



# **Angel Meadow Residential (Plot 3), Aspin Lane, Manchester**

## **Archaeological Desk- based Assessment**



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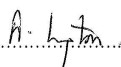
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## SUMMARY

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NOMA (GP) Ltd is devising proposals for the redevelopment of land encompassing Angel Meadow Park in the Shudehill area of central Manchester, as part of the wider NOMA Regeneration scheme. The proposals allow for the redevelopment of five separate landholdings, in addition to a raft of public realm improvements. In order to facilitate the design and planning application process, NOMA (GP) Ltd 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.

Whilst the archaeological potential of all the proposed development plots has been subject to detailed assessment, the present assessment has considered the potential for below-ground archaeological remains in one of these areas, referred to as Plot 3, situated between Dantzic Street and Aspin Lane (centred on NGR 384390 399210). This site almost certainly formed undeveloped agricultural land beyond the urban fringe of Manchester, although it appears to have been used by textile workers for drying bleached and dyed cloth in late eighteenth century. The site developed subsequently as part of a residential district for Manchester's expanding working-class population, with the first terraced housing being erected in the early nineteenth century. The study area had been developed entirely for workers' housing by the mid-1820s, and gained notoriety as part of Angel Meadow, one of Manchester's most deprived Victorian slums. Whilst some of the worst dwellings were abandoned or remodelled, most of the properties survived until the 1920s, although progressive demolition occurred thereafter and the entire plot had been cleared by the late 1940s.

In total, 14 heritage assets have been identified in the wider study area, with an additional eight sites of archaeological interest lying within the boundary of Plot 3. None of these sites within Plot 3 are afforded statutory designation, and are thus not considered to merit preservation *in-situ*. However, any buried remains of the early nineteenth-century workers' houses and a public house that formerly occupied the site would merit preservation by record, where these will be directly affected by development.

The scope and specification of an appropriate programme of archaeological recording will be devised in consultation with the Greater Manchester Archaeological Advisory Service, in their capacity as advisors to Manchester City Council. It may be anticipated, however, that the remains of the early nineteenth-century houses at the northern end of Ashley Lane, together with those on New Blakeley Street and the Derby Arms public house may necessitate intrusive archaeological investigation. In the first instance, an appropriate scheme of work is likely to involve the excavation of a series of trial trenches to establish the presence or absence of buried remains. Should significant remains be found which will be damaged or destroyed by the proposed development, a sample of different housing types may require further excavation work in advance of development to ensure an appropriate record is compiled prior to the ultimate loss of the remains.

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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 NOMA (GP) Ltd is devising proposals for the redevelopment of land encompassing Angel Meadow Park in the Shudehill area of central Manchester. The proposals allow for the redevelopment of five separate landholdings. In order to facilitate the design and planning application process, NOMA (GP) Ltd commissioned Oxford Archaeology North (OA North) to carry out an archaeological desk-based assessment of one of the proposed development sites. 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 upon this resource. 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. The present document, however, has focused on one of the five plots (referred to hereafter as Plot 3 or the Site Area) within the study area.

### 1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Site Area (centred on NGR 384390 399210) is situated on the northern fringe of the city centre (Fig 1). The site is bounded to the west by Dantzic Street, to the east by Aspin Lane, to the south by Nelson Street, and to the north by Little Nelson Street (Plate 1).



*Plate 1: Recent aerial view of the study area (green boundary), showing the Site Area (red boundary) prior to the development of the Co-operative Group's Headquarters Building and the NOMA Regeneration*

- 1.2.2 **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). The study area lies on the east side of the valley of the River Irk, and across the area ground levels fall from east to west towards the river.
- 1.2.3 **Geology:** the solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone. The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Hall *et al* 1995, 8).

### 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 the boundary of a Conservation Area, although elements of three Conservation Areas lie within a 500m radius: the Cathedral Conservation Area; Shudehill Conservation Area; and Smithfield Conservation Area.
- 1.3.2 In total, there are five listed buildings within a 200m 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 assessed, as these have been considered in a separate assessment of the built heritage.

HER ref.	Description	Grade	NGR
8349.1.0	Ashton House. A women's hostel, four-storeys high with a basement, built in c 1910 to an Arts & Crafts design.	II	SJ 8428 9915
11696.1.0	Union Bridge. Small public road bridge over the River Irk	II	SJ 8445 9933
12079.1.0	Co-operative Press (23 New Mount Street). A late nineteenth-century industrial site comprising two four-storey blocks plus basement, with an addition or alteration of c 1905.	II*	SJ 8448 9907
12131.1.0	Sharp Street Ragged School for Boys. A Sunday School and Boys' Club, established in 1853 and rebuilt in 1869. Situated at the junction of Sharp Street and Naples Street.	II	SJ 8451 9910
12132.1.0	Krupa Building. A small, four-storey warehouse dating to the mid-nineteenth century, and most recently is use as a handbag workshop. Situated at the junction of Sharp Street and Simpson Street.	II	SJ 8453 9907

Table 1: Summary of listed buildings within 200m of the Site Area

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## 2. METHODOLOGY

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### 2.1 DESK-BASED ASSESSMENT

2.1.1 The archaeological assessment has focused on Plot 3 of the proposed Angel Meadow Residential scheme, 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 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;
- **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 in the Site Area and within a radius of 200m have been included in the Site Gazetteer (*Section 4*; Figures 13 and 14).

## 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 and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings 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
<b>National</b>	Major	Major	Intermediate/ Minor	Neutral
<b>Regional/County</b>	Major	Major/ Intermediate	Minor	Neutral
<b>Local/Borough</b>	Intermediate	Intermediate	Minor	Neutral
<b>Local (low)</b>	Intermediate / Minor	Minor	Minor/ Neutral	Neutral
<b>Negligible</b>	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*).

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## 3. BACKGROUND

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### 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 Figures 13 and 14.
- 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 city may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. Similarly, the area around Manchester Cathedral, close to the confluence of the rivers Irwell and Irk, provides a location which would have been favourable for early activity. However, the only known physical evidence for prehistoric activity in the vicinity of the Site Area is provided by a Bronze Age axe-hammer, reported to have been discovered at the junction of Todd Street and Corporation Street, a short distance to the south-west of the Site Area.
- 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* (Brunton 1909). 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).
- 3.1.4 Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, Slack and York to the north-east, Wigan to the north-west, Northwich and Chester to the south (Gregory 2007), and Buxton to the south-east. However, evidence for Roman activity in the vicinity of the Site Area is limited. Roman coins were discovered along the River Irk in 1899-1901 (HER 1393.1.0), when the river between Ducie Bridge and Scotland Bridge was diverted for the railway. In addition, a coin of Constantine I (AD 306-33) was discovered in Angel Street, together with a circular quernstone, believed to be Roman, in St Michael's Square, in 1904 (HER 1253.1.0).
- 3.1.5 ***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). An urn dating to the late sixth century was discovered at Red Bank to the north of the Site Area in the nineteenth century, providing rare physical evidence for human activity during this period.

- 3.1.6 **Medieval and Post-medieval periods:** the present Site Area lay on the north-eastern fringe of the medieval settlement, on the east side of Long Millgate. This was one of the town's longest and most populous streets, which extended along the south side of the River Irk to Manchester's manorial corn mill. Millgate is documented from the early fourteenth century, but the mill is referred to in documents dating to the first half of the twelfth century. Long Millgate also led to Scotland Bridge over the River Irk, one of the principal routes into Manchester, and to Ashley Lane, another main route into the town from the north-east. Long Millgate was superseded in the 1850s when Corporation Street was extended from Withy Grove to Ducie Bridge.
- 3.1.7 Long Millgate is shown on the earliest known map of Manchester, dating to c 1650, which shows a continuous line of properties along the east side of the street. This map also shows several properties along Miller Street and Shudehill. Miller's Lane, the forerunner of Miller Street, is documented from the 1580s, and may have originated as a convenient link between the manorial corn mill and the eastern approach to the town via Shudehill and what is now Swan Street.
- 3.1.8 In 1621, Edward Mayes of Manchester bequeathed money for the purchase of land to be used for the benefit of the poor of the town. His trustees bought four acres on the south side of Miller's Lane in 1635, which were rented out and the profits distributed to the poor. The charity also owned a row of cottages on the north side of this land in which they housed 20 poor families. These almshouses are shown clearly on a map produced by Casson and Berry in 1741, which also shows the west side of Shudehill lined with buildings as far as the junction with Miller's Lane and buildings of the north side of Miller's Lane. However, most of the Site Area lies beyond the edge of the map, and is likely to have been fields.
- 3.1.9 **Industrial period:** the onset of the rapid industrialisation centred on Manchester from the late eighteenth century resulted in a massive expansion of the town's population. The development of the study area at the end of the eighteenth century is captured on detailed plans produced by William Green in 1787-94 (Fig 2) and Charles Laurent in 1793 (Plate 3). These maps show new streets to have been laid out across the area, and numerous buildings to have been erected. The new streets included Angel Street, which provided a link between Ashley Lane and Rochdale Road, and also afforded access to the church of St Michael and All Angels.
- 3.1.10 The church was built in 1788, and was coupled with a new burial ground that was consecrated in 1787. The church was originally planned as a 'carriage church', which wealthy Mancunians could drive to from the city. However, with the purchase of the land by the Overseers of the Poor of Manchester in 1786 for the burial ground, and the absorption of this area into the town, the church instead predominantly served the new working-class population in the area (Gregory 2006; Groundwork nd). The burial ground comprised a mass burial pit for the poor, which has been estimated to contain 30,000 and 40,000 unmarked inhumations (Marsden 2014).

