



GUN STREET BUILDINGS, ANCOATS, MANCHESTER

Building Investigation



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SUMMARY

Following a request from Arca, a photographic survey and summary descriptive record of three former industrial buildings in Ancoats, Manchester, was undertaken by Oxford Archaeology North in March 2005. The survey was required to satisfy an archaeological condition attached to consent for a planning proposal to redevelop a block of land between Great Ancoats Street and Henry Street, Manchester, centred on NGR SJ 8485 9856. The proposal for redevelopment, submitted by the BSC Group, allows for the refurbishment of a building situated on the corner of Gun Street and Jersey Street, and the demolition of two other buildings within land bounded by Great Ancoats Street and Gun Street.

The buildings range in date from the second half of the 19th century to the 1930s, and each was used, at least in part, for small-scale manufacturing and warehousing purposes. Previous studies of warehouses in Manchester have tended to focus on the larger types occupied by carriers or merchants, with little research having been undertaken into their smaller counterparts. The present investigation has provided a valuable opportunity to undertake a rapid survey of a small range of such buildings in Ancoats, where few examples survive intact.

The building that is to be refurbished as part of the proposed development is the earliest within the study area, and probably originated in its present form during the 1870s. It forms one of a group of similar buildings that are concentrated within the Northern Quarter, to the south of Great Ancoats Street, but represents the rare survival of such a structure in Ancoats. It incorporates some architectural embellishment typical of the period, such as polychromatic brickwork and stone dressings, reflecting its original use as artisan's workshops and, presumably, retail outlet. Its function changed during the early 20th century, with corresponding alterations to the building. This included modifications to the hoist, and the installation of an electric motor to power line-shafting on the ground floor.

The building occupying 52 – 56 Gun Street was erected in 1905, utilising in part the footprint of an earlier structure, and is of utilitarian design with little architectural embellishment. The building appears to have had its main entrance via an alley off Great Ancoats Street, and was used by various small-scale manufacturers. In particular, a hat block maker utilised the premises from 1906 for much of the 20th century. The structure was remodelled slightly when the third study building was erected during the mid-1930s. This latter building utilises reinforced concrete framing, representing an important stage in the development of construction techniques.

It is not envisaged that any further archaeological recording will be required to satisfy the planning condition prior to the demolition of 52 – 56 Gun Street and 57 – 67 Great Ancoats Street. It is, however, recommended that a rapid photographic record of the north-east-facing elevation of 5 Jersey Street is compiled should the rendering that is currently obscuring the wall fabric be removed. It is further recommended that the line-shafting on the ground floor of this building is retained *in-situ*.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to express its thanks to John Lee and Emma Corbett of Arca for commissioning and supporting the project, and to Osama Baghdady of the BSC Group for facilitating access to the buildings. OA North are also grateful to Norman Redhead, the Greater Manchester Assistant 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. Special thanks are expressed to David Hilton of Manchester City Council for considerable assistance with background research, and to Mark Watson of the Victorian Society for providing useful local information.

The building investigations were undertaken by Chris Wild, and the assessment of the archival sources was completed by Ian Miller. 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 by the BSC Group to redevelop a block of land within the Ancoats area of Manchester (Fig 1). Much of the proposal area is currently vacant, although three former industrial buildings on the site remain extant. It is envisaged that whilst one of the buildings will be refurbished as part of the development, the other two will be demolished.
- 1.1.2 In order to secure archaeological interests, it has been recommended by the Greater Manchester Assistant County Archaeologist, in consultation with the Ancoats Conservation Officer, that a rapid archaeological survey of the three extant buildings be undertaken in advance of development. The project brief (*Appendix 1*) specified that a photographic survey, complimented with written descriptions of the buildings' type, fabric, form, phasing and structural detail, be completed in advance of development work.
- 1.1.3 In response to a request from Arca, acting on behalf of the BSC Group, Oxford Archaeology North (OA North) was commissioned to carry out the survey, which was undertaken during April 2005.

1.2 SITE LOCATION AND GEOLOGY

- 1.2.1 The study area (centred on SJ 8485 9856) 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 Great Ancoats Street, Jersey Street, Henry Street and Blossom Street, and lies within the Ancoats Conservation Area.
- 1.2.2 The study area lies immediately beyond one of the foci of Manchester's current proposal for World Heritage Site status, which is based on the crucial role the city played in accelerating the process known as the Industrial Revolution. The element of the proposed World Heritage Site in Ancoats incorporates the strip bounded by the Rochdale Canal and Jersey Street, between Great Ancoats Street and Radium Street.
- 1.2.3 The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone (Hall *et al* 1995, 8). The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Ordnance Survey Geological Survey 1970).

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 In response to a request from Arca, OA North submitted a project design for a programme of archaeological building investigation. The proposed methodology was in accordance with a project brief devised by the Greater Manchester Assistant County Archaeologist (*Appendix 1*), and broadly consistent with a Royal Commission on the Historical Monuments of England (RCHME) Level I type survey (RCHME 1996, 4). All work was consistent with the relevant standards and procedures provided by the Institute of Field Archaeologists.

2.2 BUILDING SURVEY

2.2.1 The building survey comprised the compilation of an annotated photographic record in black and white, colour slide and digital formats. The photographs captured the buildings' external appearance, the layout of principal rooms and circulation areas, and all external and internal detail relevant to the buildings' design, development and use. A full index to the photographic record generated during the course of the project is presented as *Appendix 2*.

2.2.2 The photographic record was coupled with a brief written description of the buildings' form, fabric, date, phasing and architectural details. This has been enhanced by the results obtained from a rapid assessment of available archive sources. In particular, historic mapping and the sequence of commercial trades' directories provided details of the buildings' development and occupiers.

2.3 ARCHIVE

2.3.1 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 DEVELOPMENT OF ANCOATS

- 3.1.1 The study area is situated within the Ancoats area of Manchester, which, at the beginning of the 13th century, was known as *Elnecot*, meaning ‘lonely cottage’ (Cooper 2002, 13). Ancoats retained a semi-rural aspect until the late 18th century, but by 1800 the area had been transformed into an effective industrial suburb (Little 2002, 31).
- 3.1.2 This transformation began in the 1770s, when land owned by the Leigh family was sold to Thomas Bound, a builder, who then sold it on to others for development. William Green’s *Map of Manchester and Salford*, published in 1794, shows the focus for initial development to have been at the corner of Great Ancoats Street and Oldham Road, and depicts the main elements of the existing street plan laid out on former fields of the area. Gun Street and Jersey Street (known formerly as Elliot Street) are both elements of this early street plan. Building speculation then drove further expansion, with plots of land within a gridiron pattern of streets being sold for development. The principal driving force of development was the national demand for textiles, particularly cotton, and the introduction of steam-powered spinning mills (Williams and Farnie 1992, 3).
- 3.1.3 Apart from textile mills, numerous other industries became established in the area, including copperas works, iron foundries, glass works, steel works, sizing works, wire works, hat manufactories, and machine works, as shown on contemporary maps of the area. Numerous small workshops, warehouses and retail outlets were also established in the area, although the historical significance of these buildings in general has tended to be eclipsed by the cotton-spinning mills, which dominate the streetscape. The net result was the most intensely developed industrial centres in the world (Hartwell 2001, 273), an edge-of-town industrial estate with associated housing, community facilities (churches, pubs and charitable refuges) and related businesses.

3.2 DEVELOPMENT OF MANCHESTER WAREHOUSES

- 3.2.1 A recent study defined the function of a warehouse as providing ‘*what is required, when it is required, in the condition which it is required, and to do all these things economically*’ (Lloyd-Jones and Lewis 1988, 44). Manchester had a large number of warehouses, which catered for all manner of goods, and may be divided into several categories. Amongst the earliest type were the carriers’ warehouses, which developed from the mid-18th century, and were associated closely with Manchester’s growth as the first industrial city (Taylor *et al* 2002, 5). Their development was connected to improvements in the transport infrastructure, notably the canals and later the railways, hence a concentration of these structures in the Castlefield area of Manchester. Most were of considerable proportions, representing some of the largest buildings erected in the town at the time (*op cit*, 6).

- 3.2.2 During the late 18th and early 19th centuries, the majority of the town's merchants stored goods in their houses. As Manchester's industrial sector, and particularly textiles, expanded at a phenomenal rate during the late 1790s and early 1800s, many merchants moved to live in the suburbs and converted their original houses into warehouses and business premises. During the early 19th century, Aston (1816, 221) remarked upon the rapid development of High Street and Cannon Street, where '*building after building arose and dwelling after dwelling were metamorphosed into warehouses*'. Similarly, another contemporary observer noted with some alarm the scale of '*transmutation of dwelling houses*' into warehouses (cited in Wilkinson 1982, 9). Mosley Street provides a good example of this process: once a fashionable 18th century residential street, virtually all the houses were converted into warehouses before being demolished and replaced by purpose-built structures (Taylor *et al* 2002, 24).
- 3.2.3 As early as 1806 there were 1,182 warehouses in the centre of the town, which increased to 1,819 by 1815 (McNeil and Nevell 2002, 18). The main concentration of merchant's warehouses focused initially around King Street. Samuel Bamford provided a detailed description of one such early warehouse in 1808. This belonged to Messrs Hule, Wilkinson and Gartside on Peel Street, and contained a counting room, packing room and a small print room. Goods for sale were unloaded and spread on a clean white cloth in the saleroom. The counting room was approached by a dimly-lit passageway, and contained a table with one or two chairs, a raised desk, some cupboards and an iron safe built in the wall (Chaloner 1967).
- 3.2.4 The purpose-built merchants warehouse was introduced during the 1820s, and development took two forms: the home-trade warehouse stored goods for wholesale purchase by local shopkeepers, and the shipping warehouse stored large quantities of goods for sale at the Exchange (Wilkinson 1982, 9). These early warehouses were generally plain and of utilitarian design, containing all the necessary service facilities, but little or no embellishment (Taylor *et al* 2002, 24). Such premises on Cannon Street were described as four-storied buildings with low rooms that were '*extremely uninteresting and somewhat depressing in their aspect but internally fairly well fitted for the purpose of the trade*' (Robb 1877, 31). They did, however, incorporate new design features. Larger windows, for instance, became more common, and fewer loading points were fitted to the main elevations (Taylor *et al* 2002, 6). Typically, the internal floors were carried on wooden joists and cross beams, the beams supported by the external walls without the intermediate support of timber posts or cast-iron columns (Schofield 1902).
- 3.2.5 A variation of the purpose-built warehouse was the manufacturers' warehouse, which are a far more difficult sub-division of the trade to assess as their requirements were so varied, and few such warehouses appear to have conformed to a specific plan type (Cooper 1991, 105). In general terms, such buildings were of modest proportions, and were concentrated initially in the Smithfield and Shudehill districts, but spread eastwards around Stevenson Square and in the vicinity of Dale Street (Taylor *et al* 2002, 2). This type of warehouse included those which catered for clothing and dress accessories,

such as hats, boots, umbrellas and ‘Manchester smallwares’ (braids, tapes, ribbons, etc). During the 1980s, the Manchester Early Dwellings Group (MEDReG) investigated a small number of these types of small warehouses, including one on Port Street, which connects Dale Street with Great Ancoats Street. Described as a ‘small and insignificant warehouse’ that originated as a dwelling in the late 18th century, the building was occupied initially by artisans, before being taken over by tradesmen who probably used it as a workshop and warehouse (Roberts 1997, 16). It was sold some 20 years later to a beer retailer, who occupied it until the end of the 19th century (*ibid*).

