

# **High Speed Rail (Crewe – Manchester)**

## **Background information and data**

### **Historic environment**

BID HE-001-0MA08\_Part 5

MA08: Manchester Piccadilly Station

Historic environment baseline report -  
Part 5 of 5

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## Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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# **Appendix A: Historic environment detailed gazetteer continued**

**Unique Gazetteer ID (UID): MA08\_0846**

**Asset name: Loom Street Building (Express Motors) (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384963 398753

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6447.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of an early 20th century brick building. Consisting of one storey and 4 x 1 bays. It is pebble dashed. It is also part of a larger building. It was used by "Express Motors". There was a range of nine double-depth houses with outshuts and yards are plotted on Green's 1787-94 map. Adshead's 1850 map indicates that one of these properties functioned as a commercial concern during the mid-19th century. By 1915 three of these properties had been demolished and a large rectangular building erected in their place. By 1931-2 this later building had been demolished and replaced with a large rectangular building, which is denoted as 'Warehouse' on the 1965 Ordnance Survey map.' [1] This warehouse has been demolished and is now the site of a car park for Smiths Yard apartments.

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester.

**Heritage value:** Low

**Sources:** n/a

**Unique Gazetteer ID (UID): MA08\_0847**

**Asset name: 2-4, Loom Street**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384855 398675

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### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6449.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

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### Description and sources

#### Full asset description:

An early 19th building. Once used by P. Ferris Motor Engineers. It is two storeys, with 4 x 2 bays. Brickbuilt with cement on the lower level. It retains some original windows. It has a low hipped roof, one blocked window and three small windows on ground floor. The building now appears to have been renovated and is the used by Latitude Law. [1]

#### Setting description:

The setting of the asset is in the adjacent streetscape of the Ancoats Conservation Area. The setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, through its former use by P. Ferris Motor Engineers and as an example of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0848**

**Asset name: Building at junction of Cotton Street/Blossom Street**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384865 398665

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6450.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A late 19th or early 20th century building with two storeys and 6 x 2 bays. Possibly a warehouse or an office building. Constructed in brick and terracotta with some stone embellishment, a contemporary loading door and a gable roof. It also has an oriel window with an arched pediment. [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest, as an example of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0849**

**Asset name: Warehouse on Blossom Street (former)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384878 398673

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6451.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A late 19th century warehouse with four storeys and 14 x 4 bays. Constructed of brick and terracotta, with stone embellishments. It has three normal doors and two loading doors with cast-iron lintels and bump pillars. The back of the warehouse (Loom Street) is in two phases, it has three storeys, a Lift shaft and loading doors on all levels. The warehouse has since been redeveloped into residential and commercial space. [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic interest as an example of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0850**

**Asset name: Warehouse on Blossom Street/Hood Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384994 398693

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### Asset class/type and dates

Monument class/type: Industrial  
Industrial site

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6463.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A late 19th century brick warehouse, partly rendered, with two storeys and many irregular bays and several phases. A small-scale industrial building. Distinctive pillared doorway on Blossom Street. Hipped slate roof. Currently used by "Stockbridge Airco Ltd". Building straddles Blossom Street, Hood Street and Murray Street. Documentary evidence obtained from Manchester and Salford trade directories suggests that this building was constructed between 1836 and 1838 and was occupied in 1838 by William Wagter who is listed as 'Wheelwright'. Later documentary and cartographic evidence indicates that the ownership and function of the building remained unchanged until at least 1848, as Slater's 1848 directory lists the wheelwright William Wagster at a Murray Street address, whilst the large-scale 1848 Ordnance Survey map denotes the building as 'Blossom Street Works (Wheelwright)'. By the time of the publication of Adshead's 1850 map the building had been altered, however, and extended eastwards along Blossom Street. By this date it had also changed its function and ownership, as it is denoted on Adshead's map as 'Wm. Goodwin's Spindle & Flyer Manufac'. By the time of the 1888-9 Ordnance Survey map the building had undergone major modification. Based on incongruities between the large-scale Ordnance Survey 1848 map, Adshead's 1850 map and the 1888 Ordnance Survey map it is probable that certain elements of the original building were demolished, with an extension added along Hood Street and to the rear of the terraces fronting Blossom Street. This extended building was provisioned with an internal courtyard that could be accessed from Blossom Street. The 1888 Ordnance Survey map also depicts a chimney within the courtyard, and two narrow rooms within the extension along Hood Street. These narrow rooms possibly functioned as a boiler house and engine room, which would have been used to power the works. The large-scale Ordnance Survey maps indicate that the building functioned as a 'Paper Works' by 1888, until at least 1909. A Goads Insurance plan indicates that in 1927 the building was owned by E. G. Archer and functioned as a 'Cloth

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Finishers'. The site inspection and the GMAU survey of the buildings of the Ancoats Conservation Area, suggest that elements of this 19th century building are still extant. From an external inspection the earliest element appears to be positioned at the corner of Blossom and Murray Street. Here a low two-storey building is found, of semi-domestic character, whose brickwork is now rendered. It is possible that this building forms part of the original rectangular building that was constructed between 1836 and 1838. To the rear of, and abutting, this building is a two-storey multi-ridged roof building. This building has 9 bays, and is constructed of machine-made brick. Along the Hood Street façade, the central bay was provisioned with a doorway

and upper window, which are now blocked, whilst the remaining bays were provisioned with rectangular windows with stone sills and wedge-shaped lintels, which have also been blocked. An upper loading door, now blocked, was also associated with one of the bays. The Murray Street façade was provisioned with four rectangular windows with stone sills and wedge-shaped lintels, a doorway and a wider loading entrance. It is probable that this building represents the original extension that was constructed along Hood Street and which functioned as a paper works in the late 19th century.' [1] The building is no longer extant and residential flats have been constructed on the site.

### Setting description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0851**

**Asset name: Warehouse on Hood Street/Murray Street**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384975 398655

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### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6465.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A large late 19th century or early 20th century warehouse. It is four storeys, with irregular bays. Constructed of red brick to the front (Murray and Hood Streets), with yellow brick and stone embellishment. It is a distinctive building, dated stone reads "Erected AD 1903" on Murray Street. There are also three arched entrances to Hood Street; one with oriel window above. Although it is architecturally different, its scale fits into the street pattern. [1]

#### Setting description:

The setting of the asset is the industrial streetscape of the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The value of the asset is derived from its historic and architectural interest, as an example of a 19th century warehouse in Manchester city centre and through its distinctive architecture.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0852**

**Asset name: Daub Hole/ Infirmary Pond (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384373 398307

---

### Asset class/type and dates

Monument class/type: Gardens, parks and urban spaces  
Ornamental pond

Period(s): Medieval, and  
Post-medieval.

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### References

References: NHLE n/a  
HER: 9133.2.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A 'Doobe Hoole' (Daub Hole) is attested in Manchester as early as 1555. Clay was extracted for use within area for the production of daub for the town's timber-framed buildings. A 1741 map shows 'Daube Holes' as a substantial elongated feature. After an Infirmary was established in 1754–5; Daub Hole was transformed into an ornamental pond fronting the building. In 1853 it was infilled, creating a new esplanade which became the setting for a series of public statues. The asset is now under the Piccadilly Gardens Fountain. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0853**

**Asset name: Manchester Royal Infirmary (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384387 398274

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### Asset class/type and dates

Monument class/type: Health and welfare  
Hospital

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 9133.2.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

"Infirmary built 1754-5, symmetrical Georgian building. Nine bays long, lower wing at either end. End of 18th century expanded, including an outpatient dispensary in 1792, on west side of infirmary. By 1831 infirmary remodelled and extended to form an L-shaped plan – shown on 1849 Ordnance Survey map. 1835 brick structure was faced in stone and a classical portico was added by architect Richard Lane. 1850, building radically remodelled; U-shaped structure with a classical portico on main elevations. By 1886-9 central court had been partially infilled, a dispensary building added to rear and nurses' home on south east. 1900s, bought by council and demolished. Dispensary still standing in 1932. Core of old hospital site landscaped and became Piccadilly Gardens." [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0859**

**Asset name: Lever's House/ White Bear Inn (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384332 398373

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### Asset class/type and dates

Monument class/type: Recreational  
Tea house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11261.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A Mr Lever's House shown on c. 1650 map of Manchester. A timber-framed house of the Lever family of Alkrington later converted into an inn. The White Bear Hotel was in turn replaced in 1906 by an oriental-looking Ceylon Tea House' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0860**

**Asset name: Lunatic Asylum (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384437 398252

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### Asset class/type and dates

Monument class/type: Health and welfare  
Psychiatric hospital

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 9133.2.4  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

An lunatic asylum, built 1765–6 by trustees of Infirmary on an adjacent plot with extensions added 1772, 1780 and 1788. A map of 1787–94 shows hospital as a roughly rectangular block. In 1835 the brick-built asylum was faced in stone and given a Doric portico by architect Richard Lane. By 1801 building and location were considered inadequate, but the asylum continued up to 1840s. It was demolished by 1851 and the site incorporated within the ornamental grounds of the infirmary. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century lunatic asylums.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0861**

**Asset name: 35, Back Piccadilly (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384550 398321

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### Asset class/type and dates

Monument class/type: Commercial  
Workshop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11308.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

It was built c. 1852–1858 as a commercial cotton warehouse and adapted to operate as two warehouses by 1888. Built of red brick with stone dressings and had a double-span roof of slate, hipped to the front and gabled to the rear. Internally: cast-iron columns supporting cased timber beams. Internal loading bay on Back Piccadilly, and full-height hoist bay on Cavell Street. Elaborate corner entrance leading to a small lobby and stairs to the 1st-floor office. On conversion to two warehouses a brick partition wall was inserted as well as a full-height lift shaft to serve the southern half. A new formal pedestrian entrance was inserted into the north corner to serve the northern half. By 1928 building in use as a sewing workshop. It became derelict by 1999 and has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0862**

**Asset name: Lowe Street Mill (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385507 398314

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### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11420.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of two rectangular structures shown by the canal on 1831 mapping, becoming one by 1845, with the site named as Lowe Street Cotton Mill. By 1888-9 the site had been extended to front Pollard Street. It was demolished post-1969. The only visible standing remains on this site are a single-storey brick wall by the canal, immediately west of Lock No. 3. This wall has inserted camber-headed windows, blocked by a second brick wall added to the rear. This complex was completely demolished by 1999 and redeveloped for the Metrolink tram line.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0863**

