



University of  
**Salford**  
MANCHESTER

## Archaeological Evaluation

**Echo Street,  
Manchester**

**Client:**  
The Environment  
Partnership Ltd

**Planning Ref:**  
118267/FO/2017

**Technical Report:**  
Andrew Radford

**Report No:**  
SA/2019/63





**Location:** The Site is located along Echo Street and Granby Row, Manchester, M1 3QJ. The development Site comprises of Chandos Hall and the adjoining buildings currently leased as garages and a children's day nursery.

**NGR:** SJ 84660 97705

**Project:** Echo Street, Manchester

**Planning Ref:** 118267/FO/2017

**Report No:** SA/2019/63


**Prepared for:** The Environment Partnership Ltd

**Document:** Archaeological Evaluation Report

**Version:** Version 1

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**Date:** July 2019

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## Summary

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IQSA Services Limited (IQ Student Accommodation) has obtained planning permission for a development located on Echo Street in Manchester city centre (NGR SJ 84660 97705). The proposals allow for the demolition of existing buildings on site and their replacement with a mixed-use development that is focused on three towers, together with associated plant and public realm enhancements (Planning ref 118267/FO/2017). Delivery of the proposal will necessitate ground-breaking works that have a potential to damage or remove any archaeological remains that may survive *in-situ*.

The site was occupied from the 18<sup>th</sup> century by a large house and gardens and, from the early 19<sup>th</sup> century, by back-to-back workers' housing and industrial buildings. Although the 18<sup>th</sup>- and 19<sup>th</sup>-century structures were demolished during the mid-20<sup>th</sup> century to make way for Chandos Hall, car garages, and a depot, an archaeological assessment that was prepared to support the planning application concluded that there was potential for archaeological remains of interest to survive below these structures.

Following consultation with the Greater Manchester Archaeological Advisory Service, Manchester City Council attached a condition (Condition 37) to the planning consent that required a programme of archaeological investigation to be undertaken in advance of development. It was recommended that in the first instance this should comprise a scheme of evaluation trenching to establish whether any archaeological remains survived below ground. In the light of this condition, The Environment Partnership Ltd commissioned Salford Archaeology to carry out the recommended programme of evaluation trenching, comprising the excavation of two trenches that were targeted on the footprint of the 18<sup>th</sup>- and early 19<sup>th</sup>-century buildings.

The fragmentary structural remains identified during the archaeological evaluation are considered to be of little archaeological interest. Whilst elements of probable 18<sup>th</sup>-century walls were found *in-situ*, almost certainly representing the large 18<sup>th</sup>-century house shown on historic mapping, it is unlikely that further investigation would enhance an understanding of the building and its development, and has no potential to inform any of the research initiatives for the industrial period that are laid out in the current Archaeological Research Framework for the Northwest. The evaluation also demonstrated that those remains of the most archaeological interest, including the early 19<sup>th</sup>-century back-to-back houses, had been removed completely during the mid-20<sup>th</sup>-century clearance of the site. Similarly, the intensive development of the site from the 18<sup>th</sup> century appears to have removed any earlier archaeological remains that may have existed.

The results obtained from the evaluation trenching indicate that the site has little archaeological potential, and that development will have a negligible impact on the below-ground archaeological resource.

# 1. Introduction

## 1.1 Background

IQSA Services Limited (IQ Student Accommodation) has obtained permission for a development located on Echo Street in Manchester city centre (Plate 1). The proposals allow for the demolition of existing buildings on site and their replacement with a mixed use development comprising three towers providing 403 units of residential accommodation with associated shared amenity spaces, 94 units of purpose-built student accommodation with associated shared amenity spaces; ground-floor commercial floor space and children's day nursery, together with associated plant and public realm enhancements (Planning ref 118267/FO/2017).



*Plate 1: Recent aerial view across the Site, showing the development site boundary*

Delivery of the development proposals will entail considerable earth-moving works, which will impact on any below-ground archaeological remains that survive *in-situ*. The historic interest in the development site was highlighted in an archaeological desk-based assessment that was produced to support the planning application (TEP 2017). This concluded that the site holds potential to contain buried remains of archaeological interest, relating to the 18<sup>th</sup>- and 19<sup>th</sup>-century development of the site. These potential buried remains primarily relate to a large 18<sup>th</sup>-century house, small-scale industrial works, and early 19<sup>th</sup>-century back-to-back workers' housing.

In light of the conclusions drawn from the desk-based study, and following consultation with Greater Manchester Archaeological Advisory Service (GMAAS) in their role as archaeological advisors to Manchester City Council, it was recommended that the development required an appropriate scheme of archaeological investigation to be undertaken in advance of development. Following this recommendation, Manchester City Council attached a condition (Condition 37) to the planning permission which stated:

‘The programme of archaeological works for that phase shall be undertaken in accordance with the approved WSI, prepared by TEP.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.’

The Written Scheme of Investigation (WSI), produced in consultation with GMAAS, proposed an initial programme of archaeological evaluation by trial trenching, followed by the production of this evaluation report and archive (TEP 2017). It was intended that the results of the evaluation would be used to inform any potential requirement for further investigation.

## 1.2 Aims and Objectives

### 1.2.1 Objectives

The principal aims of the project, as laid out in the WSI (TEP 2017), were as follows:

‘The following programme has been designed to identify any archaeological deposits or features that may be present within the area of the proposed ground disturbance, where the potential for the survival of archaeological evidence is predicted to be high.

The programme of work is designed to then allow for the need for, and scope of, any further necessary archaeological mitigation to be designed and undertaken. This approach is in accordance with paragraph 141 of the National Planning Policy Framework’.

### 1.2.2 Academic Aims

The further aims of the projects, as laid out in the WSI (TEP 2017), were as follows:

‘The research objectives of the programme of work will be determined by what, if any, archaeological remains are present within the development footprint. However, subsequent assessment and analysis will be in accordance with the research outlined in the *Archaeological Research Framework of the North-West of England* (2006).’

It is anticipated that the archaeological investigation will further address several of the initiatives for archaeological research of the industrial and modern periods stated in the current *Archaeological Research Framework for North West England* (Newman and McNeil 2007; McNeil and Newman 2007). Those considered of particular relevance are:

- Initiative 7.6: ‘A study of the development of workers’ housing in Greater Manchester should be undertaken to examine the development of different housing types...’ (McNeil and Newman 2007, 139);
- Initiative 7.7: ‘Study the material culture of industrial workers’ households...’.

## *1.4 Location, Geology and Topography*

The underlying solid geology of the Site, as mapped by the British Geological Survey at 1:50000, is comprised of the Chester Formation - Sandstone. To the north of the Site runs the West Manchester Fault line. Overlying the sandstone are glacial Devensian till deposits associated with Ice Age conditions (British Geological Survey, 2019).

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).

## 2. Historical Background

### 2.1 Introduction

An overview of the archaeological and historical development of the area is presented below to provide a framework in which to consider the results obtained from the evaluation trenching. This has been compiled with reference to the archaeological and historical periods listed in Table 1.

Period		Date Range
Prehistoric	Palaeolithic	Pre-10000 BC
	Mesolithic	10000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Medieval		AD 1066 – AD 1540
Post-Medieval		AD 1540 – AD 1750
Industrial Period		AD 1750 – 1914
Modern		Post- 1914

Table 1: Summary of British archaeological periods and date ranges

### 2.2 Prehistoric Periods

The current understanding of human activity in the Manchester region during the prehistoric period is relatively poor. However, it could be reasonable to assume that the study area was conducive for late prehistoric settlement on account of the natural topography and its location close to the River Medlock (Connelly 2002). Occasional prehistoric artefacts have been found around Manchester, especially around Castlefield on the south-western side of the city centre, but many of these remain without context (Nevell 2008, 11-2). No prehistoric finds are known to have come from the present site.

