



Coupland Street, Hulme, Manchester

Archaeological Desk- based Assessment



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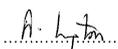
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SUMMARY

Navaa Ltd is devising proposals for the redevelopment of land on Coupland Street in Hulme (centred on NGR 384236 396410), situated to the south of Manchester city centre. The area retained a rural prospect until the early nineteenth century, when it became a focus for residential development on the fringe of the rapidly expanding industrial town of Manchester.

The proposals allow for the demolition of an existing building that occupies the north-western part of the site to enable a mixed development of commercial space and residential apartments. The new buildings will incorporate basements, the construction of which have a potential to impact on any buried remains of archaeological interest that survive. In order to facilitate the planning process, Navaa Ltd commissioned Oxford Archaeology North to carry out an archaeological desk-based assessment of the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the study area, and to establish the impact of any future development.

In total, only three heritage assets are known to exist within a radius of 250m of the development site, all of which comprise Grade II listed buildings. In addition, the present study has identified seven sites of archaeological interest within the boundary of the proposed development. These all represent the development of the area as a residential suburb to Manchester from the early nineteenth century onwards. The site has some potential to contain buried remains of early nineteenth-century date that would merit preservation by record, should they survive *in-situ*. This potential is limited to the northern part of the site, along the Coupland Street frontage, which was occupied by the 1820s by a row of houses that appears to have had a slightly unusual plan form. There is no potential for the site to contain buried remains pertaining to any earlier historical periods. The other buildings that occupied the site in the nineteenth century are of lesser archaeological interest, reflecting their relatively late construction date or the extent of damage to buried remains that was probably wrought by twentieth-century development.

The requirement for any further archaeological recording of buried remains within the Site Area will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. However, in the first instance, it is envisaged that a programme of intrusive archaeological investigation will be required to establish whether any structural remains of the early nineteenth-century houses survive beneath the floor slab of the extant building on Coupland Street. In the event of significant remains being encountered, more detailed archaeological investigation may be necessary.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Richard Goodwin and Chris McGurk for commissioning and supporting the project on behalf of Navaa Ltd. 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. Further thanks are expressed to the staff of the Local Studies Unit at Manchester Central Library and the Lancashire County Record Office for their assistance with the historical research.

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

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Navaa Ltd is devising proposals for the redevelopment of land to the south of Manchester city centre, on the fringe of the ‘University Quarter’. This area of Manchester retained a rural prospect until the early nineteenth century, when it became a focus for residential development on the fringe of the expanding industrial town. The proposals allow for the demolition of an existing building that occupies the north-western part of the site to enable a mixed development of commercial space and residential apartments, which will have a maximum height of nine storeys. The new buildings will also incorporate basements, the construction of which have a potential to impact on any buried remains of archaeological interest that survive.
- 1.1.2 In order to facilitate the design and planning application process, Navaa Ltd 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 study 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.

1.2 LOCATION AND GEOLOGY

- 1.2.1 The Site Area lies to the south of Manchester city centre (NGR 384236 396410), in the electoral area of Hulme. The site is bounded by Coupland Street to the north, Greenheys Lane to the west, and Burlington Street to the south, and a modern sports pitch to the east (Fig 1). Much of the site comprises waste ground that is colonised by self-seeded scrub vegetation, although the south-eastern part is surfaced with tarmac and was seemingly used until recently for car-parking purposes. The north-western part of the Site Area is occupied by a two-storey industrial building, which is currently vacant (Plate 1).
- 1.2.2 The proposed development area comprises a fairly level plot, which lies at a height of approximately 35m above Ordnance Datum (aOD). The natural topography rises gradually to the north-east, and falls slightly to the south-west.
- 1.2.3 Geologically, the area is underlain a series of glaciofluvial sheet deposits of sand and gravel with till at the south-east. Underlying this is strata of the Chester Pebble Beds Formation of the Sherwood Sandstone Group and the Manchester Marls Formation of the Cumbrian Coast Group. The West Manchester Fault runs north-west/south-east across the centre of the study area.



Plate 1: Recent aerial view looking north across 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 any Registered Parks and Gardens. The Site Area does not fall within a conservation area.
- 1.3.2 In total, there are three listed buildings within a 250m radius of the Site Area (Table 1), and whilst development will not have a direct impact on these designated buildings, 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 considered in the present report, as these have been addressed in a separate assessment of the built heritage.

HER ref.	Description	Grade	NGR
8301.1.0	Burlington Rooms, University of Manchester	II	SJ 8448 9647
8350.1.0	Pharmacy Department, Department of Adult Education, University of Manchester	II	SJ 8443 9652
16188.1.0	Manchester University Laboratories	II	SJ 8450 9649

Table 1: Summary of listed buildings 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 Manchester 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 was searched for information relating to the study area, and relevant data was incorporated into the report;
- ***Archives and Local Studies, Manchester Central Library (MCL)***: the catalogue of the Archives and Local Studies section of Manchester Central Library was searched for information relating to the study area;
- ***Local Studies Unit at Manchester Central Library***: the local studies unit was consulted for information pertinent to the study area;
- ***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 Known heritage assets within a 250m radius of the Site Area are shown on Figure 9, and all archaeological sites within the proposed development area have been included in the Site Gazetteer (*Section 4*; Fig 10).

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 as significant impacts. 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:** Manchester Core Strategy (adopted June 2012) sets out the following policy (Policy EN3: Heritage) in relating to the city’s heritage:
- throughout the city, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre;
 - new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains;
 - proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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:*** the current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area in the centre of the Manchester may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is wanting, and there are no known prehistoric remains within 250m of the present Site Area, and the potential for any such remains to survive from this period are very low.
- 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 Castlefield, situated approximately 2km to the north-west of the present Site Area. Whilst significant remains of Roman military occupation has been discovered around Castlefield, physical evidence for native Romano-British activity further away from the city centre is sporadic and based on chance finds. There are no known Roman remains within 250m of the Site Area, and the potential for any such remains to survive from this period are very low.
- 3.1.4 ***Early medieval period:*** there is scant archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest, although the area around Manchester is known to have come under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1911).
- 3.1.5 Historically, the site lay within an area known originally as Chorlton (Farrer and Brownbill 1911, 251), which has an Old English derivation, meaning the ‘the peasant’s tun (settlement or farm)’. It has been suggested that in the Anglo-Saxon period this township was joined with Chorlton-cum-Hardy during the early medieval period, and provided the main peasant settlement in an extensive estate that was perhaps contiguous with the later Salford Hundred (Kenyon 1991, 107). However, there are no known remains of early medieval date within the present study area, and the potential for any such remains to survive from this period are very low.