**Asset name: Auld Lang Syne, 29, Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385550 398271

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11425.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A building is shown on this site on 1831 map. Named on a 1849 map as Auld Lang Syne. The 1845 and later maps also show three houses adjoining it on the west; these were demolished post-1969. The Auld Lang Syne was of two storeys with a rendered and tiled exterior and sash windows to the first floor. There was a corner door, with a second door on Pollard Street. The asset is no longer extant; the site was cleared in the early 21st century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public houses.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0867**

**Asset name: Wood's Place (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385643 398338

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### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11430.1.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a terrace of four houses is shown on this site on the 1831 map and was demolished between 1888-9 and 1905, when Pollard Street and Halton Street were widened and Granville Place built. A range of four double-depth houses, with outshuts and yards to the rear, constructed between 1818 and 1824. These houses are denoted as 'Wood's Place' on Bancks and Co's 1831 map and the large-scale 1849 Ordnance Survey. Adshead's 1850 map indicates that these properties functioned as commercial concerns in the mid-19th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest as it has the potential to illustrate the lives of working-class people and their housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0868**

**Asset name: Terrace and commercial property (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385660 398360

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### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11430.1.2  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0942	Terraced housing, north-west of Pollard Street (site of)
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### Description and sources

#### Full asset description:

The site of a single building is shown on this site on the 1831 map, with an enclosed yard called 'Pinfold' immediately to the east. By 1849 a terrace of three properties is shown fronting Pollard Street. This terrace was extended eastwards by the 1888-91 map. Still shown in 1932 but by 1969 a single range is shown here. The present structure on or near this site is a 20th century single-storey shed/workshop built in machine brick with a corrugated roof. [Site of] a single double-depth building, with outshut to the rear, called 'Pinfold', which was constructed between 1818 and 1824. In 1850 this property functioned as a commercial concern. By the time of the 1849 Ordnance Survey map two slightly larger double-depth properties had also been constructed immediately to the north east, which are denoted as a commercial concern and domestic dwelling on Adshead's 1850 map. These properties were extant until 1931, but were demolished during the mid-20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest. It has the potential to illustrate the lives of working-class people and their housing as well as industry in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0869**

**Asset name: Gasworks (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385794 398452

---

### Asset class/type and dates

Monument class/type: Industrial  
Gas works

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 11431.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site is vacant on 1831 map, but built upon by 1845. The 1840 map shows this as the gasworks for Hope Mills (on the western side of Pollard Street), comprising a circular gasholder in the centre of a yard lined with buildings on the Merrill Street [at the time named Mitchell Street] and Pollard Street frontages. By 1888–91 the site was occupied by a large building named as Star Hall, and a smaller unnamed building on the Pollard Street side. These are still shown on the 1969 map when the smaller building is named as a hospital and the larger as the Salvation Army's Star Hall. These buildings have since been demolished and modern 3-storey flats stand on the site. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0870**

**Asset name: Falcon Public House (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-327-R1

National Grid Reference: 385883 398440

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### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 11432.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site is vacant on the 1845 map, but a building is shown here in 1849. It was recorded in 1993 as a two storey brick-built and slate roofed building, it has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0871**

**Asset name: 5 and 7, Dorsey Street (formerly Green Street)  
(site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384514 398598

---

### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11768.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of two 18th century three story buildings, with later alterations. They are brick built and three storeys. No. 7 has a basement; four sash windows plus one blocked and one, three light window, all with single glazing bars only and with flat brick arches and stone sills. No. 5 has altered ground storey but retains a Tuscan pilaster doorcase with dentilled cornice, plain rectangular fanlight and eight panelled door. No. 7 has Roman Doric pilaster doorcase with open pediment, blocked semi-circular fanlight, modern door, and steps up. Dentilled wood eaves; slates. Now used as warehouses and in poor condition. Much of the former Green Street has been demolished, with the present-day Dorsey Street featuring only properties numbered 1, 8 and 10. Nos. 5 and 7 are demolished; precise location not known. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0872**

**Asset name: 1 to 11, Oldham Road (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384643 398745

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### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11778.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a range of late 18th or early 19th century houses with later alterations. They were constructed of brick and painted brick, two storeys, with an attic. They had casement and sash windows generally with single glazing bars only. No. 1 had a blocked doorway with pediment and plain fanlight. No. 3 had a stone-framed doorway with the four centred arched head having carved foliage and a small escutcheon. A good eight fielded panelled door and two windows to the ground storey with glazing bars and aproned stone sills. Elsewhere, they were plain doors and 19th century shop fronts and plain eaves in a poor state of repair. The site appears to be vacant on an aerial photograph of the late 1990s and shown as a vacant plot on 2006 mapping. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0875**

**Asset name: Piercy Street Sizing Works (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385565 398455

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### Asset class/type and dates

Monument class/type: Industrial Works

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 12337.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The site of a rectangular complex between Piercy Street on the west and the Ashton Canal on the east, shown on the 1848-9 map and named as 'Piercy Street Sizing Works'. The map shows a boiler house by the canal, with an engine house adjoining this on the north. Works also shown, unnamed, on the 1888-9, 1905, 1915 and 1931 maps. The boiler house had been removed by 1931 creating a yard on the east side of the site. The 1905 and 1931 maps identify a chimney at the north-east of the site, presumably associated with the boiler house. A building is still shown occupying much of the main block of the works on the 1969 map. Now demolished. The site is first mentioned in trades directories for the year 1836, where it is listed as being occupied by Richard Holroyd and Co, 'warp sizers'. Similar entries appear in trades directories until the 1890s. The earliest cartographic representation of the works is upon the ordnance survey map of 1851, which depicts a broadly rectangular complex of buildings, situated immediately to the south west of Piercy Street Foundry. The complex is marked as 'Piercy Street Sizing Works', and is shown to have incorporated engine and boiler houses to the rear of the property. The ordnance survey of 1893, 1905 and 1915 show a broadly similar layout to the site, although it is unnamed. During this period, however, the site converted from a sizing works to an oil and soap works and warehouse, occupied by the Manchester Oil & Tallow Refining Co. A detailed plan of the site is provided by the 1928 revision of Goad's insurance plans. This shows a two storey range of buildings along the Piercy Street frontage, including a garage, oil store and offices, with an entrance at the approximate mid-point. A three storey range of buildings occupies the central part of the site. Little indication is given as to the function of these buildings, although it would seem likely that they represent the manufacturing areas. The Manchester Oil and Tallow Refining Co. occupied the site until the 1950s, although it appears to have been vacant by 1954. The ordnance survey of 1969 depicts the buildings. All have since been demolished. [1]

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Setting Description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0876**

**Asset name: Mill Street Works (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385518 398396

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### Asset class/type and dates

Monument class/type: Industrial Works

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 12338.1.0  
NMR n/a

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### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The site is a large L-shaped complex shown on the north and east sides of Kirby Street on the 1888-91 map, named as a machine works. Also named on the 1905 and 1915 maps. The 1915 map shows that the complex had been extended on the north-east. The 1931 map names the site as 'Mill Street Works (textile engineering)'. It is shown as 'works' on the 1969 map. The Kirby Street ranges are of three storeys, with windows with stone sills and brick cambered lintels, set between arched pilasters. To the rear, on the north, is a single-storey gabled range, possibly a boiler house. On the east is a tall square chimney with oversailer. The pre-1915 extension on the north-east was of three storeys, the central section being in cream brick and including a four storey tower. The upper floor of the tower had cream brickwork for decorative details, and carries a possible water tank below a pyramidal roof. No longer extant; the area was cleared in the early 21st century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0878**

**Asset name: Housing, Jersey Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385012 398657

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### Asset class/type and dates

Monument class/type: Domestic  
Terraced house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15556.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The site of a range of small through houses which are first plotted on Green's 1787-94 map of Manchester fronting Elliot Street (later renamed Jersey Street). Bancks's 1831 map and the 1838 map indicate that the range comprised five smaller houses with yards and privies to the rear, with a larger dwelling positioned at the corner of Murray and Jersey Streets. This larger building appears, however, to have been subdivided into two smaller houses by the time of Adshead's 1850 survey. These buildings were extant until at least 1932 but were then demolished and replaced by a warehouse, which is plotted on the 1965 Ordnance Survey map. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest. It has the potential to illustrate the lives of working-class people and their housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0879**

**Asset name: Building, Jersey Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385041 398677

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### Asset class/type and dates

Monument class/type: Commercial  
Beer house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15558.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

On Bancks's map of 1831 two buildings are depicted, fronting Jersey Street and Bengal Street respectively, that may have been used for industrial purposes. By the time of the 1845 and 1858 Ordnance surveys the building fronting Bengal Street had been demolished and replaced by a large square building situated on the corner of Jersey and Bengal Streets. The large-scale 1909 map denotes this building as 'City Inn B. H.' and it is possible that it had functioned as a beer house since its construction in the mid-19th century.

Immediately to the north and west of these buildings a number of irregular buildings and enclosures are also plotted, which were presumably used as industrial premises. By the time of Adshead's 1850 map all of these buildings had been demolished and replaced by housing. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0880**

**Asset name: Housing, Jersey Street/Hood Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385031 398688

---

### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15559.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The site of two ranges comprised of five separate terraces, which fronted Jersey and Hood streets. These houses are first plotted on Adshead's 1850 map of the study area and had privies and yards to the rear, which were separated by a back alley that was accessed through a covered passage leading from Bengal Street. The width of the passage indicates that it could be accessed by a cart. Either side of this covered passage were two further houses, which were positioned between two larger buildings, on the corner of Bengal Street & Hood Street and Jersey Street & Bengal Street respectively, which Adshead's 1850 map suggests functioned as commercial concerns. The range of houses fronting Jersey Street was extant until at least 1932 but had been demolished by 1965. In contrast, the housing fronting Hood Street and the two commercial concerns were still extant by the time of the 1965 Ordnance survey but appear to have been demolished in the latter part of the 20th century. The ghost of the roof and two chimney breasts, which formed part of the terraces fronting Hood Street, are, however, visible within the fabric of a wall that now forms part of an extant warehouse positioned on the corner of Murray Street and Jersey Street. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

They derive their heritage value from their archaeological and historic interest as they have the potential to illustrate the lives of working-class people and their housing as well as industry in post-medieval Manchester.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Sources:

- 1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0881**

**Asset name: Timber Yard and Housing, Blossom Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385012 398717

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### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15560.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A range of narrow rectangular buildings fronting Blossom Street and Bengal Street, with a large enclosed yard to the rear, which are first plotted on Bancks and Co's map of 1831. On both the Ordnance Survey 1848 and Adshead's 1850 maps this site is denoted as a 'Timber Yard'. Although Adshead's map suggests that between 1848 and 1850 the buildings fronting Blossom Street had been extended, by the time of the 1888–9 OS survey the timber yard had been demolished and replaced by a range of eight terraced houses with privies and yards to the rear. These houses were extant until at least the 20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

They derive their heritage value from their archaeological and historic interest as they have the potential to illustrate the lives of working-class people and their housing as well as industry in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0882**

**Asset name: Housing, Hood Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385020 398703

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### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15561.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a range of terraced houses fronting Hood Street, with privies and yards to the rear, which are first plotted on Adshead's 1850 map. Adshead's map also indicates that directly adjacent to these terraces, located at the corner of Hood Street & Bengal Street, was a building which functioned as a commercial concern. Photographs of this building taken in the 1890s indicate that it functioned as a beer house, which was called the White Swan Inn. These buildings were extant until at least 1965, but were demolished during the late 20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest. It has the potential to help illustrate the lives of working-class people, their housing, and public houses as well as industry infrastructure in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0883**

**Asset name: Cotton Mill, Hood/Murray Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385000 398675

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### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15562.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a small rectangular building, set back from Murray Street, that is first plotted on the Ordnance survey 1845 map of the area. By 1848 this building had been incorporated into a large square building located at the corner of Murray Street and Hood Street. Adshead's map indicates that this building had been extended eastwards by 1850 and that it functioned as 'Wm. Goodwin's Cotton Mill'. By the early 20th century the function of the building had, however, altered as it is denoted on the 1905 Ordnance survey map as a 'Saw Mill'. By 1927 a Goads Insurance plan denotes the mill as 'A Keating. Metal Store' and indicates that the building was one and a half storeys high. The height of this building, which is unusually low for a cotton mill, may suggest that by this date the original cotton mill had been demolished, or reduced in height. This building was extant until at least 1932, but had been demolished and replaced by a warehouse/works by 1965. The site inspection suggests, however, that this warehouse/works utilised the eastern wall of the mill in its design. This wall represents the extension to the mill, which had been constructed between 1848 and 1850, and is clearly visible within the fabric of the warehouse. The ghost of a roof and two chimneys are also visible in this early wall, which formed part of the row of now-demolished terraces that originally butted onto the eastern side of the cotton mill. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0884**

**Asset name: Workers' housing (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384589 398678

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### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16536.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0885	Corn mill (later used as Tib St Workhouse) (site of)
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### Description and sources

#### Full asset description:

In the mid 18th century, this site still lay within an area of agricultural land. However, by the late 18th century the present-day pattern of streets had been established. A block of buildings is shown at this location on Lewis's map of 1788; this depicts a division between buildings fronting Tib Street and those to the west. Green's map of 1794, however, suggests that it was only the buildings fronting Tib Street that had been built by this time, with the western side of the block shown as undeveloped. By 1800, Pigot's map indicates that the whole block had been built upon. At this time the buildings are likely to have been workers' housing, similar to those at 47-53 Tib Street [MA08\_0830]. The probable houses had been replaced by a large corn mill by the time of Bancks and Co's map of 1831. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest. It has the potential to illustrate the lives of working-class people and their housing as well as industry in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0885**

**Asset name: Corn mill (later used as Tib St Workhouse) (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384577 398677

---

### Asset class/type and dates

Monument class/type: Industrial  
Corn mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16537.1.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0884    Workers' housing (site of)

---

### Description and sources

#### Full asset description:

Bancks and Co's map of 1831 shows that earlier buildings at this location (likely to have been workers' housing, see MA08\_0884) had been replaced by a large corn mill taking up the eastern side of the block. A small rectangular building to the south was separated [from the mill building] by an L-shaped yard. Pigot's Directory of Manchester for 1832 lists Joseph Fletcher and Co., Albion Mills on Tib Street. Evidence from Pigot's directory for 1838 suggests that the premises had been vacated by then. In January 1847 the Manchester Poor Law Union began leasing the former corn mill premises on Tib Street as a temporary auxiliary workhouse for 600–800 inmates. The Tib Street workhouse (also known as the 'House of Industry') was mainly used as a 'test' workhouse for able-bodied men, who were required to perform labour in return for poor relief. April 1847 saw the workhouse struck by typhus fever, and it was appropriated as a hospital for 150 fever patients. The building reverted to a workhouse towards the end of 1847. The town plan of 1849 gives a clear plan of the site, which is named 'Manchester Union Industrial Workhouse'. The workhouse was vacated in early 1851. By the 1870s the buildings were being utilised once again: the 1876 Manchester Directory notes that at No. 55 was Henry Garstang, a 'calenderer', a process which made paper or cloth smooth and glossy by passing it through rollers. Goad's Insurance Plan of 1888 shows that the north block of the former mill was being utilised as a furniture warehouse by John Harrop. The turn of the century saw the alteration of the unit into three separate shops; Slater's directory of 1907 records an undergarment manufacturer, fruit salesman and a potato salesman. The former mill buildings were still shown on mapping in 1931, but had been demolished by 1956.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest. It has the potential to illustrate the lives of working-class people and their housing and workhouses, as well as industry in post-medieval Manchester.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0886**

**Asset name: Housing, George Leigh Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384826 398698

---

### Asset class/type and dates

Monument class/type: Domestic  
Terraced house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15743.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a range of double-depth houses, with outshuts to rear, which are plotted on Green's 1787-94 map. These houses fronted George Leigh Street and three of these properties, positioned close to the corner of George Leigh and Cotton streets, were provisioned with three separate yards. A large proportion, if not all, of these buildings appear to have been demolished by 1831, as they are not depicted on Bancks and Co's map of Manchester and Salford. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest. It has the potential to help illustrate the lives of working-class people and their housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0887**

**Asset name: House, Cotton Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384833 398682

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### Asset class/type and dates

Monument class/type: Domestic  
House

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15744.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a single small double-depth house and yard and outshut to the rear, which is plotted on Green's 1787-94 map. This property fronted Cotton Street and was separated from the rear of the properties fronting George Leigh Street by a narrow passageway. This building appears to have been demolished during the early 19th century and was replaced by a block of housing located at the corner of Cotton and Loom streets. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest as it has the potential to illustrate the development of housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0888**

**Asset name: St Chad's Church School (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384833 398697

---

### Asset class/type and dates

Monument class/type: Education  
Church school

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 15815.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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---

### Description and sources

#### Full asset description:

The site of a large rectangular building which is denoted on the 1848 Ordnance survey map as 'St Chad's Church School (Roman Catholic, Day and Sunday)'. This school is also plotted on Bancks and Co's 1831 map and it is possible that it forms one of the buildings plotted on the 1808, 1818-9 and 1824 maps of this area of Manchester. This school had been demolished by at least 1887 and was replaced by a clergy house, though it is possible that it was actually demolished in 1879 during the construction of St Michael's School. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0889**

**Asset name: St Mary's Square (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384848 398692

---

### Asset class/type and dates

Monument class/type: Domestic  
Back to back house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 15816.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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---

### Description and sources

#### Full asset description:

The site of a rectangular block of housing sandwiched between George Leigh and Loom streets. Although these houses were probably constructed during the early years of the 19th century, particularly as buildings are plotted across this area on the 1808 map of Manchester, their form can be seen most clearly on the large-scale 1848 Ordnance Survey map. This map indicates that the properties fronting George Leigh Street comprised a double-depth house and a back-to-back house which, based on Adshead's 1850 map, also functioned as a commercial concern and a residential house fronting 'St Mary's Square' positioned immediately to the rear. This block of housing was demolished by 1879 and was subsequently replaced by St Michael's School. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0890**

**Asset name: Housing on Loom Street/ Cotton Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384837 398680

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15817.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

An L-shaped block of housing situated at the corner of Cotton and Loom streets. The cartographic evidence suggests that these houses had possibly been constructed by 1808. The large-scale 1848 Ordnance Survey map and Adshead's 1850 map depict two double-depth houses fronting Loom Street, with a narrow yard area to the rear that could be accessed through a covered passageway, adjacent to two larger domestic properties fronting Cotton Street. By the time of the 1888 Ordnance Survey on Loom Street only the double-depth property next to the covered passageway survived. These remaining properties had been demolished by 1910 and replaced by buildings forming part of an extension to St Michael's School. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0891**

**Asset name: Housing on Spear/Bradley Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384615 398544

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15818.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0900	Printing Works, Spear Street (site of)

---

### Description and sources

#### Full asset description:

The site of a block of late 18th century housing plotted on Green's 1787-94 map. This housing consisted of two ranges of double-depth houses with outshuts and yard areas to the rear, and two sets of blind-back houses separated by a covered passageway leading to a narrow back alley. By 1888 most of these properties had been demolished and replaced by the Ellesmere Club. The remaining houses had been demolished by 1905 and replaced by a printing works [MA08\_0900]. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the post-medieval development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0892**

**Asset name: The Crown and Mitre, Spear Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384590 398525

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15819.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0900	Printing Works, Spear Street (site of)

---

### Description and sources

#### Full asset description:

Green's 1787-94 map plots a building which is documented in a trade directory of 1825 as the 'Crown and Mitre' public house, with John Senior listed as the licensee. The large-scale 1849 Ordnance survey names the pub and depicts it as an L-shaped building. This map also shows lightwells along the side of the building, indicating that the pub was cellared. By 1850 there is no reference to the pub in contemporary trade directories, suggesting that by this date it had been closed. This closure is confirmed by Adshead, who depicts the former public house as a commercial concern on his 1850 map of Manchester. The building had been demolished by 1905 and replaced by a printworks [MA08\_0900]. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the post-medieval development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0893**

**Asset name: Commercial property on Bradley Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384597 398518

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15820.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0900	Printing Works, Spear Street (site of)
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### Description and sources

#### Full asset description:

The site of a late 18th century building, positioned at the corner of Bradley and Friday Street, which is plotted on Green's 1787-94 map. Later Ordnance Survey mapping depicts the building as rectangular in plan, whilst Adshead's 1850 map denotes the building as a commercial concern. The 1888 Ordnance Survey also indicates that a covered passageway had been constructed adjacent to the north-eastern side of the building by this date. By 1905 this building had been demolished and replaced by a print works [MA08\_0900]. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0894**