- 3.1.11 The burial pit was full by 1816, after which this open area became notorious for activities such as cock-fighting and gambling. In the 1820s and 1830s, some areas of the former burial ground were dug up and sold as fertiliser to local farms. In order to prevent further illegal excavations, the area was flagged over in the 1850s and became known subsequently as St Michael's Flags (Hartwell 2001, 289). The precise location and extent of the burial pit remains uncertain.
- 3.1.12 A significant feature of the developing townscape in the late eighteenth century was Shudehill Mill, which was erected in 1780-3 by Richard Arkwright and partners on the site of a former brick yard. Shudehill Mill was one of a number of early cotton factories in England and Scotland that were built to house Arkwright's patented machinery for carding and spinning. It was one of the largest of the Arkwright mills, reflecting the importance of Manchester as a centre of textile manufacture. It was also probably the first purpose-built mill in Manchester to employ a steam engine and to have a mill chimney. The mill essentially signalled the viability of Manchester as a pre-eminent centre for cotton spinning, based on steam power, and stimulated the industrial and associated residential development of Shudehill in the late eighteenth century.
- 3.1.13 The most common site-type built within the study area during this period comprised workers' housing. Among the earliest were artisans' dwellings of three storeys and a basement. The Shudehill area also included inferior, and generally later, housing in the form of back-to-backs, twin rows of one-up one-down houses sharing a common rear wall. In the course of the first half of the nineteenth century, houses of all types within the area became notorious for their overcrowding and insanitary conditions. Engels famously described the squalid state of Long Millgate and its neighbouring courts in the early 1840s, an area containing dwellings from the pre-industrial town as well as more recent workers' houses (Engels 1973). The district to the north of Miller Street and east of Rochdale Road, known as Angel Meadow, equally attracted the attention of nineteenth-century commentators, and was widely acknowledged to be one of Manchester's worse slums by the end of the century.
- 3.1.14 *Aspects of housing conditions in Manchester:* the earliest dwellings for the new breed of factory worker were erected with little legislative control. The Manchester Police Commissioners had sought to apply a rudimentary form of building regulations as early as 1792, including a requirement to provide party walls between properties. However, in the absence of any practical way of enforcement, the regulations were largely ignored (Hylton 2003, 152). There was a marked contrast between the housing from the late eighteenth century, and that from the 1820s and 1830s, even including the use of poorer quality bricks and mortar (Nevell 2008, 136; Pearlman 1956, 3). Most of the workers' houses built during this period were erected without any form of water supply or sanitation; at best, an open drain from an ashpit privy might have been installed down the middle of the street or court (Parkinson-Bailey 2000, 35).

- 3.1.15 The better quality eighteenth-century houses had also been compromised by this time, by the infilling of areas between these dwellings with back-to-back and blind-back housing, and by the increasing use of these buildings, originally designed for occupation by one family, as tenements, that were occupied by two or more families. The houses were therefore increasingly overcrowded and cellars were used as separate dwellings (Nevell 2008, 152; Marr 1904, 34 and 60).
- 3.1.16 There are several contemporary descriptions of Manchester's nineteenth-century housing stock, including that provided by Dr J Farriar in the proceedings of the Board of Health in 1805, who noted that 'the number of damp and very ill-ventilated cellars inhabited in many parts of the town is a most extensive and prominent evil...' (quoted in Aspin 1995, 130). A major step forward in housing improvement was provided by the Manchester Borough Police Act of 1844, whereby all new houses were to be provided with a properly built privy, and all existing houses were to have one installed. The significance of this Act was that it effectively outlawed the building of back-to-back houses, and none were built in Manchester after this date (Lloyd-Jones and Lewis 1993).
- 3.1.17 Further legislation introduced in 1853, under the Manchester New Streets Act, had sought to address specifically the problems of cellar dwellings. However, organised opposition from the property owners, united as the Home Owners' Guardian Association, ensured that action against this class of dwelling was largely ineffectual, and only 176 cellars were closed in the first six years (Hylton 2003, 154). Renewed efforts commenced in 1867 with the introduction of the Manchester Waterworks and Improvement Act, which specified the minimum requirements for room sizes and window areas in dwellings, and also required that every new house had a yard at the rear, which had to be at least 70'<sup>2</sup>. Importantly, the Act allowed buildings to be closed without compensation to their owners, an issue which had consistently been a sticking point in Manchester (Pearlman 1956, 28).
- 3.1.18 The enforcement of these new regulations was facilitated by the appointment of the first Medical Officer of Health, Dr John Leigh, by Manchester Council in 1868 as part of the Artisans' and Labourers' Dwellings Act (The Torrens Act) of that year. Although the 1868 Torrens Act recognised a national housing problem, it was limited in its effectiveness as it only dealt with single houses, providing for the gradual improvement or demolition of sub-standard housing (Parkinson-Bailey 2000; Pearlman 1956, 27).
- 3.1.19 One of the major contributing factors to the poor conditions in the slums was the lack of water supply, with typically only one pump per 32 houses in the mid-nineteenth century, and also a lack of drainage, so that people had to carry used dirty water out of their houses to dispose of it. Privies often had to be shared by numerous households, with back-to-backs typically having one privy per 12 houses. An earlier bye law requiring one privy per three houses had been evaded by providing four seats within one privy. Not only were these shared conditions highly unacceptable, but the over-used brick-lined privies tended to leak, with the contents inevitably ending up entering the cellars of the nearest houses (Pearlman 1956, 25-6).

- 3.1.20 Dr John Leigh turned his attention to addressing the issues of cellar dwellings and common lodging houses, both of which were also recognised as major contributing factors to the spread of disease (*op cit*, 27). As a result of Dr Leigh's work 2400 cellars were closed between 1868 and 1872. By 1878 Dr Leigh was able to report that there were only 108 cellar dwellings remaining in the city.
- 3.1.21 In 1875, the Artisans' and Labourers' Dwellings Improvement Act was introduced to provide the mechanism of slum clearance, the first act of its kind, as others, such as the 1868 Torrens Act, only dealt with individual buildings (Pearlman 1956, 28). However, Manchester Council was opposed to this on the grounds of expenditure, and it preferred to adopt a policy of gradually reconditioning areas. Most major slum clearance at this time was actually as a result of commerce, where areas were cleared for large warehouses or for railway lines (*ibid*). Finally, in 1890, the Artisans' and Labourers' Dwellings Improvement Act was reconsolidated, so that the council were to take responsibility for the construction of new dwellings. Slum clearance and regeneration then began in earnest in Manchester in the 1890s, almost 20 years after the government had envisaged it (*op cit*, 34). However, at the end of the nineteenth century, although approximately 6000 houses had been cleared, less than 3000 replacements had been built, resulting in a continued problem of overcrowding (*op cit*, 37). A survey produced by the Manchester Citizens' Association in 1904 maps the location of remaining slum properties in the city (Plate 2).



Plate 2: Extract from a survey produced by the Manchester Citizens' Association in 1904, with arrow marking the position of the Site Area

- 3.1.22 The survey produced by the Manchester Citizens' Association identified the properties within the present Site Area as predominantly back-to-back houses. Much of the adjoining areas of Angel Meadow appear from the detail of the survey to have been cleared of slum dwellings, with the area to the south dominated by commercial and industrial premises.
- 3.1.23 Overcrowding in the city centre was gradually remedied by the shift of the population to the suburbs, for instance in 1901, when Manchester City Council bought 238 acres of land at Blackley with a view to erecting affordable housing and addressing the problem of sub-standard dwellings. Nearly 25,000 sub-standard houses were demolished during the following 18 years, and back-to-back housing was 'virtually eliminated by 1913' (Hylton 2003, 184; Nevell 2008, 162).

