



Block E, Greengate, Salford

Archaeological Desk- based Assessment



Oxford Archaeology North

October 2015

Renaker

Issue No: 2015-16/1693

OA North Job No: L10919

NGR: 383553 399050

Document Title: BLOCK E, GREENGATE, SALFORD

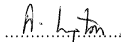
Document Type: Archaeological Desk-based Assessment

Client: Renaker

Issue Number: 2015-16/1693
OA Job Number: L10919
National Grid Reference: 383553 399050

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SUMMARY

Renaker is devising proposals for the redevelopment of land that is currently used as a car park situated between Greengate and Trinity Way in Salford city centre (centred on NGR 383553 399050). The site lies on the fringe of the historic core of Salford, and is shown on the earliest map of the area to have been developed by the mid-seventeenth century. By the late eighteenth century, the site contained a range of buildings that probably included shops, workshops, dwellings, and an early industrial works on the western bank of the River Irwell.

The proposed development will necessitate considerable earth-moving works that have potential to impact on any below-ground remains of archaeological interest. In order to facilitate the design and planning application process, Renaker commissioned Oxford Archaeology North to carry out an archaeological desk-based assessment of the study area. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and to establish the impact of any future development upon this resource.

The study area does not contain any designated heritage assets that are afforded legal protection, such as Scheduled Monuments and Listed Buildings, and it does not lie within a conservation area. The study area does, however, contain potential below-ground archaeological remains of local or borough significance which, should they survive *in-situ*, would merit preservation by record if they are directly affected by the redevelopment of the site. In addition, the potential for medieval and/or post-medieval remains cannot be discounted, and any such remains could potentially be of regional importance.

The results obtained from the present assessment have concluded that whilst the potential sub-surface archaeological resource is not considered to represent a significant constraint on the proposed scheme, it would be appropriate to undertake some intrusive archaeological investigation in advance of development. This should be targeted in particular on the sites of early buildings, and should aim to establish the presence or absence of buried remains of these buildings, and any earlier deposits beneath their foundations. Should significant remains be found which will be damaged or destroyed by the proposed development, more detailed excavation may be required in advance of any construction works. Any such programme of work should be developed in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisor to Manchester City Council in order to ensure it is proportionate to the scale of impact on buried archaeological remains.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank James Wallbank and Michael Sherwin of Renaker for commissioning and supporting the project. Thanks are also due to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his support and advice. Thanks are also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record.

The desk-based research and report was compiled by Ian Miller, and the illustrations were produced by Mark Tidmarsh.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Renaker is devising proposals for the redevelopment of land on Greengate, on the fringe of Salford's historic core. The site lies on the fringe of the historic core of Salford, and is shown on the earliest map of the area to have been developed by the mid-seventeenth century. By the late eighteenth century, the site contained a range of buildings that probably included shops, workshops, dwellings, and an early industrial works on the western bank of the River Irwell. The development proposals will necessitate considerable earth-moving works that have a potential to impact on any buried remains of archaeological interest that do survive *in-situ*.
- 1.1.2 In order to facilitate the design and planning application process, Renaker commissioned Oxford Archaeology North (OA North) to carry out an archaeological desk-based assessment of the proposed development site (referred to hereafter as the Site Area). This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the Site Area, and to establish the impact of any future development. The data generated from the assessment is intended to provide an informed basis regarding the significance of any below-ground archaeological remains within the site. This report focuses on the below-ground archaeological resource, as a detailed consideration of the above-ground historic environment is presented in a separate heritage appraisal that has been prepared independently.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Site Area (centred on NGR 383553 399050) lies on the fringe of the historic core of Salford, Greater Manchester. The city of Salford occupies a site on the right bank of the River Irwell, immediately below its confluence with the River Irk, and is encompassed by a wide meander of the Irwell on all sides but the south-west (Fig 1). The study area occupies triangular plot of land bounded by Greengate, Trinity Way and the River Irwell (Plate 1), and lies at a height of approximately 32m above Ordnance Datum (aOD), which is approximately 9m higher than the level of the Irwell.
- 1.2.2 **Geology:** the geology of the area consists of Permo-Triassic red mudstones, siltstones and sandstones (Bunter and New Red Sandstones), which date to between 280 and 195 million years ago (Countryside Commission 1998). The overlying drift geology incorporates glacial and post-glacially derived boulder clays and sands, gravels, and clays of fluvial origin (Hall *et al* 1995, 8).
- 1.2.3 **Topography:** topographically, the Manchester Conurbation as a region is within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

- 1.2.4 The natural topography of the area has been heavily masked by modern development, although archive sources and cartographic evidence allow some reconstruction of the natural landscape to be made. A detailed map of the area by William Green that was published in 1794, for instance, shows a broad plateau of elevated land extending from the River Irwell towards Blackfriars Road, which represents a high river terrace.

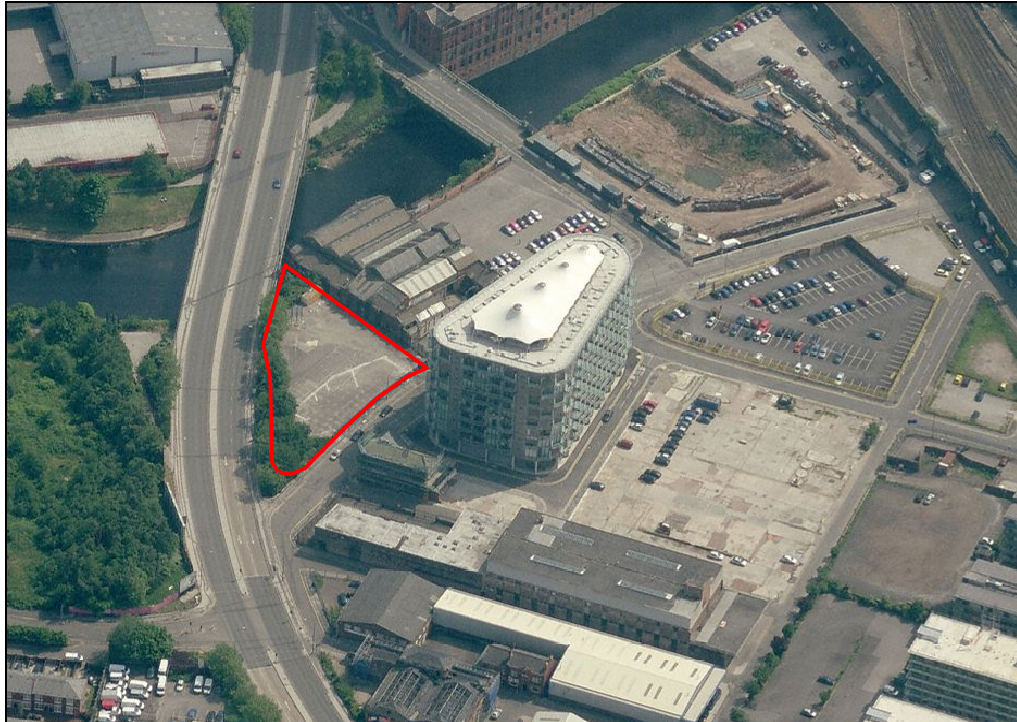


Plate 1: Recent aerial view looking east across Greengate, marking the Site Area

1.3 STATUTORY SITES

- 1.3.1 The Site Area does not contain any heritage assets that are afforded statutory protection, such as Scheduled Monuments, Listed Buildings or Registered Parks and Gardens, and does not lie within a designated conservation area. There are five listed buildings within a 250m radius of the Site Area (Fig 11), comprising a Grade II* warehouse, and two railway bridges, a public house and a parcels office, all of which are Grade II (Table 1). In addition, there are two buildings within a 250m radius of the Site Area that are recorded on Salford City Council's local list of significant historic structures.
- 1.3.2 The proposed development will not have a direct impact on any of these designated buildings, although their setting will require consideration in development schemes. Indirect impacts on the settings of the listed buildings in the wider study area have not been assessed in this report, as these have been considered in a separate study of the built heritage.

HER ref.	Description	Grade	NGR
1591.1.0	Warehouse [formerly] occupied by YAAR Signs Printers (former Public Baths)	II*	SJ 8341 9900
6679.1.0	The Eagle Public House	II	SJ 8343 9898
15544.1.0	Manchester Parcel Post Office	II	SJ 8373 9902
16138.1.0	Stephenson Bridge	II	SJ 8379 9894
16185.1.0	North Bridge	II	SJ 8383 9901
6676.1.0	Institute, on Queen Street	Locally listed	SJ 8339 9891
6695.1.0	The Waterloo Public House	Locally listed	SJ 8350 9902

Table 1: Summary of designated heritage assets within a 250m radius of the Site Area

2. METHODOLOGY

2.1 DESK-BASED ASSESSMENT

2.1.1 The archaeological assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant Chartered Institute for Archaeologists (CifA) and Historic England guidelines (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Greater Manchester Historic Environment Record (HER)***: the HER holds data on the historic environment for Greater Manchester, including Listed Buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The HER was consulted to establish the extent of sites of archaeological and historic interest within the study area;
- ***Lancashire County Record Office (LRO), Preston***: holds an extensive series of mapping for the Salford area, as well as a collection of secondary sources about the city and its suburbs;
- ***Greater Manchester Record Office, Manchester (GMRO)***: the catalogue of the Greater Manchester Record Office, housed within Manchester Central Library, was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Salford Archives and Local Studies***: the catalogue of Salford Archives and Local Studies was searched for information relating to the study area;
- ***Museum of Science and Industry, Manchester***: the catalogue of the Museum of Science and Industry archives was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.

2.1.2 All archaeological sites within the Site Area have been included in the Site Gazetteer (*Section 4*; Fig 10). The known heritage assets within a 250m radius are listed in *Appendix 1*, and shown spatially on Figure 11.

2.2 ASSESSMENT METHODOLOGY

2.2.1 The results of the assessment have identified the significance of the archaeological resource of the Site Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Site Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.2.2 Such impacts on the identified archaeological sites may be:

- positive or negative;
- short, medium or long term;
- direct or indirect;
- reversible or irreversible.

2.2.3 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development. Table 2 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 2: Criteria used to determine Importance of Sites

2.2.4 The impact is assessed in terms of the sensitivity of the site to the magnitude of change or scale of impact during any future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate, slight, or negligible, as shown in Table 3.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 3: Criteria used to determine Scale of Impact

2.2.5 The interaction of the scale of impact (Table 3) and the importance of the archaeological site (Table 2) produce the impact significance. This may be calculated by using the matrix shown in Table 4:

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Moderate/Minor	Neutral
Regional/County	Major	Major/Moderate	Minor	Neutral
Local/Borough	Moderate	Moderate	Minor	Neutral
Local (low)	Moderate / Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 4: Impact Significance Matrix

2.2.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded, without any mitigation, as causing significant harm to the historic environment. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

- 2.2.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	Description
High/Certain	The predicted impact is either certain, <i>ie</i> a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 5: Impact Prediction Confidence

2.3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.3.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.3.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, *Section 12.126*). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012, *Section 12.128*). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, *Section 12.128*).