- 3.1.6 **Medieval and Post-medieval periods:** post-Conquest Manchester was established around the manor house and parish church of St Mary on the northern edge of the modern city centre. The distribution of settlement in the township of Chorlton during the medieval period is unknown, but by the post-medieval period it appears to have been concentrated along the line of the Manchester to Stockport road (the present A6), as indicated on Charles Laurent's map of 1793 (Plate 2). During this period, the area was known as Chorlton Row, which was scantily populated with only 46 houses and 226 inhabitants recorded in 1774 (Brumhead & Wyke nd, ii).
- 3.1.7 Laurent's map shows that the Site Area lay within a group of fields on land belonging to Sir Gore Booth, bart. The Gore Booth family were heirs to the estate of Humphrey Booth, the seventeenth-century Salford merchant and benefactor who is recorded as holding land in Chorlton in the 1630s (Farrer and Brownbill 1911, 208-9). The only building in the vicinity depicted by Laurent, however, was a large house or farmstead belonging to the 'late Mr Quincey, which lay on the opposite side of the Corn Brook to the present Site Area (Plate 2). This building is identified on later mapping as Greenheys Hall, and is shown to have been encompassed by landscaped grounds.



Plate 2: Extract from Laurent's map of 1793, with arrow marking the Site Area

3.1.8 **Industrial period:** the character of Chorlton Row, or Chorlton-upon-Medlock as it became known subsequently, was transformed after the late eighteenth century by the rapid expansion of Manchester. Shortly after the opening of Oxford Road in the early 1790s, the Chorlton Hall estate on the north side of Boundary Lane was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, originally known as Grosvenor Square and later as All Saints after the church that was built there in 1819-20. Notwithstanding this impressive development, however, the initial growth of Chorlton-upon-Medlock was relatively slow, although the population of the township had reached 8209 by 1821 (Brumhead and Wyke nd, ii-iii). As a consequence of Chorlton's accelerated growth in population during the following decade, the township was included within the boundary of the new municipal borough of Manchester in 1838 (Farrer and Brownbill 1911, 252).

3.2 DEVELOPMENT OF THE SITE AREA

3.2.1 The development of the Site Area may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that show the study area at a reasonable scale is Charles Laurent's *Map of Manchester & Salford*, published in 1793 (Plate 2), which shows the site lying within enclosed but undeveloped fields.

3.2.2 The next available map of the study area is that surveyed by William Johnson in 1818-19, and published in 1820 (Plate 3). This map shows the northern part of the Site Area to have been occupied by a C-shaped range of buildings (Site 01) that were served by a short road representing the origins of Coupland Street (Fig 2). This is shown to have connected with Moss Side Lane, which became known subsequently as Boundary Lane/Greenheys Lane.

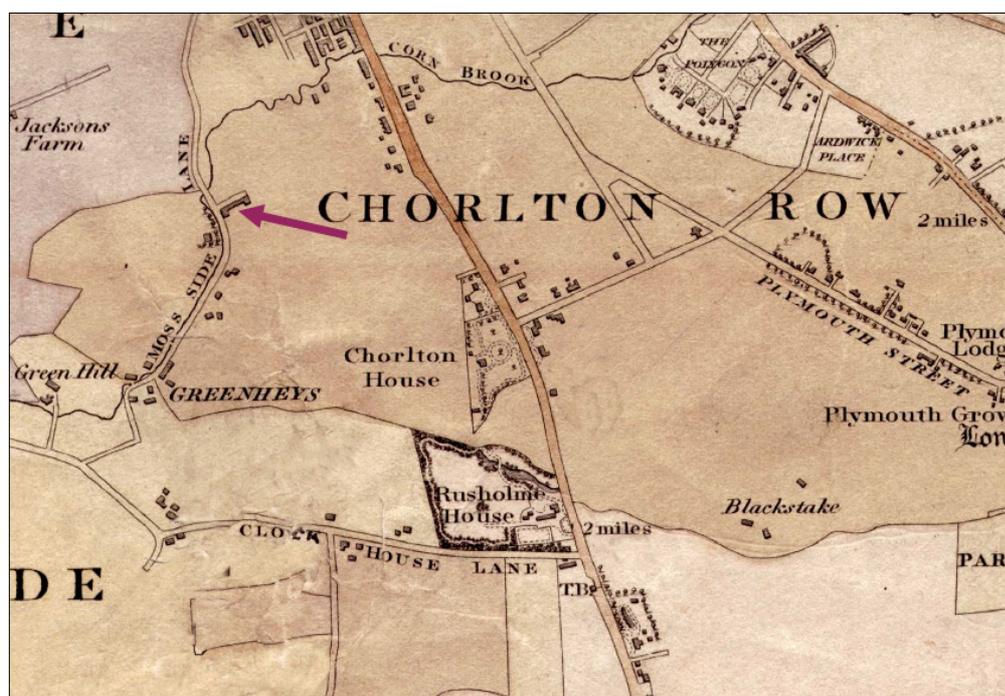


Plate 3: Extract from Johnson's map of 1820, marking the position of the Site Area

- 3.2.3 The next available detailed map of the Site Area is that produced by Bancks & Co in 1831 (Plate 3), which indicates the pace of residential development across this part of Chorlton-upon-Medlock to have been accelerating. Several new streets had evidently been laid out, including Burlington Street, and Coupland Street had been extended north-eastwards to join Chatham Street.



Plate 3: Extract from Bancks & Co's map of 1831, marking the position of the Site Area

- 3.2.4 The detail provided by Bancks & Co's map (Fig 3) shows that the C-shaped range of buildings surveyed by Johnson in 1818-19 mainly comprised a row of double-depth houses, with the six that fronting onto Coupland Street being identified as 'Green Heys' (Site 01). These all appear to have had long and narrow private gardens to the rear, occupying the northern part of the Site Area, with a large formal garden laid out across the southern part. A larger building (Site 02) formed the western end of the row of houses, occupying the corner of Coupland Street and Greenheys Lane, and possibly representing small-scale industrial or commercial premises. The eastern end of the C-shaped range comprised a row of three houses (Site 03) which, unusually, appear to have been double fronted but only single-depth properties, with gardens to the front.
- 3.2.5 Another row of houses (Site 04) had also been erected in the south-eastern corner of the Site Area by the early 1830s, forming part of a terrace that fronted onto Burlington Street. Bancks & Co's survey shows that only two of these houses lay within the present Site Area. These houses similarly had private gardens to the rear, implying that the residents enjoyed some degree of affluence. This reflects the semi-rural character of the landscape to the west of Greenheys Lane, which was dominated by Greenheys Hall and its landscaped grounds.