- 3.2.6 The numbers of warehouses in Manchester increased dramatically during the late 1820s and 1830s; in 1820 the Market Street, Mosley Street, Princess Street rating district contained 89 warehouses, but nine years later the number had tripled (Farnie 1956, 326-7). During this period, the purpose-built warehouse predominated. Many of the early warehouses were deemed inadequate as the sites they occupied were cramped, reflecting their origin as converted dwellings. These warehouses fell in value, and were used by what were regarded as inferior trades who were able to cope with more basic servicing (Cooper 1991, 57).
- 3.2.7 As a building type, the Manchester Warehouse had established a clear architectural character by the 1840s. They were no longer plain industrial buildings, but had a definite commercial character and were handsomely decorated (*op cit*, 88). Most were between four and five storeys high, and many incorporated a deep, naturally-lit, basement. The ground floor was normally raised above pavement level to accommodate the basement, which housed the machinery required for processes such as packing. Window openings tended to be closely-spaced to allow for maximum natural light, and were generally fitted with sashes to provide ventilation (*ibid*).
- 3.2.8 During the late 1840s and 1850s, the palazzo was introduced as a suitable model for the Manchester Warehouse. The design of these buildings was described in 1861 by *The Builder* magazine, an arbiter of architectural taste, which concluded that ‘*there is nothing to equal it since the building of Venice*’ (cited in Little 1997, 17). However, throughout this period, the smaller, plain, manufacturers’ warehouses were increasingly common on the minor streets of central Manchester. Several 19th century warehouses of this type survive to the south of Great Ancoats Street on Tib Street, Thomas Street and Turner Street, providing useful comparators to the buildings occupying the present study area (*section 5.2.2* below).
- 3.2.9 By 1900, the commercial warehouses accounted for about one-third of the buildings in Manchester City centre (Cooper 1991, 3). By this date, a new type of warehouse had emerged to serve mail-order enterprises. This trade had been bolstered by the introduction of cheap parcel post in 1882 (Taylor *et al* 2002, 4), and may be seen to represent the origins of a trade that thrives today. Conversely, fewer of the great textile warehouse were built during the early 20th century, and one of the last such buildings erected in Manchester was the Rylands Building, which was constructed in 1930 (*op cit*, 44).

3.3 5 JERSEY STREET

- 3.3.1 Number 5, Jersey Street, lies on the north-eastern side of Gun Street, at its junction with Jersey Street (SJ 8488 9855). It has been occupied by a number of firms of various trades through its lifetime, and appears to have undergone at least one episode of extensive remodelling.
- 3.3.2 *Cartography*: maps of the area that were surveyed during the early 19th century do not provide any detail of the building that occupied 5 Jersey Street, but do show the site to have been developed. Johnson's map of 1819, for instance, shows Great Ancoats Street, Jersey Street and Gun Street as being densely occupied with buildings, but these are depicted as schematic blocks.
- 3.3.3 The first detailed map of the area is that published by Bancks and Co in 1831, which depicts a building on the corner of Gun Street and Jersey Street of broadly similar proportions to the structure that survives today. The map does, however, indicate the south-eastern half of the building to have been slightly wider than the north-western part, forming a flattened L-shape. This configuration is replicated on the Ordnance Survey 60": 1 mile map of the area, published in 1848 (Fig 3), and on Adshead's map, which was published in 1850. Bancks and Co's map also shows the building to have been adjoined to the north-east by a block of back-to-back structures, some of which are likely to have been dwellings. Some of these appear to have been demolished by 1841 as they are absent from a large-scale map produced to accompany a trades' directory of that year (Pigot and Slater 1841). This is shown more clearly on the Ordnance Survey map of 1848, which indicates the area to the rear of the buildings to have been occupied by yards.
- 3.3.4 The most detailed 19th century map of the study area is that published by the Ordnance Survey at a scale of 10': 1 mile in 1891 (Fig 4). This depicts 5 Jersey Street as a rectangular block, apparently representing a remodelling of the flattened L-shaped plan shown on earlier maps. The corner of the building at the junction of Gun Street and Jersey Street is shown as being chamfered, representing its present form. This map also shows two outshuts attached to the north-east elevation and, whilst unclear as to exact function, a structure that may represent a rear entrance to the adjoining building. The presence of four cellar lights along the Gun Street frontage indicate the building to have had a cellar, and the absence of any steam-power plant and associated chimney suggest that all motive power requirements were provided manually. The revised edition of the Ordnance Survey 10': 1 mile map, published in 1911, and the 1: 2500 map published in 1932, show the building unchanged. A detailed plan of the building was produced by Charles Goad for insurance purposes in 1927. This shows an external staircase fitted to the southern elevation, and an electric motor installed on the upper floor. This motor will almost certainly have powered a hoist between floors, and the line shafting which survives on the ground floor. It would seem likely that this motor had been installed after the construction of the first electrical sub-station in Ancoats during the early 20th century, which was also situated on Jersey Street. It is interesting to note that there are no recorded deposited building plans for this property, which may suggest that no major alterations to the building were undertaken after c1890.

3.3.5 *Commercial Trades' Directories*: the earliest direct reference to a building at this address in the available trades' directories occurs in an edition for 1829 (Table 1). This lists Ellen Jepson as a milliner and dress maker (Pigot and Son 1829, 167), although the successive directory contains no reference to any commercial activity at this address (Pigot and Son 1830).

Year	Occupier	Trade	Source
1829	Ellen Jepson	Milliner and Dress Maker	Pigot and Son 1829, 167
1830	Not Listed	Not Listed	Pigot and Son 1830
1838	Richard Crawshaw	Beer Retailer	Pigot 1838, 73
1841	Richard Crawshaw	Smallware Manufacturer	Pigot and Slater 1841, 47
1843	William Goddard	Beer Retailer	Slater 1843, 51
1845	John Goddard	Beer Retailer	Slater 1845, 45
1850	James Halliday	Beer Retailer	Slater 1850, 48
1852	James Halliday	Beer Retailer	Slater 1852, 59
1869	Patrick Farrell	Beer Retailer	Morris 1869, 146
1871	Stephen Bailey	Cabinet Maker	Slater 1871, 71
1876	Robert Bailey	Cabinet Maker	Slater 1876, 32
1885	Gavioli & Co	Mechanical Organ Builders	Slater 1885, 140
1887	Gavioli & Co	Mechanical Organ Builders	Slater 1887, 143
1890	George Parsons	Chair Maker	Slater 1890, 150
1892	George Parsons	Chair Maker	Slater 1892, 154
1895	Chiappa & Son	Mechanical Organ Builders	Slater 1895, 229
1900	Not Listed	Not Listed	Slater 1900, 271
1903	Kirkham & Pratt Ltd	Printers	Slater 1903, 296
1925	Kirkham & Pratt Ltd	Printers	Slater 1925, 344
1940	Kirkham & Pratt Ltd	Printers	Kelly 1940, 390
1951	Kirkham & Pratt Ltd	Printers	Kelly 1951, 420
1961	Kirkham & Pratt Ltd	Printers	Kelly 1961, 416
1969	Kirkham & Pratt Ltd	Printers	Kelly 1969, 653

Table 1: Trades' Directories Entries for 5 Jersey Street

- 3.3.6 By the late 1830s, the building was occupied by a beer retailer (Table 1). This was one of six beer retailers listed for Jersey Street in 1838 (Pigot 1838, 73), implying that this was a trade of some local significance, presumably supplying the mill workers in the area. One of the beer retailers listed at 5 Jersey Street appears to have diversified for a short period during the early 1840s, as he is listed as a 'smallware manufacturer' (Pigot and Slater 1841, 47).
- 3.3.7 Beer retailing appears to have been the principal function of the building until at least 1869, although by 1871 the premises were used by Stephen Bailey, who is listed as a cabinet maker (Slater 1871, 71). It is postulated that the building was remodelled during the interim (*ie* between 1869 –71), although firm evidence is lacking. Stephen Bailey was succeeded by Robert Bailey, also a cabinet maker, who occupied the building until at least 1876 (Slater 1876, 32), although by 1879 he is listed at Hood Street in Ancoats (Slater 1879).
- 3.3.8 By 1885, the building was used for the manufacture of mechanical organs. These were supplied to the numerous ice-cream manufacturers and retailers in Ancoats (M Watson pers comm), and represents the activities of Ancoats' strong Italian community.
- 3.3.9 The building was occupied for much of the 20th century by the firm of Kirkham & Pratt Ltd. This firm of printers moved into the premises in 1902-3 (Table 1), prior to which the building appears to have been vacant for a short period (Slater 1900, 271).

3.4 52 – 56 GUN STREET (AND 67A GREAT ANCOATS STREET)

- 3.4.1 *Cartography*: this building lies on the south-western side of Gun Street, approximately mid-way between Blossom Street and Jersey Street, and has a broad L-shaped plan. Map regression analysis has indicated that the south-western part of the present building occupied the footprint of a structure that originated during the early 19th century. The most detailed depiction of this building is provided by the Ordnance Survey 10": 1 mile map published in 1891 (Fig 4), which shows a narrow projection against the southern end of the west-facing elevation. This is likely to have been a toilet tower, indicating that the building was probably a commercial premises. This elevation appears to have faced onto an enclosed courtyard, with a double gate providing access via a wide alley to Great Ancoats Street. The 1891 map also shows the area to the north, along Gun Street, to have been occupied by a row of square-shaped buildings. None of these properties appear as entries in commercial trades' directories of the period, suggesting them to have been dwellings.
- 3.4.2 A plan drawn by Harley Hacking Architects on 25th July 1905, and deposited with Manchester City Council, illustrates a proposed redevelopment of the site. This allowed for the erection of the present building, which is marked on the 1905 plan as a 'stores' used by Holts Brewery, perhaps in connection with the Queen Adelaide public house (69-71 Great Ancoats Street). The plan seems to indicate the proposed building as a single structure, but it is not clear to what extent earlier components were incorporated into its build.

- 3.4.3 A useful cartographic source for this building is provided by an annotated insurance plan of 1927, produced by Charles Goad. This indicates the building to occupy 52 – 56 Gun Street, seemingly with access to Great Ancoats Street provided by an alley. The building is labelled as a hat block factory, with the 1st floor being used as a saw mill, presumably in connection with the manufacture of wooden hat blocks. An electric motor was located on the 3rd floor, with an external stone staircase against the western elevation providing access to all floors. A wooden outshut adjacent to the stone stairs was used as a timber store. Interestingly, the building did not appear to have had a sprinkler system installed, or any other means of fire-fighting equipment fitted.
- 3.4.4 Goad's plan also shows the adjacent buildings to have been remodelled substantially; the dwellings and common yard formerly constituting Shepard's Court to the rear have been subsumed by two larger adjoining buildings. The dwellings fronting onto Gun Street are also shown to have been replaced by the by the present building, which may have adjoined the existing building to the rear of the street frontage. The original yard area and the gated entrance serving this building is also shown to have been subsumed by the timber store.
- 3.4.5 *Commercial Trades' Directories*: there are no relevant references to the predecessor of the present building within any trades' directories published during the 19th century. This suggests that the building was used for private purposes, possibly as a store associated with the Queen Adelaide pub. Trades' directories for the 20th century contain no references for commercial premises at 52-56 Gun Street, although entries for 67A Great Ancoats Street seem to pertain to the study building. The first such entry is in a directory for 1906, which lists McKenzie and Dawson, printers, and William Plant, hat block maker (Slater 1906, 251). Whilst William Plant is listed at 67A Great Ancoats Street consistently until at least 1969, the firm of printers had vacated the premises by 1909, although was replaced by Spence & Co, blouse manufacturers by 1912 (Table 2).
- 3.4.6 Spence & Co seemingly continued to manufacture blouses at 67A Great Ancoats Street until 1923, when William Plant is listed as the sole occupier of the building (Slater 1923, 270). However, by 1929 the building had returned to multiple occupancy, accommodating five separate businesses (Table 2). Whilst this may reflect the area's recovery from the widespread economic depression of the mid-1920s, William Plant was again the sole occupier of the building by the end of the 1930s.

