with the fireplace in 87 Great Ancoats Street.
- 4.2.15 **Second Floor:** the upper floor was similarly open-plan, although much smaller than the lower floors, as the outshut extension was only constructed to first floor level. This floor did not contain a ceiling, and was thus open to the rafters, which were presumably cut into the external north-east elevation at second-floor level. It had a single pitch roof, which supported modern concrete tiles. The lack of an outshut on this floor did mean that the north-eastern elevation remained intact, although it had been covered in hard 20th-century plaster. Removal of sections of this plaster revealed a well-defined single-skin scar for the original transverse partition between the two properties (Plate 7), positioned almost centrally within the elevation.
- 4.2.16 The south-eastern elevation retained exceptionally clear sooting scars, not only for a central fireplace within a narrowing chimney breast, but also for the flues from the floors below (Plate 8). This strongly suggests the original south-eastern gable contained a three-pot stack, although this may originally have been mirrored on the opposite side of the wall. No fireplaces were observed within the north-western elevation, although evidence for blocked doorways that had provided a means of communication to the second floor of 87 Great Ancoats Street was observed in similar positions (Fig 8). That nearest to the front of the building was especially clear on the internal face (Plate 9), whilst the corresponding aperture towards the rear wall was very indistinct internally, demonstrating the poor-quality construction of the original wall, which comprised many broken bricks and vertical joints between courses. However, the doorway was more clearly defined within the adjacent property, 87 Great Ancoats Street, where timber lintels for both doorways were observed above ceiling level.
- 4.2.17 The roof comprised common rafters, originally without the requirement for trusses, supporting two rectangular-section purlins on each pitch. These were supported on tiered brick corbels within the north-western gable (Plate 10), whilst the opposite gable had brick rebuilds, flush with the wall face, around each purlin (Plate 8). Following the removal of the central transverse partition, which would originally have supported the purlins, two trusses set 0.87m apart were inserted, the southern being positioned 0.1m to the south of the removed partition (Fig 9).
- 4.2.18 The trusses comprised principal rafters and collars, with the tie beam being replaced by a further collar (Plate 11), positioned to form the ceiling level, allowing full use of the second storey. The purlins were carried directly onto the principal rafters, fixed in position by relatively decorated curved cleats, rather than being trenched, as was more common, suggesting that the original roof structure was retained during the removal of the partition.

4.2.19 **Outshut:** the two-storey outshut was clearly a late addition, probably dating to the 20th century. It comprised machine-made bricks, set in English Garden Wall bond, and abutted the rear elevation of the building. Internally, the outshut was open plan, and did not contain any windows, implying that it had been intended as a storeroom associated with the retail premises.

5. DISCUSSION

- 5.1 The building investigation has examined a single extant structure, which originated as two adjoining properties, fronting the north-eastern side of Great Ancoats Street. Despite being heavily modernised, it is of particular interest as its origins may be traced to the late 18th century, representing elements of the initial and rapid urbanisation of Ancoats. Moreover, whilst the precise nature of the buildings' intended function remains unclear, it would seem possible that they were used originally as workshop dwellings, representing a distinct class of workers' housing. The buildings are likely to have been superior dwellings in the area, being two-rooms deep and having access to a back yard, which could have housed a privy.
- 5.2 The survey has revealed that elements of the building most probably date from its original construction. William Green's *Map of Manchester and Salford*, published in 1794, shows the structure as part of a block of similar properties, but the survey has demonstrated that these were probably built on an *ad hoc* basis; the wall in the north-east corner on the first and second floors of 89 Great Ancoats Street clearly abutted the adjacent building to the north-west (87 Great Ancoats Street), thereby demonstrating it to have been a later build, whilst the keyed return of the south-western gable suggested that 91 predated the larger structure shown on the same plan to the immediate south-east. This was common practice in Ancoats, whilst a recent study of the Shudehill and Northern Quarter area of Manchester concluded that the 18th- and 19th-century housing there similarly comprised continuously built-up frontages which were built both singly and in rows of two or more (Goodall and Taylor 2001, 14-5). It is, however, notable that the second floor of 89 Great Ancoats Street retained evidence for two doorways that provided a means of communication to the second floor of 87 Great Ancoats Street. These doorways appeared to be part of the original construction, hinting that the second floors of these properties may have been used as a single workshop area.
- 5.3 The majority of the surviving houses in Ancoats and the Northern Quarter areas are three storeys high, usually with cellars (*ibid*), and 89-91 Great Ancoats Street conforms to this configuration. The internal layout of the property has been completely altered, but removal of sections of wall plaster revealed scars within the walls, allowing the original layout of the building to be established with some certainty. The physical evidence was drawn largely from surviving remnants of former fireplaces and associated flue scars, although a single stub of an original internal partition was also identified.
- 5.4 The property was used latterly by a single occupant, and with the exception of a late concrete block partition at ground floor level, comprised a single open space on each floor. The early mapping, especially that of Bancks & Co (1831), show the building as two distinct properties, although the only physical evidence for this transverse partition was observed at second floor level, in the form of a single-skin brick partition scar. Internal partitions observed within other small structures within the locality are typically of this thickness, showing the poor quality of their construction, reflecting the economic considerations and pressure for rapid building stock expansion of

the period. This internal cross-wall would have originally supported the roof purlins, negating the need for trusses in a roof space of such narrow width (c 4.5m), again typical of properties of this size in the locality (eg OA North 2007). Tiered brick corbels to support the ends of the purlins were inserted into the gable of the pre-existing property to the north-west, presumably minimising the impact on the earlier structure.

- 5.5 The original internal layout within each floor of the two properties may be elucidated from the surviving evidence for the fireplace positions. At second-floor level, only a single, centrally positioned fireplace was observed in the south-east gable, demonstrating the second floor of 91 Great Ancoats Street to have formed a single room, presumably a bedroom. The floor below has two fireplaces in the same wall, the flues from which rose either side of that above to a central stack. The presence of two fireplaces implies that there were originally two rooms on the first floor of 91 Great Ancoats Street, and it is likely that 89 Great Ancoats Street would have conformed to the same layout. Both fireplaces appear to have been housed within 4' (1.21m) wide apertures, each chimney breast having additional width for flues from fireplaces below. That in the rear room was partially concealed behind the later buttress, whilst that in the front room had an additional 2' (0.61m) width to the chimney breast for the flue from the ground floor fireplace below. Whilst the width of the fireplace apertures at first floor level is sufficient to have housed domestic fireplaces, and later ranges, it is far more likely, when viewed in conjunction with the evidence for access, that they housed small bedroom hearths, similar to extant examples from the period observed not only in the adjoining 87 Great Ancoats Street (Plate 12), but also in a property on Oldham Street, less than 300m to the north (*ibid*).
- 5.6 The single ground floor fireplace within 91 Great Ancoats Street was slightly wider, its size and position most probably suggesting its use as a parlour fireplace. It is probable that a fireplace had existed on ground floor level in the rear room, as a chimney breast passed through the room from a fireplace in the cellar below. This was most probably a larger kitchen fireplace, with a range being inserted into the existing aperture once they became commonplace in the 19th century. The single fireplace within the cellar suggests that this was either open-plan, or that the front room was used purely for storage, the rear probably used as a workshop.
- 5.7 The absence of similar sooting and fireplace scars on the upper floors of 89 Great Ancoats Street suggest that they may have been positioned along the dividing wall between the two properties. Whilst it might appear more usual for the fireplaces in 89 Great Ancoats Street to mirror those within 87 Great Ancoats Street, allowing use of a shared stack, this pattern appears to generally have been utilised when partition walls were of a full-brick thickness, as in the properties on Oldham Road (*ibid*). The resulting repeated internal plans of 89 and 91 Great Ancoats Street has also been observed in dwellings of a similar period located on Jersey Street, approximately 250m to the north-east, and Bradley Street, a short distance to the south-east (Miller and Wild 2007).
- 5.8 No evidence for the original means of internal access between floors was observed, except for access into the cellar within 89 Great Ancoats Street,