- 2.3.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; ‘great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional’ (DCLG 2012, *Section 12.132*). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 2.3.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to ‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’ (DCLG 2012, *Section 12.129*). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; *Section 12.132*).
- 2.3.5 **Local Policy:** Salford City Council’s Unitary Development Plan, adopted in 2006, contains policy statements in respect of the city’s heritage, which were saved for use after 21 June 2009. Policy CH5 is of particular relevance to archaeology and heritage:

Archaeology and Ancient Monuments: planning permission will not be granted for development that would have an unacceptable impact on an ancient monument, or site or feature of archaeological importance, or its setting. Where planning permission is granted for development that will affect known or suspected remains of local archaeological value, planning conditions will be imposed to secure the recording and evaluation of the remains and, if appropriate, their excavation and preservation and/or removal, prior to the commencement of the development.

Reasoned Justification

13.16 Archaeological remains are a finite and non-renewable resource, which are often highly fragile and vulnerable to damage and destruction. A Sites and Monuments Record is maintained, providing information on known archaeological remains. In addition, there are three sites within the city that are designated as Scheduled Ancient Monuments, and a fourth that is proposed, giving them a very high degree of protection: The Delph, Worsley Road, Worsley; Wardley Hall, Wardley Hall Road, Wardley; Promontory Fort, 300m west of Great Woolden Hall Farm, Cadishead; and Lime Kiln, Barton Road, Worsley (proposed).

13.17 Wherever possible, development should be located and designed so as to avoid damage to archaeological remains, ensuring that they are preserved *in-situ*. Where this is not possible, or appropriate, the developer will be required to make suitable provision to ensure that the archaeological information is not lost, and in many cases to secure the preservation of the remains.

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

- 3.1.1 The following section provides an historical context to the present study. Key sites are summarised in the Gazetteer of Sites with numbers given in brackets (*Section 4*), and are mapped on Figure 10.
- 3.1.2 **Prehistoric Period:** firm archaeological evidence for activity in Salford during the prehistoric period is lacking, although worked flints have been discovered on the gravel terraces in the vicinity of Ordsall Lane and Albert Park. The main local focus of prehistoric activity, however, seems to have been on the Manchester side of the River Irwell on a high spur of land bounded by the Irwell and its tributary the River Irk, an area which now contains Manchester Cathedral and Chetham's School (UMAU 2006).
- 3.1.3 **Roman Period:** the first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Gregory 2007). The site of this encampment is marked today by Camp Street in the Castlefield area of Manchester city centre, situated approximately 1.5km to the south of the Site Area. During the second century, the fort was developed in association with a substantial extramural settlement, or *vicus*, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north (HER 14.1.0), Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east (HER 28.1.3).
- 3.1.4 The Roman road between the forts at Manchester and Ribchester is known to cross the River Irk and continue northwards through Broughton, approximately along the line of Bury New Road. Whilst some Roman finds have been discovered along the route of the road, this lies some distance from the Site Area. It is feasible that another Roman road, perhaps linking Manchester with the settlement at Wigan, forded the River Irwell at a point close to the modern Princes Bridge, although this awaits confirmation.
- 3.1.5 No *in-situ* Roman finds are known from the Site Area. Two sherds of Roman pottery are reported to have been recovered from an archaeological excavation undertaken by the former Greater Manchester Archaeological Unit in 1986 on land situated a short distance to the south-east of the Site Area, but these were recovered from an area disturbed by nineteenth-century drains and need not be taken as evidence of the survival of Roman deposits (Gregory and Miller 2015).
- 3.1.6 **Early Medieval Period:** Salford has a place-name of Old English origin, meaning 'the ford by the willow trees', presumably referring to a crossing point on the River Irwell (Mills 1976, 130). This may have been situated immediately upstream of the medieval Salford Bridge (replaced by Victoria Bridge) at the junction of Greengate and Chapel Street (UMAU 2006).

- 3.1.7 Prior to the Norman Conquest, Salford was a royal manor, held directly by the king, and the administrative centre of the much larger area known as the Salford Hundred. Domesday refers to a royal hall here, possibly on the site of the later Salford Hall that stood on Chapel Street. Although in the late Anglo-Saxon period Salford was the secular capital of its hundred, ecclesiastically it was subordinate to Manchester, which was the location of the parish church of St Mary, later to become Manchester Cathedral (Gregory and Miller 2015).
- 3.1.8 **The Medieval Town:** whilst the origins of the manor of Salford are uncertain, it is known to have been in existence by the time of the Domesday Survey of 1086, when it formed the principal centre of administration for the region, referred to as the Hundred of Salford (Tupling 1962, 115). In 1399, Salford came to the Crown as part of the Duchy of Lancaster, and the Queen today retains the distinction of being the Lady of the Royal Manor of Salford (Kidd 1996, 13). The manor was extensive, with estimates putting it at over 360 acres, although exactly what the manor consisted of remains largely unknown, including the precise location of the manorial hall, although this is thought to have been situated towards Victoria Bridge and Gravel Lane (Gregory and Miller 2015).
- 3.1.9 Within the manor, the town of Salford became established and was granted market status by Henry III in 1228, and became a free borough by 1231 (Frangopulo 1962). The free borough status, granted by Ranulph de Blundeville, Earl of Chester, listed all the rights and privileges awarded to the burgesses and to the land they owned, known as burgage plots. These were often delimited by boundary ditches or other features, and were probably formally laid out. The nature of a free borough encouraged population migration and a good level of prosperity for Salford. This is reflected in the number of burgages in the town, which was estimated by a survey of 1346 to be in excess of 129 (Higham 2004).
- 3.1.10 The town plan was an irregular triangle, comprising Greengate (known as Back Salford), Sergeant Street (known subsequently as Chapel Lane), and Gravel Lane. The interior of the triangle is likely to have been occupied by garden plots, orchards or crofts, whilst the frontages of the main streets would have been clustered with buildings. The market was held on a rectangular green on Greengate, near its junction with Gravel Lane, immediately to the north-west of the present study area. This provided the site for the market cross, the stocks and the town pump, together with the exchange building or courthouse.
- 3.1.11 This street plan persisted into the post-medieval period, and is depicted on the earliest detailed maps of the area. During this period, Salford was connected to Manchester via a wooden bridge across the river Irwell, which was extant by 1226 (Thomson 1966, 37). This was replaced by a stone bridge, the presence of which is mentioned in the will of Thomas del Bothe of Barton in 1368, who bequeathed £30 for the erection of a chantry chapel on it (*op cit*, 52). The bridge lay at the eastern edge of the town, close to the point where Greengate and Chapel Lane converged.

- 3.1.12 Archaeological work centred at the junction of Greengate and Gravel Lane, opposite the present Site Area, uncovered evidence for continuous occupation of the site from the thirteenth century (UMAU 2005). The medieval activity appeared to be associated with plots to the rear of buildings that had fronted onto Greengate, and the excavated features included two rubbish pits, one of which yielded a leather archer's bracer. Evidence for medieval property boundaries in the form of burgage ditches was also recovered, and a deep layer of garden soil may have represented intense garden activity associated with a building that had fronted onto Gravel Lane (*ibid*).
- 3.1.13 **Post-medieval Salford:** according to Aston, who was writing in the early nineteenth century, it was during the reign of James I that Salford became 'a populous place; Sergeant Street and Greengate being nearly in the state they are now' (Aston 1816, 15). It was not until after the Reformation, in 1635, that the medieval parish church (Holy Trinity) in Salford was founded (Pevsner 1993, 389). The market area continued to provide a focus for the town, and the market cross is annotated upon the earliest known map of the area, which has been dated to c 1650 (Plate 2). This depicts the form of the post-medieval town, showing the main medieval streets, building ranges, and the position of the market cross.

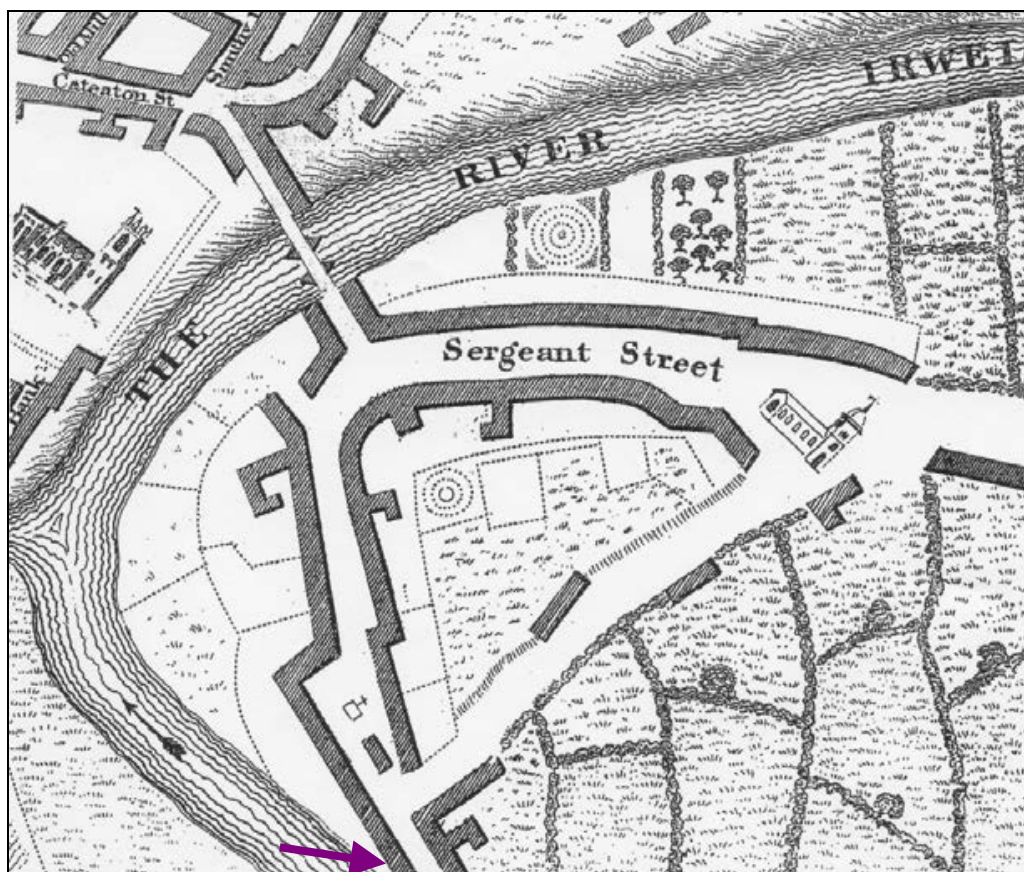


Plate 2: Plan of Manchester and Salford dating to c 1650, with arrow marking the approximate position of the Site Area

3.1.14 In the early eighteenth century, the market was described as ‘taking up two streets’ length usually occupied by textile production’ (Fiennes 1995). The limits of the town during this period are shown on two surviving maps. The earliest of these, produced by Hill in 1740 at a scale of *c* 1:2000, replicates the detail of the *c* 1650 map, and annotates a series of buildings fronting onto Greengate with open land to the rear. However, the detail provided is insufficient to elucidate information pertaining to individual buildings within the present study area. A more detailed map of the area was published by Casson and Berry in 1741 (Plate 3). This shows the main streets in Salford, clustered with buildings. Those towards the northern end of Greengate, in the vicinity of the market place and partially within the Site Area, appear to be larger properties than those to the south, hinting that these may have been occupied by the wealthier sector of the townsfolk.