### 2.3 Romano-British 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* (Bruton 1909). Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north and Castleshaw, and York to the north-east. The total extent of the associated civilian settlement, located in the vicinity of Chester Road, is not known, though it is though unlikely that it extended as far eastwards as the current site boundary; there is no known evidence for any Romano-British activity within the vicinity of the site,



## 2.4 *Early Medieval Period*

There is scant archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest, although the area around Manchester is known to have come under the control of several kingdoms during this period. In AD 919, Edward the Elder established a *burh* at Manchester, which was then part of Northumbria. It has been suggested that the *burh* lay within the area around the cathedral and Hanging Ditch, which had certainly become a new focus for settlement by the late 11<sup>th</sup> century, and the site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

## 2.5 *Medieval and Post-medieval Periods*

Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 1.2km to the north-west of the study site. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The area south of Manchester and the Medlock was a separate township, known as Chorlton Row and later, Chorlton-upon-Medlock. It is first recorded as 'Cherleton' in 1196 and was tenanted by a Gospatrick de Chorlton in 1202. At a later stage in the 13<sup>th</sup> century, the Grelleys acquired the lordship which in turn passed to the de Trafford family in 1334. Although Manchester developed into a moderately sized settlement during the post-medieval period, Chorlton still remained predominantly rural and in 1774, only 46 houses and 226 inhabitants were recorded (Arrowsmith 2012, 5).

## 2.6 *Industrial Period and Later*

The onset of the rapid industrialisation centred on Manchester from the 18<sup>th</sup> century resulted in a massive expansion of the town's population. It was during this period that some of the principal streets, including Deansgate, Market Street and Shude Hill were developed. By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill and house building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international importance. In 1773, records suggest 22,481 people lived in Manchester, but this figure had more than tripled to 75,281 by 1801 (Lloyd-Jones and Lewis, 1993).

A commercial boom in 1800-02 saw the number of cotton-spinning firms in the township of Manchester double from 51 in 1799 to 111 in 1802, setting Manchester on its path to becoming the most highly concentrated centre of cotton spinning in the world.

Chorlton-upon-Medlock was transformed after the late 18<sup>th</sup> century by the rapid expansion of Manchester and eventually became part of the new municipal borough in 1838, along with Hulme and Ardwick. One of the first maps to show the area in detail is William Green's map of 1794, which shows that although the area remained predominantly rural, new streets had begun to be laid out (Plate 2). A number of industrial sites were visible at the time of Green's survey, and included Chorlton Old Mill and the nearby Garret Mill.

Back-to-back housing was constructed in large numbers in the vicinity of the site during the early to mid-19<sup>th</sup> century. These were needed to house the increasing numbers of workers arriving at Chorlton to work in the textile industry. Back-to-back housing was found at the nearby London Court, Sutcliffe Street, and many others, in addition to Albion Place, within the development boundary (Plates 3 and 4).

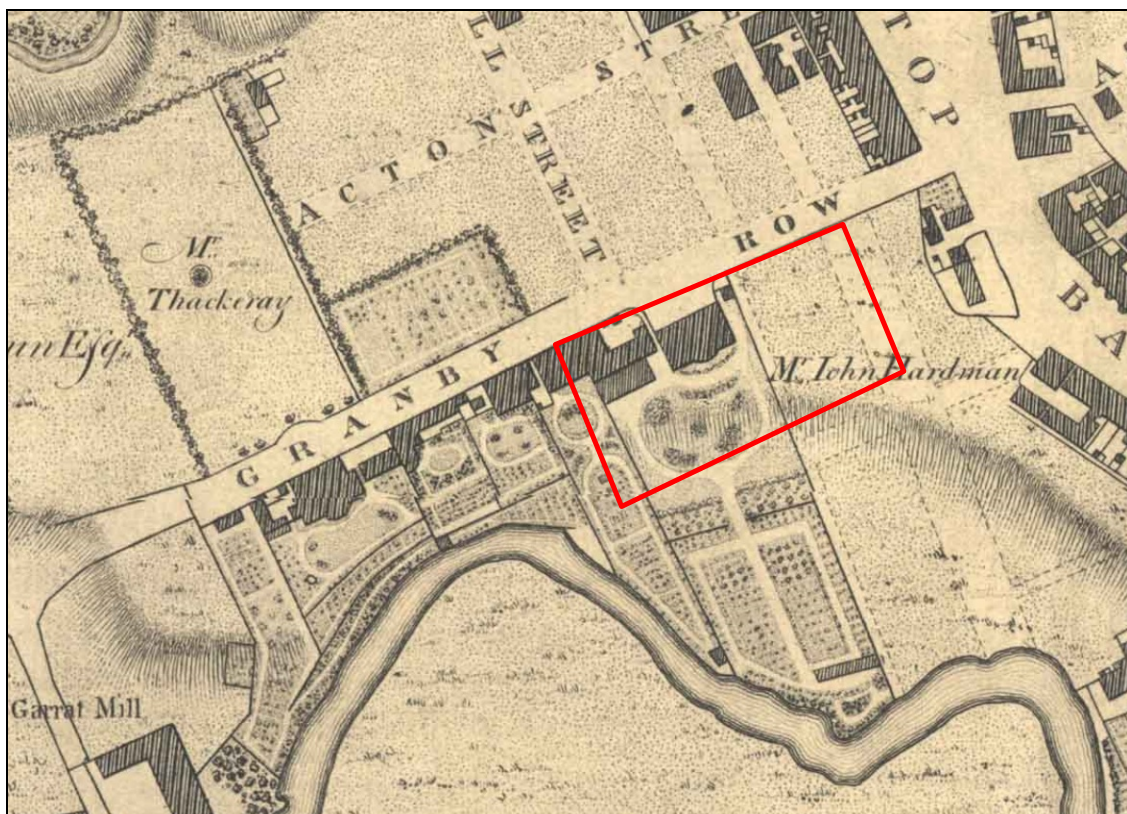


Plate 2: William Green's map of 1794, showing the approximate location of the site

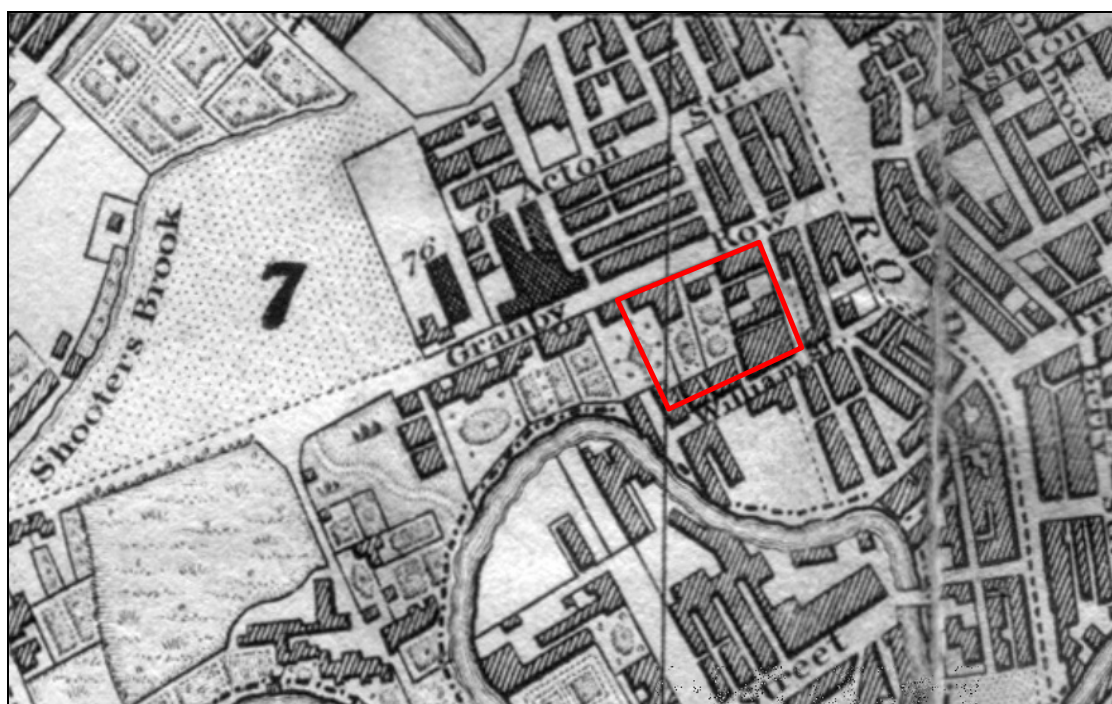


Plate 3: Extract from Swire's map of 1824, showing the approximate site boundary





*Plate 4: Extract from Bancks & Co's map of 1831, showing the approximate site boundary*

Chorlton continued to expand through the early 19<sup>th</sup> century, and had been fully developed by the time of the Ordnance Survey Town Plan of 1851. Some areas had been cleared by the late 19<sup>th</sup> century to make room for larger more modern factories, such as the nearby London Road Iron Works.