### 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 maps that show the study area at a reasonable scale are Charles Laurent's *Map of Manchester & Salford*, published in 1793 (Plate 3), and William Green's survey published in 1794 (Fig 2). These show the extent of development in Shudehill with fairly intensive development between Miller Street and Angel Street, centred on Arkwright's Shudehill Mill. The Site Area is shown as undeveloped, although a series of parallel lines crossing the site are likely to have been part of a tenter ground (Site 01), used for hanging out cloth from local bleach or dye works.

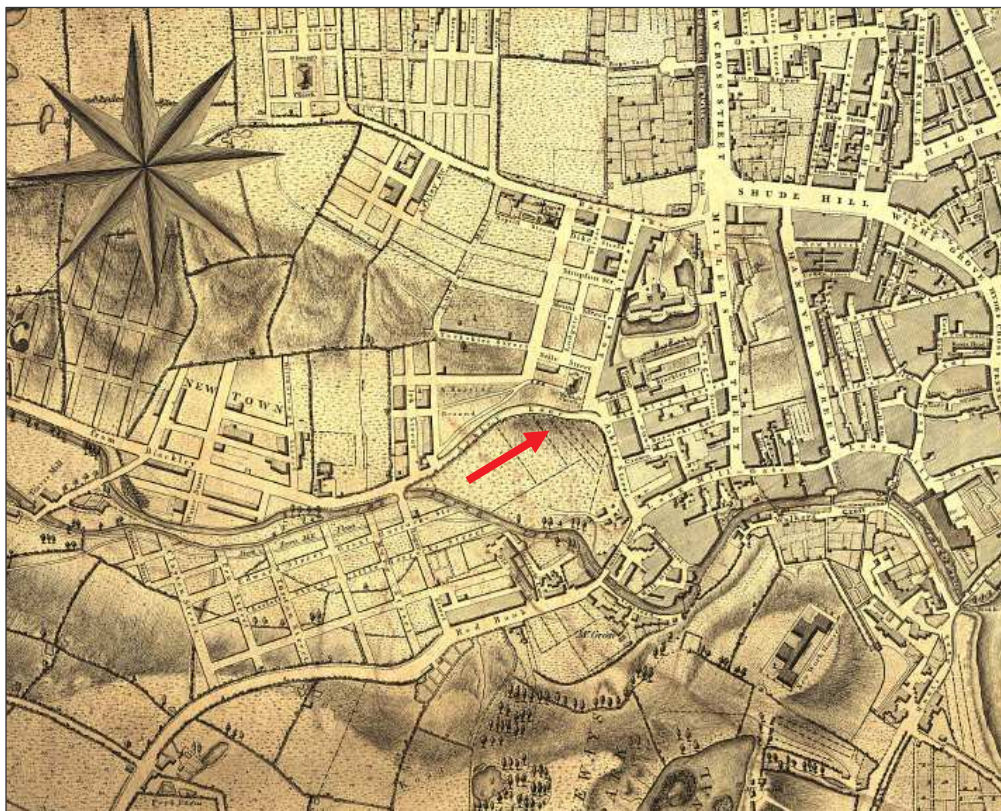


Plate 3: Extract from Charles Laurent's map, published in 1793, with arrow marking the position of the Site Area

- 3.2.2 Several maps of the area were produced during the first decade of the nineteenth century. All of these maps were published at a small scale, thus precluding any meaningful analysis of individual buildings. Some of the maps, however, do provide an indication of the extent of development in the early nineteenth century. Cole and Roper's map of 1801 (Plate 4), for instance, show some buildings to have been erected along the north side of Ashley Lane, although the Site Area remained undeveloped.

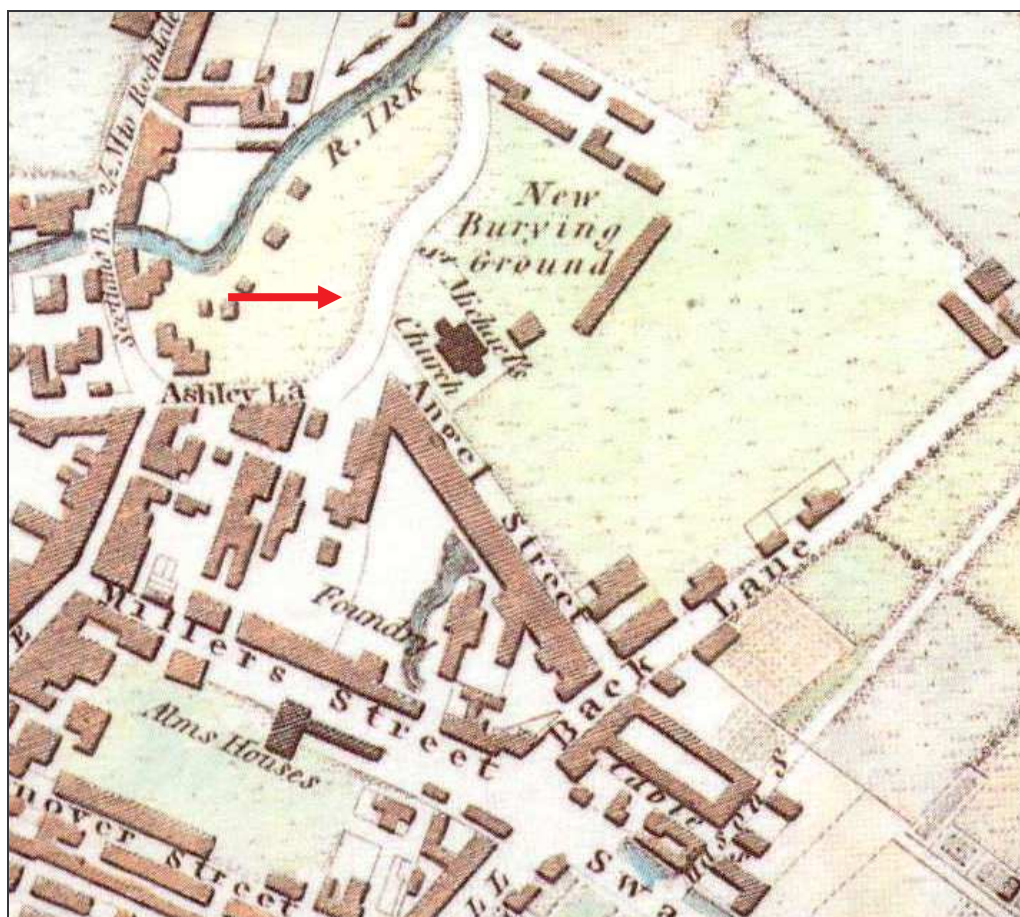


Plate 4: Extract from Cole and Roper's map, published in 1801, with arrow marking the position of the Site Area

- 3.2.3 The next available maps of the study area are those produced by Pigot in 1819 and Johnson in 1820 (Fig 3). Whilst these maps were produced as a fairly small scale, they show that the northern part of the Site Area had been developed, with the erection of a small block of buildings (Site 02) across the north-eastern corner, fronting onto Ashley Lane. Johnson's map also shows Crown Lane, Blakeley Street (known latterly as Dantzic Street) and Nelson Street to have been laid out, creating plots awaiting development. Further development evidently occurred shortly after Johnson's survey, as a map produced by Swire in 1824 (Fig 4) shows the Site Area to have been developed almost entirely. The building depicted by Johnson (Site 02) had been extended along Ashley Lane, creating the south-eastern boundary of the present Site Area. A parallel block of buildings had also been built along New Blakeley Street by 1824, separated from the Ashley Lane houses by the narrow Holden Street.

