



Iain Soden Heritage Services Ltd

Modern living in an historic environment

Land at Leaf Street

Manchester

Archaeological desk-based assessment

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Land at Leaf Street, Manchester

Archaeological desk-based assessment

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Summary

Proposals for development of land at Leaf Street, Manchester include residential development with associated infrastructure.

An examination of readily available archaeological, historical and land-use information indicates that the site does not contain any statutorily-designated historic environment assets.

The site was, prior to the early 19th century, undeveloped farmland associated with the township of Hulme. As part of the rapid expansion of the city during the early part of the 19th century it was quickly developed. A workhouse for 300 inmates was constructed in 1840; occupying the southern half of the site, it was known as the Chorlton Union Workhouse. To the north were several streets of terraced houses laid out in a grid pattern common in Manchester. By the 1850s the workhouse was considered inadequate for the needs of the local population and a replacement was built at Withington. The Stretford Road workhouse was demolished in 1857. However, the site did not remain vacant for long and the Leaf Street Baths were constructed in 1860, occupying the central portion of the Leaf Street frontage. Designed by the architect Thomas Worthington, they were of Italianate design. A terrace was built along the Stretford Road frontage, the ground floors all functioning as shops.

Much of the immediate area was badly bomb-damaged during the Second World War, with almost all the terraces in the northern part of the site destroyed or damaged. The baths also suffered heavy damage and only the northern half was restored in the 1950s. The baths were the only remaining building left on the site by the 1970s and in 1976 these too were demolished. The site has remained undeveloped since.

Many of the buildings succeeding the workhouse were cellared and any remains of this early building are likely to be severely truncated and difficult to interpret. There are likely to be remains of the later bath complex, in particular the more deeply founded structures, such as the former pools and chimney, as well as cellars associated with former terraced housing. Any such remains would be significant in a local context. However, there has not previously been any sort of investigation within the site and the degree of survival remains uncertain.

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INTRODUCTION

Background

Iain Soden Heritage Services Ltd was commissioned by City South Manchester to conduct a desk-based assessment on land proposed for development at Leaf Street, Manchester (NGR: SJ 836968; Fig 1). The project will involve residential development of land with associated infrastructure and ground-works. Current plans are for four new apartment blocks between three and five storeys in height. The site is currently a park, known as Spider Park, and contains a small copse and some landscaping.



Fig 1: Site location

Contains Ordnance Survey data ©Crown Copyright 2015

Planning policy context

National policy

The government published the National Planning Policy Framework (NPPF) in March 2012 replacing previous national policy (that part relating to heritage was Planning Policy Statement (PPS) 5: Planning for the Historic Environment). NPPF provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets.

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The framework covers those heritage assets, whether a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration in planning decisions. These include those that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour of their conservation. The significance of a heritage asset may be derived not only from its physical presence, but also from its setting.

Paragraph 128 states that *Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Paragraph 129 states that *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

Local policy

Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework. Within the Core Strategy is extensive guidance concerning the city's heritage. Specific policies include Policy EN3:

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

EN3: New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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The Core Policy replaced much of the Unitary Development Policy, but some are still extant, including Policy 20: Archaeology:

DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

- a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
- b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings. In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
- c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Reasons :-

Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention in place and against any damage occurring to them or to their setting. The policy gives effect to the obligation placed on the Council by statute to give particular attention to development proposals affecting Ancient Monuments and sites of archaeological interest, and reflects the general policy objective set out policy E2.8 in this plan. The Council will rely on the coverage of Ancient Monuments and sites of archaeological interest contained in the Sites and Monuments Record for Manchester for evidence of known archaeological remains.

Site location, topography and geology

The site is located to the south-west of Manchester city centre and bounded by Clarendon Street to the north, Princess Parkway to the east, Stretford Road to the south and Leaf Street to the west. The site, c0.65ha in size, is currently parkland, with a variety of trees, grass and small areas of paving. There is a footpath along the eastern boundary.

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The bedrock geology of the site is recorded as sandstones of the Chester Pebble Beds Formation, formed in the Triassic (<http://bgs.ac.uk>). The overlying superficial deposits are recorded as sands and gravels, with possible deposits of Till along the eastern boundary of the site. The site is generally flat, lying between 34-37.5m above Ordnance Datum.

A site visit was carried out on 17/06/15. Much of the park was covered in relatively long grass and there was a small copse in the southern half. There were several mounded features bounded by wooden posts in the northern half, including a possible replica 'snail mound'. There are several banks and areas of raised ground, particularly along the southern side boundary and in the centre of the park, which may represent demolition material from former buildings; these are up to 2.5m high. No upstanding remains were noted in any part of the park.



Fig 2: The site, looking south-west



Fig 3: The northern part of the park, looking west



Fig 4: Looking south along Leaf Street towards new university accommodation

Sources

The Historic Environment Record (HER) at Greater Manchester Archaeological Advisory Service was consulted for documented historic environment assets within and around the proposed development area (Fig 1). A search area of 500m radius surrounding the proposed development area was applied for HER records and statutorily designated heritage assets.

Visits to the HER and the Central Library, Manchester were undertaken in order to check historic maps of the area, as well as any other relevant documents and local history books.

The online Historic England (formerly English Heritage) resource *National Heritage List for England (NHLE)* was consulted in order to identify designated heritage assets within the proposed development area (<https://www.historicengland.org.uk/listing/the-list>). The English Heritage document *The Setting of Heritage Assets* (EH 2011) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

Regional research guidance consulted for this report included:

- Brennand, M, (ed) 2005a *Research and Archaeology in North-west England: An Archaeological Research Framework for North-West England, Volume 1, Resource Assessment*
- Brennand, M, (ed) 2005b *Research and Archaeology in North-West England: An Archaeological Research Framework for North-West England, Volume 2, Research Agenda and Strategy*

Significance

Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise scheduled monuments, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to scheduled monuments, be considered subject to the same policies.

Significance is assessed using English Heritage's guidance document *Conservation Principles* (EH 2008). This document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to place using four categories: evidential, historical, aesthetic and communal value. The document includes a recommended approach to assessing significance.

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Designated heritage assets

There are no Listed Buildings, World Heritage Sites, Scheduled Monuments, Registered Parks & Gardens or Registered Battlefields within or close to the proposed development area. The closest designated heritage assets are all listed buildings.

There are only three to the west of the site; the Roman Catholic Church of St Wilfrid lies 345m away and the Hulme Hippodrome and The Playhouse lie around 430m to the south-west of the site. All are grade II listed. There are significantly more to the east, largely concentrated either side of Oxford Street. The closest, c 350m to the north-east, are a group of former mill buildings including a former cotton mill and mill chimney stack on the east side of the junction with Cambridge Street, Chorlton Old Mill and Chorlton New Mill. A group of further buildings just over 460m to the east include the Roman Catholic Church of St Augustine, the former Manchester Ear Hospital, the Ormond Building, Manchester Metropolitan University, the Righton Building, the Grosvenor Building and the former town hall facade to the Mable Tylecote Building.

Previous archaeological investigation

There has been limited archaeological excavation in the close vicinity of the site. The development of the new Manchester Metropolitan University campus at Birley Fields on the south side Stretford Road involved excavation with community involvement. While some of the anticipated remains had been destroyed, foundations of the Holy Trinity church, which had been constructed on the south side of Stretford Road in the 1840s, were excavated.

Historical background

Earlier prehistoric

There are no known sites or finds dating from the earlier prehistoric period recorded either within or close to the site. The prehistoric period in this area is still relatively poorly understood, although, in common with other areas, preferred locations for settlement appear to have been concentrated on lighter soils associated with sand and gravel geologies, avoiding the heavier soils associated with clay. Several worked flints and a fragment of late Bronze Age/Iron Age pottery have been found in Castlefield.