Back-to-back housing began to be cleared around Chorlton from the early 20<sup>th</sup> century. By the time of the 1922 Ordnance Survey map, for instance, such dwellings had been demolished at London Court and Back Acton Street. Throughout the 20<sup>th</sup> century, the area in the vicinity of the study area slowly became less residential and began to be dominated by industrial and light industrial units, such as garages. By the 1950s, the greatly expanded College of Technology covered much of the area to the north of the site. From the 1960s onwards, the expansion of the university was particularly noticeable with the construction of the Barnes Wallis Building and the Renold Building, for example.

## *2.7 Development of the Site*

It is unknown precisely when the buildings along the south side of Granby Row shown on William Green's map of 1794 were constructed. The land in the vicinity of the site boundary had remained mostly undeveloped by that time, though some streets appeared to have been laid out and awaiting development. The precise nature of the structures fronting Granby Row on Green's map is similarly unclear, although the presence of formal gardens suggests that they represented wealthy residential plots. Scholes' trade directory for 1794 lists several 'principal inhabitants' resident at Granby Row. These included a calico printer, a brewer, and cotton manufacturers.



Cole and Roper's map of 1801, though produced at a scale that precludes any analysis of individual buildings, indicates that the study area had changed little since 1794 (Plate 5). The eastern part of the site remained undeveloped, while the western part remained dominated by the house and gardens.



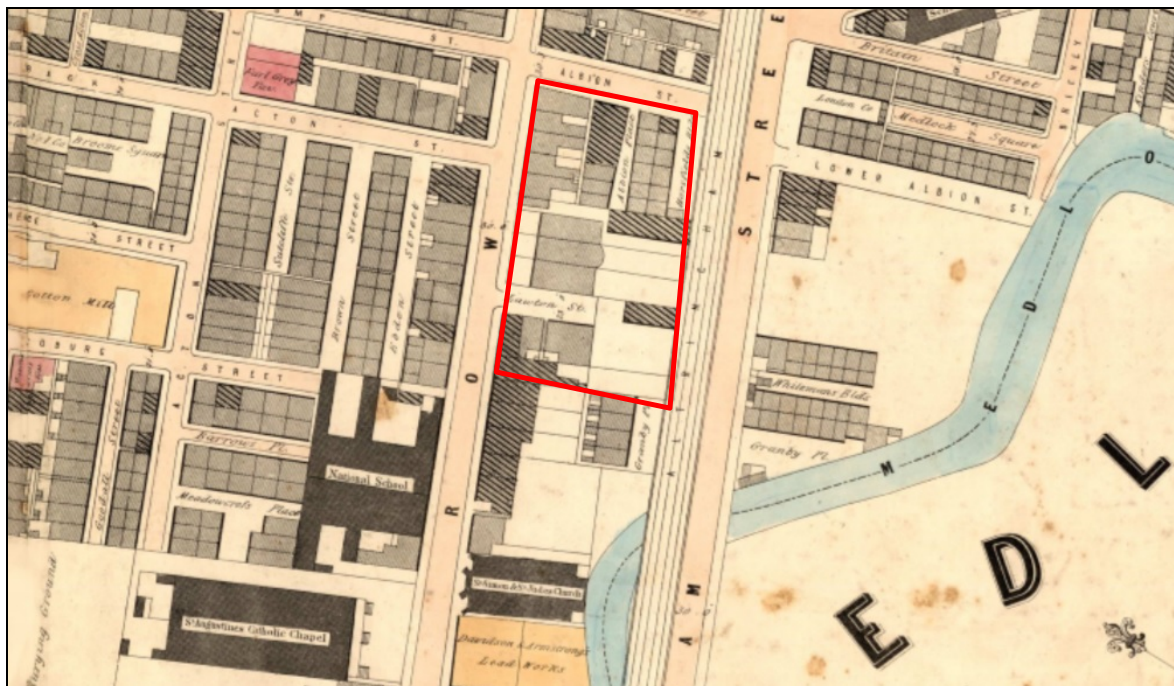
*Plate 5: Cole and Roper's Map of 1801 showing the approximate location of the Site*

Johnson's map of 1819 similarly lacks detail, although it indicates that more development had taken place within the site boundary. Terraced houses in the north-eastern part of the site, fronting onto Granby Row had been constructed, but the back-to-back houses which later cover much of the footprint of the development area had yet to be built.

Bancks & Co's map of 1831 indicates that back-to-back houses had been constructed by that time, and London Place had been established along the southern boundary of the site, together with Albion Street (known subsequently as Echo Street) along the eastern boundary. The map indicates that a total of 24 back-to-back houses had been constructed in the south-eastern part of the site, in two blocks of 12 dwellings. The large 18<sup>th</sup>-century house still stood in the centre of the site, with associated formal gardens located to its south-east up to London Place. The internal divisions of the building, which correlated to divisions within the formal gardens, suggested that by that time the house may have become a tenement of three separate dwellings.

The next available mapping of the area is provided by Joseph Adhead's plan of 1851, and the Ordnance Survey 1:1056 Town Plan of 1851. The most noticeable change since Bancks & Co's map of 1831 was the construction of Altrincham Street and the railway viaduct, which necessitated the demolition of the most southerly of the two blocks of back-to-back housing. Most of the site was dominated by residential buildings, including the remaining back-to-backs, and the large 18<sup>th</sup>-century house, which again appeared to have been used as three separate dwellings at that time.

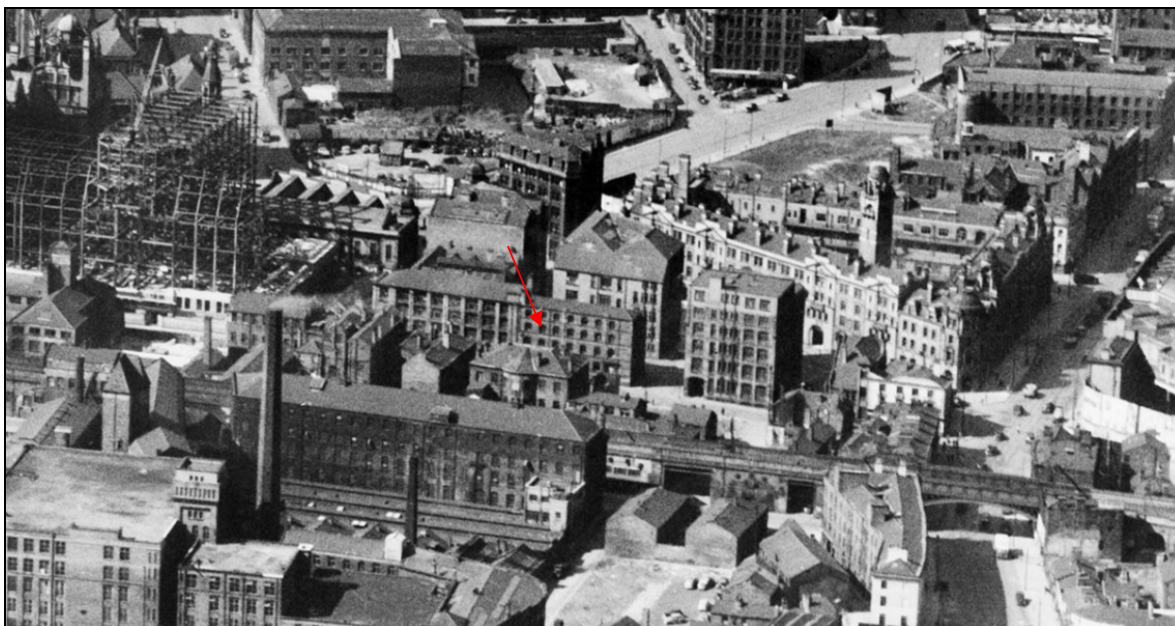
Adsheed identifies the 18<sup>th</sup>-century buildings that fronted Granby Row, and first mapped by Green in 1794, as business premises. The Ordnance Survey Town Plan of 1851 shows that the roadway to the west of the 18<sup>th</sup>-century house was named Lawton Street, the roadway to the north of the back-to-backs was named Albion Place while the houses themselves, or potentially out-of-view buildings within the viaduct, were named as Horsefield's Buildings. It is perhaps more likely that 'Horsefield's Buildings' referred to some of those back-to-back housing, as the 1861 Census lists residential properties of that name located at Albion Place.