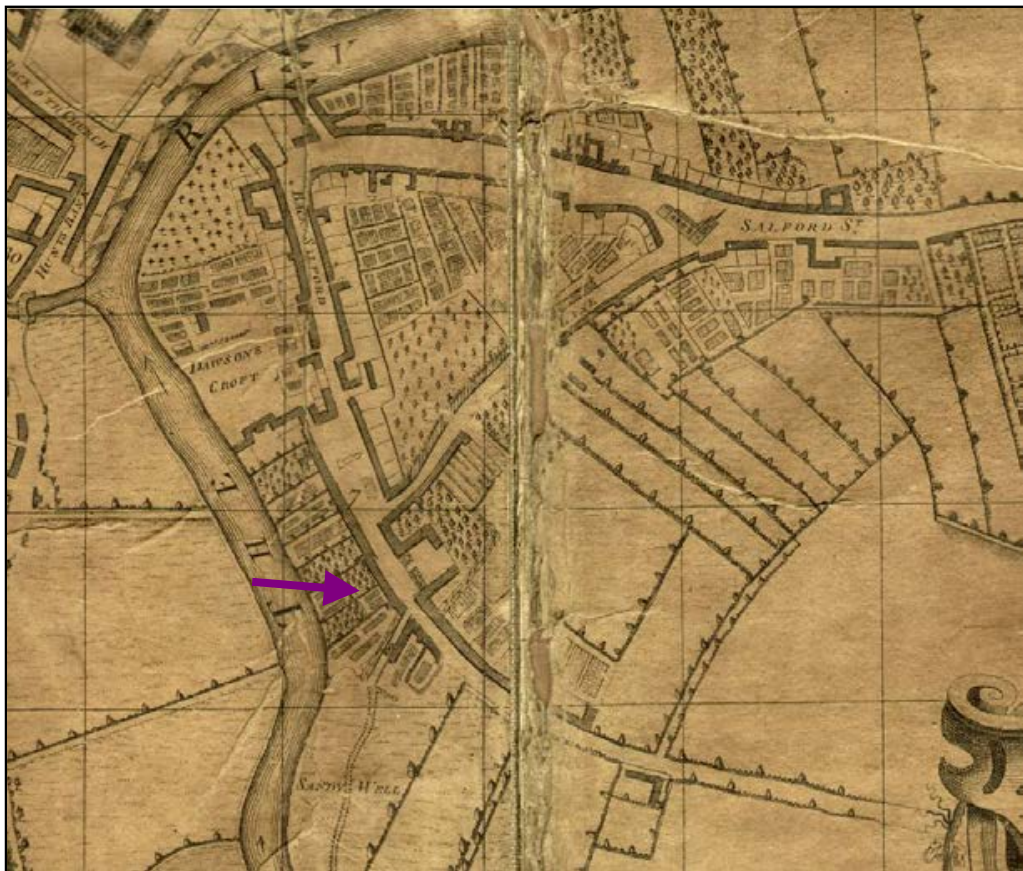


Plate 3: Casson and Berry's 1741 map of Manchester and Salford, marking the Site Area

3.1.15 The River Irwell became a major transport route after 1734, when the Mersey Irwell Navigation was completed. This new navigation formed an efficient link to the expanding port of Liverpool and enabled sea-going vessels to sail up the Irwell into Manchester and Salford. Wharfage facilities for boats of up to 50 tons were provided by a quay established on the Manchester side of the river by Edward Byrom, a wealthy fustian dealer and one of the proprietors of the Mersey Irwell Navigation Company (George and Brumhead 2002, 22). In 1755, the Navigation Company opened a quay on the opposite side of the Irwell, with the intention of securing the Salford trade (Nevell 2004, 31).

- 3.1.16 A survey by Tinker, published in 1772, annotates Quay Street leading from Salford down to the river. Tinker's map also depicts the three main streets in Salford, marking Greengate as 'Back Salford', but provides little detail of individual buildings. However, some development of the land between Greengate and the River Irwell is shown to have occurred relative to the earlier maps, including a large L-shaped structure on the bank of the river. The prosperity of Salford during the post-medieval period was given a significant boost by the development of the textile industries, both woollen and later cotton. The town's textile tradition was based upon weaving and finishing, using the relatively pure water of the River Irwell for bleaching and dyeing (Williams with Farnie 1992, 22).
- 3.1.17 **Industrial period:** the River Irwell also had considerable potential to power waterwheels, offering a distinct advantage over Manchester to pioneering factory masters prior to the advent of steam engines. Hence, in 1782, James Ackers, Jonathan Beaver and Joseph Ramsbottom established Bank Mill, and William Douglas built a mill beside the Irwell at Pendleton in Salford, representing two of the earliest water-powered mills in Lancashire (Aspin 2003, 453). By 1795, the latter concern was the largest firm in the Manchester district (Greenwood 1951, 143-6).
- 3.1.18 An impression of the local importance of the textile and related industries to Salford may be gained by examining the occupations listed in contemporary trade directories. Scholes' directory for 1797, for instance, identifies a cloth hall to have been on Greengate, together with a linen and woollen hall (Scholes 1797). The directory also lists the residences of several cotton-manufacturers on Greengate, together with a silk-thrower, a wool dealer, a print-cutter, and a hat manufacturer. Other occupations listed in Scholes' directory for Greengate include an umbrella-maker, a nailor, a brush-maker, a shoe-maker, an attorney, several flour dealers, merchants, and 'gentlemen'. Indeed, in the early 1820s, Butterworth noted that the buildings on Greengate were inhabited by 'persons of utmost respectability' (Butterworth 1823).
- 3.1.19 A summarised description of the town at the end of the eighteenth century is provided by Aikin, who noted that 'Salford is to Manchester what Southwark is to London' (1795, 202). Aikin also highlighted the significance of Salford as a market centre, and noted the importance of the newly-developed canal network in delivering produce to the town from across the country.
- 3.1.20 Several of the premises along Greengate, such as those referred to as the Bull's Head (HER 874.1.0) and The Shearers (HER 6682.1.0), located on the opposite side of the road to the Site Area, are known to have existed until they were demolished in c 1938. Two other historic structures were known to have been close to the Site Area; Town House and the Edinburgh Castle. Town House (HER 1942.1.0) had originally been a single-storey town house, complete with a burgage plot and orchard to the rear, which was converted into three tenements in the early 1800s, and refurbished at various times subsequently until 1901, when the structure was demolished. The Edinburgh Castle (HER 1943.1.0) was a sixteenth-century timber-framed building, which may also have originated as a town house, but was later in use as a beerhouse/pub; it was demolished in 1872.

3.2 DEVELOPMENT OF THE SITE AREA

3.2.1 The earliest detailed maps that show the Site Area are Charles Laurent's *Map of Manchester & Salford*, published in 1793 (Plate 4), and William Green's survey of 1787-94 (Fig 2). These show the Site Area to have been largely developed, comprising a range of buildings along the Greengate frontage (Sites **01**, **02**, **04**, **05** and **07**). Green's map shows more buildings (Sites **03** and **06**) situated to the rear, infilling what is likely to have been used for horticulture/market gardening during the medieval and post-medieval periods, and a probable industrial building on the south bank of the River Irwell (Site **08**). Symbols shown on Laurent's map indicate that this industrial building contained a waterwheel, which was presumably powered by the River Irwell. It is possible, although unconfirmed, that this building was occupied by Leech & Bowman, listed in a trade directory as cotton dyers on Sandywell (Scholes 1797, 76).

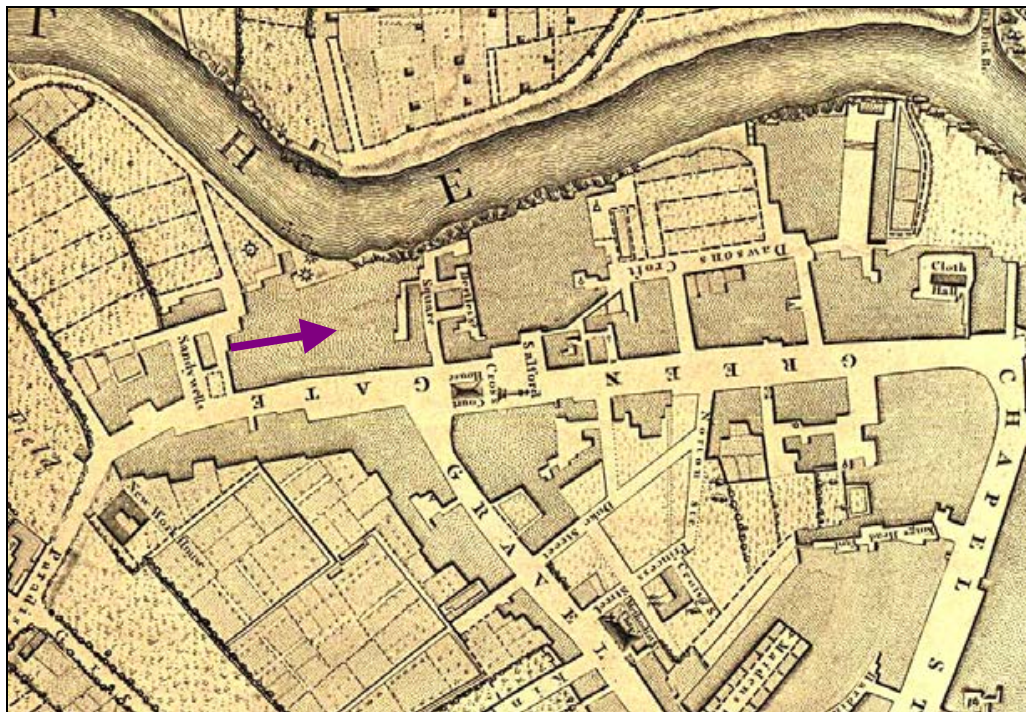


Plate 4: Extract from Charles Laurent's survey of 1793, marking the Site Area

3.2.2 Several maps of the area were produced during the first decade of the nineteenth century, such as Dean and Pigot's map of 1809, although all of these maps were published at a small scale, thus precluding any meaningful analysis of individual buildings. The next available maps of the study area include those produced by Johnson in 1819 and Swire in 1824 (Fig 3). These maps appear to show the Site Area to have been occupied by buildings with broadly the same footprint as those depicted on the late eighteenth-century mapping. However, the building occupying the south-eastern corner of the Site Area (Site **07**) appears to have been extended towards the river. The industrial building in the north-eastern corner of the Site Area was also seemingly extended to the north-west. A flavour of the range and types of buildings that characterised the Greengate frontage during this period is provided by an illustration of the market place (Plate 5).



Plate 5: An early nineteenth-century lithograph of Salford market and Greengate

- 3.2.3 The next available detailed map of the Site Area is that produced by Banks & Co in 1831 (Fig 4). This again shows essentially the same buildings in the Site Area as depicted on late eighteenth-century mapping, although the industrial building adjacent to the River Irwell appears to have been extended further. A row of back-to-back cottages were also built at the northern end of Sandywell Court, beyond the boundary of the Site Area.
- 3.2.4 A detailed plan of the Site Area is provided by the Ordnance Survey 60": 1 mile map of 1850 (Fig 5). This map shows that the buildings (Site **01**) occupying the western corner of the Site Area comprised two single-depth houses, both with small outshuts to the rear. The absence of pavement lights against these buildings implies that they did not contain cellars. The adjacent properties (Site **02**) similarly comprised two single-depth houses, again seemingly without cellars. These are shown to have been separated from the next properties on the street frontage (Site **03**) by a covered entrance leading to Sandywell Court which, on its western side, was flanked by an irregular-shaped building. No indication as to the nature of this building is provided, although given its position to the rear of the street frontage and comparatively restricted access, it is likely that it formed a block of poor-quality dwellings. Again, none of the buildings appear to have incorporated cellars.
- 3.2.5 Situated on the eastern side of Sandywell Court, and extending back from the Greengate frontage (Site **04**), are two double-depth houses, one of which has an extension to the rear, probably representing a separate dwelling. As with the other properties in the Site Area, these buildings do not appear to have contained cellars. The footprint of these buildings broadly corresponds with those shown on Green's map of 1794 and, in all probability, they are likely to be the same structures.