It is considered that there is a negligible potential for finds or features of this date within the proposed development area, due to the lack of previous finds in the vicinity coupled with the subsequent truncation by 19th century development and 20th century demolition.

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Iron Age/Roman

Iron Age settlement is likely to have taken the form of small, dispersed settlements/farmsteads scattered across the landscape; there is, however, no evidence for activity of this date in the vicinity.

A major Roman road linking York and Chester was located to the north of the site; its course broadly followed the modern alignment of Chester Road. A Roman fort was established on the course of the road by c78 AD in the area of modern Castlefield. It subsequently went through successive phases of rebuilding, culminating in a stone-built fort constructed in around 200 AD. A substantial settlement, known as a *vicus*, quickly grew up outside the fort and was primarily located along the road beyond the North Gate of the fort and southwards along the Chester Road.

However, the known extent of the Roman settlement lies some way to the north of the current development site. It is considered that there is a slight/negligible potential for features or finds from this period being found on site, due to the lack of known settlement in this area combined with the likely destruction of earlier deposits by 19th century development and 20th century demolition.

Saxon/Medieval

A burh, or fortified base, was established in Manchester in 919 AD by King Edward the elder. Its location may have either been close to the former Roman fort at Castlefield or in the vicinity of the later cathedral. Certainly, by the later 11th century the cathedral area had become a new focus of settlement and a castle appears to have been constructed on the site of Chetham's School.

The site lies within the historic township of Hulme; the origin of the name appears to mean 'a piece of land on a stream' or 'dry ground in a marsh' and was originally thought to be of Old Danish descent, but more recently an English dialectical form of the Old Norse *holmr* (but with the same meaning; Horovitz 2003). The name Hulme is common, on its own or as part of a place-name, and often relates to small settlements. It is because of the number of similarly named places that the early history of Hulme is obscure, but the Dean of Manchester held it of the manor of Salford in the 12th century, although it was included in the manor of Manchester in the survey of 1320 (Farrer and Brownbill, 1911). In around 1300, Geoffrey de Hulme appears to have possessed the manor, but this family was replaced early on in the century by the Rossendales and then by the Prestwich family who held it until the later 17th century. Hulme Hall, shown on Yates' map to the north of the site, was the most important building in the township and accounted for ten of the 34 hearths listed in the 1666 Hearth Tax returns for Hulme.

Until the 19th century, Hulme appears to have been sparsely populated; settlement largely comprised dispersed farmsteads and halls. Yates' map of 1786 depicts a rural landscape on the outskirts of Manchester and it is likely that medieval settlement was similar in its dispersed pattern.

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It is considered that the potential for Saxon/medieval finds or features being found on site is slight. The area of the site is likely to have been agricultural land with no nearby settlement.

Post-medieval/modern periods



Fig 5: Yates 1786 (approximate location of site marked)

Late 18th and early 19th century maps of the area depict the rapidly expanding city to the north, but indicate that much of Hulme remained relatively undeveloped. By 1818-19 (Fig 6), there was development present to the north and north-east, but the only buildings close to the site, were those of Jackson's Farm to the south.

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Fig 6: Johnson's Map of the parish of Manchester 1818-19

Banck's map of 1831 indicates the proposed route of what was to be Stretford Road aligned through what was essentially still a rural landscape (Fig 7). The site comprised a series of large regular fields, with ruler-straight boundaries, possibly a result of Parliamentary Enclosure. Several ponds or pits are likely to have been marl pits. Marl (a source of calcium carbonate) was extensively excavated for spreading on the fields to increase productivity. In 1831, the population of Hulme was 9,621 but by 1841 it had risen to 26,982. This near threefold increase in a decade gives some idea of how quickly the township was developed. Pigot's map of 1836 shows a grid pattern of streets laid out, but with no development present within or close to the site (Fig 8). However, the 1850 Ordnance Survey map (which was surveyed in 1848) shows the site and surrounding area almost entirely developed, with a workhouse on the southern half of the site and terraced housing on the northern (Fig 9).

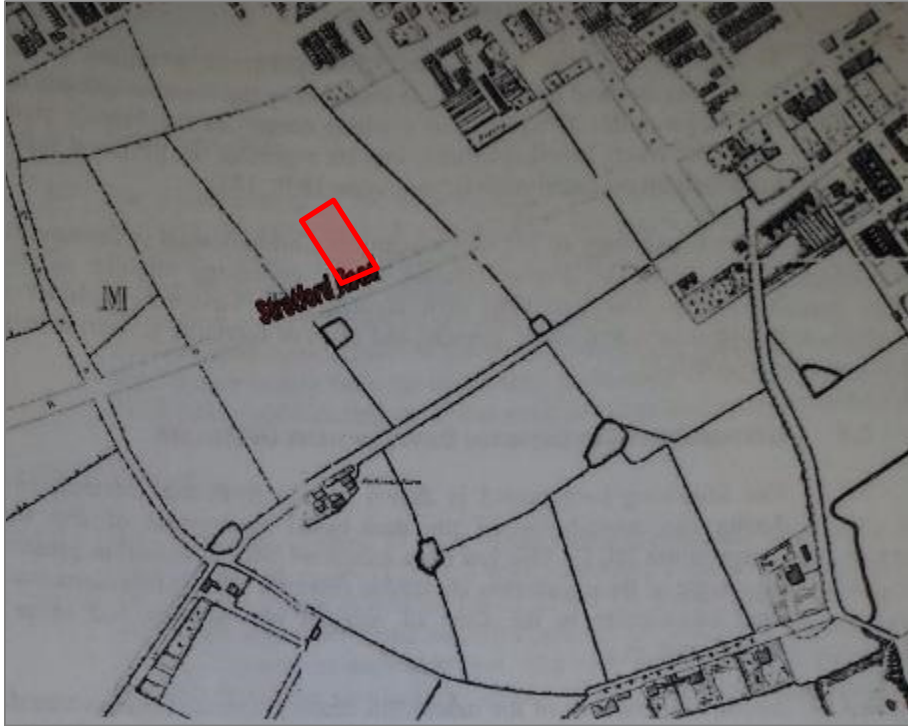


Fig 7: Banck's Map of Manchester 1831 (approximate site location)



Fig 8: 1836 Pigot's map of Manchester

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Fig 9: Ordnance Survey map 1850, 1:1,056



Fig 10: 1850 Ordnance Survey map (close-up of workhouse)

The workhouse was built on the corner of Stretford Road and Leaf Street in around 1840. In 1834, the New Poor Law was passed, which attempted to create a national relief system. Around 600 unions were established, each governed by a board of guardians. The main responsibility of the guardians was to set up a 'deterrent' workhouse, which was capable of housing seven different classes of pauper: aged or infirm men, able-bodied men (over 13 years), boys of 7-13, aged or infirm women, abled

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bodied women (over 16), girls of 7-16 and children under 7. Each class was to be segregated. While some of the unions inherited workhouses of the old Poor Law which could be adequately converted, some 320 boards made the decision to build a new workhouse. Model plans for workhouses were drawn up by Samuel Kempthorne and were published in the first and second annual reports of the Poor Law Commission. They included two radial designs known as the 'square' and hexagon' plans, both with a central polygonal hub from which the governor could supervise the yards (Fig 11). A workhouse design of a cruciform plan was known as the '200-pauper' plan.