**Asset name: Buildings on Warwick/Lever Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384639 398541

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15821.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0901	Buildings on Lever Street (site of)

---

### Description and sources

#### Full asset description:

A block of properties with a small yard to the rear which are plotted on Green's 1787-94 map of Manchester. The form and function of the buildings is apparent on the large-scale 1849 Ordnance Survey map and Adshead's 1850 map, which plots two double-depth properties fronting Warwick Street, one of which was a domestic dwelling and one of which was a commercial concern, and two larger double-depth properties fronting Lever Street. All of the properties had been demolished by 1915 and replaced by a mixed use factory/warehouse [MA08\_0901]. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

They derive their heritage value from their archaeological and historic interest as they have the potential to help illustrate the lives of working-class people and their housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

## Unique Gazetteer ID (UID): MA08\_0895

### Asset name: The Crown and Lion public house (also known as the Crown and Anchor) (site of)

Designation and grade: Non-designated

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#### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384630 398532

---

#### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

#### References

References: NHLE n/a  
HER: 15822.1.0  
NMR n/a

---

#### Associated assets

Asset UID	Asset name
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MA08_0896	Commercial concerns on Lever/Bradley Street (site of)
-----------	---

MA08_0901	Buildings on Lever Street (site of)
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---

#### Description and sources

##### Full asset description:

'Green's 1778-94 map plots a large square building fronting Lever Street with a yard and privies to the rear. By 1831 a rearward extension had been added to the building with two yard areas either side. 'The Crown and Lion' appears on the 1849 large-scale Ordnance survey map, which also indicates that this public house was provisioned with a cellar. By the 1880s the name of the public house had reverted back to the 'Crown and Anchor' and is listed as such in trade directories dating to this period. By 1915 this public house had been demolished and replaced by a mixed use factory/warehouse [MA08\_0901].' [1]

##### Setting description:

Setting does not contribute to the heritage value of the asset.

##### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public houses.

**Heritage value:** Low

##### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0896**

**Asset name: Commercial concerns on Lever/Bradley Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384623 398522

---

### Asset class/type and dates

Monument class/type: Commercial Shop

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15823.1.0  
NMR n/a

---

### Associated assets

**Asset UID    Asset name**

MA08\_0895    The Crown and Lion public house (also known as the Crown and Anchor) (site of)

---

### Description and sources

#### Full asset description:

The early cartographic sources indicate that at some point between 1808 and 1818-19 a number of buildings had been constructed on a previously vacant plot of land fronting Lever Street, directly adjacent to the public house [MA08\_0895]. These buildings are plotted on the large-scale 1849 Ordnance Survey map and a flight of stairs is visible on the south western wall of one of these properties. Adshead's 1850 map indicates that by this date the properties functioned as commercial concerns. By 1849 an additional commercial building had been constructed, sandwiched between the linear buildings, which had a square ground plan. The 1888 Ordnance Survey indicates that by this date all of these buildings had been converted and modified into, or even replaced by, a single premises. This reconfigured premises had been demolished by 1911 and replaced by a warehouse. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Sources:

- 1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0897**

**Asset name: Commercial concerns on Lever Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384613 398506

---

### Asset class/type and dates

Monument class/type: Commercial Shop  
Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15824.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The early cartographic sources indicate that between 1808 and 1818-19 buildings had been constructed at the corner of Faraday and Lever streets. The large-scale 1849 Ordnance Survey map plots two adjacent buildings in this area, which have a square ground plan and are provisioned with cellars. The 1888 Ordnance Survey map indicates that during the latter part of the 19th century the two buildings had been converted into a single premises. The building had, however, been demolished by 1911 and replaced by a warehouse. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0898**

**Asset name: Buildings on Faraday Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384606 398513

---

### Asset class/type and dates

Monument class/type: Industrial  
Machine shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15825.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The early cartographic sources indicate that between 1808 And 1818-19 a building had been constructed at the corner of Faraday and Bradley streets. The large-scale 1849 Ordnance Survey map depicts this as an L-shaped building, denoted as 'Machine Manufactory', which had a flight of stairs at its north-eastern corner. The 1888 Ordnance Survey map indicates that during the latter part of the 19th century the works had been converted into, or replaced by, a smaller building with a square ground plan. The building had, however, been demolished by 1911 and replaced by a warehouse. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0899**

**Asset name: Ellesmere Club (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384619 398554

---

### Asset class/type and dates

Monument class/type: Recreational  
Club

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15826.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a club, which by the time of the 1888 Ordnance Survey a large building, which functioned as the Ellesmere Club, had been constructed. Goad's Insurance plan of 1927 indicates that this building was two-storeyed and was provisioned with a basement. The building was still extant during the 1960s but has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0900**

**Asset name: Printing Works, Spear Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384600 398531

---

### Asset class/type and dates

Monument class/type: Industrial  
Printing works

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 15827.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0891	Housing on Spear/Bradley Street (site of)
MA08_0892	The Crown and Mitre, Spear Street (site of)
MA08_0893	Commercial property on Bradley Street (site of)

---

### Description and sources

#### Full asset description:

By 1905 a large rectangular building had been constructed, which Goad's Insurance plan of 1927 indicates was three-storeyed with a basement. This plan also denotes the building as 'A Heywood and Son Newspaper Dept Printing', and it is denoted as 'Printing Works' in the 1931 Ordnance survey map. This building was still extant during the 1960s but has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0901**

**Asset name: Buildings on Lever Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384637 398535

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 15828.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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MA08_0894	Buildings on Warwick/Lever Street (site of)
-----------	---

MA08_0895	The Crown and Lion public house (also known as the Crown and Anchor) (site of)
-----------	--

---

### Description and sources

#### Full asset description:

The site of buildings on Lever Street. By 1922 a large square building had been constructed at the corner of Warwick and Lever streets. Goad's Insurance plan of 1927 indicates that this building had six floors and a basement and was occupied by 'Seagrave Slade and Co Costumes Bast. 1 & 2nd' and 'A Heywood and son Ltd 3.4.5 and 6th'. This building was still extant during the 1960s but has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0902**

**Asset name: Warehouse, Lever Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384619 398512

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 15829.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of a warehouse, which by the time of the 1911 Ordnance Survey a large rectangular building had been constructed fronting Lever Street. Goad's Insurance plan of 1927 indicates this building was six-storeyed with a basement and was occupied by 'A Heywood and Son Ltd' and functioned as a 'Paper Station and Fancy Warehouse'. This building was still extant in the 1960s but has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0903**

**Asset name: Housing, Loom Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384928 398716

---

### Asset class/type and dates

Monument class/type: Domestic  
Back to back terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 15842.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a small range of double-depth properties, which are plotted on Green's 1787–94 map. These properties had outshuts to the rear and were associated with two covered passages. By the time of the 1888–9 Ordnance Survey the houses at the corner of Loom and Sherratt streets had been demolished and replaced by two small workers' houses and a double-depth property with outshut to the rear. By 1915 these properties had been demolished and replaced by a larger building, which was still extant in 1965 but has since been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0908**

**Asset name: Housing, Blossom Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 384976 398725

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15849.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of three houses located on Blossom Street. The cartographic evidence indicates that one was constructed between 1818–9 and 1824, was double-depth in plan and was set back from Blossom Street. By 1831 two further double-depth houses had been built immediately south of this property, fronting Blossom Street, and access was now via a covered passage positioned between the later properties. The earlier of the properties, set back from Blossom Street, had been demolished by 1905 whilst the properties fronting Blossom Street were extant until at least 1931–32, but had been demolished by 1965. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest as it has the potential to illustrate the development of housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0909**

**Asset name: Housing, Sherratt Street/Blossom Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384937 398696

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15850.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a block of four double-depth houses located at the corner of Sherratt and Blossom streets. These houses appear on the early 19th century mapping and two of the properties, fronting Sherratt Street, are mentioned in a 1797 rate book. The cartographic evidence indicates that the properties fronting Blossom Street were probably provisioned with cellars and one was extant until at least 1931–32. The houses fronting Sherratt Street were extant until 1986 and were surveyed by the Manchester Early Dwellings Research Group in 1983–84. They were described as two-storey two-up two-downs; cellars; brick-built with English bond on front elevation; porticoed porch, with stone column between the two front doors and apparently identical columns of timber in the outside; both houses had a fanlight lighting a hallway leading to the stairs; the rooms were 8ft high, with fireplaces in every room. No. 41 had two windows on each floor to the side elevation, in addition to the one window on each floor on the front elevation. These dwellings were superior in their design to others found by the Research Group and their style more typical of the older districts where merchants lived, manufactured and traded than Ancoats itself where the typical house was the plainer terraced workers' dwelling. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest as it has the potential to illustrate the development of housing in post-medieval Manchester.

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0912**

**Asset name: Housing, Loom Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384942 398736

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 15853.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a row of five early to mid 19th century double-depth houses with outshuts to the rear which are plotted on the 1848 Ordnance Survey map. These houses had been demolished by 1965. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest as it has the potential to illustrate the development of housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0913**

**Asset name: Buildings on Church Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384383 398472

---

### Asset class/type and dates

Monument class/type: Industrial  
Industrial building  
Period(s): Modern

---

### References

References: NHLE n/a  
HER: 13861.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

By 1905-06 a building with a square plan had replaced a number of late 18th/early 19th century properties located at the corner of Joiner Street and Church Street. Goad's insurance plan of 1913 indicates that this building varied in height from four-and-a-half to six-and-a-half storeys and had both a single-depth and double-depth basement. By 1910 two further buildings had been constructed adjacent to this building, which replaced a number of late 18th/early 19th century properties that originally fronted Church Street. Goad's insurance plan indicates that these later buildings were six and six-and-a-half storeyed respectively and were both provisioned with double-depth basements. All of these industrial buildings/warehouses were still extant until 1969, but were demolished after this date. A small portion of one façade, constructed in stone and machine-made brick, remains at the corner of Tib Street and Church Street, incorporated into an art installation. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0914**

**Asset name: Buildings on Church Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384371 398475

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 13860.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A range of late 18th/early 19th century properties fronting Church Street, first plotted on the 1800 map of Manchester. The 1849 large-scale Ordnance Survey indicates that the range was composed of 10 separate properties associated with three enclosed yards, a cistern and a covered passageway. The properties were provisioned with basements. Adshead's map indicates that these functioned as commercial concerns by 1850. There had been substantial modifications by the 1888-9 Ordnance Survey. These modifications included the partial demolition and rebuilding of the easternmost property, subdivision of one property into two, and the combining of four of the original into two larger properties. Further modifications had taken place by 1905-06, including the demolition of three properties at the western end and their replacement with a building with a square plan. By 1910 the remaining properties had been demolished and replaced with two industrial buildings/warehouses. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0915**

