



Paul Butler Associates

Planning, Development & Heritage Consultants

Infill Developments Ltd

**Land at 1 Commercial Street,
Manchester.**

**A Written Scheme of Investigation for a
Trial Trenching Evaluation.**

28 May 2021

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Professional Planning, Development & Heritage Advisors since 1992.

Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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1. Introduction

1.1 Paul Butler Associates Ltd have been commissioned to produce a Written Scheme of Investigation (WSI) for the trial trenching evaluation on a triangular plot of land currently in use as a car park at the junction of Commercial Street and Constance Street, Manchester. The site is proposed to be redeveloped for residential use. Condition 15 of Planning Permission (128433/FO/2020) states:

No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

(a) A phased programme and methodology of investigation and recording to include:

i) an evaluation through trial trenching;

ii) dependent on the above, more detailed excavation (subject to a separate WSI.)

(b) A programme for post investigation assessment to include:

- production of a final report on the investigation results.

(c) Deposition of the final report with the Greater Manchester Historic Environment Record.

(d) Dissemination of the results of the archaeological investigations commensurate with their significance.

(e) Provision for archive deposition of the report and records of the site investigation.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

2. Site Location

- 2.1 The site is located at the junction of Commercial Street and Constance Street in the Castlefield area of Manchester. The site is triangular and measures approximately 0.05 hectares. Access to the site is from the entrance from Commercial Street. The northern end of the site is bounded by a further small car park and a building fronting Little Peter Street. The site lies to the southeast of the Roman fort and likely over the Roman vicus. The National Grid Reference of the site is SJ 83433 97438.

3. Historical Background

- 3.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, although it is reasonable to suggest that Castlefield may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road (OAN 2005b). An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found (UMAU 2002; Gifford 2005). Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester ship canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street (OAN 2005b). All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci (Gifford 2005). No prehistoric finds have been found on the site itself.
- 3.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of c.2ha. A fort of this size could hold a 480 man infantry unit. It was rebuilt in stone around AD 200 (Bryant et al 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort: excavations on the southern side of Liverpool Road, centred on the former White Lion Street in 1972, excavations on Tonman Street, and an excavation between Liverpool Road and Rice Street (OAN 2005b). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1st century and continuing into the 3rd century. In total, the remains of 13 buildings were identified during the excavations in 1972, whilst the investigations at Tonman Street revealed another 15. These results were enhanced considerably by the conclusions drawn from excavations between

Liverpool Road and Rice Street, which provided evidence for building plot divisions, small-scale agriculture, and possible leather preparation. It was concluded that this site lay close to the periphery of the vicus on the north side of the fort. Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the river Medlock, which was discovered during the 1770s, and a temple of Mithras (OAN 2005a).

- 3.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005b).
- 3.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation were not conclusive (OAN 2005b). The Anglo-Saxons did however, build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14). The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians (GMAAS 2014).
- 3.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially (Farrer and Brownbill 1911, 180).

3.6 The subject site was built upon by 1851, with buildings along Greaves Street (later Constance Street) and behind those on Little Peter Street, as shown on Adsheads map of this year. By 1891 the site was fully developed, with the majority of the site covered. A smithy is shown to the north on the 1891 OS map and another industrial building to the east side, with a chimney shown. Knott mill and Commercial Foundry lay to the southwest of the site. The site remained in much the same into the 20th century, although the northern buildings were damaged by bombs during the Second World War.

4. Targeted Evaluation and Recording

Aims

4.1 The aim of a field evaluation is to gain information about the archaeological resource within a given area or site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context, leading to one or more of the following:

- The formulation of a strategy to ensure the recording, preservation or management of the resource;
- The formulation of a strategy to mitigate a threat to the archaeological resource; and
- The formulation of a proposal for further archaeological investigation within a programme of research.

4.2 In this instance the aim of the evaluation is to assess the survival, quantity and depth of any remains associated with the 19th century buildings on the site and/or the Roman vicus. Further, The North West Regional Research Framework suggests a range of research questions for various periods. In relation to the industrial period, the trenches will target both working class housing as well as the factory to the east. As such, the work may be in a position to address several research questions:

Ind22: How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?

Ind33: How well studied and understood are the back yards of workers housing and what is their significance?

