



**CULTURAL HERITAGE
DESK-BASED ASSESSMENT
(REVISED)**

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**LAND AT MEADOW ROAD,
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GREATER MANCHESTER**

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Summary

Northern Archaeological Associates Ltd (NAA) was commissioned by Mario Minchella (Architects) Ltd, on behalf of their client B. W. Elliott Ltd, to undertake a desk-based assessment of land on Meadow Road, Lower Broughton, Salford, Greater Manchester. This assessment is in support of a planning application for a residential development centred on NGR SJ 8231 9925.

The study identified a total of 98 heritage assets within, or just beyond, a 0.75km radius of the proposed development area. These included 24 Listed Buildings, and the Conservation Areas at the Crescent and Adelphi/Bexley Square. No Scheduled Monuments, Historic Parks and Gardens or Registered Battlefields were recorded within the study area. However, the development area includes within it a number of undesignated heritage assets. A post-medieval farm, known as Hough Farm, was located on the site, and this was later replaced by a dye works in the early 20th century, which is recorded as Moss House Dyeing and Finishing Works in the 1920s. The development boundary also includes the location of a late 19th century boathouse to the north, and a cottage on the southern boundary.

With the exception of the Crescent Conservation Area, this desk-based assessment has demonstrated that the proposed development will not have an impact on any other designated assets or known non-designated sites of national importance. There is potential for some impact on significant views out from the Crescent Conservation Area eastwards across the river, which could affect the setting and visual amenity of this designated area, particularly from Peel Park. The proposal to redevelop the existing derelict industrial site with a high quality new build and landscaping, however, offers the opportunity to enhance the character and appearance of the Conservation Area providing the development is in keeping in terms of scale and mass and does not cause harm through adverse visual intrusion.

The assessment has identified that there is a low potential for archaeological remains dating from the prehistoric to the medieval period. However, there is a moderate to high potential of uncovering post-medieval and industrial archaeological remains on the site, through its connection with a post-medieval farmstead and a later dye works, parts of which are still extant.

In order to more fully evaluate the archaeological potential for the site, and given that there has been a lack of archaeological investigation in the vicinity, a programme of archaeological recording is likely to be recommended pre-determination by Greater Manchester Archaeological Advisory Service, in accordance with NPPF Paragraph 128. This is likely to comprise building recording of the extant dye works structures, prior to demolition and a subsequent trial trench evaluation to inform GMAAS of survival of sub-surface remains. It is anticipated that the subsequent impact on any identified

heritage assets could be mitigated through a programme of archaeological excavation or monitoring, recording and publication in accordance with NPPF Paragraph 141

1.0 INTRODUCTION

- 1.1 Northern Archaeological Associates Ltd (NAA) was commissioned by Mario Minchella (Architects) Ltd, on behalf of their client B. W. Elliott Ltd, to undertake a desk-based assessment of land on Meadow Road, Lower Broughton, Salford, Greater Manchester (Fig. 1). This assessment is in support of a planning application for a residential development centred on NGR SJ 8231 9925 (Fig. 2). The extent of the development is outlined in a set of architects drawings (Drawing No. 2673/C-00 to C-06) prepared by Mario Minchella (Architects) Ltd and submitted in support of an outline planning application. This desk-based assessment is a revision of an earlier document submitted in 2012, in support of an earlier planning application (planning application reference: 12/61926/OUT).
- 1.2 This report provides details of all known historic and archaeological sites (“heritage assets”) within a 0.75km study area (centred on the site). It also assesses the potential for unrecorded heritage assets of archaeological interest to be present within the site boundary. The potential impact of the proposed development on heritage assets is discussed and appropriate mitigation strategies are recommended. The purpose of the assessment and heritage statement is to help establish the archaeological / historical sensitivity and significance of the area surrounding the proposed development and the potential impact of the scheme on this significance. The report will be used by Greater Manchester Archaeological Advisory Service to help determine whether further historic environment work is required pre-determination or as a condition of future planning approval.
- 1.3 A walkover survey of the proposed development site was conducted in August 2012. Designated heritage assets within the vicinity were also visited. The inspection was undertaken in order to: (i) assess the impact on the setting of heritage assets, (ii) establish if the remains of any previously unrecorded heritage assets were present, and (iii) confirm the condition / extent of recorded remains and also current land use. Preliminary informal discussions have been held with Greater Manchester Archaeological Advisory Service on issues relating to the historic environment.

2.0 BACKGROUND INFORMATION

Proposed development site

- 2.1 Planning permission is being sought for the construction of a five-storey residential development on Meadow Road, within Lower Broughton, a suburb of Salford, Greater Manchester (Figure 1). Broughton lies 1.5km north-west of the centre of Manchester, and comprises Broughton Park, Higher Broughton, Lower Broughton and part of Kersal.

- 2.2 The proposed development is centred at SJ 8231 9925. The development area is bounded on the east side by Meadow Road, on the west side by the River Irwell, on the north side by a footpath leading to Hough Lane Bridge (a footbridge over the Irwell), and to the south by wasteland, formerly the location of the Civil Engineering Department of the University of Salford. The development area covers 3500m².
- 2.3 The location of the proposed a residential development (shown in Figure 2) is based on a set of architects drawings (Drawing No. 2673/C-00 to C-06) supplied by Mario Minchella (Architects) Ltd.

Geology and soils

- 2.4 The solid geology of the proposed development site is comprised of Permo-Triassic rocks of the Sherwood Sandstone Group, overlain by Quaternary drift deposits of alluvial clays, silts, sands and gravels along the river meanders (British Geological Society website).

Landscape Character

- 2.5 The Landscape Character Assessment for Salford (Salford City Council 2007) classifies the Irwell river corridor as an 'Urban River Valley', the key features of which are that it is a '*medium scale and U shaped valley...of principally open land...which is constrained and sometimes encroached on by urban development*'. In the southern extent of this corridor, the river has developed extensive meanders, and it is within one of these meanders that the development area is located.
- 2.6 The development area lies on the boundary of Urban River Valley Sub Area 3: Kersal Corridor (*op. cit.*, 34). Within this sub-area, the river Irwell slowly meanders through a broad flat flood plain, and, as in Lower Broughton, mixed twentieth century development (primarily housing) occupies the flood plain right to the river bank, though in many places the valley floor remains open and edges of the landscape include trees and shrubs which are well established and help to contain views along the river. Elsewhere views are much more open and what enclosure there is, is provided by the adjoining urban development.

Topography and land-use

- 2.7 The proposed development lies at a height of approximately 30m AOD. The development area lies in an area of modern housing lying to the north and east; the land immediately south of the development area comprises the concrete bases of former buildings and overgrown piles of crushed concrete. An electricity substation was demolished in the south west corner of the site (MD² 2011). Meadow Road ends in a cul-de-sac, to the south of which is a large field within the loop of the Irwell. The boundaries of the field, between the former university buildings and the river, and

along the edge of the river itself, comprise very well established and mature trees and overgrown hedges.

3.0 PLANNING CONTEXT

3.1 The historic environment legislation and policies relevant to this development are:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework (NPPF) (2012);
- Salford City Council Local Plan
- The City of Salford Unitary Development Plan 2004-2016 (June 2006) (saved policies);
- Lower Broughton Design Code (Supplementary Planning Document (January 2006);
- Irwell City Park Planning Guidance (March 2008)

Planning (Listed Buildings and Conservation Areas) Act

3.2 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.

3.3 Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

National Planning Policy Framework (NPPF) (March 2012)

3.4 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It states, in the foreword, that '*our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.*' The historic environment is defined in terms of all aspects of the environment resulting from the interaction between people and places through time. It includes all surviving physical remains of past human activity, whether visible, buried or submerged, and also landscaped and planted flora. Any remains of these activities are classified as a "heritage asset".

3.5 Heritage asset is defined in the NPPF Annex 2: Glossary. It is deemed to embrace all manner of features, including: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

interest. It includes designated heritage assets (a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area) and assets identified by the local planning authority (including local listing). One of the Core Planning Principles within NPPF is to, '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.*'

- 3.6 Policy 12 *Conserving and enhancing the historic environment* sets out the framework for local planning authorities to make informed decisions. The paragraphs of particular relevance to the proposed development are set out below.
- 3.7 **Paragraph 128** sets out the information requirements for applications where development potentially affects heritage assets. It states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.
- 3.8 **Paragraph 129** sets out the policy principle whereby local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal, including any development effects on the setting of assets. This assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.9 **Paragraph 132** sets out the policy principle guiding the consideration of applications for consent relating to designated assets. It states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and that the more important the asset, the greater the weight should be. It also states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Paragraphs 133 and 134 refer to the level of consideration to be given depending on the level of harm to designated assets.

- 3.10 **Paragraph 133** states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, the local planning authority should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that it can be demonstrated that there is no alternative viable use of the site.
- 3.11 **Paragraph 134** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.12 **Paragraph 135** sets out policy principles guiding the consideration of applications for consent relating to non-designated assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.13 **Paragraph 137** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.14 **Paragraph 141** sets out policy principles guiding the recording of information related to heritage assets and making it publicly accessible. It states that, there should be a requirement to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record and deposit archives with the local museum or other public depository.

Salford City Council Local Plan

- 3.15 Salford City Council is preparing a local plan which will be the main land use planning document for the city. The initial stage of consultation on the local plan was completed in April 2013. Stakeholders were invited to suggest sites which they considered should be allocated for development, or land which should be given some form of protective designation. The initial assessment of these sites is now available as part of the suggested sites consultation, and was considered as part of this desk-based assessment. Publication of the draft local plan for consultation will occur towards the end of 2014.

The City of Salford Unitary Development Plan 2004-2016 (June 2006)

- 3.16 **Aim 6** of the Plan Strategy of the UDP is *'to protect and enhance natural and historic environmental assets'* of the city. It goes on to state:

'The city has a wide range of natural and historic environmental assets that make an important contribution to the character of the city and play a central role in maintaining its attractiveness to residents, businesses and visitors. These assets include the Green Belt and other areas of open land; sites and features of ecological, geological and landscape value; the mosslands; land of high agricultural value; rivers, streams, canals and reservoirs; air and water quality; and listed buildings, conservation areas and historic parks and gardens.'

Appropriate levels of protection are afforded to all of these assets by the UDP, and there will be strong levels of control over any development that could potentially adversely affect them, either directly or in terms of their pollution. However, the UDP also supports the sustainable utilisation of its environmental assets for the benefit of the city and its residents, where this is consistent with their protection. The UDP also seeks to protect the global climate, and to minimise the emission of pollutants that contribute to climate change.'

- 3.17 **Policy ST 15 Historic Environment** states that *'Historic and cultural assets that contribute to the character of the city will be preserved and, wherever possible and appropriate, enhanced'*. The reasoned justification is:

'The city has a rich variety of historic and cultural assets that reflect its origins in the industrial revolution. These include over 270 listed buildings, 16 conservation areas, 3 ancient monuments, 2 registered parks and gardens, and important historic waterways such as the Bridgewater Canal, which together with Worsley Village forms the basis of a bid for world heritage status. The protection of these important historic assets will help to maintain the individual character and identity of certain parts of the city, support tourism development, and project a positive image of the city, which in turn will support economic development and other investment initiatives. In considering proposals for housing clearance, regard will be had to the desirability of retaining buildings and areas of historic character.'

- 3.18 **Policy DES 6 Waterside Development** states that *'all new development adjacent to the River Irwell, the Manchester Ship Canal, Salford Quays, the Bridgewater Canal, and the Manchester, Bolton and Bury Canal will be required to...where possible, conserve and complement any historic features'*.

- 3.19 **Policy EN 23 Environmental Improvement Corridors** states that *'development along any of the city's major road, rail and water corridors will be required to preserve, or make a positive contribution to the*

corridor's environment and appearance'. One of the water corridors is the River Irwell/Manchester Ship Canal. Amongst the assessment criteria stated for development in these corridors is 'the impact on historic and tourism-related feature'.

- 3.20 **Policy CH 2 Development Affecting the Setting of a Listed Building** states that *'planning permission will not be granted for development that would have an unacceptable impact on the setting of any listed building'*. The reasoned justification is:

'The setting of a listed building forms an integral part of its character, and may consist of adjoining open space such as a garden or square, or nearby buildings that form part of the streetscene. It therefore needs to be afforded appropriate protection. It will be important to ensure that all development, and advertising, within the setting of a listed building is appropriately designed, particularly in terms of its siting, scale and quality.'

- 3.21 **Policy CH 5 Archaeology and Ancient Monuments** states that *'planning permission will not be granted for development that would have an unacceptable impact on an ancient monument, or site or feature of archaeological importance, or its setting. Where planning permission is granted for development that will affect known or suspected remains of local archaeological value, planning conditions will be imposed to secure the recording and evaluation of the remains and, if appropriate, their excavation and preservation and/or removal, prior to the commencement of the development.'* The reasoned justification is:

'Archaeological remains are a finite and non-renewable resource, which are often highly fragile and vulnerable to damage and destruction. A sites and monuments record is maintained, providing information on known archaeological remains. In addition, there are three sites within the city that are designated as scheduled ancient monuments, and a fourth that is proposed, giving them a very high degree of protection:

- 1. The Delph, Worsley Road, Worsley (the canal tunnel entrances and wharf, dating back to 1759-60);*
- 2. Wardley Hall, Wardley Hall Road, Wardley (a moated site with island occupied by medieval hall and gardens);*
- 3. Promontory Fort, 300m west of Great Woolden Hall Farm, Cadishead (a promontory hill fort dating back to the Iron Age); and*
- 4. Lime Kiln, Barton Road, Worsley (proposed).*

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

- 3.22 **Policy CH 8 Local List of Buildings, Structures and Features of Architectural, Archaeological or Historic Interest** states that *'the impact of development on any building, structure or feature that is identified on the council's local list of buildings, structures and features of architectural, archaeological or historic interest will be a material planning consideration'*. The reasoned justification is:

'The city council maintains a local list of around 450 buildings, structures and features that have been identified as being of value due to their contribution to the local street scene or their local historical association. Whilst these buildings, structures and features do not enjoy the protection of statutory listing, which is the responsibility of English Heritage, nevertheless the buildings are of some local value. Accordingly, any material impact that a proposed development might have upon a building, structure or feature identified on the local list will be taken into account as part of the development control process.'

Lower Broughton Design Code (Supplementary Planning Document (January 2006))

- 3.23 The Supplementary Planning Document (SPD) was adopted in 2006 to establish design principles for the regeneration of Lower Broughton, in conjunction with and expanding on the policies outlined above. The location of the development area is highlighted as one of the three areas of potential archaeological sensitivity in the area, as it was the location of two farmsteads of 18th century date (Salford City Council 2006b, 9).
- 3.24 **Policy LBDC 3 Views** states that *'design must respond to existing and potential views'*, particularly with respect to the Crescent and Adelphi/Bexley Square Conservation Areas and landmark buildings within them. The reasoned justification is:

'Views make a key contribution to both the character and functionality of an area, and it is vital to the regeneration of Lower Broughton that new development maximises their quality and potential.'

- 3.25 **Policy LBDC 5 Archaeology** states that *'developers will be required to record, protect and, where appropriate, excavate archaeological features in accordance with national and local policies. Research suggests that the key areas of archaeological interest [include] the western limits of the area, where two farmsteads were located in the 18th century'*. The reasoned justification is:

'Archaeology is an important component of a place's history, and it is important that the regeneration of Lower Broughton retains this link to the past in order to contribute to the area's identity. Developers should liaise with the Greater Manchester Archaeological Unit [now GMAAS], who will advise on the type of mitigation appropriate for each site.'

Irwell City Park Planning Guidance (March 2008)

- 3.26 Irwell City Park Planning Guidance has been prepared to support the delivery of Irwell City Park (now Irwell River Park), a unique waterfront location within the regional centre. The vision is to see the restoration of the river to create an urban park, focusing on its industrial and architectural achievements, attracting new waterfront development and activities and linking neighbourhoods and communities within the heart of the regional centre. The Guidance has been prepared jointly by the authorities of Manchester, Salford and Trafford to set out the guidelines which the councils as local planning authorities will use as a material consideration in determining applications for planning permission and other matters in the Irwell River Park area. The Guidance has been prepared as a non statutory planning document, but is set within the planning policy framework provided by the statutory development plans of the three local authorities.
- 3.27 **Policy ICP 9 Heritage** states that *'new development and infrastructure schemes will need to respect the historic and architectural importance of listed buildings and structures within the City Park area.*

This stretch of the River Irwell is rich in history and closely entwined with all the key stages of development of the Manchester, Salford and Trafford. The Irwell City Park provides an opportunity to reveal and celebrate these historic assets and make them key attractions within the City Park. All new infrastructure will need to be sympathetic to listed buildings and other structures through:

- designs which understand and respect their architectural and historic setting, which are of an appropriate scale and size and which use appropriate details and materials*
- the retention of important views*
- the use of landscaping and planting of trees which enhance amenity and environmental quality*

- 3.28 **Policy ICP 10 Archaeology** stresses that *'in order to improve the understanding of the evolution and character of historic Manchester, Salford and Trafford no development or infrastructure provision will take place within the Irwell City Park until a desk top evaluation of the archaeological potential of an individual development site has been carried out. Where necessary a programme of site based archaeological investigation works will be agreed with the relevant local planning authority and implemented prior to development taking place.*

There has been relatively little archaeological investigation of Manchester, Salford and Trafford's riverside. However, there is certain to be a wealth of remains along the river banks relating to development since the medieval period and particularly the Cities' rich industrial legacy. This policy is to ensure there is a record and evaluation of remains of archaeological

interest within the City Park area, particularly where development or new infrastructure provision will affect known or suspected sites of local archaeological value.'