**Asset name: Buildings on Tib Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384340 398442

---

### Asset class/type and dates

Monument class/type: Industrial  
Industrial building

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 13862.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of an irregular building complex located between [the former] Andrews Lane, Stable Street (later renamed Tib Street) and Garden Lane (later renamed Bridgewater Place), which is first depicted on Green's 1787-94 map. Although cartographic sources suggest that this complex was slightly modified during the early decades of the 19th century, with small elements being demolished and rebuilt, a survey shows that these buildings functioned as industrial premises. By 1849 the complex housed a "Timber Yard", a "Saw Mill", a "Machine Manufactory" and a "Cotton Finishing Works". By the time of the 1888-89 survey these buildings had been demolished and replaced with a large industrial premises which occupied the entire block of land between Andrews Lane, Joiner Street, Tib Street and Bridgewater Place. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0916**

**Asset name: Bourne's Buildings (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384352 398462

---

### Asset class/type and dates

Monument class/type: Industrial  
Industrial building

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 13863.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of a narrow linear building fronting Andrews Lane, first plotted on Swire's 1824 map. This is denoted as "Bourne's Building" on the 1849 Ordnance Survey map and Adshead's 1850 map, and is shown on the 1849 Ordnance Survey map to have an adjoining smithy at its western end. By 1888-9 this building had been demolished and replaced with a large industrial premises. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0917**

**Asset name: 36, Dean Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384812 398495

---

### Asset class/type and dates

Monument class/type: Domestic  
Workers cottage

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 13897.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of 36 Dean Street, used as a car park with hardcore surface, compacted over demolished remains of workers' cottages. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset derives its heritage value from its archaeological interest having the potential to illustrate the development of housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0919**

**Asset name: Old Mill Engine House (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 385071 398590

---

### Asset class/type and dates

Monument class/type: Industrial  
Engine house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2043.2.2  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of the original engine house for Old Mill appears to have been constructed at its east end, flush with the north elevation. The evidence upon which this is based is drawn from archive sources and surviving physical remains. Detailed drawings of the engine house specification by Boulton and Watt suggest it was 28' (8.54m) in length internally, and 9'10" (3.00m) wide, with a 9'5" by 10'5" boiler house on its east side. The construction of Decker Mill, on the eastern end of Old Mill, subsumed the original engine house and chimney, and demanded their relocation. Old Mill was constructed in 1798 and Decker Mill in 1801; the original engine house would thus have been present for only a few years. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Old Mill.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0920**

**Asset name: Old Mill and Decker Mill Engine House (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 385064 398596

---

### Asset class/type and dates

Monument class/type: Industrial  
Engine house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 2043.2.3  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0824	Old Mill/Decker Mill Engine House

---

### Description and sources

#### Full asset description:

The construction of Decker Mill, an extension to the slightly earlier Old Mill, commenced in 1801. Prior to this a new engine house was built, as construction of Decker Mill subsumed the site of the original engine house at the eastern end of Old Mill. Although this second engine house was also later demolished, some of its fabric was incorporated into both the stair tower and the later (Phase 5) engine house (see MA08\_0824).'  
[1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Decker Mill and Old Mill.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0922**

**Asset name: Canal basin off Rochdale Canal, Murrays' Mills (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 385057 398618

---

### Asset class/type and dates

Monument class/type: Transport  
Canal basin

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 1386.2.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

In the late 18th to early 19th century, beginning in 1798, a complex of cotton-spinning mills (Murrays' Mills) was built around a courtyard to the north of the Rochdale Canal at Ancoats. Between about 1804 and 1806 a canal basin with a link to the canal was constructed within the courtyard. Excavations undertaken in 2003–04 as part of a comprehensive programme of conservation-based research and analysis at the mills complex exposed the edge of the canal basin at four locations, at an average depth of 0.2m below the present ground surface. The south west edge of the basin was represented by a curved alignment of large freestone blocks of yellow sandstone set into a thick deposit of puddled clay. Small rectangular housings were set into four of the blocks, one of which contained an iron mooring ring. The southern edge of the basin in this area was butted by a series of flagstones forming a yard surface. Some had been cut carefully to fit the curve of the basin. The basin was abandoned during the early 20th century; a layer of concrete and stone setts was laid down following its backfilling. The NE edge of the canal basin was exposed along the south west part of Trench 4. A single layer of large freestone blocks formed the upper surface, which were seen to overlie bricks that constituted the wall of the basin. In some instances, slates had been laid between the bricks and the freestone blocks. Iron strips joined some of the blocks together. The incorporation of a canal basin within the enclosed courtyard of the mill complex was a unique innovation that contributed greatly to the success of the spinning enterprise. Primarily, the canal facilitated the importation of raw materials and the export of finished goods. Additionally, the basin almost certainly provided the water required by the steam engine boilers. Access to the courtyard basin from the canal was via a tunnel below the Bengal Street block. Passage through the tunnel would have been restricted to narrow boats. The dimensions of the tunnel indicate it to have been a 'legging tunnel'; height restrictions and the absence of a towpath would have left the boat crews with no alternative but to haul the laden vessels by legging. There is

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no reference to the construction or use of the canal basin in any of the former canal company's records, implying that it was entirely the responsibility of the Murrays, although they would presumably have been liable for an annual fee for the provision of water. [1]

### Setting description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The asset derives its heritage value from its archaeological and historic interest illustrating the importance of the canals in the development of post-medieval Manchester.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0923**

**Asset name: Bengal Street block (Murray's Mills) (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 385076 398629

---

### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16159.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A building survey of the remains of the Bengal Street block was carried out in 2003–04 as part of a comprehensive programme of conservation-based research and analysis of the Murray's Mills complex. Evidence provided by a Boulton and Watt plan shows that the original structure was completed by c. 1806. The Bengal Street block was constructed of locally made mould-thrown brick, bonded with a pale lime and sand mortar. The original structure of the Bengal Street block comprised four storeys of nineteen bays, with a shallow basement. The structure had later architectural embellishment, similar to that in the Murray Street block, but with a blind central arch and blind doorways either side. Between about 1822 and 1831 it was raised to six storeys in height, and a circular stair tower was added to the western elevation prior to 1849. It was linked to the mill complex on the opposite side of Bengal Street by two underground tunnels which had been constructed by the late 1840s. By the late 19th century the northern three bays had been rebuilt to form an engine house, with an electric substation added to its western side in the early 20th century. The Bengal Street block was largely demolished following a fire in 1999. The present structure survives only in the southern two bays, with a flat roof and 20th century buttresses to Decker Mill, to the south. Well-preserved buried remains of the mill were revealed in an excavation trench as part of the project. These included the original eastern and western walls of the early 19th century and the foundations of the slightly later stair tower. Part of an early 19th century sandstone yard surface and a concrete basement floor of the later 19th century were also recorded. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

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### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0925**

**Asset name: Piercy Street Foundry (site of), Ancoats**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385598 398465

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### Asset class/type and dates

Monument class/type: Industrial  
Iron foundry

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16162.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

A former site of an iron foundry, established in the 1830s. Part of the property is listed in a trades directory of 1836 as being occupied by Alex and Adam Dunn, iron founders. The first cartographic depiction of the works is on the 60" Ordnance Survey map of 1851, which marks the site as 'Piercy Street Foundry (Iron)'. This shows a large rectangular building to have occupied the south east part of the site, adjacent to the canal. A series of smaller buildings are arranged around the periphery of the site, enclosing a central courtyard. These buildings, however, may not necessarily have formed part of the foundry originally. The 25" Ordnance Survey map of 1893 shows the foundry building to have been expanded to occupy the full eastern side of the site, creating the layout which appears to have been largely retained throughout its use as a foundry. Subsequent Ordnance Survey maps of 1905 and 1915 mark the works as an iron foundry, although it is labelled on the 1931 map as a 'brass and iron foundry'. Goad's insurance plans of 1928 and 1939 show the main building to comprise two broadly equal components. The first portion was 30 feet high to the eaves, with a louvre along the central line of the roof, adjacent to an electric travelling crane. The rear portion of the building was 20 feet high to the eaves, and was offset slightly to the south west. The roof incorporated steel trusses and a louvre along the central line. The upper floor of an L-shaped 2-storey building at the eastern end of the courtyard was used as a joiner's shop. A two-storey building at the opposite end of the courtyard, within the western corner of the site, incorporated an office and garage fronting Piercy Street, with a pattern store to the rear. The premises were taken over in 1939 by the firm of Sykes and Harrison, listed as engineers and later as iron founders. By 1954 it was occupied by Harvey and Longstaffe Ltd, listed as engineers. By 1965 the premises had been taken over by T. Huskinson and Son, motor haulage contractors. It seems likely that this firm used the site for storage and vehicle maintenance, setting the trend for the final use of the buildings as a garage. A building survey was undertaken in 2004. The original foundry structure, as shown on the Ordnance survey map of 1851, occupied the rear of the plot, backing onto the Ashton Canal, with a separate structure of similar width fronting onto Piercy Street. The

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space between the two buildings was infilled on the eastern side by a structure of approximately one-third the width. Although later remodelled, and reduced in length to six bays, much of the original foundry structure survives. It is of one and a half storey height, constructed of mould-thrown red brick, with walls of two-brick thickness in English Garden Wall bond. The wrought-iron roof trusses appear original, and are of complex construction, based on a French truss, designed for the large span of the structure. The southern gable is the only surviving end wall of the structure. Prior to 1891, major structural alterations were undertaken, resulting in the basic plan observed at the time of the building investigation. The major element of the expansion of the site was the replacement of the buildings fronting Piercy Street to the north of the foundry, and the north end of the existing structure, with a taller, two-storey, extension to the foundry. Evidence for later alterations and additions was also recorded. Mapping indicates that the foundry building had been demolished and the site cleared by 2005. [1]

### Setting description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0926**

**Asset name: Paragon Mill Carding Shed (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 384993 398595

---

### Asset class/type and dates

Monument class/type: Industrial  
Carding mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2042.1.3  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of an L-shaped carding shed to the east of Paragon Mill. Essentially a roofed area supported by other buildings or the external wall to the yard. The area could be accessed from both Paragon Mill and Sedgwick New Mill. The structure was demolished in 2004 or 2005 as part of a refurbishment programme to the McConnel and Kennedy mill complex. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0927**