- 3.2.4 A more detailed map of the study area, produced by Bancks & Co's in 1831 (Fig 5), shows the buildings in the Site Area to have comprised a mix of back-to-back dwellings, blind-back cottages and single- and double-depth houses. The houses along Ashley Lane (Site **02**) comprised a block of 18 back-to-back properties, with those to the rear being accessed from Holden Street. A row of small cottages of slightly varying dimensions (Site **03**) occupied the north-western side of Holden Street, with further houses (Site **04**) forming the north-eastern end of the plot, fronting Little Nelson Street. The junction of New Blakeley Street and Little Nelson Street was occupied by larger buildings (Site **05**), probably representing double-depth houses, with smaller cottages immediately to the south-west (Site **06**). The south-western part of the Site Area was occupied by two more double-depth houses (Site **07**) and an even larger block (Site **08**) at the junction with Nelson Street.
- 3.2.5 Adshead map of 1850 (Fig 6) and the Ordnance Survey 60": 1 mile map of 1850 (Fig 7) show a similar layout of the extent of development as on Bancks & Co's 1831 map, but provides more detail of the buildings. The eight houses forming the north-eastern part of the back-to-backs on Ashley Lane (Site **02**) are shown with pavement lights, implying that they had cellars, in contrast to those to the south-west. Some of the houses along New Blakeley Street (Sites **06**, **07** and **08**) also appear to have pavement lights, suggesting further cellarage. The building occupying the south-western corner of the plot (Site **08**) is annotated by the Ordnance Survey as the Derby Arms public house. This building is not shown on Adshead's map, suggesting that it may only have been recently completed when surveyed by the Ordnance Survey.
- 3.2.6 The next available edition of Ordnance Survey mapping was published at a scale of 1:500 in 1891 (Plate 5) and at 25":1 mile map in 1893 (Fig 8). This shows the same layout of properties as shown on the earlier mapping. One of the few slight differences is the depiction of the houses in the northern corner of the plot (Site **05**) as a block of four back-to-back cottages. The houses along Ashley Lane (Site **02**) are also shown as back-to-backs, corroborating the Manchester Citizens' Association survey of 1904.
- 3.2.7 The next edition of Ordnance Survey mapping, published in 1908 (Fig 9), shows some changes to the Site Area. In particular, the early nineteenth-century houses (Site **02**) fronting Ashley Lane appear to have been remodelled, with the conversion of the back-to-back houses into single properties with small yards to the rear. Some of the single-depth houses on Holden Street (Site **03**) also appear to have been demolished by 1908, presumably in an attempt to improve the natural lighting and ventilation of the area by removing the worst dwellings. The same layout is shown on the Ordnance Survey maps of 1922 and 1933 (Figs 10 and 11), although the entire plot is shown to have been cleared of all buildings on subsequent editions of mapping, published in 1948-9 and 1966 (Fig 12). The area has been used subsequently as a car park.

### 3.3 PREVIOUS ARCHAEOLOGICAL WORK

- 3.3.1 A considerable amount of archaeological work has been undertaken in the immediate locale of the Site Area in recent years. This includes a large excavation that was undertaken in 2009, beneath the footprint of the new Headquarters Building for the Co-operative Group (OA North 2011). The remains of approximately 75 structures were identified, almost exclusively relating to domestic dwellings, with the majority dating from the late eighteenth and early nineteenth centuries. Evidence for the mid-nineteenth-century decline of the area was also observed, with various buildings being partitioned to facilitate an expansion of the local population, and also perhaps to maximise rent revenue. These larger dwellings were converted subsequently into notorious lodging houses, whilst the cellars continued to provide accommodation for the poorest families, which were frequently of Irish origin.
- 3.3.2 Of particular relevance, however, is an excavation that was carried out in 2012, which was required in advance of road-widening works along Angel Street and Aspin Lane (OA North 2013). This included the excavation of an area immediately to the south-west of the present Site Area (Fig 14), which revealed the well-preserved remains of back-to-back cellar dwellings on New Blakeley Street (Plate 5). The cellars had direct access from New Blakeley Street, implying that they had been used as individual dwellings. Some of the cellars had evidently been abandoned and infilled during the later nineteenth century, and improved sanitation installed. The footprint of houses on the eastern side of the court was also excavated, although the foundations of these uncellared properties were fragmentary, and yielded little information of archaeological interest.



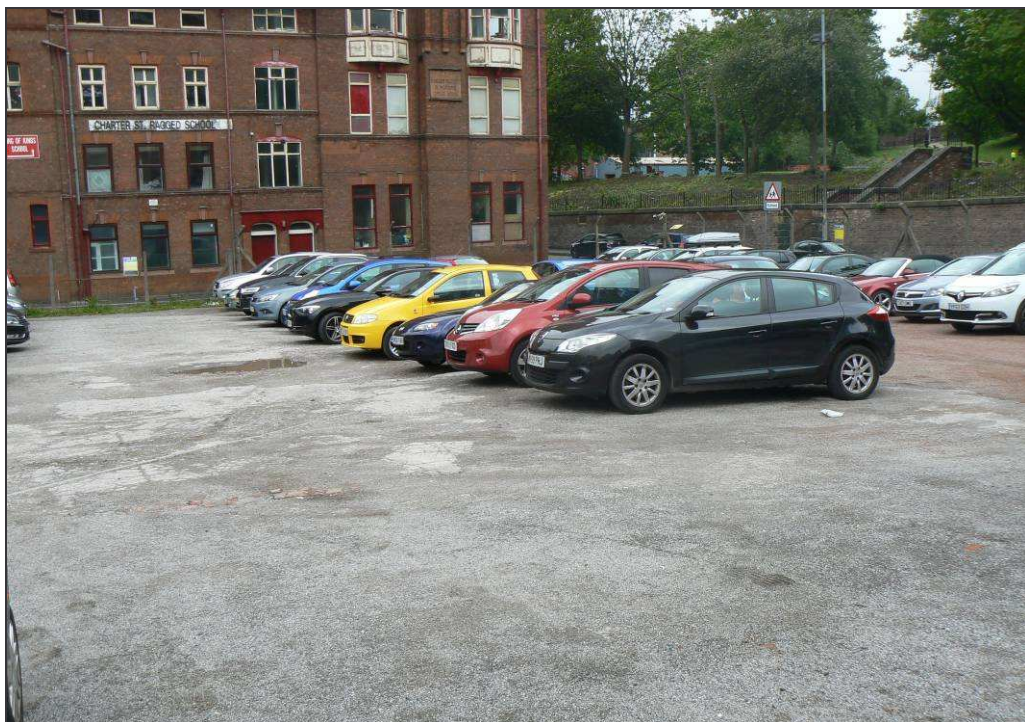
*Plate 5: The excavated remains of cellar dwellings on Blakeley Street*

### 3.4 SITE VISIT

- 3.4.1 A site visit was carried out in June 2015 (Plates 6-7). This confirmed that the Site Area is used entirely for car-parking purposes, and has not been subject to any other development since the nineteenth-century houses were demolished. Short fragments of walls composed of hand-made brick are visible across the surface of the modern car park, suggesting that demolished remains of the former houses lie immediately beneath the existing ground level. A detailed inspection of the ground surface was precluded by the volume of parked cars.



*Plate 6: View looking west across the Site Area*



*Plate 7: View looking north-east across the Site Area*

### 3.5 GROUND INVESTIGATIONS

- 3.5.1 A series of trial pits was excavated across the Site Area for geotechnical purposes in August 2015. The excavation of all the trial pits was monitored archaeologically, which enabled buried remains of archaeological interest to be identified in several parts of the site.
- 3.5.2 **Trial Pit 301:** this pit was placed in the western corner of the Site Area, close to the junction of Mincing Street with Dantzic Street. The trial pit enabled the site of the former Derby Arms (Site 08) to be investigated, and confirmed that the building had incorporated a cellar, which survived *in-situ*. The trial pit was excavated mechanically to a depth of 2.95m, and revealed a deep deposit of demolition rubble and elements of a cellar wall composed of hand-made bricks, consistent with an early nineteenth-century construction date (Plate 8). The cellar had been backfilled with demolition rubble, and sealed beneath a c 0.20m thick layer of levelling material for the modern car park.



Plate 8: Trial Pit 301, placed within the footprint of the former Derby Arms (Site 08)

- 3.5.3 **Trial Pit 303:** this pit was excavated to a depth of 2.6m across the north-eastern corner of the Site Area, within the footprint of early nineteenth-century back-to-back houses (Site 02). The deposits revealed in the trial pit were very similar to those exposed in Trial Pit 301, comprising an extant wall composed of hand-made bricks, with a thick deposit of demolition rubble beneath the modern car-park surface and its associated levelling (Plate 9).