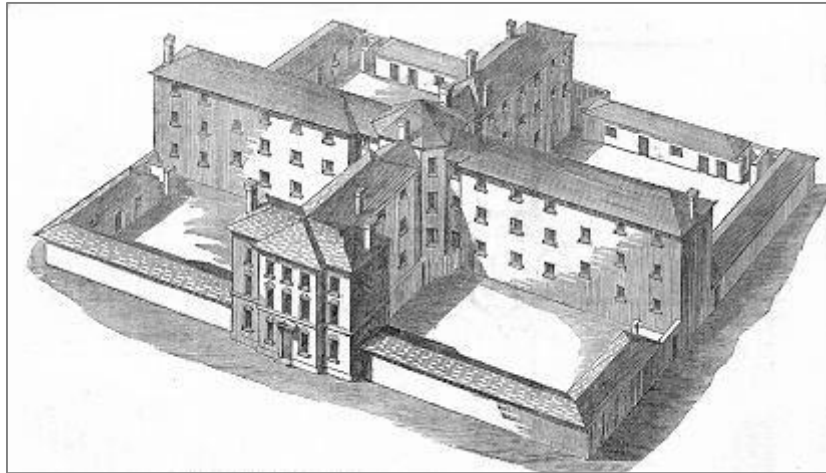


Fig 11: Perspective view of a workhouse for 300 paupers, Samuel Kempthorne

The Chorlton Union was set up in 1837 and included the parishes of Ardwick, Burnage, Chorlton-upon-Medlock, Chorlton with Hardy, Didsbury, Gorton, Hulme, Levenshulme, Mosside, Rushulme, Stretford and Withington. Due to the rapidly expanding nature of many of these parishes, it must have been immediately clear that new buildings were required to house paupers. No information has been found regarding the architect of the workhouse, but the plan-form of the finished building is clearly a derivation of Kempthorne's square plan, retaining the central hub but with the front-facing central spine removed. According to the map, the central hub contained the general dining and chapel, but the governor's office may have been located on an upper floor. Somewhat unusually, there appears to have been an area of landscaped garden on the Stretford Road frontage.

This edifice has been recently erected. It is situated on the Stretford New-Road, in a very pleasant and airy situation. It is conducted on the plans of the New Poor Law, all of which are here, we believe, fully carried out (Love 1842).

In the Seventh Annual Report of the Poor Law Commissioners for England and Wales (1841), it was stated that *In completing and furnishing the Union Workhouse, the Guardians have had in view a rigorously careful expenditure of the funds of the ley-payers, and economy has been strictly studied in*

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the erection of the house. The expense is calculated to be under £9,000, of which £2,772 has been paid for the land required.

However, the workhouse was quickly unable to cope with the sheer number of people that required relief and was, by that date completely surrounded by development and incapable of further expansion; the large exercise yards that had originally been part of the design may have been taken up with additional buildings. The overcrowding of the workhouse caused unsanitary conditions that were clearly a great concern:

The late workhouse of the Chorlton Union was originally erected in an open and healthy situation. There were, however, serious sanitary defects in its construction, and these became aggravated by the necessity of erecting additional buildings within a limited space, and by the occupation of the previously open surrounding area by closely packed dwelling houses. The sanitary condition of the inmates consequently from year to year deteriorated. The Asiatic cholera in 1849 was very fatal – measles and scarlatina prevailed extensively and very destructively- instances even of apparent origination of typhus took place- and on one occasion puerperal fever broke out...These facts having been frequently brought before the Guardians and the Poor-Law board, a removal of the establishment to a more airy situation was determined on, and that of Withington was chosen. The removal to the new workhouse took place in September 1855. The number of inmates in the year ending with that month, which was the last in the old house, was 2,879; the deaths in the same period amounted to 179. In the year ending September 1856, the first passed in the new house, the number of inmates was nearly the same, viz 2,387; but the deaths fell to 125 (Adshead 1859).

The Leaf Street workhouse was demolished in early 1857 according to Cornish's Guide (1857). The new workhouse, designed by William Hayley, Son and Leigh Hall, had been built in 1854 at Nell Lane, Withington.

The terraced housing located on streets in the northern part of the site appear to have been through-houses with small yards and privies to the rear. It appears from Adshead's article that the houses were built after the workhouse, in the period after 1840. They had been built when a number of acts were passed to improve the living standards in the city and were an improvement on the earlier back-to-backs. There was access to the rear of the houses via a central ginnel/alley.

Large-scale maps of the period show light-wells on many of the property frontages, indicating that cellars were present along the entirety of Devonshire Street, half of the south side of Caton Street, the eastern side of Nelson Street and Stretford Road. However, there were few cellars associated with houses in the northern streets even though these were, on average, larger. In Whellan's 1853 directory, there were a variety of trades represented within the site area: on Leaf Street there was a

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tailor, engraver, joiner and broker, on Caton Street a smallware dealer, furniture broker, greengrocer and shoemaker among others. In 1849, Hulme was noted as *a new district. Very few years ago, a great portion of the space now filled with humble but comfortable streets was open fields...the people of Hulme live in better built houses...and consequently take more pleasure and pride in their dwellings* (Reach 1972). The better quality of the housing in this area has recently been observed during excavations at Birley Fields (OAU 2014), where cellars of two houses on Dale Street were recorded.

Further development in the area included the construction of Holy Trinity Church on the southern side of Stretford in around 1840. It was designed by the architect George Gilbert Scott, who is notable for his many public buildings, particularly workhouses, in partnership with William Bonython Moffat.

During the 1830s and 1840s there was a growing concern over the unsanitary conditions in which the lower-classes lived, with outbreaks of cholera recorded in the 1830s and 1840s as well as endemic typhus and consumption. There was a growing awareness of the importance of the relationship between cleanliness and health and the requirement for the labouring classes to have basic access to washing facilities. The Commission for Baths and Wash Houses was established in 1844 and in 1846 the Baths and Wash-Houses Act was passed as part of wide-ranging social reform bills of the period. In the same year the Local Baths and Wash House Boards were formed. The Manchester and Salford Baths and Laundries Company was set up in 1854 and in 1855 Thomas Worthington was appointed as the architect. Worthington had spent eight months touring Europe, particularly Italy, and his sketches of the Italian Renaissance and Gothic buildings he encountered there provided great inspiration for his own later designs. Two initial sites, at Greengate, Salford and Mayfield, Ardwick were identified. Both were located in densely populated slum areas close to the city centre. The Collier Street Baths, Greengate, Salford were completed in 1856 and the Mayfield baths shortly afterwards. The Mayfield baths were destroyed in an air raid in World War Two, but the Collier Street baths survive and are Grade II* listed.

On the Leaf Street frontage a public bath house was constructed on part of the former workhouse site in 1860 (HER no. 9921.1.0; Fig 12). Of a larger scale than the two earlier baths, it was also of Italianate design by Worthington. It was of two storeys with a central attic storey and built from brick with stone dressings. There was the same segregation of both class and sex, with 1st and 2nd class baths (Figs 13 and 14). The baths were arranged side-to-side along the formal entrance façade allowing separate entrances for the different classes with the service blocks located to the rear. The swimming pool halls were spanned by Worthington's innovative laminated timber arch-braces cantilevered from cast iron consoles (Fig 23). Its chimney rose to over 100', taller than any church in the vicinity. At the eastern side of the complex was the boiler house where two double-ended Lancashire boilers heated the water with more than 8,000 gallons for the baths. The water in the baths themselves had no

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filtration or chlorination and was simply emptied out when considered too dirty (twice a week), although the water was circulated by pumps to prevent scum forming on top (Ramsden 2001). A terrace of relatively large buildings was built along the Stretford Road frontage and further housing along part of Nelson Street.



Fig 12: Leaf Street frontage of baths (chimney visible to rear; Manchester local image collection m57327)



Fig 13: Male 1st class baths (Manchester local images m57329)

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Fig 14: Female baths, 1920 (Manchester local images m57332)

In 1883, trade directories indicate that along Stretford Road, there was a baker and flour dealer, ladies outfitter, draper, mourning warehouse and cabinet maker. In 1898, plans were received for the alteration of shops on the corner of Leaf Street and Stretford Road. The plans show that both properties had cellars from front to back and that the corner property was still a bakery, with a bakehouse and two ovens in the cellar to the rear. The bakery premises extended east into the back yard of the adjacent shop. In essence, the plans involved the construction of a third oven in the basement and kitchen above. The former kitchen and scullery of the adjacent premises were to be demolished to make way for the new oven and notes on the plans indicate that it was no longer intended to be a dwelling. Map evidence indicates that these plans were carried out.