Year	Occupier	Trade	Source
1905	None Listed	-	Slater 1905, 249
1906	William Plant McKenzie & Dawson	Hat Block Maker Printers	Slater 1906, 251
1909	William Plant	Hat Block Maker	Slater 1909, 263
1912	William Plant Spence & Co	Hat Block Maker Blouse Manufacturer	Slater 1912, 314
1922	William Plant Spence & Co	Hat Block Maker Blouse Manufacturer	Slater 1922, 263
1923	William Plant	Hat Block Maker	Slater 1923, 270
1929	William Plant A Parkinson Jas. Holmes J Tranter & Co Wood & Allen	Hat Block Maker Tailor Cloth Manufacturer Printers Paper Ruler Manufacturer	Kelly 1929, 303
1931	William Plant Jas. Holmes J Tranter & Co Wood & Allen	Hat Block Maker Cloth Manufacturer Printers Paper Ruler Manufacturer	Kelly 1931, 311
1933	William Plant Jas. Holmes Ltd Wood & Allen	Hat Block Maker Cloth Manufacturer Paper Ruler Manufacturer	Kelly 1933, 316
1940	William Plant	Hat Block Maker	Kelly 1940, 316
1951	William Plant	Hat Block Maker	Kelly 1951, 340
1961	William Plant	Hat Block Maker	Kelly 1961, 339
1969	William Plant	Hat Block Maker	Kelly 1969, 381

Table 2: Trades' Directories Entries for 67A Great Ancoats Street

3.5 57 – 67 GREAT ANCOATS STREET

- 3.5.1 During the 19th century, Great Ancoats Street had contained a variety of small industrial/craft-working units and retail premises. A trades' directory for the year 1850, for instance, indicates that between 49 and 71 Great Ancoats Street, there was a brassfounder, two shoemakers, a smallware dealer, three cabinet makers, a chair maker, a tailor, a comb maker, a joiner, a furniture broker, a pawnbroker, a hair dresser, a coppersmith and a public house (Slater 1850). However, the sequence of cartographic sources shows the area to have been redeveloped during the early 20th century.
- 3.5.2 The first Ordnance Survey map to show the building currently occupying 57 – 67 Great Ancoats Street was published in 1969, although this provides no additional information to an aerial photograph of the area taken in 1958 (Fig 6). Even by this date, the building is clearly of contrasting architecture to the surrounding structures. A possible exception to this is the all-glass fronted Daily Express Building on Great Ancoats Street, which was completed in 1939 by Sir Owen Williams (Hartwell 2001, 285).
- 3.5.3 Entries within the sequence of trades' directories indicate that 57 – 67 Great Ancoats Street was probably erected during 1936-37 (Table 3), replacing a number of existing structures and resulting in the re-numbering of buildings along this part of Great Ancoats Street. Up to the mid-1930s, the building situated on the south-eastern side of the junction between Blossom Street and Great Ancoats Street was numbered 59. This, together with the two adjacent properties (61 and 63 Great Ancoats Street) was occupied by the firm of Nattey & Co, cabinet makers and upholsterers (Slater 1932). This firm appears to have vacated the premises in 1933, and by 1935 number 59 was the only one of the three in commercial use, and was occupied by a firm of home furnishers (Kelly 1935, 312). This business appears to have been short-lived, as trades' directories for 1936 does have any entries for premises within the block between Blossom Street and 65 Great Ancoats Street, implying that they were either vacant or had been demolished (Kelly 1936, 309).

Year	Occupier	Trade	Source
1932	Nattey & Co (59 – 61)	Cabinet Makers and Upholsterers	Slater 1932, 1949
1936	Not Listed	Not Listed	Kelly 1936, 309
1937	Not Listed	Not Listed	Kelly 1937, 311
1938	JG Needham Ltd	Mantle Manufacturers	Kelly 1938, 314
1948	JG Needham Ltd	Mantle Manufacturers	Kelly 1948, 341
1961	JG Needham Ltd	Mantle Manufacturers	Kelly 1961, 339
1969	JG Needham Ltd	Mantle Manufacturers	Kelly 1969, 596

Table 3: Trades' Directories Entries for 57 – 67 Great Ancoats Street

- 3.5.4 The first entry in trades' directories for the firm of JG Needham Ltd, mantle manufacturers on Great Ancoats Street, is in an edition for 1938 (Table 3), which lists it as occupying numbers 57 - 67 (Kelly 1938, 314). The firm is, however, listed at 54 Lever Street in earlier editions (Kelly 1936, 1326).
- 3.5.5 Trades' directories for the 1940s and subsequently list JG Needham Ltd at both 57 - 67 Great Ancoats Street and 46 Gun Street. Whilst these two addresses refer to the same building, it seems that the business conducted at the Gun Street 'branch' varied slightly through time (Table 4), suggesting this part of the building to have been subjected to some alterations internally.

Year	Occupier	Trade	Source
1948	JG Needham Ltd	Costume Makers	Kelly 1948, 341
1951	JG Needham Ltd	Costume Makers	Kelly 1951, 340
1961	JG Needham Ltd	Gown Manufacturers	Kelly 1961, 339
1969	JG Needham Ltd	Mantle Manufacturers	Kelly 1969, 596

Table 4: Trades' Directories Entries for 46 Gun Street

- 3.5.6 JG Needham Ltd continued to trade from 57 - 67 Great Ancoats Street until recent years, when it was taken over by Barons.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The principal objective of the building survey was to provide a photographic record, accompanied by location details and a brief descriptive record. The investigation was focused upon the exterior of the structures, although general internal record shots were taken, where possible.
- 4.1.2 The survey was targeted on three structures located on Gun Street, which have been numbered from the south for ease of description (Fig 2). All structures are commercial in nature, dating from between the second half of the 19th century and the 1930s.

4.2 BUILDING 1: 5 JERSEY STREET (SJ 8488 9855)

- 4.2.1 This building is the southernmost of the group, and also the oldest. It is a four storey, six bay structure (Plate 1), with shallow basement, constructed largely of hand-made, mould-thrown brick, bonded with a pale lime mortar, with occasional strings of blue bricks giving a polychromatic finish. It has a Welsh slate roof, gabled at the northern end and hipped at the south. The junction between the southern and western elevations, on the corner of Jersey Street and Gun Street, is constructed across the angle of the two, forming a short elevation containing the main entrance to the building (Plate 1). The elevations fronting Gun Street and Jersey Street show a moderate degree of architectural ornamentation for the area. The main door has a triangular sandstone frontal above a segmental sandstone bed, supported on moulded sandstone door jamb capitals (Plate 2). The door jambs also have sandstone bases, and the lower step, now flush with present pavement level, infilled the chamfer between the two street frontages. Sandstone was also used for the chamfered window lintels on both elevations at ground floor level, and for the deep-chamfered projecting sills on all floors. The brickwork of the two street elevations is also decorative, being Flemish bond, as opposed to English Garden Wall bond used elsewhere, capped with a dentilated cornice, and with recessed panels, with sloping bases and dentilated heads within each bay, housing the 1st and 2nd floor windows. Three different blue-brick string courses also enhance the elevations, the upper, at 3rd floor sill level comprising two courses, with a single course at ground floor lintel level, and two courses with red-brick separator at ground floor sill level (Plate 3). The blocked door in the northern bay of the Gun Street (western) elevation has a two course half-round brick arch, outlined with blue-brick, which cuts the central string course (Plate 4).
- 4.2.2 The basement has blocked cellar-lights on both Gun Street and Jersey Street, with brick camber-arched lintels, similar to those of the windows above the ground floor, projecting above the pavement. All windows appear to have been timber framed, with a full-width top hung vent over a four fixed lights. Remains of the cast-iron treads over the cellar-light apertures were observed internally (Plate 5), but these have been asphalted over externally. Originally, a doorway led from the eastern side of the Jersey Street elevation into the basement, the lintel of which was formed by the sill of the reduced height

ground floor window above. This has been blocked with extruded brick externally, flush to the wall-face, with recessed blocking internally, presumably concealed behind stud-work. The sandstone steps into the cellar were retained (Plate 6), but joist sockets in the internal eastern elevation suggest that a floor was inserted over the stairwell.

- 4.2.3 The penultimate bay along Gun Street (Bay 5) contained a hoist, recessed by one brick above ground floor level on the external face, and with timber 'rubbing stakes' still *in-situ* at ground floor level (Plate 7). These are formed by two large-scantling timbers, most probably pitched-pine, set vertically and bolted into wooden rails incorporated within the wall face at ground floor level. The floors above have double-doors, with only those on the 3rd floor surviving. These are pairs of six-light windows over two light windows, suggesting that the upper and lower parts of the doors could be opened independently. A projecting dormer in the roof above the hoist has a rebuilt brick face (Plate 7), the dormer probably added with the insertion of an electric hoist during the early 20th century.
- 4.2.4 The eastern elevation was mainly obscured originally by a row of three-storey houses fronted along Jersey Street. The study building, however, extended above the roof apex, and two bays further along Gun Street, where it was faced in English Garden Wall bond. In the southern of the two bays, windows were positioned at basement and 1st through 3rd floor level, each with camber-arched brick lintels and projecting simply-dressed sandstone sills (Plate 8). As no windows were provided specifically for the stairwell in the northern bay, it must have been lit from the western elevation. Two doors at ground floor level of the northern bay (Plate 9) presumably led into small outshut structures. The outshuts are depicted on an insurance plan surveyed in 1927 (*section 3.3.4* above), but were demolished subsequently and the doorways blocked. The southern of the two doorways had a camber-arched brick lintel and appears to be original, subsequently blocked to within one brick of the elevation face, whilst the northern doorway has a timber lintel and is blocked flush with the elevation face (Plate 9). Brick remodelling around both apertures probably relates to their blocking, after demolition of the outshuts. The northern elevation of the building was also faced externally in English Garden Wall bond. This elevation, however, and was devoid of any apertures (Plate 10).
- 4.2.5 Internally, the structure had a full-height party-wall on the southern side of the northern bay, separating the stairwell from the remainder of the structure. The staircase appears original, comprising an open, dog-leg stair with ball-topped newel posts, simple squared ballusters and projecting curtail steps, typical of the mid-19th century. Segmental arched doorways gave access to each floor, immediately to the east of the hoist doors in the western elevation. Trap-doors were observed in all floors (Plate 11), but nothing survived of the electric motor inserted during the early 20th century. The structure had a bay-wide chimney breast against the eastern elevation, positioned centrally in the southern five bays, with a segmental arched fireplace to each floor. Sandstone hearths were provided to each floor, with a corbelled brick arch supporting on the floor below. To the south, in the second bay, doorways into the structure to the east were observed at 1st and 2nd floor levels. At the southern end of the

eastern elevation was a 5" x 5" (0.14m²) rebate for the downpipe of the gutter of the eastern pitch of the roof. At 2nd and 3rd floor level, the pipe survives *in-situ*. Below 3rd floor level, the internal eastern elevation is reduced in thickness, in the location of the external wall scar of the former houses that fronted Jersey Street. This appears to be part of the original construction of the building, incorporating bull-nosed hand-made bricks, suggesting that the two structures are either contemporary, or that the houses were an earlier construction.

