



**Green Quarter,
Block 7,
Cheetham Hill
Road,
Manchester**

**Archaeological Desk-
based Assessment**



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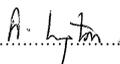
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Prepared by: Dr Rachel Street
Position: Heritage Consultant
Date: March 2015

Checked by: Ian Miller
Position: Senior Project Manager
Date: March 2015

Signed 

Approved by: Alan Lupton
Position: Operations Manager
Date: March 2015

Signed 

Oxford Archaeology North

Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1GF
t: (0044) 01524 541000
f: (0044) 01524 848606

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

Oxford Archaeology Ltd (2015)

Janus House
Osney Mead
Oxford
OX2 0EA
t: (0044) 01865 263800
f: (0044) 01865 793496

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CONTENTS

SUMMARY	2
ACKNOWLEDGEMENTS	3
1. INTRODUCTION	4
1.1 Circumstances of Project.....	4
1.2 Location, Setting and Geology	5
1.3 Statutory Sites.....	6
2. METHODOLOGY	7
2.1 Desk-Based Assessment.....	7
2.2 Assessment Methodology	8
2.3 Planning Background and Legislative Framework.....	10
3. BACKGROUND	12
3.1 Historical Background	12
3.2 Development of the Site Area	17
3.3 Previous Archaeological Works	23
4. GAZETTEER OF SITES	24
5. SIGNIFICANCE OF THE REMAINS	28
5.1 Introduction	28
5.2 Criteria.....	28
5.3 Significance	30
6. LIKELY IMPACT OF DEVELOPMENT	31
6.1 Introduction	31
6.2 Impact.....	31
6.3 Impact Assessment	31
7. RECOMMENDATIONS	33
7.1 Introduction	33
7.2 Recommendations.....	33
BIBLIOGRAPHY	34
ILLUSTRATIONS	37
Figures	37

SUMMARY

Lend Lease is devising proposals for a 13-storey residential tower, referred to as Block 7, as part of the established Green Quarter Development on the northern fringe of Manchester city centre (centred on NGR 384104 399334). Situated between Cheetham Hill Road and Fernie Street, the proposed development allows for the erection of a 13-storey residential block, which will inevitably necessitate considerable earth-moving works with a potential to impact upon any buried remains of archaeological interest. In order to support the planning application, Lend Lease commissioned Oxford Archaeology North to undertake an archaeological assessment of the proposed development site, which aimed to establish the nature and significance of the sub-surface archaeological resource of the site.

In total, 48 heritage assets have been identified within a study area of 600m, of which only eight lie within the boundary of the proposed development, the majority of which pertain to the residential development of the area in the nineteenth century. None of these sites within the development area have any statutory designation, or are of sufficient significance to warrant their preservation *in-situ*. Of the eight sites that have been identified, it is likely that five will have been damaged or destroyed entirely, and the only potential surviving buried remains pertain to the cellars of nineteenth-century workers' housing. There is little potential for any archaeological remains pre-dating the nineteenth century to survive on the site.

The study of eighteenth- and nineteenth-century workers' housing has been recognised in recent years as a legitimate avenue of research, as summarised in the current *Archaeological Research Framework for North West England*. Whilst a considerable body of significant data has been generated from the archaeological investigation of workers' housing during the past few years, certain types of this monument type merit further research. In particular, the development of back-to-back housing, especially those that contained cellars, is not particularly well-represented in the archaeological record. The site of one block of such houses lies within the development area, with some potential for the survival of below-ground remains, together with the cellars of larger domestic buildings.

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, if any further archaeological investigation of the Site Area is deemed necessary, it is envisaged in the first instance that this may be in the form of a watching brief, although more detailed investigation may be anticipated if significant archaeological remains are encountered.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Steve Woodward of Lend Lease for commissioning the project. Thanks are also due to Norman Redhead, the Heritage Management Director with the Greater Manchester Archaeological Advisory Service (GMAAS), for his support and advice. Thanks are also expressed to Lesley Dunkley, also of GMAAS, for supplying background data from the Greater Manchester Historic Environment Record. OA North is also grateful to the staff of Manchester Central Library for their assistance with the documentary research.

The desk-based research and report was compiled by Dr Rachel Street, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Lend Lease is devising proposals for a 13-storey residential tower, referred to as Block 7, as part of the established Green Quarter Development on the northern fringe of Manchester city centre (Plate 1). Block 7, situated between Cheetham Hill Road and Fernie Street, is currently used mainly for car-parking purposes, but also contains a modern two-storey building that is occupied by Lend Lease as a reception office for the Green Quarter Development.
- 1.1.2 The design proposals for Block 7 allow for the erection of a 13-storey residential block, which will inevitably necessitate considerable earth-moving works with a potential to impact upon any buried remains. In order to secure archaeological interests and support the planning application, Lend Lease commissioned Oxford Archaeology North (OA North) to undertake an archaeological assessment of the proposed development site (referred to hereafter as the Site Area). This aimed to establish, as far as possible, the nature and significance of the sub-surface archaeological resource within the area, and assess the impact of any future development upon this resource.



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

1.2 LOCATION, SETTING AND GEOLOGY

- 1.2.1 **Location:** the Site Area (centred on NGR 384104 399334) forms part of the Green Quarter development on the northern fringe of Manchester city centre (Fig 1). It is bounded by Cheetham Hill Road (the A665) to the west, Fernie Street to the east, and the Park Inn hotel to the south. The western part of the site is level with Cheetham Hill Road, whilst the eastern part falls steeply to Fernie Street, reflecting the natural topography of the River Irk valley.
- 1.2.2 **Setting:** topographically, the Manchester Conurbation as a region lies 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 Site Area, however, is situated on the northern side of the River Irk, close to its confluence with the River Irwell, and lies at a height of *c* 43m above Ordnance Datum (aOD).
- 1.2.3 The built environment is dominated by the existing residential tower that form the new Green Quarter Development, which occupies most of the plot bounded by Cheetham Hill Road, Lord Street and Red Bank (Plate 1). The area further eastwards, beyond Red Bank, was occupied from the mid-nineteenth century until the late twentieth century by industrial buildings, as the area developed as a focus for works associated with the textile-finishing trades, especially dyeing and, latterly, the manufacture of chemicals. However, most of these buildings have been cleared, and much of the area is used for car-parking.
- 1.2.4 The Cheetham Hill Road corridor, immediately to the west of the Site Area, has similarly lost much of its nineteenth-century historic character, and is dominated by twentieth-century buildings. Amongst the nineteenth-century buildings that do survive, however, is 19 Cheetham Hill Road, a former synagogue and Grade II listed building, and the Roman Catholic Church of St Chad, which is also Grade II listed. The mid-nineteenth-century former synagogue lies diagonally opposite the Site Area, whilst St Chad's Church and the associated churchyard walls are a short distance to the north-east. Further to the north-east lie 95 and 97 Cheetham Hill Road and the former Free Library.
- 1.2.5 **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 Scheduled Monuments or Registered Parks and Gardens, and does not lie within a designated conservation area. There are similarly no buildings that are afforded statutory protection within the boundary of the Site Area, although a total of seven listed buildings lie within a 300m radius. These are afforded statutory designation as Grade II listed buildings (Table 1).
- 1.3.2 The former synagogue and St Chad's Church have intervisibility with the Site Area, and share the same setting. However, the urban townscape has evolved considerably since the nineteenth century, and the historic character has been somewhat reduced. With this in mind, coupled with the proximity of the Site Area to the existing residential blocks of the Green Quarter Development, it is considered unlikely that the proposed development will have a significant negative impact on the setting of the listed buildings. There will be no impact of the setting on the other listed buildings in the study area, which lie to the south of the River Irk.

HER ref.	Description	Grade	NGR
8317.1.0	19 Cheetham Hill Road (Former Synagogue)	II	SJ 8403 9929
8318.1.0	95 and 97 Cheetham Hill Road	II	SJ 8416 9962
8320.1.0	Roman Catholic Church of St. Chad and Presbytery	II	SJ 8418 9953
8320.2.0	Churchyard Walls of St. Chad's	II	SJ 8417 9955
8321.1.0	Former Free Library	II	SJ 8420 9963
8349.1.0	Ashton House	II	SJ 8428 9915
11670.1.0	Parkers Hotel	II	SJ 8418 9907

Table 1: Summary of listed buildings within a 300m 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 IfA and English Heritage 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)).

2.1.2 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 Greater Manchester, as well as a collection of secondary sources about the city and its suburbs;
- ***Manchester Archives***: the catalogue of the Manchester Archives within Manchester Central Library was searched for information relating 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.

2.1.3 All archaeological sites in the Site Area and within a radius of 300m are depicted on Figures 11 and 12.

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
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / 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*).

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

3.1.1 The following section provides an historical context to the present study, and is considered by period as detailed in Table 6 below. Key sites are summarised in the Gazetteer of Sites (*Section 4*), and are mapped on Figures 11 and 12.

Period	Date Range
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2300 BC – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c 1750
Industrial Period	c AD1750 – 1914
Modern	Post-1914

Table 6: Summary of British archaeological periods and date ranges

3.1.2 **Prehistoric Period:** the current understanding of any activity in Manchester during the prehistoric period is very poor, although it is reasonable to suggest that the Castlefield area, c 250m to the south-east of the Site Area, may have been conducive for late prehistoric settlement on account of the natural topography and its riverside location. However, physical indications for any such settlement are, at best, fragmentary and arguably the best evidence was yielded from an archaeological excavation that was targeted on a plot of land adjacent to Liverpool Road in Castlefield (Gregory 2007, 181). During the course of this work, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered, although none was found in securely stratified deposits (UMAU 2002). There is no known evidence for prehistoric activity within the boundary of the Site Area, and the potential for remains from this period is considered to be 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* (Brunton 1909). The site of this encampment is marked today by Camp Street in Castlefield. During the second century, the fort was developed in association with a substantial extramural settlement, or *vicus*, which expanded in both a northerly direction, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Ribchester to the north, Castleshaw, and York to the north-east, Wigan to the north-west, Chester to the south, and Buxton to the south-east.