4.0 ASSESSMENT METHODOLOGY

4.1 This assessment has been prepared in accordance with the following guidance on the preparation of desk-based assessments, assessment of significance and implications of change:

- *Institute for Archaeologists (2008) Standard and Guidance for Desk-based Assessment;*
- *English Heritage (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment;*
- *English Heritage (2011) Seeing the History in the View: A Method for Assessing Heritage Significance within Views, and*
- *English Heritage (2011) The Setting of Heritage Assets: English Heritage Guidance.*

4.2 The study area was defined within a Methods Statement produced by NAA, which was submitted to and approved by the Senior Planning Archaeologist for GMAAS. The original proposed study area comprised a radius of 1km centred on the proposed development site; however, the resulting baseline dataset was extensive and many of the sites would not be impacted on by the proposals. For the purposes of this report therefore, the study area was refined to 0.75km so as to maintain relevance. The assessment consisted of a comprehensive desk-based review of published and readily accessible documentary, cartographic and aerial photographic information relating to heritage assets within this study area.

Aims of Assessment

4.3 The principal aims of the Cultural Heritage assessment were to:

- identify known heritage assets within or immediately adjacent to the proposed development site;
- identify nationally or regionally important heritage assets within the zone of visual influence whose setting could be affected by the proposals;
- identify areas with the potential to contain any unrecorded archaeological remains within the areas impacted by the development;
- assess the effects of the proposed development and ancillary works upon heritage assets and their settings; and

- propose mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified.

Information Sources

4.4 This report is based upon a review of existing available information and desk-based studies. The following organisations were researched for the assessment:

- Greater Manchester Archaeological Advisory Service (GMAAS);
- University of Salford Library Archive and Special Collections
- English Heritage National Monuments Record (NMR)
- Manchester Room, City Library, Manchester
- Greater Manchester County Record Office
- Salford Museum and Art Gallery Local History Library; and
- Internet (maps, landscape assessment and planning).

4.5 The following data sources were utilised for the assessment:

- Greater Manchester Historic Environment Record (HER);
- Aerial photographs;
- Published and unpublished historical and archaeological studies;
- Cartographic sources (including Tithe and historic Ordnance Survey maps);
- English Heritage National Monuments Record: Archaeology;
- English Heritage National Monuments Record: Aerial Photographs;
- English Heritage National Heritage List for England

Limitations

4.6 There were limitations to the material available for study at Manchester City Library, and Manchester Archives during the original desk-based assessment (2012), as some of the material listed was being stored off-site until 2013 until the completion of refurbishments to the library in early 2014. Archive material therefore was either unavailable or required two weeks' notice, which at the time was impractical for this report. No further archive visits have been made in support of the revised desk-based assessment (2014).

4.7 Extensive records for the Bradford Dyers' Association, who appear to be associated with the site between 1911 and 1939, are available in the West

Yorkshire Archives and as a Special Collection at The University of Bradford. These were not accessed, though could provide further information on the operations undertaken at the site (Bradford Dyers Association Special collection <http://www.brad.ac.uk/library/special/bda.php>; and West Yorkshire Archives - Bradford Dyers Association records - 53D98 <http://www.catalogue.wyjs.org.uk/Record.aspx?src=CalmView.Catalog&id=BC98053&pos=3>).

- 4.8 A search of the English Heritage NMR identified 54 vertical photographs, the earliest of which date to the 10th of August 1945, and 42 oblique photographs, all of which date to 13th May 1949. These photographs were not accessed, as it was felt that any detail for the site would only have replicated cartographic information.

Site Walkover Survey

- 4.9 An inspection survey of the proposed development site was carried out on the 20th of August 2012. The survey utilised the plans of the scheme as supplied by Mario Minchella (Architects) Ltd and the site of the proposed a residential development was examined in detail. In addition, specific designated assets were also inspected in order to more fully assess the impact of the setting of the proposed development. The objectives of these surveys were:
- to confirm the presence and condition of previously recorded assets;
 - to identify additional sites of potential Cultural Heritage interest;
 - to assess current landscape character, ground conditions and land use; and
 - to assess the likely impact the development might have on the significance and setting of specific heritage assets and the historic landscape/townscape.
- 4.10 No further inspection surveys of the proposed development site have been carried out in support of this revised document.

5.0 BASELINE HISTORIC ENVIRONMENT

Prehistory	Palaeolithic	450,000 to 12,000 BC
	Mesolithic	12,000 to 4,000 BC
	Neolithic to Early Bronze Age	4,000 to 1,500 BC
	Middle Bronze Age to Iron Age	1,500 BC to AD 78
Roman		AD 78 to 410
Early Medieval		AD 410 to 1066
Later Medieval		AD 1066 to 1536
Post-Medieval		AD 1536 to 1900
Modern		AD 1900 to current

Table 1 Time periods used

5.1 Specific heritage assets recorded within the study area are listed in Appendix 1 and their location is shown on Figure 3. Within this report heritage assets are identified by a unique reference number (**HA**) particular to this text. Appendix 1 also provides HER Primary Record Numbers and NMR Unique Identifiers as appropriate, and includes previously unrecorded assets. Where possible, assets have been assigned to time periods, as defined in Table 1.

Previous Archaeological Interventions

5.2 There have been no previous archaeological interventions at the site of the proposed development. The site was recorded as part of the Greater Manchester Mill Survey, as undertaken by the Royal Commission on the Historical Monuments of England and the Greater Manchester Archaeological Unit in 1985-86, and published in Williams and Farnie 1992. The site is named as *The Moss House Works*, dated to the late 19th century, and is recorded as a Dye and Finishing Works (Williams and Farnie 1992, 196).

5.3 Within 1km, the NMR identifies 9 archaeological events, of which 8 are desk-based assessments or building recording projects. The sole archaeological fieldwork project is a building survey, evaluation and excavation carried out by Oxford Archaeology North in 2007, which recorded the remains of a former dye works and associated workers housing (reported in Oxford Archaeology North 2008). This is further discussed in Section 6.

5.4 There has been a phase of archaeologically monitored geotechnical ground investigation works within the wider Irwell meander (Scott Wilson 2005, and a summary of this is provided in 5.54).

Heritage Assets (Fig. 3)

- 5.5 Using the study area criteria set out in paragraph 4.2 above, the information forming the baseline dataset equates to a total of 98 heritage assets. These include two conservation areas and 24 listed buildings. The remainder are non-designated assets considered to be of county or local importance. There are no Scheduled Monuments, Registered Parks and Gardens, or Registered Battlefields within the study area and no undesignated assets of national importance whose significance could be affected by the scheme.

Designated Assets

Scheduled Monuments

- 5.6 There are no scheduled monuments within the 1km study area. Within the wider Salford area are three Scheduled Monuments (and one proposed) at Worsley (11km away), Wardley (9km away) and Cadishead (15km away).

Listed Buildings

- 5.7 There are 24 listed buildings that are considered within 0.75km from the site of the proposed a residential development. Of these, only one is Grade II*, the church of St. Philip, dated to 1825 and designed by Sir Robert Smirke (**HA74**). This lies at 650m south-east of the development boundary, and is screened from the development by trees and housing. The Cathedral Church of St John, also Grade II*, lies just outside the boundary adjacent to and east of the church of St Philip, and also will not be affected. The remainder of the buildings are all Grade II, and are mostly located in the Crescent and Adelphi/Bexley Square Conservation Areas. A rapid assessment of the listed buildings indicates that the buildings may have potential views of the new development, though they are partly screened by trees along the south bank of the river Irwell, and by later buildings. There are no listed buildings within 500m of the development, and none on the river meander or in the suburbs of Lower Broughton immediately north of the site.

Conservation Areas

- 5.8 The boundary of the Crescent Conservation Area is shown on Figure 3. The Crescent Conservation Area lies 80m west of the development area, and is bounded by the River Irwell to the north, Oldfield Road to the east, Hulme Street and the main railway line from Manchester to the south and Salford University Campus to the west. There are in 15 listed buildings within this area, all Grade II. The Conservation Area includes townhouses built by entrepreneurs and businessmen who wished to be relatively close to their city centre businesses, and includes Joule House in Acton Square, which was the home of James Prescott Joule who gave his name to the electrical unit of work. The area also includes the Royal Art Gallery and Museum. The museum was built originally as an extension to Lark Hill House, which

once stood on the top of the escarpment overlooking Peel Park. It was the first unconditionally-free public library established by a municipal authority in Great Britain and it opened in January 1850. The statues of Queen Victoria and Prince Albert, situated on the lawn in front of the Art Gallery, commemorate their royal visit to Salford in 1851.

- 5.9 The boundary of the Adelphi/Bexley Square Conservation Area is shown on Figure 3. The Adelphi/Bexley Square Conservation Area lies 500m south-east of the development area. The Conservation Area is centred around St Philip's Church and is bounded by Adelphi Street, Clemminson Street, East Market Street and Chapel Street. There are in 15 listed buildings within this area, all Grade II, except for St Phillips Church and The Cathedral Church of St John, which are Grade II*. The Conservation Area includes townhouses built by entrepreneurs and businessmen such as those in Encombe Place and the Crescent. A growing population meant that there was also an increased demand for public building and for better administration. New churches were built in the late 18th century, several of which were in close proximity to Sacred Trinity Church, but of these only St Philip's now survives, the remainder having fallen victim to the outward movement of population experienced as 19th century redevelopment saw the replacement of domestic living accommodation by factories, offices and warehouses.

Registered Parks and Gardens

- 5.10 There are no Registered Parks and Gardens within 1km of the development area. The nearest Registered Park and Garden is Buile Hill Park, 2.2km west of the development area; Weaste Cemetery lies 2.5km to the south-west.

Undesignated Assets

Prehistoric Activity (Palaeolithic to Iron Age periods)

- 5.11 The Irwell valley was probably heavily wooded, with only small clearings created by prehistoric activity, and it is likely that early settlement would have avoided the valley floor and kept to the higher land on either side of the valley and around the river's main crossing points (Salford City Council 2007, 28). There is a focus of prehistoric activity to the north of the development area, corresponding to the higher ground between Rainsough, approximately 6km north-east of the development area, through Kersal Moor to Broughton Park, 4km north of the site. Mesolithic activity has been recorded in Rainsough, where approximately 100 flints from a probable lithic scatter were washed down the hillside towards the Irwell (Brisbane 1987, 14). Neolithic flints were also reported early in the 20th century, and in 1981 a Neolithic axehead was found there, on the banks of the Irwell (Brisbane 1987, 10). A possible Iron Age 'camp' on a hill was recorded at Rainsough by John Whitaker in the late 18th century, surrounded by a ditch 15-20 yards in depth, which also appeared on the early Ordnance Survey maps. The site was destroyed by quarrying, but

- excavations in the 1980s in the adjacent gardens revealed evidence of a stockade attached to the main settlement as well as over 1100 sherds of pottery, some glass and other artefacts, mostly dating to the 1st to 2nd century AD (Brisbane 1987, 10-13).
- 5.12 On Kersal Moor, 4km to the north, Neolithic activity has been recorded. The site, represented by a working floor, comprising chert and flint cores, was discovered in 1863, and a sandstone spindle whorl, supposedly of Neolithic date, was found in 1908 (GMAU 1993, 3). Castle Hill, a promontory of sand and gravel overlooking the Irwell, and recorded as such in 1396, may be of late prehistoric date (GMAU 1993, 3).
- 5.13 At Broughton Park, Bronze Age activity is represented by an urned cremation, with a possible barrow, uncovered within the grounds of Broughton Old Hall during the making of a road in 1873 (Vigeon 1975/1989, 1).
- 5.14 Within the 1km search boundary, no Mesolithic activity has been recorded. However, within the wider area, and just beyond the study area boundary, possible Mesolithic flints have been reported 1.2km to the west at Pendleton (GMAU 1993, 3; NMR 76703), and undated flints are reported 1.1km north of the study area, at Albert Park (Scott Wilson 2005, 4).
- 5.15 Neolithic activity has been recorded, in the form of findspots of Neolithic material. At Harry Hall Gardens, on Lower Broughton Road, and 225m north of the site, a Neolithic flint scraper (**HA27**) was found in the grounds of the former Irwell House (now demolished) in 1880, within gravel 8ft below the surface (Phelps 1909, 27).
- 5.16 No Iron Age activity is recorded within the Irwell meander. On the other side of the Irwell, 600m to the south-east of the development area, a possible Iron Age site (an undated earthwork, possibly sited on a natural escarpment) is recorded at Brotherton Drive (**HA78**).
- 5.17 Given the location of the proposed development site adjacent to the River Irwell, and the apparent importance of river locations for early prehistoric activity, the development area may have been a prime location for occupation and settlement activity. The river is also likely to have changed course considerably since this period, and as such sites may be sealed beneath later fluvial deposits, potentially preserving environmental remains. However, in view of the developed nature of the site, and the probable depths at which any prehistoric remains are likely to be preserved at, the potential for unrecorded remains of this period to be present within the areas to be affected by construction is considered low.

Roman

- 5.18 The Roman fort at Manchester (*Mamucium*) was established in AD79 by Agricola, following the invasion of Britain in AD43. The fort was intended to secure temporary legionary bases against attack from indigenous tribes. The position of the fort was chosen to provide a good defensive position overlooking the route between Chester (*Deva*) and York (*Eboracum*); constructed on a sandstone bluff, the fort covered five acres and was constructed of wood. A ditch 2-3m wide and 1m deep and a rampart 2.5m wide and 2m high surrounded the fort (Breeze 2008).
- 5.19 Bury New Road, 1.2km to the east, is believed to follow the line of a Roman road connecting the fort at Manchester with the fort at Ribchester (*Bremetenacum*) (Margary 1957, 102). A Roman intaglio finger ring was found close to the road, at St John's Church, Higher Broughton in 1912 (GMAU 1993, 4; Vigeon 1975/1989, 2).
- 5.20 The possible alignment of a Roman road is preserved on the line of Frederick Road / Camp Street, leading from the old ford over the Irwell at Wallness Bridge to the line of the main Roman road to Ribchester represented by Bury New Road. A possible camp is recorded at the junction between Camp Street and Bury New Road, 1.35km north-east of the site, and pottery sherds are recorded in the wider area to the north (Scott Wilson 2005, 5). In 1886, a section of this possible road alignment was recorded at Grecian Street, 720m to the north. The excavated section comprised a road '*about nine feet six inches in width, with an embankment of gravel about four feet in height, with shelving sides*' (TLCAS 1886, 385-6). At Albert Park, adjacent to Grecian Street, painted plaster, black burnished ware and a flint flake have also been recorded. The painted plaster has been suggested as representing a villa site, though these are extremely rare in the north-west (GMAU 1993, 4).
- 5.21 The collective evidence, though only tentative, would appear to indicate a focus of potential Roman activity 600m north of the development boundary; however, this appears to be tightly focussed on the road corridors discussed above, and no sites are recorded with the Irwell loop, which suggests it may have not been a focus of activity at that time. There is no evidence of Roman remains within the area of the proposed development, and therefore the potential is considered to be low.

Early Medieval

- 5.22 Salford was part of the Kingdom of Northumbria until it was reconquered by Edward the Elder in 919AD. The Anglo-Saxon chronicle suggests that Salford contained all the lands '*between the Ribble and the Mersey*' (Vigeon 1975/1989, 2). However, there is no evidence for pre-Conquest activity within the study area, other than from place name evidence. Broughton comes from the Old English *broc* and *tun* meaning '*settlement by a brook or stream*'. Salford is derived from Old English meaning '*the ford by the willows*' (Mills 1991).

- 5.23 On the basis of the existing information, the potential for unrecorded Early Medieval remains to be present within the proposed development area is considered very low.