although even this was probably a later alteration. Two possible stair positions can be inferred from the position of the other features within the interior of the two properties; either in an outshut shown on all mapping prior to that of the Ordnance Survey in 1893, or against the rear, north-eastern elevation. An approximately square outshut is shown on the rear of each property on all detailed 19th-century mapping of the area, generally being shown at the northern end of each (eg Adshead's map of 1851). Each of these maps also depict boundary walls from the rear of these outshuts to an access passageway running perpendicular to Jersey Street (or to open ground as shown on Green's 1794 map). This suggests that access into the property was afforded into both properties directly from the rear, through the outshut, making it an ideal location for a stair. Its replacement by a later outshut has unfortunately removed any possible evidence for this, along with the majority of the back wall of the building in both properties, and thus any evidence for a stair in this position. The rear wall survives intact at second-floor level, where there is no evidence for a staircase or an outshut. However, given that the second floor is mainly formed within the roof space, and thus there would be insufficient height within the north-east wall to include a standard height doorway without the need for a complicated roof junction, it is probable that it provided access to ground and first floors only. It is noteworthy that the adjoining property (87 Great Ancoats Street) has an *in-situ* stair from first- to second-floor level, comprising a steep stair ladder (Plate 13), similar to that observed in the cellar, and positioned perpendicular to the north-west gable wall. This not only afforded maximum headroom at the top of the stair, but also left little in the way of a wall scar on the adjoining elevation.

6. CONCLUSION

- 6.1 Although heavily modernised, 89-91 Great Ancoats Street represents one of the oldest extant small properties within Ancoats, dating to the initial period of the development of Ancoats in the last decade of the 18th century. There are several similar three-storey, one-bay wide houses surviving on some of the lesser streets in the area, such as Tib Street, Port Street and Turner Street in the Northern Quarter (Goodall and Taylor 2001, 17). However, most have had their ground floors converted to shops, losing the evidence for their original appearance. Despite the removal of all internal features in 89-91 Great Ancoats Street as part of one such conversion, the survey has identified the most probable layout of the original structure.
- 6.2 Both 89 and 91 Great Ancoats Street appear to have had an almost identical original plan form, comprising two rooms on both ground and first floors with open plan cellars and second-floor roof spaces. Access appears to have been afforded to both the front and rear of each property at ground-floor level, with stairs to the first floor perhaps housed within a rear outshut. This plan form would suggest that each property formed a dwelling and shop for the growing number of artisans employed within the rapidly-growing industrial suburb of Ancoats. The front ground floor room appears to have functioned as a parlour and shop, with many of the skilled artisans of the time selling their services to the new entrepreneurs and manufacturer's, rather than goods in a shop, and thus required an 'office' to meet with potential clients, rather than a 'shop' in the more usual sense. The rear ground-floor room would most probably have formed the kitchen area, with the cellar used as a workshop, provided with a single fireplace for heat. The first floor presumably comprised the accommodation of the artisan's family, as possibly did the upper floor, or attic, which may alternatively have served as warehousing and/or servants quarter's, depending on the status of the occupant and his trade.

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APPENDIX 1: PROJECT SPECIFICATION

A Specification for Standing Building Recording:

89-91 Great Ancoats Street, Ancoats, Manchester

CONTENTS

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1.0 INTRODUCTION

1.1 *Site Location and Description*

- 1.1.1 The site is located at 89-91 Great Ancoats Street, Ancoats, Manchester, centred on NGR SJ 848 948 as shown on Figure 1.
- 1.1.2 The site currently comprises a single brick built structure, which until recently was in use as commercial premises.

1.2 *Planning and Project Background*

- 1.2.1 A planning application for the demolition of the building (reference 82217/CC/2007/N1) has been granted by Manchester City Council.
- 1.2.2 A Condition (condition 2) was placed upon the application consent with regards to both the above ground, and below ground, archaeological/historical nature of the site. The Planning Consent states that:

'No development shall commence until the following have been submitted to and approved in writing by the County Council as local planning authority:

- (a) A desk based archaeological assessment of the site;
- (b) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
- (c) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (b) and (c) above shall be implemented in accordance with the timetables contained therein and no development shall take place until written confirmation of completion of the said schemes has been received by the planning City Council, unless otherwise agreed in writing by the City Council as planning authority.

Reason:

To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.'

- 1.2.3 Consultation with the Assistant County Archaeologist for Greater Manchester has resulted in an alteration to the proposed scheme of works. The Assistant County Archaeologist has issued a brief for works to include a survey of the standing building to include an enhanced historical background in order to provide a record of the building prior to demolition and to inform on the necessity and scope of any further archaeological works.
- 1.2.4 This specification forms the written scheme of investigation, which is to be undertaken within the proposed development site, and the methodologies that are to be employed therein; seeking at all times to ensure that the requirements of the planning conditions are adequately fulfilled.

1.2.5 It is understood that the Assistant County Archaeologist for Greater Manchester is to formally agree with the planning authority that the scope of works outlined within this document is sufficient to enable him to recommend the discharge of the planning conditions. This document expressly does not propose a formal desk based assessment and it is understood that the completion of the building recording to the satisfaction of the Assistant County Archaeologist for Greater Manchester might obviate the need for or at least allow the targeting of any evaluation trenching.

1.3 Building Recording Aims

1.3.1 The principal aim of the recording exercise will be to preserve 89-91 Great Ancoats Street by record in accordance with best practice and to the satisfaction of the Planning Authority.

1.3.2 Furthermore, given the development of the site, it is the intention of the building recording exercise to undertake a map regression of the proposed development area, in order that the overall structural development can be better appreciated. Also, as part of the investigations, to undertake a review of the documentary evidence, in an effort to incorporate any findings into a final historic building recording report. This will be achieved, so far as is practicable in each instance, by the realisation of the following objectives:

- To record the spatial position of the buildings by measured drawing;
- To record the principal elevations by 35mm format photography and high resolution digital (or monochrome medium format);
- To record the rooms of each building, in plan form, by measured drawing;
- To record each building by comprehensive photography;
- To produce a narrative account of each building, and/or associated area within a structure, including, if and/or where still present:
 - Method of construction,
 - Materials utilised,
 - Fixtures and fittings,
 - Technology (pumping apparatus, drive lines, hoists etc...),
- To research the building and, wherever possible, to compare to other contemporary structures in the vicinity enabling:
 - An attempt to determine their original function
 - An understanding of the date of the structure

- An understanding of the phasing of the structures located within the site, and subsequently the technology contained therein
- An attempt to determine changes in use of the building through its life, as reflected by impacts, or changes, to the primary fabric, fixtures, fittings and/or technology.
- An understanding of the additions/modifications to the fabric of the structure,
- A map regression overlay exercise, in order to determine the periodic alterations of the structures within the proposed development area from cartographic references.
- To place the structures, if possible, within the context of the sites immediate contemporary landscape;
- To produce an integrated report of both visual and documentary/archive evidence.