- 3.2.6 Further detail of the buildings occupying the Site Area is provided by the Ordnance Survey 60": 1 mile map of 1850 (Fig 4). This shows that the houses fronting onto Coupland Street (Site **01**) were of two different types, with the three western properties being slightly larger than the three to the east. The three larger houses also had detached buildings in the rear plots. All of the houses were accessed from Coupland Street via short sets of steps. The three double-fronted houses (Site **03**) to the east are identified by the Ordnance Survey as 'Ruby Place'. These were accessed from the eastern side, and overlooked a large formal garden, which again reinforces the affluent character of the area in the mid-nineteenth century. The absence of any pavement lights indicates that none of these houses incorporated cellars.
- 3.2.7 The probable small industrial or commercial premises occupying the corner of Coupland Street and Greenheys Lane (Site **02**) is shown by the Ordnance Survey to have comprised two buildings, with a private garden area to the rear that was enclosed to the south by a boundary wall. Another large formal garden lay to the south, occupying the south-western part of the Site Area (Fig 4). The terrace of houses (Site **04**) fronting onto Burlington Street had been extended by the mid-nineteenth century, creating a total of seven properties within the Site Area. These were all double-depth houses with outshuts to the rear, representing a commonplace building form. None of these houses appear to have had pavement lights, suggesting that they did not incorporate cellars.
- 3.2.8 Some information regarding the occupants of the buildings in the Site Area during the second half of the nineteenth century is provided by entries in trade directories (*Appendix 2*). Slater's directory for 1879 also includes an entry for a Roman Catholic school (Site **05**) at the western end of Burlington Street, in a position corresponding to the south-western part of the Site Area.
- 3.2.9 The footprint of the Roman Catholic school (Site **05**) is depicted on the next available edition of Ordnance Survey mapping, which was published at a scale of 25": 1 mile in 1893 (Fig 5). This shows the school to have comprised an L-shaped range, with the main block fronting onto Greenheys Lane, occupying the site of the formal garden depicted on earlier mapping in the south-western part of the Site Area. The laundry (Site **02**) in the north-western part of the area is shown to have been expanded slightly, with several small outbuildings erected to the rear of the main buildings. The footprint of the houses along Coupland Street (Site **01**) and Burlington Street (Site **04**) appears to have remained unchanged since the mid-nineteenth century, although another large house (Site **06**) had been erected within the area of formal gardens in the north-eastern part of the Site Area.
- 3.2.10 A terrace of double-depth housing had also been erected on the western side of Greenheys Lane by this date. Part of one of these double-depth houses and a slightly larger building (Site **07**) forming the northern end of the terrace, situated at the junction of Coupland Street and Greenheys Lane, lies within the boundary of the present Site Area. The erection of these houses, and the adjacent grid-iron pattern of streets, was seemingly associated with the demolition of Greenheys Hall and the development of its encompassing landscaped grounds.

- 3.2.11 Ordnance Survey mapping published in 1908 (Fig 6) shows the same arrangement of buildings within the Site Area, with few significant changes. Alterations that may be noted concern the laundry in the north-western part of the Site Area (Site **02**), which appears to have been subject to some modifications, and the outbuildings to the rear seem to have been demolished. Tramlines had also been laid along Coupland Street, Burlington Street and Greenheys Lane by 1908.
- 3.2.12 The next edition of Ordnance Survey mapping, published in 1922 (Fig 7), shows the same configuration of buildings as shown on the edition of 1908. However, it is possible that there is some slight inaccuracies on this edition of mapping, as the late nineteenth-century building (Site **06**) erected in the north-eastern part of the Site Area was converted for use as the College Cinema in 1914.
- 3.2.13 By 1948-50, the Site Area had been subject to considerable redevelopment. The Roman Catholic school (Site **05**) at the western end of Burlington Street remained extant, occupying essentially the same footprint as that shown on earlier mapping. Some of the double-depth houses (Site **04**) situated to the east of the school had been demolished by the mid-twentieth century, and two in the south-eastern corner of the Site Area had been converted for use as a 'clothing works'. The College Cinema (Site **06**) is clearly shown on this mapping, and had evidently subsumed the earlier housing along Ruby Place (Site **03**), together the large house and associated shown in this position on the Ordnance Survey map of 1893.
- 3.2.14 The early nineteenth-century housing and laundry fronting onto Coupland Street (Sites **01** and **02**) are annotated as a warehouse, implying that they had either been rebuilt, or remodelled extensively. As part of this redevelopment, the rear gardens to many of the houses were built over. The houses on the western side of Greenheys Lane (Site **07**) had also been demolished by the mid-nineteenth century, and the land left vacant.
- 3.2.15 The College Cinema (Site **06**) closed in February 1960, and was used subsequently as the College Theatre Club; the building is captured in a photograph taken during the early 1960s (Plates 4 and 5). The final use of the building was as the Ardri Irish Club, prior to its ultimate demolition in the early twenty-first century.
- 3.2.16 Other alterations to the landscape carried out during the later twentieth century included a slight realignment of Greenheys Lane, the course of which was relocated a short distance to the west between Coupland Street and Burlington Street. Consequently, the north-western corner of the Site Area now forms a small parcel of vacant land on the eastern side of Greenheys Lane.



Plate 4: Coupland Street in the early 1960s, showing the buildings (Sites 01 and 02) occupying the northern boundary of the Site Area, with the College Cinema (Site 06) to the rear



Plate 5: College Cinema (Site 06) in the early 1960s

3.3 SITE VISIT

- 3.3.1 A site visit was carried out in August 2015. Most of the site is currently secured by hoarding, but is clearly vacant and supports self-seeded scrub vegetation. The ground level across the Site Area appears to be fairly level, although any variations is obscured from view by vegetation, which also hides any visible foundations of former buildings and associated surfaces (Plate 6).



Plate 6: View across the north-eastern part of the Site Area, looking south-east

- 3.3.2 The south-eastern part of the Site Area, incorporating the footprint of the former houses along Burlington Street (Site **04**) is surfaced with tarmac, and appears to have been used until recently for car-parking purposes (Plate 7). Again, there are no foundations of former buildings visible.
- 3.3.3 The northern part of the Site Area is occupied by a derelict two-storey commercial/industrial building (Plates 8-11). This has a double-pitched roof, hipped at the western end, with slates providing the covering for the northern part, and cement asbestos sheets covering the southern component (Plate 8). The fabric of the principal elevation along Coupland Street comprises machine-pressed bricks bonded in cement-based mortar, implying that the original houses (Site **01**) were demolished to allow the extant building to be constructed. Similarly, whilst the principal elevation incorporates some brick-blocked apertures, there is no indication for a series of original doorways that would have served the six houses shown on historical mapping. The fabric of the western elevation of the building, facing Greenheys Lane, appears to be of hand-made brick, raising the possibility that elements of the former laundry (Site **02**) have been reused. Conversely, this may represent a re-use of original building materials.