Later Medieval

- 5.24 At the time of the Domesday survey of 1086, the area of land between the rivers Ribble and Mersey was divided for administrative purposes into six 'hundreds', and, in view of the absence of a detailed inventory of holdings it is thought that the Manor or Hundred of Salford belonged to the crown. Only four places are mentioned in the area in the Domesday account, provided before and after the Norman Conquest: Salford, Manchester, Radcliffe and Rochdale (Harland 1861, 31). This suggests the remainder of the land was either forest or uncultivated. In 1086, the Manor of Salford was held by Roger de Poitou, and probably included Broughton. In the 12th century the manor was the seat of John, Count of Mortain, but was transferred to lowerth de Hulton in 1190. Kersal Cell, to the north of the study area, is a monastic house founded in the mid 12th century, probably by the priory of Lenton near Nottingham. The cell was never a large scale monastic establishment, and was dissolved in 1538; the lands were sold off, with the cell occupied by the Kenyons of Gorton (GMAU 1993, 5).
- 5.25 In the early 13th century, Salford emerged as a small town; in 1226, Broughton, Ordsall and Flixton are recorded as dependencies of Salford (Vigeon 1975/1989, 4). Broughton was held by Katherine, daughter of Adam Banstre in the early 14th century, after which it passed to the Haringtons of Farleton, and then to the Stanleys, who sold it almost immediately to the Earls of Derby in 1578. In 1700 the manor passed to the Chethams of Turton and Smedley, and then by marriage to the Clowes family in 1772 (Vigeon 1975/1989, 9).
- 5.26 Apart from the cell, other evidence of settlement in the area is slight, and the medieval landscape of the development area is hard to assess, given the current urban landscape in which the site is now located. Early mapping also does not particularly help; Yates' Map of Lancashire in 1786 only shows a very simplified view of the area, and in subsequent mapping Broughton is often not represented at all, being obscured by the title block for the map, especially when located in the upper left corner (for example William Green's map of 1794). Lower Broughton Road is represented on Yates' Map (Figure 4), crossing a ford (later the site of Broughton Bridge), before threading through the hamlet to a second ford (the site of Cromwell Bridge) leading to Pendleton. From the crossing, the road leads north to Broughton Hall.
- 5.27 The tithe map for Broughton and Kersal, though relatively late (1851), is probably the best representation of the medieval landscape available. The map shows long thin fields radiating south-westwards between Lower Broughton Road and the river, with Hough Lane broadly the forming the

southern boundary of these fields. Further strip fields, as represented for example on William Green's Map of 1794, appear to radiate southwards from Hough Lane to a probable headland, now visible as the field boundary at the southern end of Meadow Road.

- 5.28 These fields, known as strip fields, consist of consolidated ridge and furrow: the ridge and furrow is associated with medieval common farming of open fields divided into strips (called 'crofts'), and results from deep-ploughing using oxen which produces characteristic s-shaped ridges and furrows. These were traditionally unenclosed, and were farmed communally by the village on an individual allotment basis. The enclosure of the open fields is usually the result of the gradual accumulation of allotments over a number of generations followed by their being enclosed with a hedge or wall of the acquired consolidated holding; this process, undertaken by agreement with other strip holders resulted in the ridge and furrow becoming fossilised within the new enclosure (Crossley 1990).
- 5.29 The early mapping represents the settlement along Lower Broughton Road as a linear development, focussed around the Cromwell Bridge crossing, and two isolated buildings within the meander of the Irwell, representing the adjacent farms known as the Hough (**HA10** and **HA11**), the westernmost of which is directly within the development boundary. The represented settlements are likely to be medieval tofts (or later establishments on the site of tofts). Tofts were situated along a street at the head of the crofts, and comprising the peasant dwelling, outbuildings and yard (Astill 1988). The two settlements are therefore probably of medieval date, though their positions just off Hough Lane may mark them as later (post-medieval) establishments; this may be borne out by its position within a 'croft' (as labelled on Crofton's map, purportedly dated to 1808, Figure 6), rather than at the head of it.
- 5.30 Despite the landscape evidence, little physical evidence of medieval activity has been recovered from the development area, and it is likely much of Lower Broughton was undeveloped at this time as it was prone to flooding. Fragments of a medieval earthenware drinking cup have been found on the site of the Victoria Arch, Peel Park (**HA19**), but these are likely to be the result of the manuring of fields.
- 5.31 On the basis of the existing information the potential for significant unrecorded medieval remains to survive at the area to be disturbed by the proposed development is considered low to moderate.

Post-medieval

Settlement

- 5.32 The earliest reference to settlement in Broughton in the post-medieval period is the Hearth Tax return of 1666 which records 49 householders and 95 hearths (Vigeon 1975/1989, 17). The manor of Broughton, which

- included Lower Broughton, was the seat of the Stanleys, but by the early 18th century this had passed to the Chethams of Turton and Smedley. With the death of Edward Cheetham in 1772, the estate passed to his sister Mary Clowes, which at this time consisted of 1000 acres (Dobkin 1984/1999, 5).
- 5.33 In 1801, Broughton was classed as a township, and the national census recorded a population of 866 (Dobkin 1984/1999, 2). The ownership of the estate passed to Samuel Clowes, who died in 1801; the estate subsequently passed to his grandson, also Samuel. References to Lower Broughton during this period describe it as *'almost wholly green and rural'* (Dobkin 1999, 13), and agriculture was the primary source of economy in the late 18th and early 19th century, and almost wholly residential with little industry evident. However, by the mid 19th century, areas of Lower and Higher Broughton were developing as high class residential suburbs of Manchester, primarily around Cromwell Bridge and along Bury New Road (GMAU 1993, 8). Broughton Bridge was constructed by Samuel Clowes in 1806 (**HA34**), improving access, and from 1831, workers housing began to be constructed in the area.
- 5.34 Around 1840 the township of Broughton consisted of 1,004 acres, of which some 870 were owned by the Reverend John Clowes. In 1844, the townships of Salford, including Broughton, were governed under one administrative system, and by 1853, Broughton had become part of Salford, despite much local opposition, and was governed by a district committee. Much of the area along Lower Broughton Road was still fields, but by 1848, and the publication of the First Edition Ordnance Survey map, several large houses and villas were becoming established within the strip fields on either side of the road (such as Irwell House and Millbutt Villa, to the north of the site). The gentrification of the area was typified by the opening of Peel Park (**HA01**), formerly the Lark Hill estate, in August 1846, which was bought by public subscription and was named after Sir Robert Peel, who campaigned for public parks and contributed to the subscription fund (GMAU 1993, 9). Hough Lane Suspension Bridge, immediately north of the site, was opened in 1880 to access the park, and is now the site of the modern footbridge just north of the development area.
- 5.35 Despite this gentrification, the estate which had become established along Bury New Road and to the east began to spread westwards, primarily along the lower reaches of Lower Broughton Road, adjacent to the print works at Broughton Bridge, which was presumably the focus. By 1871, the first of the streets radiating off from Hough Lane were established (Pine Street, Brazil Street, Dale Street, River Street; Fig 11), and by 1885 the workers housing had spread northwards along the east side of Lower Broughton Road, between the road and the river, to Wallness Bridge (**HA24**) (Fig 12), engulfing the upper class housing.

- The Hough (HA10), Hough Farm (HA11), River Cottage (HA96)*
- 5.36 Documentation dated to 1700 refers to 'two tenements of the Hough' (Crofton 1909, 62), and two structures, although very stylised, are depicted on Yates' Map of Lancashire in 1786. Hough comes from the Old English for 'a spur of land' (Mills 1991), which fits with its assignation to the Irwell meander; however, this does not necessarily imply the settlement is of medieval date.
- 5.37 Close examination of William Green's map of 1794 (Figure 5) clearly shows two separate settlements, set back from Hough Lane, and accessed by their own separate tracks. The land on the map is named as being in the ownership of 'Samuel Clowes Esq', who held the manor at this time. The settlement to the west is accessed by a track which follows the river and turns eastwards into a courtyard. There are three buildings arranged around the courtyard, on the north, east and south sides. The southern building is probably an outbuilding, as it is quite small; the northern building is probably the main house, as it is larger, whilst the long eastern building is probably a barn. The settlement to the east is accessed from a track running southwards from Hough Lane and turning westwards into the courtyard. This settlement comprises a long building running east-west, and presumably the barn, with two smaller buildings to the north-east and south-east, the northernmost of which appears to be the main house. Both these settlements are referred to collectively as 'Hough' on most editions of mapping up until the First Edition Ordnance Survey of 1848 (Figure 9), which names the western settlement as Hough Farm (HA11), and the eastern settlement as Hough (HA10), which is presumably how they were known.
- 5.38 In 1794, Salt and Walker are listed as 'Fustian &c Dyers' at Broken Bank, on the opposite (south) side of the river, just below the Crescent (Scholes's Directory 1794); by 1797 they had moved to 'Hough-Field, Broughton', which may related to the farm (Scholes's Directory 1797), as no other works are shown in the area of the Hough at that time. On the Clowes Estate map of 1808, Hough Farm (HA11) is shown as belonging to Foster and Barge, whilst Hough House (HA10) is recorded as belonging to Richard Tong. Barge was probably John Barge, who established a print works (later Broughton Print Works) adjacent to Broughton Bridge on the north side of the river in 1806 (GMAU 1993, 8). In 1825, he is listed as a 'cambric etc printer' with premises at Peel Street and Broughton Bridge, and is resident at 'Hough' (Baines Directory 1825); as no other residents are listed on the lane, this suggests he may have been the sole proprietor of both settlements, or that one of the settlements was empty at this time. The occupancy of the farm is hard to trace after 1825, as the farm is often not included in the listing for Hough Lane, or the buildings names or numbers on Hough Lane are not given, so occupancy of particular buildings is hard to follow. For example, Henry Seddon, a farmer is listed at Hough Lane in 1841, as is a Miss Ann Sheard, also a farmer (Pigot and Slater's Directory 1841), but no locations are given. In 1843, thirteen residents are listed on

Hough Lane, though their locations are not given; they include Robert Barge, 'engraver to calico printers', presumably John's son (Slater's Directory 1843), and perhaps at the Hough. No farmers are listed, so presumably the farm is omitted.

- 5.39 Neither settlement appears to develop much throughout the 19th century; the access track to Hough Farm appears to move eastwards of the main house between 1824 and 1831 (perhaps due to river erosion to the bankside) and by 1871 the eastern building appears to have been demolished, but other buildings are certainly constructed in the interim period; Scott Wilson suggest buildings west of the farmhouse at Hough Farm could be mill buildings fed by a brook or race (Scott Wilson 2005, 14), though this is hard to state definitively based on the map evidence. In 1890, William Howard is listed as resident of Hough Farm (Slater's Directory 1890), and in 1895, William Henry Davenport is listed at the farm as a farmer (Slater's Directory 1895).
- 5.40 A building is shown to the south-west of the farm and north of the reservoir from at least 1871. This building may be 'River Cottage' (**HA96**), which appears in directories from 1895, and is listed with different tenants who are presumably renting; after 1903 the cottage is not mentioned (Slater's Directory 1903).
- 5.41 Hough (House) (**HA10**) remains largely unchanged, apart from the addition of further outbuildings throughout the century. Thomas Makin, Storekeeper, is listed from 1895 as resident (Slater's Directory 1895), with various relatives, but by 1904 no longer appears (Slater's Directory 1904), and by 1906, Hough (House) has been entirely demolished to make way for the construction of the estates around Nora Street, Fletcher Street and Bridge Street. Hough Farm survives slightly longer; in 1906, the main farmhouse is still depicted, with what appears to be two terraced labourers cottages adjacent, but this is swallowed up by the later dye works (**HA09**) by 1921. No reference to the farm is made following the construction of the dyeworks, which presumably suggests the dye works is utilising the old farmhouse and grounds (see below).

The Boathouse (HA97)

- 5.42 At the northern end of the development area, a boathouse (**HA97**) is depicted just south of Hough Lane, as a long building orientated north-east south-west. The first reference to a boathouse on Hough Lane appears in the Salford Weekly News in February 1880. The boathouse first appears on the County Map of Salford of 1885, with a jetty shown to the south of it on the Second Edition Ordnance Survey map of 1895. In 1906, it is still depicted, but without the jetty, which suggests it may have been redundant at this point, and by 1921 it has been removed by the dye works (**HA09**).

Reservoir (HA03)

- 5.43 Immediately south of the site is a reservoir with associated windmill-powered pump (**HA03**), which is often associated with the later dye works on Hough Lane, but in fact pre-dates it. The reservoir first appears on the Duffield map of 1845, and is labelled as being '*the Reservoir of the Broughton and Manchester Dyeing and Finishing Works*' on the 60" Ordnance Survey Map of 1848 (Figure 9). The dyeworks lies on the opposite (eastern) riverbank of the Irwell, just north of the Adelphi Works on Blackburn Street, Salford, and was run by Samuel Dewhurst (bleachers, dyers and finishers) in the 19th century. The reservoir is apparently connected to the dyeworks by a pipe which runs along the footpath and crosses to the dyeworks alongside a footbridge (later replaced by **HA15**), which broadly corresponds to the position of Bridge Street on later mapping. The reservoir was originally fed by a windmill-powered pump located at the south-west corner, which pumped water from the river to the reservoir. The windmill was replaced by a steam-powered pumping station in 1892; GMAU indicate the survival of the western elevation of this building (GMAU 1993, 8). However, photographs from the 1960s appear to suggest both the reservoir and the pumping station were completely removed by the construction of Civil Engineering Department in 1966, which was constructed within the reservoir, and which appears to have completely landscaped the surrounding area (Plate 2).
- 5.44 On the basis of the existing information the potential for significant unrecorded post-medieval remains to survive at the area to be disturbed by the proposed development is considered moderate to high.

Modern

Meadow Road Dyeing and Finishing Works (HA09)

- 5.45 On the east bank of the river Irwell, between Meadow Road to the east, and the old course of Hough Lane to the north, is the Meadow Road Finishing and Dyeing Works (**HA09**); the buildings for the works correspond to the surviving buildings on the site, and the current development footprint. The name '*Meadow Road Dyeing and Finishing Works*' was used occasionally in its history, but the works were also called a number of different names, which are discussed in the following sections and italicised; the term is used in this report as a shorthand descriptive term. The riverside location was essential for any dyeworks as it required water for the industrial processes associated with dyeing, but also somewhere convenient to dispose of the waste material from the dyeing processes, which in most cases was also the river.
- 5.46 The layout and construction of Meadow Road and the construction of the dye works appear to have happened at the same time. Meadow Road first appears as a named street in 1901 (Slater's Directory 1901), and at this time the west side of the street is occupied by The Winterbottom Book

Cloth Company, a renowned firm in Greater Manchester, who must be credited with first constructing the factory on the site. The Winterbottom family, based at Victoria Mills, Weaste Lane, Salford, were already well-established in the cotton industry in the 19th century when they founded a firm in 1891 for the production of book cloth (Dorey 2012, 3). The firm was founded by Archibald Winterbottom (1814-1884; the naming of Archibald as a founder is based on his predecessor businesses, as he himself was dead by 1891) and George Harold Winterbottom (1860-1934). In 1892 the company bought the Interlaken Mills in Arkwright, near Providence, Rhode Island; an article on the sale refers to the firm as having ten factories in England, Germany, France, and America. With the purchase of Interlaken Winterbottom acquired control of the entire output of book cloth in the world, which they continued to dominate throughout the 20th century (English Sewing Cotton News July 1966). The firm ceased the production of book cloth in 1980, specialising in reprographic materials instead (Dorey 2012, 4).

- 5.47 Early dye works used a series of open air dye vats with bundles of cloth pieces treated at a time (Aspin, 2000), but by the early 19th century the process had moved indoors, into purpose built factories, and was increasingly mechanised. By the 19th century, water and steam power were used to drive the machinery. Machines included the Jiggers and Padding Machines, all of which moved the cloth through dye baths by different means and in the latter case squeezed off the excess. After dyeing, the cloths were fixed in a steaming cottage, effectively a steam room; later in the century, steam was directed at the cloth as it was drawn over hollow heated rollers, called Mangles (OA North 2008, 20).
- 5.48 The dyeing processes involved the intensive preparation of yarn and cloth, and required large amounts of space. Archaeologically, four elements to any works typically survive on the site of finishing works: a large warehouse for the cloth which was dealt with on a weekly basis; the remains of the processes themselves (in this case, dye vats and machine beds for dyeing machines) and the buildings in which the processes were carried out (typically long thin one or two storey buildings); the plentiful supply and management of water for cleaning the cloth before during and after the processes and for during fixing and washing; and the power systems for running the works, whether steam or water powered (Nevell *et al* 2003, 95).
- 5.49 In 1908, the Ordnance Survey mapping depicts the works occupying the southern third of the site only, with the central and northern thirds still occupied by the buildings associated with Hough Farm (**HA11**) and the Boat House (**HA97**); at this time the works are referred to as '*The Salford Dyeing and Finishing Works*', though they are not referred as this in any other documents. The buildings are depicted with an internal passageway; later mapping appears to show a boiler house chimney approximately in the position of western end of this passageway, where a protuberance is

visible. The buildings extend southwards beyond the development boundary, and a number of tanks are shown in the yard to the south. These may be dye vats but most dyeing was carried out indoors by the early 19th century (Nevell *et al* 2003, 93).