- 4.2.6 At ground floor level, a centrally-positioned north/south aligned line-shaft survives *in-situ* (Plate 12). It has a bearing box supporting its northern end within the party wall (Plate 13), with supporting hangers attached to the southern side of each of the ground floor ceiling beams, complete with oil-drip trays (Plate 14). The shaft has a large flywheel at its northern end (Plate 13), with four drum rollers of various sizes, within Bays 2 to 4. The shaft has a connecting rod midway along its length, in Bay 3, and a timber-clad drum within the southern bay, with evidence of vertical transmission through the floor above (Plate 15).
- 4.2.7 The floors of the building comprise a single layer of north/south aligned c 8" (0.20m) wide, 2½" (0.06m) thick floorboards, supported on large-scantling square-section beams at each bay interval, which in turn are supported on dressed sandstone pads within the long elevations. The beams at ground floor level are stop-chamfered, whilst those elsewhere are plain.
- 4.2.8 The internal roof structure comprised simple rafters, seven per bay, each with a collar nailed onto its southern side. The hip at the southern end is supported on slender dragon beams, with valley boards from each elevation tenoned into a vertical post at the southern end of the ridge board of the main roof structure.
- 4.2.9 Several modifications to the structure were identified during the building investigation, most notably the rendering of the southern end of the east elevation following the removal of the houses adjoining the eastern side. The external doorways in the southern and eastern elevations are all brick blocked, whilst that in the northern bay of the western elevation is blocked with clinker blocks, presumably in the late 20th century. The southern windows in the Gun Street elevation were remodelled to form doorways, affording access to a cast iron fire escape. This is depicted on a photograph of the building taken in 1962 (MCRL Lam 11343), but has been removed subsequently.

4.3 BUILDING 2: 52 – 56 GUN STREET (SJ 8484 9857)

- 4.3.1 The building is a three-storey structure fronted onto the western side of Gun Street, constructed of extruded brick in English Garden Wall bond. The front elevation is four bays long (Plate 16), and has a pitched roof, the western side of which forms a valley to the three bay long rear part of the property (Plate 17). An original toilet tower projects from near the southern end of the western elevation (Plate 18), with external access at ground floor level, and internal access at 1st and 2nd floor level (Plate 19). The building appeared to have been built as a single phase, with no visible evidence for the incorporation of earlier fabric.

- 4.3.2 The building has less architectural detail than Building 1 to the south, but does have sandstone sill and lintel strings on the eastern and western elevations and a projecting brick tile string course above the 1st floor windows on the eastern, front elevation. Each bay, including the gables, typically has a pair of three-light windows, with top-hung vent, separated by a thin brick pier, which at 2nd floor level support the king post roof trusses (Plate 20). These are typical of the late 19th/early 20th century, comprising jowled and braced king posts which clasp the central ridge board, and have a single deep-trenched purlin to each pitch (Plate 21). All timbers are circular sawn and the joints to the tie-beams are bolted. The valley between the two roof pitches is supported on an inverted T-section, or possibly I-section steel/cast iron beam supported at either end on projecting bull-nosed brick columns and by a central hollow-section cylindrical cast iron column. On the two lower floors, the cast iron columns are interlocking and are of much greater section (Plate 22). Domestic-sized fireplaces were incorporated into the wall junctions of the south-west corner of both the east and west bays at all floor levels, with evidence of the grate and surround surviving on the 2nd floor (Plate 23).
- 4.3.3 Access into the building was afforded in the eastern elevation, with a door at the southern end, and a double-door at the northern end. This had sandstone pads for the original door jambs, the pintels and upper strap hinges for which survive *in-situ*. The sandstone lintel string ended at the southern side of this doorway, the lintel being formed by an I-section beam, the original timber shuttering of which survives *in-situ*. Access between floors was provided by a straight stair along at the western end of the north elevation. This was accessed through a segmentally-arched doorway at ground floor level, with more simple apertures at 1st and 2nd floor levels. Trap-doors were also observed at 1st and 2nd floor levels, located immediately south, and slightly west of a doorway at the northern end of the eastern elevation at 1st floor level. A conveyor-belt, located to the north of this and against the northern elevation between ground and 1st floor levels (Plate 24), appears to be a late addition. Evidence of power transmission was observed at ground floor level, with a timber-framed aperture in the ceiling, located in the southern part of the eastern bay, most probably relating to the position of a vertical belt between ground and 1st floors (Plate 25). This is likely to have been powered by the electric motor on the top floor, and presumably connected with line-shafting, although no physical evidence for this was noted.
- 4.3.4 The northern end of the structure was remodelled during the addition of Building 3 to its northern face, and evidence for a further structure attached to the south-western corner of the western bay was also observed, in the form of an additional brick skin, and roof-line scars on the southern elevation. This included a camber-arched aperture into the ground floor of the eastern bay, to the south of the toilet tower. Most of the original rainwater goods have been replaced, but an original segmental cast iron hopper and attached down-pipe survive *in-situ* at the eastern side of the southern elevation of the eastern bay.

4.4 BUILDING 3: 57 - 67 GREAT ANCOATS STREET (SJ 8481 9857)

- 4.4.1 The building is a U-shaped structure, comprising three storeys above a basement, fronted onto Great Ancoats Street (Plate 26), with an open-faced courtyard on Gun Street (Plate 27). It is of early/mid-20th century date, constructed of a reinforced concrete frame, with brick panel infilling. The front (western) and northern elevations have a glazed tile face, whilst the southern and eastern elevations have tile lintel strings. The main structure comprises five bays along Great Ancoats street with three lateral bays. The north and south 'wing' projections on the eastern face are each one bay deep and two bays wide. Each bay contains a 16-light steel-framed window (Plate 27), with bottom hung vents at either end of the upper row. The concrete framing includes internal ceiling beams to each longitudinal bay, with concrete pillars to each bay within the eastern bay of the main building. The structure has a flat roof, with the exception of two steel-framed, hipped glass projections in the central bays of the 2nd floor (Plate 28).
- 4.4.2 Access to the structure was afforded from the junction of Great Ancoats Street and Blossom Street, in the north-western corner of the structure, where the building is chamfered across the street junction, as with Building 1. This leads to an entrance vestibule, which effectively forms a half landing on the stairs from the basement to ground floor level, c2m above street level. A dog-leg staircase within the northern wing (Plate 29), complete with 54-light stair window gave access to all floors, whilst a steel framed, quarter turn open stair gave access from ground to 1st floor against the southern elevation. An external, steel-framed, hoist was located immediately to the west of the staircase in the northern wing (Plate 30), with multi-leaf folding doors to ground through 2nd floors, and a steel-framed, asbestos sheet clad canopy at street level within the courtyard. The courtyard, which has steel doors within a brick wall to Gun Street, also housed a steel fire escape, located at the western end of the south wing. The valves of the original sprinkler system were observed in the north wing of the basement (Plate 31). This was manufactured locally in Radcliffe by the 'Automatic Sprinkler Co'.
- 4.4.3 The majority of the structure seems to have been open-plan, with original partitions confined to the two wings on the eastern side of the structure. These appear to have comprised offices, with a series of tiled cloakrooms observed in the south wing at 2nd floor level. The 2nd floor appears to have been used for manufacture or preparation, and several benches and framing relating to machinery remained *in-situ*.

5. DISCUSSION

5.1 INTRODUCTION

5.1.1 The building investigation has examined three former commercial structures of differing size, date, and function, but all linked to industrial activity in Ancoats from the 19th century. This work has provided a valuable opportunity to study a small range of structures that had been used, at least in part, for small-scale manufacturing and warehousing at some point.

5.2 BUILDING 1: 5 JERSEY STREET

5.2.1 This structure represents a rare survival of a modest 19th century manufacturing/warehouse building type within a part of Ancoats that retains a late 18th century street pattern. The basic form of the building may have originated during the first half of the 19th century, and appears on a map published by Bancks and Co in 1831. The precise character of the building at this date cannot be ascertained, although relevant entries within trades' directories suggest that the building had been used for small-scale textile manufacture, the retail (and presumably storage) of beer, and possibly residential purposes. Such building types were common in Manchester during the late 18th and early 19th centuries, where cellars were often used as a dwelling or workshop, with separate accommodation above used as a shop or beer house, and additional workshops on the upper floors or attic space. Such buildings were probably erected by speculators for skilled workers or artisans on good incomes (Hartwell 2001, 227). A few examples survive on Turner Street and Thomas Street, within Manchester's Northern Quarter (Plate 33).

5.2.2 However, documentary sources have indicated that 5 Jersey Street was remodelled extensively, if not completely rebuilt. It is uncertain precisely when this was undertaken, although it was possibly during the 1870s; the building had certainly taken its current form by 1891. The present building was occupied by various artisans before its use by a printing firm. It appears to have had access from all floors to Gun Street via a hoist, and by stairs to Jersey Street from the basement. The presence of line-shafting in the ground floor indicates powered machinery, probably associated with packaging processes. The line-shafting had been driven by electric motors, and is likely to have been inserted during the early 20th century. This reflects a change in the function of the building, presumably associated with its use by the firm of printers. Similarly, the decorative nature of the ceiling beams and main doorway suggest that the ground floor had been used previously as a 'showroom' or shop. The presence of doorways into the former housing to the east is interesting, and implies that the end property was used by the occupiers of the 5 Jersey Street, whilst the separate entrance to the basement suggests that this had a different function to the rest of the building.

5.2.3 Structures of a broadly similar date and form exist to the south of Great Ancoats Street, and provide useful comparators to 5 Jersey Street. A

warehouse of a mid-19th century date on Turner Street, for instance, is of similar dimensions to the study building, but is of utilitarian design with little architectural embellishment (Plate 34). Other warehouses on Turner Street (Plate 35) and Thomas Street (Plate 36) that are of a later 19th century date, however, incorporate a greater use of polychromatic brickwork than that on Jersey Street. The round-headed windows, similarly incorporating polychromatic brickwork, also contrasts with 5 Jersey Street, although all have a chamfered corner forming a narrow elevation. This appears to have been a relatively common feature, frequently incorporating an elaborate corner entrance, as may be seen in a refurbished warehouse on Roman Street (Plate 37). This building has many similar design features to 5 Jersey Street, such as the windows and the recessed panels in which they sit, and the position of the hoist. However, the dentilated heads within each bay of the recessed panels on the Jersey Street building is an unusual feature. A variation of the recessed panels and chamfered corner is provided by the building occupying the corner of High Street and Thomas Street (Plate 38).

5.3 BUILDING 2: 52 – 56 GUN STREET

- 5.3.1 This building is of utilitarian design, with no use of iron framing (which was used in larger industrial buildings from the 1870s) and little architectural embellishment. This reflects its intended use largely as workshops, occupied by various small-scale manufacturers, and its position to the rear of Great Ancoats Street.
- 5.3.2 Whilst the structure appears largely remodelled from outside, internal inspection revealed very good preservation of what appear to be original features. It seems likely that the site was occupied during the 19th century as a private warehouse for the Holts Brewery. It was evidently rebuilt in 1905, perhaps at the behest of the brewery in an attempt to generate revenue by renting out the premises in the face of declining beer sales. This building was equipped with power at an early stage, provided by an electric motor. It was also equipped with many fireplaces and a toilet tower, seemingly designed as general workshop premises.
- 5.3.3 Building of a broadly similar design survive in the area, such as commercial premises situated on the corner of Turner Street and Red Lion Street (Plate 38). Whilst the ground floor of this building incorporates architectural embellishment reflecting its probable use for retail purposes, the design of the upper floors and the size and form of the windows, compares closely with 52 – 56 Gun Street.

5.4 BUILDING 3: 57 - 67 GREAT ANCOATS STREET

- 5.4.1 Constructed during the inter-war period, this building represents the last phase of the textile industry within the area, before cheaper imports and synthetic fabrics lead to a rapid decline of the industry. It comprised the latest technology, incorporating reinforced concrete framing with huge steel-framed windows, and was constructed especially for motor vehicular access, with an

off-road loading area within the property boundary. It seems possible that the upper floor was dedicated to finishing/packaging, with showrooms on the ground and 1st floors, and storage in the basement.