Plate 9: Trial Pit 303, placed within the footprint of back-to-back houses (Site 02)

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#### 4. GAZETTEER OF SITES

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<b>Site Number</b>	<b>01</b>
<b>Site Name</b>	Ashley Lane Tenter Ground
<b>HER Number</b>	-
<b>Site Type</b>	Tenter Ground (Site of)
<b>Period</b>	Eighteenth century
<b>NGR</b>	384392 399219
<b>Source</b>	Green's map 1794
<b>Description</b>	A series of parallel features crossing the Site Area depicted on Green's map of 1794. These are likely to represent tenters, where tradesmen engaged in textile bleaching and dyeing hung cloth out to dry as part of the whitening and finishing processes.
<b>Assessment</b>	The site lies within the Site Area, although any physical remains are likely to have been destroyed by nineteenth-century development. The impact of earth-moving works on the site is thus likely to have a negligible impact.

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<b>Site Number</b>	<b>02</b>
<b>Site Name</b>	Ashley Lane
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	Early nineteenth century
<b>NGR</b>	384399 399210
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	A block of 18 back-to-back workers' housing situated between Ashley Lane and Holden Street along the eastern boundary of the Site Area. The earliest element, forming the north-eastern end of the row, is shown on Johnson's map of 1820, but the block is shown as fully developed on Swire's map of 1824. The detailed Ordnance Survey 60":1 mile map of 1850 shows the north-eastern eight properties with pavement lights, implying that these houses had cellars. Cartographic evidence suggests that the houses may have been remodelled into through houses with small rear yards in the early twentieth century. The houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the houses lies mostly within the Site Area, although the front walls along Ashley Lane may extend slightly beyond the boundary. Buried remains may be affected by earth-moving works associated with the proposed development, especially at the north-eastern end where cellars are most likely to survive.

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<b>Site Number</b>	<b>03</b>
<b>Site Name</b>	Holden Street
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384388 399205
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	A row of single-depth cottages fronting the north-western side of Holden Street. Cartographic sources provide no evidence for any of these properties having incorporated cellars. The houses are shown on Ordnance Survey mapping of the early 1890s, but some properties appear to have been demolished by 1908, presumably during major improvements to the area's housing stock and sanitation in the early Edwardian period. The remaining houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	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 do not appear to have had cellars.

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<b>Site Number</b>	<b>04</b>
<b>Site Name</b>	Little Nelson Street
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384396 399223
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	Three single-depth workers' houses fronting onto Little Nelson Street. No cellar lights are shown on the detailed Ordnance Survey 60":1 mile map of 1850, suggesting that the houses did not have cellars. Some demolition may have occurred by 1908, although the detail of the mapping is not clear. The remaining houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the houses lies partly within the Site Area, although the front walls may lie beyond the boundary. 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 do not appear to have had cellars.

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<b>Site Number</b>	<b>05</b>
<b>Site Name</b>	New Blakeley Street
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384390 399225
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	Two double-depth workers' houses situated at the junction of New Blakeley Street and Little Nelson Street. No cellar lights are shown on the detailed Ordnance Survey 60":1 mile map of 1850, suggesting that the houses did not have cellars. The Ordnance Survey 1:500 map of 1891 depicts the buildings as a block of four back-to-back cottages, although this is not replicated on later mapping. The houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the houses lies partially within the boundary of the Site Area, although the front portion probably lies beneath the modern line of Dantzic Street and its associated pavement. 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 do not appear to have had cellars.

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<b>Site Number</b>	<b>06</b>
<b>Site Name</b>	New Blakeley Street
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384384 399218
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	Two single-depth workers' houses fronting onto New Blakeley Street. Detail provided by the Ordnance Survey 60": 1 mile map of 1850 suggests that the houses had cellars. The houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the houses lies mostly within the boundary of the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

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<b>Site Number</b>	<b>07</b>
<b>Site Name</b>	New Blakeley Street
<b>HER Number</b>	-
<b>Site Type</b>	Workers' Housing (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384379 399211
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	Two double-depth houses, with cellars, fronting onto New Blakeley Street. The houses are shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the houses lies within the boundary of the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

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<b>Site Number</b>	<b>08</b>
<b>Site Name</b>	Derby Arms
<b>HER Number</b>	-
<b>Site Type</b>	Public House (Site of)
<b>Period</b>	1820s
<b>NGR</b>	384374 399203
<b>Source</b>	Swire 1824; Adshead 1850; OS 1850
<b>Description</b>	A public house occupying the corner of New Blakeley Street and Nelson Street. Pavement windows along the New Blakeley Street frontage imply the presence of cellars. The public house is shown on Ordnance Survey mapping of 1933, but had been demolished by 1948-9.
<b>Assessment</b>	The footprint of the public house lies within the boundary of the Site Area, and buried remains may be affected by earth-moving works associated with the proposed development.

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## 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**). All of these heritage assets developed as a direct result of the early industrial development and expansion of Manchester (Table 7), and span the period between the late eighteenth and twentieth centuries. None of the heritage assets within the proposed Site Area have legal designations, although five buildings within a 200m radius are afforded statutory designation as listed buildings.

Period	No of sites	Sites
Prehistoric	0	-
Roman	0	-
Medieval	0	-
Post-medieval	0	-
Industrial	8	<b>01, 02, 03, 04, 05, 06, 07, 08</b>
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 the Shudehill area of Manchester (OA North 2011), together with numerous excavations in Ancoats (Miller and Wild 2007) and in Chorlton-upon-Medlock (eg OA North 2013), have recorded the foundations of workers' housing spanning the late eighteenth to early twentieth centuries. These have included cellar dwellings, some back-to-back properties, single-depth cottages, and numerous examples of double-depth houses. Within these broad categories, a range of different construction detail has been identified.

## 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:** it is almost certain that any buried archaeological remains that survive across the Site Area will pertain to the Industrial Period, spanning the period of Manchester's rapid development as one of the world's leading manufacturing centres between the late eighteenth and twentieth centuries, and the associated explosion in the size of the local population. With the exception of the tenter ground (Site **01**), all of the sites of archaeological interest (Sites **02-08**) represent slightly different types of houses for the industrial workforce.
- 5.2.3 Whilst some chance finds dating to the Roman and Early Medieval periods have been discovered in the wider study area (HER 1253.1.0 and HER 1393.1.0), it is very unlikely that any remains from these early periods will have survived the intensive development of the site from the late eighteenth century onwards.
- 5.2.4 **Rarity:** none of the identified sites are considered to be significant on the basis of rarity. All comprise workers' housing spanning the early to late nineteenth centuries, and 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).
- 5.2.5 The remains of double-depth houses dating to the first half of the nineteenth-century, in particular, have been recorded in detail, although some plan forms merit further investigation, including late eighteenth-century examples. The remains of early nineteenth-century back-to-back houses and smaller cottages also merit further investigation. In this respect, the back-to-back workers' houses along Ashley Lane (Site **02**), and some of the properties along Holden Street and New Blakely Street (Sites **03-07**) have some rarity value.
- 5.2.6 **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.
- 5.2.7 **Group Value:** the eight sites within the Site Area chart the development of workers' housing in a key urban industrial district. As such, the heritage assets identified in the Site Area have a high group value.

- 5.2.8 **Survival/Condition:** the extent to which buried remains of the former workers' housing survive *in-situ* is currently uncertain, although it is likely that any cellars will remain intact beneath the existing car-park surface. This was demonstrated via archaeological excavation of workers' housing immediately to the south of the Site Area in 2013, when well-preserved remains of cellar dwellings were revealed. Physical remains of those buildings that do not appear to have incorporated cellars (the south-western part of Site **02**, and Sites **03**, **04** and **05**), however, are less likely to survive intact. Elements of Sites **04** and **05**, moreover, lie beyond the boundary of the Site Area.
- 5.2.9 It is very unlikely that any physical remains of the tenter ground (Site **01**) will have survived the intensive development of the Site Area in the early nineteenth century.
- 5.2.10 **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. Pending the precise location of any new buildings that are erected in the Site Area, and the depth of their foundations, buried archaeological remains may be adversely affected by the proposed development.
- 5.2.11 **Diversity:** the remains relate mainly to the industrial expansion of the area, and the associated development of domestic housing and public buildings. None of the sites within the Site Area are considered to be significant due to diversity.
- 5.2.12 **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 local or borough significance. These include the some of the early nineteenth-century housing that fronted Ashley Lane (Site **02**, north-eastern part), together with houses along New Blakeley Street (Sites **06** and **07**), and the Derby Arms Public House (Site **08**). There is evidence to suggest that all these properties incorporated cellars, offering a greater potential for the survival of buried remains of archaeological interest.
- 5.3.2 Some of the other heritage assets that have been identified in the Site Area (Sites **03**, **04** and **05**) are considered to be of low significance on account of their apparent absence of cellars, which reduces the potential for buried remains to survive. Remains of the tenter ground (Site **01**) are very unlikely to survive, reducing the significance of the site.