*Plate 6: Adsheed's Map of 1851, showing the approximate boundary of the Site*

By the time of the survey for the Ordnance Survey 1:500 Town Plan of 1891, there had been little change within the site boundary. The south-centre of the site, in what had been the garden of the 18<sup>th</sup>-century house, several small structures had been built, as well as a 'tank'. It is likely that by that time the house was no longer used for residential purposes. Goad's Insurance Plan of 1893-6 (not reproduced) does not list any part of the 18<sup>th</sup>-century house as a dwelling, but partly as 'vacant' and 'warehouse', whilst the building built across the formal gardens is listed as a 'factory'. The buildings built over the earlier gardens between 1851 and 1891 are labelled as a 'factory', but it was unclear whether it remained in use at that time. Most of the back-to-back houses along Albion Place are also not listed as dwellings. Most had been converted for industrial works, and are labelled by Goad as 'Smithy' and 'A. Charlesworth Saddlers Ironmongery Works'. Only the north-western two properties of the back-to-back block of housing are listed as 'dwelling'. The north-eastern part of the site was still mostly dwellings, although a 'sign enameller' and 'stable' was also present.





*Plate 7: 1949 aerial photograph looking north across the site. Note the large 18<sup>th</sup>-century house with the terraced and back-to-back house on its right. The College of Technology can be seen under construction in the upper left*

Little change was recorded throughout the first half of the 20<sup>th</sup> century in the available cartographic sources. Echo Street took on its current name, changed from Albion Street, from the Ordnance Survey map of 1908. The 1922 Ordnance Survey map indicates that a further industrial unit, 8 Echo Street, had been constructed to the south of the remaining back-to-back houses next to the viaduct. That new property was listed in Slater's trade directory for 1909 as Arthur Charlesworth, Son, & Co at 8 Echo Street, a chain maker. The converted back-to-back housing is listed in the same directory as belonging to Henry Baugh, 6 Echo Street, a manufacturer and dealer in packing materials.

Some photography of the site exists from the 1940s and 1950s, and shows the large 18<sup>th</sup>-century house and the back-to-back dwellings, most of which appeared to have been converted for industrial and business use, such as ironworks and glassworks (Plates 7 and 8). The glassworks visible in the 1950s photography was named Harling & Watson, whilst the sign enameller listed on Goad's Insurance Plan is also listed in Slater's trade directory for 1909 as a sign writers.

The Ordnance Survey map of 1964 shows that the entire site had been redeveloped. All the buildings within the site boundary had been demolished c 1954-64, between the surveys for those respective Ordnance Survey maps. All the 18<sup>th</sup>- and 19<sup>th</sup>-buildings along Granby Row had also been cleared to make way for the new College of Technology. Within the site boundary, Chandos Hall had been constructed in addition to a 'depot' to the north-east. The site had been further developed by the 1970s, and contained a series of garages and a tennis court. These buildings remained mostly extant until the programme of demolition works associated with the current redevelopment.





*Plate 8: 1957 photograph of Echo Street with Albion Place in the Centre. Harling & Watson Glass Works is visible in the centre, in what had been back-to-back housing. Looking south-west*

## 2.8 Previous Archaeological Work

No previous intrusive archaeological investigation has taken place within the site boundary, although a considerable amount of such work has been undertaken within the general vicinity. This work has tended to focus on 18<sup>th</sup>- and 19<sup>th</sup>-century remains, and has recently included a 19<sup>th</sup> or early 20<sup>th</sup>-century foundry at Charles Street (Radford 2019), a 19<sup>th</sup>-century engineering and finishing works at New Wakefield Street (Radford 2018), and 19<sup>th</sup>-century terraced housing at Higher Chatham Street (Harvey and Mottershead 2019).

## 3. Methodology

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### 3.1 Archaeological Excavation

The principal aims of the evaluation were to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

*General Methodology:* all archaeological work was conducted following the ClfA Standards and Guidance for archaeological field excavation (Standards and Guidelines for an Archaeological Excavation ClfA 2014). Prior to the commencement of any excavation works, the location of the areas targeted for archaeological investigation were laid out accurately with respect to the Ordnance Survey national grid. Service plans were inspected and the area scanned for any live services using a cable avoidance tool. The excavations were regularly scanned as work progressed.

*Bulk Excavation:* this entailed mechanical excavation using a tracked machine of appropriate power to excavate the overburden, which was undertaken under close archaeological supervision. All material excavated was stockpiled away from the trench in a designated stockpile area and made safe. Any large obstructions encountered which were not of archaeological significance were only removed if necessary, to access archaeological remains beneath them. These were then stored away from the trench in a separate stockpile and not mixed into the main spoil stockpiles. Any large obstructions that were encountered which did not impede access to archaeologically significant remains were left *in situ*.

*Archaeological Excavation:* machine excavation was used to define carefully the extent of any surviving structures, features, and other remains. At this point any surviving structural remains were assessed for stability and any considered unsafe were reduced to foundation level and the trench edges battered to make safe. Any surviving cellars were emptied by machine and the contents stockpiled. Remains were cleaned manually to define their extent, nature, form and, where possible, date. Once the extent of buried archaeological remains was established, key remains were subject to detailed archaeological excavation and recording. Hand excavation was undertaken by trained professional archaeologists. All information identified in the course of the site works was recorded stratigraphically and was accompanied with sufficient pictorial record (plans, sections and photographs) to identify and illustrate individual features

*Context Recording:* a unique text-number site code was created prior to the commencement of the programme of works. Separate contexts were recorded individually and annotated onto drawings and sketches.

*Photographic Archive:* a comprehensive photographic archive was produced utilising a high-resolution digital camera. All frames, excluding general contextual views, incorporate a graduated metric scale. Photograph records were maintained on special photograph pro-forma sheets. All photography was carried out following the latest Historic England guidance (Digital Image Capture and File Storage: Guidelines for Best Practice HE 2015).

*Planning:* a 'site location plan' indicating the site north and based on the current Ordnance Survey 1:1250 map (reproduced with the permission of the Controller of HMSO) was prepared. This is supplemented by a trench plan, which shows the location of the areas investigated in relation to the investigation area and National Grid.

The precise location of all archaeological remains encountered was surveyed by GPS linked to a data-logging pen computer. This process generates scaled plans within AutoCAD, which were then subject to manual survey enhancement. The drawings were generated at an accuracy appropriate to the final output scale. All level information is tied in to Ordnance Datum, taken from either GPS or temporary benchmarks set out using GPS. All plan drawings are geo-referenced based on the Ordnance Survey National Grid.



## 4. Evaluation Results

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### 4.1 Introduction

Following consultation with GMAAS and TEP, an evaluation plan was developed which intended to target the 18<sup>th</sup>- and 19<sup>th</sup>-century remains within the site boundary that had archaeological potential, comprising the back-to-back houses, the 18<sup>th</sup>-century house, and the terraced houses fronting Granby Row. Both trenches were aligned north-west/south-east and measured 25 x 1.8 m. Trench 1 was located in the centre of the site, in the area which had previously been a tennis court and nursery yard. Trench 2 was located at the east of the site in the area that had been covered by the nursery and garage buildings.

### 4.2 Trench 1

Trench 1 was located in the centre of the site, and was aligned north-west/south-east. It measured 25 x 1.8 m and was excavated to a maximum depth of 1.05m (Plate 9). The uppermost layer encountered was a general demolition and crushed concrete material, **001**, which had a maximum thickness of 0.3m. Below this more recently disturbed material was layer **002**, a mid-brown-orange compacted clay which contained a high frequency of brick fragments and had a maximum thickness of 0.25m. Below this layer was blue-brown clay, **003**, which contained occasional small fragments of brick and was considered as disturbed natural drift geology and had a maximum thickness of 0.1m. A sondage was placed at the south of Trench 1, which was excavated to a depth of 1.05m and cut into the natural boulder clay, **004**. The natural geology consisted of a hard, flaky, grey-blue clay which contained occasional small to mid-sized rounded stones.