- 5.50 The Winterbottom Book Cloth Company continue to be associated with the site until around 1909, when they appear to have sold or leased the site. The west side of the road was occupied by the Bradford Dyer's Association from this year (Slater's Directory 1909). The Bradford Dyers' Association, established in 1898, was formed principally to acquire the businesses of the various companies and firms engaged in the Bradford / Yorkshire piece dyeing trade. The businesses once amalgamated continued to operate as before, but with a centralised board of control; the amalgamation allowed firms to reduce costs and competition, whilst increasing and streamlining output. The interest in the Association with this site was presumably part of this business model, and they are linked to this site for the following three decades (see Section 4 Limitations above).
- 5.51 In 1911, the site is recorded as occupied by Robert Peel and Company, Dyers (Slater's Directory 1911). Robert Peel and Company are previously listed at the Cambridge Street Finishing Works, off Oxford Road, Manchester (Grace's Guide website), and may possibly have become a branch of the Bradford Dyers Association. In 1912, part of the site is also occupied by the Meadow Road Dye Works Company Ltd, in conjunction with the Robert Peel and Company firm (Slater's Directory 1912), for whom no records exist.
- 5.52 Between 1921 and 1936, the site was occupied by F Cawley and Company Ltd, Dyers, who are recorded as being a branch of the Bradford Dyers Association Ltd (Slater's Directory 1921); no records exist for this firm. The Ordnance Survey map of 1922 records the works as much expanded; the works now occupy all available land east of the reservoir (**HA03**) down to the lane leading to the bowling green (**HA98**), and north of the reservoir to Hough Lane. The works include a courtyard to the north, which still survives, with small ancillary buildings, but otherwise the site is one monolithic factory complex. A further chimney is depicted at the southern end of the site, adjacent to the lane to the bowling club (see below), which appears to indicate a secondary boiler house. A tank is shown adjacent to the river. The buildings north of the reservoir appear in a photograph of 1965 (Plate 2), which shows two large warehouses at the southern end of the block. The eastern warehouse is two storeys in height, and includes a number of buttresses along its southern elevation; there is a large door in the centre of the elevation. The central warehouse is smaller, with a door at the eastern end of the southern elevation. The westernmost building in the range comprises a large building with double doors on the river side. This is presumably the boiler house. The remaining buildings are east west aligned single storey finishing sheds, with double windows shown on the western elevation.

- 5.53 The works are still named as *'The Salford Dyeing and Finishing Works'* in 1922, but this may not have been correctly updated at the time of the survey, as subsequent mapping records it as *'The Moss House Dyeing and Finishing Works'*. The works were presumably renamed by F Cawley and Company Ltd when they took over the works in 1921. There is little further change to the site on the subsequent edition of Ordnance Survey mapping in 1933, though further buildings and tanks are depicted to the north and west.
- 5.54 The general economic depression of the 1920s had long term effects on the textile industry. On the 29th of May 1936, it was reported that the firm was to close, with 150 employees given notice *'the previous Saturday'*. It was anticipated most of the employees could be given work at other firms owned by the Association. The newspaper article records that the works had been chiefly occupied with the production of aniline black dye for export to China, but that this trade had diminished in recent years (aniline was invented in 1856; it was the first commercial artificial dye produced, and was extracted from coal-tar – Aspin 2000). The article states that although notice had been served, there remained a number of contracts to complete before the works could be wound up (Salford City Reporter May 29th 1936); in the event, the firm continue to occupy the site until at least 1939 (Kelly's Directory 1939). On the night of the 22nd December 1940, the Irwell loop was hit by the Luftwaffe during the bombing raids on Manchester and Salford; a bomb fell on housing on Bridge Street, between the junctions with Meadow Road and Nora Street, and immediately adjacent to the Meadow Road Dyeing and Finishing Works (Pegg 1997, 16). Seventeen people were killed across the three streets, and on the Ordnance Survey map of 1949 the damage is clear to see; the southern half of the dye works, to the east of the reservoir, is now shown as a ruin, and half of the housing on Meadow Road opposite the works has disappeared, along with the housing at the eastern junction between Bridge Street and Nora Street. This presumably was the death-knell for F Cawley and Company Ltd, because by 1945 the site is recorded as vacant (Kelly's Directory 1945).
- 5.55 From the 1950s until today, the site has occupied the same footprint, and at least part of the site is recorded as being used as an engineering works on the Ordnance Survey mapping of 1969 (Figures 16 and 17). It is clear that, following the departure of the Bradford Dyers Association by 1945, it no longer had any further association with the dyeing or finishing of textiles, and the buildings were used primarily as workshops, as visible on subsequent Ordnance Survey maps to the present day, and on aerial photographs (Google Earth 2000 to 2009). By 1969, the workshops at the northern tip of the site had been demolished, and the clearance continued up until 1980, when part of the south-western corner of the site had been demolished (equating approximately to the position of the boiler house); this was replaced by an electricity substation. In 1986, the mills were

recorded as part of the Greater Manchester Mills Survey; they record that only the warehouse and sheds remain. The warehouse is recorded as being two storeys in height, whilst the sheds comprises seven roof ridges, each with four windows. The buildings are brick (Williams and Farnie 1992, 196). By 1988, a large central section of the works had also been removed, and by 2009 the southern quarter of the site had been demolished (the warehouses). Since the 1950s approximately 50% of the buildings have been demolished. The site today is used by Manchester Alloys and Metals who supply both ferrous and non ferrous metals to a variety of manufacturing and engineering clients in various industries (MD² 2011).

The Bowling Green (HA98)

5.56 Immediately south of the reservoir, a bowling green is depicted from 1908, and was known as the '(Lower) Broughton Bowling Club Ltd' from its construction. This was presumably established after the construction of Meadow Road, which made access to the land at the southern end easier. The bowling green had a clubhouse on the northern boundary of the site, which altered little throughout its life. The bowling green was removed with the construction of the Civil Engineering Department (Salford University) in 1966, and is visible in Plate 2.

5.57 On the basis of the existing information the potential for significant unrecorded modern / industrial remains to survive at the area to be disturbed by the proposed development is considered high.

Geotechnical Investigations

5.58 In 2005, geotechnical investigations were carried out by Scott Wilson Kirkpatrick and Co Ltd on land at the southern end of the river meander. Six test-pits were excavated outside of the developed area under archaeological supervision; only limited results are reported, but generally 4-5m of made ground was recorded, comprising dumps of industrial waste, potentially from the bleaching works on the opposite bank (Scott Wilson 2005, 18).

Site Walkover Survey

5.59 The site was visited on the 20th of August 2012; access was generally good, though the site was at the time an active workshop, and as such health and safety constraints restricted anything beyond a general examination of the structures. The visibility of the structures was also impaired by the stockpiling of metal and other materials which obscured parts of the building. The riverside frontage could not be examined from the riverside walkway as this was blocked, and the frontage was obscured by vegetation on the river-bank, which meant it could not be clearly seen from the opposite river bank.

5.60 The southern elevation is recent, as the demolition of the warehouses removed the original buildings in this area, and the elevation has been rebuilt in breeze block. Fire-proof columns supporting roof trusses are

visible, and these are sawn off just beyond the edge of the breeze block elevation. The eastern elevation is almost entirely covered in metal cladding and as such no detail is evident, though the original structures survive beneath this.

- 5.61 There are two courtyards visible, a northern one, which is original, and a central one, which has been created by the demolition of sheds in this area. The northern one includes evidence for extant walls of ancillary buildings in its curtilage, and cobbled floors are evident beneath the asphalt and concrete. The central one includes wall-lines and original floor surfaces evident beneath the concrete. The western and eastern boundary walls are formed by the original shed walls and include a number of blocked openings.
- 5.62 Four sheds survive, each orientated east-west; one lies south of the central yard, whilst the remaining three are between the two yards, and conjoined, with a central spine access corridor. All the sheds include original fire-proof columns, supporting machine-cut timber roof trusses, which in turn support, in places, timber clad roofs with original sky-lights. The walls are uniformly brick, with a number of infilled openings evident; pairs of windows are visible on the western and eastern elevations of each shed. The floors are for the most part concrete and no detail is visible of any original fittings. Fittings for pulleys and cranes are visible on the roof trusses.
- 5.63 The river revetment wall is only evident from the opposite bank, and as such detailed examination was not possible. It was clear from what could be seen that there are at least two phases to its construction – an earlier sandstone construction, comprising randomly coursed squared blocks, underlying a later brick phase. Little evidence for any water management features was noted.

6.0 STATEMENT OF SIGNIFICANCE

Site Specific Values

- 6.1 The following statement of significance is specific to heritage assets that would be affected by the proposed development using the baseline data provided above.
- 6.2 The following table summarises the site specific significance of the proposed Meadow Road development area to four high level themes as set out in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008):
- **Evidential Values** - the potential capacity of the proposed development to yield primary evidence about past human activity (potential archaeological remains).
 - **Historical Values** - the potential of the proposed development to offer a connection between the present and the past through association with people, events and aspects of life.
 - **Aesthetic Values** - the potential for people to derive sensory and intellectual stimulation from a place, through design, art, character and setting.
 - **Community Values** - the potential for the proposed development to hold meaning for people to relate to it or whose collective experience or memory it holds (often closely related to Historical and Aesthetic values).

Evidential	<p>1) The proposed development will involve the demolition of existing buildings, which from documentary sources are known to originate from the construction of the dye works in the early 20th century.</p> <p>2) The proposed development has the potential to reveal archaeological remains associated with the dye works in the early 20th century including machine bases, dye vats and other sub-surface evidence of industrial remains, as well as walls and structures related to earlier, now demolished, buildings.</p> <p>3) The proposed development has the potential to expose archaeological remains related to the earlier post-medieval farmsteads on site, which date to the 18th century or earlier.</p> <p>4) The proposed development may affect the riverside walls which survive in their original state; where possible the development should attempt to incorporate these into the proposals for the site (an 8m buffer zone is proposed along the river walk).</p>
Historical	<p>1) The proposed development is to be constructed on the site of a dye works, which from historical evidence ran for forty years, and was associated with a number of significant locally and regionally important textile manufacturers. The dye works is part of the history of Lower Broughton and as such is an important component of its</p>

	<p>development as a settlement.</p> <p>2) The proposed development is also located on the site of a farmstead of post-medieval date, Hough Farm, which has a long association with Lower Broughton, and its agricultural past, which has now largely vanished.</p> <p>3) The site has links to historical events, which will have resonance with the local populace, for example the bombing of the area in 1940.</p>
Aesthetic	<p>1) It is arguable whether the standing buildings now have any aesthetic appeal. The character of the buildings has been significantly altered by demolition of key components, and some of the fabric within the building complex is modern. Little argument can be made for retention of the building as it currently stands, or any aspects of the building complex, though investigation and recording of standing structures and sub-surface archaeology may uncover significant historical aspects which could be worthy of retention where practical.</p> <p>2) Of the components which form the site, only the riverside retaining walls and associated walk have aesthetic appeal; these form a significant visual component for walkers using the footpaths on the opposite bank, and for users of the park. They appear to be well constructed, and should be retained and enhanced to provide a link with the site's past.</p>
Community	<p>1) The site has some significance in terms of the local community. The site is still likely to exist in recent memory of older residents, and because the site is likely to have employed up to 150 employees when it functioned as a dye works, it could be a significant component to local family histories and memories. It also served a similar function throughout the latter half of the 20th century as a workshop, perhaps with smaller numbers, details of which are not known.</p> <p>2) The development of the site could have a positive effect by re-engaging the site with the local community, and interpretation of the site should be considered along the riverside walks. The introduction of the new walk would be a benefit to the local community, as an additional riverside walk leading to green spaces to the south of the meander, and views of the Crescent Conservation Area.</p>

Overall significance

6.3 Overall, it is considered that the significance to the Cultural Heritage of this scheme is to:

- revitalise a section of industrial landscape close to a historic bridging point across to Peel Park and for this new structure to become an additional, distinctive historic landmark within the landscape;

- replace a derelict factory complex with a new building complex incorporating improved green spaces within its design;
- enable improved understanding and appreciation of the former dye works and post-medieval farms, both locally important assets;
- provide additional access to locally significant historic views, looking downstream towards the Crescent in Salford; and
- introduce a new riverside walk which will add to the existing historic network of footpaths and enhance the traditional use of the riverside area as an important community amenity.

Regional Significance

- 6.4 The North West Regional Research Framework (NWRRF) was designed to provide an overview of current archaeological knowledge in the North West of England, where the most significant gaps lie and how they may best be addressed. The Research Framework is divided into two sections: A Resource Assessment, by period, and a Research Agenda, by period.
- 6.5 The NWRRF identifies that 18th century farmsteads such as those identified in this study are an under-studied resource, with the post-medieval archaeological recording of towns focussing on visible upstanding remains rather than below ground evidence. Little survives in the way of farm buildings from before the 18th century, and there is a huge diversity of activity across the region which remains under-researched (Newman and McNeil 2007a, 119).
- 6.6 The North West is closely associated with the evolution of the textiles industry. Industrial archaeology provides important contributions to the functional understanding of industrial processes and process residues, often not revealed in the documentary record. Nevertheless, the role of the textile mill needs to be studied not just in terms of its technological form and function, but also in its role as a workspace. Criticisms levelled at Industrial Archaeology are that it is obsessed with functional typology, and an absence of social analysis; opportunities for oral and documentary history of 20th century industrial sites do exist, but research remains weak nationally (Newman and McNeil 2007b, 153). Archaeological approaches to recording and analysis need to be closely matched to specific site requirements and need to reveal the human story behind the technological function.

Comparative Significance

- 6.7 A comparably significant, though historically earlier site, is the Adelphi Works (SJ 8251 9897, 250m to the south-east of the site). The works were established on Adelphi Street in c.1820, and were excavated by Oxford Archaeology North in 2007 (Oxford Archaeology North 2008). Approaches to the recording of this site were very much in keeping with those outlined in the Research Framework above, with a comprehensive assessment of the above and below ground archaeology being tied not only to the

technological processes, but also the documentary and sociological history of the site.

- 6.8 The excavations uncovered extensive evidence of the dyeing and finishing processes associated with the works; a dye furnace for heating dyes was identified, from which the dyes were poured into a series of vats. These vats were heated by means of steam power after the mid 19th century from a series of boilers. Some of the earlier vats survived, as did the machine bases for the dyeing machines. The significance of the site is noted, as textile finishing trades represented a key element of the wider textile industry, which was crucial to the economic and industrial development of Lancashire (OA North 2008, 99). The report identifies that, though textile mills have attracted an increasing level of archaeological research and survey in recent years, the associated dye and bleach works in the region remain an understudied resource, in part to the limited number which now survives (*ibid*).

Landscape context

- 6.9 The site of the proposed residential development is located within a conflicted landscape. To the north and east, mixed 20th century housing development occupies the flood plain right up to the river bank, whilst to the south, a concrete wasteland now exists where the demolition of the university buildings has left an ugly scar. In contrast, the southern end of the meander remains open and edges of the landscape include trees and shrubs which are well established and help to contain views along the river. The historical landscape context of the site has to an extent been lost through the subsequent development of the area to the east and north, which has removed much of the 18th and 19th century housing contemporary with the farmsteads and later dye works, replacing it with 1970s and 1980s housing of low quality. The dye works is now the oldest surviving structure on the peninsula, and therefore has historic value which makes it locally significant.
- 6.10 The redevelopment of the site will have a positive effect on the landscape, as it will remove a bottleneck caused by the 20th century developments on the west side of the meander, and will open up the landscape to the south allowing riverside walks leading to green spaces, which currently do not exist. Whilst the demolition of the dye works represents the loss of an historical component of the landscape, it can be seen as a positive step towards the vision set out in the Irwell River Park development plan, because of the opportunities it will provide for better use of the landscape. The development will reinstate the historic context of this location, as it will reconnect the landscape with the river, which was fundamental for both the farm and dye works, but which has been lost through alterations to the western side of the meander over the last century. The development area forms part of the East Salford Neighbourhood Area (ES008) within the Suggested Sites Consultation being undertaken as part of the Salford City Council Local Plan (Salford City Council 2014, 50-55). The assessment

recommends the use of the site for housing, though highlights that any development of this site could have an impact on the setting of the Conservation Area, depending on the scale and form of development proposed. With regards the alteration of the landscape character, the scale and form of the new residential development may be a concern, as it will introduce a prominent landmark within the landscape, which will stand much taller than any current buildings within this area.

Adelphi/Bexley Square and Crescent Conservation Areas

- 6.11 Of the two Conservation Areas, the greatest impact is likely to be on the Crescent Conservation Area, as the view to and from the Adelphi/Bexley Square is largely obscured by mature trees along the river bank between Adelphi Street and the river. This latter Conservation Area includes a number of Listed Buildings and buildings on the local list, whose settings are unlikely to be affected by the development.
- 6.12 The Crescent Conservation Area also includes a significant number of listed buildings, mostly on the southern side of the dual carriageway, and in a cluster in the vicinity of Salford Museum. None of these heritage assets are currently inter-visible with the development area, the former being obscured by mature trees along the south bank of the river, and along the southern boundary of the former Civil Engineering department buildings, whilst the latter are obscured by the modern University buildings within the main campus. The Crescent Conservation Area, however, is likely to be affected by the development as it lies on the opposite bank of the river to it. If the riverside walls and tree growth are retained, any effects on the Conservation Area are likely to be minimised, though the scale of the development may introduce a significant component to the viewshed from the Conservation Area. This will need to be assessed following production of the forthcoming Design and Access Statement and other supporting documents.