Plate 7: View across the south-eastern part of the Site Area, looking north-west



Plate 8: View of the building occupying the north-western corner of the Site Area



Plate 9: View along Coupland Street, looking south-west



Plate 10: View across the western part of the Site Area, looking north



Plate 11: View across the western part of the Site Area, looking north-east

4. GAZETTEER OF SITES

Site Number	01
Site Name	Green Heys
HER Number	-
Site Type	Houses (Site of)
Period	Early nineteenth century
NGR	384227 396425
Source	Johnson 1820; Bancks & Co 1831; OS 1850
Designation	None
Description	A short terrace of six houses erected along the south side of Coupland Street in the early nineteenth century, representing the early development of the area as a residential suburb to the expanding industrial town of Manchester. The buildings are absent from late eighteenth-century mapping of the area, but are depicted on Johnson's map of 1820. The three houses forming the western end of the terrace were slightly larger than those to the east, but all are shown on mid-nineteenth century mapping to have benefited from long, narrow private gardens to the rear, some containing detached structures. It seems probable that these buildings were intended originally to house middle-class occupants, which is reflected to some degree by entries given in trade directories for the period. The absence of pavement lights against the front wall of these houses suggests that they did not have cellars. The houses had been either rebuilt entirely or converted for use as a warehouse by the mid-twentieth century.
Assessment	Some potential for buried remains of the earlier structures (including the detached structures in the rear gardens) to survive <i>in-situ</i> as buried remains. Any such buried remains may be affected by earth-moving works associated with the proposed development, although surviving foundations and interior features may be fragmentary, as the houses did not have cellars.

Site Number	02
Site Name	Greenheys Lane
HER Number	-
Site Type	Laundry
Period	Early nineteenth century
NGR	384204 396410
Source	Johnson 1820; Bancks & Co 1831; OS 1850
Designation	None
Description	An L-shaped building shown on Johnson's map of 1820, forming the western part of the C-shaped range along Coupland Street (Site 01). Depicted on mid-nineteenth-century mapping as two buildings, and identified in trade directories as a laundry. The footprint is occupied by an extant but derelict warehouse, which may incorporate some historic fabric, but appears to have been largely rebuilt.
Assessment	Site occupied by a derelict warehouse, with potential for buried remains to survive beneath the existing floor slab.

Site Number	03
Site Name	Ruby Place
HER Number	-
Site Type	Houses (Site of)
Period	Early nineteenth century
NGR	384248 396430
Source	Johnson 1820; Bancks & Co 1831; OS 1850
Designation	None
Description	A row of three houses of an unusual plan form with private gardens to the front, representing the early development of the area as a residential suburb to the expanding industrial town of Manchester. It seems probable that these buildings were intended originally to house middle class occupants. The absence of pavement lights against the front wall of these houses suggests that they did not have cellars. The houses were demolished in the twentieth century, and their footprint subsumed by the College Cinema (Site 06).
Assessment	The footprint of the houses lies within the Site Area, although buried remains are likely to have been removed entirely during the redevelopment of the site as a cinema in the twentieth century.

Site Number	04
Site Name	Burlington Street
HER Number	-
Site Type	Houses (Site of)
Period	Nineteenth century
NGR	384260 396388
Source	Bancks & Co 1831; OS 1850
Designation	None
Description	A terrace of double-depth houses that appears to have been erected in at least two phases during the 1820s and 1830s, with the earliest buildings occupying the south-eastern corner of the Site Area. All houses had enclosed gardens to the rear, although the absence of pavement lights implies that none incorporated cellars. The footprint of the houses remained largely unaltered into the 1920s, although some had been demolished by the mid-twentieth century and two converted for use as a clothing works. All houses demolished subsequently.
Assessment	The footprint of the houses lies within the Site Area, and buried remains may survive <i>in-situ</i> , although any surviving foundations and interior features may be fragmentary, as the houses did not have cellars.

Site Number	05
Site Name	Roman Catholic School
HER Number	-
Site Type	School (Site of)
Period	Nineteenth century
NGR	384209 396384
Source	OS 1893
Designation	None
Description	An L-shaped range depicted on late nineteenth-century mapping and identified in trade directories as a Roman Catholic school. Demolished in the later twentieth century.
Assessment	The footprint of the school lies within the Site Area. Buried remains may be affected by earth-moving works associated with the proposed development, although any surviving foundations and interior features may be fragmentary, as the building did not have a cellar.

Site Number	06
Site Name	College Cinema
HER Number	-
Site Type	House/Cinema (Site of)
Period	Late nineteenth century
NGR	384255 396435
Source	OS 1893
Designation	None
Description	A cinema opened in the early twentieth century, occupying the footprint of a smaller nineteenth-century building. The cinema closed in the 1960s and, following reuse as a club, was demolished in the late twentieth century.
Assessment	The footprint of the school lies within the Site Area. Buried remains may be affected by earth-moving works.

Site Number	07
Site Name	Greenheys Lane
HER Number	-
Site Type	Houses (Site of)
Period	Late nineteenth century
NGR	384183 396404
Source	OS 1893
Designation	None
Description	Double-depth houses situated on the west side of Greenheys Lane, first shown on late nineteenth-century mapping. Represent a common form of workers' housing for the period. Evidence from the historic mapping suggests that the houses did not incorporate cellars. Demolished by the mid-twentieth century.
Assessment	The footprint of the houses lies within the Site Area. Buried remains may be affected by earth-moving works associated with the proposed development, although any surviving foundations and interior features may be fragmentary, as the houses did not have cellars.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

5.1.1 In total, seven sites of archaeological interest have been identified within the boundary of the Site Area (Sites **01–07**), with an addition three heritage assets (all Grade II listed buildings) within a radius of 250m. The seven known sites within the Site Area developed as a direct result of the early industrial development and expansion of Manchester (Table 7), and span the period between the early nineteenth and early twentieth centuries.

Period	No of sites	Sites
Prehistoric	0	-
Roman	0	-
Medieval	0	-
Post-medieval	0	-
Industrial	7	01, 02, 03, 04, 05, 06, 07
Unknown	0	-

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

5.1.2 The physical remains of eighteenth- and nineteenth-century workers' housing has been recognised as a legitimate avenue of research. This was articulated in the recent *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007), which identified several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including *Initiative 7.6*: 'A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types...' (McNeil and Newman 2007, 139).