1.3.3 This specification conforms to the requirements of PPG15 *Planning Policy Guidance: Planning and the Historic Environment* (DoE 1994). It has been designed in accordance with current best practice and the appropriate national standards and guidelines including:

- RCHME. *Recording Historic Buildings: A Descriptive Specification – Third Edition* (1996).
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- IFA. *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (1996 rev 1999)
- IFA. *Code of Conduct* (1994 rev 2000)

2.0 BUILDING RECORDING METHODOLOGY

2.0.1 Following the allocation of Planning Condition, and the subsequent issuing of a Building Recording brief (Appendix 1) by the Assistant County Archaeologist for Greater Manchester, the building recording will broadly follow Level 2; as described by the Royal Commission in their Descriptive Specification. In practice, the following stages and work practices will be employed:

2.1 Measured Survey

2.1.1 Measured drawings of the main floor plans and building sections, will be undertaken during the photographic fabric recording exercise stage. Additional details such as evidence for blocking, repair, joints, fittings and fixtures, power and processing and key architectural features will be added.

- 2.1.2 Hard copies of the survey, at an appropriate scale, will be reproduced, and will form the baseline onto which details of the aforementioned fixtures and fittings will be added; the directionality of all photographs may also be annotated in this manner, unless a specific methodology is utilised on site and confirmed within the final report.
- 2.1.3 However, as a minimum the photographic record should be accompanied by a photographic register/index, detailing the location and direction of the photographic shots undertaken.
- 2.1.4 Large scale drawings or dimensioned sketches, as considered appropriate at the time of the survey, will be made, where appropriate, of all significant details considered too small to show on the baseline survey drawings.

2.2 Photographic Record

- 2.2.1 A comprehensive photographic record will be made of the site, which will include:
- The buildings' external appearance.
 - The overall appearance of principal rooms and circulation areas.
 - Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs.
 - For the interior, detailed views of features of especial architectural interest, fixtures and fittings, evidence of power systems, blockings or jointing relevant to phasing the building which might be vulnerable to refurbishment and demolition.
 - Photographs should also be taken of other buildings that are linked to the study site.
 - Photographs to be taken as 35mm colour slide and high resolution digital (or monochrome medium format). Show view point directions on plans.

2.3 Descriptive Record

- 2.3.1 The written record will comprise:
- An analysis of the buildings' plan, form, fabric, function, age and development sequence and of the evidence supporting this analysis (illustrate with historic map sequence, reduced plans, elevations and photographs).
 - An account of the buildings' past and present use and of the uses of their parts, with the evidence for these interpretations.
 - An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.
 - Any evidence for the former existence of demolished structures or plant associated with the building.

- Identify areas that are currently obscured which might hold key information to inform our understanding of the buildings' origin and development and where an archaeological watching brief should be undertaken during stripping out/demolition.
- Identify any areas that might contain below-ground archaeological remains that could inform our understanding of the site's evolution and where an archaeological watching brief should be undertaken during development ground works.

2.4 Reporting

- 2.4.1 Following the completion of the site survey, the resulting records will be checked and documented in accordance with *Management of Archaeological Projects* (English Heritage, 1991).
- 2.4.2 Following the completion of the site survey, and supplementary research, a fully illustrated report will be produced.
- 2.4.3 The final content of the report will be dependent on the results of the site survey and supplementary research. It is anticipated that it will include the following elements:
- A summary statement of the survey's findings.
 - The background to the survey including locational details (to include grid reference, reason for survey). The site should be located on a 1:50, 000 OS map and a more detailed OS map.
 - An outline of the methodology of the survey.
 - A description of the site's setting including topography and geology.
 - A short account of the history of the building and the complex it belongs to, and a brief description of the archaeological and historic interest of the site's hinterland (including relevant Sites and Monuments Record information).
 - An account of the building's past and present use and of the uses of their parts, with the evidence for these interpretations.
 - An account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose.
 - Evidence for the former existence of demolished structures or plant associated with the building.
 - A description of the significance of the site in its local and regional context.
 - The identification of areas that are currently obscured which might hold key information to inform our understanding of the buildings origin and development and where an archaeological watching brief should be undertaken during demolition, or where a watching brief might be appropriate for ground works affecting potential buried remains of archaeological interest.

- A catalogue of archive items, including a list of photographs.
- A copy of the brief.

2.5 Archive

2.5.1 An ordered site archive will be deposited with an appropriate museum.

3.0 MONITORING

3.1 The aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the specification of works, and to the satisfaction of the Local Planning Authority and the Assistant County Archaeologist for Greater Manchester.

3.2 Paul Gajos, Senior Archaeological Consultant for *CgMs* will maintain internal supervision of the archaeologist charged with undertaking the Building Recording.

3.3 The Assistant County Archaeologist for Greater Manchester will be given notice of when building recording works are due to commence, and will be free to visit the site by prior arrangement with the project director. Advance warning is required only where specific health and safety induction processes, and/or risk assessment protocol, are to be adhered to.

3.4 The Assistant County Archaeologist for Greater Manchester may also exercise his prerogative, acting on behalf of the Council, to oversee the project and to evaluate the standard of the works being undertaken on site against the methodology detailed in the specification of works. He will also be responsible for considering any changes to the specification of works, and for advising on the suitability of recording processes.

3.5 Any variations to the Written Scheme of Investigation shall be agreed in writing with the Assistant County Archaeologist for Greater Manchester prior to its implementation.

4.0 TIMETABLE AND PERSONNEL

4.1 Details of the timetable and CVs of key personnel will be supplied to the Assistant County Archaeologist for Greater Manchester on request; all details requested will be forwarded to the above prior to the commencement of on-site works.

4.2 Site works associated with the Building Recording are expected to take up to 5 working days with two Buildings Archaeologists. Post-survey works are expected to require approximately 10-15 working days, but this may be spread over several weeks depending on the availability of supplementary information. It is anticipated that the archive will be deposited within six months after the written report has been approved.

5.0 INSURANCE

- 5.1 The archaeological contractor will produce evidence of Public Liability Insurance to the minimum value of £5m and professional Indemnity Insurance to the minimum of £2m.

6.0 HEALTH AND SAFETY

- 6.1 It is the policy of CgMs ('the Employer') to conform fully with the requirements of the Health & Safety at Work Etc. Act (1974).
- 6.2 It is accepted that it is the duty of the Employer to ensure, so far as is reasonably practical, the health and safety of all his employees at work.
- 6.3 The employer also has a duty to ensure that his employees are aware of their responsibility for their own health and safety, and for the health and safety of others, including the general public, who might be affected by their work.
- 6.4 Where employees are temporarily engaged at other workplaces, they are to respect relevant local regulations, both statutory and as imposed by other employers within the Health and Safety at Work etc. Act (1974).
- 6.5 In furtherance of the duty of care imposed by the Health & Safety at Work etc. Act (1974), the Employer shall make available to his employees whatever reasonable facilities are required by particular circumstances, e.g. appropriate protective clothing, safety equipment, rest breaks for specialised tasks, etc.
- 6.6 Attention is paid to the requirements of more recent legislation including the provision and use of Work Equipment Regulations 1992, the Management of Health and Safety at Work Regulations 1992 and the Construction (Design and Management) Regulations 1994. A risk assessment is undertaken, a safety officer appointed and all aspects of health and safety noted during work.
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ILLUSTRATIONS