7.0 ASSESSMENT OF IMPACT

Construction impact

- 7.1 The proposed development comprises a residential development to be built on an area presently used as a workshop. The scheme is for the construction of flats, landscaping and associated infrastructure. Plans showing the footings of the building, and proposed car-parking and green spaces have been provided, and are reproduced in Figure 2. The plans indicate substantial footings for the buildings are likely to be required, in addition to landscaping and removal of overburden, though at the time of this assessment no details of the construction methodology were provided. As a result, it is likely that the entire site within the red-line boundary will need to be considered for mitigation. The following processes involved with the construction phase of the development have the potential to

impact on known or potential archaeological remains which might survive at the site:

- stripping of overburden;
- excavation including foundations, ground-beams and pile-caps, installation of services and landscaping;
- movement of heavy plant and machinery;
- contractors compound, storage of equipment, materials and spoil; and
- cultivation of subsoil to alleviate compaction, prior to final reinstatement

Construction impact on heritage assets

7.2 The proposed development would not have any physical constructional impacts on designated heritage assets within the study area, although indirectly there may be a temporary minor adverse impact on the setting and amenity of the Crescent Conservation Area. However, none of the listed buildings within the Conservation Area will be affected, as they lie south and south-west of the development area, and are screened by trees.

7.3 Construction work will have an adverse impact on two undesignated heritage assets. The below ground remains of Hough Farm (**HA11**), which is located within the red-line boundary, may have survived the later constructions on site. The site is of local archaeological significance being an early agricultural establishment with possible medieval origins. The Meadow Road Finishing and Dyeing Works (**HA09**), which includes the current extant buildings on site, and below ground remains of other components, is also located within the red-line boundary. The development boundary also includes the location of a late 19th century boathouse (**HA97**) to the north, and a cottage (**HA96**) on the southern boundary. The proposed construction works will remove the extant remains of the structures, and will impact upon visible or below ground remains associated with the dye works. These heritage assets are of local archaeological and historical significance.

7.4 There is potential, albeit relatively low, for remains dating from the prehistoric and later medieval periods to survive within the areas to be affected by the construction works. The baseline data indicates that the river banks were the focus of activity during these periods.

Operational impact

7.5 The main operational impact will be on the significance of the setting of designated and undesignated heritage assets. The setting of a heritage asset, whether designated or not, is protected under the National Planning Policy Framework (NPPF). This has direct implications for development outside

the boundary of heritage assets but which have an impact on the setting of that asset. In terms of the guidance, a heritage assets setting is defined as:

“the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (NPPF 2012, 56)

- 7.6 As such, setting does not necessarily have to relate spatially to a given designated site but might be any element which affects our understanding of the heritage asset.

Assessment of impact on the significance of the setting of affected heritage assets

Peel Park (HA01)

- 7.7 The development will have a moderate effect on the Peel Park, which lies within the Conservation Area, as the park is located directly opposite the development. The scale and mass of the proposed buildings may present a significant visual component when viewed from the park. However, given the derelict nature of the existing buildings the development offers the opportunity to improve vistas eastwards from the park, rather than detract from them, and may therefore have a positive rather than negative effect.

Adelphi Foot Bridge (HA15)

- 7.8 The development will have a minor effect on the undesignated footbridge, which lies east of the development. However, the effect may be positive rather than negative, as it will improve vistas westwards from the footbridge, and the development will reconnect riverside footpaths which have been lost to later development.

8.0 RECOMMENDATIONS FOR MITIGATION

Remains of archaeological interest - further information requirements

- 8.1 In order to further evaluate the potential for post-medieval or industrial / modern period remains to survive at the site, a programme of archaeological recording is likely to be recommended pre-determination by Greater Manchester Archaeological Advisory Service, in accordance with NPPF Paragraph 128. This is likely to comprise building recording of the extant dye works structures, prior to demolition. This is likely to be followed with a programme of archaeological trial trenching, to validate the survey and to better inform Greater Manchester Archaeological Advisory Service on the significance of any archaeological remains.

- 8.2 In accordance with NPPF Paragraph 141, it is anticipated that the results of the archaeological recording will be used by Greater Manchester Archaeological Advisory Service to inform on the need and scope of further archaeological mitigation.

Mitigation strategy

Remains of archaeological interest

- 8.3 If well-preserved archaeological remains are identified by the archaeological recording, then in accordance with NPPF Paragraph 141, an appropriate scheme of investigation is likely to be required by Greater Manchester Archaeological Advisory Service. If further archaeological investigations are considered appropriate, these should be proportionate to the significance of the remains and the impact of the proposed development on this significance. Works could comprise either detailed excavation in advance of construction or as a programme of strip, map and record during the course of preliminary groundworks.

- 8.4 Should Greater Manchester Archaeological Advisory Service require any further mitigation following the archaeological evaluation, it is recommended that these works are conditioned. Any condition would require this to take place in accordance with a Written Scheme of Investigation and prior to the commencement of development in this area.

Crescent Conservation Area

- 8.5 Any impact by intervisibility with the Crescent Conservation Area could be remedied or reduced by sympathetic landscaping and the provision of additional vegetation screening along the western boundary of the development site, though the height of the residential development may prove to be an issue. The local authority is required to have special regard to the desirability of preserving or enhancing the character and appearance of conservation areas, therefore the resulting visual effect of views across from the Conservation Area to this site needs to be given careful consideration within the final development design. It will be essential to ensure that the special interest and setting of the Conservation Area is not harmed and to demonstrate that the development is seeking to enhance existing views across from the conservation area. In this regard the local planning authority may seek to ensure that the scale and mass of new build is in keeping with the historic character of this landscape and is not adversely dominant or visually intrusive in views from the conservation area.

Principles guiding recording and provision of information

- 8.6 All fieldwork and post-excavation work undertaken during the course of this scheme should be agreed in writing, as a Written Scheme of Investigation, with the Greater Manchester Archaeological Advisory Service. All work should be undertaken in accordance with appropriate

professional standards as endorsed by English Heritage and the Institute for Archaeologists.

- 8.7 Paragraph 135 sets out policy principles guiding the consideration of applications for consent relating to non-designated assets. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset. In this case, it is felt that, subject to suitable mitigation, the scale of harm to the heritage asset does not out-weigh the need for development of this site.
- 8.8 Where heritage assets are to be lost, as in this case, the developer is required to record and advance understanding of the significance of the heritage asset in a manner proportionate to its importance and impact, in accordance with Paragraph 141 of the NPPF. This advancement of understanding could be a requirement to publish evidence gained from the recording of the heritage asset, with copies of the reports generated being deposited with the relevant historic environment record, and archives deposited with the local museum or other public depository (in this case, Salford Museum and Art Gallery).

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1808 - Plan of the Estates of Kersal and Broughton Belonging to Samuel Clowes Esq, Manchester Central Library, MISC/348/2

1824 – Swire's Map of Manchester and Salford

1831 – Banck's Map of Manchester and Salford

1848 – Ordnance Survey 60 inch to 1 mile

1851 – Tithe Map Plan of the Townships of Broughton and Kersal - Salford Museum Local Studies Library DRM/1 24

1871 – Slater's Map of Salford

1895 – Ordnance Survey 25 inch to 1 mile

1907 – HT Crofton's Composite Map of Broughton

1908 – Ordnance Survey 25 inch to 1 mile

1922 – Ordnance Survey 25 inch to 1 mile

1933 – Ordnance Survey 25 inch to 1 mile

1951 – Ordnance Survey 25 inch to 1 mile

1978 – Ordnance Survey 25 inch to 1 mile

Websites Consulted (August 2012):

British Geological Society Website (<http://www.bgs.ac.uk>)

The National Heritage List for England (<http://list.english-heritage.org.uk/>)

Britain From Above (<http://www.britainfromabove.org.uk/>)

Google Earth (<http://earth.google.co.uk>)

Viewfinder (<http://viewfinder.english-heritage.org.uk/>)

http://www.gracesguide.co.uk/Cotton_Mills_in_Manchester_and_Salford_1891

<http://www.manchester2002-uk.com/history/old-families2a.html>

Appendix 1: Known Heritage Assets within the Study Area

Heritage assets (HA) recorded within the study area are listed below and shown on Figure 2 (unless marked “NI”). Sites are identified by a unique reference number and by their Northumberland Historic Environment Record number (HER...) and/or their National Monuments Record (NMR) Unique Identifier (UI...). A central grid reference (or start to finish for the linear assets) is provided for most sites and a description and date are provided for all sites. The location of the all sites is shown on Figure 2.

The significance of all heritage assets has been assessed and grades have been applied to denote whether they are considered to be of national (grade 1), regional (grade 2), county (grade 2/3) or local (grade 3) importance. Scheduled Monuments are all Grade 1 and listed as SM followed by the monument number. Where buildings are listed the grading is indicated (e.g. LB II). In line with the NPPF buildings graded I or II* are Grade 1 and grade II listed buildings are Grade 2.

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
1	MGM1289		SJ 8223 9918	Peel Park; named Peel Park in honour of Sir Robert Peel, a major subscriber. Opened August 1846	Post-medieval	3
2	MGM1301		SJ 8270 9890	Adelphi Ironworks; two storey, brick building	Post-medieval	3
3	MGM2353		SJ 8234 9916	Windmill and Steam Pumping Engine; large irregular building with reservoir.	Post-medieval	3
4	MGM2341		SJ 8283 9910	The Thistle Tavern Public House	Post-medieval	3
5	MGM2499		SJ 8280 9890	Rob Roy Tavern	Post-medieval	3
6	MGM2351		SJ 8200 9889	Wallness Farm (site of)	Post-medieval to Modern	3
7	MGM2339		SJ 8290 9920	Sun Brewery, built in 1823 and demolished in 1973	Post-medieval	3
8	MGM2420		SJ 8209 9916	Skittle Ground, Peel Park - see HA01	Post-medieval to Modern	3
9	MGM3826		SJ 8232 9921	Moss House Works; 20th century, marked on the maps as a dyeing and finishing mill	Post-medieval to Modern	3
10	MGM3848		SJ 8243 9920	Hough Farm House (site of), Wallness	Post-medieval	3
11	MGM3847		SJ 8231 9919	Hough Farm, Wallness (site of)	Post-medieval	3

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
12	MGM7722		SJ 8263 9920	Mill, Flax Street; 3 storey, former mill	Post-medieval	3
13	MGM7723		SJ 8284 9908	J. & T. Rothwell, 'Wholesale Grocers' Provision Merchants; 2 storey, rectangular shaped building	Modern	3
14	MGM7713		SJ 8259 9902	Hyde Park Corner Public House	Post-medieval	3
15	MGM7748		SJ 8249 9908	Adelphi Foot Bridge, opened in 1902 by the Mayor of Salford	Modern	3
16	MGM7724		SJ 8286 9905	Mather & Platts Boiler Works; 2 storey, square shaped workshop, dating from about the 1890's	Post-medieval	3
17	MGM7712	1430494	SJ 8270 9891	Adelphi Lads Clubs, founded by Walter Southern in 1888	Post-medieval	3
18	MGM7725		SJ 8285 9903	Two Cottages. next to Mather & Platts (now used as offices) dating from about the 1820's	Post-medieval to Modern	3
19	MGM819	76717	SJ 8210 9910	Findspot: Fragment of Medieval earthenware drinking cup found on the site of the Victoria Arch, Peel Park	Medieval	3
20	MGM8209		SJ 8192 9976	British Vita: building, four storeys high, maybe a water tower to the surrounding industrial complex	Modern	3
21	MGM8163		SJ 8202 9967	Lodge Cottage, on Frederick Road	Post-medieval	3
22	MGM8185		SJ 8202 9970	Salford Tramways Depot - main entrance and offices	Modern	3
23	MGM1272		SJ 8210 9980	Frederick Road Bus & Tram Depot (site of): built 1902-07, by Salford Corporation for electric trams, later extended for bus garage	Modern	3
24	MGM13095		SJ 8217 9979	GRADE II LISTED. Wallness Bridge; Dated 1880. Ashlar, cast iron and wrought iron or steel	Post-medieval to Modern	2
25	MGM3844		SJ 8223 9950	Group of Structures (site of), Lower Broughton; property of Mr. Norton, 1815	Post-medieval	3
26	MGM3842		SJ 8226 9995	St. Boniface's Church (site of), Broughton; opened in 1894	Post-medieval	3
27	MGM817	76656	SJ 8240 9950	Findspot: Neolithic flint scraper found June 1880 in grounds of Irwell house	Neolithic	3

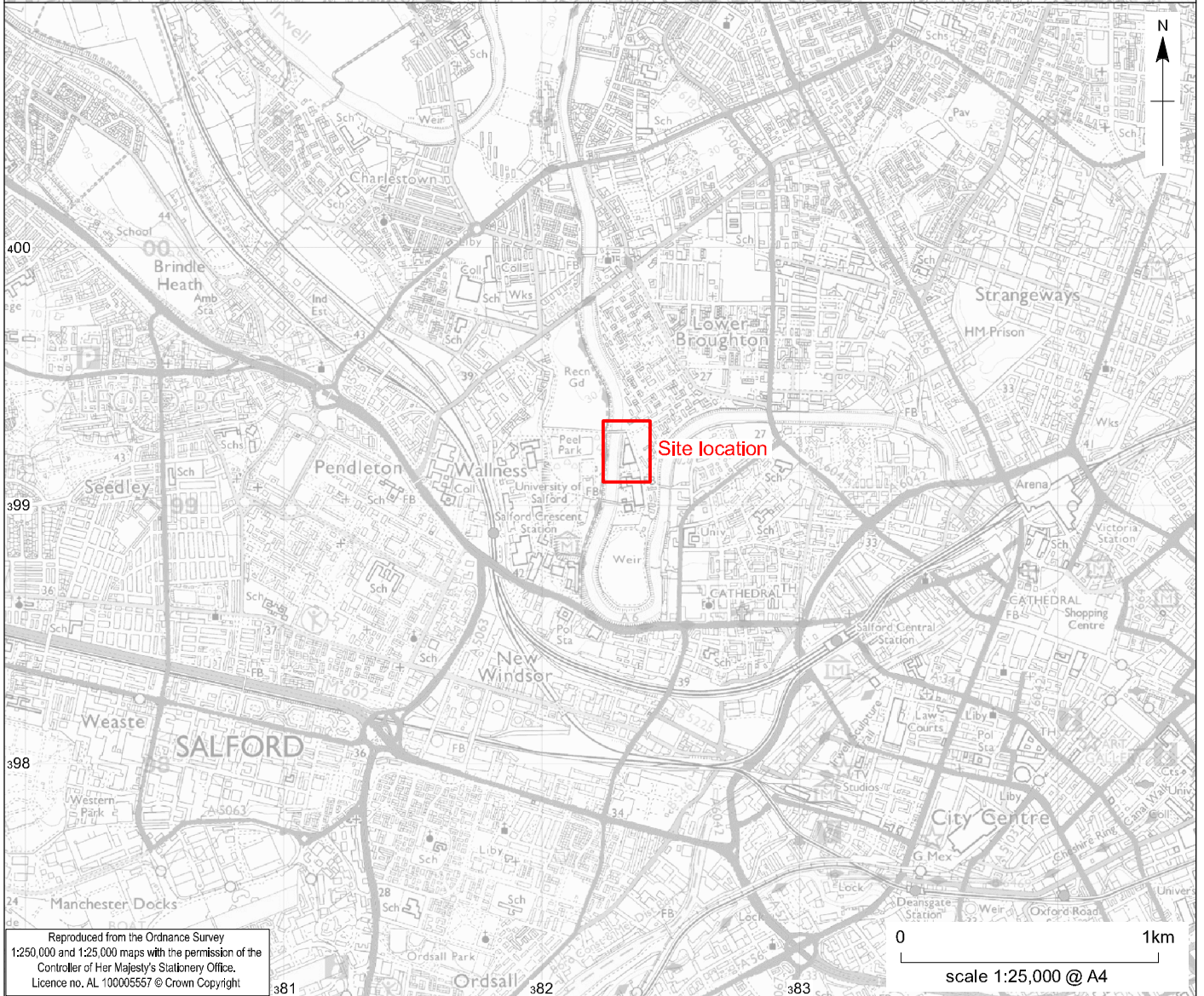
HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
28	MGM7816		SJ 8257 9946	Royal Archer Public House, mid-1870s public house, built in the Gothic style	Post-medieval	3
29	MGM7817		SJ 8260 9943	Poets Public House; the building dates from 1874 and was originally two separate pubs	Post-medieval to Modern	3
30	MGM13096		SJ 8265 9981	GRADE II LISTED. Church of the Ascension: Anglican church, c.1870	Post-medieval to Modern	2
31	MGM2486		SJ 8270 9930	Paradise Vale; early British settlement (site of); a corrupt form of "parados", a military term for the earthworks	Early Medieval	3
32	MGM16425		SJ 82838 99247	Cast Iron Division Post; Boundary division post. Mid C19	Post-medieval to Modern	3
33	MGM2397		SJ 8287 9942	Bridge Inn Public House (site of): The Bridge Inn was opened in 1804 when the bridge was built. The Bridge Inn survived until the 1890's	Post-medieval	3
34	MGM3849		SJ 8288 9935	Broughton Bridge & Site of Ford & Ferry, Lower Broughton. Reconstructed 1903	Post-medieval	3
35	MGM3850		SJ 8289 9937	Building nr. Broughton Bridge, Lower Broughton. 1848 map shows single small structure on site	Post-medieval	3
36	MGM7858		SJ 8289 9938	National Westminster Bank, Lower Broughton: This early 20th century bank has three storeys and a two storey annexe on its side	Modern	3
37	MGM7857		SJ 8289 9941	Irwell Castle Public House	Post-medieval	3
38	MGM2192	1354477	SJ 8292 9942	Former Victoria Theatre, Great Clowes Street; 1899. Architect: Bertie Crew	Post-medieval to Modern	3
39	MGM2389		SJ 8194 9856	Christ Church (site of): Built 1831. Architect: Thomas Wright. Builder: James White. Demolished 1857	Post-medieval	3
40	MGM2178		SJ 8195 9862	GRADE II LISTED. 2, 4, 6, Acton Square: an early 19th century terrace range of three houses	Post-medieval to Modern	2
41	MGM7986		SJ 8195 9865	GRADE II LISTED. Former Queens Jubilee Nursing Home: an 1891 nursing home, very ornate and elaborate, even fringing on classical, mock Tudor style	Post-medieval to Modern	2