- 3.1.4 The course of the Roman road between the forts at Manchester and Ribchester is thought to cross the river Irk and continue northwards through Broughton, approximately along the line of Bury New Road (Dobkin 1984, 10), which takes a route some 0.5km to the east of the present study area. It is feasible that another Roman road, perhaps linking Manchester with the settlement at Wigan, forded the river Irwell at a point close to the modern Princes Bridge, although this awaits confirmation.
- 3.1.5 The nearest evidence for Roman activity is derived from the chance find of a hoard of coins (HER 1393.1.0) that were found in the old river bed of the Irk between Scotland and Ducie bridges, approximately 200m to the south-east of the Site Area. However, there were no known remains of Roman date within the Site Area, and the potential for any such buried remains to exist on the site seems low.
- 3.1.6 **Early Medieval Period:** there is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest. The area around Manchester came under the control of several kingdoms during this period. Aethelfrith extended his kingdom of Northumbria to the Mersey after the battle of Chester in c AD 617. Shortly after, his successor, Edwin conquered and occupied Manchester in AD 620, and it may have been during this period that settlement in the town was established around the cathedral, which lies approximately 0.5km to the south-west of the Site Area (Farrer and Brownbill 1908).
- 3.1.7 Manchester is mentioned in the Anglo-Saxon Chronicle (AD 919), which refers to Edward the Elder, son of King Alfred the Great, taking over the town and making repairs to the ‘fortifications’ in the wake of the destruction wrought by an invasion of the Danes during the AD 870s. These fortifications were again probably based around the present cathedral, and would have comprised little more than a wooden palisade. During this period, the church of St. Mary was established at the north end of Deansgate, and is mentioned in the Domesday Book of 1086. In 1028, King Canute regarded the town as important enough to found one of his ten royal mints here (Farrer and Brownbill 1908).
- 3.1.8 The physical remains of this period are rare in the North West as a region (Newman 1996), and this is certainly the case in Manchester. One of the few artefacts in the town known of an Anglo-Saxon origin is the so-called ‘Angel Stone’, or effigy of the Archangel Michael, which was unearthed by workmen repairing the South Porch of the cathedral in 1871 (manchester2002-uk.com/history). Another remnant of the period is a Saxon-style funerary urn of probable sixth-century date (HER 1254.1.0), which was found during construction work in c 1850 (Morris 1983). This findspot lies just to the north of Red Bank, approximately 170m to the north-east of the Site Area (Fig 11). Notwithstanding the immense importance of this discovery, the potential for buried remains of early medieval date to survive in the Site Area is nevertheless considered to be low.

- 3.1.9 **Medieval Period:** following the Norman Conquest of 1066, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling 1962, 116), but divided his other newly-acquired land into several fiefdoms (Kidd 1996, 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling 1962, 116). By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, located over 1km to the north of the study area, and the medieval town grew up around it (Hartwell *et al* 2004, 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).
- 3.1.10 Throughout this period, the Site Area is likely to have agricultural land beyond the area of settlement associated with the town, although the district of Cheetham is known to have been in existence since at least the thirteenth century, as it is first mentioned in documentation in 1212. This name may have been derived from the Old English for *cheet* and a later suffix of *-ham* and translates as ‘village near the wood’ (Mills 1976), implying some form of settlement, although Dobkin (1984, 19) contested that the name was actually derived from the Chetham family, who evolved as local wealthy landowners from the sixteenth century.
- 3.1.11 The southern edge of Cheetham was formed by the River Irk, as it flowed towards its confluence with the River Irwell. From the thirteenth century onwards, the Irk drove several water-powered mills, including a fulling mill (HER 9864.1.0) that is mentioned in a survey of 1282 (Thomson 1966, 42). Indeed, Thomson contested that ‘the beginning of [Manchester’s] prosperity’ was owed to the river Irk (*op cit*, 35). However, there were no known remains of medieval date within or close to the Site Area, and the potential for any such buried remains to exist on the site seems low.
- 3.1.12 **Post-medieval and Industrial Period:** by 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler 1993, 263), at a time when the textile industries in south Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dying. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo 1962, 26).
- 3.1.13 A flourishing business community developed during the seventeenth and eighteenth centuries, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. These formed a new social elite below the landed gentry, such as the Stanley and Strange families, who estates incorporated Cheetham and the open farmland around the present study area (Hartwell 2001, 299).

- 3.1.14 In his tour of the country in the 1720s, Daniel Defoe (1727, 219) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting further expansion the textile trade (Baines 1835). A good impression of the extent of settlement is provided by an engraving of the town in *c* 1761, and whilst the present study area is beyond the edge of the depicted area, the west bank of the River Irk in the vicinity is shown as largely undeveloped.
- 3.1.15 The first significant improvement in transport infrastructure was the completion of the Mersey Irwell Navigation in 1734, forming a fairly efficient link to the expanding port of Liverpool. Wharfage facilities for boats of up to 50 tons were provided by a quay established on the Manchester side of the river in 1735 (George and Brumhead 2002, 22). The upper limit of the navigation was extended in the 1840s to the new Victoria Bridge Quay at Hunt’s Bank, a short distance from the present study area. This important trading route was augmented by the canal network, which developed after the completion of the Worsley Canal to Castlefield in 1765 (Hadfield 1994, 65).
- 3.1.16 The introduction of steam power, and its application to cotton spinning during the late eighteenth century, proved to be the basis for the phenomenal expansion of Manchester as a manufacturing centre of national importance. This was coupled with an explosion in the population; in 1773, the population of Manchester was estimated to be 22,481, but had tripled to 75,281 by 1801. It was during this period that the Cheetham Hill area experienced its first real development, initially as a middle-class residential with some industrial activity along the bank of the River Irk. However, the subsequent industrialisation of the Irk valley resulted in many early residents leaving for more salubrious suburbs (Williams 1985, 177). The construction of Victoria Railway Station and the Leeds Extension Line during 1843-4, and the subsequent demolition in advance of building Corporation Street, caused a displacement of population, which was to contribute to the steep social decline of Red Bank (*ibid*), situated between the Site Area and the River Irk.
- 3.1.17 Red Bank became a focus for the textile finishing industries, and a concentration of dye works became established around the present study area during the first half of the nineteenth century. During this period, the dyeing process utilised natural dyes, and involved intense preparation of both cloth and yarn, which necessitated large amounts of power and water (Nevell *et al* 2003, 93-4). The requirement for water made riverside locations a favourable choice for dye works, and clusters were established along the rivers Irwell, Irk and Medlock, from where complex systems of leats were frequently built to channel water to the works. The industry made rapid technological progress during the second half of the nineteenth century, with increased mechanisation and, most significantly, the introduction of synthetic dyes produced from coal-tar derivatives. Manchester emerged as an important centre for the development of synthetic dye production, forming a distinct branch of the wider chemical industry (Ashmore 1969, 135). Similarly, the manufacture of vitriol, or concentrated sulphuric acid, was of importance to the textile finishing trades, and also resulted in a highly profitable by-product in the form of Venetian red, an iron oxide (Cossons 1975, 281).

- 3.1.18 During the mid-nineteenth century, Cheetham Hill became one of the main foci for Jewish immigrants into Manchester, attracted by spacious but cheap and easily subdivided houses; the Census Returns for 1841 and 1861 show an increase in Jewish households in the area from two to 149 respectively, with a corresponding increase in population from five to 430. The bulk of the Jewish settlement was focused on Verdon Street and Fernie Street, which evolved as an area of 'immigrant trades', including cap-making, tailoring, slipper-making, and cabinet-making. People in this area dwelt in houses that were erected in rows along excavated terraces cut into the sandstone escarpment, separated and supported by poorly-constructed retaining walls; on at least one occasion, a retaining wall collapsed, killing a recent Jewish immigrant (*Manchester Guardian*, 18 April 1855). Most of the residential streets were unlit, the drains were ineffective due to the topography, the wells tainted, and the 'air polluted by the pestilential effluvia of the Irk' (Williams 1985, 177).
- 3.1.19 During the 1860s, the local Jewish population trebled to a total of 1,153 persons, many of whom were migrants attracted to the area by cheaper housing; in 1861, cellar-dwellings in the area could be rented for between 8d and 1s 9d, and cottages for between 1s 9d and 5s 6d (*Manchester Guardian*, 2 January 1861). In 1866, one Jewish observer noted the 'overcrowding of the miserably furnished houses' in Red Bank (*Jewish Chronicle*, 16 November 1866), and another described the area as a densely-populated district of 'close, dirty, ill-ventilated and ill-drained habitations' (quoted in Williams 1985, 273). The problems of overcrowding in poor-quality housing in the area culminated in an outbreak of an acute form of scarlatina amongst the local Jewish population in November 1875 (*op cit*, 295).
- 3.1.20 Sub-standard housing across Manchester persisted into the twentieth century, demonstrated forcefully by a detailed report published in 1904 on the housing conditions in the poorest residential districts (Marr 1904). Whilst the situation was addressed in subsequent years, social investigations during the 1930s revealed that the worst housing conditions prevailed in the inner city residential ring, including Red Bank (Kidd 1996, 216).

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. There are several early county maps produced during the sixteenth and seventeenth centuries that cover the area, but the scale is too great to furnish any details of the use of the site. The earliest detailed cartographic sources for the study area date to the mid-eighteenth century.
- 3.2.2 The earliest survey of the study area is provided by Casson and Berry's *Plan of Manchester and Salford*, which was first published in 1741, with revised editions published in 1745, 1746 and 1755 (Thomson 1966, 169-70). These all show the study area to have been situated on the northern fringe of the expanding town of Manchester, forming part of a semi-rural landscape. The area is shown to have been composed largely of enclosed fields, on the edge of Strangeways Park (Plate 2). The Strangeways estate was mentioned in a manorial survey of Manchester in 1322, when it was owned by a family of that name. It passed to the Hartley family in the seventeenth century, and subsequently to the Earl of Ducie.