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## 6. LIKELY IMPACT OF DEVELOPMENT

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### 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.
- 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 adjacent standing buildings have not been assessed, as detailed design proposals have not yet been produced. The results are summarised in Table 8.

### 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. However, the topography of the modern car park suggests that there has been very limited landscaping works carried out following the demolition of the workers' housing, and whilst the foundations of buildings that do not appear to have incorporated cellars (Sites **03**, **04** and **05**) may have been damaged or destroyed, the cellars that formed part of other properties (the north-eastern part of Site **02**, and Sites **06**, **07** and **08**) are likely to survive *in-situ*.

### 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 that have potential to retain historic fabric has been largely determined as substantial, based on an assumption that there will be earth-moving works associated with the development, and a requirement to remove the loose rubble fill infilling demolished cellared structures. Exceptions are Sites **01**, **03**, **04** and **05**, where the impact may be determined as moderate to negligible, due to a lower potential for buried remains to survive *in-situ*.

Site Number	Site Name	Importance	Impact	Significance of Impact
01	Ashley Lane Tenter Ground	Low Local	Negligible	Neutral
02	Ashley Lane Back-to-Back Houses (North-eastern End)	Local/Borough	Substantial	Intermediate
03	Holden Street Single-Depth Houses	Low Local	Slight	Neutral
04	Little Nelson Street Houses	Low Local	Slight	Neutral
05	New Blakeley Street Houses	Low Local	Slight	Neutral
06	New Blakeley Street Houses	Local/Borough	Substantial	Intermediate
07	New Blakeley Street Houses	Local/Borough	Substantial	Intermediate
08	Derby Arms	Local/Borough	Substantial	Intermediate

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

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## 7. RECOMMENDATIONS

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### 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, any buried remains of the early nineteenth-century houses fronting Ashley Lane (Site **02**) and New Blakeley Street (Sites **06** and **07**), together with the Derby Arms (Site **08**), would merit preservation by record, where these will be directly affected by development.

### 7.2 RECOMMENDATIONS

- 7.2.1 The scope and specification of any archaeological recording required would be devised in consultation with the archaeological curatorial service advising Manchester City Council, which is carried out currently by the Greater Manchester Archaeological Advisory Service. However, it may be anticipated that the remains of the early nineteenth-century houses at the northern end of Ashley Lane (Site **02**) together with those on New Blakeley Street (Sites **06** and **07**) and the Derby Arms public house (Site **08**) may necessitate intrusive archaeological investigation.
- 7.2.2 In the first instance, an appropriate scheme of archaeological investigation is likely to involve the excavation of a series of trial trenches to establish the presence or absence of buried remains. Should significant remains be found which will be damaged or destroyed by the proposed development, a sample of different housing types may require further excavation work in advance of development to ensure an appropriate record is compiled prior to the ultimate loss of the remains.

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## APPENDIX 1: HERITAGE ASSETS WITHIN 200M OF THE SITE AREA

HER ref.	Description	NGR
<b>Listed Buildings</b>		
8349.1.0	Ashton House	SJ 8428 9915
11696.1.0	Union Bridge	SJ 8445 9933
12079.1.0	Cooperative Press (23, New Mount Street)	SJ 8448 9907
12131.1.0	Sharp Street Ragged School for Boys Sunday School	SJ 8451 9910
12132.1.0	Krupa Building (former warehouse)	SJ 8453 9907
<b>Building</b>		
13720.1.0	Charter Street Ragged School for Girls	SJ 84414 99231
<b>Find Spots</b>		
1253.1.0	Quern and Coin	SJ 8440 9910
1393.1.0	Roman and Other Coins in the River Irk	SJ 8429 9919
<b>Monument</b>		
9876.1.0	St Michael's Church (site of)	SJ 8440 9911
9876.1.1	St Michael's Graveyard (site of)	SJ 8447 9920
13735.1.0	Retaining Wall, Aspin Lane	SJ 84393 99173
15732.1.0	Red Bank Chemical Works (site of)	SJ 84361 99295
<b>Place</b>		
13734.1.0	Angel Meadow	SJ 84448 99183
16050.1.0	Area of Medieval Manchester	SJ 8363 9841

*List of known heritage assets within 200m of the Site Area, recorded in the Greater Manchester Historic Environment Record*

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## ILLUSTRATIONS

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### FIGURES

- Figure 1: Site location map
- Figure 2: Site area superimposed on William Green's map of 1794
- Figure 3: Site area superimposed on Johnson's *Plan of the Parish of Manchester* of 1820
- Figure 4: Site area superimposed on Swire's *Map of Manchester and its Environs*, 1831
- Figure 5: Site area superimposed on Bancks & Co's map of 1831
- Figure 6: Site area superimposed on Adshead's map of 1850
- Figure 7: Site area superimposed on the Ordnance Survey map of 1850
- Figure 8: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1893
- Figure 9: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1908
- Figure 10: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1922
- Figure 11: Site area superimposed on the Ordnance Survey 25": 1 mile map of 1933
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- Figure 13: Plan of gazetteer sites and areas of archaeological potential
- Figure 14: Plan of heritage assets