FIGURES

Figure 1: Location Map

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

Figure 3: Extract from Johnson's map, 1820

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

Figure 5: Extract from Adshead's map, 1851

Figure 6: Extract from Ordnance Survey 1:25000 map, 1893

Figure 7: Ground floor and cellar plans

Figure 8: First and second floor plans

Figure 9: South-east-facing cross-section

Figure 10: Direction of photographs

PLATES

Plate 1: Nos 89-91 Great Ancoats Street

Plate 2: The cellar of 91 Great Ancoats Street, showing the remodelled fireplace

Plate 3: Ground floor, 89 Great Ancoats Street

Plate 4: Fireplace scar on the south-eastern wall of the ground floor of 91 Great Ancoats Street

Plate 5: Scars of two fireplaces surviving on the south-east elevation of the first floor of 91 Great Ancoats Street

Plate 6: Butt joint behind the modern stairs on the first floor of 89 Great Ancoats Street

Plate 7: Scar of original single-skin dividing wall between 89 and 91 Great Ancoats Street, exposed on the second floor

Plate 8: Fireplace and flue scars on the second floor of 91 Great Ancoats Street

Plate 9: Blocked doorway on the second floor of 89 Great Ancoats Street

Plate 10: Tiered brick corbels on the second floor of 89 Great Ancoats Street

Plate 11: Truss detail with decorative cleats, 89 Great Ancoats Street