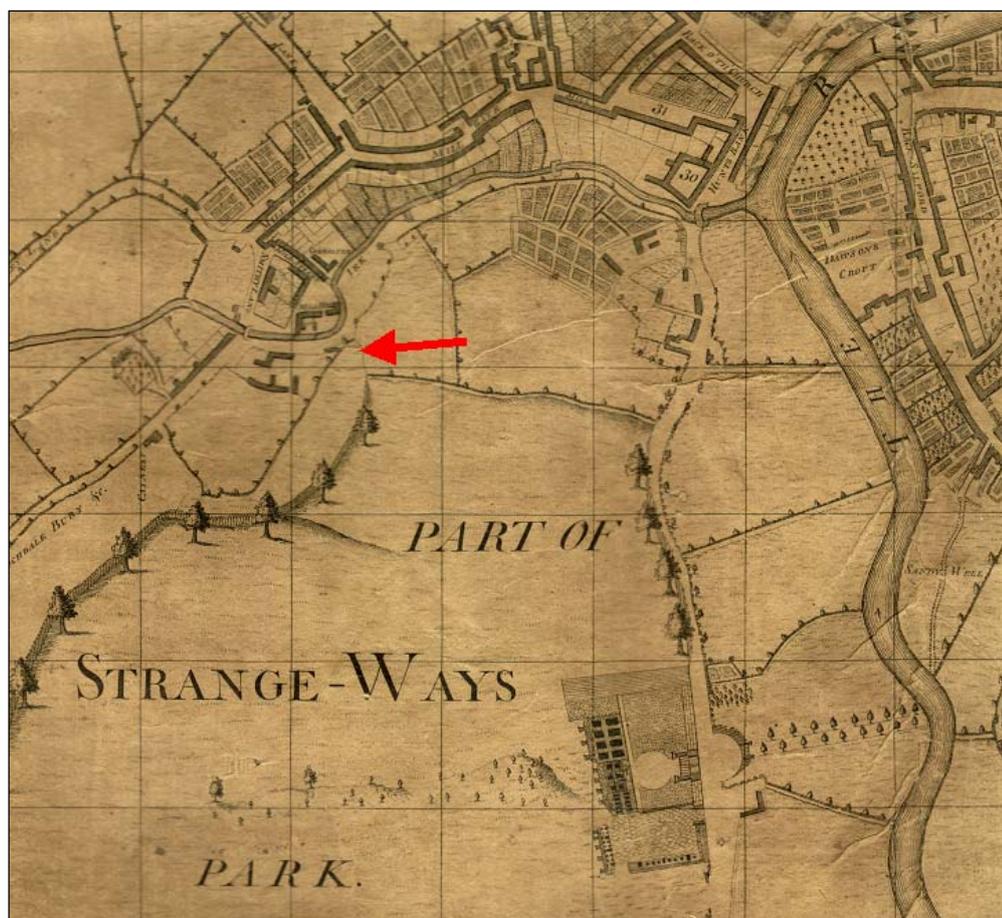


Plate 2: Extract from Casson and Berry's map of 1741, marking the approximate position of the Site Area

3.2.3 The next detailed surveys of the area are provided by Charles Laurent's map of 1793, and William Green's plan that was published in 1794 (Plate 3). These accurate surveys show the Site Area as undeveloped land in the southern part of Strangeways Park, and in the ownership of Lord Ducie. A field boundary (Site **01**) is shown crossing the north-eastern corner of the Site Area (Fig 2).

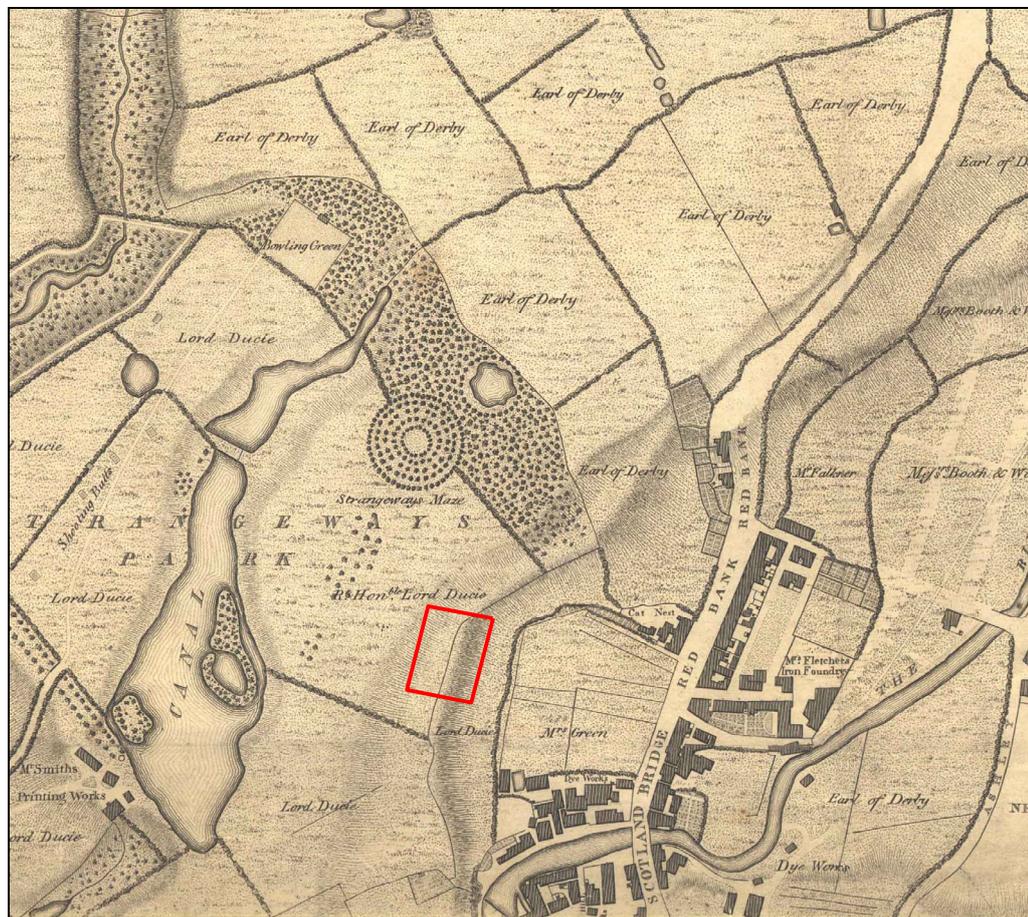


Plate 3: Extract from William Green's map of 1794, marking the position of the Site Area

3.2.4 Several maps of the area were produced in the early 1800s, although most of these were produced as a small scale that precludes any meaningful analysis of individual buildings. However, maps such as that produced by Cole and Roper in 1801 (Plate 4) provide an indication of the extent of development, and show the Site Area to have been undeveloped, although a new road appears to have been laid out to the south.

3.2.5 The rapid pace of development during the following decades can be seen by comparing Cole and Roper's map with the survey produced by William Johnson in 1818-19 (Plate 5). Whilst the Site Area is still shown as undeveloped, York Street (renamed subsequently as Cheetham Hill Road) is shown to have been laid out.

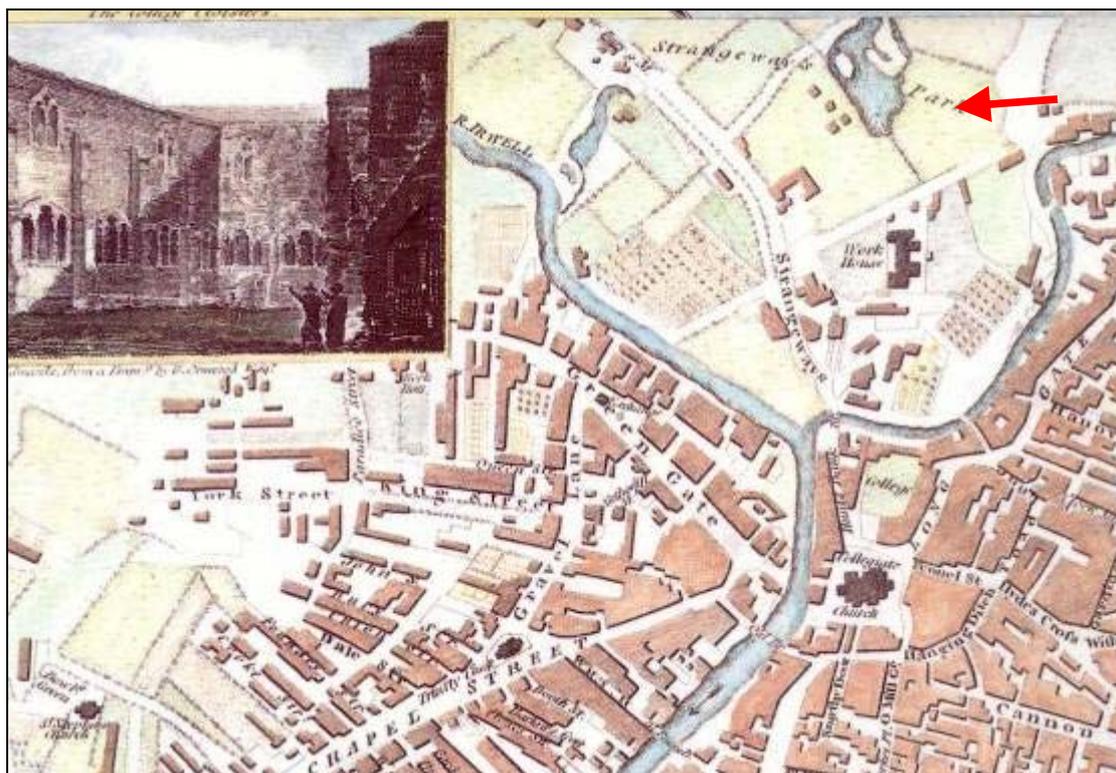


Plate 4: Cole and Roper's map of 1801, with arrow marking the approximate position of the Site Area



Plate 5: Johnson's survey of 1818-19, with arrow marking the approximate position of the Site Area

- 3.2.6 The next available plan of the area is Swire's *Map of Manchester and its Environs*, which was produced in 1824 (Fig 3). This shows a new road, annotated Johnson Street on later mapping, to have been laid out across the Site Area, with buildings erected along the eastern boundary. Further development had occurred by 1831, including the erection of the first buildings within the Site Area, as shown on Bancks & Co's map of 1831 (Fig 4). These comprised a row of four double-depth houses (Site **02**), with outshuts and small yards to the rear, backing onto Johnson Street. A boundary wall, parallel to the houses, is also shown along the centre of Johnson Street, suggesting that this section of the road was not intended as a public thoroughfare.
- 3.2.7 The following years witness considerable development of the area, the construction of Fernie Street, and the erection of new buildings in the Site Area. These included a short range, seemingly comprising three single-roomed cottages (Site **03**), situated on the north-western side of the line of Johnson Street, and a block of four back-to-back cottages (Site **04**) on the north-western side of Fernie Street. The layout of these buildings is captured on the detailed Ordnance Survey plan of 1851, which appears to show that the single-roomed cottages (Site **03**) did not incorporate any cellars (Fig 5). Conversely, the back-to-back cottages (Site **04**) are shown to have been fitted with light-wells, suggesting that they did have cellars. The larger double-depth houses along York Street (Site **02**), annotated 'Park Hill', also seem to have included cellars, as light-wells are shown against the front elevation of the buildings, adjacent to steps that presumably afforded access to the ground floor.
- 3.2.8 The Ordnance Survey plan of 1851 also shows the south-western part of the present Site Area to have been enclosed by a boundary wall, which contained a stand-pipe and pump (Site **05**), presumably intended to provide local residents with a supply of water. Beyond the boundary of the Site Area, the Ordnance Survey also shows the Ducie Street Chapel (HER 8317.1.0) on the west side of York Street.
- 3.2.9 The next available plans of the Site Area are provided by the next edition of Ordnance Survey mapping, which was published in 1891 at a scale of 1:500 (Plate 6) and at 25": 1 mile in 1892 (Fig 6). These plans show that the Site Area had been subject to some development during the second half of the nineteenth century. The four double-depth houses (Site **02**) appear to have been remodelled, which involved extending the front facades up to York Street and, as no light-wells are shown, infilling the cellars. The presumed single-roomed cottages (Site **03**) are shown as a single building with two small outshuts, perhaps representing privies, against the south-western corner. Another two double-depth houses (Site **08**) have been erected on the undeveloped land in the north-western corner of the Site Area, and appear to have incorporated cellars. The four back-to-back cottages (Site **04**) have been demolished, and the site redeveloped as a synagogue (Site **07**), with seats for a congregation of 400. A terrace of six houses (Site **06**) is shown to have been erected in the area to the south-west, with small yards containing privies to the rear, overlooking Back Johnson Street. The absence of light-wells implies that these houses did not contain cellars.