**Asset name: The Royal Oak Public House (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 384983 398613

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16165.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The former site of the Royal Oak, a public house shown on mapping by at least the mid 19th century. The pub was part of a terrace, with houses adjoining to each side. The proximity of the Royal Oak to the proposed site of McConnel and Co's Paragon Mill, built in 1912, forced the company to adapt their buildings in order to preserve 'ancient light rights'. This involved a flat roof on part of the carding shed and a single-storey extension to the east end of Paragon Mill itself. The Royal Oak and the houses to the east are believed to have been demolished in the early 1960s. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0928**

**Asset name: The Vine Public House (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385000 398622

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16166.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of the former site of the Vine public house. The building was present by the mid 19th century at the eastern end of a terrace which included houses and another public house, the Royal Oak. It is not marked as a pub on available mapping. The Royal Oak and the houses to the east are believed to have been demolished in the early 1960s. The Vine remained standing until about 1979, having been converted as the 'Cosy Café', but was derelict for some time before its demolition. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological and historic interest, with the potential to enhance our knowledge of the 19th century development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0929**

**Asset name: Warehouse, McConnel and Kennedy Mills (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385002 398562

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2042.1.4  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a warehouse built in 1905 within the McConnel and Kennedy mill complex, in the courtyard of Old Mill. It was demolished in 2003 in order to improve the light in the courtyard and to enhance the setting of the older structures. The building, a flat-roofed structure of four storeys, almost completely filled the courtyard. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre and this important mill complex.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0932**

**Asset name: Back-to-back housing, off Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385604 398346

---

### Asset class/type and dates

Monument class/type: Domestic  
Back to back terrace

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 16179.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

Two brick walls uncovered within an evaluation trench dug in late 2006 were the remains of one of a row of back-to-back houses built fronting Beckett Street and Burke Street between 1818 and 1824. These were of a much more substantial build, three courses of brick wide, than those built to the south west between 1824 and 1831 which had exterior walls of only a single course in width. Although the Ordnance Survey mapping shows the whole row as cellared, the area excavated during the excavation was not cellared and had been built directly onto natural boulder clay. A row of back-to-back houses fronting Burke Street and Beckett Street, which were constructed between 1818 and 1824. The 1849 Ordnance Survey map indicates that these houses were provisioned with basements, with cellar lights, and this cellarage was confirmed by geotechnical investigations. These properties were demolished in the late 19th century and replaced by Granville Place. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0933**

**Asset name: Halton Street Brewery, off Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385607 398369

---

### Asset class/type and dates

Monument class/type: Industrial  
Brewery

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 16180.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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---

### Description and sources

#### Full asset description:

A building which is plotted on Bancks and Co's 1831 map and denoted as 'Halton Street Brewery' on the 1849 Ordnance Survey map. An 1853 trade directory indicates that there was a brewery situated at 2-4 Halton Street, owned by John Bancroft, though no further mention of such a business is recorded in subsequent directories. The building was still extant in 1888-91, although by this date it had been incorporated within the Victoria Mill complex. Hand-made brick structures revealed within an evaluation trench in late 2006 were associated with the Halton Street Brewery, built between 1824 and 1831 and named on the Ordnance Survey map of 1849. One wall may have been the north east exterior wall of the brewery. By 1888/9 the building had been incorporated into the Victoria Mills complex. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0936**

**Asset name: Terraced housing, Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385689 398395

---

### Asset class/type and dates

Monument class/type: Domestic  
Terraced house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11430.1.3  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

Between 1818 and 1824 a row of houses had been constructed close to the corner of Carruthers and Pollard Street. Later mapping indicates that these consisted of a row of five double-depth properties with a larger wedge-shaped property located at the corner of Pollard Street and Carruthers Street. The 1849 Ordnance Survey map indicates that these properties had outshuts and yards to the rear and all were provisioned with basements, due to the presence of external steps and lightwells. The presence of these basements was confirmed by geotechnical investigations. This large-scale map also depicts a passage separating the two properties at the corner of Pollard and Carruthers streets from the remainder and a weighing machine immediately to the south west. This, and the 1845 Ordnance Survey six inch to one mile map, also indicate that by 1845 three additional double-depth properties had been constructed immediately to the rear of the properties fronting Pollard Street, although these were demolished during the late nineteenth century during the expansion of Rhodes (Bramhall) Mill. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Sources:

- 1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0938**

**Asset name: Building, north-west of Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385641 398409

---

### Asset class/type and dates

Monument class/type: Unassigned  
Building

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16201.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

Two square buildings, one square and one rectangular building plotted on Johnson's 1818 map, which appear to have been demolished by 1824, probably during the construction of the canal arm and wharf [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0941**

**Asset name: Terraced housing, Pollard Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385671 398372

---

### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16204.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a range of double-depth properties fronting Pollard Street that were constructed between 1850 and 1888-91. Terraced row of six properties, built adjoining an earlier property to the south west. Still standing in the 1920s, but cleared by the 1950s when mapping shows a tank on the site. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0942**

**Asset name: Terraced housing, north-west of Pollard Street  
(site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385625 398378

---

### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16205.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0868	Terrace and commercial property (site of)

---

### Description and sources

#### Full asset description:

The site of two properties and a row of eight double-depth houses to the rear of 'Pinfold', which were constructed between 1818 and 1824. The gap between the two blocks of houses was infilled with 5 further double-depth houses between 1831 and 1850. The Ordnance Survey 1889-91 1:500 map indicates that the houses at the south-east end had cellar lights. The north west end of the row was demolished between 1922 and 1931 during the expansion of Victoria Mill, whilst the remainder were demolished before 1957. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0943**

**Asset name: Bramhall Mill Warehouse (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385688 398406

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2047.1.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The warehouse is brick built and of three storeys and 7 x 3 bays. Late 19th century with later additions. This building also includes the offices. On the 1831 to 1849 maps a group of five structures is shown fronting Pollard Street, near the junction with Carruthers Street, with a canal basin and Rhodes Cotton Mill to the rear. By 1888-91 these buildings had been replaced by a larger building forming part of the Victoria Industrial Estate. This building on the corner is a three-storey late 19th century warehouse, associated with a spinning mill to the rear. By 1932 a three-storey brick-built warehouse had been constructed in this area associated with Bramhall Mill. The warehouse is presumably the structure that formed a south-east extension to the mill in the mid 20th century ('by 1932'), so it is not clear whether it originated in the late 19th century as stated in. The terrace of five properties referred to in was still extant in the 1920s. Mapping suggests that these were cleared to make way for the extension to the mill, presumably the warehouse referred to above. The extension is shown on 1950s mapping as part of the mill building with no dividing wall, and is not marked as a warehouse. However, a late 1990s aerial photograph shows a taller building apparently of brick at this location. It may be that a small warehouse was built in the late 19th century and was considerably extended in the 20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

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Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0944**

**Asset name: Cotton waste mill, Boond Street (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385539 398332

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### Asset class/type and dates

Monument class/type: Industrial  
Cotton waste works

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16206.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

The site of a large rectangular building which is first plotted on the 1888 Ordnance Survey. This building is denoted as 'Cotton Waste Mill' on the 1931/2 Ordnance Survey map and as 'Mill' on the 1957 Ordnance Survey. A Goad's insurance plan of 1928 indicates that this building was five and a half storeys and was provisioned with a basement. To the north of, and linked to, the mill the 1888 Ordnance Survey map denotes an irregular-shaped building, which the 1928 Goad's Insurance plan indicates was of four storeys and functioned as a waste paper store. By 1905 a tinder store and gasometer had been constructed immediately to the north of this building, which probably formed part of Victoria Mill. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0945**

**Asset name: Barlow Cross/New Cross (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384665 398685

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### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Cross

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 1384.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of a possible boundary Cross. First mentioned in 1554, the cross stood at the intersection of Oldham Street with Swan Street and Great Ancoats Street. A new cross was erected in the last quarter of the 18th century and the name was changed to New Cross. This is shown as a pyramidal obelisk on a map of 1793. It was removed in 1819. Probably a boundary cross but no further information. Inferred siting confirmed. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest and through its ability to show the historic development of the area.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0947**

**Asset name: Bramhall Mill (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385672 398430

---

### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2047.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of Bramhall Mill, mark on maps as a part of 'Rhodes Mill' and as a cotton mill. The spinning mill on this site has six storeys and 14 x 6 bays. It is brick built, with a flat roof. Rectangular windows with stone sills and brick arches. Distinctive brickwork throughout. Different coloured coursing and ornate eaves. The warehouse is also brick-built and of three storeys and 7 x 3 bays, with later additions. This building also includes the offices. The engine house is situated behind the warehouse and is contemporary with the mill. This mill now forms a part of the 'Victoria Industrial Estate'. Incorporating and extending south east from Rhodes Mill along Carruthers Street was a mill which, based on 19th century trade directories, may have been constructed in c. 1861, when the site was owned by Adam Woodward. In this form it first appears on mapping of 1888-9. This extension had a projecting stairwell near to its north-west corner, with further ancillary buildings attached to its south-east elevation, which the building survey suggests represent an engine/boiler house. The 1888-9 map also plots further buildings along the canal arm. These included a rectangular building, joined to a square structure by a narrow connection, lying a short distance from the main mill at the southern terminus of the canal arm. The 1889 map indicates that the connected square structure was a chimney, suggesting that the rectangular building was a boiler house associated with the cotton mill. The possible early-mid 19th century boiler house attached to the north west elevation of the former 'Rhodes Mill' had also been increased in size by doubling its width and was shown as having two longitudinal rooms of equal size. A further detached building situated at the north west side of the canal arm entrance had also been constructed at some point after 1850. This building is denoted on a 1928 Goad's Insurance plan as 'Gassing', and is shown as a two storey structure, which was fireproofed with brick arched floors and cast iron columns. A survey of the standing mill building was undertaken in 2006. The earliest phase of building to survive was represented by the property boundary wall at the N end of the mill façade along Carruthers Street, a section stretching to the canal bridge. At pavement level were blocked basement windows with handmade brick wedge lintels with a row of first-floor stone lintels. This length of wall was the