- 3.2.6 The Ordnance Survey map of 1850 shows the adjacent properties on the street frontage (Site **05**) to have comprised two, long, narrow buildings, again without cellars. The footprint of these buildings corresponds with those shown on Green's map, although it seems from the Ordnance Survey that they may have formed part of the industrial complex (Site **08**) occupying the northern part of the Site Area. This is identified by the Ordnance Survey as a hat manufactory, which comprised several buildings arranged around a central yard that was accessed from Greengate via a covered entrance. This factory incorporated an L-shaped building that appears to have replaced an earlier building (Site **06**) shown on Green's map. The long, narrow structure situated along the south-eastern boundary of the Site Area (Site **07**) also appears to have formed part of the hat factory. It is likely that the hat factory was occupied by the firm of Eveleigh & Neave, which is listed in trade directories for the period at 74 Greengate (*eg* Pigot and Slater 1841, 70).
- 3.2.7 The next available editions of Ordnance Survey mapping was surveyed in the late 1880s and published at a scale of 1:500 in 1891 (Plate 6) and at 25":1 mile in 1896 (Fig 6). These plans show that the Site Area had been subject to some remodelling, particularly along the Greengate frontage, and all the properties along the street appear to have been renumbered. The single-depth housing in the south-western corner (Sites **01** and **02**) had been demolished and replaced with a row of double-depth properties (96-102 Greengate), each with small privy blocks to the rear, suggesting that they were used, at least in part, as dwellings. Entries in trade directories show that they were also used as shops, and included a sadler, bootmaker, greengrocer and chemist (Slater 1879, 111).

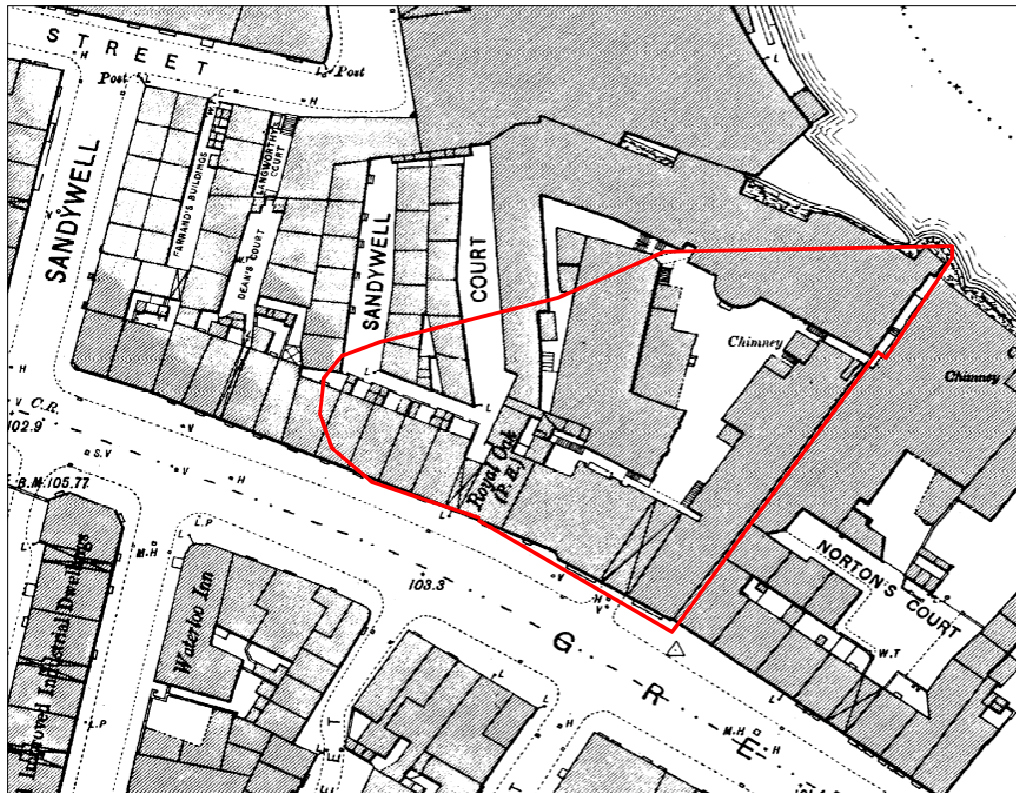


Plate 6: Extract from the Ordnance Survey 1:500 map of 1891, marking the Site Area

- 3.2.8 The building (Site **03**) to the rear of those on the street frontage had also been demolished by the 1890s, and its footprint redeveloped for more housing. These comprised an expansion of the single room back-to-back dwellings on the western side of Sandywell Court. As with the houses on the street frontage, these small dwellings did not have cellars.
- 3.2.9 The covered passage leading to Sandywell Court shown on earlier mapping remained extant in 1891, together with the two double-depth houses on the street frontage to the east (Site **04**). One of these (94 Greengate) is identified as the Royal Oak public house, which was occupied in 1879 by Richard Downes, whilst the adjacent property was a shop (92 Greengate). The long, narrow buildings (Site **05**) shown on mid-nineteenth-century mapping to the east of the double-depth properties had evidently been demolished by 1891, and replaced by a single building, which may have formed part of the industrial premises (Site **08**) occupying the northern part of the Site Area.
- 3.2.10 These industrial premises are identified in a trade directory for 1879 as the Greengate Leather and Rubber Works, owned by Isidor Frankenburg (Slater 1879, 111), which had been established in 1867 as a rubber-proofing works. Frankenburg is also listed as a travelling bag manufacturer and a leather enameller and jappanner on Greengate (*op cit*, 124). The works had evidently expanded during the second half of the nineteenth century, particularly along the eastern boundary of the Site Area, which the Ordnance Survey map of 1891 shows to have incorporated a chimney. This extension is also likely to have contained the steam-power plant for the works, given its proximity to the chimney.
- 3.2.11 The early twentieth century witnessed further expansion of Frankenburg's leather and rubber works. This is listed in a trade directory for 1911 as occupying 88-100 Greengate (Slater 1911, 321), which comprised most of the Site Area. The revised layout of buildings along the Greengate frontage is captured on the next edition of Ordnance Survey mapping, published in 1908 (Fig 7), which shows the works to have subsumed all of the properties along the street frontage in the Site Area, and extending eastwards towards New Bridge Street.
- 3.2.12 In July 1915, part of Frankenburg's Greengate works was destroyed by a major fire (Plate 7). A newspaper account of the blaze describes flames shooting out of a brick chamber at the rear of the works, where chemicals were mixed and large quantities of highly flammable and toxic carbolic bi-sulphide were stored. Some of the drums of chemicals ignited, and one was reported exploding several hundred yards into the River Irwell. A 'greenish-violet flare of poison gas bursting into the air over Greengate' was also reported. It is uncertain from the newspaper report precisely which building caught fire, although it was probably the large building situated a short distance to the south-east of the Site Area. Despite the severity of the fire, the mill was not destroyed entirely and production was able to continue almost immediately. Approximately 2,000 people were employed at the works at that time. In 1919, Isidor Frankenburg's business amalgamated with the Greengate & Irwell Rubber Company.



Plate 7: The Greengate Rubber Works on fire in July 1915

3.2.13 By 1922, the workers' houses on Sandywell Court (Site **03**) had been demolished, and the site redeveloped as a further expansion of the rubber works (Fig 8). The next edition of Ordnance Survey mapping, published in 1933, indicates that the rubber works had been remodelled again, with the buildings along the Greengate frontage being amalgamated with the large production area to the rear. The chimney in the north-eastern part of the Site Area is still marked. Subsequent editions of mapping show little change to the works, which remained in production until the late twentieth century. In 1970, the works was taken over by the Allied Polymer Group.

3.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

3.3.1 This site of One Greengate, a short distance to the south-east of the Site Area, was subject to archaeological investigation by OA North between 2005 and 2007. In the first instance, a series of targeted evaluation trenches were excavated across four individual areas. This work was also supplemented by an archaeological watching brief, which monitored earth-moving works across parts of the site (OA North 2007). During the evaluation, one area was found to contain significant archaeological remains and, accordingly, it was subjected to more extensive and detailed excavation. The remains in this area included a medieval ditch, pits, and occupation deposits, early post-medieval garden soils and pits, and later eighteenth- and nineteenth-century brick-built buildings. The site also produced a regionally significant assemblage of medieval and post-medieval pottery (OA North 2014).

- 3.3.2 This work followed on from the excavation of a site situated at the junction of Greengate and gravel Lane, on the site of the modern Abito development. This revealed two large pits that contained medieval domestic waste, including fragments of pottery dating to the thirteenth and fourteenth centuries, together with a rare archer's bracer that was made of leather. The pits had probably been dug at the rear of a medieval property that had fronted onto Greengate, although all structural remains had been destroyed during the construction of later buildings (UMAU 2006).

3.4 SITE VISIT

- 3.4.1 A site visit was carried out in October 2015 (Plates 8-10). This majority of the site is currently in use as a car park, and the ground surface comprises tarmac or gravel. The surface of the car park is broadly level with Greengate, or even raised slightly, suggesting that the area may not have been subject to any ground-reduction works following the demolition of the rubber works.
- 3.4.2 The car park is bounded on its north-western and south-western sides by a low brick wall of modern date, which was probably associated with the construction of Trinity Way along the northern edge of the Site Area. The eastern boundary of the Site Area comprises a wall that had formed part of the former Greengate Rubber Works. The fabric of this wall retains evidence for several phases of development, and incorporates common bricks and refractory bricks.