Between the end of the 19th century and the Second World War, there appears to have been very little change to the overall layout of buildings within the site (Figs 17 to 20).

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Fig 15: Plans of shop at present, Stretford Road, 1898

Leaf Street, Manchester

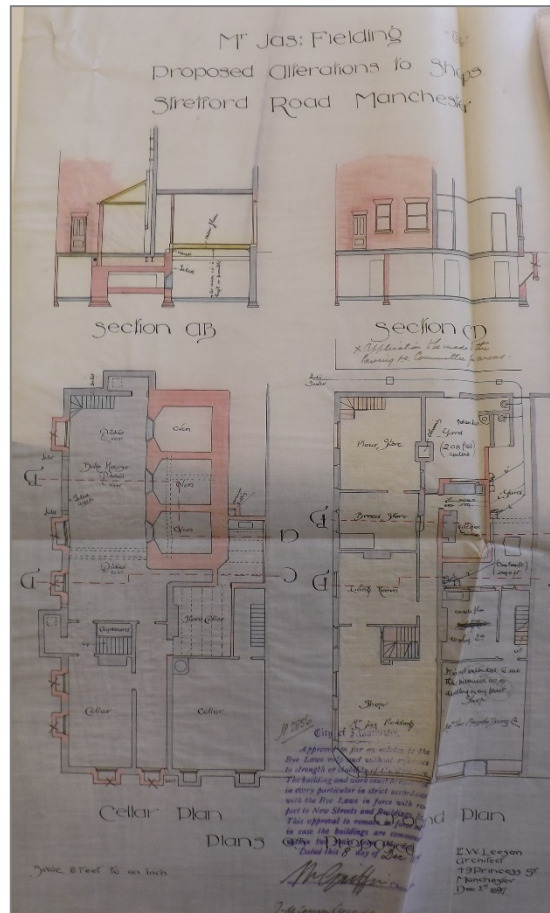


Fig 16: Plans of shop as proposed, Stretford Road, 1898

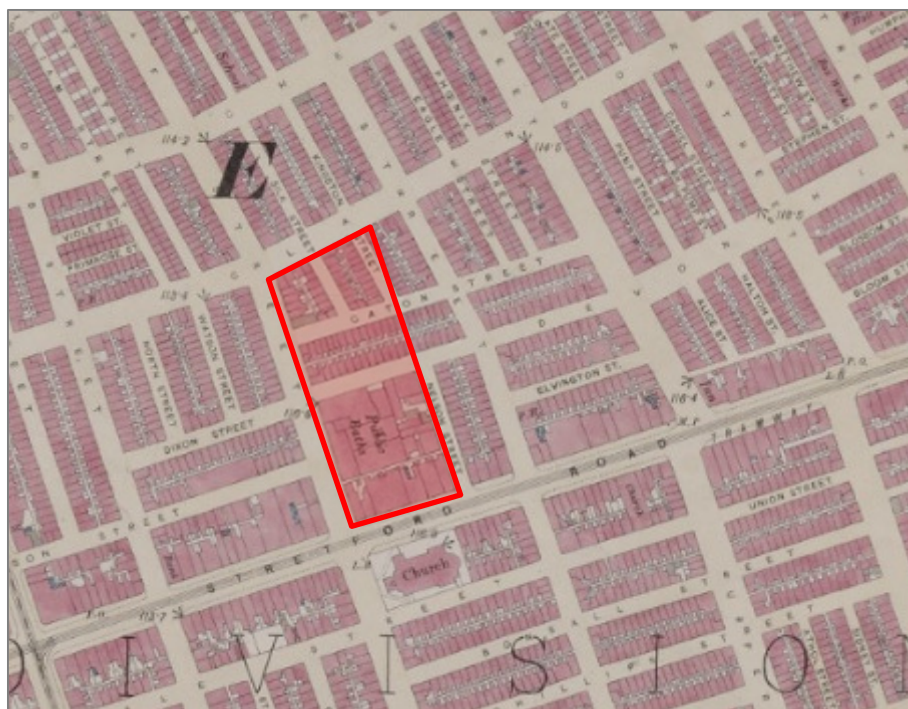


Fig 17: Ordnance Survey 1896

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Fig 18: Ordnance Survey map, 1898