- 5.4.2 The design of this structure contrasts markedly with the other buildings in the study area, and represents a higher stage in the development of construction techniques. Few buildings of this style survive within Ancoats, although the extensive use of glass compares with the Daily Express building on Great Ancoats Street. This structure has an all-glass front, and has been described as ‘*the largest and most striking building not only on the street frontage but also of its type in the city*’ (Hartwell 2001, 285). Broadly comparable buildings to 57 – 67 Great Ancoats Street exist within the Northern Quarter, such as that on Turner Street (Plate 39), although it is unknown whether this structure incorporates a concrete frame.

5.5 CONCLUSION

- 5.5.1 The three buildings would all seem to conform broadly to Lloyd-Jones and Lewis’ definition of a warehouse (*section 3.2.1* above), whilst being completely different structures to the merchants’ and carriers’ warehouses clustered within areas of the city centre. It is unsurprising that the bulk of previous studies have focused upon the larger, purpose-built warehouses as these form striking and impressive components of Manchester’s streetscape, but the number of investigations into their ‘poorer cousins’ has been preciously few. Indeed, it may be argued that smaller structures associated with any industry are commonly overlooked, both in terms of study and preservation. However, such buildings form an integral part of the industrial process, and an integral part of the urban landscape. The industrial suburbs of Manchester are the birthplace of integrated mass working and living space, incorporating all aspects of community life from houses to pubs, churches, offices, shops, schools and huge factories. Almost all of the huge areas of original housing has been lost, with, in general, only the monumental larger mill structures and occasional churches surviving.
- 5.5.2 Few studies outside the region have focused upon the smaller warehouse-type buildings. A notable exception is a recent survey of the warehouses surviving in Ulverston (Elsworth and Dawson, 2005). This study concluded that the majority of the Ulverston’s warehouses were of comparatively small proportions, clustered on back streets and alleys within the town centre, and had been used for storage and retail (*op cit*, 63).
- 5.5.3 Although very different, each building has its own particular architectural and historical merit. Together they form part of the picture of the development and decline of the textile, and related, industries in Manchester’s first industrial suburb. The fact that all were redundant by the turn of the 21st century indicates the rapid decline of both the industry and the area in the relatively recent past. The onset of dereliction on the area is vividly apparent from an aerial photograph taken in 1973 (Fig 7).

6. RECOMMENDATIONS

- 6.1 The building investigation has provided a basic textual record of all three structures, and the detailed photographic archive will provide a useful tool, should further research be undertaken post-demolition of Buildings 2 and 3. It is, however, recommended that additional photographs are taken of the north-east-facing external elevation of 5 Jersey Street, should the render obscuring most of this wall be removed. The exposed fabric may reveal further evidence for the development of the building. It is also recommended that as many features as practicable are retained within the conversion of this building, either as visible features, or behind internal panelling.

- 6.2 The line-shafting within the ground floor of 5 Jersey Street represents the rare survival of such a feature. It is, therefore, recommended that it is retained within the programme of refurbishment, so that it is not lost as a future research or educational tool.

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- Taylor, S, Cooper, M, and Barnwell, PS, 2002 *Manchester: The Warehouse Legacy*, London
- UKIC, 1990 *Guidelines for the Preparation of Archives for Long-Term Storage*, London
- Wilkinson, S, 1982 *Manchester's Warehouses: Their History and Architecture*, Manchester
- Williams, M, and Farnie, DA, 1992 *Cotton Mills in Greater Manchester*, Preston

APPENDIX 1: PROJECT BRIEF

Background

BSC are to undertake a development at land bounded by Henry Street, Jersey Street, Blossom Street and Great Ancoats Street, Ancoats, Manchester. Most of the land is vacant, however there are two buildings which will be demolished and a third, a warehouse on Gun Street/Jersey Street, which will be refurbished as offices. A planning condition has been attached to development consent requiring an archaeological survey to be made of the extant buildings for archive purposes, this to take the form of a photographic record.

All three buildings are entered on the Greater Manchester Sites and Monuments Record, which describes them as follows:

GMSMR 6433 = 5 Jersey Street (also 69 Gun Street), located at SJ 8488 9855: 'Brick-built warehouse with slate roof. 4 storeys and semi-basement. 5 x 2 small bays. An 'infill' building – standing on its own. It has an iron fire-escape, rubbing stakes at ground level on loading bay and 3rd floor architectural brickwork. Very distinctive and small scale.' Also: 'isolated by demolition of adjacent structures, this four-storey narrow building forming the corner of Gun Street and Jersey Street is a well preserved example of a small combined warehouse/light industrial workshop of the late nineteenth century. Architectural details are intact, including pilasters between the bays, brick embellishment to the eaves and the stone main entrance in the corner angle. A second entrance and a prominent full-height taking-in slot overlook Gunn Street.' This is the building that will be retained.

GMSMR 6436 = Gun Street Building, located at SJ 8484 9857: 'Late 19th century brick-built building with 3 storeys and 4 x 3 bays with paired windows. The windows of the lower 2 storeys are blocked. A small scale building, typical for the area.' Also: 'an undistinguished three-storey building, possibly c 1900, which is nevertheless compatible in shape, scale and materials with the former character of Gun Street.' To be demolished.

GMSMR 6431 = 55-57 Great Ancoats Street, located at SJ 8481 9857: 'Mid-20th century building. 3 storeys., 4 x 3 bays to Great Ancoats Street. 1930s style concrete building. Glazed walls. Very large horizontal rectangular windows. Currently used by "Barons".' Also: 'A mid-twentieth century "Functional" style concrete-framed building with typical very large windows, built to a U-shaped plan. Materials and design are in sharp contrast with nearby nineteenth-century buildings but offer an interesting comparison with contemporary buildings along Great Ancoats Street.' To be demolished.

Brief

BUILDING SURVEY

An annotated photographic record will be made showing:

- i) The buildings' external appearance.
- ii) The overall appearance of principal rooms and circulation areas.
- iii) 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.

iv) 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 buildings.

v) Photographs to be taken as 35mm colour slide and high resolution digital (or monochrome medium format). Show view point directions on plans.

A brief written description will be made describing the buildings' form, fabric, date, phasing, function and any architectural details.

There will be a short discussion section on the context of the warehouse buildings in relation to the industrial and architectural development of Ancoats and Manchester.

SURVEY REPORT

For the whole survey a report should be produced to an agreed timetable. It will include:

- i) A summary statement of the survey's findings.
- ii) The background to the survey including location details.
- iii) An outline of the methodology of the survey.
- iv) A written description as noted above.
- v) A discussion placing the buildings' in their historical and architectural context as noted above.
- vi) A selection of annotated photographs.
- vii) A plan showing photograph view directions.
- xiii) A catalogue of photographs and where these the archive is deposited.
- xiv) A copy of the brief.

Other Considerations

- 1) The archaeological curator will be consulted on the draft report.
- 2) The archaeological contractor will abide by the Institute of Field Archaeologists Bye-Laws of Approved Practice.
- 3) Contractors shall comply with the requirements of all relevant Health & Safety legislation and adopt procedures according to guidance set out in the Health & Safety Manual of the Standing Conference of Archaeological Unit Managers.
- 4) Copies of the survey report will be sent to:

The client (x2), Manchester Planning Dept, GMAU (to enter on to the Greater Manchester Sites and Monuments Record, Manchester Local Studies Unit.

Norman Redhead

Assistant County Archaeologist

GMAU

17/3/05

APPENDIX 2: CATALOGUE OF PHOTOGRAPHS

BLACK AND WHITE 35MM FILMS

FRAMES	DESCRIPTION	DIRECTION
F1: 2, 3	Building 1: 3 rd floor, general view	S
F1: 4, 5	Building 1: 3 rd floor, general view	N
F1: 6, 7	Building 1: 3 rd floor, trap-door for hoist	E
F1: 8, 9	Building 1: 3 rd floor, hoist doors	W
F1: 10, 11	Building 1: 3 rd floor, chimney breast	E
F1: 12, 13	Building 1: 3 rd floor, detail of hipped roof	S
F1: 14-16	Building 1: General external view	NE
F1: 17-19	Building 1: Hoist in west elevation	NE
F1: 20-22	Building 1: Doorway at north end of west elevation	E
F1: 23, 24	Building 3: Basement, general view	SE
F1: 25, 26	Building 3: Basement, general view	E
F1: 27, 28	Building 3: Basement, detail of sprinkler valves	S
F1: 29, 30	Building 3: Ground floor, general view	E
F1: 31, 32	Building 3: Ground floor, general view	SE
F1: 33, 34	Building 3: Ground floor, general view	NW
F1: 35, 36	Building 3: Ground floor staircase, south elevation	SE
F2: 2-4	Building 3: 1 st floor, general view	N
F2: 5-7	Building 3: 1 st floor, general view	E
F2: 8, 9	Building 3: 1 st floor, general view	SE
F2: 10-12	Building 3: 1 st floor, offices in south wing	E
F2: 13, 14	Building 3: rear courtyard and hoist	NW
F2: 15-17	Building 3: South wing courtyard elevation	SE
F2: 18-20	Building 3: 2 nd floor, general view	SE
F2: 21-23	Building 3: 2 nd floor, general view	N
F2: 24-26	Building 3: 2 nd floor, general view	E

F2: 27, 28	Building 3: 2 nd floor, steel truss detail	N
F2: 29-31	Building 3: 2 nd floor, partitions in south wing	E
F2: 32, 33	Building 1: general external view from north-west	SE
F2: 34, 35	Building 1: detailed external view from north-west	SE
F2: 36	Building 2: west roof pitch	SE
F3: 2, 3	Building 3: Stairwell between 1 st and 2 nd floors	NE
F3: 4-6	Building 3: South external elevation	N
F3: 7-9	Buildings 2 & 3: South aspect	NE
F3: 10, 11	Building 3: View from Rochdale canal	N
F3: 12-14	Building 3: West external elevation	E
F3: 15-20	Building 3: View from Great Ancoats Street	SE
F3: 21-23	Building 3: North external elevation	S
F3: 24-26	Building 3: East, rear elevations	SW
F3: 27-29	Building 3: View from Blossom Street	SW
F3: 30-32	Buildings 1, 2 & 3: Looking south along Gun Street	S
F3: 33-35	Buildings 1, 2 & 3: Looking north along Gun Street	N
F3: 36	Building 1: Main entrance in south-west elevation	NE
F4: 2, 3	Building 2: 2 nd floor, general view	NW
F4: 4, 5	Building 2: 2 nd floor, general view	SW
F4: 6, 7	Building 2: 2 nd floor, fireplace in eastern bay	SW
F4: 8-10	Building 2: 2 nd floor, truss detail	NW
F4: 11, 12	Building 2: 2 nd floor, detail of toilet tower	W
F4: 13-16	Building 1: View from Building 2	SE
F4: 17, 18	Building 2: 1 st floor, general view	SW
F4: 19, 20	Building 2: 1 st floor, general view	N
F4: 21, 22	Building 2: 1 st floor, detail of column head	W
F4: 23, 24	Building 2: 1 st floor, detail of internal buttress	E
F4: 25, 26	Building 2: 1 st floor, detail of stairwell	W
F4: 27, 28	Building 2: Ground floor, general view	W