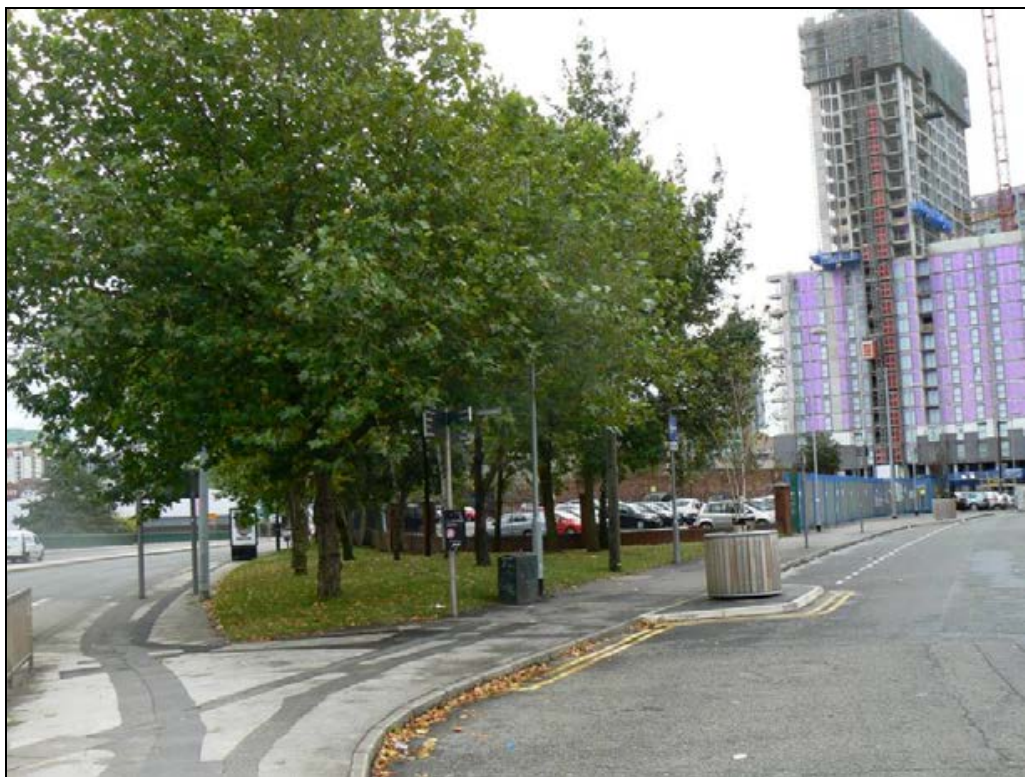


Plate 8: View across the Site Area, looking south-east from the junction of Greengate with Trinity Way



Plate 9: View across the Site Area, looking east



Plate 10: View across the Site Area, looking north-east



Plate 11: View across the Site Area, looking east towards the surviving wall of the former rubber works

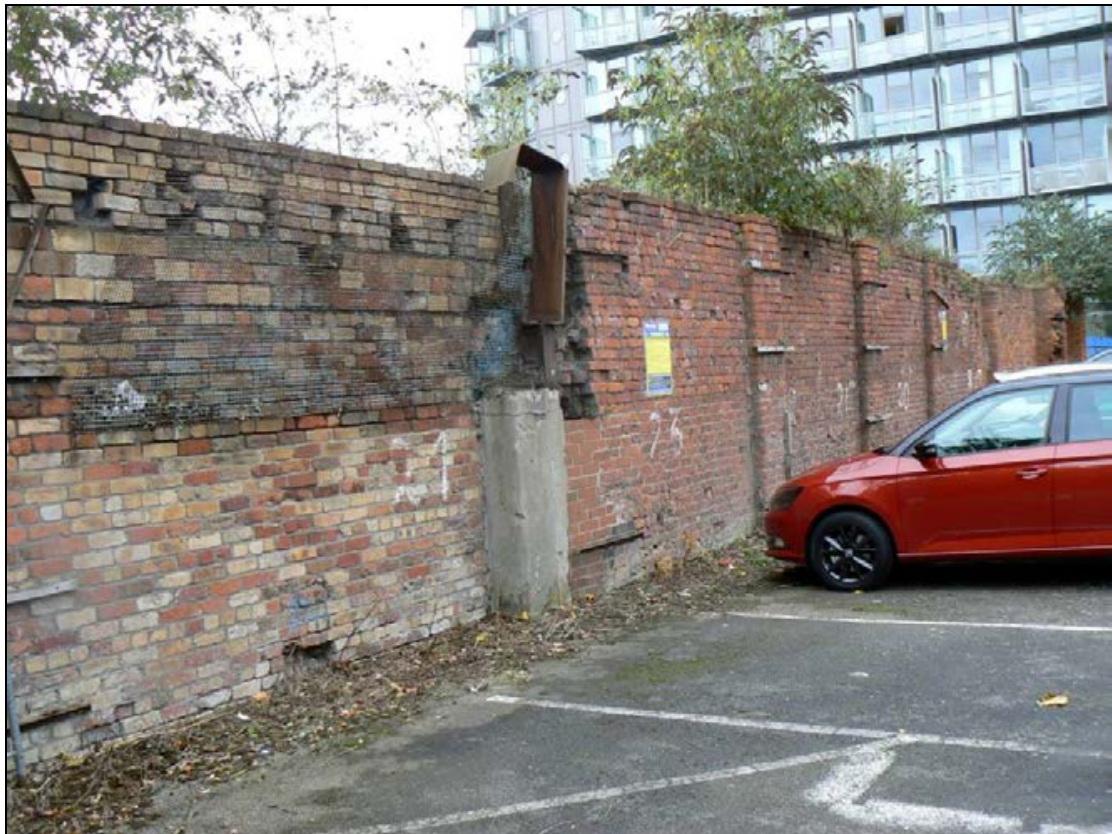


Plate 12: Detail of the wall forming the eastern boundary of the Site Area

4. GAZETTEER OF SITES

Site Number	01
Site Name	100-102 Greengate
HER Number	-
Site Type	Workers' Housing/Shops (Site of)
Period	Post-medieval / Eighteenth century
NGR	383519 399050
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896; OS 1908
Designation	None
Description	Two double- depth workers' houses, with outshuts to the rear, shown on Green's map of 1794. The same buildings are depicted on the Ordnance Survey map of 1850, although the lack of pavement lights shown on this detailed map suggest that the buildings did not have cellars. The houses had been replaced by double-depth properties by the end of the nineteenth century, as shown on Ordnance Survey mapping from the 1890s. They had been demolished during the early twentieth century, as the entire site was redeveloped as the Greengate Rubber Works. Annotated on Goad's insurance plan dating to the early twentieth century as part of a garment factory and warehouse, comprising a three-storey building.
Assessment	The footprint of the houses lies within the Site Area, although any remains of the early buildings are likely to have been disturbed or damaged by nineteenth- and twentieth-century development.

Site Number	02
Site Name	96-98 Greengate
HER Number	-
Site Type	Workers' Housing/Shops (Site of)
Period	Post-medieval / Eighteenth century
NGR	383527 399047
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896; OS 1908
Designation	None
Description	Two single-room workers' houses shown on Green's map of 1794. The same buildings are depicted on the Ordnance Survey map of 1850, although the lack of pavement lights shown on this detailed map suggest that the buildings did not have cellars. The houses had been rebuilt by the end of the nineteenth century, as they are shown on the Ordnance Survey map of 1896 as part of a row of slightly large double-depth houses that lined the northern side of Greengate. The houses had been demolished during the early twentieth century, as the entire site was redeveloped as the Greengate Rubber Works. Annotated on Goad's insurance plan dating to the early twentieth century as part of a garment factory and warehouse, comprising a three-storey building.
Assessment	The footprint of the houses lies within the Site Area, although any remains of the early buildings are likely to have been disturbed or damaged by nineteenth- and twentieth-century development.

Site Number	03
Site Name	Sandywell Court
HER Number	-
Site Type	Buildings (Site of)
Period	Post-medieval / Eighteenth century
NGR	383531 399057
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896
Designation	None
Description	An irregular-shaped small range of buildings situated to the rear of the street frontage, along the western side of Sandywell Court. Depicted on Green's map of 1794, with a similar footprint shown on Bancks & Co's map of 1831 and the Ordnance Survey map of 1850. The lack of pavement lights shown on the detailed Ordnance Survey map suggests that the buildings did not have cellars. Appear to have been replaced by a row of single-room buildings by the end of the nineteenth century, as depicted on the Ordnance Survey maps of 1896 and 1908, almost certainly representing workers' housing. The buildings had been subsumed by an expansion of the Greengate Rubber Works by 1922.
Assessment	The footprint of the houses lies within the Site Area, although any remains of the early buildings are likely to have been disturbed or damaged by nineteenth- and twentieth-century development.

Site Number	04
Site Name	92-94 Greengate
HER Number	-
Site Type	Buildings (Site of)
Period	Post-medieval / Eighteenth century
NGR	383537 399043
Source	Green's map 1794; Bancks & Co 1831; OS 1851; OS 1896; OS 1908
Designation	None
Description	A block of buildings fronting onto Greengate show on Green's map of 1794. The block seems to comprise two double-depth properties on the street frontage, with a single smaller building to the rear, along the eastern side of Sandywell Court. The same buildings are depicted on the Ordnance Survey map of 1850, although the lack of pavement lights shown on this detailed map suggests that the buildings did not have cellars. By the 1890s, one of the properties was a public house, and the other was in use as a shop. Demolished by 1908 to enable an expansion of the Greengate Rubber Works. Annotated on Goad's insurance plan dating to the early twentieth century as part of an office and warehouse block of four and a half storeys.
Assessment	The footprint of the houses lies within the Site Area, although any remains of the early buildings are likely to have been disturbed or damaged by nineteenth- and twentieth-century development.

Site Number	05
Site Name	90 Greengate
HER Number	-
Site Type	Buildings (Site of)
Period	Eighteenth century
NGR	383550 399038
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896
Designation	None
Description	A block of buildings fronting onto Greengate depicted on green's map of 1794. Shown on the Ordnance Survey map of 1850 to have comprised two long and narrow properties, seemingly without cellars. Possibly formed part of the mid-nineteenth-century hat works (Site 06). Remodelled into a single building by the 1890s, and subsumed subsequently by an expansion of the Greengate Rubber Works. Annotated on Goad's insurance plan dating to the early twentieth century as part of an office and warehouse block of four and a half storeys.
Assessment	The footprint of the houses lies within the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

Site Number	06
Site Name	Hat Manufactory
HER Number	-
Site Type	Industrial Building (Site of)
Period	Eighteenth century
NGR	383550 399038
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896
Designation	None
Description	An irregular-shaped building depicted on green's map of 1794. Appears to have been remodelled by the mid-nineteenth century, and annotated on the Ordnance Survey map of 1850 as part of a hat manufactory. Likely to have been occupied by the firm of Eveleigh & Neave, listed in a trade directory for 1841 as hat manufacturers at 74 Greengate. The footprint of the building remained largely unaltered on subsequent editions of Ordnance Survey mapping until the edition of 1922.
Assessment	The footprint of the building lies within the Site Area, and may be affected by earth-moving works associated with the proposed development.

Site Number	07
Site Name	Greengate
HER Number	-
Site Type	Industrial Building (Site of)
Period	Eighteenth/nineteenth century
NGR	383550 399038
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896
Designation	None
Description	A narrow, rectangular building depicted on Green's map of 1794, and expanded by the mid-1820s. Possibly formed part of the mid-nineteenth-century hat works. Extended further to the north-east by the 1890s, when it incorporated an industrial chimney, possibly associated with the installation of steam-power plant for the Greengate Rubber Works. The southern part of the building is annotated on Goad's insurance plan dating to the early twentieth century as a laboratory, with the northern part housing the vulcanising equipment used in the rubber-manufacturing process. Goad's plan indicates that the building was of three storeys, and confirms that the northern end of the building housed a steam engine and economiser.
Assessment	The footprint of the building lies within the Site Area, and whilst the foundations of the early building may have been damaged or destroyed in the nineteenth century, buried remains of the later steam-power plant may be affected by earth-moving works associated with the proposed development.