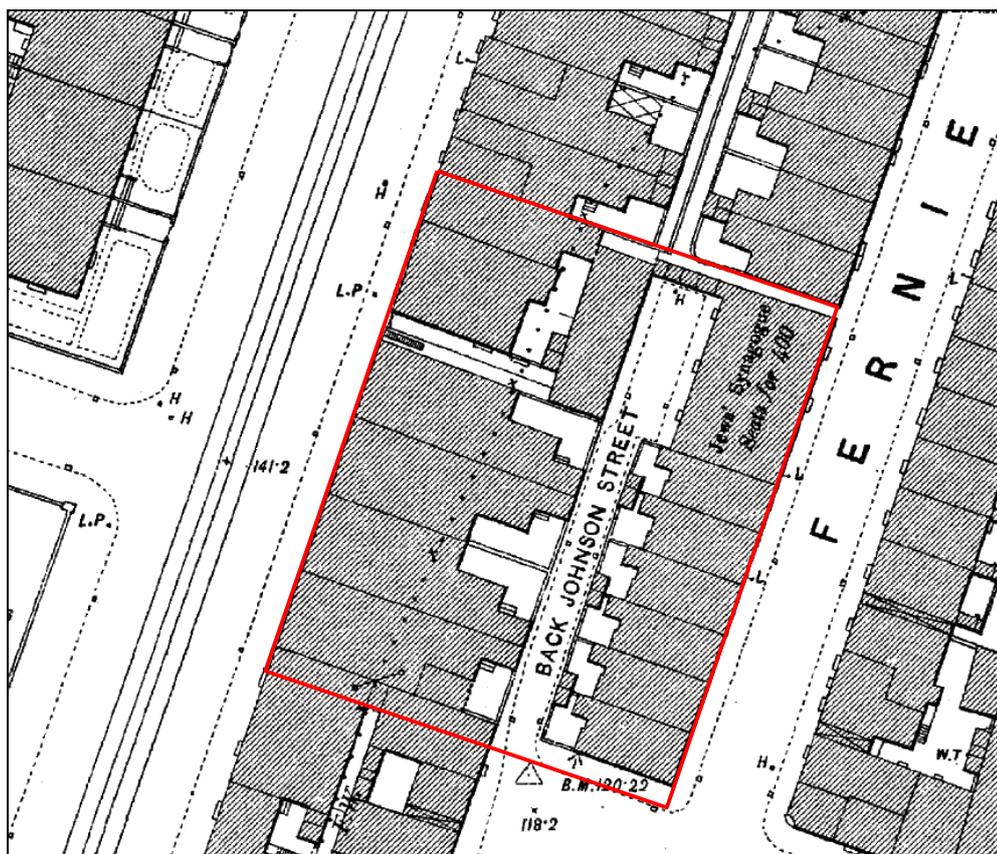


Plate 6: Extract from the Ordnance Survey 1:500 map of 1891 showing the boundary of the Site Area

3.2.10 Subsequent editions of Ordnance Survey mapping, published in 1908 and 1922 do not show any changes to the Site Area (Figs 7 and 8). The next available Ordnance Survey mapping, published in 1951 and 1952 shows some development of the site. The synagogue (Site **07**) had evidently fallen into disuse by this date, and sub-divided into two properties. This two-storey building is captured on a photograph dating to the mid-1960s (Plate 7), which also shows that the adjacent terrace of six houses (Site **06**) along Fernie Street had been demolished. The latter is annotated on the map of 1951 as a clothing factory, but the site is shown to have been cleared on the map of 1952 (Fig 9). Similarly, the building that occupied the site of the presumed single-roomed cottages (Site **03**) had also been cleared by 1952. The double-depth houses (Site **02**) in the south-western part of the site had also been remodelled and sub-divided into small tenements.

3.2.11 By 1975, two of the double-depth houses (Site **02**) had been demolished, leaving only the two in the south-western corner of the Site Area (Fig 10). The two double-depth houses (Site **08**) in the north-western corner of the Site Area also survived extant, although all the buildings to the rear had been cleared. More recently, these last remaining buildings were cleared, and the site converted for use as a car park associated with the Green Quarter Development (Plates 8 and 9). The south-western corner of the site is occupied by a modern building, which forms a temporary reception office for the Green Quarter Development.



Plate 7: View along Fernie Street in the mid-1960s, showing the former synagogue (Site 07) and the rear part of the buildings fronting onto Cheetham Hill Road (Site 08)



Plate 8: View looking south across the Site Area

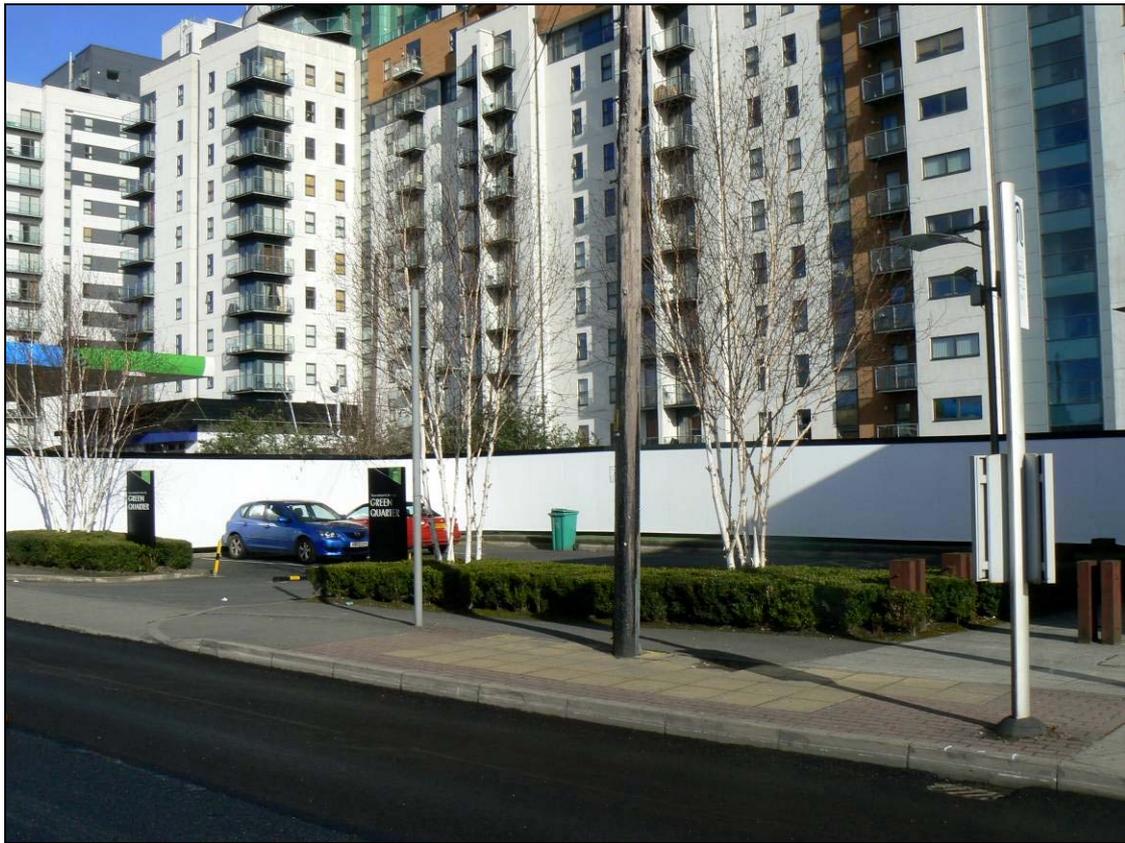


Plate 9: View looking north-east across the Site Area

3.3 PREVIOUS ARCHAEOLOGICAL WORKS

- 3.3.1 No archaeological work has been carried out in the Site Area or its immediate environs previously.

4. GAZETTEER OF SITES

The following gazetteer entries summarise the site of archaeological interest that lie within the boundary of the Site Area (Fig 12). All known heritage assets within 300m of the Site Area are shown on Figure 11.

Site Number	01
Site Name	
HER Number	-
Designation	None
Site Type	Field Boundary (Site of)
Period	Eighteenth century
NGR	384096 399315 – 384111 399353
Source	Green 1794
Description	A field boundary shown crossing the central part of the Site Area on William Green's map of 1794.
Assessment	The footprint of the field boundary lies within the boundary of the Site Area, although it is likely that any buried remains will have been destroyed during nineteenth-century development of the site.

Site Number	02
Site Name	Park Hill
HER Number	-
Designation	None
Site Type	Double-Depth Workers' Housing (Site of)
Period	Nineteenth century
NGR	384095 399331
Source	Bancks & Co, 1831; OS 1851; OS 1891; OS 1892
Description	A row of four double-depth houses fronting onto York Street (Cheetham Hill Road), first shown on Bancks & Co's map of 1831. The houses had outshuts to the rear, and the detail of the Ordnance Survey of 1851 suggests that the front part of the houses incorporated cellars. This map annotates the houses as 'Park Hill'. The front elevations appear to have been rebuilt in the later nineteenth century, as the Ordnance Survey map of 1892 shows the houses extending up to the York Street frontage. It also seems that the cellars had been abandoned by that date, as no light-wells are shown on the Ordnance Survey 1:500 map of 1891. The houses may have been sub-divided in the mid-twentieth century, as the Ordnance Survey map of 1952 allocates more than one house number to individual buildings. Two of the houses had been demolished by 1975, and the last two cleared subsequently.
Assessment	The footprint of the houses lies within the Site Area, and the cellars of the houses may survive intact, although they are likely to have been altered during the late nineteenth-century remodelling of the buildings.