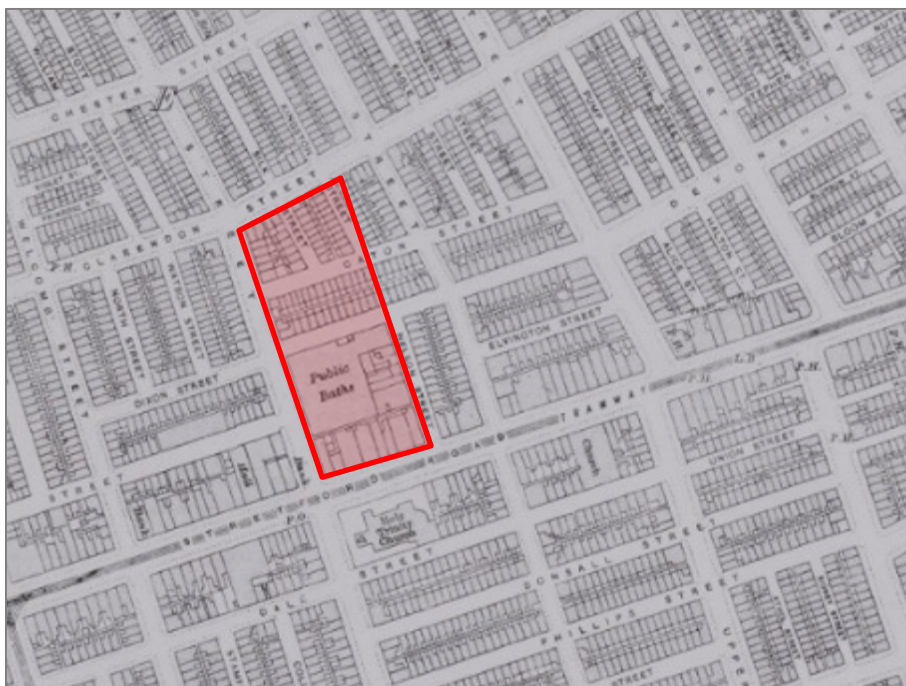


Fig 19: Ordnance Survey map, 1922

Leaf Street, Manchester

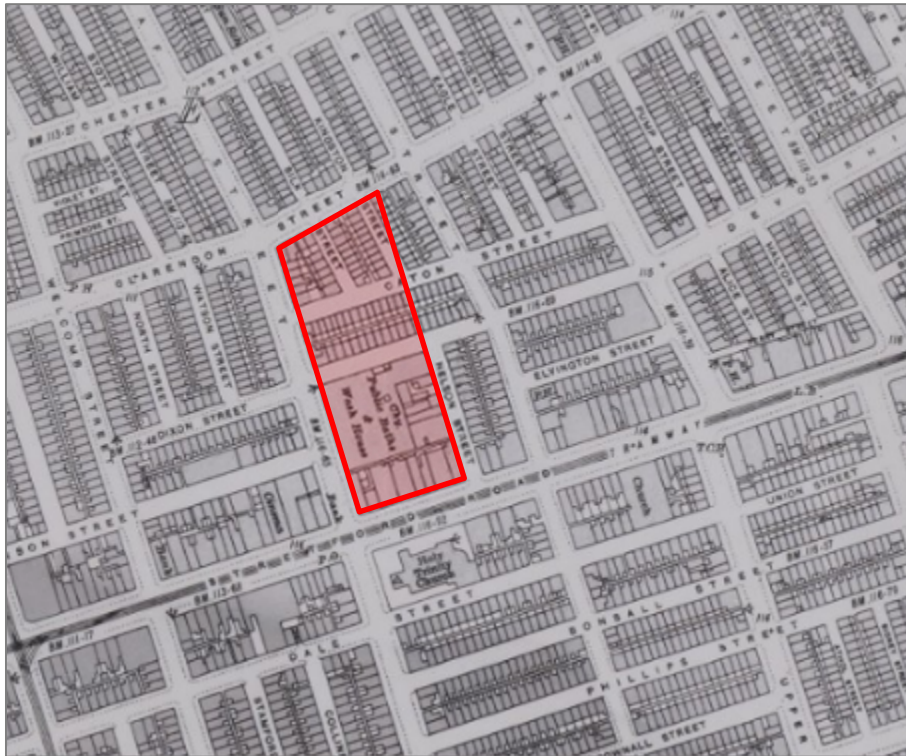


Fig 20: Ordnance Survey 1932 edition

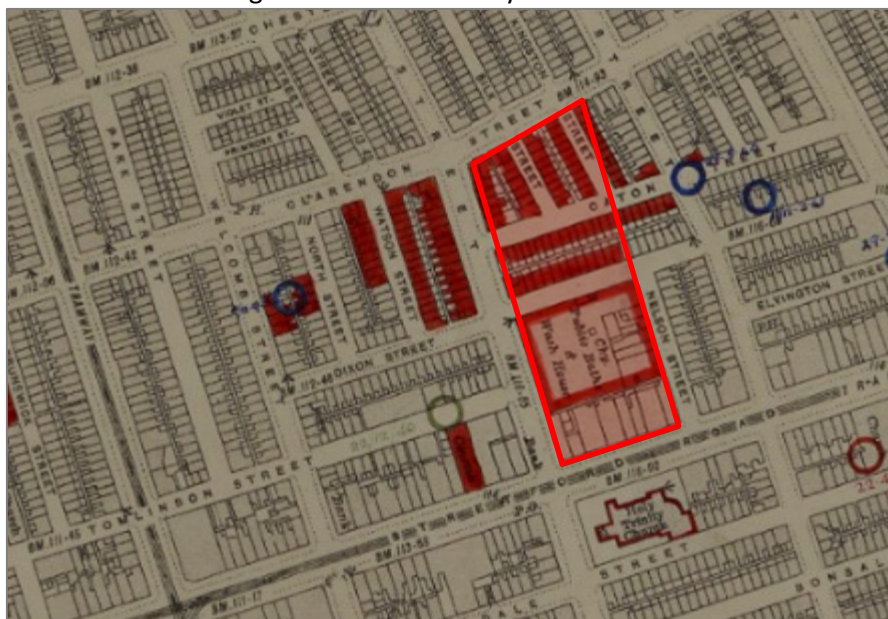


Fig 21: Manchester bomb map, Ordnance Survey base, 1932 revision

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Fig 22: Junction of Caton Street and Duke Street, damage after bombing, prior to the Christmas raids of 1940 (Archives of the Greater Manchester Police)

The area of the site was subject to particularly heavy bombing from German air-raids during the Second World War. Though the first bombs fell on Hulme in August 1940, the worst attacks occurred on the 22nd and 23rd December. Large areas of Manchester were hit; the damage to the immediate area is illustrated by the bomb map, which shows that many of the terraced houses in the northern part of the site, on Caton Street, Devonshire Street, Silk Street and Kingston Street, were either damaged or destroyed (Fig 21). The Leaf Street baths were also heavily damaged and a series of plans for their reinstatement, produced in 1950, suggest that the southern half, where the mens' pools were located, were so badly damaged that they were to be demolished. The northern half was to undergo extensive renovations and rebuilding; this was the former Women's swimming bath, immediately to the south had been the men's 2nd class swimming bath and south of that, the 1st class swimming bath. Adjacent to the women's pool had been a number of changing rooms, pre-cleansing rooms (with showers), foot baths and the pay offices. In place of the changing rooms, male slipper baths, in separate cubicles, were to be installed. Changing rooms were to be inserted in place of the pre-cleansing rooms and hot showers took the place of the foot baths. Female slipper baths were to be provided on the first floor, with cubicles formed from reclaimed materials from the demolished baths.

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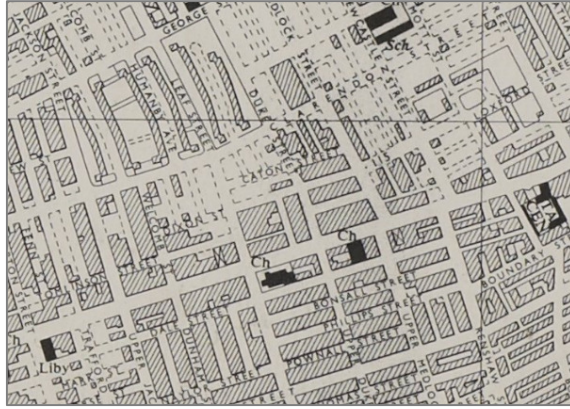