Site Number	08
Site Name	Greengate
HER Number	Industrial Building (Site of)
Period	Eighteenth/nineteenth century
NGR	383550 399038
Source	Green 1794; Bancks & Co 1831; OS 1850; OS 1896
Designation	None
Description	A rectangular building shown to have occupied the north-eastern corner of the Site Area on Green's map of 1794. Situated on the south bank of the River Irwell, this may have been formed industrial remises that required water for either power of processing, and was possibly associated with the textile-finishing industries. Amalgamated into the hat manufactory by the mid-nineteenth century, and subsequently became part of the Greengate Rubber Works. The early twentieth-century Goad insurance plan indicates that the building had a basement.
Assessment	The footprint of the building lies within the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, eight sites of archaeological interest have been identified within the boundary of the Site Area (Sites **01–08**), with an additional 74 heritage assets within a radius of 250m. All of the sites within the Site Area have been identified from the sequence of historical mapping, and span the post-medieval period to the nineteenth century (Table 7), although the possibility that some of the buildings were actually constructed in the late medieval period cannot be discounted. In addition, five buildings within a 250m radius are afforded statutory designation as listed buildings, together with two buildings that are recorded on Salford City Council’s local list of significant historic structures. The impact of the proposed development on the setting of these designated heritage assets has not been assessed as part of the present study, which has focused exclusively on the potential for below-ground remains.

Period	No of sites	Sites
Prehistoric	0	-
Roman	0	
Medieval	0	-
Post-medieval / Industrial	8	01, 02, 03, 04, 05, 06, 07, 08
Unknown	0	-

Table 7: Number of heritage assets within the Site Area by period

5.2 CRITERIA

5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State’s criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The heritage assets within the Site Area (Sites **01–08**) have been considered using the criteria, with the results below.

5.2.2 **Period:** the non-designated heritage assets that have been identified in the Site Area probably date to the seventeenth/eighteenth and nineteenth centuries, although the possibility that they originated during the late medieval period cannot be discounted. As the buildings do not appear to have contained cellars, there is also some potential for medieval horizons to survive, which may have derived from market gardening/horticultural activity. There are no known remains from the prehistoric, Roman or early medieval periods, and the potential for such remains to exist is considered to be very low.

- 5.2.3 **Rarity:** any medieval/post-medieval remains or artefacts found within the Site Area would be considered to be of regional rarity. Any physical evidence for eighteenth-century industrial processes would also be of regional rarity. The other identified non-designated assets in the Site Area are considered to be of only local rarity.
- 5.2.4 **Documentation:** the historical development of the study area from the late eighteenth century can be traced reasonably well from cartographic sources and from entries in the available commercial trade directories. Further documentary research would undoubtedly furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline presented in this assessment.
- 5.2.5 **Group Value:** the heritage assets in the Site Area represent elements of the urban industrial townscape, which played a central role in the development of the Salford from the post-medieval period onwards. As such, these heritage assets have some group value.
- 5.2.6 **Survival/Condition:** the extent to which any buried remains of archaeological interest survive *in-situ* is currently unknown. Whilst any early levels may have been disturbed during the intensive redevelopment of the site during the nineteenth and twentieth centuries, the possibility of medieval artefacts surviving in disturbed contexts cannot be discounted. Conversely, there is good potential for structural elements of the post-medieval/eighteenth-century houses and the former rubber works to survive *in-situ*.
- 5.2.7 **Fragility/Vulnerability:** any buried archaeological remains, should they be present and survive *in-situ*, are vulnerable to damage or destruction during any earth-moving works across the site.
- 5.2.8 **Diversity:** none of the known sites within the Site Area are considered to be significant due to diversity.
- 5.2.9 **Potential:** there are no prehistoric or Roman sites within the Site Area or its environs, and the potential for remains from these periods is considered to be very low. Similarly, there are no known early medieval sites within the Site Area or its immediate environs, and the potential of any such remains is considered to be low. The Site Area does lie on the fringe of the medieval town, and significant medieval and post-medieval artefacts have been recovered from archaeological excavations in the immediate vicinity. There is thus some potential for finds from these periods to survive in the Site Area as few of the later structures incorporated basements, although it is perhaps unlikely that structural remains of any buildings will survive *in-situ*. There is considerable potential for buried remains pertaining to later buildings and the rubber works.

5.3 SIGNIFICANCE

5.3.1 Using the above criteria, and particularly rarity and survival/condition, the Site Area has some potential to contain non-statutory below-ground heritage assets of local/borough significance. It is quite possible that buried remains of the identified sites will have been disturbed or damaged by redevelopment, thereby reducing their significance, although this awaits confirmation. The level of importance of each of the sites identified is summarised in Table 8.

Site No	Site Name	Importance
01	100-102 Greengate Houses/Shops	Local/Borough
02	96-98 Greengate Houses/Shops	Local/Borough
03	Sandywell Court	Local/Borough
04	96-98 Greengate Buildings	Local/Borough
05	90 Greengate	Local/Borough
06	Hat Manufactory	Local/Borough
07	Greengate Industrial Building	Local/Borough
08	Greengate Industrial Building	Local/Borough

Table 8: Level of importance of each site within the Site Area

5.3.2 In addition to the sites identified from the sequence of historical mapping, there is some potential for layers and/or stray artefacts of medieval and post-medieval date to survive beneath the former buildings, given the apparent lack of cellars. Any remains or artefacts dating to the medieval period could be of regional/county importance.

6. LIKELY IMPACT OF DEVELOPMENT

6.1 INTRODUCTION

6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon. It should be noted that the present assessment has focused on sub-surface archaeological resource of the Site Area. The results are summarised in Table 9.

6.2 IMPACT

6.2.1 Groundworks for any future development within the Site Area, including the reduction or other disturbance of ground levels, the digging of foundations and service trenches, have the potential for having a direct impact by damaging or destroying below-ground archaeological remains. The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of development.

6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the impact on the sites of archaeological interest within the Site Area has been determined to range between moderate and negligible (Table 9).

Site No	Site Name	Importance	Impact	Significance of Impact
01	100-102 Greengate Houses/Shops	Local/Borough	Slight	Minor
02	96-98 Greengate Houses/Shops	Local/Borough	Slight	Minor
03	Sandywell Court	Local/Borough	Slight	Minor
04	96-98 Greengate Buildings	Local/Borough	Slight	Minor
05	90 Greengate	Local/Borough	Slight	Minor
06	Hat Manufactory	Local/Borough	Slight	Minor
07	Greengate Industrial Building	Local/Borough	Slight	Minor
08	Greengate Industrial Building	Local/Borough	Slight	Minor

Table 9: Assessment of the impact significance on each known site within the Site Area

7. RECOMMENDATIONS

7.1 INTRODUCTION

7.1.1 None of the known heritage assets identified within the Site Area are afforded statutory designation, and are thus not considered to be of national importance that would require preservation *in-situ*. However, the Site Area has some potential to contain buried remains of local/borough significance, which would merit preservation by record, where they will be directly affected by development. These include the remains of seventeenth-/eighteenth- and nineteenth-century buildings, and mid-nineteenth-century steam-power plant for the Greengate Rubber Works. In addition, the possibility for medieval and post-medieval remains to survive *in-situ* cannot be discounted, together with physical evidence for eighteenth-century industrial processes on the banks of the River Irwell. Any such remains could potentially be of regional importance.

7.2 RECOMMENDATIONS

7.2.1 The results obtained from the present assessment have concluded that whilst the potential sub-surface archaeological resource is not considered to represent a significant constraint on the proposed scheme, it would be appropriate to undertake some intrusive archaeological investigation in advance of development. This should be targeted in particular on the sites of early buildings, and should aim to establish the presence or absence of buried remains. Should significant remains be found which will be damaged or destroyed by the proposed development, more detailed excavation may be required in advance of any construction works. Any such programme of work should be developed in consultation with the Greater Manchester Archaeological Advisory Service in their capacity as archaeological advisor to Manchester City Council in order to ensure it is proportionate to the scale of impact on buried archaeological remains.

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APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN 250 RADIUS OF THE SITE AREA

HER ref.	Description	NGR
Listed Buildings		
1591.1.0	Warehouse [formerly] occupied by YAAR Signs Printers (former Public Baths)	SJ 8341 9900
6679.1.0	The Eagle Public House	SJ 8343 9898
15544.1.0	Manchester Parcel Post Office	SJ 8373 9902
16138.1.0	Stephenson Bridge	SJ 8379 9894
16185.1.0	North Bridge	SJ 8383 9901
Locally Listed Buildings		
6676.1.0	Institute, on Queen Street	SJ 8339 9891
6695.1.0	The Waterloo Public House	SJ 8350 9902
Buildings		
6694.1.0	Regent Electric (formerly)	SJ 8351 9902
16503.1.0	Exchange Station (former)	SJ 8374 9886
Find Spot		
533.1.0	Coin Hoard (findspot)	SJ 8360 9890
874.2.0	Bulls Head Inn – Finds	SJ 8363 9892
Monument		
14.1.0	Manchester to Ribchester Roman Road	SJ 8369 9840
25.1.10	Manchester to Wigan Roman Road	SJ 8340 9905
874.1.0	Bulls Head Inn (site of)	SJ 8363 9892
535.1.0	Market Cross and Stocks (site of)	SJ 8362 9897
1565.1.0	56, Greengate (site of)	SJ 8333 9896
1571.1.0	42-46, King Street (site of)	SJ 8331 9891
1592.1.0	Court House (site of)	SJ 8359 9899
1640.1.0	Jolly Carter Beerhouse (site of)	SJ 8356 9895
1729.1.0	The Finney Arms Public House (site of)	SJ 8362 9898
1731.1.0	The Globe Tavern Public House (site of)	SJ 8340 9920
1732.1.0	Gravel Lane Chapel (Methodist) (site of)	SJ 8350 9890
1733.1.0	Greengate Market	SJ 8360 9890
1734.1.0	Greengate Mills (site of)	SJ 8349 9917
1736.1.0	Hat Factory (site of)	SJ 8360 9900
1744.1.0	Cotton Mill (site of)	SJ 8369 9890
1748.1.0	Christ Church (site of)	SJ 8351 9889
1754.1.0	The British Rolla Public House (site of)	SJ 8341 9897

HER ref.	Description	NGR
1757.1.0	Bleach and Dye Works (site of)	SJ 8340 9920
1833.1.0	Springfield Rope Walk	SJ 8334 9919
1834.1.0	Springfield Dye Works (site of)	SJ 8339 9921
1844.1.0	The Old Shears Inn (site of)	SJ 8362 9894
1914.1.0	Springfield Hall (site of)	SJ 8347 9909
1918.1.0	Gravel Lane Iron Works (site of)	SJ 8360 9880
1924.1.0	Humphrey Booths Hall (site of)	SJ 8357 9885
1928.1.0	Cottages (site of)	SJ 8364 9892
1935.1.0	Three Legs of Man (site of)	SJ 8357 9899
1937.1.0	Cottages (site of)	SJ 8350 9910
1942.1.0	Town House (site of)	SJ 8366 9893
1943.1.0	Edinburgh Castle Public House (site of)	SJ 8365 9894
1944.1.0	Allens Residence (site of)	SJ 8362 9894
1945.1.0	Cottage (site of)	SJ 8361 9895
1949.1.0	King Street Iron Works (site of)	SJ 8341 9887
1956.1.0	Reservoir (site of)	SJ 8336 9921
1958.1.0	Water Hole (site of)	SJ 8358 9894
1959.1.0	Duckett Croft	SJ 8355 9881
3069.1.0	King Street Cotton Waste Mills (site of)	SJ 8344 9886
6642.1.0	The Star Public House (site of)	SJ 8333 9905
6646.1.0	Works, Springfield Lane (site of)	SJ 8345 9918
6677.1.0	Terrace housing on Linsley and Hopwood Streets (site of)	SJ 8344 9889
6682.1.0	The Old Shears Public House, 53-55 Greengate (site of)	SJ 8361 9894
6683.1.0	51, Greengate (site of)	SJ 8362 9894
6689.1.0	Rope Walks (site of)	SJ 8336 9886
11151.1.0	Former Methodist Chapel (site of)	SJ 8350 9880
12713.1.0	Gravel Lane and Greengate Evaluation	SJ 8355 9898
12782.1.0	Cable Street Fustian Works (site of)	SJ 8349 9883
12783.1.0	Building, King Street (site of)	SJ 8349 9884
12784.1.0	25, Gravel Lane (site of)	SJ 8354 9885
12785.1.0	Housing, Gravel Lane (site of)	SJ 8353 9883
12786.1.0	Building, Cable Street (site of)	SJ 8351 9882
12787.1.0	Building, Gravel Lane (site of)	SJ 8352 9883
12788.1.0	Back-to-Back Housing, Cable Street (site of)	SJ 8343 9882
12789.1.0	Building, King Street (site of)	SJ 8351 9885
12790.1.0	Primitive Methodist Chapel (site of)	SJ 8333 9889
12791.1.0	Wesleyan Methodist Chapel (site of)	SJ 8347 9881