Site Number	03
Site Name	Back Johnson Street
HER Number	-
Designation	None
Site Type	Single-Depth Workers' Housing (Site of)
Period	Mid-nineteenth century
NGR	384109 399348
Source	OS 1851
Description	A block of three properties, perhaps representing single-depth workers' houses fronting onto Back Johnson Street, first shown on the Ordnance Survey map of 1851. Access to the properties from York Street was afforded via a narrow passage along the northern end of the double-depth houses (Site 02). The properties do not appear to have contained cellars. The buildings appear to have been remodelled in the second half of the nineteenth century, and are shown on the Ordnance Survey map of 1892 as a single building. The building appears on subsequent editions of mapping until 1952, by which date it appears to have been demolished, and a small element of the site had been redeveloped by 1975.
Assessment	The footprint of the buildings lies within the Site Area, although it is likely that any buried remains of the original structures will have been destroyed during the late nineteenth century or twentieth-century demolition.

Site Number	04
Site Name	Fernie Street
HER Number	-
Designation	None
Site Type	Back-to-Back Workers' Housing (Site of)
Period	Mid-nineteenth century
NGR	384121 399345
Source	OS 1851
Description	A block of four back-to-back cottages, with an additional house at the south-western end, first shown on the Ordnance Survey map of 1851. This map also shown a series of light-wells, suggesting that the houses incorporated cellars. The houses had been demolished by 1891, and the site redeveloped as a synagogue (Site 07). The synagogue is annotated on the Ordnance Survey map of 1908, but not on the edition of 1922, suggesting that it may have fallen into disuse by that date. The building had been sub-divided into two properties by the mid-twentieth century, and cleared by 1975.
Assessment	The footprint of the buildings lies within the boundary of the Site Area, and the cellars for the original back-to-back houses may survive intact.

Site Number	05
Site Name	Pump
HER Number	-
Designation	None
Site Type	Pump (Site of)
Period	Mid-nineteenth century
NGR	384112 399332
Source	OS 1851; OS 1892
Description	A pump, presumably intended as to provide a supply of water to the residents of the adjacent houses, first shown on the Ordnance Survey map of 1851. The pump was subsumed by late nineteenth-century houses erected along Fernie Street (Site 06).
Assessment	The site of the pump lies within the boundary of the Site Area, although the pump will have been destroyed during late nineteenth-century development, and it is likely that the well associated with the pump will have been infilled.

Site Number	06
Site Name	Fernie Street Houses
HER Number	-
Designation	None
Site Type	Workers' Housing
Period	Late nineteenth century
NGR	384114 399325
Source	OS 1891; OS 1892
Description	A terrace of six through houses fronting onto Fernie Street with small outshuts to the rear first shown on Ordnance Survey mapping of the 1890s. The mapping suggests that these houses did not have any cellars. The buildings are annotated on the map of 1951 as a clothing factory, but are shown to have been cleared on the map of 1952.
Assessment	The footprint of the buildings lies within the boundary of the Site Area, although it is likely that any buried remains of the original structures will have been destroyed during the demolition.

Site Number	07
Site Name	Fernie Street Synagogue
HER Number	-
Designation	None
Site Type	Synagogue
Period	Late nineteenth century
NGR	384121 399343
Source	OS 1892
Description	A synagogue built on the site of mid-nineteenth-century workers' housing (Site 04). It had seemingly fallen into disuse by 1922, and had been demolished by 1975.
Assessment	The footprint of the building lies within the Site Area, although any buried remains on the site are likely to pertain to the workers' houses (Site 04) that existed before the synagogue.

Site Number	08
Site Name	York Street Buildings
HER Number	-
Designation	None
Site Type	Commercial Premises/Double-Depth Workers' Housing (Site of)
Period	Late nineteenth century
NGR	384100 399353
Source	OS 1892
Description	Two buildings fronting onto York Street first shown on Ordnance Survey mapping of the 1890s. One of the buildings may have been a double-depth house, although the second is slightly larger, suggesting that it had a commercial function. The 1891 Ordnance Survey map shows light-wells against the north-west-facing elevation of the building, suggesting that they incorporated cellars. The buildings were remodelled in the twentieth century, and whilst they are shown on the Ordnance Survey map of 1975, they were demolished subsequently.
Assessment	The footprint of the houses lies within the Site Area, and the cellars of the houses may survive intact.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 The assessment has identified a total of 48 sites of archaeological interest within 300m of the Site Area (Fig 11). Of this total number of heritage assets, seven are listed buildings, although none lie within the boundary of the Site Area. The development proposals will not impact directly on the listed buildings, and it is considered unlikely that the proposed development will have a significant impact on their setting. Of the total number of heritage assets identified, only eight sites of archaeological interest lie within the Site Area (Sites **01-08**).
- 5.1.2 The sites of potential archaeological interest pertain almost entirely to nineteenth-century workers' housing, which have been recognised in recent years as a legitimate avenue of research. This was articulated in the *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; OA North 2012), together with numerous excavations in Ancoats (Miller and Wild 2007) and excavations in Chorlton-upon-Medlock (eg OA North 2013; OA North 2014), 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 detail has been identified, although there are still gaps in the existing body of knowledge that can only be redressed by physical investigation.

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:** nearly all of the sites of potential archaeological interest within the boundary of the Site Area developed as a direct result of the industrial development and expansion of Manchester, and span the period from the late 1820s to the 1890s. A single field boundary (Site **01**) is shown on late eighteenth-century mapping, although this is unlikely to be anything other than a post-medieval feature. Whilst some chance finds of an earlier date have been discovered in the wider study area, it is unlikely that any remains from these early periods will have survived the intensive development of the site from the nineteenth century onwards.
- 5.2.3 **Rarity:** none of the known sites are considered to be significant on the basis of rarity. Most of the sites are workers' housing dating from the nineteenth century, and some of these are of a plan form that has been recognised widely across the Manchester area, and subject to a considerable level of archaeological investigation. The remains of double-depth houses dating to the first half of the nineteenth-century, in particular, have been recorded in detail, although other plan forms certainly merit further investigation, such as back-to-back houses and smaller cottages. In this respect, the single-depth houses on the former Potter Street (Site **03**) and the back-to-back cottages on Fernie Street (Site **04**) 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. 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 eight sites within the Site Area represent key elements of the initial development of the area as a residential district on Manchester in the nineteenth century. In this respect, the heritage assets identified in the Site Area do have a group value. This value is perhaps reduced, however, by the current streetscape, which retains little visible evidence of its early nineteenth-century origins.
- 5.2.6 **Survival/Condition:** it is possible that elements of the cellars beneath the double-depth houses on York Street (Sites **02** and **08**), together with the back-to-back cottages on Back Johnson Street (Site **04**), may survive as buried remains. Conversely, it is likely that the other sites of archaeological interest (Sites **01**, **03**, **05**, **06** and **07**) will have been damaged or destroyed entirely during demolition or redevelopment of the site in the twentieth century.
- 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 and public buildings. 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 study area and the potential for prehistoric remains is considered to be low. The potential for Roman remains to survive *in-situ* within the Site Area is similarly considered to be low. There are no known remains from the post-Roman period through to the nineteenth century, and the potential for remains from these periods is considered to be low.

5.2.10 The greatest potential for buried archaeological remains lies in the industrial period, and several nineteenth-century buildings were located within the Site Area.

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 below-ground heritage assets of local/borough or low local significance (Sites **02**, **04** and **08**). Of these, any surviving remains of the mid-nineteenth-century back-to-back houses (Site **04**) are likely to be of most interest, as these represent a type of workers' housing that has the most potential to yield important archaeological information. Examples of larger nineteenth-century workers' housing have been studied archaeologically elsewhere in Manchester and, in contrast to back-to-back housing, a considerable amount survive extant.

5.3.2 The other sites that have been identified are likely to have been damaged or destroyed during demolition or twentieth-century development, thereby reducing their significance to negligible (Sites **01**, **03**, **05**, **06** and **07**). The significance of each site is summarised in Table 7.

Site Number	Site Name	Importance
01	Field Boundary	Negligible
02	Park Hill Houses	Low Local
03	Back Johnson Street Single-Room Houses	Negligible
04	Fernie Street Back-to-Back Houses	Local/Borough
05	Pump	Negligible
06	Fernie Street Through Houses	Low Local
07	Fernie Street Synagogue	Negligible
08	York Street Buildings	Low Local

Table 7: 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 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. However, it is difficult to assess confidently the level of landscaping works, if any, which may have occurred in the eastern part of the site area following the demolition of the nineteenth-century buildings, although it is likely that these buildings will have been terraced into the steeply-sloping ground. Much of the western part of the Site Area appears to be at its nineteenth-century level, and is currently used for car-parking purposes, suggesting that there has not been much below-ground disturbance since the nineteenth-century buildings have been demolished. The construction of the modern reception office in the south-western part of the Site Area, however, may have required some earth-moving works.

6.2.2 This assessment has concluded that demolition of many of the nineteenth-century buildings may have damaged or destroyed the foundations of those buildings that did not have cellars. It is thus unlikely that any significant buried remains of Sites **01**, **03**, **05**, **06** and **07** will survive *in-situ*. Conversely, there is some potential buried remains of double-depth nineteenth-century houses (Sites **02** and **08**) to survive in the western part of the site area, and the remains of back-to-back houses on the Fernie Street frontage (Site **04**).

6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the scale of impact on those below-ground heritage assets within the Site Area considered to be of local/borough or low local importance (Sites **02**, **04** and **08**) has been determined as intermediate or minor, based on an assumption that there will be considerable earth-moving works associated with the proposed development. The impact on the other identified sites is considered to be negligible, reflecting the probable extent of previous disturbance. The significance of the impact on the below-ground archaeological resource is summarised in Table 8.

Site Number	Site Name	Importance	Impact	Significance of Impact
01	Field Boundary	Negligible	Negligible	Neutral
02	Park Hill Houses	Low Local	Substantial /Moderate	Minor
03	Back Johnson Street Single-Room Houses	Negligible	Negligible	Neutral
04	Fernie Street Back-to-Back Houses	Local/Borough	Substantial /Moderate	Intermediate
05	Pump	Negligible	Negligible	Neutral
06	Fernie Street Through Houses	Negligible	Negligible	Neutral
07	Fernie Street Synagogue	Negligible	Negligible	Neutral
08	York Street Buildings	Low Local	Substantial /Moderate	Minor

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

7. RECOMMENDATIONS

7.1 INTRODUCTION

- 7.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets that 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, and 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*. Most of the non-designated heritage assets have been determined to be of negligible significance, with the exceptions of the back-to-back houses (Site **04**) that is considered to be of potential local/borough archaeological significance, and larger nineteenth-century houses (Sites **02** and **08**) that are only of local importance. Should well-preserved remains of these heritage assets survive as buried remains, then they may merit preservation by record, where they will be directly affected by development.

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, if any further archaeological investigation of the Site Area is deemed necessary, it is envisaged in the first instance that this may be in the form of a watching brief, although more detailed investigation should be anticipated if significant archaeological remains are encountered.