Figure 1: Site location

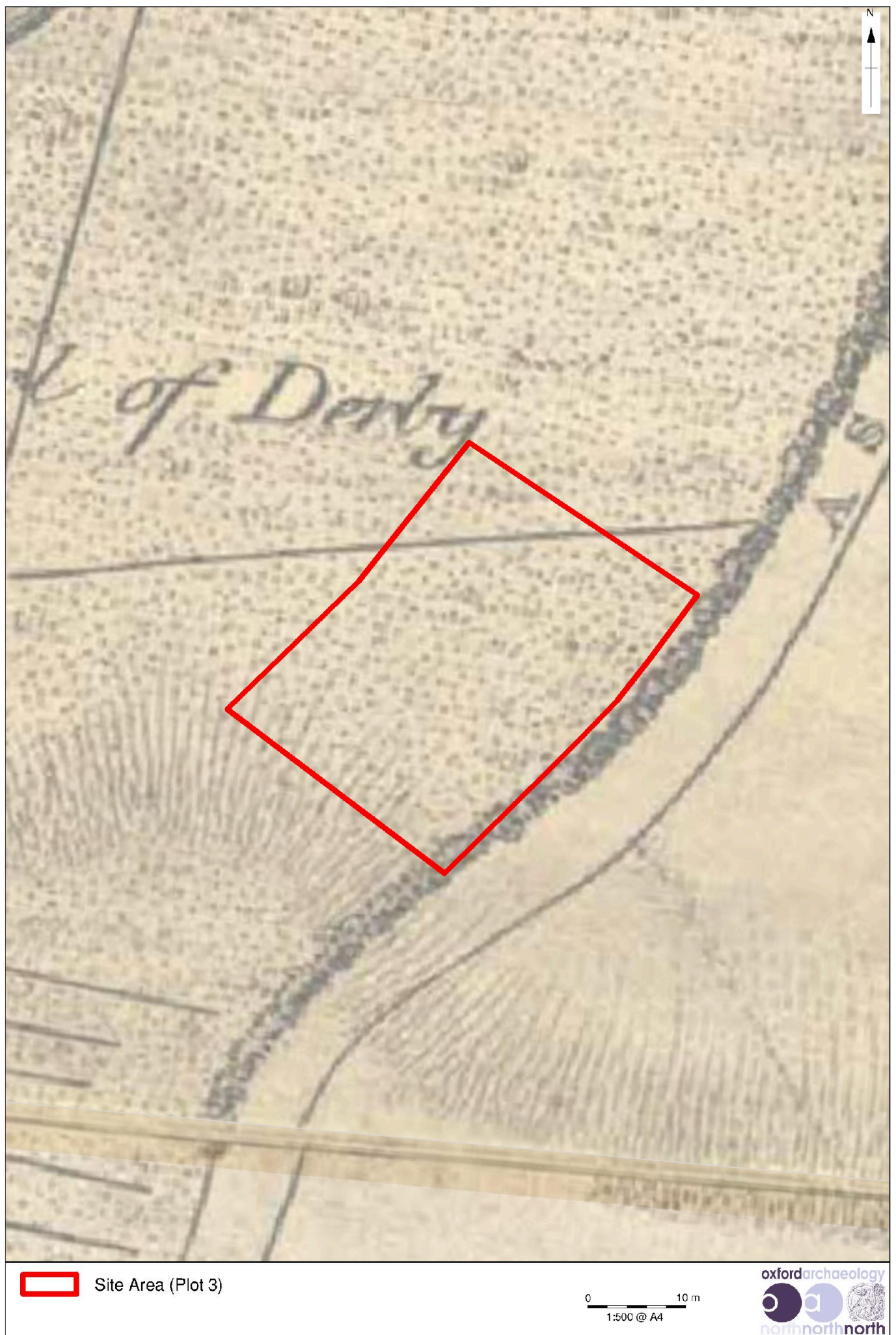


Figure 2: Site area superimposed on William Green's map of 1794

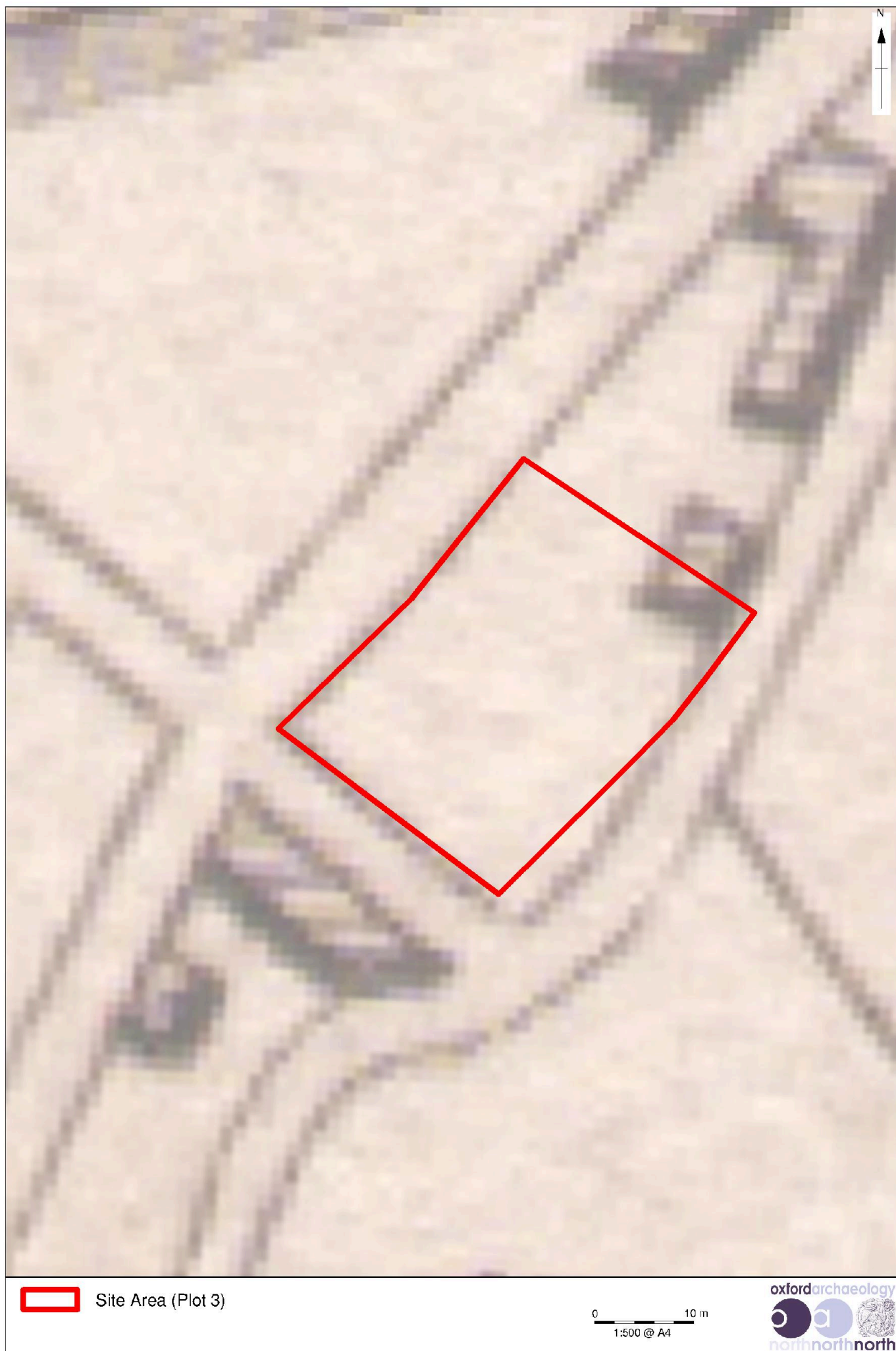


Figure 3: Site area superimposed on Johnson's *Plan of the Parish of Manchester*, 1820

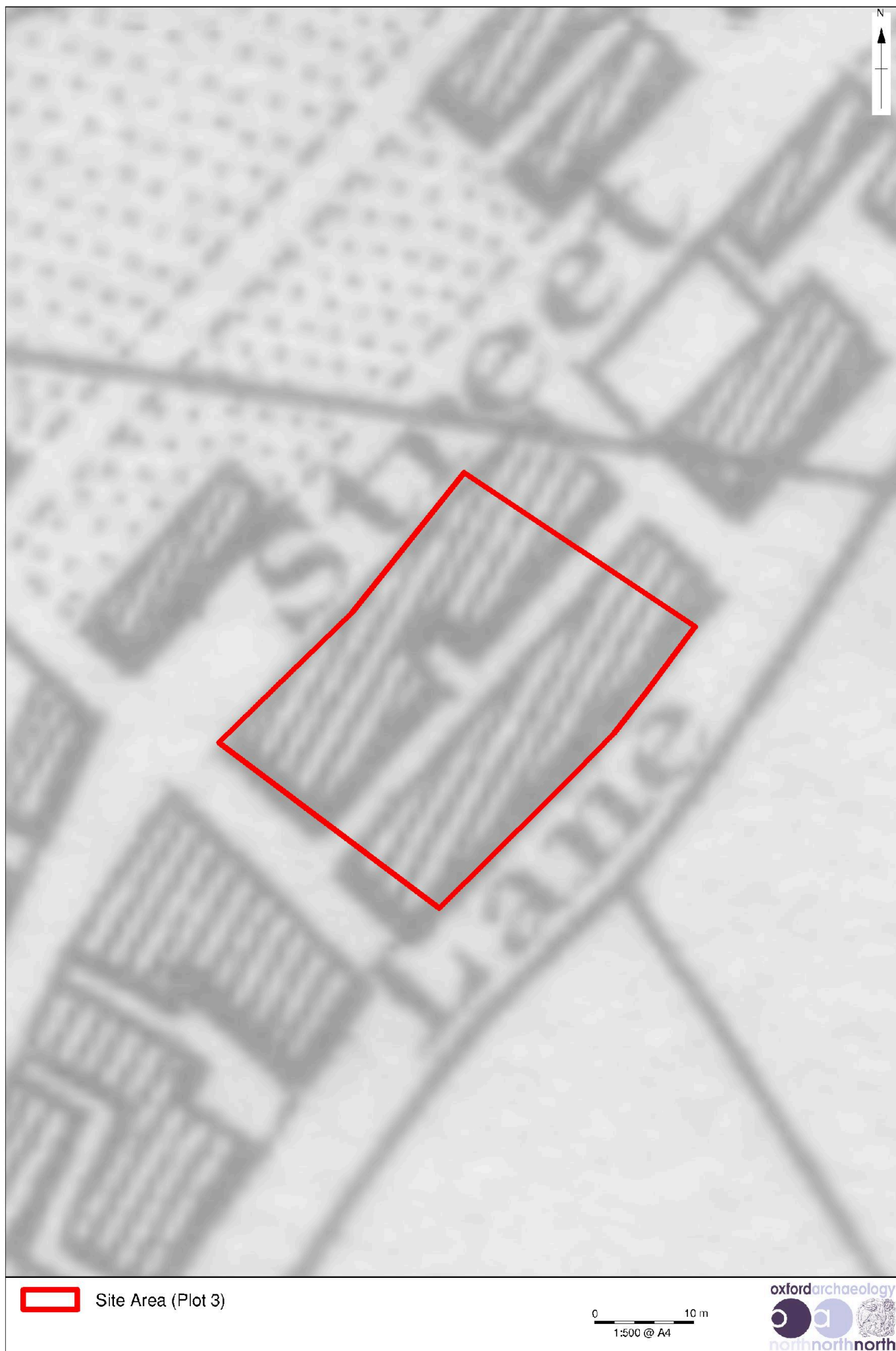


Figure 4: Site area superimposed on Swire's map of Manchester and its Environs, 1824