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
42	MGM2213		SJ 8196 9874	GRADE II LISTED. Peel Building: Former Royal Technical College, now Salford University building	Post-medieval to Modern	2
43	MGM7706		SJ 8199 9857	Houses, at Fire Station Square, at the rear of the old fire station, at Albion Place	Post-medieval	3
44	MGM2176		SJ 8199 9863	GRADE II LISTED. 48, 49 The Crescent (Joule House, 1 Acton Square); early 19th century	Post-medieval to Modern	2
45	MGM8011		SJ 8201 9863	National Westminster Bank, New Windsor; on the corner of the Crescent and Albion Place	Post-medieval	3
46	MGM2215		SJ 8201 9871	GRADE II LISTED. Gazebo to East of Peel Building. Circa 1895.	Post-medieval to Modern	2
47	MGM7705		SJ 8203 9857	Fire Station, at Albion Place; built 1903 of stock pressed brick with a green tiled roof	Modern	3
48	MGM8012		SJ 8203 9862	GRADE II LISTED. War Memorial, Albion Place, to the Lancashire Fusiliers. Erected 1922.	Modern to Modern	2
49	MGM1290		SJ 8203 9870	GRADE II LISTED. Statue of Queen Victoria; a conventional statue of the monarch by Matthew Noble.	Post-medieval to Modern	2
50	MGM1288		SJ 8205 9874	GRADE II LISTED. Royal Art Gallery, Museum and Library. Date 1852-7 and later, formerly known as the Royal Museum and Library	Post-medieval to Modern	2
51	MGM1291		SJ 8207 9869	GRADE II LISTED. Statue of Prince Albert. 1864. A stone statue by Matthew Noble on a high stone pedestal	Post-medieval to Modern	2
52	MGM2423		SJ 8207 9874	Lark Hill (Refreshment house) (site of); Built in 1792. Home of James Ackers, son of Holland Ackers. Later used as refreshment house	Post-medieval	3
53	MGM2293		SJ 8207 9861	GRADE II LISTED. K6 Telephone Kiosk. Designed 1935 by Sir Giles Gilbert Scott	Modern to Modern	2
54	MGM2177		SJ 8235 9848	43, The Crescent; early 19th century. 3 storeys. 5 windows	Post-medieval	3
55	MGM2245		SJ 8230 9850	6, Hulme Place	Post-medieval	3

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
56	MGM2169		SJ 8227 9849	GRADE II LISTED. 1 Hulme Place; early 19th century. Red brick; 3 storeys	Post-medieval to Modern	2
57	MGM2175		SJ 8231 9849	GRADE II LISTED. 22-34 The Crescent (south side); 13 contiguous houses divided into 3 sections	Post-medieval to Modern	2
58	MGM2179		SJ 8237 9849	GRADE II LISTED. 1 Massey Street. House, now in commercial use. Early C19.	Post-medieval to Modern	2
59	MGM2173		SJ 8238 9850	GRADE II LISTED. 19, 20 & 21 The Crescent (Now Public House). Early 19th century with later alterations.	Post-medieval to Modern	2
60	MGM2174		SJ 8240 9850	GRADE II LISTED. 17, The Crescent. Early 19th century. Painted brick; 2 storeys	Post-medieval to Modern	2
61	MGM7745		SJ 8244 9850	Black Horse Hotel. A turn of the century public house. Built of stock pressed brick with slate roof	Post-medieval	3
62	MGM818	76663	SJ 8250 9850	White Cross Bank. Probable site of a cross of white stone.	Post Medieval	3
63	MGM8309		SJ 8250 9857	Adelphi House. A former convent/girls grammar school - now used as offices	Post-medieval to Modern	3
64	MGM8312		SJ 8253 9851	Transport House (site of), the home of the Transport and General Workers Union	Modern	3
65	MGM7749		SJ 8255 9873	Farmer Norton Engineering. (Adelphi Ironworks). A two storey, brick building which has no windows on the upper floor.	Post-medieval to Modern	3
66	MGM7747		SJ 8255 9886	Adelphi Technical College. The college, part of Salford University, is a four storey building constructed of rendered brick.	Modern	3
67	MGM7709	1074290	SJ 8255 9856	Salford Royal Hospital. The Hospital is a three storey multi-bayed building with several extensions.	Post-medieval	3
68	MGM7750		SJ 8257 9869	Adelphi Street Brewery & Tavern. This former brewery with attached tavern is now used as an engineering works, though the tavern is still used as a public house.	Post-medieval to Modern	3
69	MGM13088		SJ 8257 9851	GRADE II LISTED. Lancashire Fusiliers Memorial. War memorial. 1905. By George Frampton.	Modern to Modern	2

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
70	MGM1286		SJ 8261 9862	GRADE II LISTED. 8 Bollards on Westside of St. Philip's Church. Early 19th century. A row of columnar cast iron bollards set along the pavement edge	Post-medieval to Modern	2
71	MGM1287		SJ 8261 9859	GRADE II LISTED. 11 Bollards south of St. Philips Church. Early 19th century. A row of columnar iron bollards set along the pavement edge.	Post-medieval to Modern	2
72	MGM772	1061107; 1331868	SJ 8262 9867	GRADE II LISTED. Salford County Court & attached Gates & Railings, built c1860-65, almost certainly to designs by architect Charles Reeves & pupil, Thomas Charles Sorby, successive Surveyors of County Courts. Surveyed RCHME 1996.	Post-medieval to Modern	2
73	MGM7715		SJ 8262 9865	Borough Arms Public House. A two storey, square shaped, early 19th century public house.	Post-medieval	3
74	MGM1285	76836	SJ 8264 9862	GRADE II* LISTED. Church of St. Philip (formerly listed under Bank Place). Anglican church. 1825. By Sir Robert Smirke.	Post-medieval to Modern	1
75	MGM2168		SJ 8265 9868	GRADE II LISTED. 6, 8, 10, 12 Encombe Place. An early 19th century terrace range.	Post-medieval to Modern	2
76	MGM7710		SJ 8268 9856	Manchester and Salford Savings Bank. A three storey purpose built bank, it has four bays and is rectangular in shape	Post-medieval	3
77	MGM7714		SJ 8273 9858	House, Great George Street - (now SOGAT-Manchester Branch). A three storey, square shaped former town house	Post-medieval to Modern	3
78	MGM2193	76660	SJ 8280 9885	Alleged Iron Age Earthwork-Ditch & Natural Escarpment	Iron Age	3
79	MGM7721		SJ 8295 9929	Works, Blackfriars Road. A 2 storey, mid-19th century workshop	Post-medieval	3
80	MGM2429		SJ 8300 9920	St Matthias Church School, consecrated on June 27th 1842	Post-medieval	3
81	MGM13682		SJ 830 993	Palatine Glass Works. Butterworth (1903-1956).	Modern	3
82	MGM3832		SJ 8301 9939	Clough Textile Finishing Works	Modern	3

HA	HER no.	NMR no.	NGR grid ref.	Description	Period	Grade
83	MGM2343		SJ 8305 9928	Wheat Hill Chemical and Size Works	Post-medieval	3
84	MGM7719		SJ 8306 9912	Broughton Tavern Public House. A 3 storey, cone shaped, building	Post-medieval	3
85	MGM8181		SJ 8159 9926	Pendleton Motors. Three storey warehouse, now used as a repair garage	Post-medieval to Modern	3
86	MGM8183		SJ 8166 9942	Shepard Group Ltd. A one storey building that looks like a chapel.	Post-medieval	3
87	MGM8373		SJ 8169 9945	Manchester, Bolton & Bury Canal. Built to link up with Rochdale & Leeds / Liverpool canals. It was opened in 1796.	Post-medieval	3
88	MGM13683		SJ 817 991	Excelsior Glass Works. Samuel Smith (1867-1892), Connelly & Steele (1892-1919), CWS (1919-1954)	Post-medieval to Modern	3
89	MGM13684		SJ 817 994	Frederick Road Glass Works. Alfred Webb & Co.	Modern	3
90	MGM13091		SJ 8170 9880	GRADE II LISTED. Monument to Oliver Heywood. C1892. Polished granite obelisk on stone base with radial buttresses surmounted by volutes	Post-medieval to Modern	2
91	MGM2407		SJ 8171 9881	Cross Lane Cross (site of). Mentioned in 1635, 1641 & 1673	Post-medieval	3
92	MGM8208		SJ 8177 9946	Norweb Offices, on Frederick Road. Three storeys, multi-bayed with two storey extensions to the front	Modern	3
93	MGM2422		SJ 8180 9870	George IV Public House. Built after 1797. It closed in the 1880s	Post-medieval	3
94	MGM2350		SJ 8186 9932	Wallness Bank. origin of the name Wallness may possibly have been Walney "Waga"	Early Medieval	3
95	MGM2424		SJ 8170 9910	Rope Walk	Post-medieval	3
96			SJ 8232 9916	River Cottage, 1871 to 1903	Post-medieval	3
97			SJ 8232 9927	Boat House, 1880 to 1921	Post-medieval	3
98			SJ 8232 9896	Bowling Green, 1908 to 1966	Modern	3

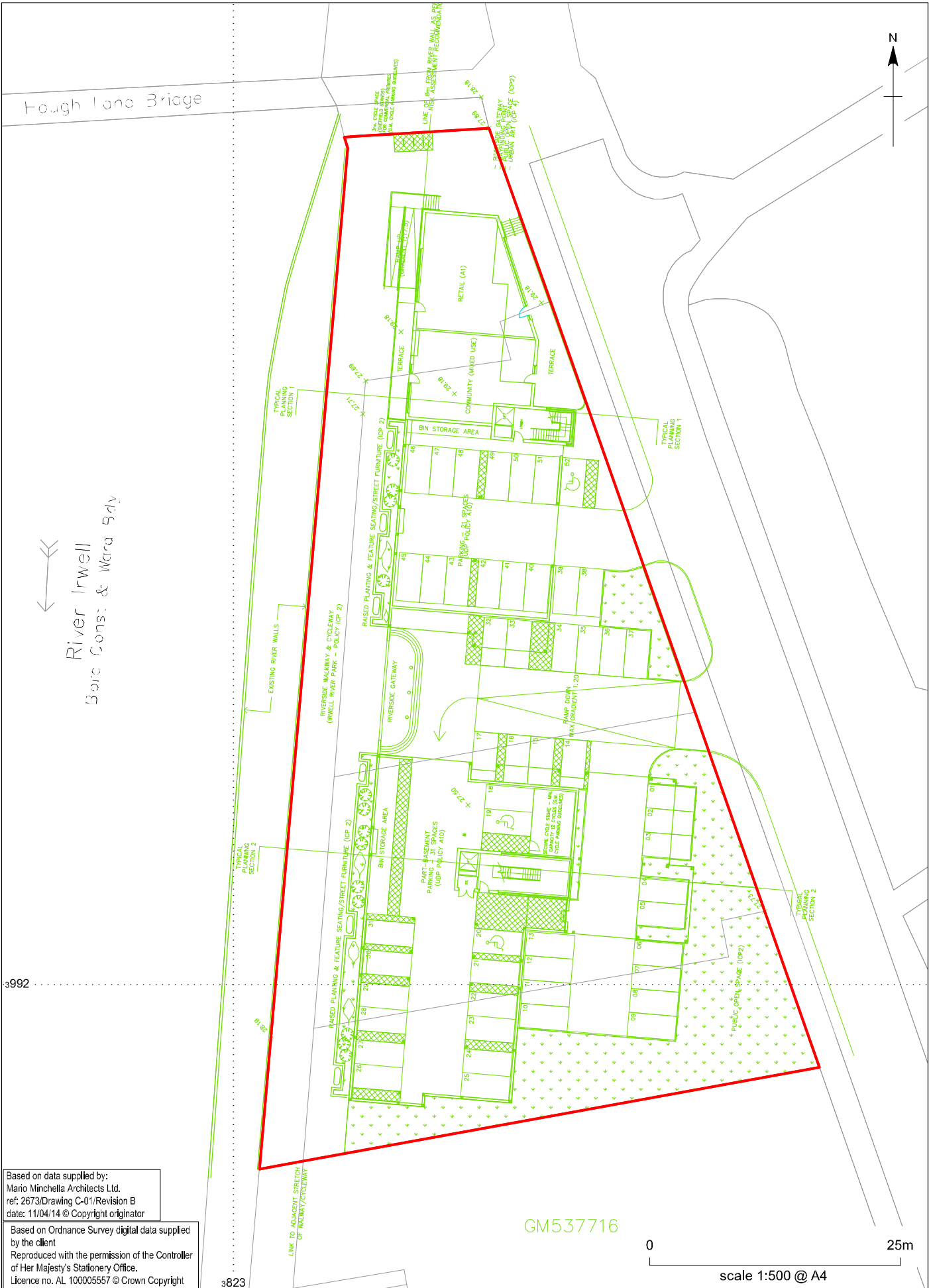


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Meadow Road, Salford: site location