F4: 29, 30	Building 2: Ground floor, detail of power transmission	W
F4: 31-33	Building 2: Ground floor, detail of conveyor-belt	W
F4: 34, 35	Building 1: Basement, general view	N
F4: 36, F5: 2, 3	Building 1: Basement, detail of cellar-light, Bay 4	W
F5: 4, 5	Building 1: Basement, steps from Jersey Street	S
F5: 6, 7	Building 1: Ground floor, general view	N
F5: 8, 9	Building 1: Ground floor, timber drum and line-shafting	SE
F5: 10, 11	Building 1: Ground floor, flywheels and connecting rods	NE
F5: 12, 13	Building 1: Ground floor, flywheel and bearing box	NE
F5: 14, 15	Building 1: 2 nd floor, general view	S
F5: 16, 17	Building 1: 2 nd floor, chimney breast	E
F5: 18-20	Buildings 2 & 3: Aspect from Building 1	NW
F5: 21, 22	Building 1: 1 st floor, general view	SE
F5: 26, 27	Building 1: East external elevation	W
F5: 28, 29	Building 1: Doorways at north end of east elevation	W
F5: 30, 31	Building 2: East external elevation	W
F5: 32, 33	Building 3: East external elevation	NW
F5: 34, 35	Building 2: South external elevation	N
F5: 36, 37	Building 2: blocked aperture, south end, west elevation	E
F6: 1, 2	Building 2: South-west external corner	NE
F6: 3, 4	Building 2: West external elevation	E

COLOUR SLIDE 35MM FILM

FRAME	DESCRIPTION	DIRECTION
F1: 2, 3	Building 1: 3 rd floor, general view	S
F1: 4, 5	Building 1: 3 rd floor, general view	N
F1: 6, 7	Building 1: 3 rd floor, trap-door for hoist	E
F1: 8-10	Building 1: General external view	NE
F1: 11-13	Building 1: Hoist in west elevation	NE
F1: 14-16	Building 1: Doorway at north end of west elevation	E
F1: 17, 18	Building 3: Basement, general view	SE
F1: 19, 20	Building 3: Basement, general view	E
F1: 22-23	Building 3: Ground floor, general view	E
F1: 24, 25	Building 3: Ground floor, general view	SE
F1: 26, 27	Building 3: Ground floor, general view	NW
F1: 28, 29	Building 3: Ground floor, detail of staircase against south elevation	SE
F1: 30-32	Building 3: 1 st floor, general view	N
F1: 33-35	Building 3: 1 st floor, general view	SE
F1: 36	Building 3: 1 st floor, offices in south wing	E
F2: 2, 3	Building 3: rear courtyard and hoist	NW
F2: 4, 5	Building 3: South wing courtyard elevation	SE
F2: 6, 7	Building 3: 2 nd floor, general view	SE
F2: 8-10	Building 3: 2 nd floor, general view	N
F2: 11, 12	Building 3: 2 nd floor, steel truss detail	N
F2: 13, 14	Building 3: 2 nd floor, partitions in south wing	E
F2: 15-17	Building 1: general external view from north-west	SE
F2: 18-20	Building 1: detailed external view from north-west	SE
F2: 21, 22	Building 3: South external elevation	N
F2: 23-25	Buildings 2 & 3: South aspect	NE
F2: 26, 27	Building 3: View from Rochdale canal	N
F2: 28, 29	Building 3: West external elevation	E

F2: 30-33	Building 3: View from Great Ancoats Street	SE
F2: 34, 35	Building 3: North external elevation	S
F2: 36	Building 3: View from Blossom Street	SW
F3: 2, 3	Building 3: East, rear elevations	SW
F3: 4, 5	Building 3: View from Blossom Street	SW
F3: 6, 7	Buildings 1, 2 & 3: Looking south along Gun Street	S
F3: 8-10	Buildings 1, 2 & 3: Looking north along Gun Street	N
F3: 11, 12	Building 1: Main entrance in south-west elevation	NE
F3: 13, 14	Building 2: 2 nd floor, general view	NW
F3: 15, 16	Building 2: 2 nd floor, general view	SW
F3: 17-19	Building 1: View from Building 2	SE
F3: 20, 21	Building 2: 1 st floor, general view	SW
F3: 22, 23	Building 2: 1 st floor, general view	N
F3: 24, 25	Building 2: 1 st floor, detail of column head	W
F3: 26, 27	Building 2: 1 st floor, detail of internal buttress	E
F3: 28, 29	Building 2: Ground floor, general view	W
F3: 30, 31	Building 2: Ground floor, detail of power transmission	W
F3: 32	Building 1: Basement, detail of cellar-light, Bay 4	W
F3: 33	Building 1: Ground floor, general view and line-shafting	NE
F3: 34	Building 1: 2 nd floor, general view	S
F3: 35	Buildings 2 & 3: Aspect from Building 1	NW
F4: 2, 3	Building 1: East external elevation	W
F4: 4, 5	Building 1: Doorways at north end of east elevation	W
F4: 6, 7	Building 2: East external elevation	W
F4: 8, 9	Building 3: East external elevation	NW
F4: 10, 11	Building 2: South external elevation	N
F4: 12, 13	Building 2: blocked aperture, south end, west elevation	E
F4: 14, 15	Building 2: South-west external corner	NE
F4: 16, 17	Building 2: West external elevation	E

DIGITAL IMAGES

FRAME	DESCRIPTION	DIRECTION
P1010001	Building 1: 3 rd floor, general view	S
P1010002	Building 1: 3 rd floor, general view	N
P1010003	Building 1: 3 rd floor, trap-door for hoist	E
P1010004	Building 1: 3 rd floor, hoist doors	W
P1010005	Building 1: 3 rd floor, chimney breast	E
P1010006	Building 1: 3 rd floor, detail of hipped roof	S
P1010007	Building 1: General external view	NE
P1010008	Building 1: Hoist in west elevation	NE
P1010009	Building 1: Doorway at north end of west elevation	E
P1010010	Building 3: Basement, general view	SE
P1010011	Building 3: Basement, general view	E
P1010012	Building 3: Basement, detail of sprinkler valves	S
P1010013	Building 3: Ground floor, general view	E
P1010014	Building 3: Ground floor, general view	SE
P1010015	Building 3: Ground floor, general view	NW
P1010016	Building 3: Ground floor, detail of staircase against south elevation	SE
P1010017	Building 3: 1 st floor, general view	N
P1010018	Building 3: 1 st floor, general view	E
P1010019	Building 3: 1 st floor, general view	SE
P1010020	Building 3: 1 st floor, offices in south wing	E
P1010021	Building 3: rear courtyard and hoist	NW
P1010022	Building 3: South wing courtyard elevation	SE
P1010023	Building 3: 2 nd floor, general view	SE
P1010024	Building 3: 2 nd floor, general view	N
P1010025	Building 3: 2 nd floor, general view	E
P1010026	Building 3: 2 nd floor, steel truss detail	N

P1010027	Building 3: 2 nd floor, partitions in south wing	E
P1010028	Building 1: general external view from north-west	SE
P1010029	Building 2: west roof pitch	SE
P1010030, P1010031	Building 1: detailed external view from north-west	SE
P1010032	Building 3: Stairwell between 1 st and 2 nd floors	NE
P1010033	Building 3: Syringes and needles in	N
P1010034	Building 3: South external elevation	N
P1010035	Buildings 2 & 3: South aspect	NE
P1010036	Building 3: View from south-west	N
P1010037	Building 3: View from Rochdale canal	N
P1010038	Building 3: West external elevation	E
P1010039, P1010040	Building 3: View from Great Ancoats Street	SE
P1010041	Building 3: North external elevation	S
P1010042	Building 3: East, rear elevation (north)	SW
P1010043	Building 3: East, rear elevation (south)	SW
P1010044	Buildings 1, 2 & 3: Looking south along Gun Street	S
P1010045	Buildings 1, 2 & 3: Looking north along Gun Street	N
P1010046	Building 1: Main entrance in south-west elevation	NE
P1010047	Building 2: 2 nd floor, general view	NW
P1010048	Building 2: 2 nd floor, general view	SW
P1010049	Building 2: 2 nd floor, fireplace in eastern bay	SW
P1010050	Building 2: 2 nd floor, truss detail	NW
P1010051	Building 2: 2 nd floor, detail of toilet tower	W
P1010052	Building 1: View from Building 2	SE
P1010053	Building 2: 1 st floor, general view	SW
P1010054	Building 2: 1 st floor, general view	N
P1010055	Building 2: 1 st floor, detail of column head	W
P1010056	Building 2: 1 st floor, detail of internal buttress	E

P1010057	Building 2: 1 st floor, detail of stairwell	W
P1010058	Building 2: Ground floor, general view	W
P1010059	Building 2: Ground floor, detail of power transmission	W
P1010060	Building 2: Ground floor, detail of conveyor-belt	W
P1010061	Building 1: Basement, general view	N
P1010062	Building 1: Basement, detail of cellar-light, Bay 4	W
P1010063	Building 1: Basement, steps from Jersey Street	S
P1010064	Building 1: 2 nd floor, general view	S
P1010065	Buildings 2 & 3: Aspect from Building 1	NW
P1010066	Building 1: 1 st floor, general view	SE
P1010067	Building 2: West elevation of southern bay	E
P1010068	Building 2: North elevation of toilet tower	SE
P1010069	Building 2: blocked aperture at south end of west elevation	E
P1010070	Building 2: South elevation of west bay	N
P1010071	Building 2: Detail of window and rainwater goods	NE
P1010072 - P1010075	Building 1: East external elevation	W
P1010076, P1010077	Building 1: Doorways at north end of east elevation	W
P1010078,	Building 2: East external elevation	W
P1010079	Building 3: East external elevation	NW
P1010080	Building 2: South external elevation	N
P1010081	Building 2: blocked aperture, south end of west elevation	E
P1010082	Building 2: South-west external corner	NE
P1010083	Building 2: West external elevation	E
P1010084, P1010085	Building 1: Line-shafting within ground floor	NW
P1010086, P1010087	Building 1: Flywheel and bearing box	NW
P1010088	Building 1: Line-shaft carrier and oil-drip tray	NW
P1010089	Building 1: Basement from base of stairwell	N

P1010090	Building 1: Timber-clad drum on line-shaft	SE
P1010091, P1010092	Building 1: General external view	NE
P1010093	Building 1: Hoist doors, 3rd floor.	W

ILLUSTRATIONS

FIGURES

Figure 1: Location Map

Figure 2: Location of photographs

Figure 3: Extract from the Ordnance Survey First Edition 60": 1 mile map of 1848

Figure 4: Extract from the Ordnance Survey First Edition 10': 1 mile map of 1891

Figure 5: Extract from the Ordnance Survey 25": 1 mile map (1932 Revision)

Figure 6: Aerial view of Ancoats taken in 1958, looking north-east

Figure 7: Aerial view of Ancoats taken in 1973, looking south-west

Figure 8: Location of photographs

PLATES

Plate 1: General view of Building 1, looking north, showing the main entrance to the building

Plate 2: The main door of Building 1, showing the triangular sandstone frontal above a segmental sandstone bed, supported on moulded sandstone door jamb capitals

Plate 3: West-facing elevation of Building 1, showing blue-brick string courses

Plate 4: The northern bay of the Gun Street (western) elevation of Building 1

Plate 5: Cast-iron treads over the cellar-light apertures in Building 1

Plate 6: Sandstone steps into the cellar of Building 1, showing blocked doorway that formerly provided access to Jersey Street

Plate 7: Looking north-east across Building 1, showing timber 'rubbing strakes' and projecting dormer in the roof

Plate 8: East-facing elevation of Building 1

Plate 9: Two blocked doors at ground floor level of the northern bay

Plate 10: North-facing elevation of Building 1

Plate 11: Trap door on 3rd floor of Building 1

Plate 12: Line-shaft on ground floor of Building 1

Plate 13: Line-shaft flywheel and bearing box in party wall

Plate 14: Line-shaft supporting hangers attached to the southern side of the ground floor ceiling beams, complete with oil-drip trays