5.1.3 Since the publication of the Research Framework, a considerable body of significant data has been generated from the archaeological investigation of workers' housing, enabling a variety of plan forms and construction details to be identified. In particular, large-scale excavations in Chorlton-upon-Medlock (eg OA North 2014), together with numerous excavations in the Shudehill (OA North 2011) and Ancoats area of Manchester (Miller and Wild 2007), have recorded the foundations of workers' housing spanning the late eighteenth to early twentieth centuries. These have included cellar dwellings, back-to-back properties, single-depth cottages, and numerous examples of double-depth houses. Within these broad categories, a broad range of different construction details and plan forms has been identified, although information pertaining to the development of certain types of workers' housing is still lacking. This includes dwellings that were built on the fringe of the expanding town in the early nineteenth century to house the lower middle classes.

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 **01-07**) have been considered using the criteria, with the results below.
- 5.2.2 **Period:** the Site Area is known to have contained buildings from at least the early nineteenth century, representing the period of Manchester's rapid development as one of the world's leading manufacturing centres, and the associated explosion in the size of the local population. There is no potential for buried remains pertaining to any earlier historical period to exist in the Site Area.
- 5.2.3 **Rarity:** none of the identified sites are considered to be significant on the basis of rarity, and mainly comprise workers' housing spanning the early to late nineteenth century. Whilst most of these houses are of a plan form that has been recognised widely across the Manchester area, and subject to a considerable level of archaeological investigation (*eg* OA North 2011; OA North 2013), the earliest examples (Sites **01** and **03**) are potentially slightly more unusual and may thus have some rarity value.
- 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 may 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 seven sites within the Site Area chart the development of workers' housing in a key residential suburb to Manchester. As such, the heritage assets identified in the Site Area have a high group value.
- 5.2.6 **Survival/Condition:** the extent to which buried remains of the former workers' housing survive *in-situ* is currently uncertain, although it is possible that the foundations of the earliest structures (Site **01**) may survive beneath the floor slab of the extant building. Similarly, the foundations of the double-depth houses that fronted Burlington Street (Site **04**), and those on the western side of Greenheys Lane (Site **07**), may also survive as buried remains. In all cases, however, it seems unlikely that these houses incorporated cellars, and any surviving remains may thus be fragmentary, although perhaps sufficient to enable a their original internal plan form to be understood. Conversely, it is likely that any buried remains of the houses along Ruby Place (Site **03**) will have been destroyed entirely during the construction of the College Cinema (Site **06**). The building (Site **02**) occupying the corner of Coupland Street and Greenheys Lane survives extant, although has clearly been subject to considerable remodelling.

- 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:** the remains relate mainly to the industrial expansion of the area, and the associated development of domestic housing. None of the sites within the Site Area are considered to be significant due to diversity.
- 5.2.9 **Potential:** there are no prehistoric sites within the Site Area or its environs, and the potential for prehistoric remains is considered to be very low. Similarly, there are no known Roman, medieval or post-medieval sites within the Site Area or its immediate environs, and the potential of remains from these periods is considered to be low. The greatest potential for buried archaeological remains lies in the industrial period, and specifically the evolution of workers' housing.

5.3 SIGNIFICANCE

- 5.3.1 Using the above criteria, and particularly rarity and survival/condition, the Site Area is likely to contain non-statutory remains of borough significance, specifically the early nineteenth-century housing fronting Coupland Street (Site **01**). Other buried remains that may survive include the foundations of mid-nineteenth century workers' housing on Burlington Street (Site **04**), the late nineteenth-century Roman Catholic school on Greenheys Lane (Site **05**), and the former College Cinema (Site **06**), which are considered to be of only local significance. The sites of early and late nineteenth-century houses on Ruby Place (Site **03**) and Greenheys Lane (Site **07**) respectively are considered to be of negligible significance due to the probably damage or complete removal of foundations that occurred during twentieth-century redevelopment. The perceived significance of each site is summarised in Table 8.

Site No	Site Name	Importance
01	Green Heys Houses	Local/Borough
02	Greenheys Lane Laundry	Local
03	Ruby Place Houses	Low Local
04	Burlington Street Houses	Low Local
05	Roman Catholic School	Low Local
06	College Cinema	Low Local
07	Greenheys Lane Houses	Low Local

Table 8: Assessment of the significance on each site within the Site Area

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. The results are summarised in Table 9.

6.1.2 It should be noted that the present assessment has focused on sub-surface archaeological resource of the Site Area. Indirect impacts on the settings of designated buildings within a 250m radius of the Site Area have not been considered as part of the present assessment.

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. In this respect, it is considered unlikely that any buried archaeological remains will survive in the north-eastern part of the Site Area, which was developed in the twentieth century as the College Cinema (Site 06).

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 intermediate and negligible (Table 9).

Site No	Site Name	Importance	Impact	Significance of Impact
01	Green Heys Houses	Local/Borough	Moderate	Intermediate
02	Greenheys Lane Laundry	Local	Substantial	Intermediate
03	Ruby Place Houses	Low Local	Negligible	Neutral
04	Burlington Street Houses	Low Local	Moderate	Minor
05	Roman Catholic School	Low Local	Moderate	Minor
06	College Cinema	Low Local	Moderate	Minor
07	Greenheys Lane Houses	Low Local	Negligible	Neutral

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

7. RECOMMENDATIONS

7.1 INTRODUCTION

- 7.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141). Development also has the potential for enhancing heritage assets. This might include the consolidation and display of excavated below-ground remains, or the reference to heritage assets within the design. NPPF encourages developments which change the setting of a heritage asset so as to better reveal its significance.
- 7.1.2 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 of local/borough importance that would merit preservation by record, where these will be directly affected by development. This potential is limited to the northern part of the site, beneath the floor slab of the extant building.
- 7.1.3 Whilst the extant building occupies the footprint of an early nineteenth-century structure, it appears to have been rebuilt or remodelled extensively in the twentieth century, reducing any archaeological interest.

7.2 RECOMMENDATIONS

- 7.2.1 The requirement for any further archaeological recording of buried remains within the Site Area will be decided by the Greater Manchester Archaeological Advisory Service, in their capacity as archaeological advisor to Manchester City Council. However, it is envisaged that a programme of intrusive archaeological investigation will be required to establish whether any structural remains of the early nineteenth-century houses survive beneath the floor slab of the extant building on Coupland Street. This could be achieved most effectively in the first instance by undertaking archaeological monitoring during the demolition of the extant building. In the event of significant remains being encountered, more detailed archaeological investigation may be necessary.