Figure 1



Hough Lane Bridge

River Irwell
Bore Const. & Wra 9dy

3992

3823

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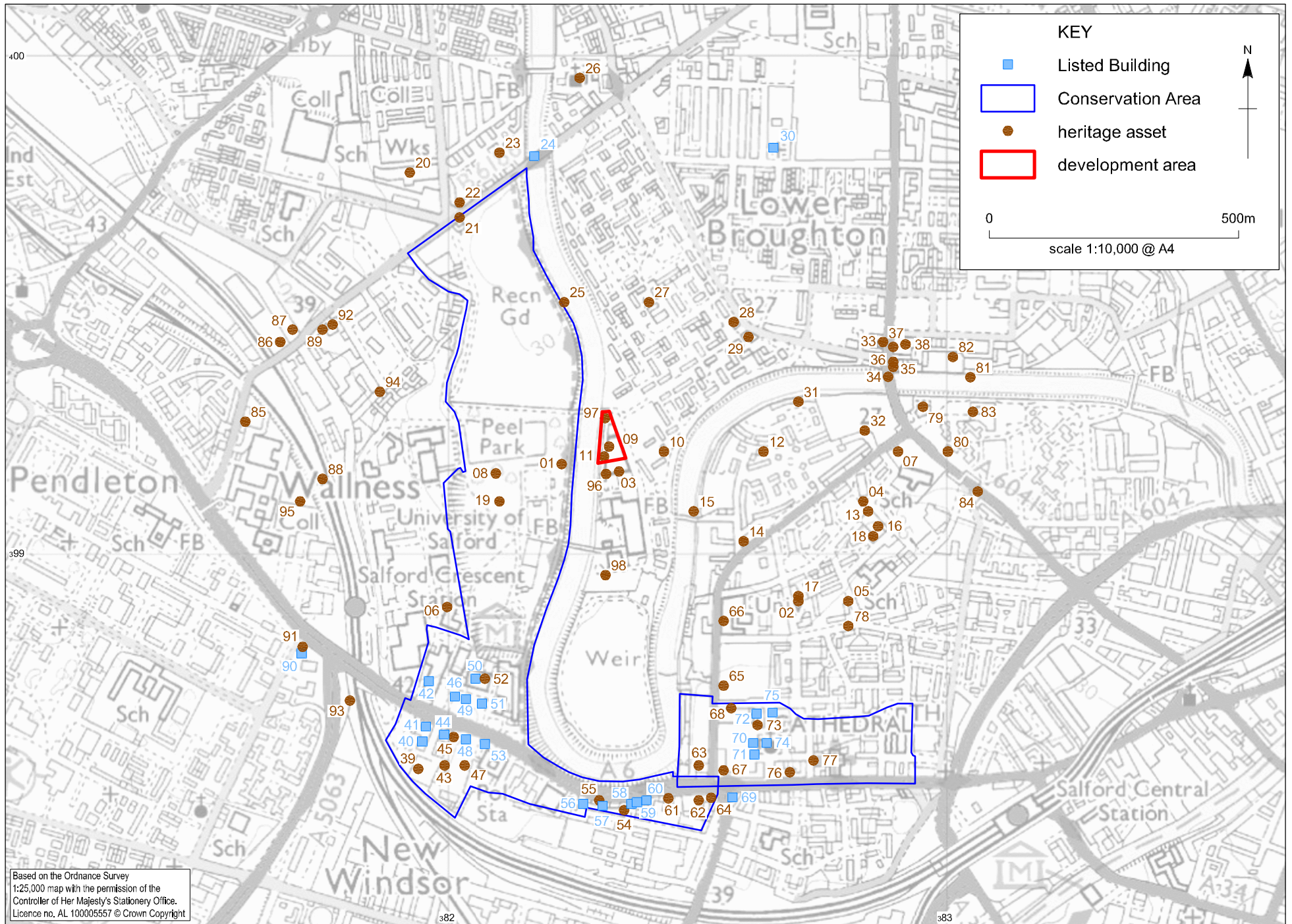
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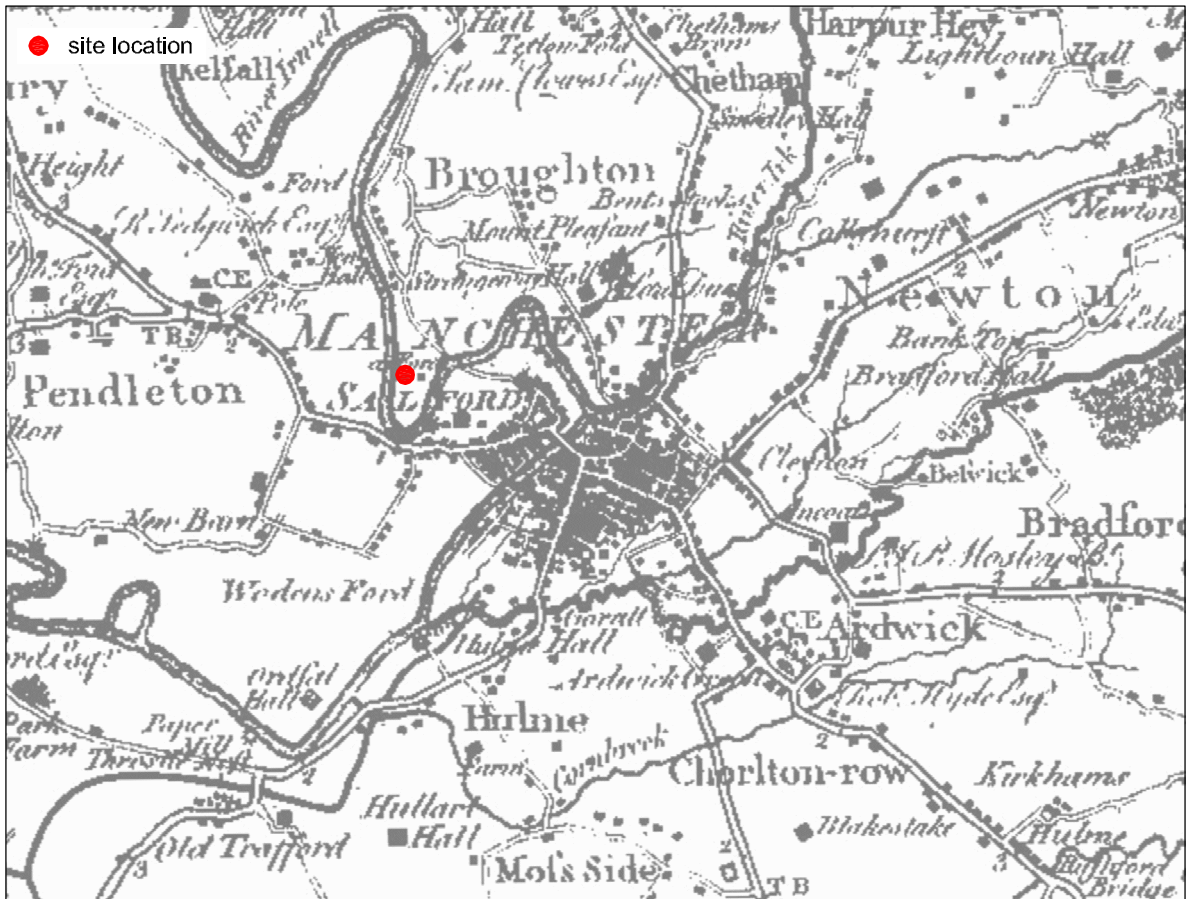
Meadow Road, Salford: proposed development

Figure 2



Meadow Road, Salford: heritage assets in the vicinity of the development

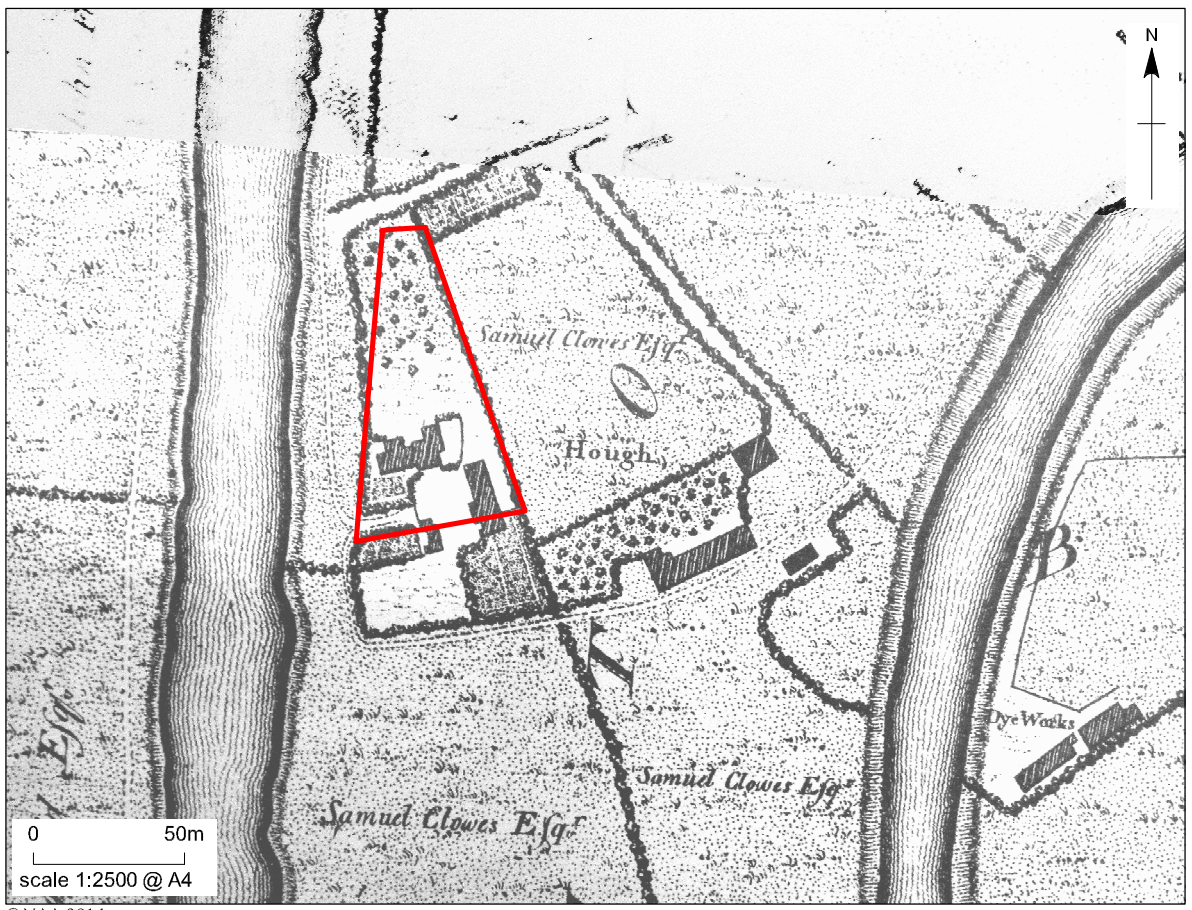
Figure 3



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Meadow Road, Salford: Yates map of Lancashire, 1786

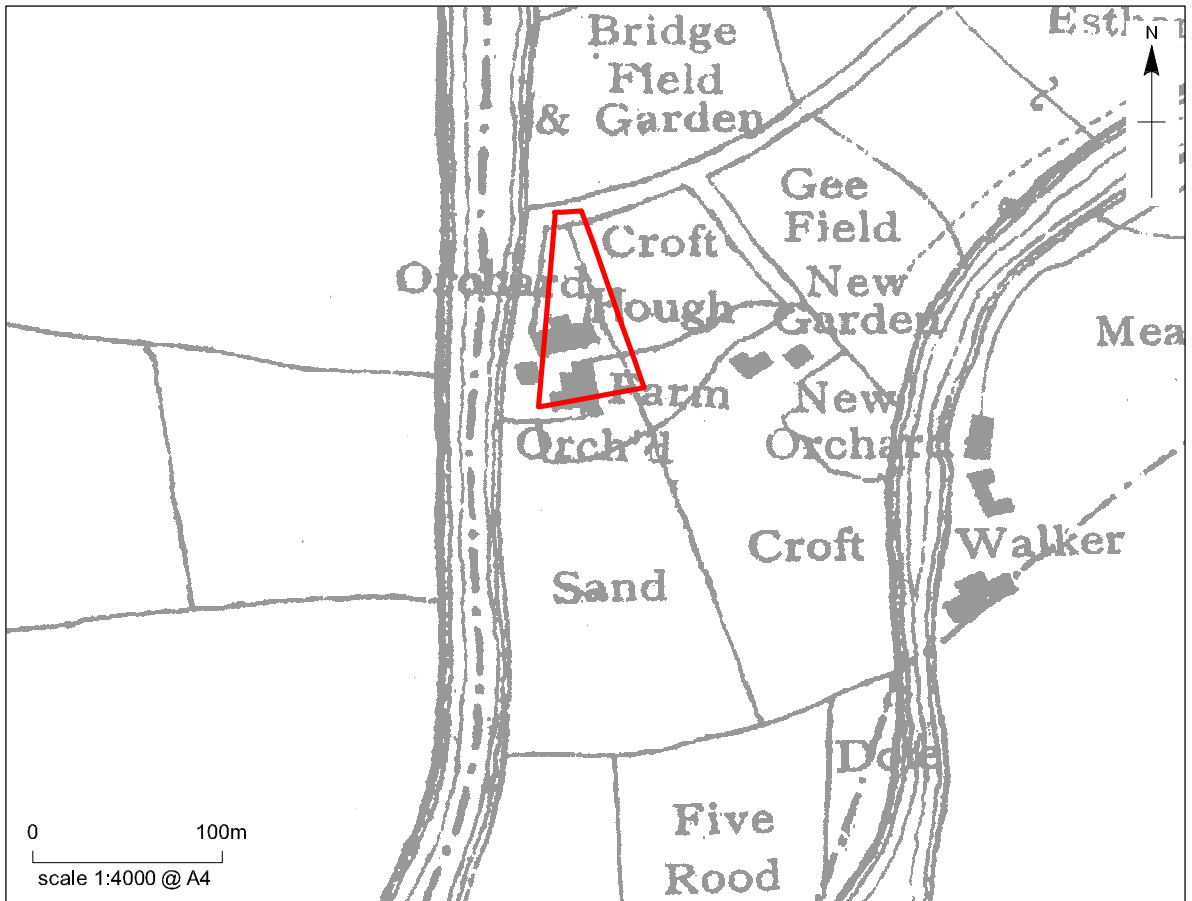
Figure 4



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Meadow Road, Salford: William Green map, 1794

Figure 5



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Meadow Road, Salford: Estate plans of Broughton 1808
(Redrawn by M.T. Crofton 1907)

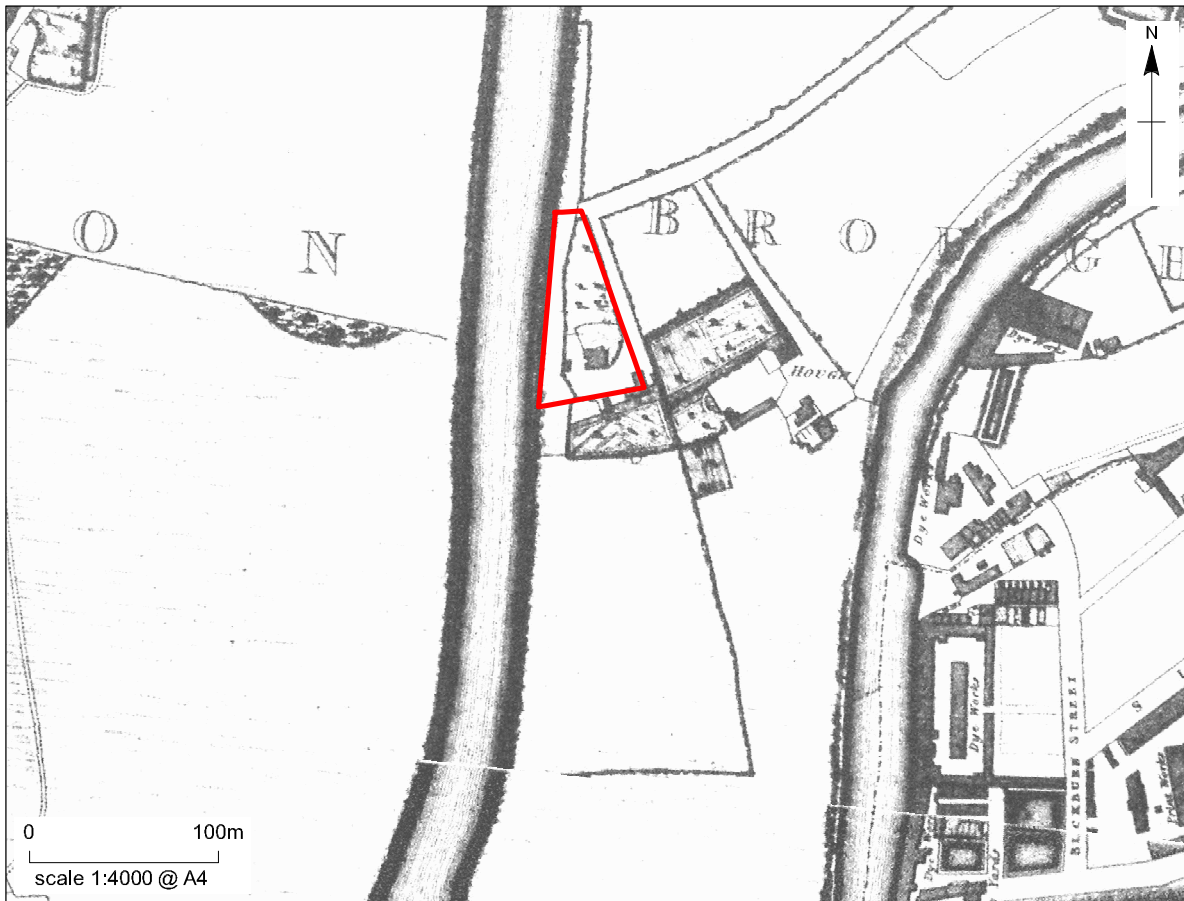
Figure 6



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Meadow Road, Salford: Swire Map, 1824