Plate 12: *In-situ* fireplace on the first floor of 87 Great Ancoats Street

Plate 13: *In-situ* stair ladder on the first floor of 87 Great Ancoats Street



Figure 1: Site Location



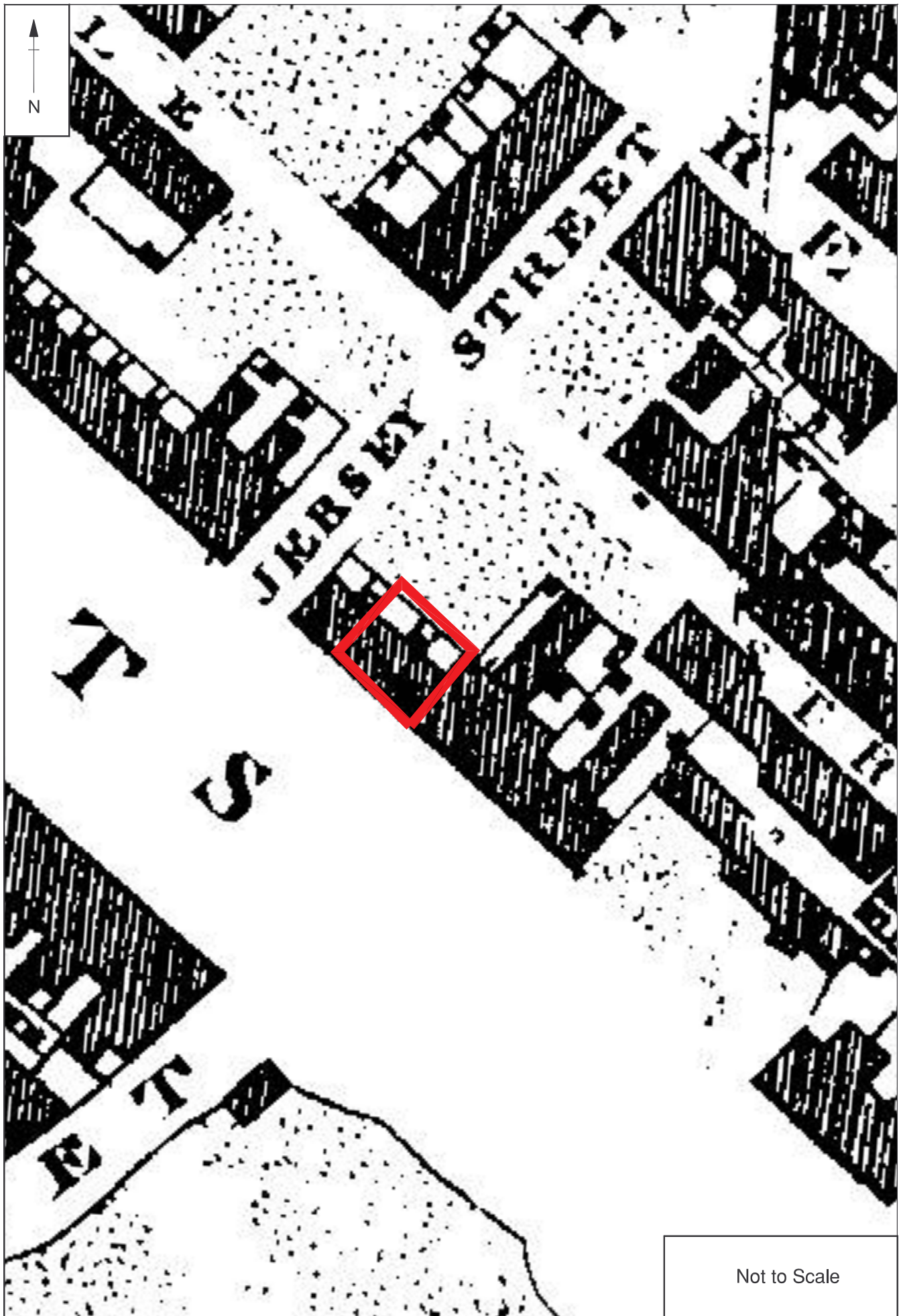


Figure 2: Extract from William Green's map, 1794



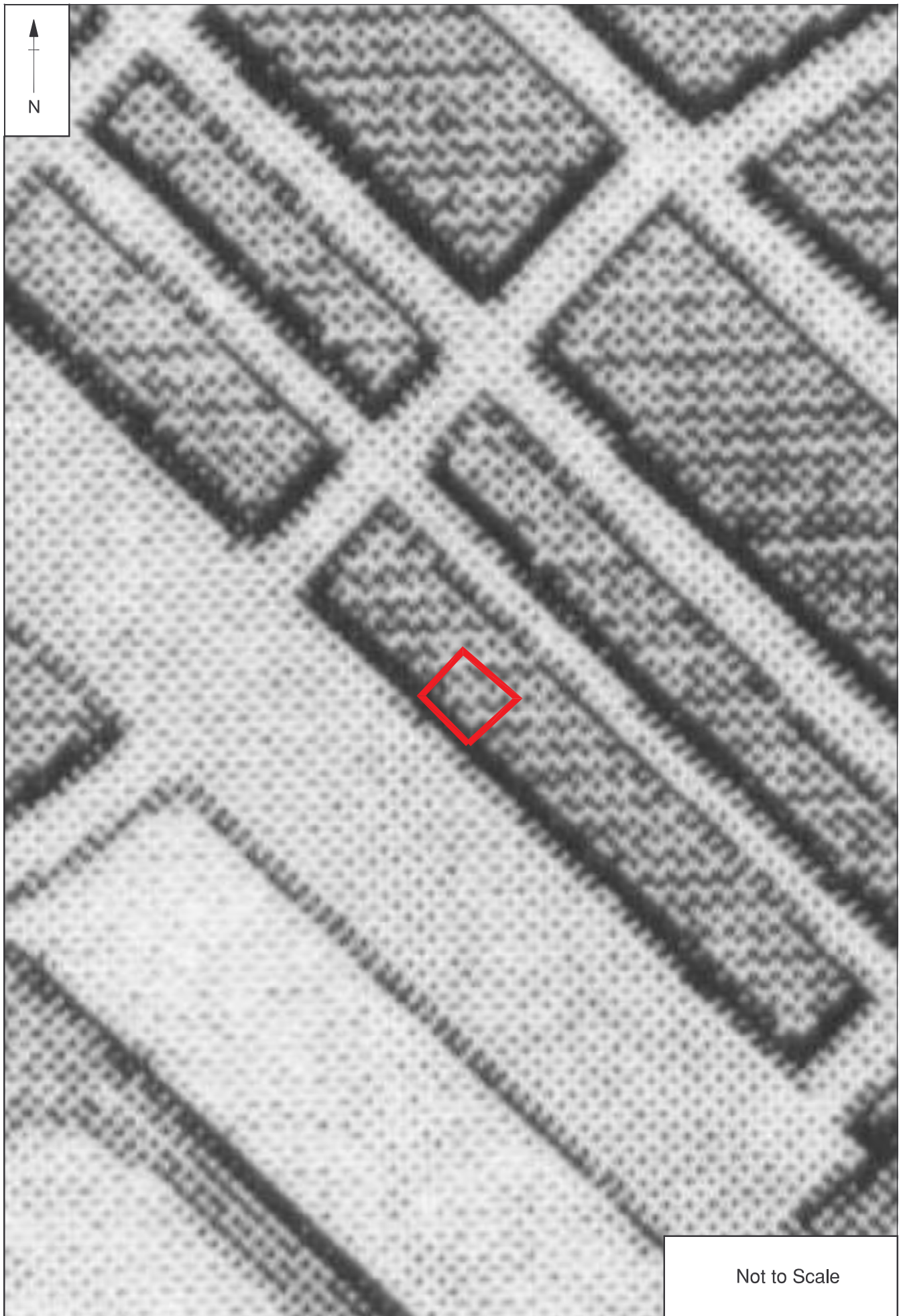


Figure 3: Extract from Johnson's map, 1820

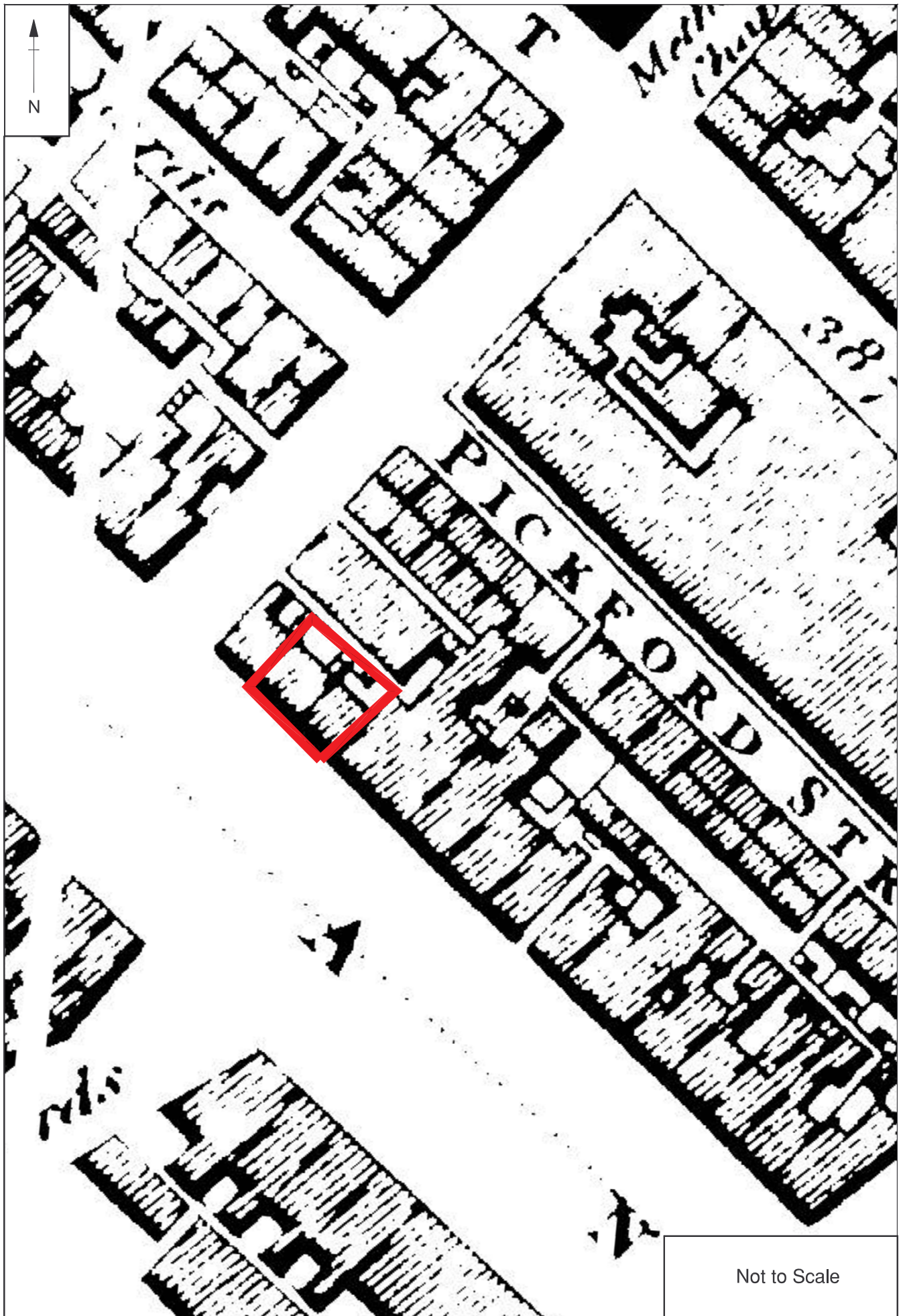


Figure 4: Extract from Bancks & Co's map, 1831

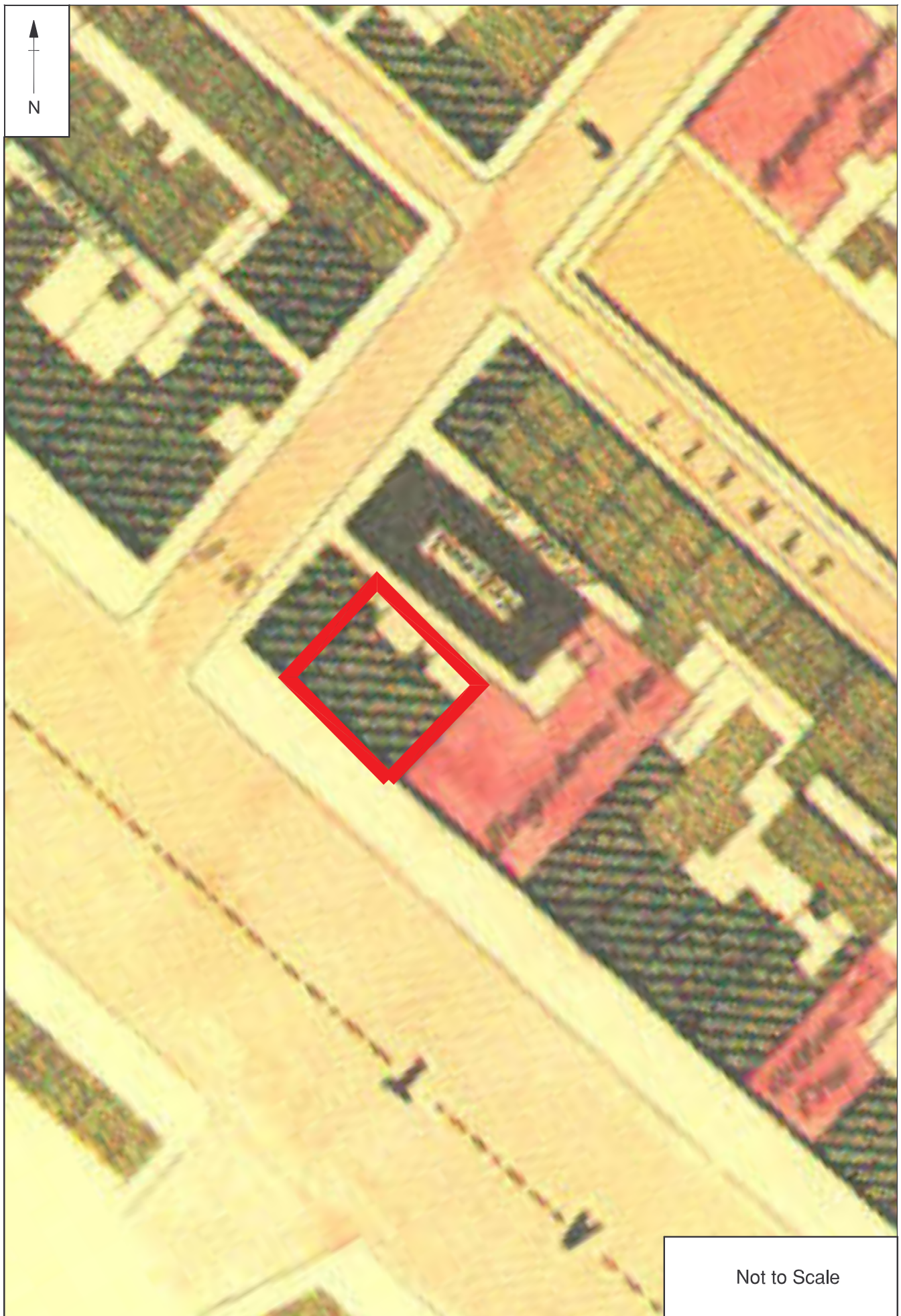


Figure 5: Extract from Adshead's map, 1851

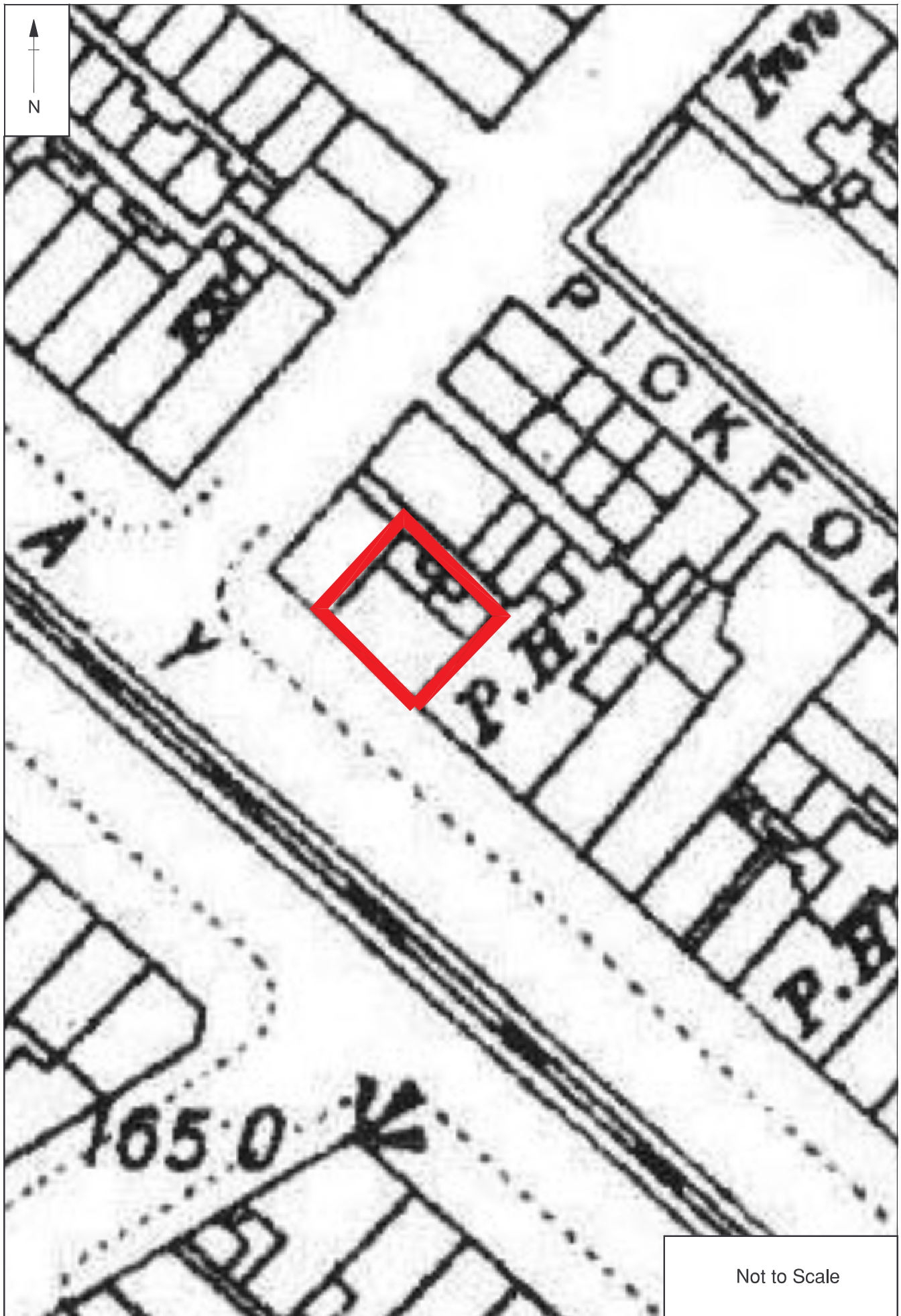


Figure 6: Extract from Ordnance Survey 1:25000 map, 1891

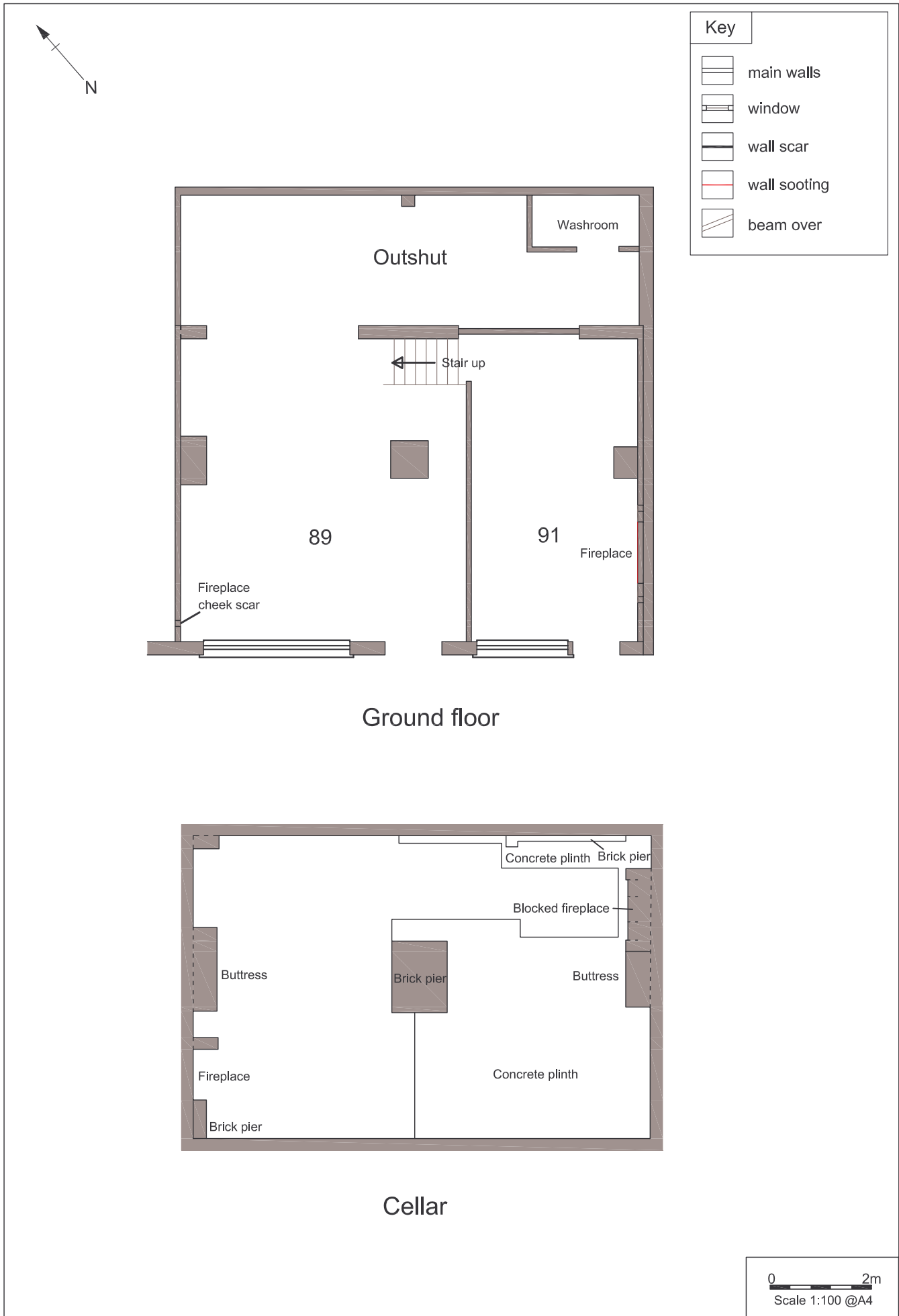