Plate 15: Aperture in ground floor ceiling for belt drive

Plate 16: East-facing elevation of Building 2

Plate 17: South-facing elevation of Building 2

Plate 18: West-facing elevation of Building 2, showing original toilet tower

Plate 19: Internal detail of toilet tower on 2nd floor of Building 2

Plate 20: General view of 2nd floor, Building 2

Plate 21: Roof truss detail of Building 2

Plate 22: General view of Building 2, 1st floor

Plate 23: Fireplace in eastern bay of 2nd floor

Plate 24: Looking west at conveyor belt between ground and 1st floor of Building 2

Plate 25: Detail of evidence for power transmission within ground floor of Building 2

Plate 26: General view of Building 3 across Great Ancoats Street

Plate 27: East-facing elevation of Building 3, fronting Gun Street

Plate 28: Building 3, 2nd floor, showing steel-framed, hipped glass projections

Plate 29: Detail of staircase against south elevation of ground floor in Building 3

Plate 30: Steel-framed hoist to the west of the staircase in the northern wing of Building 3

Plate 31: Detail of sprinkler valves in basement of Building 3

Plate 32: 18th century workshop/warehouse on Thomas Street

Plate 33: Mid-19th century warehouse on Turner Street

Plate 34: Later 19th century warehouse on Turner Street / Carpenters Lane

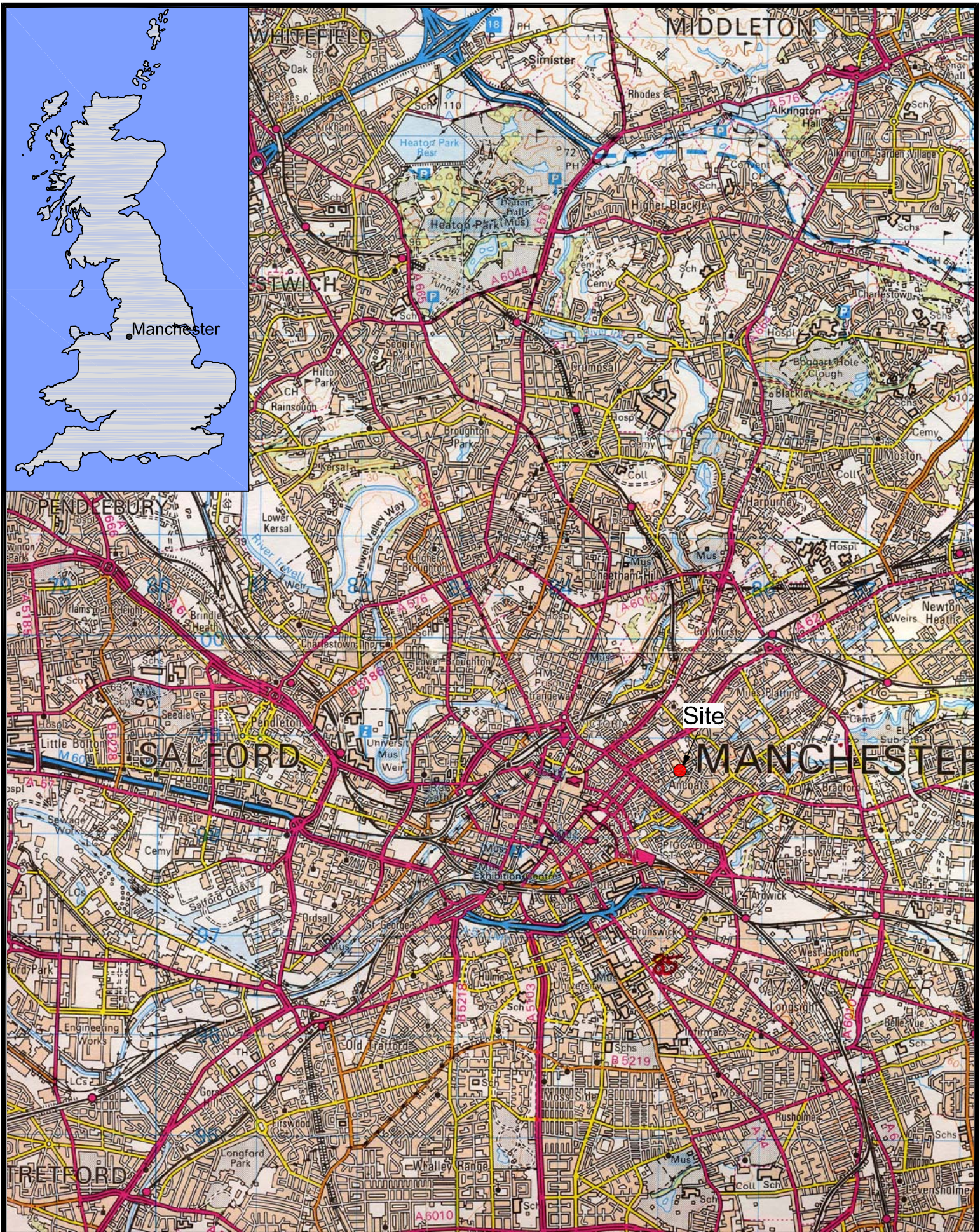
Plate 35: Later 19th century warehouse on Oak Street

Plate 36: Refurbished warehouse on Roman Street

Plate 37: 1870s building on corner of Thomas Street and High Street

Plate 38: Late 19th century warehouse on Turner Street

Plate 39: 20th century building on Turner Street



based upon the Ordnance Survey 1:50000
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0 250 500
 metres

Figure 1: Location Map

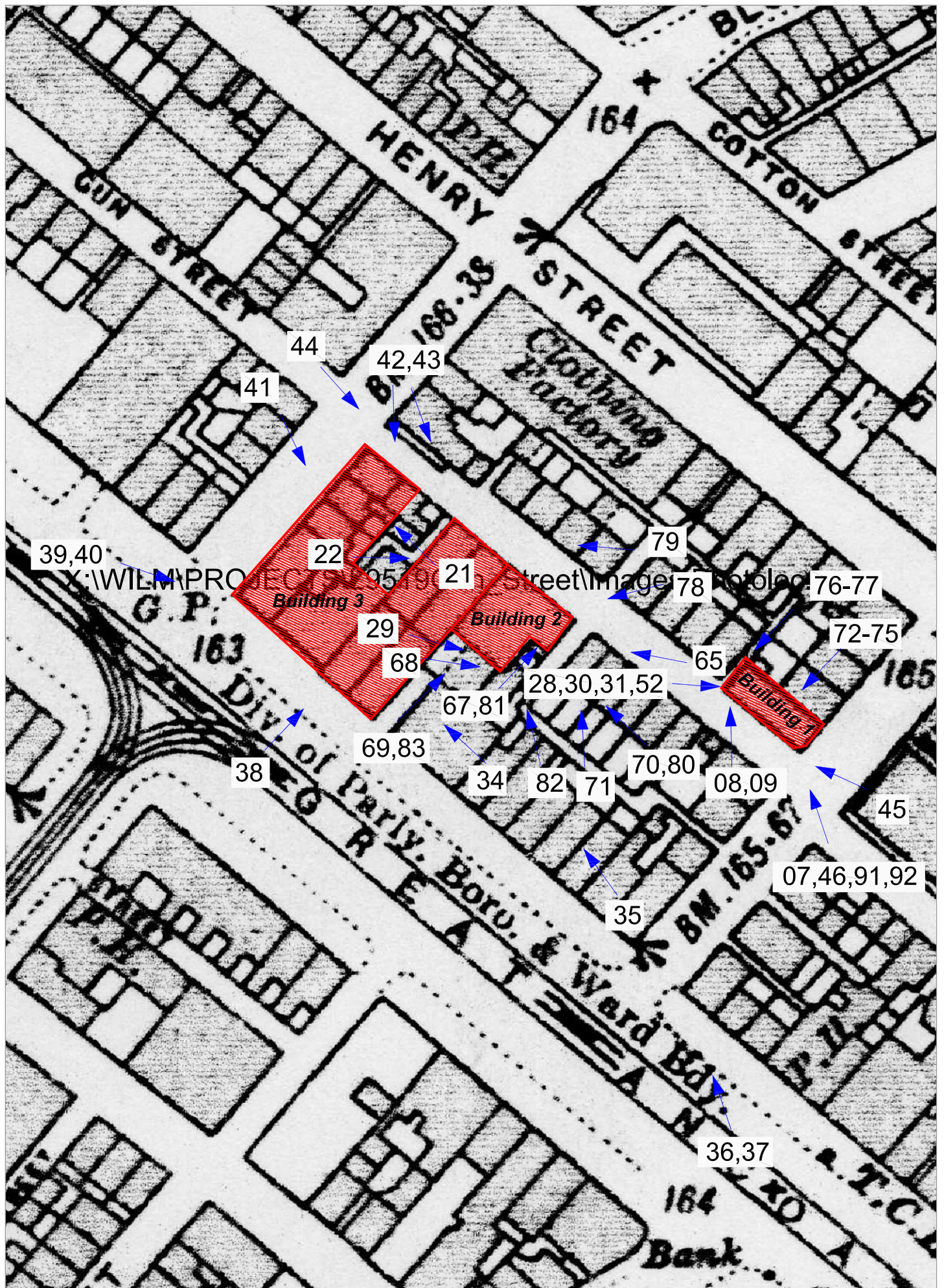
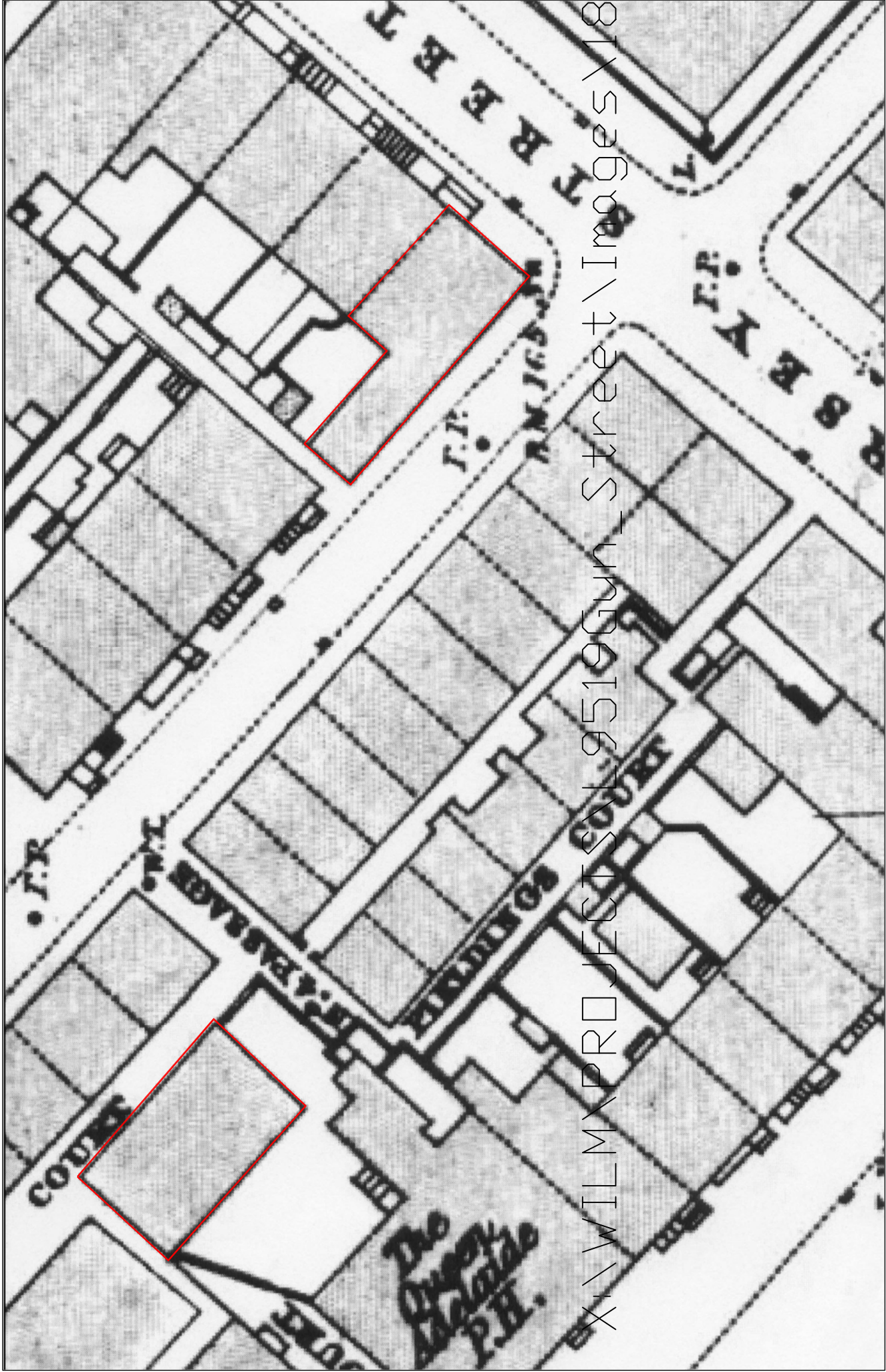
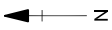