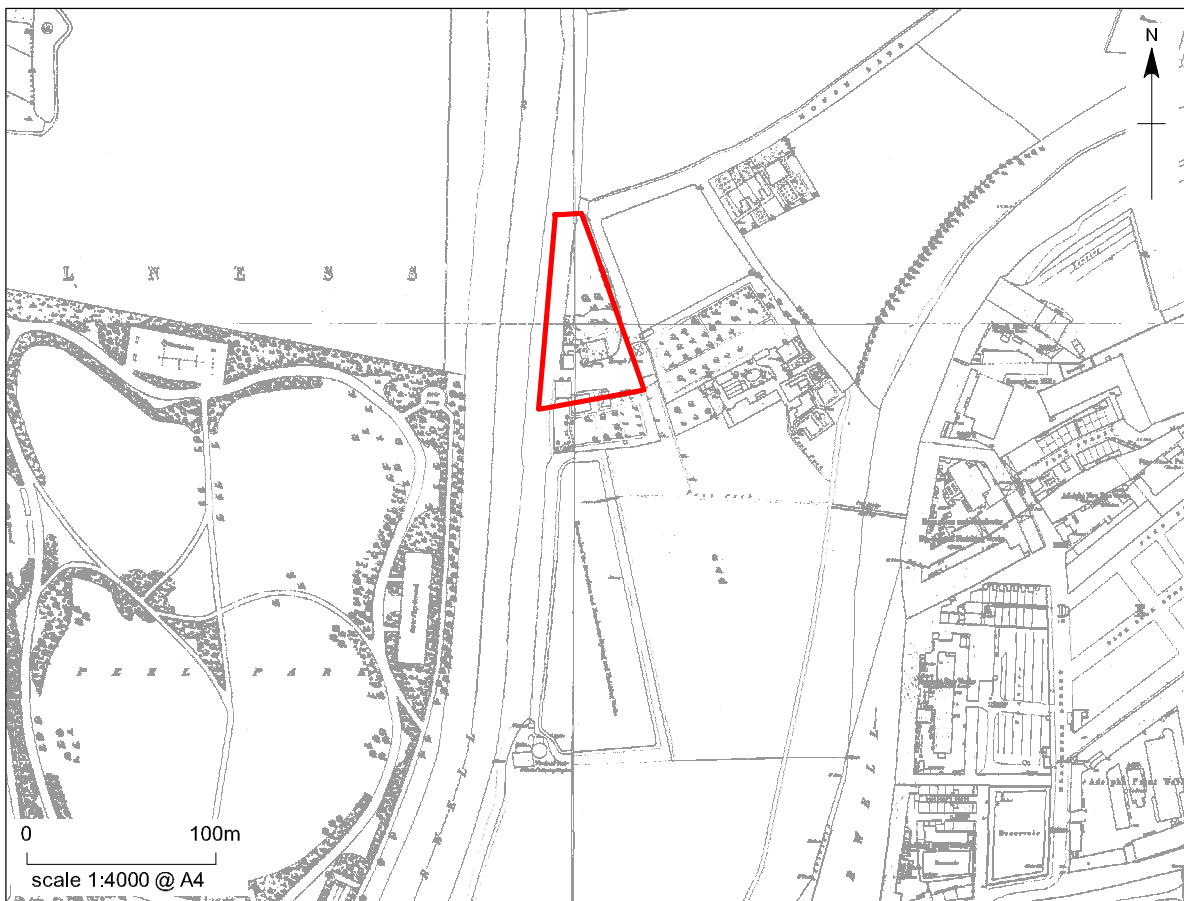
Figure 7



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Meadow Road, Salford: Bancks & Co. plan of Manchester and Salford, 1831

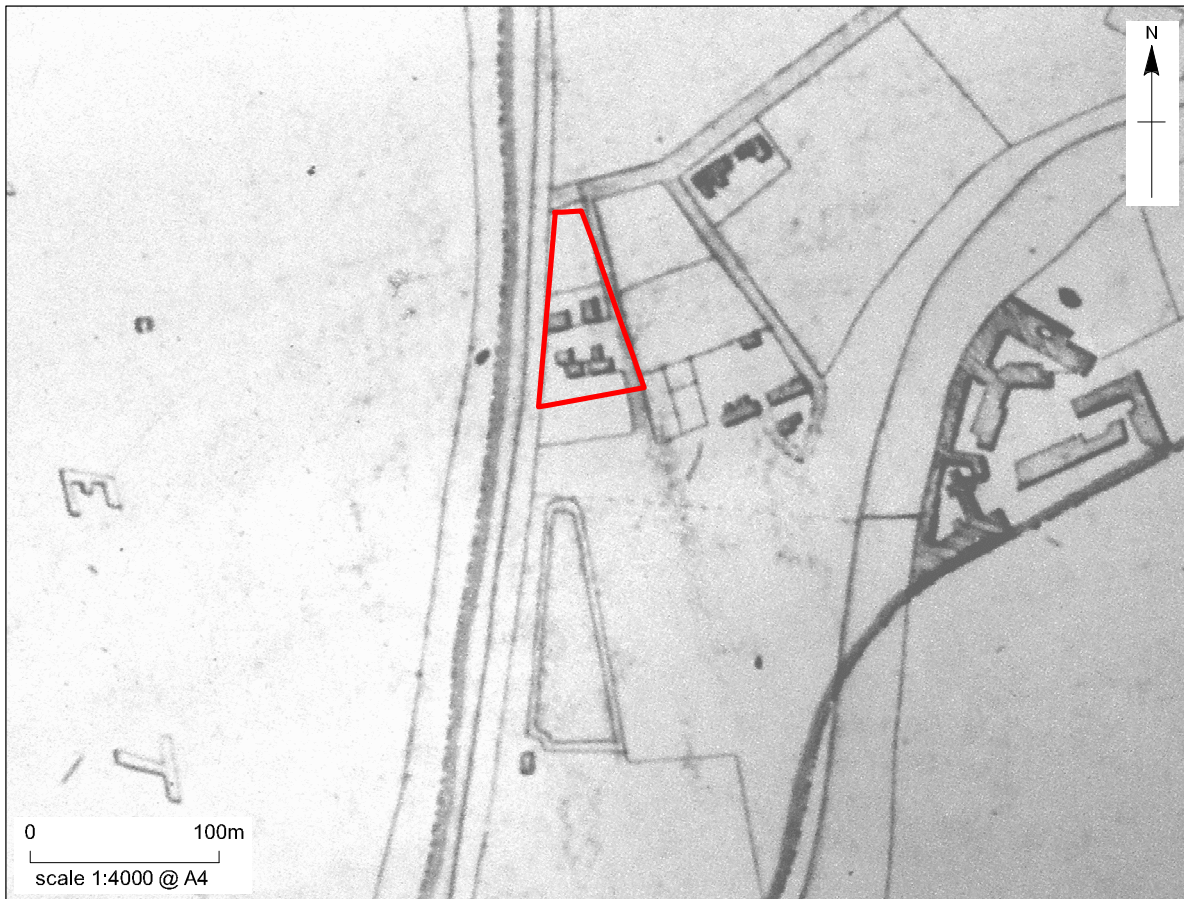
Figure 8



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Meadow Road, Salford: Ordnance Survey Map, 1848

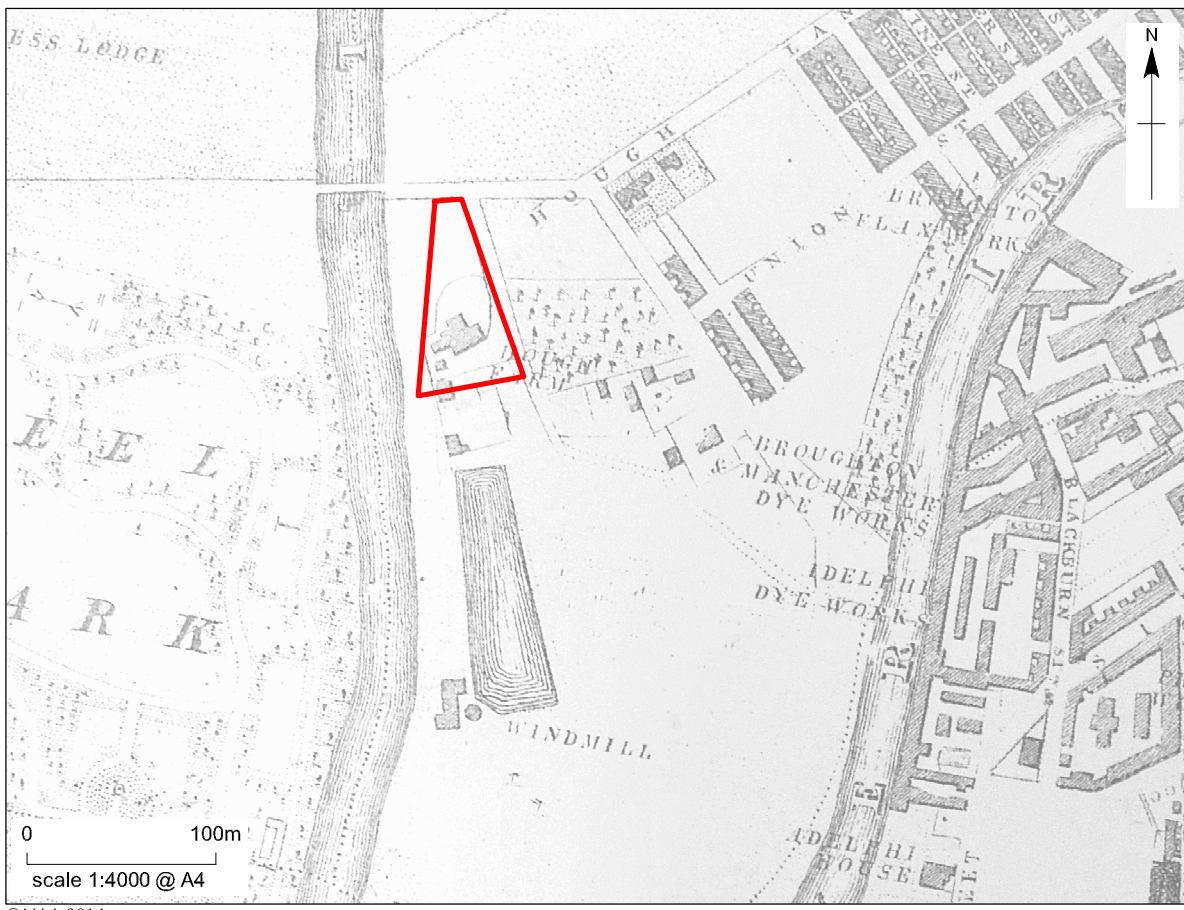
Figure 9



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Meadow Road, Salford: Tithe Map for the township of Broughton and Kersal, 1851

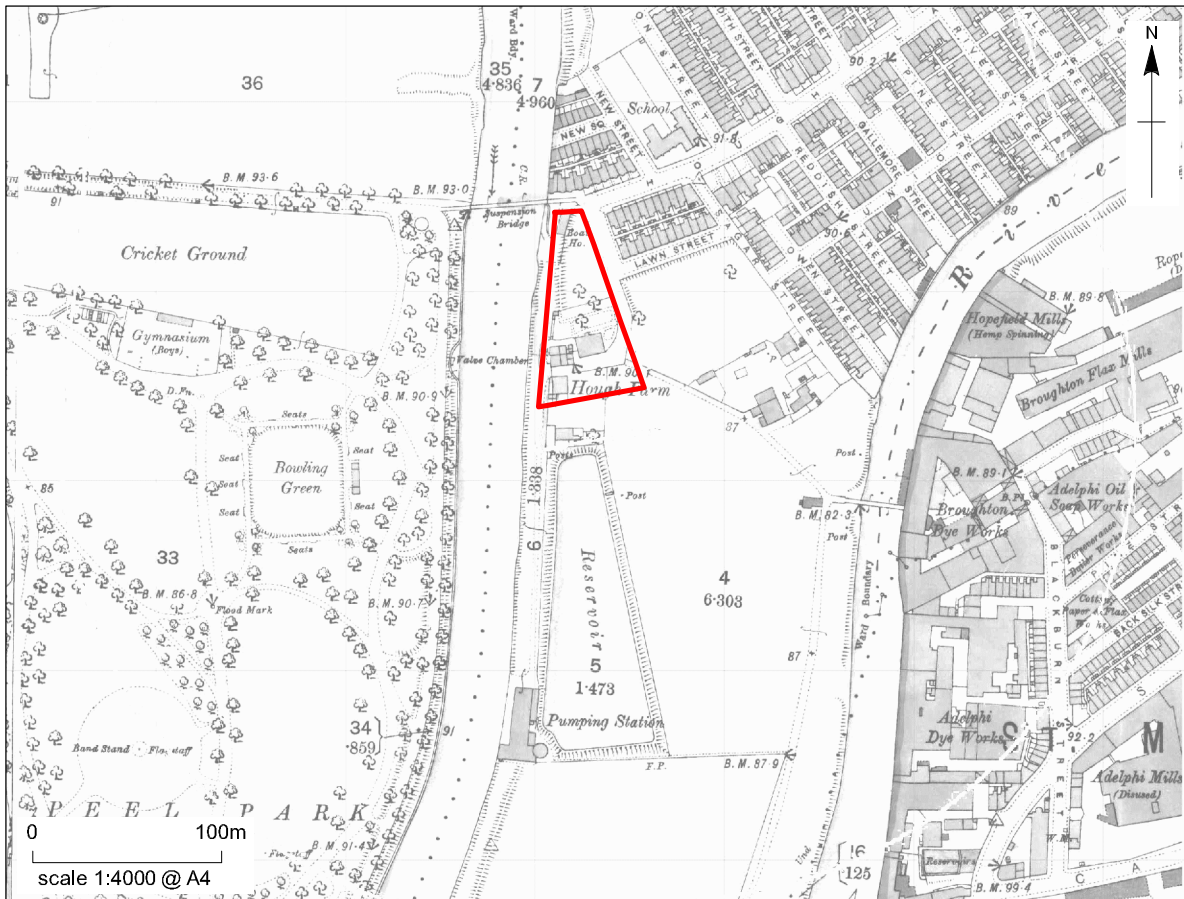
Figure 10



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Meadow Road, Salford: Slaters Map of Salford, 1871

Figure 11



Meadow Road, Salford: Ordnance Survey Map, 1895

Figure 12



Meadow Road, Salford: Ordnance Survey Map, 1908

Figure 13



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Meadow Road, Salford: Ordnance Survey Map, 1922

Figure 14



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Meadow Road, Salford: Ordnance Survey Map, 1933

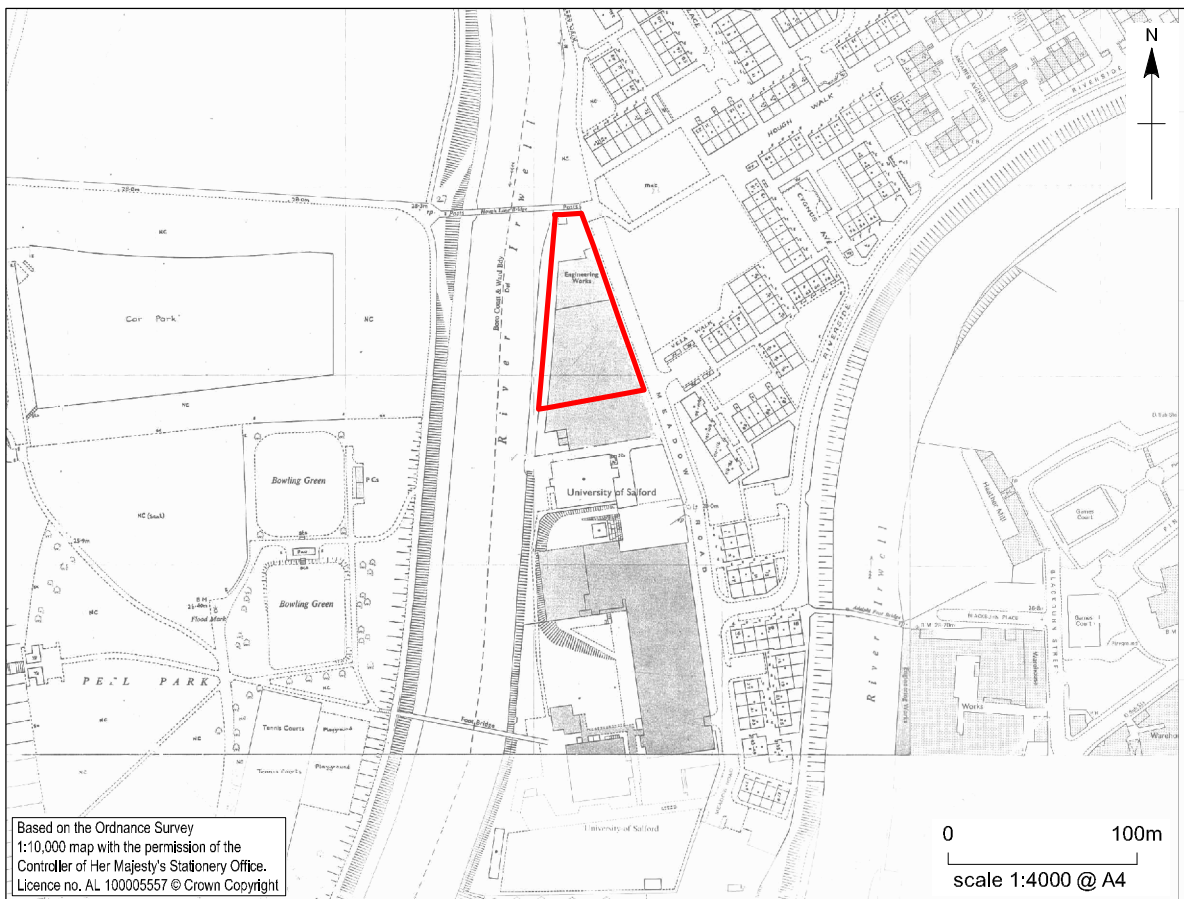
Figure 15



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Meadow Road, Salford: Ordnance Survey Map, 1951

Figure 16



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Meadow Road, Salford: Ordnance Survey Map, 1978

Figure 17



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*Meadow Road, Salford: view of the site from
Meadow Road bridge*

Plate 1



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*Meadow Road, Salford: view of the dye works and reservoir, 1965
(University of Salford USP44134e)*

Plate 2



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*Meadow Road, Salford: detail of western elevation
of one of the weaving sheds*

Plate 3



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Meadow Road, Salford: interior view of same wall in plate 3

Plate 4



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*Meadow Road, Salford: Cobbling surviving in north yard,
facing east*

Plate 5



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Meadow Road, Salford: detail of fire-proof columns

Plate 6



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Meadow Road, Salford: detail of stonework in river wall

Plate 7