Fig 23: Ordnance Survey map, 1956

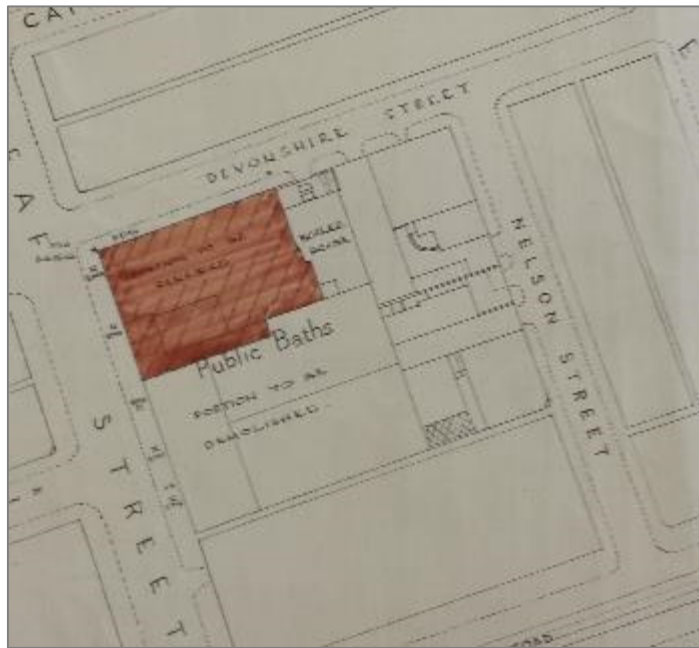


Fig 24: Plans for renewal of swimming baths (1950), showing general site plan

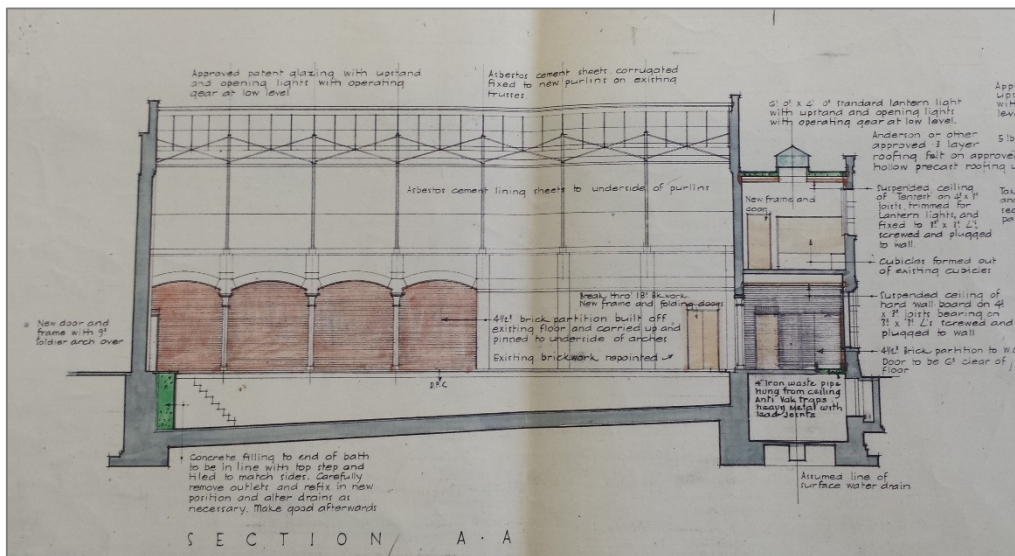


Fig 25: Section through swimming bath, 1950

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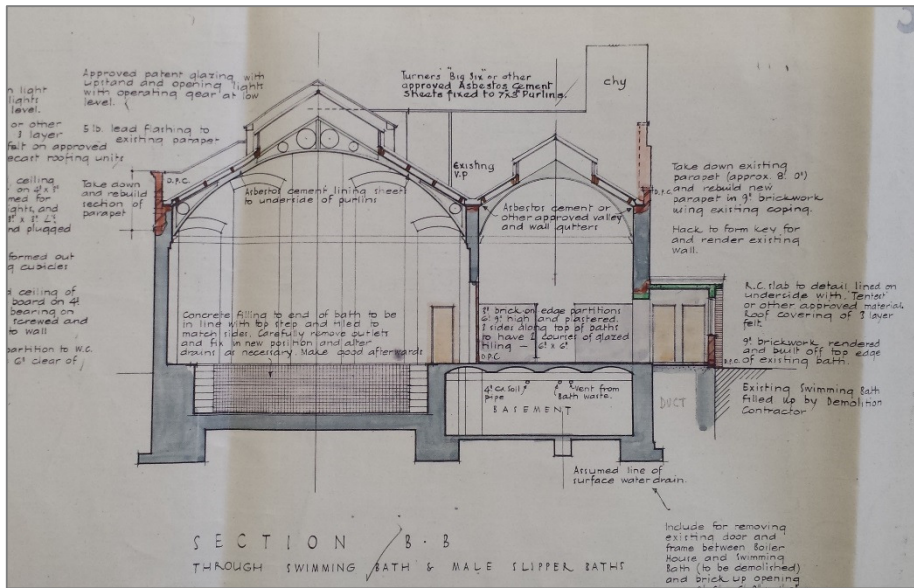