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

HER ref.	Description	NGR
Listed Buildings		
8301.1.0	Burlington Rooms, University of Manchester	SJ 8448 9647
8350.1.0	Pharmacy Department, Department of Adult Education, University of Manchester	SJ 8443 9652
16188.1.0	Manchester University Laboratories	SJ 8450 9649

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

APPENDIX 2: TRADE DIRECTORY ENTRIES

COUPLAND STREET (SITES 01 AND 02)		
House No	Occupant	Occupation
49	Charles Huskisson	Traveller
51	Francis Parsons	Salesman
53	William Sutcliffe	Schoolmaster
59	Edward Barrow	-
61	Thomas Phillips	-
RUBY PLACE (SITE 03)		
1	Charles Brown	Traveller
3	John Whitlow	-

Occupants of buildings in the Site Area (source: Slater 1850, p31)

COUPLAND STREET (SITES 01 AND 02)		
House No	Occupant	Occupation
85	George Freeman	Straw bonnet maker
87	William Ball	Lauderer
89	William Bateman	Labourer
91	William Rank	Lauderer
93	Joshua Bintliffe	Joiner
95	William Johnson	Furniture broker
97	Thomas Ball	Lauderer
BURLINGTON STREET (SITE 04)		
House No	Occupant	Occupation
98	James Harper Frances Harper	Music teacher Ladies' school
100	George Nesbitt	Accountant
102	Ludwig Oppenheimer	Parquet maker
104	Rev Peter Marchall	
106	Herbert Hanbury Smith Carington	Engineer
108	William Dykes	Engineer
110	James Brookes	Policeman

Occupants of buildings in the Site Area (source: Slater 1879, p69)

COUPLAND STREET (SITES 01 AND 02)		
House No	Occupant	Occupation
85	Turnbull & Kite	Painters and decorators
87	Philip Riley	Lauderer
89	William Bateman	Labourer
91	Jane Cameron	Householder
93	Joshua Billcliff	Camera manufacturer
95	Daniel Wilson	Painter and decorator
97	Henry Taylor	Lauderer
BURLINGTON STREET (SITE 04)		
House No	Occupant	Occupation
98	James Harper Frances Harper	Music teacher Ladies' school
100	George Nesbitt	Accountant
102	Ludwig Oppenheimer	Parquet maker
104	Rev Peter Marchall	
106	Herbert Hanbury Smith Carington	Engineer
108	William Dykes	Engineer
110	James Brookes	Policeman

Occupants of buildings in the Site Area (source: Slater 1895)

COUPLAND STREET (SITES 01 AND 02)		
House No	Occupant	Occupation
85	Richard Kite	Plumber, painter and decorator
87	Philip Riley	Lauderer
89	Joseph Moran	Householder
91	Agnes Brookes	Householder
93	Florence Jackson	Householder
95 & 97	Michael Nicholson	Hay and straw dealer

Occupants of buildings in the Site Area (source: Slater 1909)

BURLINGTON STREET (SITE 04)		
House No	Occupant	Occupation
98	-	-
100	Northern College of Pharmacy	-
102	Kate Short	Householder
104	Ellen Marshall	Householder
106	-	-
108	Gustave Peters	Clerk
110	-	-
RUBY PLACE (SITE 03)		
House No	Occupant	Occupation
4	Arthur Heath	Householder
6	John Downward	Householder
8	Robert Turnbull	Householder

Occupants of buildings in the Site Area (source: Slater 1909)

ILLUSTRATIONS

FIGURES

- Figure 1: Site location map
- Figure 2: Site area superimposed on Johnson's *Plan of the Parish of Manchester*, 1820
- Figure 3: Site area superimposed on Bancks & Co's map of 1831
- Figure 4: Site area superimposed on the Ordnance Survey 60": 1 mile map of 1850
- Figure 5: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1893
- Figure 6: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 7: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 8: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1948-50
- Figure 9: Plan of heritage assets
- Figure 10: Plan of gazetteer sites and areas of archaeological potential



Figure 2: Site area superimposed on Johnson's *Plan of the Parish of Manchester*, 1820