In the centre-west of the trench, 7m from the southern limit of the excavation, was a small brick structure, **005**. This feature measured 1.05 x 0.5m and was exposed at a depth of 0.45m below the modern ground surface. The bricks were hand-made, unbonded, and clearly disturbed. It continued beyond the limit of excavation to the west. Though disturbed, the vestiges of the structure contained a dark brown/black, silty organic fill, **006**, which produced no finds. Due to the nature of structure **005**, and fill **006**, it was thought that this likely represented the remains of a drain system.

In the centre-east of the trench was a semi-circular single-coursed brick structure, **007**, which almost certainly represented a well (Plate 10). The bricks were hand-made and unbonded. The well continued beyond the eastern limit of excavation. The exposed brick structure covered a maximum area of 2.4 x 0.9m and was exposed at a depth of 0.56m. The interior of well **007** was filled by **008**, a somewhat loose demolition material, which was not excavated further.

At the northern end of the trench, at a depth of 1.4m, was a brick structure, **009** (Plate 11). This consisted of a four-coursed brick wall that was bonded with a soft, yellow, sandy mortar which had inclusions of small stones and charcoal. It was constructed of hand-made bricks. The wall was aligned north/south, and measured 5.4 x 0.48m. This returned to the west at the northern end, of which 0.85 x 0.48m of wall was visible. It continued beyond the limit of excavation to the west.

Contained within structure **009** was a flagstone floor, **010**, which covered an area of 1.65 x 0.85m. The flagstones abutted structure **009** and continued beyond the limit of excavation to the west. No complete flagstones were found within this surface. Brick wall **009** was somewhat disturbed and appeared to have been crushed, while flagstone surface **010** was heavily disturbed.



*Plate 9: Trench 1, looking north-west*





*Plate 10: Well 007, looking east*



*Plate 11: The brick wall and flagstone floor, 009 and 010, looking west*



### 4.3 Trench 2

Trench 2 was placed across the eastern part of the site, and was aligned north-west/south-east (Plate 12). It measured 25m x 1.8, and was excavated to a maximum depth of 3m. The uppermost layer was the concrete-pad floor the nursery and garage buildings, **200**. This layer was up to 0.25m thick. Below layer **200** was a thick deposit of made ground, **201**, which contained frequent brick and concrete rubble. This had a maximum thickness of 2.5m. Below this made-ground layer was the natural boulder clay, **203**, which was exposed at a minimum depth of 1.1m.

The southern limit of excavation was formed by a north-east/south-west-aligned wall, which was constructed with machine-made bricks and hard, grey cement, indicative of a late 19<sup>th</sup>- or early 20<sup>th</sup>-century construction date. A sondage was placed adjacent to this wall to a depth of 3m. The wall was surrounded by loose rubble, **201**, which contained a high-frequency of hand-made bricks. The base of that wall was not exposed during the course of the evaluation (Plate 13).

The centre of the trench was characterised by the remains of the mid-20<sup>th</sup>-century buildings, which had replaced the 19<sup>th</sup>-century structure that was demolished c 1954-64. These remains included two east/west-aligned walls, **204** and **206**, that were exposed immediately beneath current ground level. They were reduced by c 1m during the course of the evaluation. A brick-built manhole, **205**, lay between these walls. This was located in what had been the driveway between the garages and nursery, and Albion Place before that. The area to the north was characterised by a series of concrete foundations, **207**, which had cut into the natural drift geology, **203**. These remains consisted of a stanchion base and two wall foundations which based may have been associated with the 'depot' building visible on the Ordnance Survey map of 1964. None of these remains were of any archaeological interest.

Towards the northern end of the trench, however, were the remains of double-coursed brick wall, **208**, which comprised hand-made bricks bonded with a soft, yellow, sandy mortar, consistent with an 18<sup>th</sup>- or early 19<sup>th</sup>-century construction date. This wall lay 6.5m from the northern limit of excavation, and was exposed at a depth of 0.65m. It was aligned north-east/south-west, and survived to a height of 0.3m.

Situated to the north of wall **208** was a brick surface, **209**, which extended beyond the northern limit of excavation; a maximum area of 4.5 x 2.5m was exposed during the evaluation. The bricks were hand-made and were aligned north-east/south-west, parallel to the wall. The floor had been destroyed in some places, particularly around a ceramic drain which was located in the centre of the structure, 3m from the northern limit of excavation. The floor was noticeably uneven with difference of up to 0.1m from the highest to the lowest point. It was unclear whether this was intentional to facilitate drainage, or through later disturbance.

A single sandstone step, **210**, was found at the east of brick floor **209**. This step measured 1 x 0.45 x 0.075m, and was aligned to the brick floor and wall. It was found at a depth of 0.95m. Brick floor **209** was sealed beneath demolition material **202**, which contained a high frequency of hand-made bricks and likely represented the demolition of the terraced houses.



*Plate 12: Trench 2, looking south-east*





*Plate 13: Sondage excavated at the southern end of Trench 2, showing the 20<sup>th</sup>-century walls and building materials*



## 5. *The Finds*

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### 5.1 *The Finds*

No finds was recovered from either of the evaluation trenches, and none of the excavation deposits warranted palaeo-environmental sampling.

## 6. Discussion

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### 6.1 Discussion

Various structural remains associated with the 18<sup>th</sup>-, 19<sup>th</sup>- and 20<sup>th</sup>-century development of the site were identified during the course of the evaluation, with no indication for any earlier activity. Brick wall **009**, and its associated floor, **010**, represented the earliest archaeological remains encountered across the site. The position of these features corresponds to the footprint of the large 18<sup>th</sup>-century house visible on historical mapping. Though the cartographic record suggests that the house had undergone several developments throughout its lifetime, no archaeological evidence of those changes was identified in the physical remains. This may suggest that the integral structure had remained the same, while superficial modifications had occurred within and around the building. This conclusion is supported by mid-20<sup>th</sup>-century photographs, which show that the building retained its distinctive shape.

The brick-built well, **007**, was also of some archaeological interest. Its size and design appeared broadly typical of 18<sup>th</sup>- and 19<sup>th</sup>-century domestic wells that have been found across Manchester and Salford. The well is not recorded on any historic maps, suggesting that it had been located within the original private grounds of the 18<sup>th</sup>-century house, as shown on Green's map of 1794, but must have gone out of use by 1891 when the area is shown on Ordnance Survey mapping to have been covered by light industrial structures.

The vestiges of the terraced house revealed at the northern end of Trench 1 are likely to have derived from structures first visible on Swire's map of 1824. Though the remains were fragmentary, the depth at which they were exposed implies that they formed part of a cellar. This would explain why they were the only historic structural remains to survive in that part of the site, having escaped complete clearance during 20<sup>th</sup>-century redevelopment due to their depth.

The substantial concrete and brick remains found across Trench 2 all dated to the mid-20<sup>th</sup>-century redevelopment of the site. This activity had evidently largely destroyed most of the earlier buildings completely, and no physical remains of Albion Place, the back-to-back houses, their associated yards and/or ancillary buildings, survived *in-situ*.

The southernmost block of back-to-back houses visible on Bancks & Co's map of 1831 had been demolished by 1851 to make way for the viaduct, whilst the northern block of back-to-back houses, most of which had been converted to light industrial use by the early 20<sup>th</sup> century, were then destroyed to make way for the foundations of the garages. The complete absence of any remains of the back-to-back houses implies that they did not have cellars.

## 7. Conclusion

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### 7.1 Conclusion

The fragmentary structural remains identified during the archaeological evaluation are considered to be of little archaeological interest. Whilst elements of probable 18<sup>th</sup>-century walls were found *in-situ*, almost certainly representing the large 18<sup>th</sup>-century house shown on historic mapping, it is unlikely that further investigation would enhance an understanding of the building and its development, and has no potential to inform any of the research initiatives for the industrial period that are laid out in the current Archaeological Research Framework for the Northwest.

The evaluation demonstrated that those remains of the most archaeological interest, which would have some potential to contribute to research initiatives, had been removed completely during the mid-20<sup>th</sup>-century clearance of the site. In particular, the early 19<sup>th</sup>-century back-to-back houses appeared from the historic mapping to be a type of workers' housing that merits new data from archaeological investigation. Similarly, the intensive development of the site from the 18<sup>th</sup> century appears to have removed any earlier archaeological remains that may have existed.