Figure 2 : Location of photographs



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Not to scale



Figure 3: Extract from the Ordnance Survey 60": 1 mile map of 1848



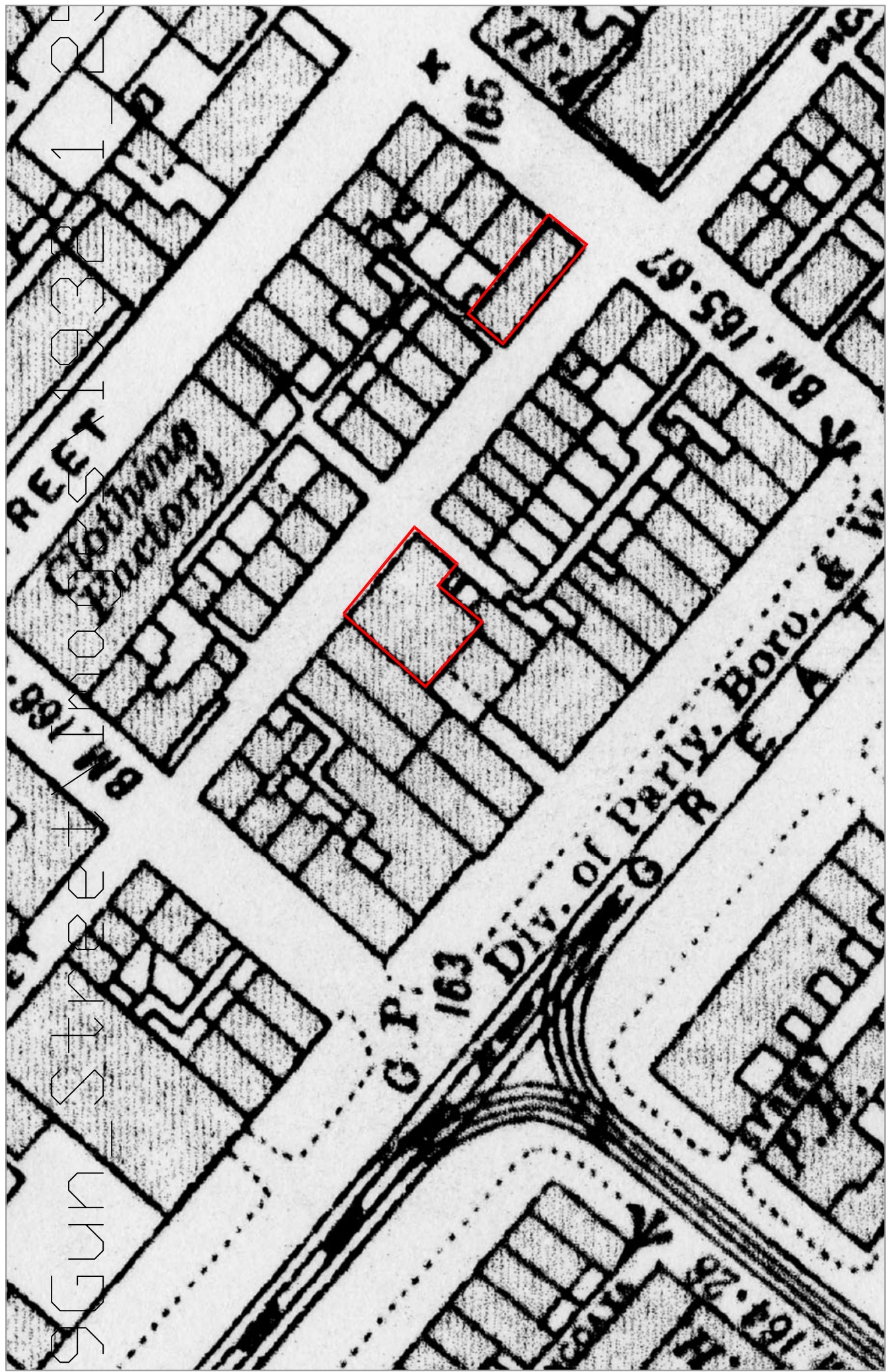
X:\WILM\PROJECTS\L9519Gun_Street\Images\1891



Not to scale



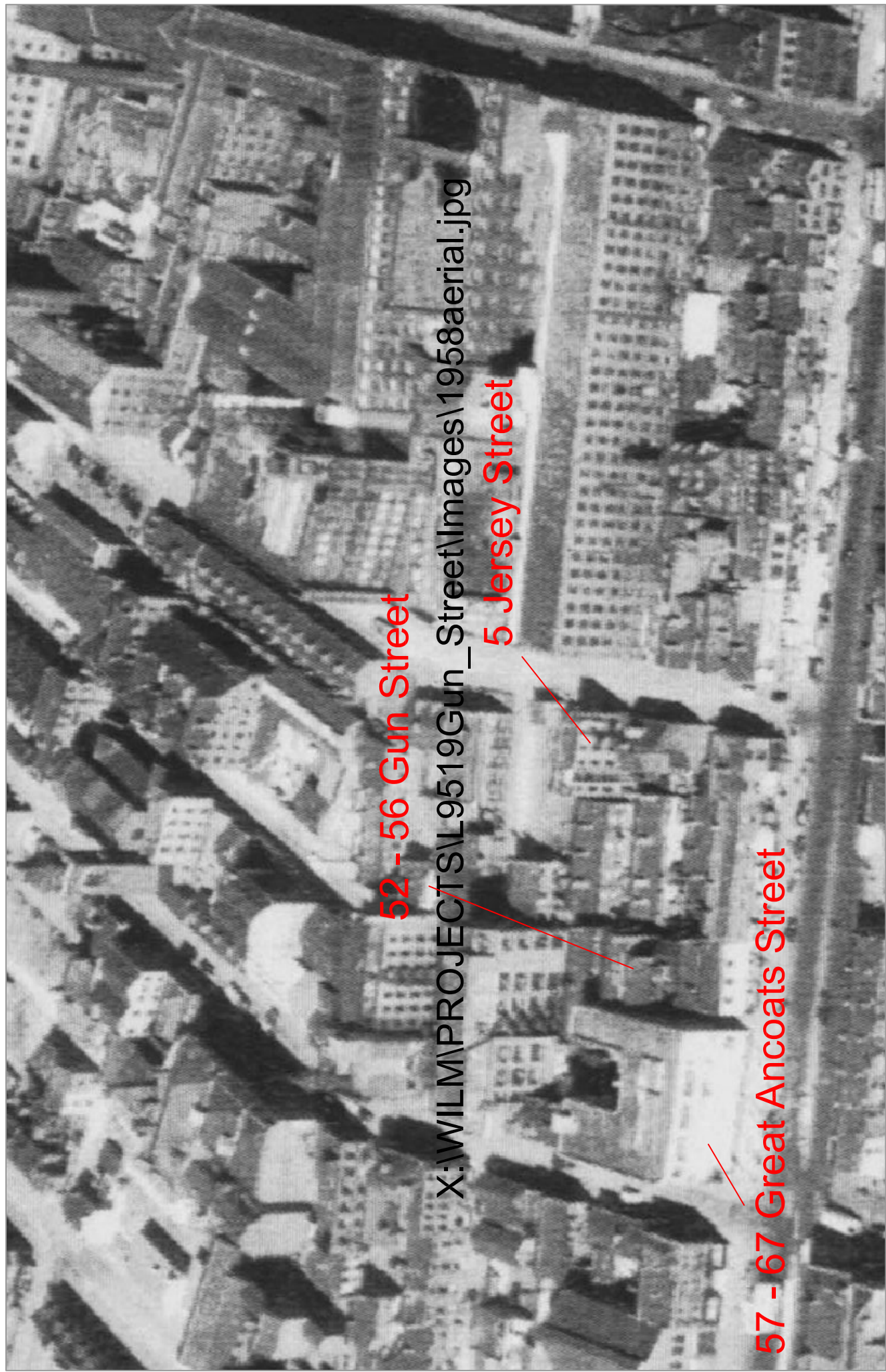
Figure 4: Extract from the Ordnance Survey 10": 1 mile map of 1891



Not to scale



Figure 5: Extract from the Ordnance Survey 25": 1 mile map (1932 Revision)



52 - 56 Gun Street

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5 Jersey Street

57 - 67 Great Ancoats Street



Not to scale



Figure 6: Aerial view of Ancoats taken in 1958, looking north-east

57 - 67 Great Ancoats Street

52 - 56 Gun Street

5 Jersey Street

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Not to scale



Figure 7: Aerial view of Ancoats taken in 1973, looking south-west



Plate 1: General view of Building 1, looking north, showing the main entrance to the building



Plate 2: The main door of Building 1, showing the triangular sandstone frontal above a segmental sandstone bed, supported on moulded sandstone door jamb capitals



Plate 3: West-facing elevation of Building 1, showing blue-brick string courses



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Plate 19: Internal detail of toilet tower on 2nd floor of Building 2



Plate 20: General view of 2nd floor, Building 2



Plate 21: Roof truss detail of Building 2



Plate 22: General view of Building 2, 1st floor



Plate 23: Fireplace in eastern bay of 2nd floor



Plate 24: Looking west at conveyor belt between ground and 1st floor of Building 2



Plate 25: Detail of evidence for power transmission within ground floor of Building 2



Plate 26: General view of Building 3 across Great Ancoats Street



Plate 27: East-facing elevation of Building 3, fronting Gun Street



Plate 28: Building 3, 2nd floor, showing steel-framed, hipped glass projections



Plate 29: Detail of staircase against south elevation of ground floor in Building 3



Plate 30: Steel-framed hoist to the west of the staircase in the northern wing of Building 3



Plate 31: Detail of sprinkler valves in basement of Building 3



Plate 32: 18th century workshop/warehouse on Thomas Street



Plate 33: Mid-19th century warehouse on Turner Street



Plate 34: Later 19th century warehouse on Turner Street / Carpenters Lane



Plate 35: Later 19th century warehouse on Oak Street



Plate 36: Refurbished warehouse on Roman Street



Plate 37: 1870s building on corner of Thomas Street and High Street



Plate 38: Late 19th century warehouse on Turner Street



Plate 39: 20th century building on Turner Street