HER ref.	Description	NGR
12792.1.0	Housing, Cable Street (site of)	SJ 8345 9884
12793.1.0	Housing, Cable Street (site of)	SJ 8348 9882
12794.1.0	Housing, Cable Street (site of)	SJ 8344 9883
13642.1.0	"Modern Bag" Factory (site of)	SJ 8333 9896
13902.1.0	House/Factory at Breslyn (formerly Boundary) Street	SJ 8379 9903
13903.1.0	Potential for Roman road at Breslyn Street	SJ 8379 9902
16066.1.0	King Street Iron Works (site of)	SJ 8346 9886
16066.1.1	King Street Iron Works, excavated remains (site of)	SJ 8342 9887
16067.1.0	Mill north of Fustian Works (site of)	SJ 8350 9884

List of known heritage assets within a 250m radius of the Site Area, recorded in the Greater Manchester Historic Environment Record

ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Site area superimposed on William Green's map of 1794
- Figure 3: Site area superimposed on Swire's *Map of Manchester and its Environs*, 1824
- Figure 4: Site area superimposed on Bancks & Co's map of 1831
- Figure 5: Site area superimposed on the Ordnance Survey 60": 1 mile map of 1851
- Figure 6: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1896
- Figure 7: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 8: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 9: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1932
- Figure 101: Plan of gazetteer sites and areas of archaeological potential
- Figure 11: Plan of heritage assets

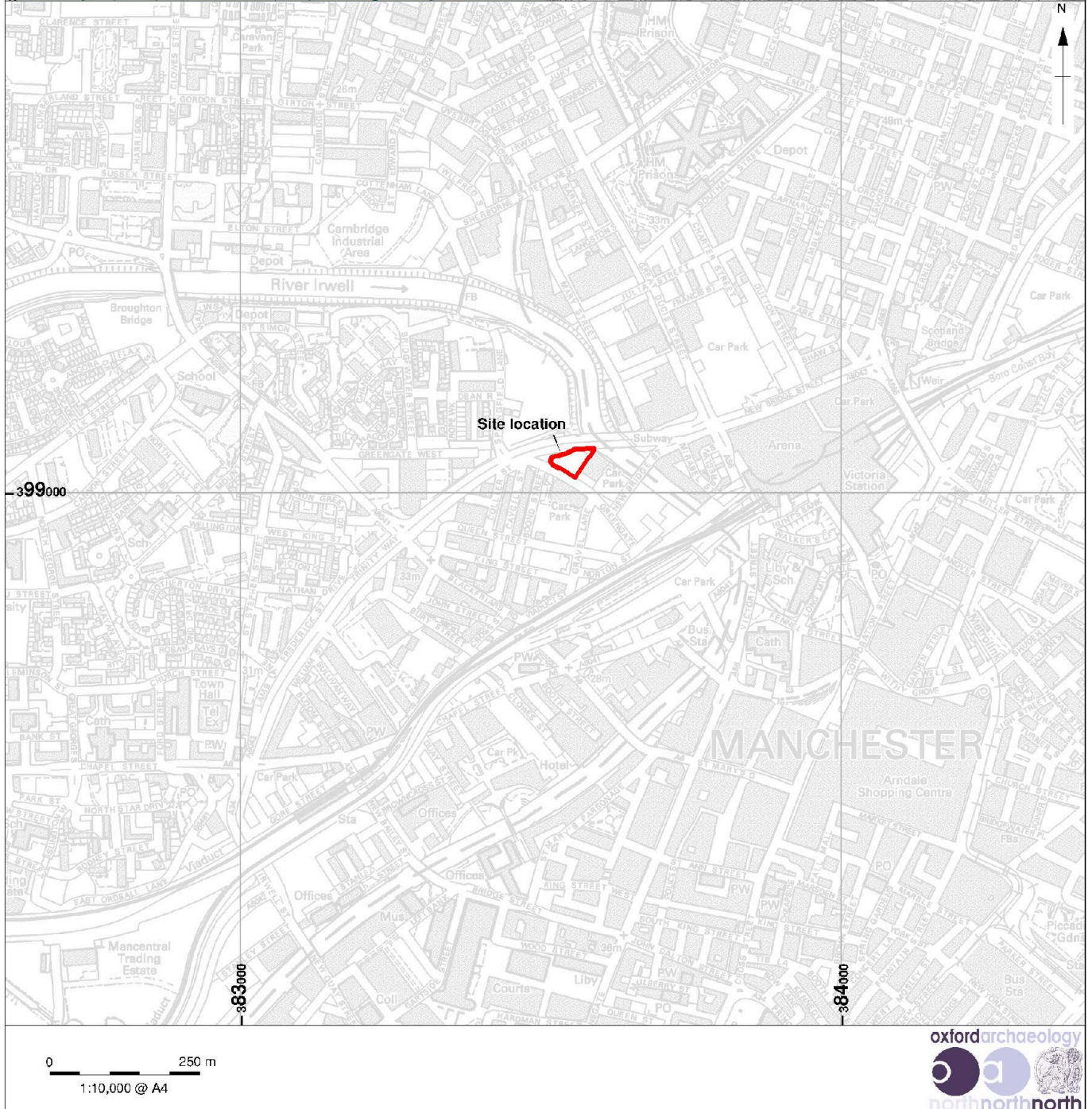


Figure 1: Site location

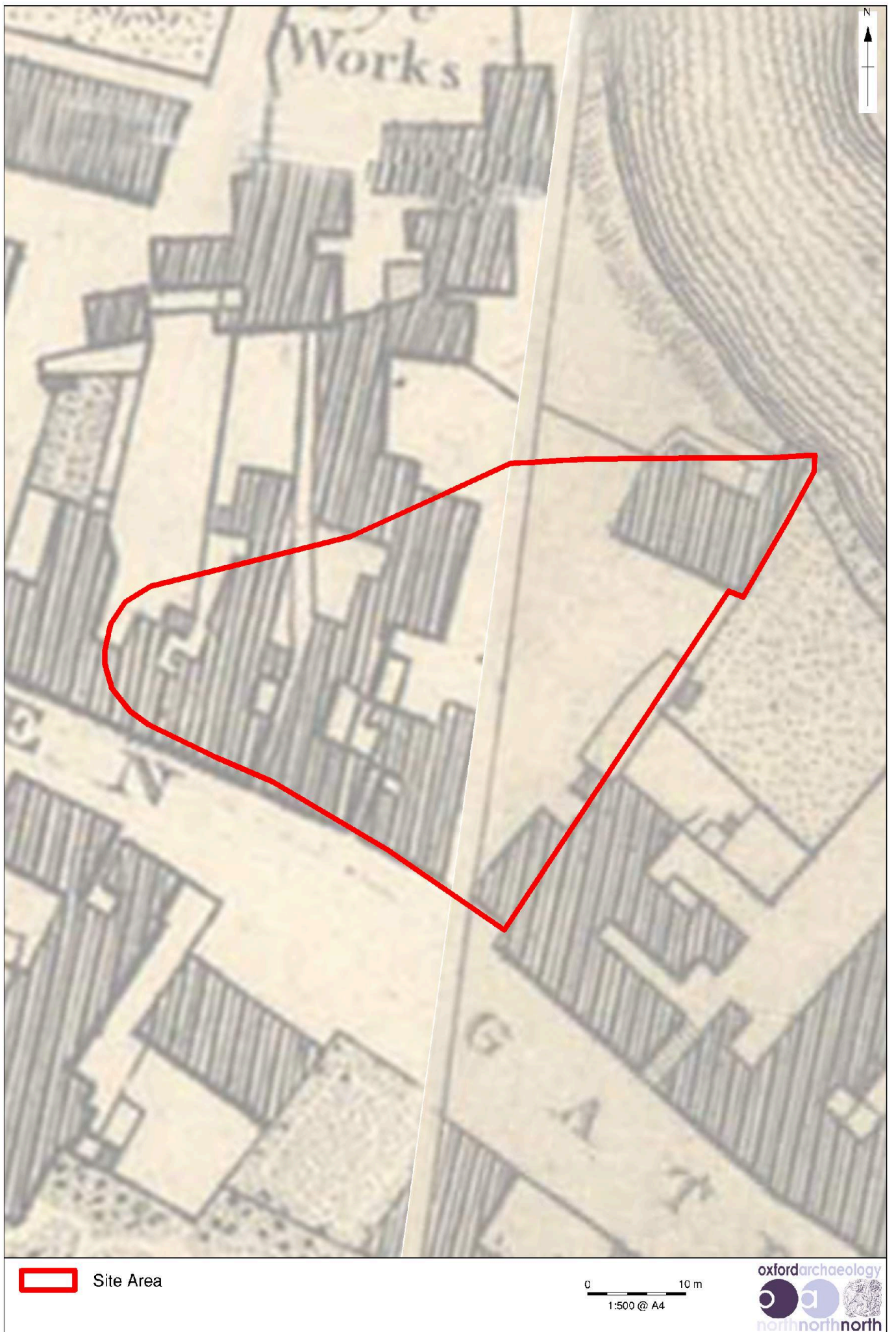


Figure 2: Site boundary superimposed on William Green's map of 1794



Figure 3: Site area superimposed on Swire's map of Manchester and its Environs, 1824