## Background Information and Data

Historic environment

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upstanding remains of the north east façade of Rhodes Mill. The upstanding mill building, including the roof structure and the first floor level at the south west end of the Pollard Street office range, was principally of one building phase dating to the late 1880s. The mill was expanded in the late 1920s, when the Pollard Street office range was built. This was either joined to the engine house or was incorporated together to form one building. Electric external lift towers were built onto the south west mill elevation at the southern end of the stair tower and to the northern end of the north west gable. Two long rectangular side-by-side brick buildings, probably engineering shops, had been built in the mid-20th century to the western end of the main mill entrance gate to Pollard Street. [1]

### Setting description:

Setting does not contribute to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0948**

**Asset name: Bank of England Mills (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385685 398460

---

### Asset class/type and dates

Monument class/type: Industrial  
Textile mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2048.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The asset is marked on maps as "Carruther's Cotton Mill", as a cotton mill and a cotton mill (disused). The mill is brick-built and dates back to the mid 19th century. The oldest phase has five storeys and 9 x 5 bays, small rectangular windows with stone lintels and sills and a flat roof. It has virtually no embellishments. A later phase addition has seven storeys and 9 x 7 bays, is brick built. It has similar windows to Phase 1, though it also has in part square windows. There is also a gable roof with an embellished arched window. Unusually small square brick chimney and a possible boiler house. This site is now in multiple occupation. It was affected by fire in 1986. The site was completely demolished by 1999 and remains undeveloped. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

**Sources:** n/a

**Unique Gazetteer ID (UID): MA08\_0950**

**Asset name: Wellington Mills (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385611 398487

---

### Asset class/type and dates

Monument class/type: Industrial  
Cotton mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2127.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a mid 19th century cotton mill. The spinning mill building was brick-built and has two phases. Phase 1 had five storeys, 7 x 5 bays, large square windows and a gable roof. It also had an added water tower and a possible timber internal structure. Phase 2 had four storeys, 5 x 4 bays, with a concrete and steel internal structure. It also had rectangular windows with brick arches, stone sills and a gable roof. The possible remains of a weaving shed type building are discernible nearby, to the rear of the mill. The only remaining power feature on the site is a brick chimney with a square base and an octagonal top. There is some slight ornamentation to the base. This site has now been demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0951**

**Asset name: Phoenix Mill (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385672 398540

---

### Asset class/type and dates

Monument class/type: Industrial  
Textile mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 2128.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of two mills on this site. No. 1 is mid-19th century brick-built, five storeys and 6 x 5 bays. With a M-style roof and small square windows. There are no power features to this mill. No. 2 is also mid 19th century brick-built, six storeys and 15 x 6 bays. It has rectangular windows with stone sills and lintels and a slate roof. An engine house is attached to the end of the building, which is mid 19th century and brick-built. It also had a boiler house and an octagonal brick chimney without a top. the site also contained a mid 19th century warehouse with two storeys and 5 x 2 bays. It was brick-built, with rectangular windows, stone lintels and sills. There are no embellishments to any building. 1950s mapping names some of the individual buildings separately: Bridge Mill (in the north west corner of site); Phoenix Works (fronting onto Carruthers Street); and Phoenix Mil, which is the largest block, along the side of the Ashton Canal. They were demolished c. 1987. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0954**

**Asset name: 6, Oldham Road (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384695 398715

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6401.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a late 19th century shop and former offices. The building was four storeys, 2 x 4 bays, brick with stone embellishment. It possibly contained a late 19th century original shop window. This building was demolished in 1993, as it had become unsafe and a hazard to the public. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0955**

**Asset name: 8-18, Oldham Road (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384705 398725

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 6402.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of possibly mid 19th century shops. Constructed in brick, with three storeys, ten bays in phases. These buildings were demolished in 1993, as they had become unsafe and a hazard to the public. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0956**

**Asset name: Express Club Public House (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384727 398727

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6403.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a Victorian-style public house, built of brick and stone. It was three storeys, 5 x 3 bays in irregular style. It had a stone-like finish and stone embellishment to windows, with a blocked bay fronting onto road. This building was demolished in 1993, as it had become a hazard to public safety through neglect of the property.

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public houses.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0957**

**Asset name: 28-30, Oldham Road (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384730 398740

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6404.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of possibly late-19th century offices, they are brick built, three stories and 3 x 3 bays. The architecture was very distinctive, with embellishments to the brickwork and a parapet with moulding. No. 28, was a highly modified two storey building with 2 x 1 bays with possible mid to late 19th century moulding to roof edge. The rear view of the properties was very interesting with possible original mid 19th century walls. The block of buildings at this site was still present at the end of the 1990s, but had been demolished by 2006. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0958**

**Asset name: Commercial Property (32 and 36, Oldham Road)  
(site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384743 398756

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6405.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of two late 19th century shops, three stories, 2 x 2 bays. There was possibly an original shop front to No. 34. There was also a single-storey industrial building, possibly mid 19th century at the rear. The block of buildings at this site was still mapped in 2006, but had been demolished by 2015. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0959**

**Asset name: 2, Cornell Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384775 398755

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 6408.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a late 19th, early 20th century, brick-built building of three storeys, 3 x 2 bays with two on the third floor. It has a M-shaped roof. An early to mid 20th century top floor was added to the original structure. It was demolished on April 22nd 1988. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century development of Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0960**

**Asset name: 8-10, Cornell Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384785 398735

---

### Asset class/type and dates

Monument class/type: Commercial  
Commercial office

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6409.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a mid to late 19th century building of three storeys, 3 x 3 bays and small square windows to the first and second floors. It was possibly a remnant of a larger block attached at the western end. It is also attached to a 1950s concrete and brick building. The building was demolished on April 22nd 1988. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0961**

**Asset name: 55-57, Great Ancoats Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384815 398574

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 6431.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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---

### Description and sources

#### Full asset description:

A mid 20th century building of three storeys and 4 x 3 bays on Great Ancoats Street. It was a 1930s style concrete building, with gazed walls and very large horizontal rectangular windows. The site was cleared in the early 21st century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0963**

**Asset name: Gun Street Building (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384840 398570

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6436.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a late 19th century brick-built building with three storeys and 4 x 3 bays with paired windows. The windows of the lower two storeys are blocked. It was a small-scale building, typical for the area. The buildings range in date from the second half of the 19th century to the 1930s and each was used for small-scale manufacturing and warehousing purposes. It was probably formed during the 1870s and did represent a rare survival of such a structure in Ancoats. It incorporated some architectural embellishment typical of the period, such as polychromatic brickwork and stone dressing, reflecting its use as artisans' workshops and presumably retail outlet. There were modifications to the hoist in the early 20th century and installation of an electric motor to power line-shafting on the ground floor. The buildings at this site had been cleared by 2006. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post- medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0965**

**Asset name: The Cornerstones Public House (30, George Leigh Street) (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384822 398693

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6443.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a pub and hotel. Two and a half storeys and five bays. It was constructed of brick and stucco building materials, with three prominent dormer windows. It had a very distinctive appearance. A public house situated at the corner of George Leigh and Cotton Street, which was either a converted late 18th century building or an early 19th century building that was constructed across the demolished remains of late 18th century houses, which were plotted on Green's 1787-94 map. This public house was originally called 'The Union' and was licensed in c. 1829, though in the 1840s the pub became 'The Two Terriers'. The form of The Two Terriers is depicted on the large-scale 1848 Ordnance Survey and Adshead's 1850 map as an irregular-shaped building with a rear courtyard. By the time of the large-scale 1888 Ordnance Survey the pub had been rebuilt as a wedge-shaped building and was provisioned with cellar lights. This building was still extant during the latter part of the 20th century, and was called 'The Cornerstone'. Although it has now been demolished, based on a photograph held by Manchester Central Library and a description produced in the 1990s, this public house had 'a corner entrance, with prominent gabled dormers, cornice mouldings and ornate iron columns and railings to the ground floor windows. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0967**

**Asset name: Chimney (site of), Blossom Street**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384885 398675

---

### Asset class/type and dates

Monument class/type: Industrial  
Chimney  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6451.1.1  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0968	Loom Street Warehouse (site of)

---

### Description and sources

#### Full asset description:

The site of a brick built squared section chimney. Possibly associated with Loom Streetwarehouse (MA08\_0968). It was the same height as warehouse, but had probably been shortened. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post- medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0968**

**Asset name: Loom Street Warehouse (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384902 398700

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6452.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0967	Chimney (site of), Blossom Street

---

### Description and sources

#### Full asset description:

A mid to late 19th century brick warehouse. It was two storeys, with 4 x 2 bays and a large loading door (double). Associated with a square sectioned large brick chimney (MA08\_0967) shortened to the height of the warehouse. Also attached to 4-storey 19th century warehousing in Loom Street. Appears to no longer be extant, this site is shown as vacant on 2006 mapping.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0969**

**Asset name: 53-55, Blossom Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384919 398690

---

### Asset class/type and dates

Monument class/type: Industrial  
Industrial site

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6453.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a two storey, 2 x 1 bay brick building with a louvre on the roof. The gable end is to the street. There was also a two storey early to mid 20th century building attached. Industrial. Appears to no longer be extant, this site is shown as vacant on 2006 mapping. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0970**

**Asset name: 87 and site of 89-93, Great Ancoats Street**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station  
Additional community area(s): n/a  
Map book reference: HE-01-329-R1  
National Grid Reference: 384875 398515

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop  
Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6454.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of four mid 19th century houses. One is a restaurant (The Dancing Weasel), formerly The King's Arms. Another is a Medicinal Wholesalers shop and another is an Electrical Fittings shop. NB: The view from the rear (Pickford Street) is very interesting – possibly originally workshops. Desk-based assessment of the site of nos. 87-91 and land immediately to the north in 2011 noted that the site of Nos. 89-91 was vacant by this time. Nos. 87-93 were former shop premises that dated back to the late 18th century. Of these buildings, only No. 87 was still standing, and this structure had undergone extensive structural restoration. The earliest cartographic evidence for No. 87 is Green's map of 1794, which shows a roughly square structure with a rear yard and privy. The building was extended in the first half of the 19th century, but mapping evidence suggests that its external layout has remained unchanged since 1851. Trade directories indicate the building was used as a clothiers throughout the 19th century, biscuit manufacturers and wine merchants during the early part of the 20th century and a bacon slicer and scales repair shop during the latter half of the 20th century. Census returns indicate that the upper floors of the building were used as a dwelling's. Nos. 89-91 are also shown on Green's 1794 map, as two square structures. Both buildings had a rear yard and privy. By 1888 the privies had been demolished and it appears that the buildings had been knocked through to form one larger building. It was at this time that census returns show that the upper floors of the buildings ceased to be used as dwellings, whilst trade directories indicate that the occupier of No. 91, a sign writer and tin plate worker, expanded his business into No. 89. Earlier in the 19th century the ground floors had been used for a series of commercial ventures including a book binders and newsagents (No. 89), a cobblers, a provisions store and a circulating library (No. 91). The premises continued to be used as a tin plate workshop and later a gold and silver blockers up until the 1940s when it became a woodworkers' supplies store, a use that continued until the early 21st century when the building was demolished.' [1]

## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Setting description:

The setting of Numbers 89-93 Great Ancoats Street, does not contribute to the heritage value of the assets. The setting of Number 87 is the busy streetscape of Great Ancoats Street, which has been widened and modernised. This makes a neutral contribution to the heritage value of the asset.