Fig 26: Section through swimming bath and male slipper baths, 1950

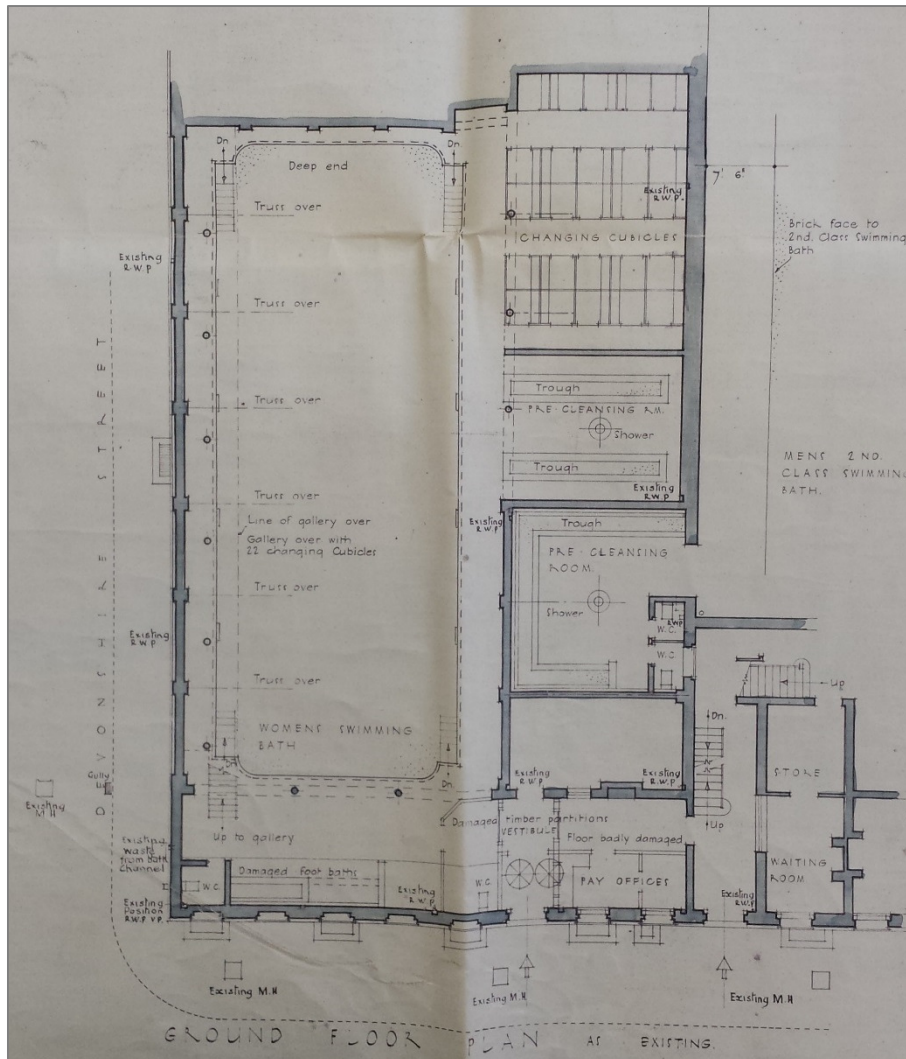


Fig 27: Ground floor plan, as existing, 1950

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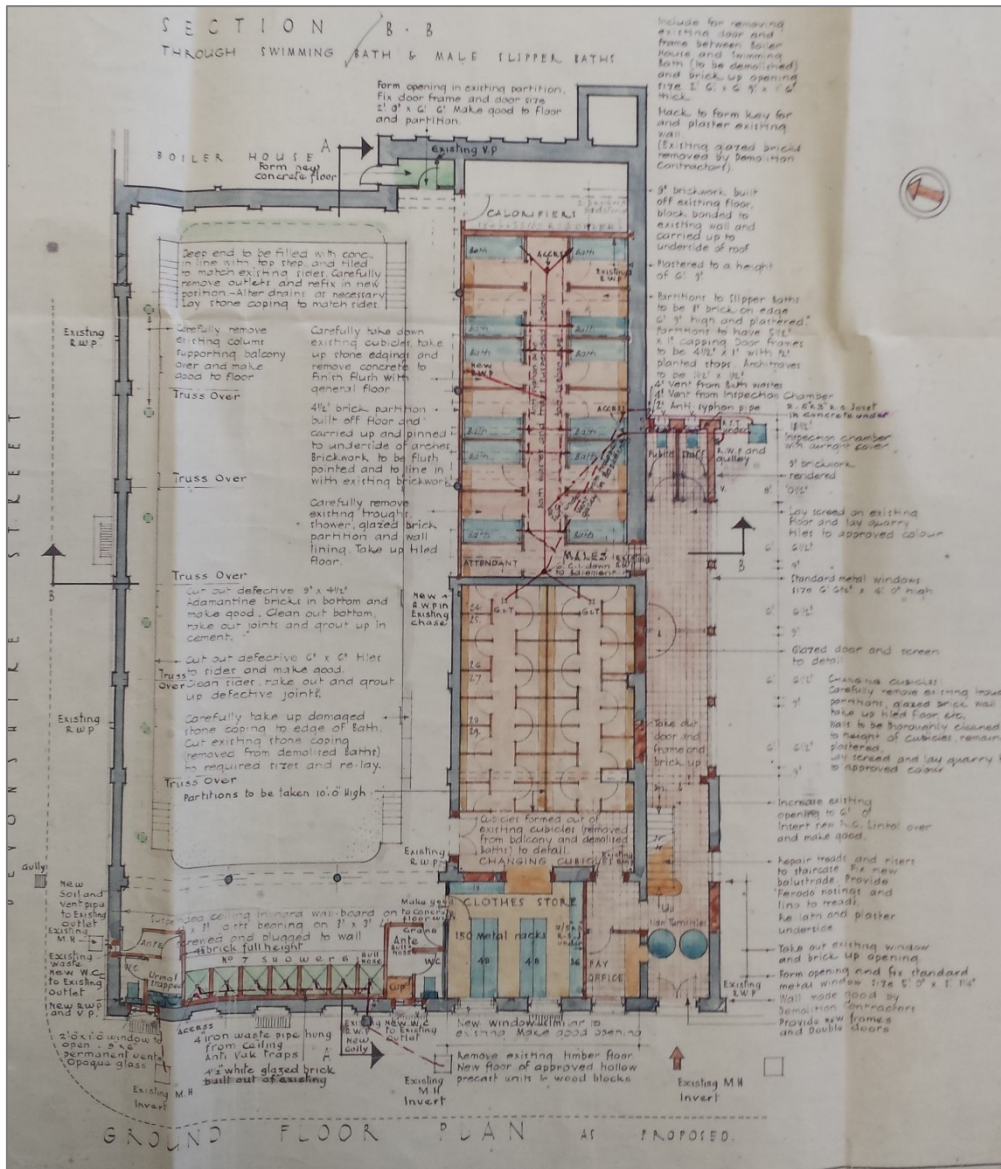


Fig 28: Ground floor plan, as proposed, 1950

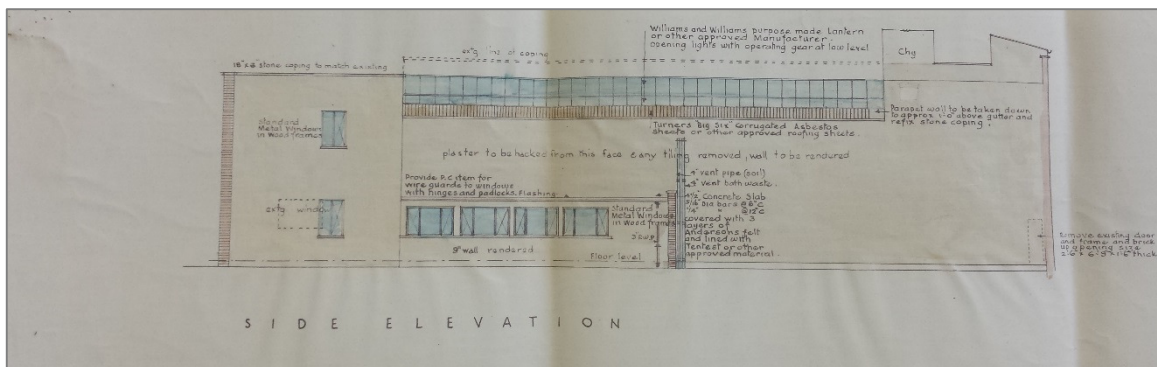


Fig 29: New side elevation, after demolition of southern section

Leaf Street, Manchester



Fig 30: Leaf Street Baths, 1970, looking north-east (Manchester Libraries m26217)

During the 1950s and 1960s there was large-scale slum clearance within Hulme, mainly as a result of bomb damage of World War Two. The gridiron streets of terraced housing were cleared and by 1973, the topography of the entire area had been altered, with new closes and cul-de-sacs immediately to the west, and The Crescents further west. The restored baths were the only building remaining on site, with the terraced houses that had survived on Nelson Street and Stretford Road having been demolished in the 1960s (Fig 30). By 1973, the northern part of the site was a playground and the only streets that had survived the redevelopment of the area were Leaf Street and Clarendon Street. The remaining part of the baths was demolished in 1976 and the site has remained undeveloped since.

It is considered that there is a high potential for post-medieval/modern remains relating to the construction of the workhouse and terraced houses to the north in the 1840s, and the subsequent construction of the bath house and terraced houses to the south and east in the 1860s.

Historic landscape character

Historic Landscape Character survey identifies the site as part of the Ornamental, recreational and parkland broad type, further defined as a public park.

HERITAGE ASSESSMENT

The proposed development

The proposed development involves the construction of apartments and townhouses ranging from three to five storeys in height adopting a traditional load-bearing masonry and precast concrete floor solution.

Statement of significance

There are no designated heritage assets within 300m of the proposed development site.

There is little evidence of earlier prehistoric/Roman or medieval activity in the area of the site, and development of the 19th and 20th centuries is likely to have destroyed any earlier features.

There are a number of undesignated heritage assets recorded on the HER within the study area, but only a single one within the site itself, that of the bath house (HER 9921.1.0). Remains of the baths would be significant in a local context. As the third earliest complex built by the Manchester and Salford Baths and Laundries Company and designed by the renowned Manchester architect Thomas Worthington, any remains of the baths have the potential to study the development of designs from the earliest models. An earlier building, a workhouse, is not recorded on the HER, but it can be considered to have significance in a local context. The design of the workhouse was broadly based on Kempthorne's model plans for radially designed buildings and the building was one of Manchester's first workhouses built under the New Poor Law Act. Little is currently known about the workhouse (indeed, it was not included in Morrison's (1999) gazetteer of workhouses) and further information about its development would be of potential significance.

Assessment of impact

No impact, either direct or indirect, is anticipated upon any designated heritage assets by the proposed development.

Below-ground archaeological remains

Although no detailed plans are yet available, it is presumed that ground disturbance will result from construction of new buildings and associated infrastructure. There has been considerable re-working of the ground in this area during the course of the 20th century, especially damage from the air-raids of World War Two, subsequent slum clearance of the 1960s and finally the demolition of the remaining portion of the baths in 1976.

There has been no previous intrusive archaeological investigation within the site and the potential for survival of former buildings is not yet known. The site was first developed circa 1835-1850; a

Leaf Street, Manchester

workhouse was constructed in 1840 and surrounding grid-iron pattern of streets with terraced housing were present by 1850. Prior to this the site had been agricultural land, in the centre of a relatively large field. It is therefore unlikely that there are any features pre-dating the first half of the 19th century.



Fig 31: Development of site, c1840-57 (terraced housing coloured grey)



Fig 32: Development of site, c1860-1939 (the part of the baths retained after WW2 marked in a darker yellow)

The workhouse complex was located in the southern half of the proposed development site; historic plans indicate that the entirety of the complex was contained within the current site boundary (Fig 31). However, subsequent development, including the later baths and terraced housing along Stretford

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Road and Nelson Street is likely to have destroyed much of this earlier complex due to the extensive associated cellarage. It is possible that small islands of survival may remain, since the full extent of later cellars is not known. Therefore any remains are likely to be severely truncated and difficult to interpret.

The later baths, located in the central part of the site, were partially destroyed during World War Two air raids (Fig 32). Plans of the 1950s restoration project indicate that the southern portion of the building, which incorporated the two mens swimming pools, was demolished and the rubble used to infill the two pools. There is therefore likely to be some below-ground potential for survival of these original pools. The northern part was renovated and restored in the 1950s and demolished in 1976, although it is not known to what extent foundations were removed during the demolition process (Fig 32). Some of the more deeply founded structures, such as the former womens pool and the chimney, may still survive. It is therefore considered that the highest potential for remains of the baths are likely to survive in the area demolished in the 1950s; these also represent that part of the baths least altered by later renovation.