Figure 4: Site area superimposed on Banks & Co's map of 1831



Figure 5: Site area superimposed on the Ordnance Survey 60":1 mile map of 1850



Figure 6: Site area superimposed on the Ordnance Survey 25":1 mile map of 1896



Figure 7: Site area superimposed on the Ordnance Survey 25":1 mile map of 1908



Figure 8: Site area superimposed on the Ordnance Survey 25":1 mile map of 1922

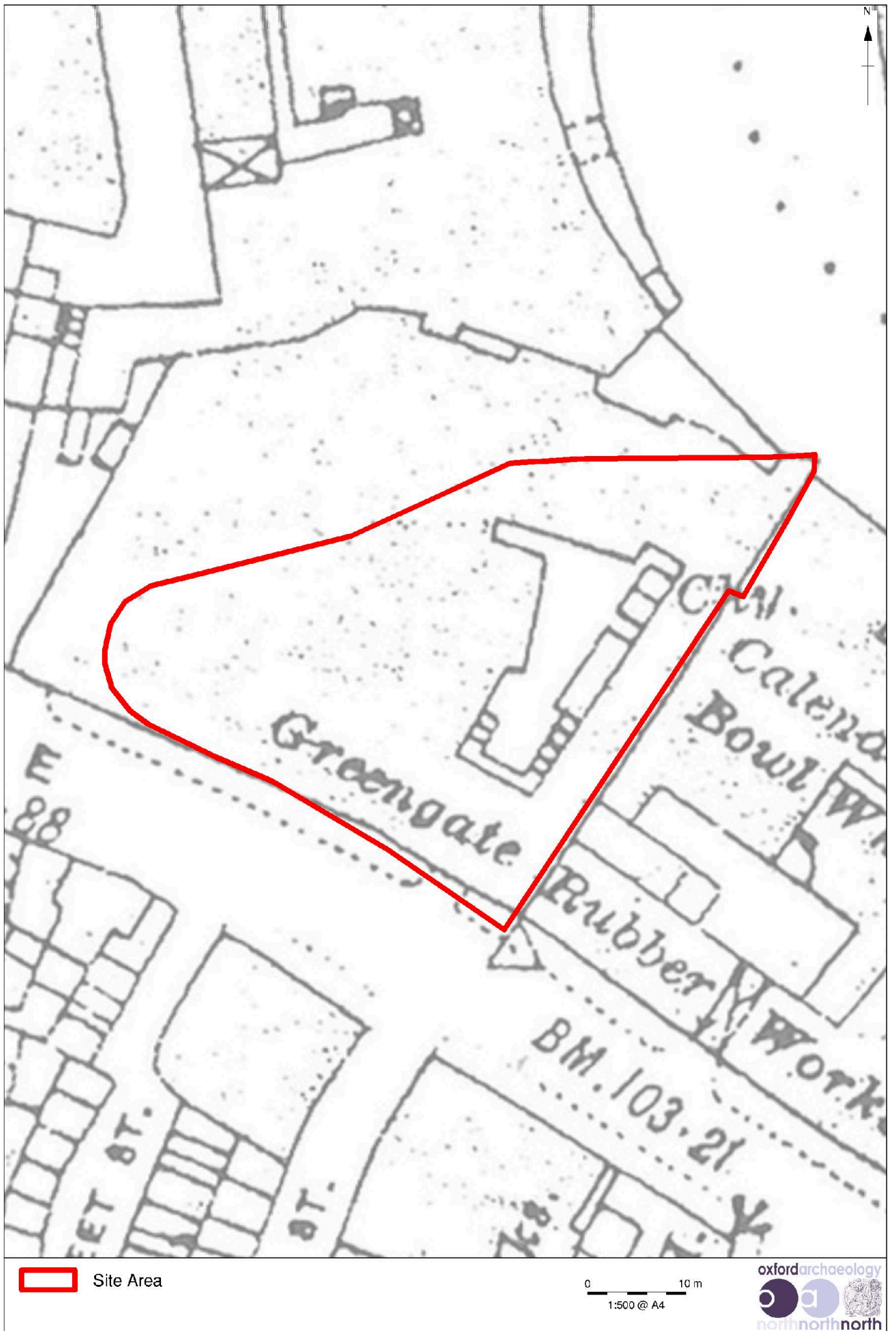


Figure 9: Site area superimposed on the Ordnance Survey 25":1 mile map of 1933

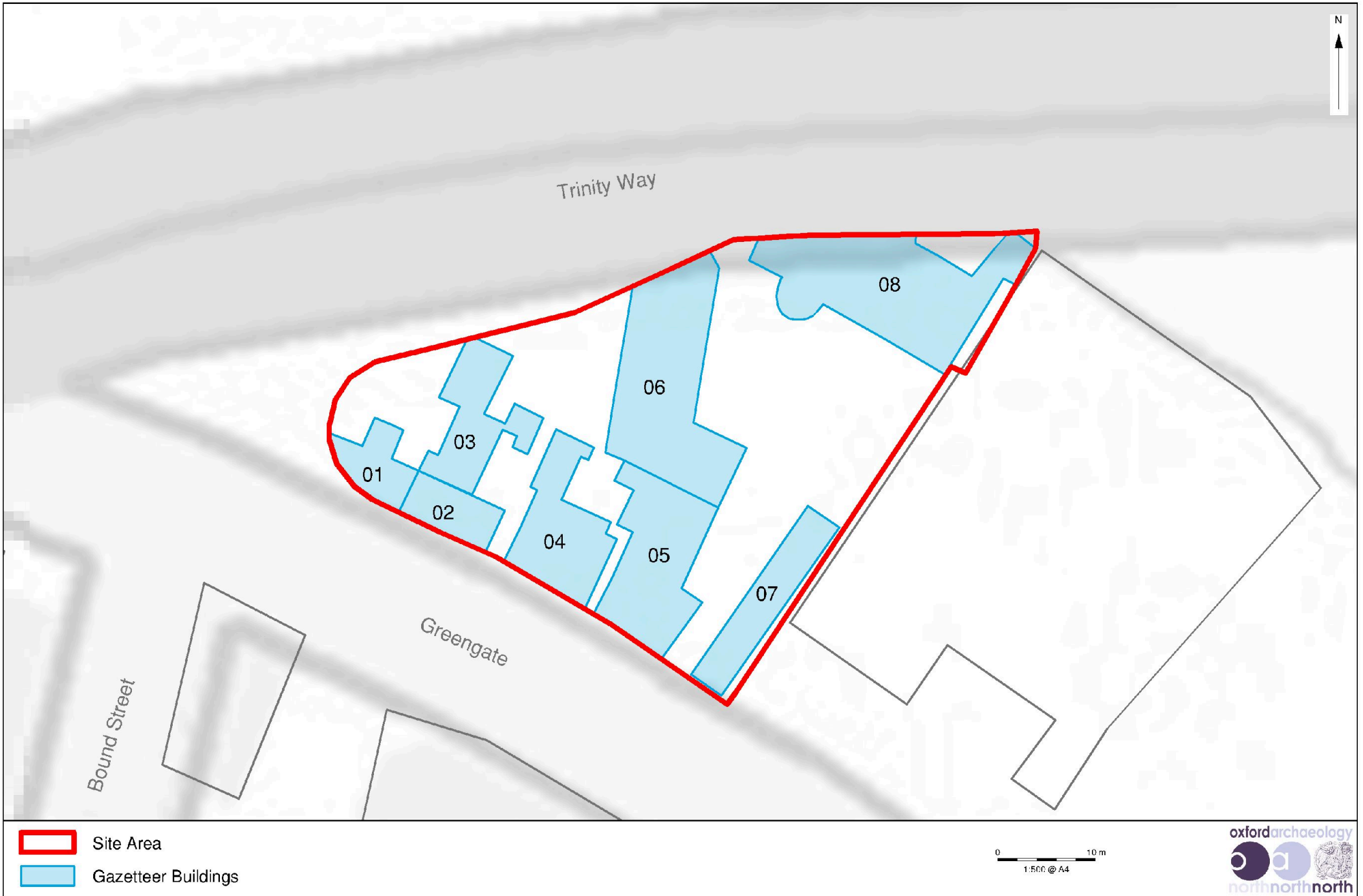


Figure 10: Plan of gazetteer sites

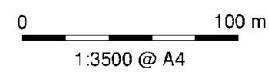
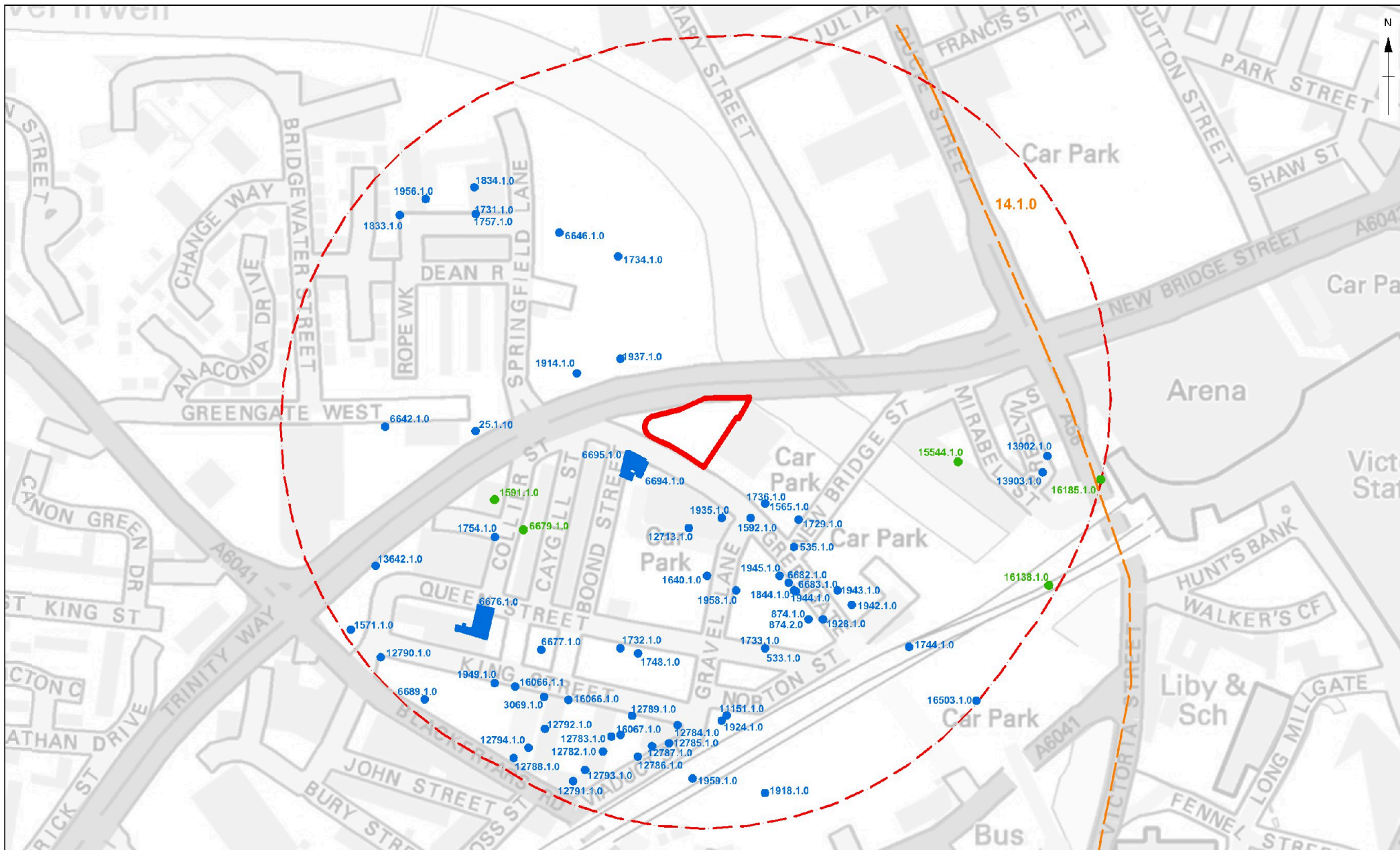


Figure 11: Plan of heritage assets