Ind53: What can archaeology tell us about the production and use of consumer products and their typologies from the late 18th to early 20th centuries?

In addition to the industrial period, there is the possibility for Roman archaeology to be present, relating to the Vicus around the fort. In this case, the archaeology may be able to aid research into the following question:

R14: What were the date, extent, function and changes over time of extra-mural settlement (vici) in the region?

Method

- 4.3 The development site will be evaluated through trial trenching. This work will attempt to determine the extent, depth, character, function, and date of surviving archaeological remains. As per the planning condition the trial trenching results may or may not lead to a follow-on programme of more detailed targeted excavation. Two trenches shall be dug in the locations shown on Figures 7 and 8. The first shall be a 12m trench aligned east - west to the north side of the site, across the footprint of the former workers' housing. It should extend far enough west to catch the corner of the smithy, and far enough east to potentially locate the pump marked within the building range fronting Greaves Street. The second trench is 8m in length and aligned north - south towards the centre of the site, crossing the industrial building and chimney, formerly the yard area for No.1 court. The trenches shall be excavated by machine using a toothless ditching bucket to the top of archaeology, before being fully exposed and cleaned by hand by a team of suitably qualified archaeologists.
- 4.4 Context sheets shall be used for recording on site features. Photographic recording shall take the form of digital photography (DSLR 10 Megapixel minimum). An appropriate photo scale shall be present in each of the shots and a photo register compiled, recording the direction and subject of each shot. Features shall be located in plan and sections also produced at 1:20 scale.
- 4.5 All possible features and deposits will be examined and tested. Any encountered archaeological remains will be cleaned manually to define their extent, nature, form, condition and, where possible, date. Hand excavation will be undertaken by trained professional archaeologists, and shall occur only if it is deemed safe to do so. Features shall be half sectioned and sampled (as below). Where there are intersecting features, these intersections shall be targeted.

- 4.6 All finds are to be recorded by context. Significant 'small finds' should be located within three dimensions to the nearest 10mm and bagged and labelled separately, numbered and a simple description made so that they can be identified within the assemblage. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.
- 4.7 Those involved with recovery, treatment and packing and subsequent analysis of archaeological material will be familiar with accepted methods for its care and storage. There will be a presumption against the disposal of archaeological material, unless the material is clearly late 20th century. Any disposal that does take place will be on academic and professional grounds. The reason for any disposal, the manner in which it is done, and where the material was disposed should all be documented in the fieldwork archive. Disposal will be in the form of reburial on site. All finds and samples shall be collected, processed and sorted. They shall then be quantified and recorded for the report. Finds shall be labelled, packed and stored according to Manchester Archives measures. Manchester Archives shall be notified prior to the commencement of the works.
- 4.8 Human remains are not expected to be present, but if they are found they will, if possible, be left in-situ covered and protected. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately.
- 4.9 Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of CiFA 'Updated Guidelines to the Standards for Recording Human Remains' (2017) and Historic England guidance (2017).

- 4.10 Post excavation shall involve the digitisation of drawings and the compilation of a report. Finds shall be cleaned and processed. Where the assemblage is large, a sample of finds should be photographed for the report purposes. Any special finds should be photographed separately. The finds assemblage shall be assessed by a finds specialist to give an overview of its potential to meet the research aims of the project. The specialists will initially be Peter Middleton of Matrix Archaeology and Leigh Dodd of Earthwork Archaeology. The value of the archaeological material for research and/or educational use will also be recorded.
- 4.11 The results of each of the above evaluations will be described within a fully illustrated report, which will include the following:
- A non-technical summary of the findings;
 - Introductory statements including the background to the survey, which will include an outline of the planning context, the survey dates and location details;
 - The aims and purpose of the evaluation;
 - An outline of the survey methodology;
 - A summary of the sites history, development and importance;
 - An objective statement of results;
 - A conclusion (including a confidence rating);
 - Supporting data;
 - References; and
 - An index to and location of archive items.
- 4.12 The results of the evaluation work will inform any subsequent stages of work required. Should significant archaeology be found then targeted excavation may be required following a separate WSI.

5. Monitoring

- 5.1 Monitoring shall follow the guidelines set out in the CfA's Standard and Guidance for Archaeological Field Evaluation (2014, Updated June 2020). Non-compliance with the agreed WSI or project design must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The archaeologist on site shall keep Greater Manchester Archaeological Advisory Service (GMAAS) abreast of the works, so that they may monitor the work. They should also be notified immediately of any significant findings.