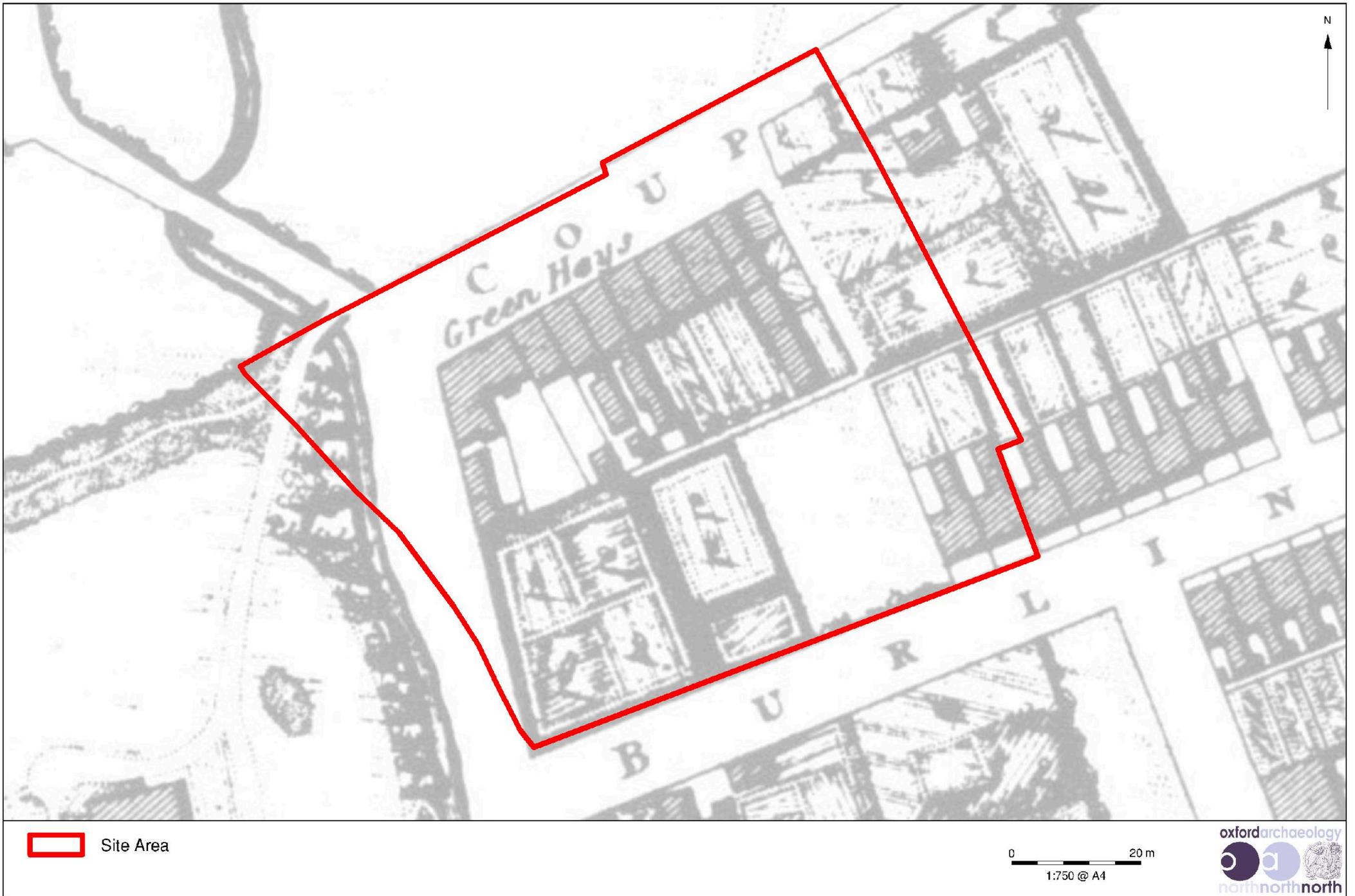


Figure 3: Site boundary superimposed on Bancks & Co's map of 1831



 Site Area

0 20 m
1:750 @ A4



Figure 4: Site area superimposed on the Ordnance Survey 60":1 mile map of 1850



Figure 5: Site area superimposed on the Ordnance Survey 25":1 mile map of 1893



 Site Area

0 20 m
1:750 @ A4



Figure 6: Site area superimposed on the Ordnance Survey 25":1 mile map of 1908

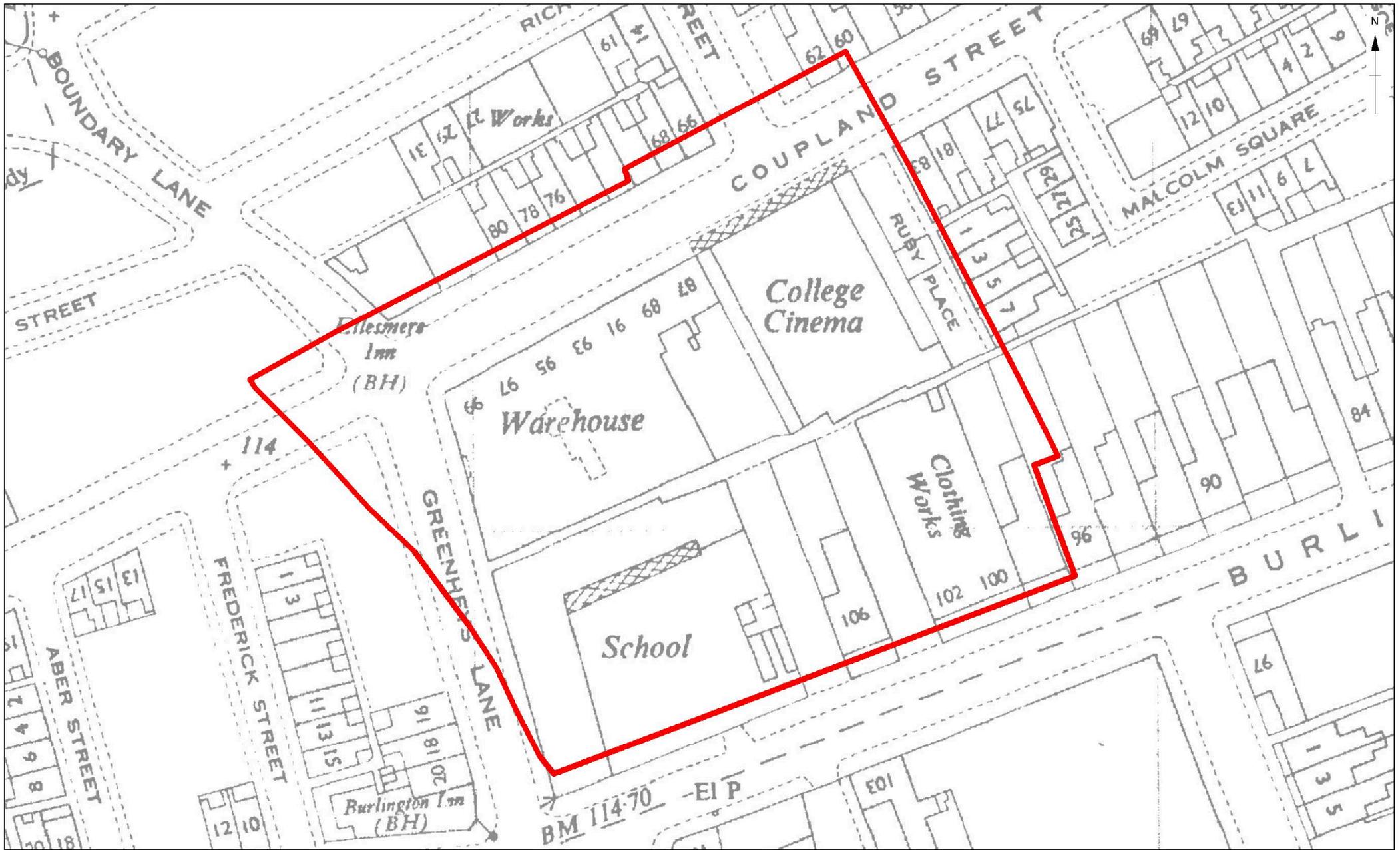


 Site Area

0 20 m
1:750 @ A4



Figure 7: Site area superimposed on the Ordnance Survey 25":1 mile map of 1922



 Site Area



Figure 8: Site area superimposed on the Ordnance Survey 25":1 mile map of 1948-50