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ILLUSTRATIONS

FIGURES

- Figure 1: Site location
- Figure 2: Site Area superimposed on William Green's map of 1794
- Figure 3: Site Area superimposed on Swires' *Map of Manchester and its Environs*, 1824
- Figure 4: Site Area superimposed on Bancks & Co's map of 1831
- Figure 5: Site Area superimposed on the Ordnance Survey 5': 1 mile map of 1851
- Figure 6: Site Area superimposed on the Ordnance Survey 25'': 1 mile map of 1892
- Figure 7: Site Area superimposed on the Ordnance Survey 25'': 1 mile map of 1908
- Figure 8: Site Area superimposed on the Ordnance Survey 25'': 1 mile map of 1922
- Figure 9: Site Area superimposed on the Ordnance Survey 25'': 1 mile map of 1952
- Figure 10: Site Area superimposed on the Ordnance Survey 1: 1,250 map of 1975
- Figure 11: Plan of heritage assets
- Figure 12: Plan of gazetteer sites within the site area

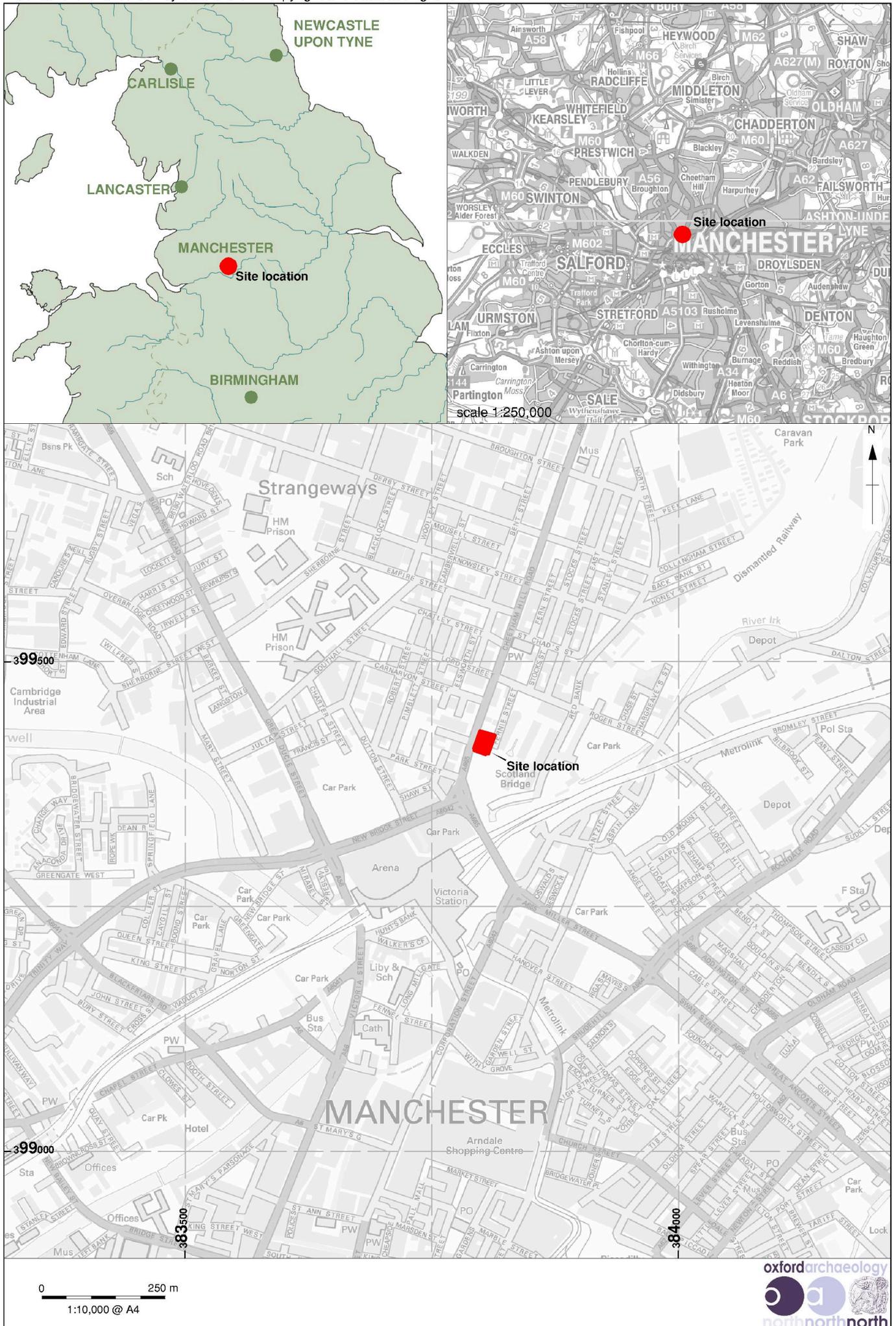


Figure 1: Site location



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

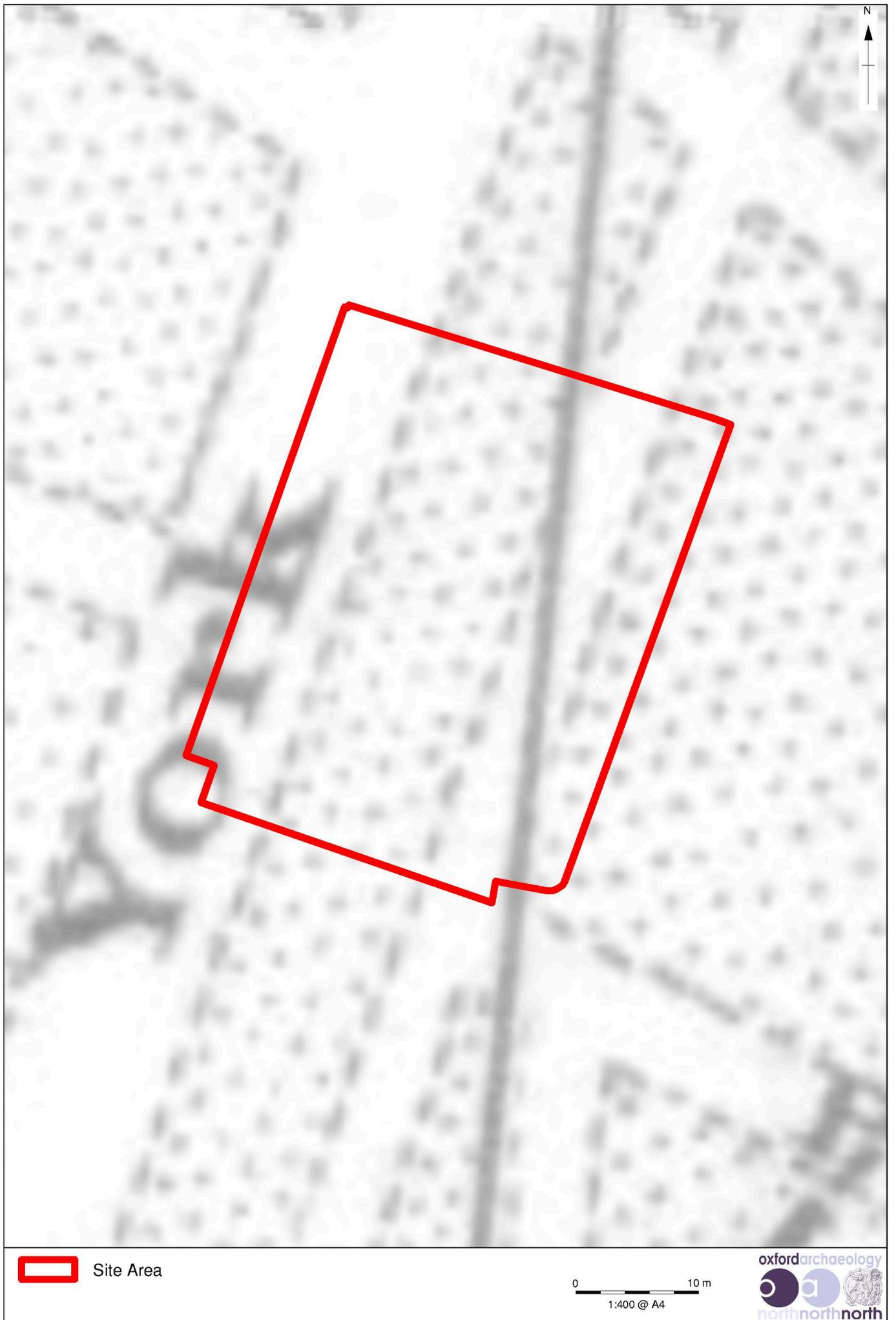


Figure 3: Site area superimposed on Swire's map of Manchester and its Environs, 1824