Figure 5: Site area superimposed on Bancks & Co's map of 1831



Figure 6: Site area superimposed on Adshead's map of 1850



Figure 7: Site area superimposed on the Ordnance Survey 5'-1 mile map of 1850



Figure 8: Site area superimposed on the Ordnance Survey 25"-1 mile map of 1893



Figure 9: Site area superimposed on the Ordnance Survey map of 1908



Figure 10: Site area superimposed on the Ordnance Survey map of 1922

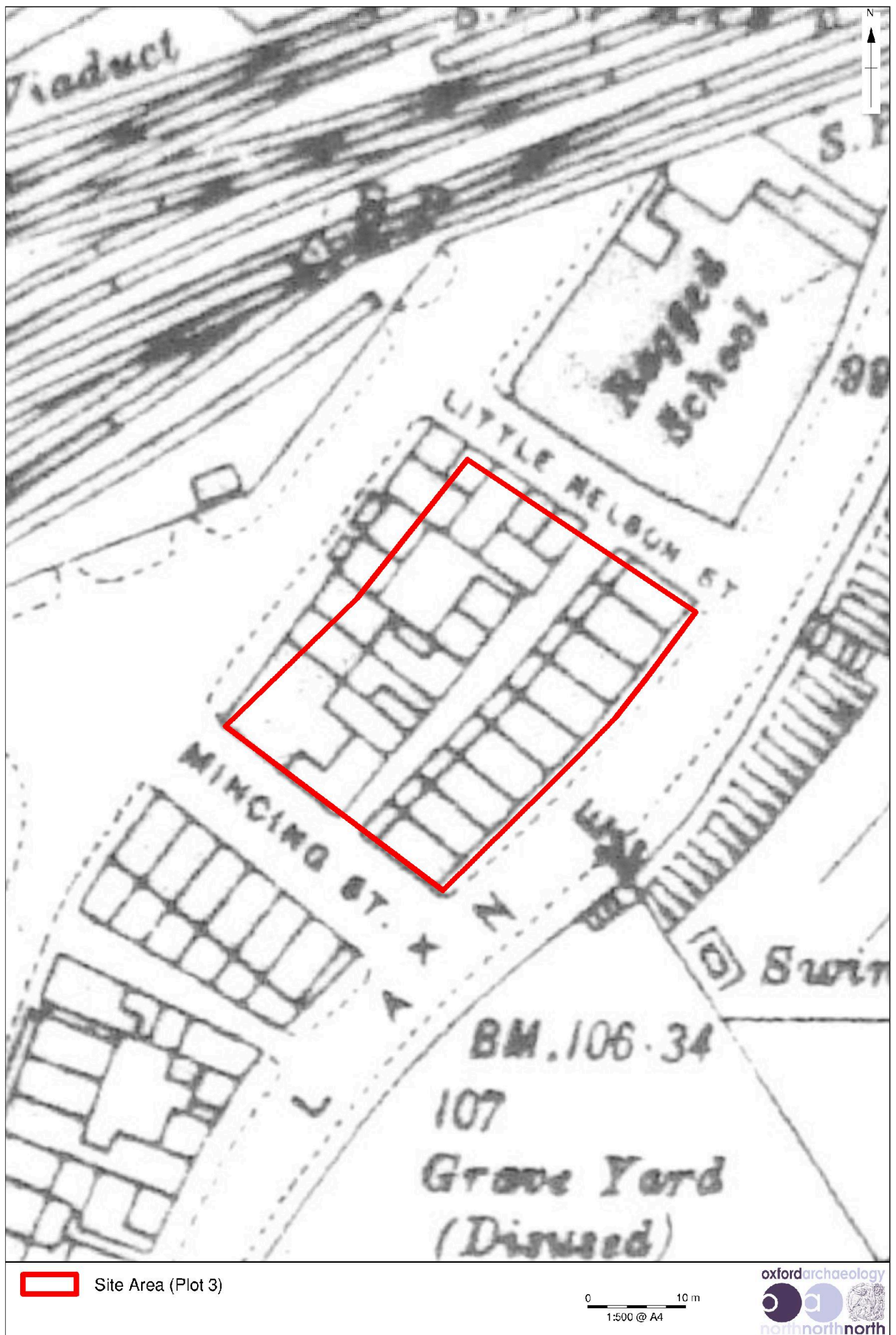


Figure 11: Site area superimposed on the Ordnance Survey map of 1933



Figure 12: Site area superimposed on the Ordnance Survey map of 1966



Figure 13: Plan of Gazetteer Sites and Areas of Archaeological Potential

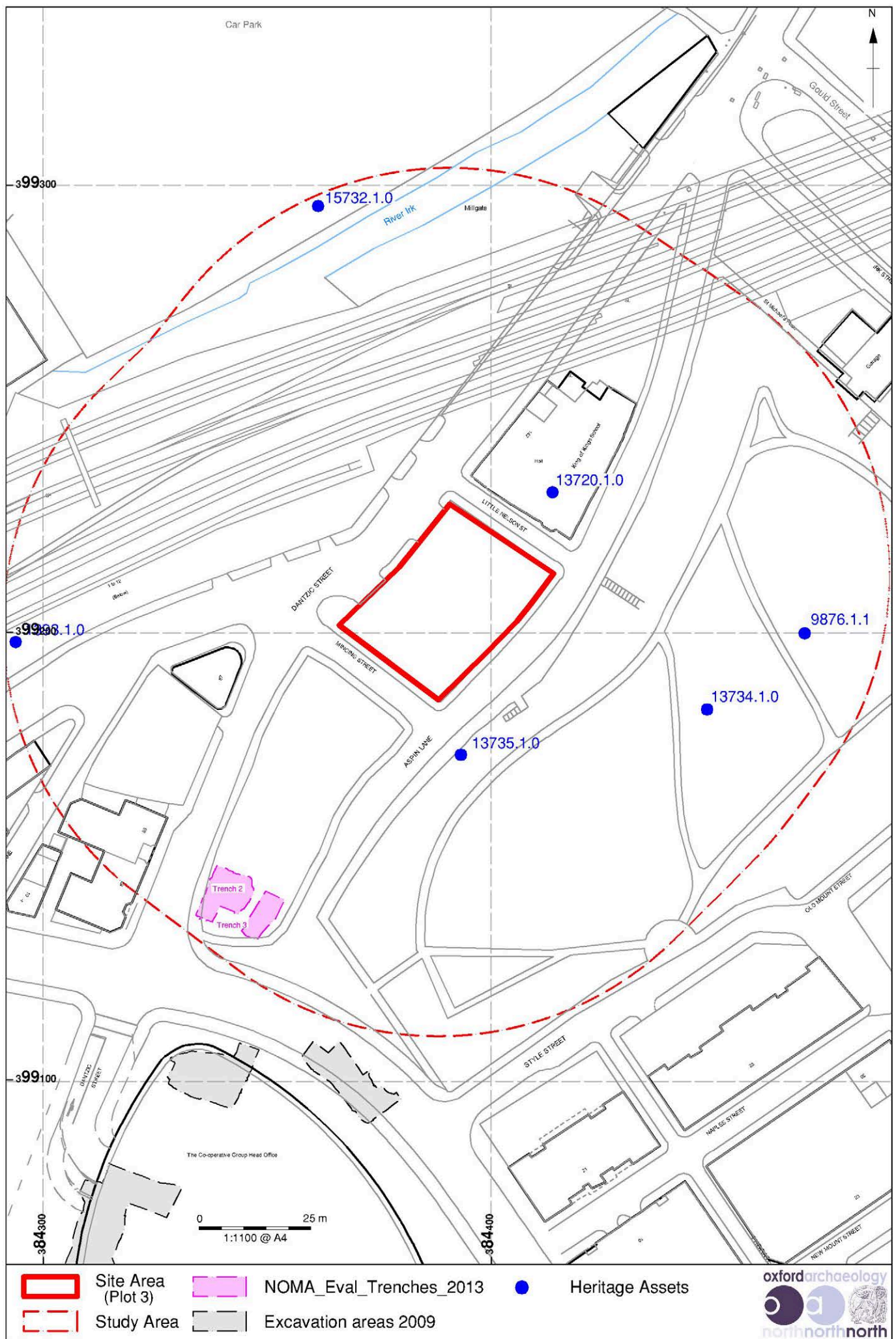


Figure 14: Plan of Heritage Assets