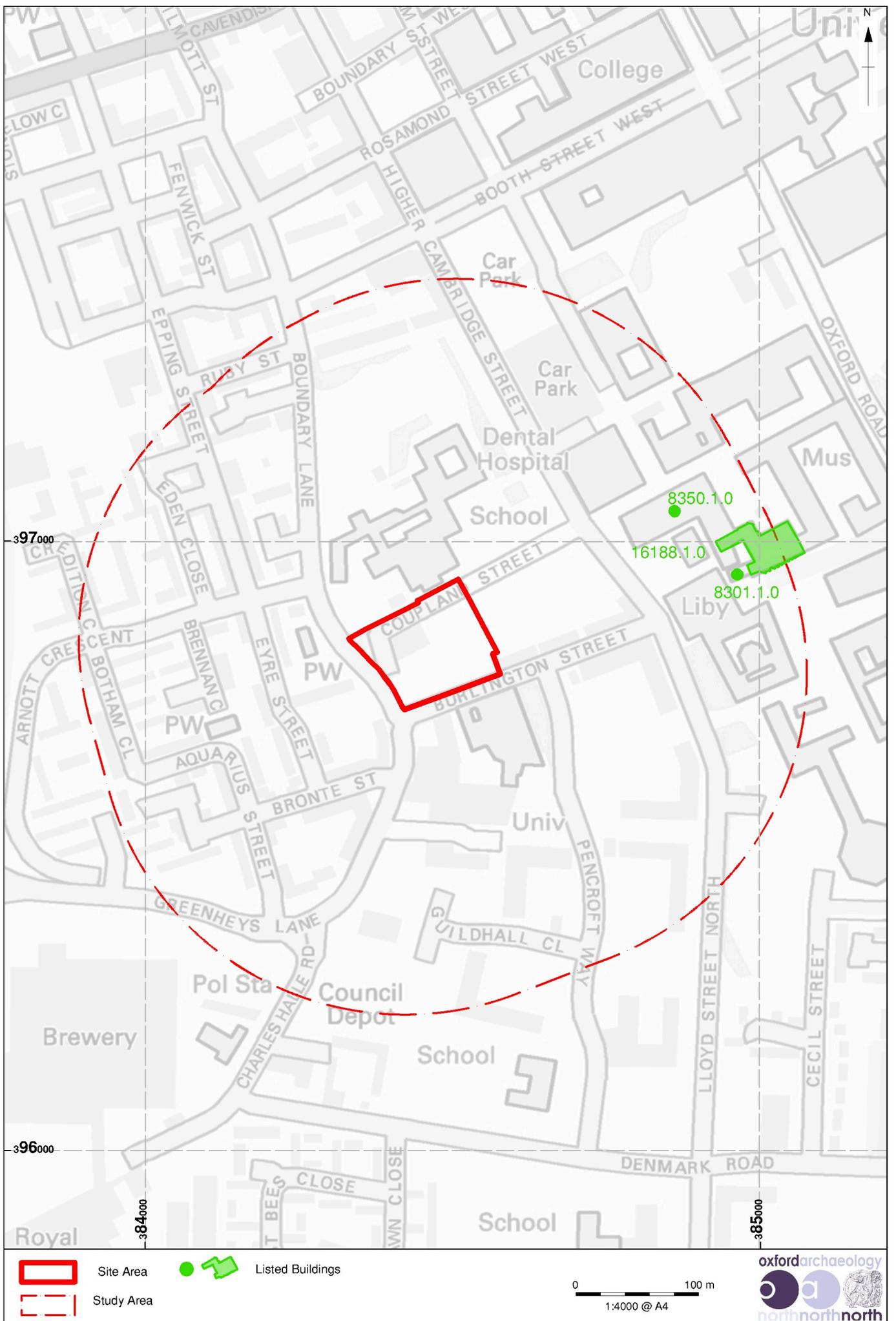


Figure 9: Plan of heritage assets

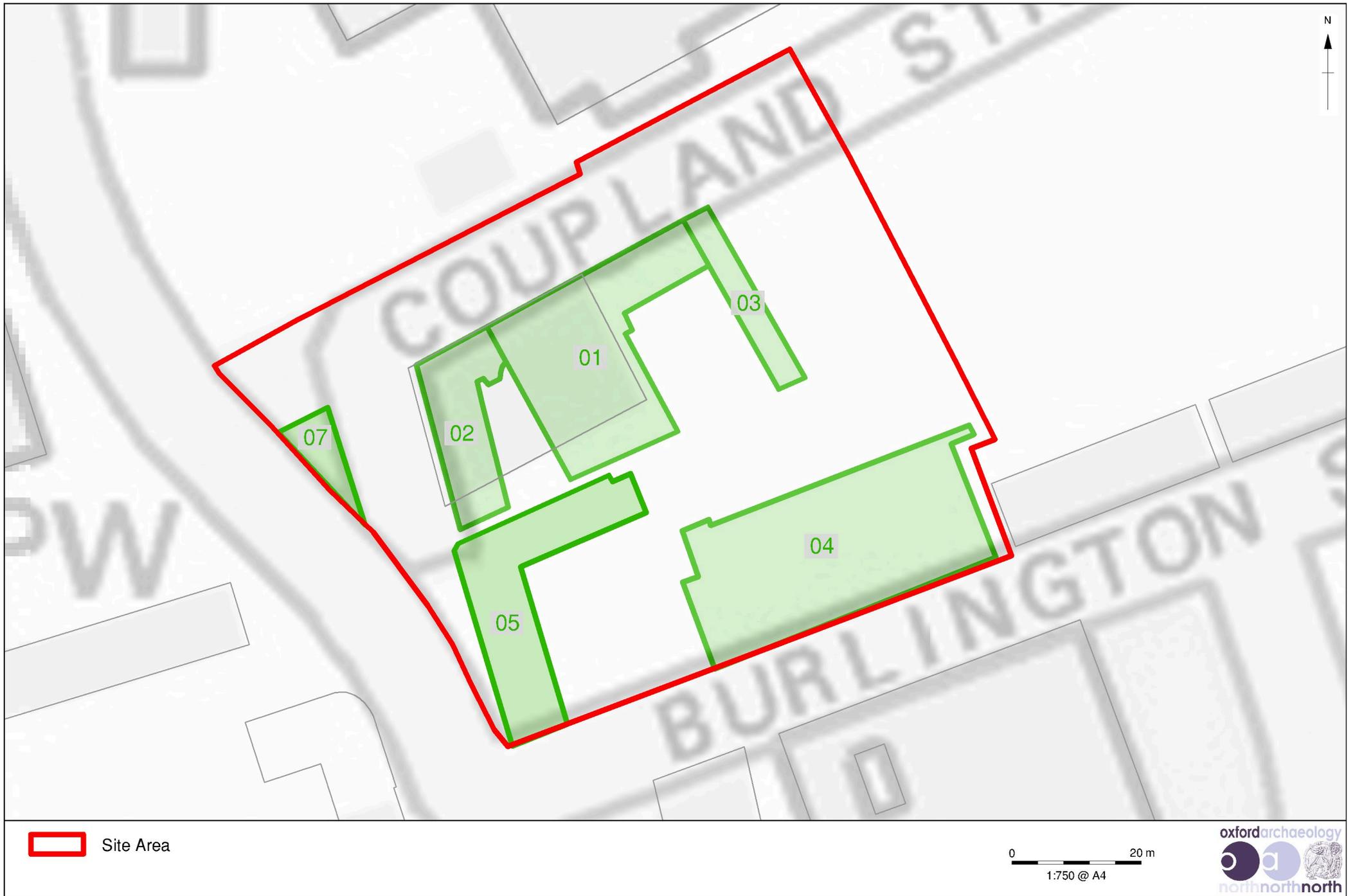


Figure 10: Plan of gazetteer sites