6. Archive

- 6.1 The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines (“The Management of Archaeological Projects”, 2nd edition, 1991), the “Guidelines for the Preparation of Excavation Archives for Long Term Storage” (UKIC 1990), and current ClfA “Standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (2014, Updated June 2020). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 6.2 The written, drawn and photographic archive will be placed with Manchester Archives within a reasonable time of completion of the project. A digital copy of the report shall be deposited with ADS through the OASIS database. A copy of the final report will also be deposited with the Greater Manchester HER. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project. This shall be done no later than one year after the completion of the work.

7. Health and Safety

- 7.1 Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters. Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Federation of Archaeological Managers and Employees (FAME) Health and Safety Manual.
- 7.2 All project staff will adhere to the Code of Conduct of the Chartered Institute for Archaeologists. The project will follow the requirements set down in the appropriate Standard and Guidance notes prepared by the Chartered Institute for Archaeologists and all staff will wear appropriate PPE.

Figures



Figure 1: Site Location



Figure 2: Site plan



Figure 3: Adshead's map of 1851

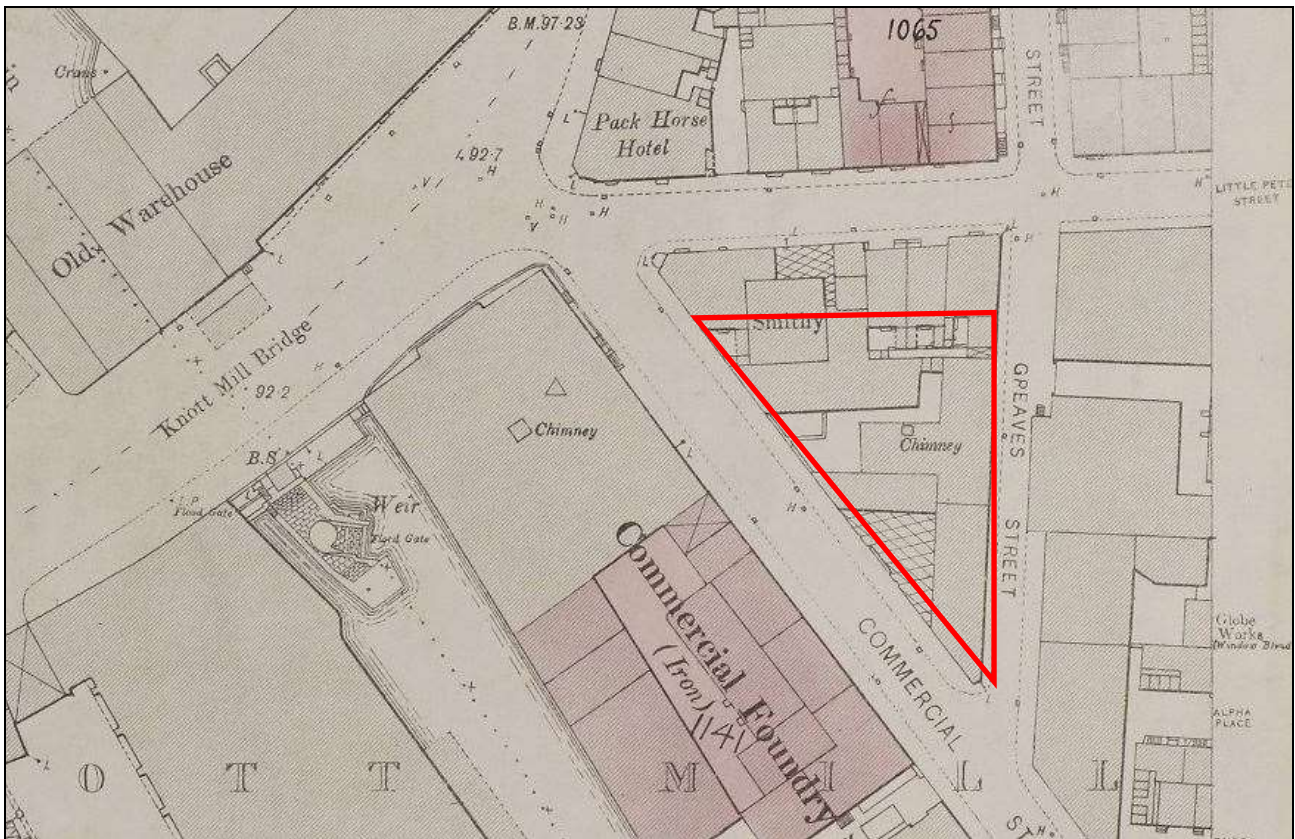


Figure 4: 1891 OS map 104.10.13



Figure 5: 1915 OS map Sheet 104.10



Figure 6: 1941 OS map Sheet 104.10

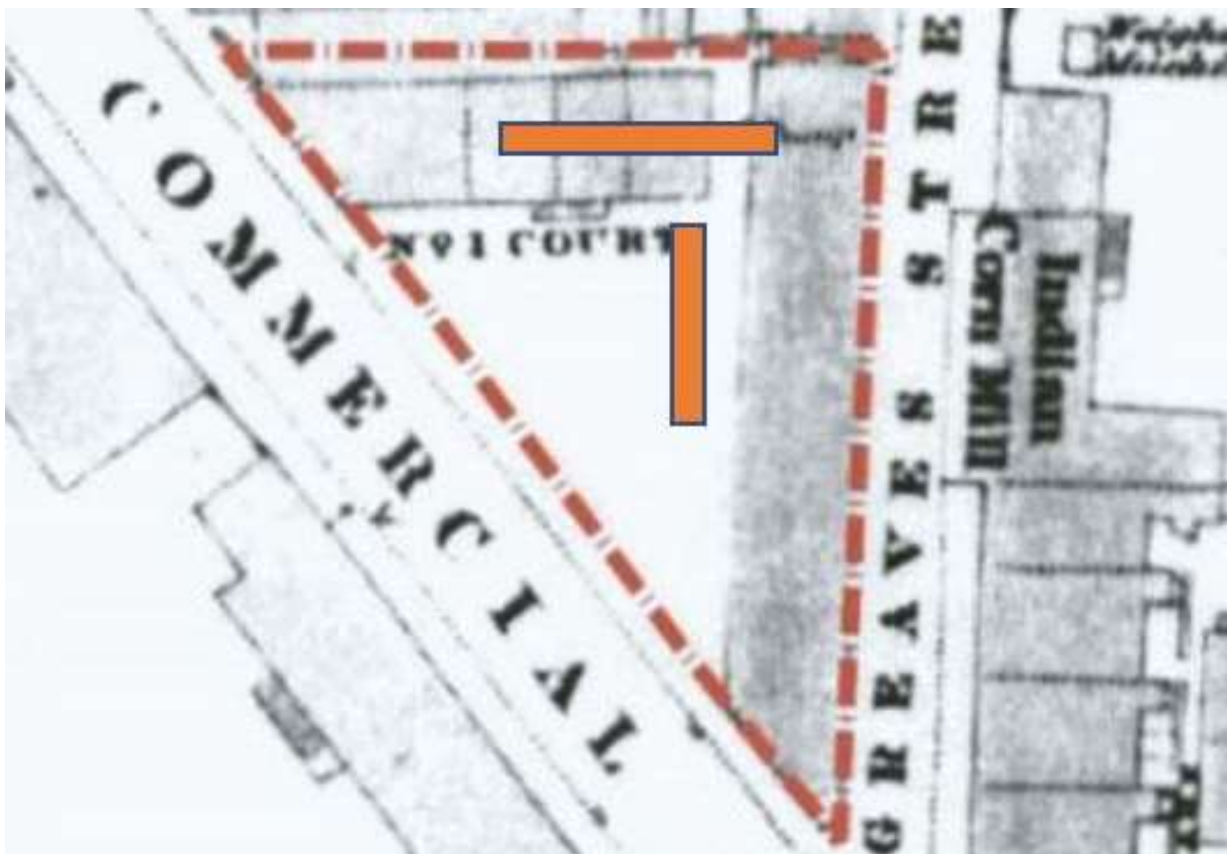


Figure 7: Trench locations overlaid on 1850 map



Figure 8: Trench locations overlaid on 1891 map