The results obtained from the evaluation trenching indicate that the site has little archaeological potential, and that development will have a negligible impact on the below-ground archaeological resource.



## 8. *Archive and Dissemination*

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### 8.1 *Archive*

The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current ClfA guidelines updated 2014. The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.

The site archive will be so organised as to be compatible with the other archaeological archives produced in the Northwest of England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. The integrity of the site archive will be maintained upon completion of the archaeological works, with the archive ultimately being offered for deposition with Manchester Museum of Science and Industry (MoSI).

### 8.2 *Dissemination*

The results obtained from the evaluation will be placed in the public domain via an appropriate level of dissemination, as required by Condition 37. Given the largely negative results obtained from the evaluation, the deposition of this report with the Greater Manchester Historic Environment Record, with a digital copy being made available on OASIS, is considered to represent an appropriate level of dissemination.

## *Acknowledgments*

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Salford Archaeology would like to thank TEP for commissioning the archaeological works. Salford Archaeology would also like to thank Norman Redhead for providing monitoring support and advice through GMAAS.

The on-site excavations were conducted by Andrew Radford. The report was written by Andrew Radford, and illustrated by Sarah Mottershead. The report was edited by Ian Miller, who was also responsible for project management.

# Sources

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## Cartographic Sources

*Green's Map of 1794*

*Johnson's Map of 1818-19*

*Swire's Map of 1824*

*Bancks & Co's Map of 1831*

*Ordnance Survey 1:1056 (60":1 mile) Town Plan 1851*

*Ordnance Survey 1:500 Town Plan 1891*

## Historical Sources

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## *Appendix 1: Figures*

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- Figure 1: Site location map
- Figure 2: Trench location plan
- Figure 3: Trench location superimposed on William Green's map of 1787-94
- Figure 4: Trench location superimposed on the Ordnance Survey Town Plan of 1851
- Figure 5: Plan of Trench 1
- Figure 6: Plan of Trench 2



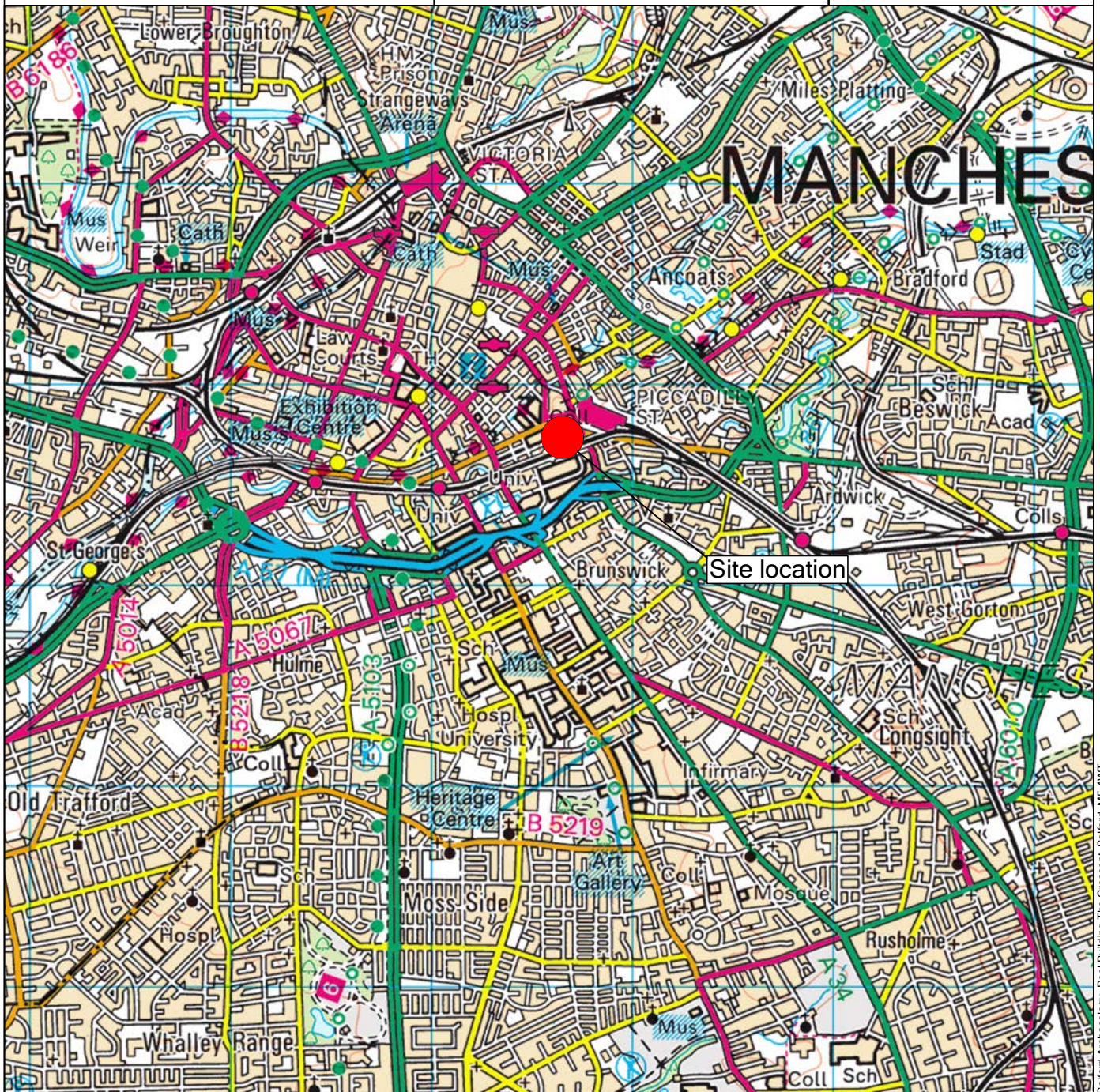


Figure 1:

Site location (centered on NGR SJ 84660 97705)



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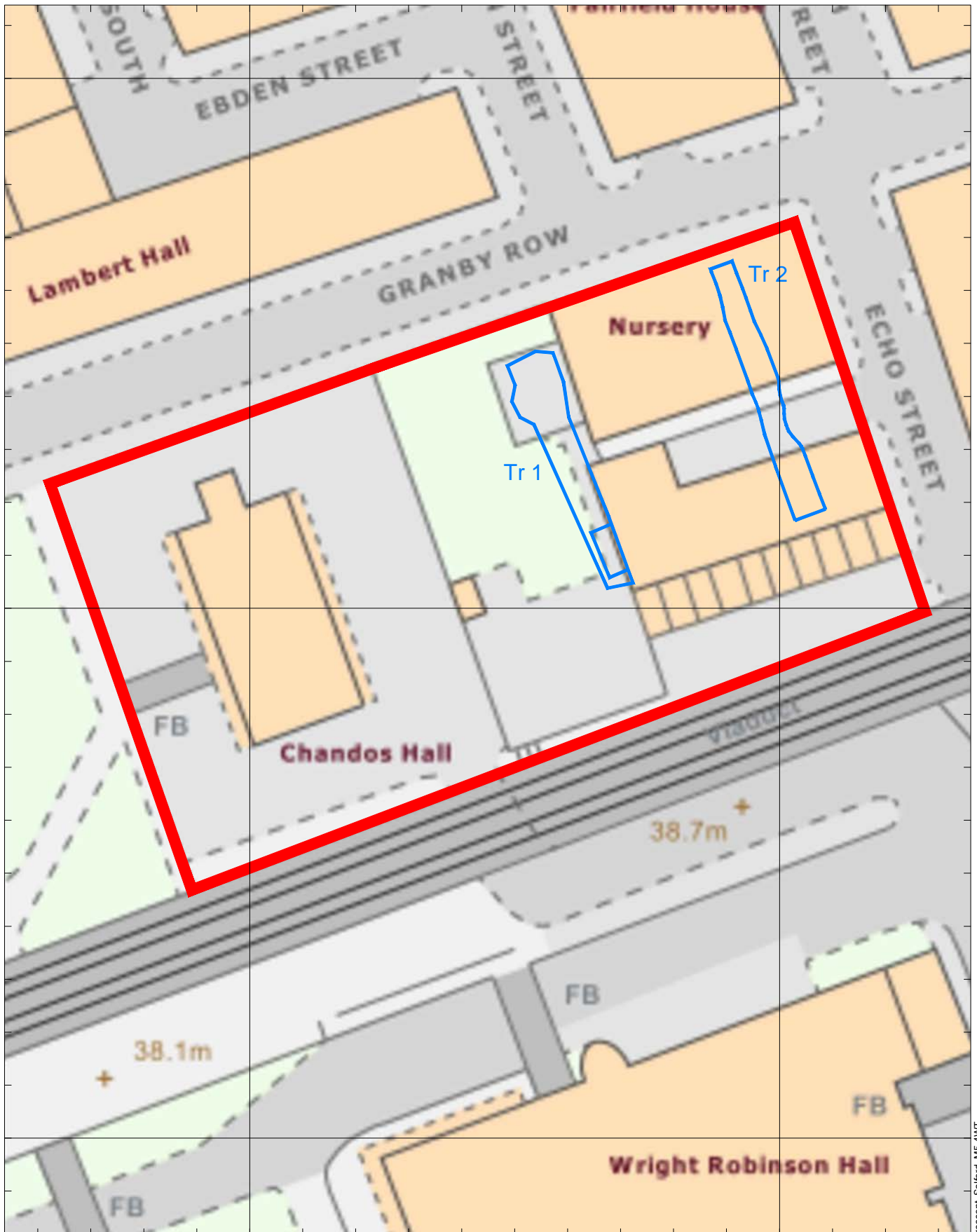