Figure 7: Ground floor and cellar plans



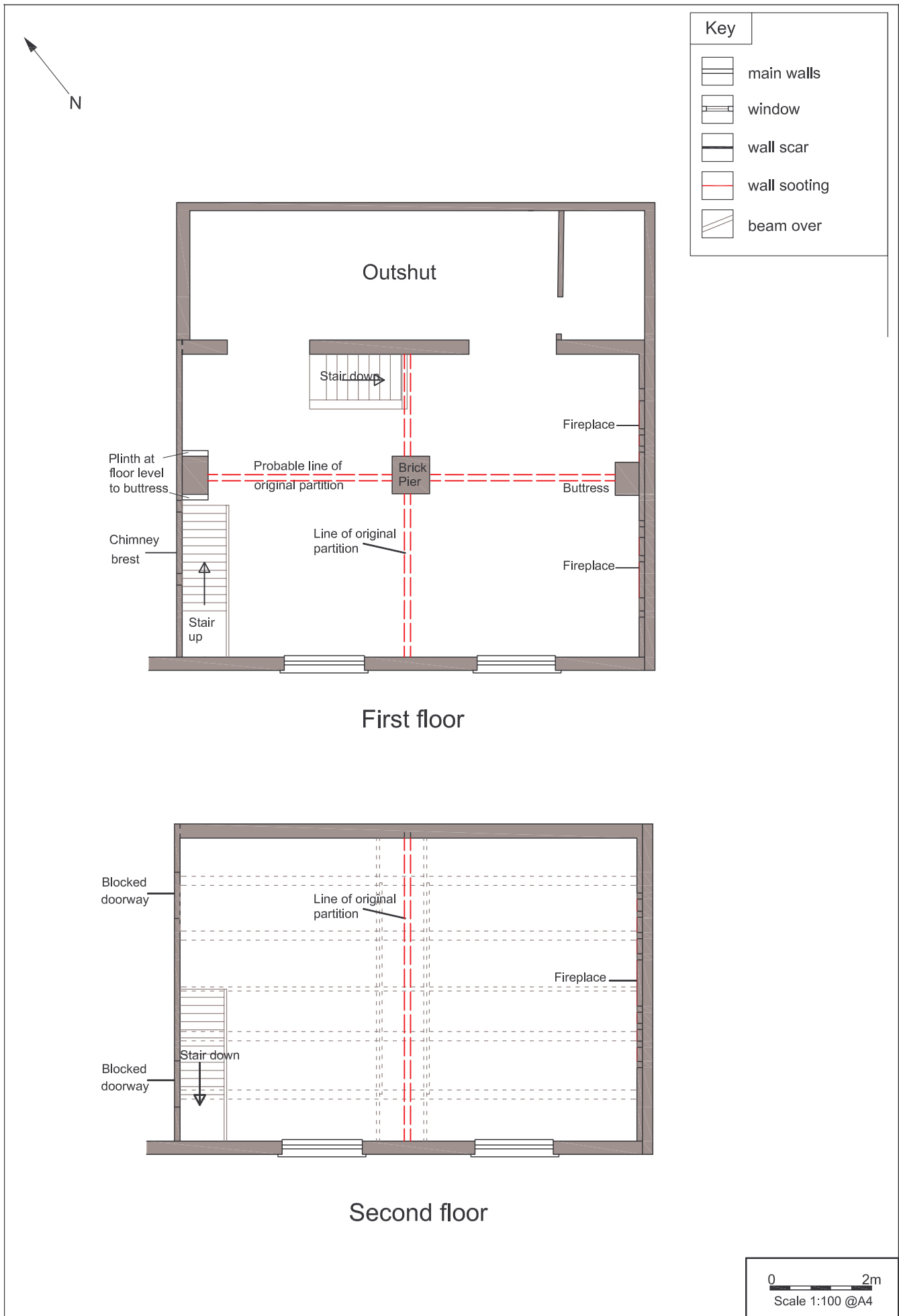


Figure 8: First and second floor plans



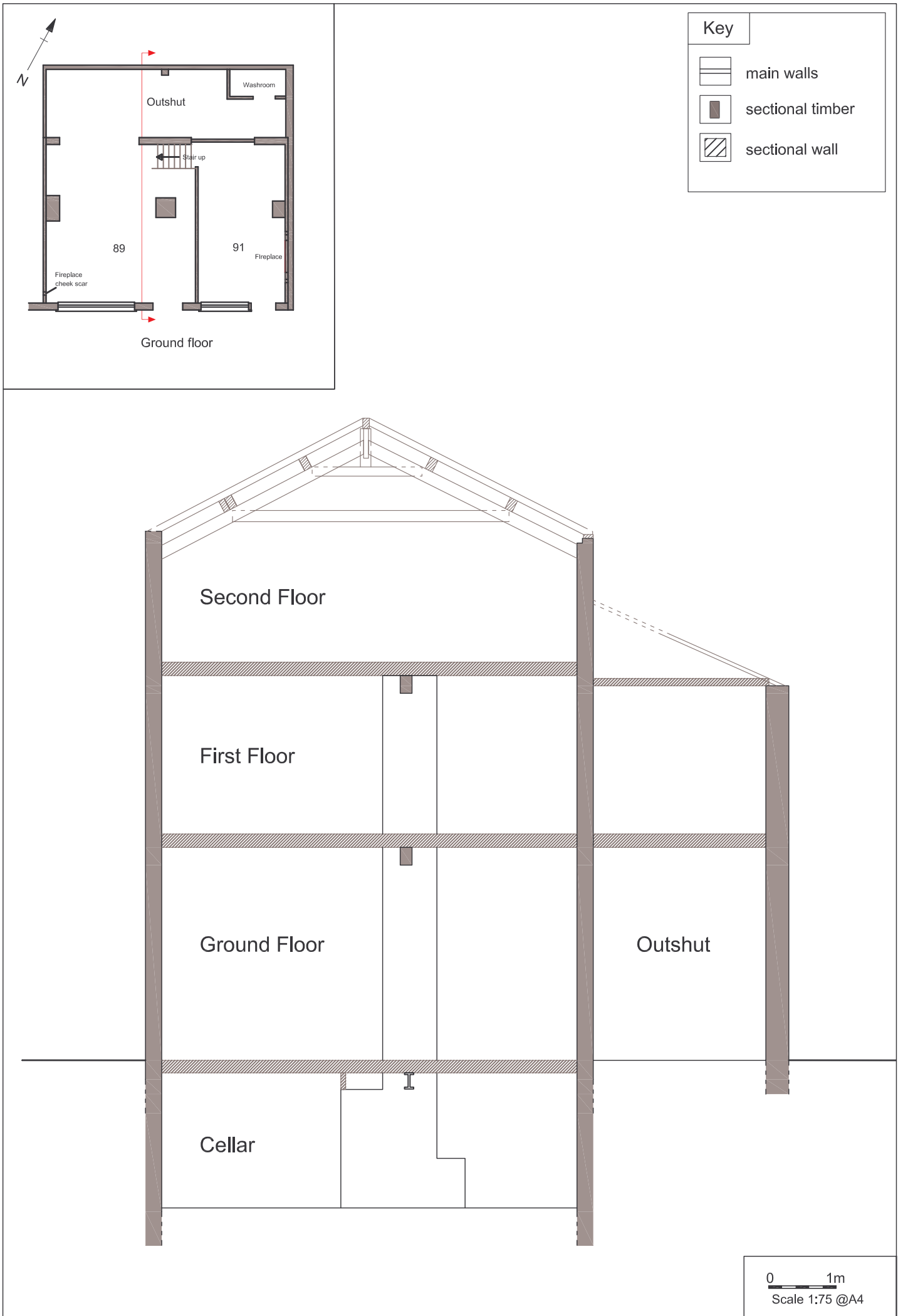


Figure 9: South-east-facing cross-section

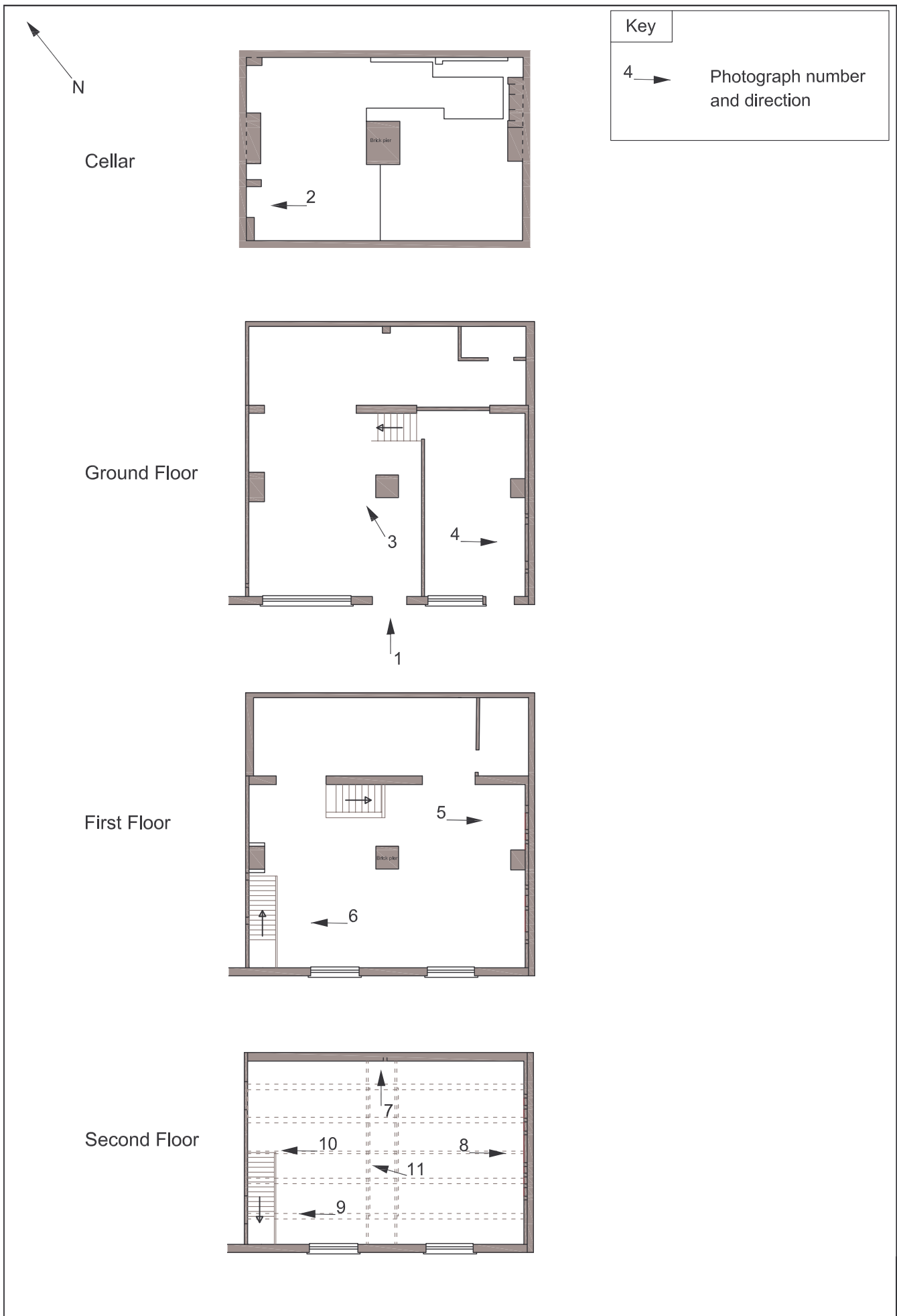


Figure 10: Direction of photographs





Plate 1: Nos 89-91 Great Ancoats Street



Plate 2: The cellar of 91 Great Ancoats Street, showing the remodelled fireplace



Plate 3: Ground floor, 89 Great Ancoats Street



Plate 4: Fireplace scar on the south-eastern wall of the ground floor of 91 Great Ancoats Street



Plate 5: Scars of two fireplaces surviving on the south-east elevation of the first floor of 91 Great Ancoats Street



Plate 6: Butt joint behind the modern stairs on the first floor of 89 Great Ancoats Street



Plate 7: Scar of original single-skin dividing wall between 89 and 91 Great Ancoats Street, exposed on the second floor



Plate 8: Fireplace and flue scars on the second floor of 91 Great Ancoats Street



Plate 9: Blocked doorway on the second floor of 89 Great Ancoats Street



Plate 10: Tiered brick corbels on the second floor of 89 Great Ancoats Street



Plate 11: Truss detail with decorative cleats, 89 Great Ancoats Street



Plate 12: *In-situ* fireplace on the first floor of 87 Great Ancoats Street



Plate 13: *In-situ* stair ladder on the first floor of 87 Great Ancoats Street