Remains of terraced houses, in particular the cellars, are likely to be present in the north and south, those in the north are of mid-19th century construction and those in the south dating to the later part of that century. The remains have the potential to inform several of the research objectives identified in the *Archaeological Research Framework for North-west England*, including:

7.6 A study of the development of workers' housing in Greater Manchester and East Lancashire should be undertaken to examine the development of different housing types and to inform conservation agendas (Fletcher 1996, 168).

7.7 Study and compare the material culture of industrial workers' households in rural and industrial communities with those of farm labourers, to identify and explain similarities and differences and possibly identify ethnic as well as cultural affinities.

7.21 An overview of the impact on the historic landscape of the new towns of the Industrial Revolution and the new monument types developed within them.

7.24 Need to excavate urban cellars to examine life 'below stairs' in the middle class house and cellar dwellings and workshops in working class houses.

7.25 Where threatened with possible redevelopment excavations are required of now undeveloped and cleared former working class areas regarded as slums.

Note is also made of the need to classify and categorise a number of site types, including workhouses, at a local level.

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There is at present no data relating to the likely depth of any surviving archaeological features; a geotechnical survey is due to be carried out subsequent to an Unexploded Ordnance (UXO) risk assessment, since there is a high risk of deeply buried unexploded ordnance within the site (Gilsenan 2014). However, it is likely that the non-designated heritage assets identified within the site will have suffered considerable damage and/or destruction during later phases of development, bomb damage during WW2 and subsequent demolition immediately afterwards and in the 1970s. This will have reduced their potential significance.

Further evaluation of the site is likely to be required in order to assess the potential survival of the different buildings that formerly occupied the site and to construct a deposit model. This is likely to comprise trial trench evaluation.

Conclusions

The assessment has collated readily available information from a number of sources including GMAAS Historic Environment Record, the Central Library, Manchester and relevant topographical and historical land-use information in order to assess the likely archaeological potential and heritage significance of land at Leaf Street, Manchester.

Designated Heritage Assets

There are no designated heritage assets within the study area. There will be no direct impact on any designated heritage assets. The closest designated heritage assets, all listed buildings, are located over 300m away from the site; given the density of surrounding development there will be no impacts on the setting of any of these assets by the proposed development.

Below Ground Archaeological Features

The site was not developed until around 1840 and it is considered that there is a low potential for any below-ground archaeological features pre-dating this period. The first development was a workhouse built in 1840, located in the south half of the site. Terraced housing quickly filled the remainder of the site. The workhouse quickly became inadequate and was demolished in 1857, replaced by a bath-house and laundry in 1860, with further terraced housing along Stretford Road. Most of the houses and part of the baths were destroyed during World War Two air-raids and by 1970, the northern part of the baths was the only remaining building on the site. This too was demolished in 1976.

Many of the buildings succeeding the workhouse were cellared and any remains of this early building are likely to be severely truncated and difficult to interpret. There are likely to be remains of the later bath complex, in particular the more deeply founded structures, such as the former pools and chimney, as well as cellars associated with former terraced housing. Any such remains would be significant in a local context. However, there has not previously been any sort of investigation within the site and the degree of survival remains uncertain.

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Appendix 1: Historic Environment Record (HER) data

Table 1: Historic Environment Record (HER) data

HER No	NGR (SJ)	Name
1375.1.0	8400 9720	Three Alexandrian Coins. Found in the channel of the River Medlock at Cambridge Street
2271.1.0	8396 9728	Chorlton Old Mill. Grade II listed building, marked on maps as a cotton mill and as an India Rubber Works. Earliest mill on site was built in 1795, extended in c1810 and largely rebuilt in 1866. Converted to accommodation in 1993
2315.1.0	8398 9724	Mill on north-east corner of junction with Chester Street (Marshland's Mill). Grade II listed building. Cotton spinning mill, now offices. Early 19th century
8287.1.0	8330 9695	Roman Catholic Church of St Wilfrid (St Wilfrid's Enterprise Centre). Grade II listed building. Built in 1842, architect AWN Pugin
8335.1.0	8351 9644	Hulme Hippodrome (Mecca Social Club). Grade II listed building, built 1905. With the former Playhouse Theatre built originally as The Grand Junction Theatre Circus and Floral Hall. Nothing now visible of the original exterior
8335.2.0	8353 9641	BBC Playhouse (Hulme Hippodrome). Grade Listed II building, built 1902. With the former Hippodrome Theatre built originally as the Grand Junction Theatre Circus and Floral Hall. Refronted exterior
9874.1.0	6612 3050	Holy Trnity Church (site of). Built in 1843 by Miss Atherton of Kersal and a district assigned in 1854. Was
9921.1.0	837 968	Baths and Laundries (site of). Thomas Worthington, architect. Architecture inspired by Italian sketches. No projections apart from a range of jutting stone consoles at parapet level supporting the balcony of the attic storey. Wash house, 1st and 2nd class bathing halls, 35' deep, 82' and 41' wide. Tall brick chimney. Heavy arched façade with decorative local brick and pale cream York stone; two double-ended Lancashire oilers heated the water with more than 8,000 gallons for the baths. Cost £12,000. It was partially damaged by bombs and only part of the frontage was reconstructed in the 1950s. Dates to 1860. The building was still present in the 1950s, but the area had been cleared by the 1980s.
11758.1.0	841 968	21 Higher Cambridge Street. Built c1890, originally the Bridgewater Music Hall, later renamed the Alcazar
12056.1.0	8390 9729	Mill chimney stack on east side of junction with Cambridge Street. Grade II listed building, probably early 19th century, said to have been built for Chorlton New Mill and connected by an underground flue
12397.1.0	839 973	Block B, Little Ireland. Number of early 19th century cotton spinning mills. In 1820s the site housed the largest weaving shed in the world. In the later 19th century the occupiers extended their enterprises into rubber production and the vulcanisation of cloth. Watching brief carried out here 2001
12400.1.0	8389 9731	Macintosh Mill. Grade II listed building. No 1 factory built in 1824, destroyed during bombing raids in 1940. No 2 factory erected in 1837 (the Dunlop Building), No 3 built 1855
12416.1.0	836 972	Medlock Street Glass Works. William Robinson (1832-1886). Small glass works with a single kiln; redeveloped in the 1890s as Victoria Iron Works. Now modern apartment block
13692.1.0	83667 97346	Print Works/Dye Works. Shown on late 18th century maps as an irregular group of buildings on the bank of the Medlock, named as Messrs B & S Gratix's Printing Works. Demolished by 1855.

HER No	NGR (SJ)	Name
15510.1.0	83951 97227	Cambridge Street Mill (site of). Early 19th century cotton spinning mill, later brass foundry
15511.1.0	83929 97276	Houses and works, Cambridge Street (site of).
15512.1.0	83900 97231	Workers' Housing, Cambridge Street (site of)
15515.1.0	83770 97379	Gas Works, Albion Street (site of)
15516.1.0	83790 97224	Workers' Housing, Hulme Street (site of)
15521.1.0	83884 97121	St Philip's Church, School & Rectory (site of)
15522.1.0	83824 97116	Club, Newcastle Street (site of)
13925.1.0	83382 97273	Land at Owen Street. Back to back and terraced housing of early and late 19th century date
13926.1.0	83416 97298	Area of Olympia (site of), Owen Street. In early 1930s Galloways Knott Mill Iron Foundry was demolished and replaced by a mix of numerous small businesses, mostly automobile related, known as Olympia. Cleared by 1980s
15920.1.0	83435 97179	(Land at) Great Jackson Street.
16024.1.0	8340 9725	Features south of River Medlock. Pre-industrial deposits discovered, but not possible to establish what they represented. Probably agricultural in origin