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



Figure 5: Site area superimposed on the Ordnance Survey 5:1 mile map of 1851

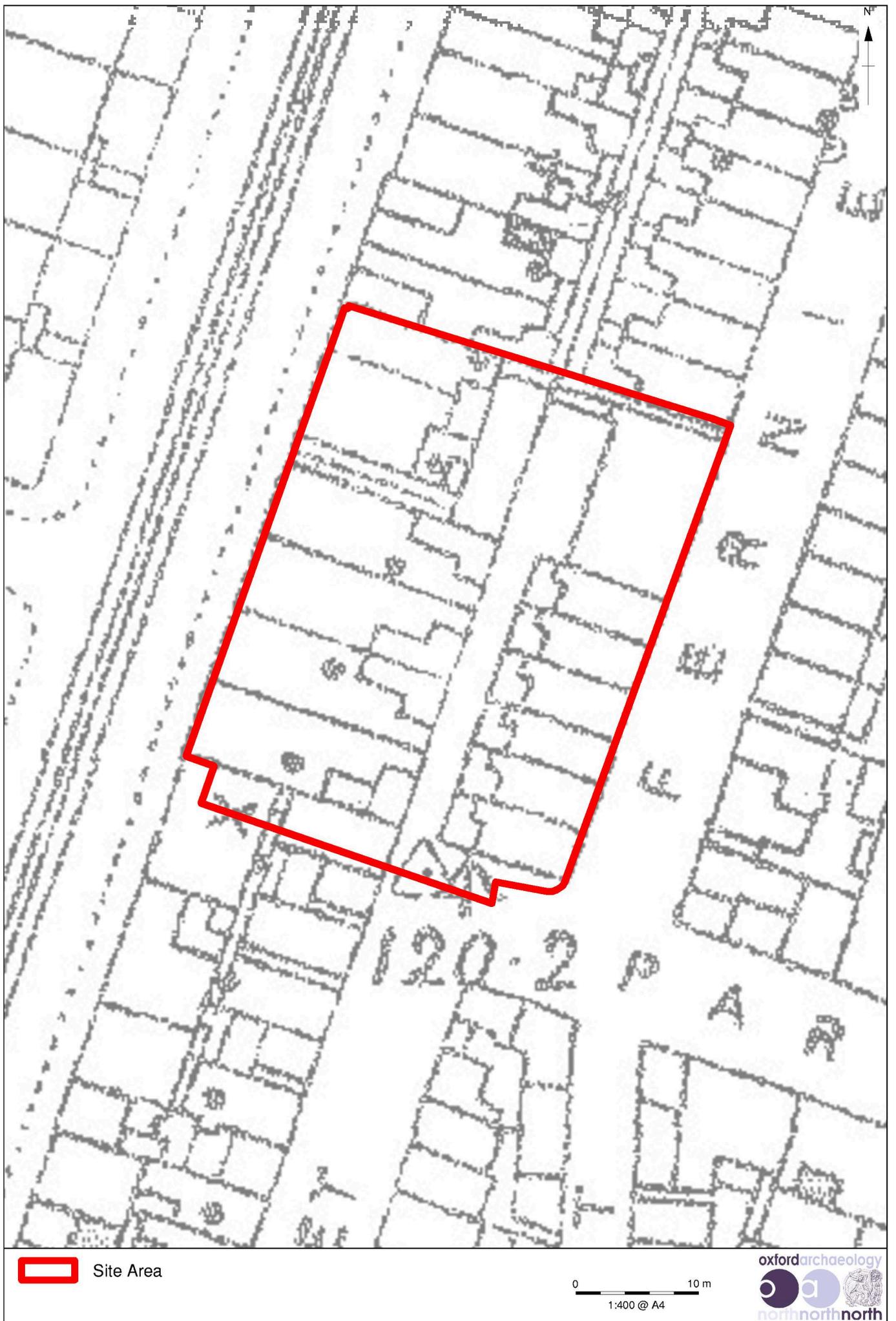


Figure 6: Site area superimposed on the Ordnance Survey 25":1 mile map of 1892

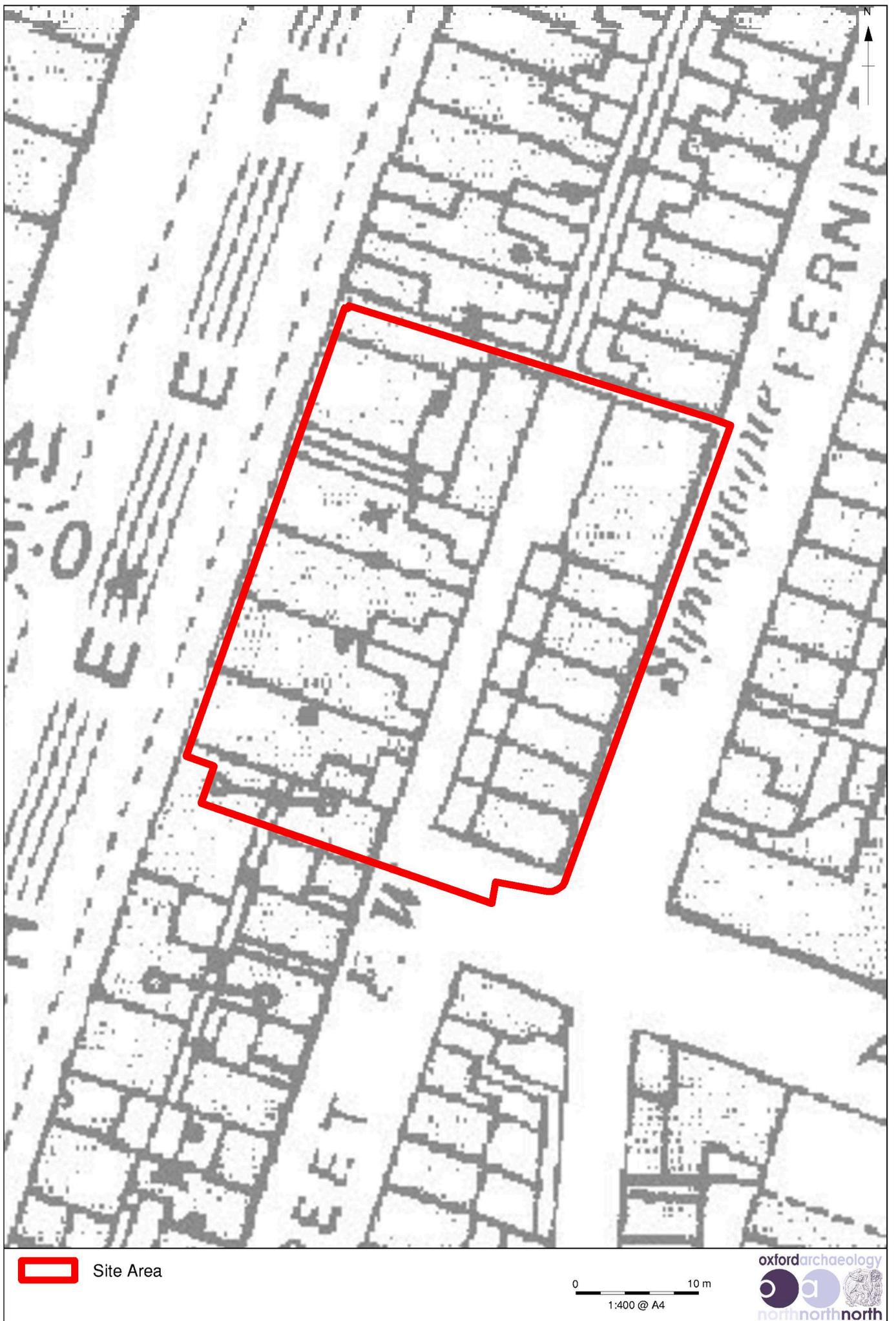


Figure 7: Site area superimposed on the Ordnance Survey 25":1 mile map of 1908

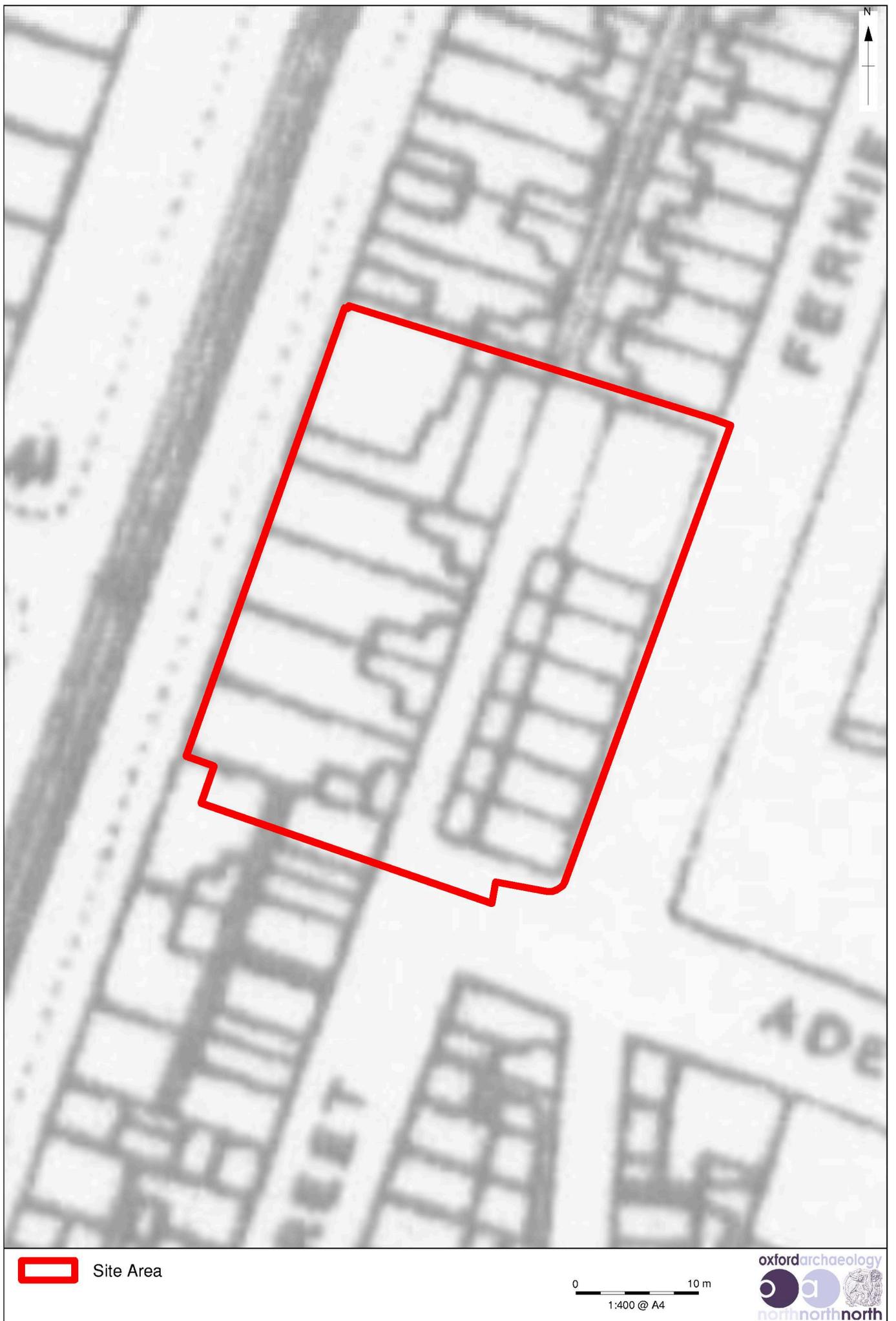