Figure 4:

Evaluation trenches superimposed onto Ordnance Survey 1:500 Town Plan 1851



Key:

- Site boundary
- Trench


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0 20 m

Scale at A4 1:500



Figure 3:  
Evaluation trenches superimposed onto Green's Plan of Manchester and Salford 1787-94



Key:

- Site boundary
- Trench



**SALFORD  
ARCHAEOLOGY**

0 20 m



Scale at A4 1:500



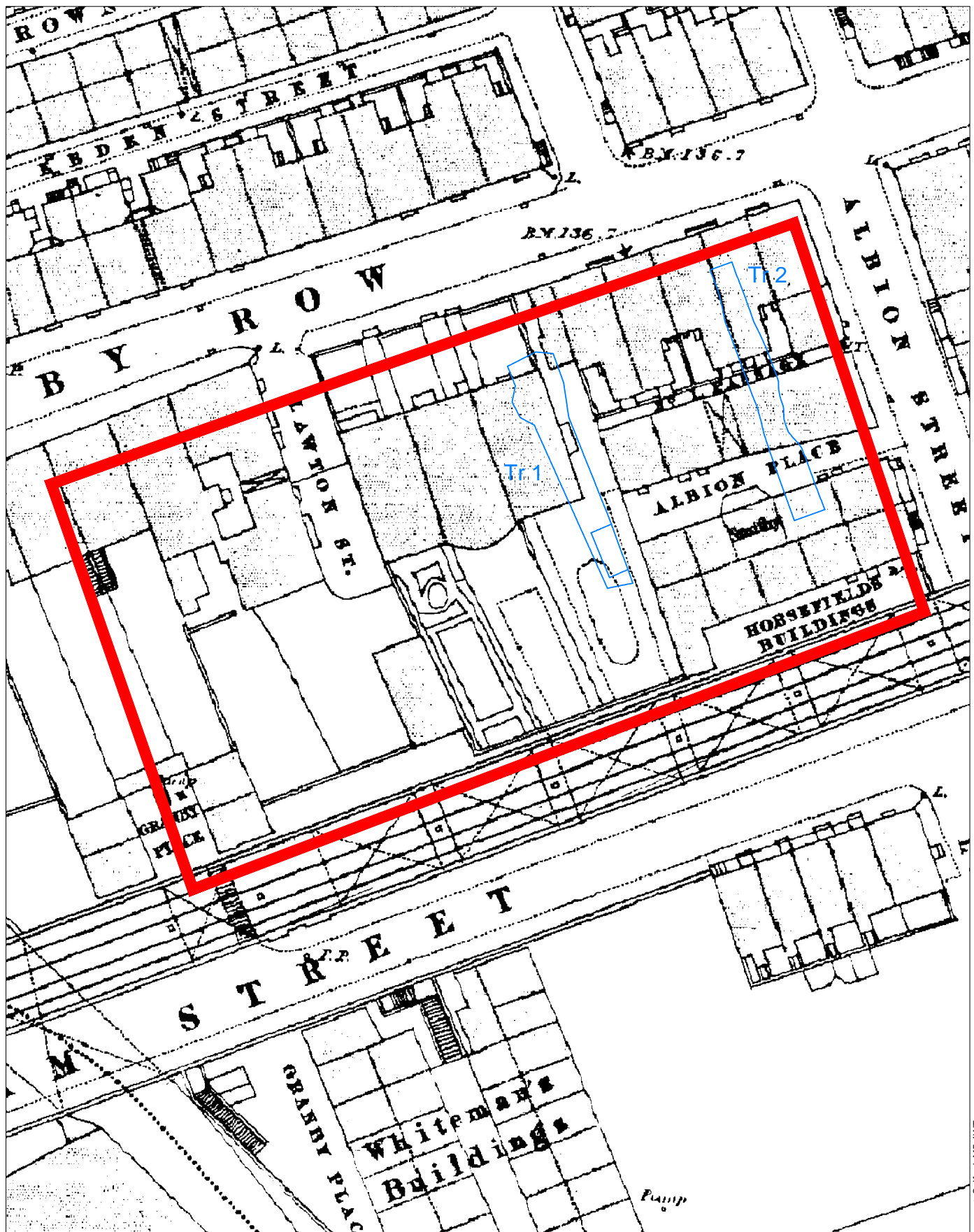


Figure 4:

Evaluation trenches superimposed onto Ordnance Survey 1:500 Town Plan 1851



Key:

- Site boundary
- Trench



**SALFORD  
ARCHAEOLOGY**

0 20 m



Scale at A4 1:500



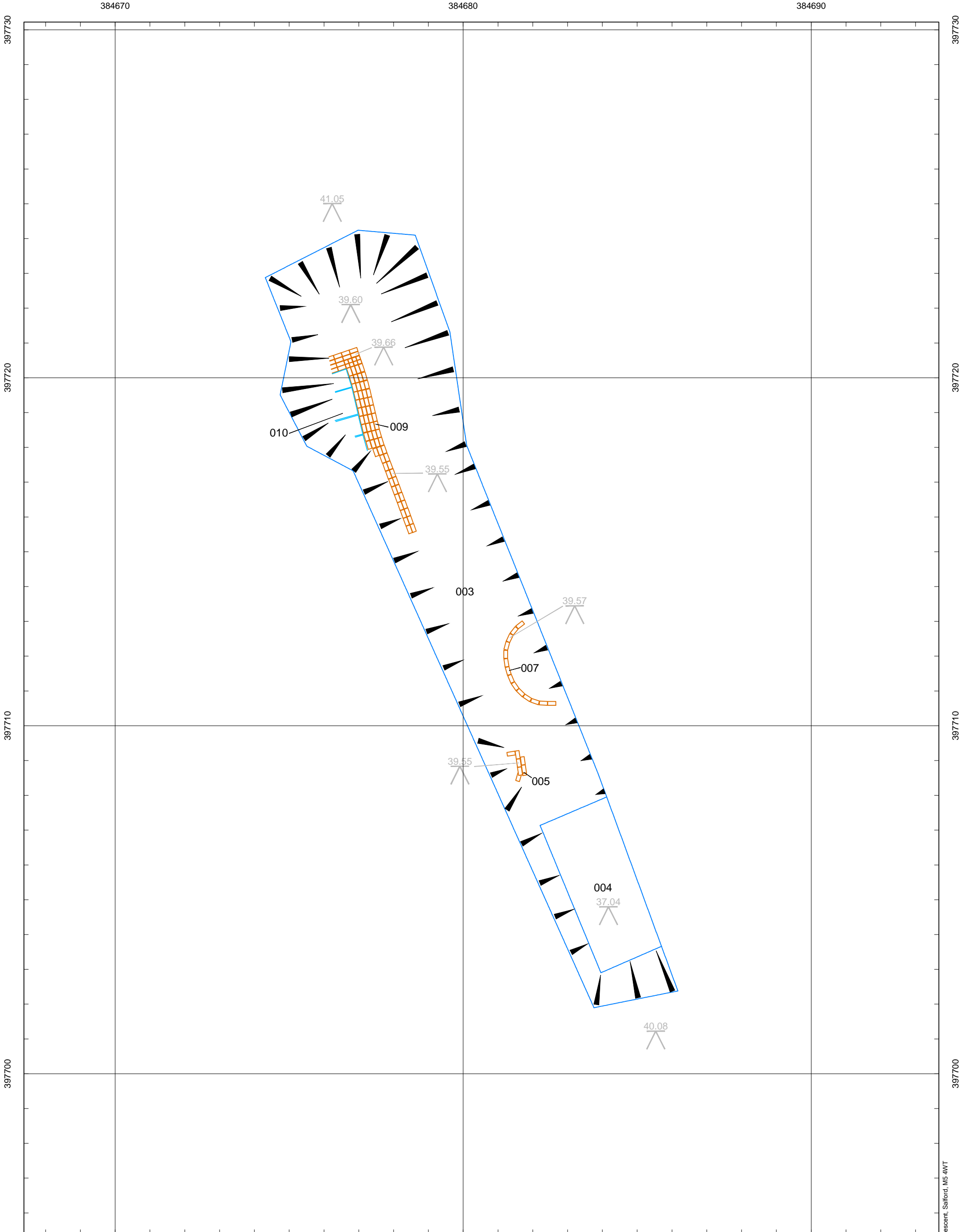



Figure 5:  
Plan of evaluation trench 1 with contexts and levels annotated



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05 m

Scale at A3 1:100

Key:

Brick wall

Brick surface

Concrete

Drain

Stone

Trench

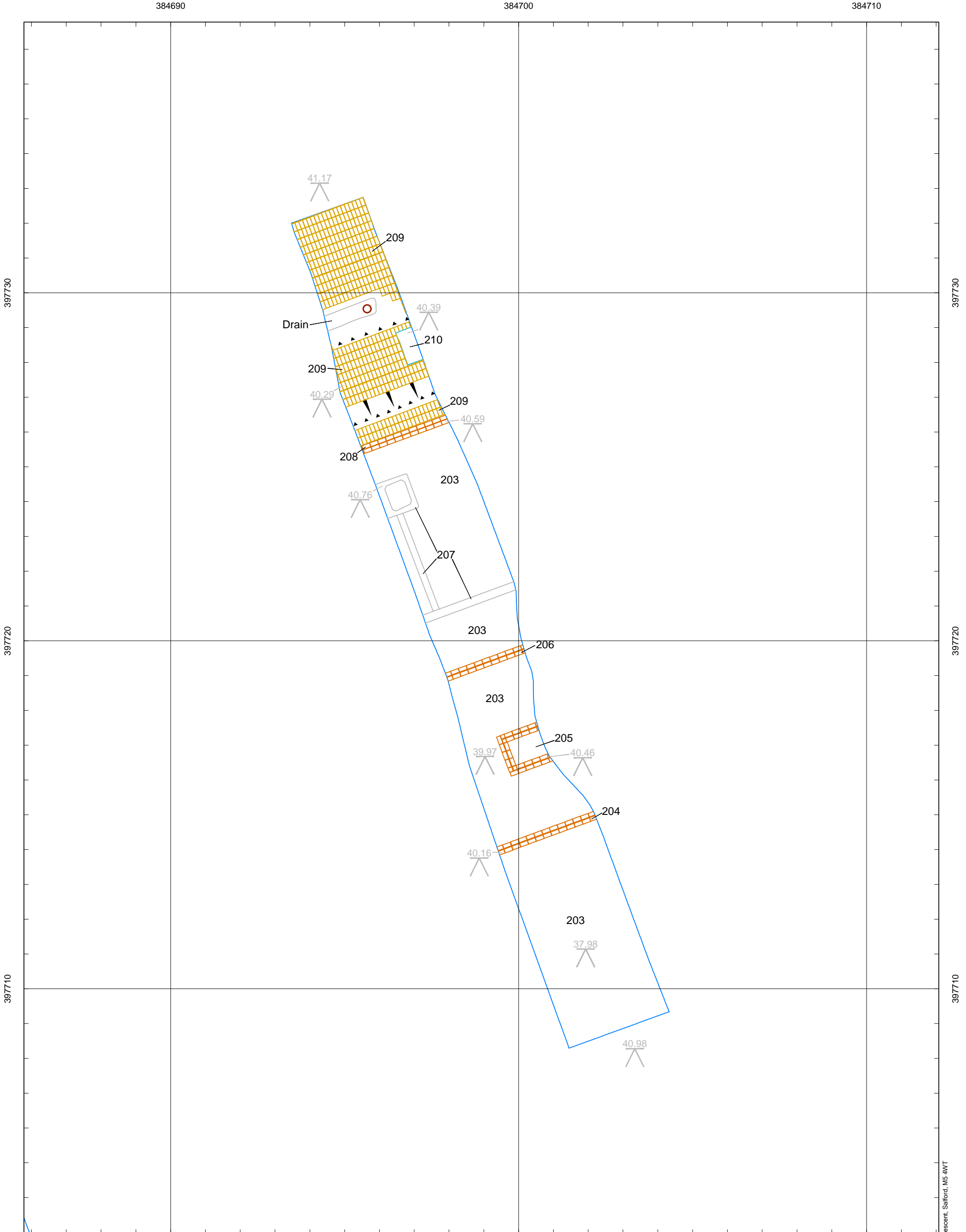


Figure 6:  
Plan of evaluation trench 2 with contexts and levels annotated

**SALFORD  
ARCHAEOLOGY**

0 5 m

Scale at A3 1:100

Key:

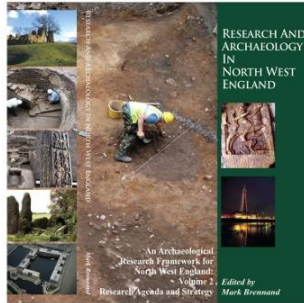
- Brick wall
- Brick surface
- Concrete
- Drain
- Stone
- Trench

## Appendix 2: Context List

Context No	Trench No	Description
001	1	Layer of crushed concrete levelling
002	1	Layer of compacted clay with rubble inclusions
003	1	Compacted orange clay – top of natural geology
004	1	Grey boulder clay – natural geology
005	1	Brick-built structure
006	1	Fill of brick-built structure 005
007	1	Brick-built semi-circular structure – probable well
008	1	Demolition fill of probable well 007
009	1	North end of wall
010	1	Flagstone floor abutting wall 009
200	2	Concrete slab
201	2	Layer of modern demolition material
202	2	Layer of earlier demolition material
203	2	Natural clay geology
204	2	Modern wall
205	2	Modern man-hole structure
206	2	Modern wall
207	2	Modern foundations / concrete stanchions
208	2	Brick-built wall
209	2	Brick floor
210	2	Stone step



### CONSULTANCY



### DESK BASED ASSESMENTS



### WATCHING BRIEF & EVALUATION



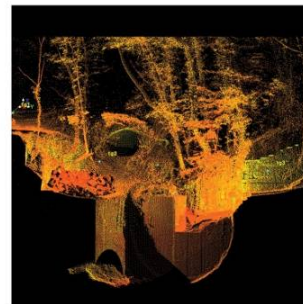
### EXCAVATION



### BUILDING SURVEY



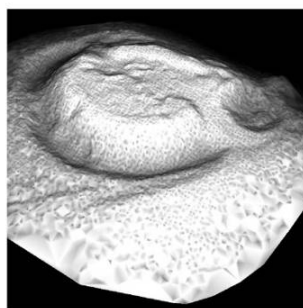
### 3D LASER SCANNING



### COMMUNITY INVOLVEMENT



### LANDSCAPE SURVEYS



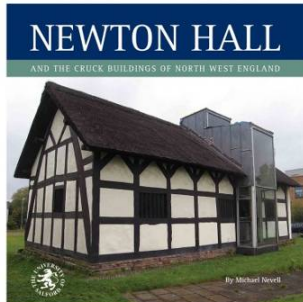
### GEOPHYSICAL SURVEYS



### WORKSHOPS & VOCATIONAL TRAINING



### RESEARCH PUBLICATIONS



### SEMINARS, DAYSCHOOLS CPD EVENTS