Figure 8: Site area superimposed on the Ordnance Survey 25":1 mile map of 1922

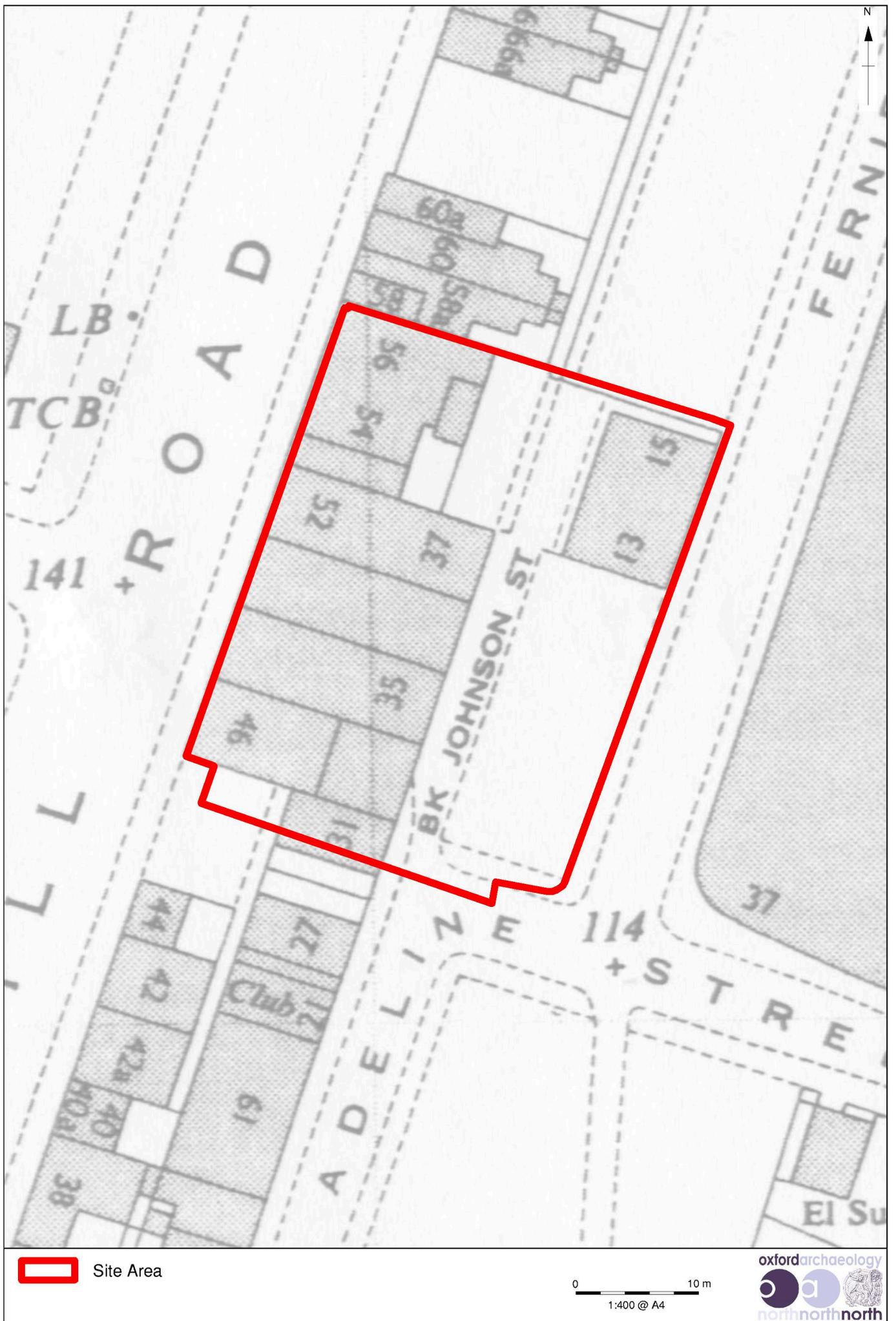


Figure 9: Site area superimposed on the Ordnance Survey 25":1 mile map of 1952

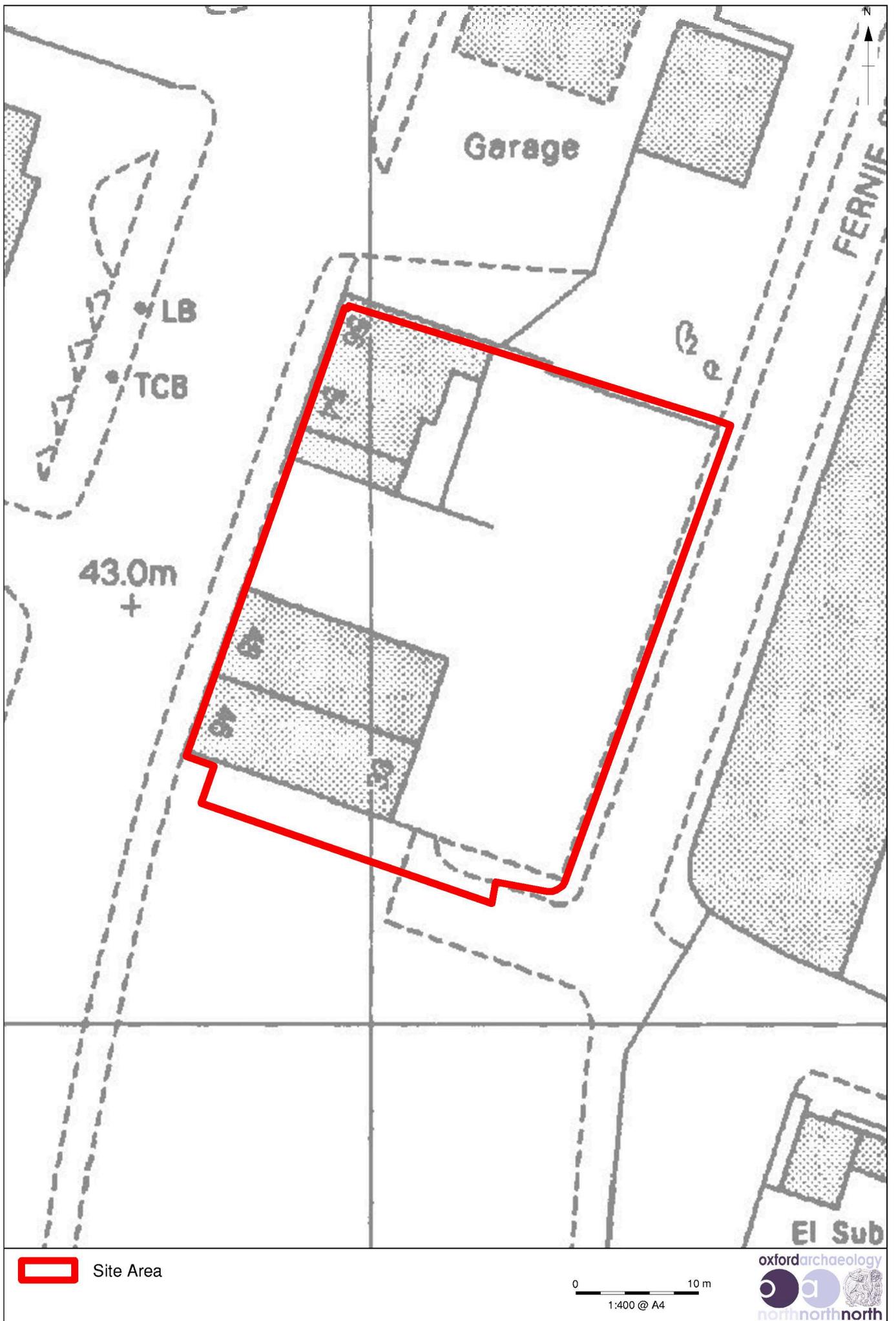


Figure 10: Site area superimposed on the Ordnance Survey 1:1250 mile map of 1975

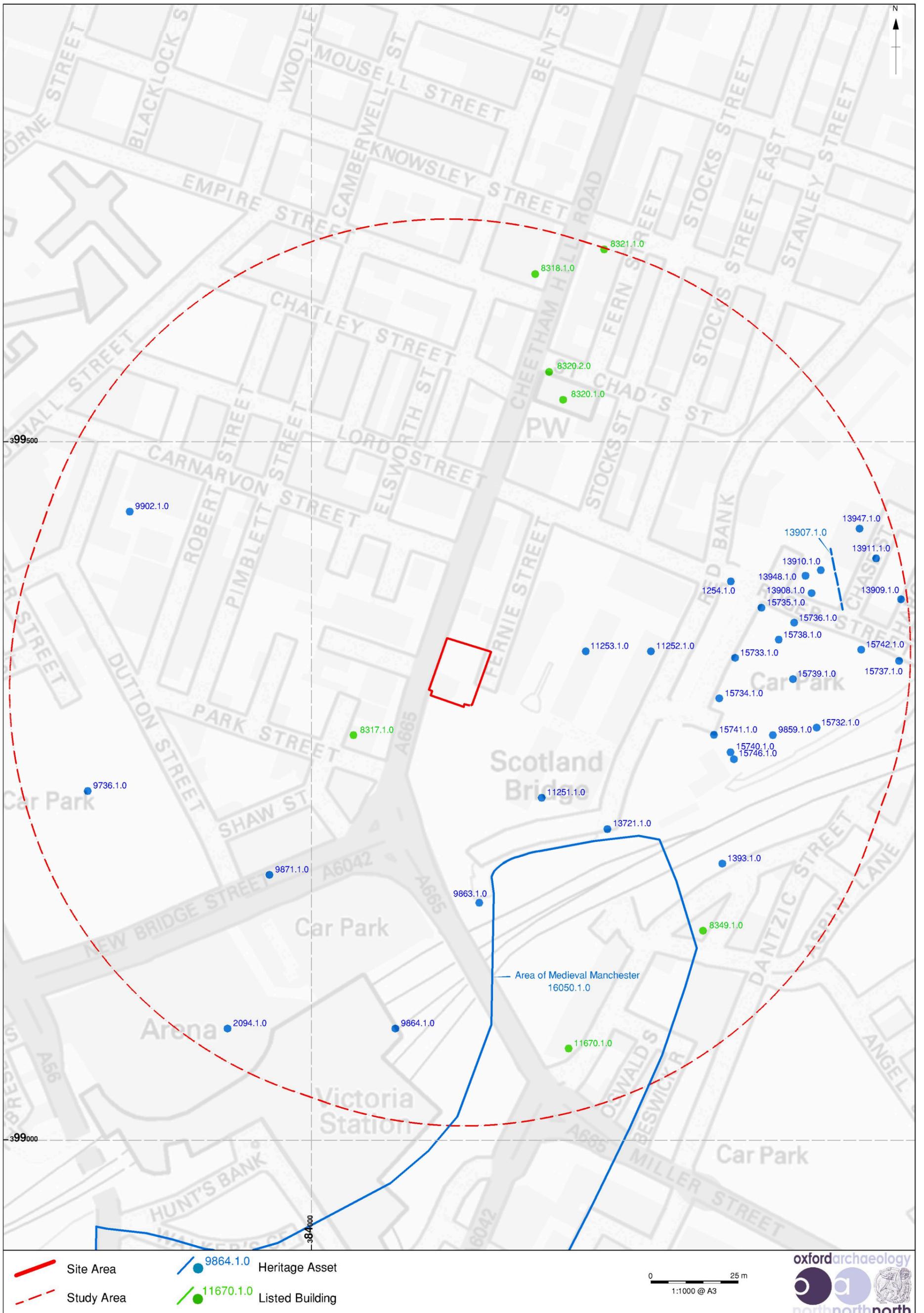


Figure 11: Plan of Heritage Assets



Figure 12: Plan of gazetteer sites within the site area