### Asset value assessment:

The asset's value is derived from its archaeological interest, although the survival and extent of any remains is unknown. No. 87 also has historic interest as a surviving 19th century shop.

**Heritage value:** Low

### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0971**

**Asset name: The Cotton Tree Public House (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384915 398495

---

### Asset class/type and dates

Monument class/type: Recreational  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6455.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a late 19th century public house, with three storeys and 3 x 2 bays. It was brick-built with a tile front. It suffered from severe fire damage and was demolished in 2002. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public house development.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0972**

**Asset name: The Green Dragon Public House (8, Jersey Street) (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384905 398554

---

### Asset class/type and dates

Monument class/type: Commercial  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6459.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a Public house, c. 1790, later altered. Built in brown brick in Flemish bond, with a slate roof. It had a rectangular plan, three storeys and three bays, with pilasters to ground floor, a doorway offset right with pilaster jambs, panelled door and rectangular overlight. There were two windows to left and one to right, fascia-board carried round and a blank panel in centre of 1st floor flanked by segmental-headed windows with coupled sashes. There was a four pane sashed window in centre of 2nd floor flanked by coupled four pane sashes. It was had gable chimneys. The left return wall had a similar treatment to ground floor with three windows towards the rear, and one sashed window on each floor above these. The rear had a long garret workshop window. The assets had a licence by 1794. It suffered from fire and vandalism and was demolished in the 1990s. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public house development.

**Heritage value:** Low



## Background Information and Data

Historic environment

BID HE-001-0MA08

MA08: Manchester Piccadilly Station

Historic environment baseline report – Part 5 of 5

### Sources:

- 1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0973**

**Asset name: 53-55, Jersey Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384990 398642

---

### Asset class/type and dates

Monument class/type: Recreational  
Public house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6464.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a simple, small mid 19th century public house. It has two storeys and 2 x 2 bays. The entrances were on the corner and in the centre of the side wall . It had sash windows, with flat-headed stone lintels and sills. It also had distinctive embellishments. The building had been demolished by the end of the 20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

This asset's value is of archaeological interest, with the potential to help our understanding of 19th century public house development.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0974**

**Asset name: 11-13, Hood Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384933 398657

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6466.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a late 19th century brick warehouse. It had four storeys, with one bay. Possibly one end of a larger warehouse. The building was of a small scale and positioned next to a church. It had a chimney at north end. The building had been demolished by 2014; the site has been cleared and is in use as a car park. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0975**

**Asset name: 1-9, Hood Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384912 398648

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6467.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a mid to late 19th century, brick warehouse or other industrial-related building. It was partly rendered, mainly of two storeys and 5 x 2 and 2 x 2 bays. There is also a row of buildings on north side of Hood Street (west end). They have a typical small scale for area. The central building has an arched entrance with some embellishments, it includes possible workshops. They were demolished by 2014; the site has been cleared and is in use as a car park. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the 19th century industrial development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0976**

**Asset name: 58 and 60, Blossom Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384930 398669

---

### Asset class/type and dates

Monument class/type: Domestic House

Period(s): Post-medieval, and Modern.

---

### References

References: NHLE n/a  
HER: 6468.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

'The site of possibly two early to late 19th century brick houses. They were two storeys with 2 x 2 and 3 x 2 bays. It could also possibly be one house (No. 60) and the remains of a workshop (No. 58). They were rare survivals of Ancoats mid 19th century housing. They were demolished by 2014; the site has been cleared and is in use as a car park.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0979**

**Asset name: Anita Street**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384835 398775

---

### Asset class/type and dates

Monument class/type: Domestic  
Terrace

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6410.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

All the houses in Anita Street. This is a wide street with a roadway fabric of granite setts. All the houses are two storey with 2 x 2 bays. They are brick built and double-fronted. They also have double doors (recessed), with brick arches. They would have had sash windows (originally). Each room has its own fireplace, and this is consistent in each house on the site. [1]

#### Setting description:

The setting of the shouses are the industrial streetscape of the Ancoats Conservation Area. This makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

This asset derives its heritage value from its historic interest as it has the potential to illustrate the lives of working-class people and their housing in post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0982**

**Asset name: Ashton Canal – branch serving Pollard Street Iron Works (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-328-R1

National Grid Reference: 385642 398421

---

### Asset class/type and dates

Monument class/type: Transport  
Canal

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 16176.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0611	Ashton Canal

---

### Description and sources

#### Full asset description:

The site of a canal arm and basin first plotted on Swire's 1824 map, which are named as 'Manor Wharf' in 1850. The wharf was gradually developed and by 1931 the canal arm was infilled. Remains of the canal arm were identified during an excavation in 2006. At either side were thick walls of stone and hand-made brick. The fill of the canal arm contained abundant refuse. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

It derives its heritage value from its archaeological and historic interest illustrating the importance of the canals in the development of post-medieval Manchester.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0983**

**Asset name: 78, Great Ancoats Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384834 398501

---

### Asset class/type and dates

Monument class/type: Industrial  
Button mill

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 13895.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a two standing three storey building of late 18th century origin although heavily remodelled. Marked on 1831 map (Bancks and Co) as Astley Arms pub with address given as 224 Great Ancoats Street. Depicted on 1850 ordnance survey and 1851 (Adshead) maps with the same configuration but additional details. Subsequent directories refer to Astley Arms as Paganini public house. It was converted in 1950 for use as button manufacturer's workshop. Considerable remodelling in modern brickwork followed demolition of adjacent properties in the late 20th century. This property was also demolished by 2014; the site has been cleared and is in use as a car park. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0984**

**Asset name: 57 to 59, Houldsworth Street (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384823 398488

---

### Asset class/type and dates

Monument class/type: Unassigned  
Building

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 13896.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of a two storey, two bay building comprising of two properties of modern, machine pressed bricks indicating early to mid 20th century construction, occupying footprint of early demolished 19th century buildings. Vestiges of some historic fabric may remain in the south west gable and rear outshut. No longer extant; the site had been cleared by 2015.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0985**

**Asset name: Church of St Paul (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384675 398772

---

### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Church

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 11780.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

The site of the Church of St Paul built of stone in 1876–8 by architects, Sir G. G. Scott and J. O. Scott in the Gothic style. Containing a nave, chancel, south aisle diminishing in width, a wide north aisle and tall south-east tower which terminated in gabled roofs surmounted by an octagonal fleche. The windows have 'Y' tracery. The church is now demolished. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0986**

**Asset name: Infirmary Baths (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384295 398272

---

### Asset class/type and dates

Monument class/type: Health and welfare  
Bath house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 9133.2.2  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of a public baths erected by the trustees of the infirmary in 1781. The building is shown on Bath Street (later George Street), to the west of the infirmary, on Green's map of 1787-94. By 1831 it had roughly doubled in size, through an extension to the south. The 1849 Ordnance Survey map shows internal arrangement of rooms, and names a Bath Keeper's house at the north end and a reservoir at the south. Late 18th and 19th century accounts describe the baths as including a hot bath, cold bath, Matlock bath and a vapour bath. They also provide details of charges made for their use. The baths were demolished c. 1850. The site of baths lies adjacent to the west sides of the Metrolink tracks and bus station. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0987**

**Asset name: Infirmary Lodge (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384315 398280

---

### Asset class/type and dates

Monument class/type: Domestic  
Lodge

Period(s): Modern

---

### References

References: NHLE n/a  
HER: 9133.2.3  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

'the site of an Infirmary Lodge, which was cruciform in plan and shown on 1905 to 1932 maps. By 1965 one arm of the building had been removed to create a T-shaped structure. the whole building was demolished 2001. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0988**

**Asset name: Church of St James and disused graveyard (site of)**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329

National Grid Reference: 384214 398088

---

### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Church

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 9873.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

---

### Description and sources

#### Full asset description:

'Foundation laid 1786 by Rev. D Bayley, church consecrated August 18 1788. The presentation was vested with the Warden and Fellows of the Collegiate Church, after 60 years when it had been vested with the founder (Dr. Bayley). Vaults under the church contain the remains of Dr. Bayley and Joseph Nadi. In 1838 a district chapelry was assigned and in 1850 it became a parish. At that time the parish was wealthy and residential. By the end of the 19th century the parish makeup had changed to warehousing. The site is now overbuilt by a modern commercial office space called St James' House.' [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0989**

**Asset name: Buildings on Chancery Lane (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-327

National Grid Reference: 385722 397468

---

### Asset class/type and dates

Monument class/type: Domestic  
Residential building

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 13808.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of a building depicted on 1787-94 (Green) map of possibly post-medieval date, set slightly back from Higher Ardwick (later re-named Chancery Lane) plotted on 1831 map (Banck) but replaced by time of 1845 Ordnance Survey with two ranges of double depth properties, fronting Hawthorn and back Hawthorn Street. These were still extant in 1950 but demolished during latter half 20th century. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0991**

**Asset name: St Paul's Church (site of)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384422 398511

---

### Asset class/type and dates

Monument class/type: Religious, ritual and funerary  
Church

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 9872.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

The site of the church of St Paul's erected in Tune [Turner?] Street in 1765. It was enlarged 1788 and re-erected in New Cross 1880. In 1875 the site was bought by Messrs. J. and N. Philips and was partly covered by the construction of a warehouse. The new church of 1880 was partly built from the old church material. [1]

#### Setting description:

Setting does not contribute to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its archaeological interest, with the potential to enhance our knowledge of the post-medieval development of Manchester city centre.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0992**

**Asset name: St Vincents Public House (former, now St Vincents House)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384648 398750

---

### Asset class/type and dates

Monument class/type: Recreational  
Public house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 11779.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
n/a	n/a

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### Description and sources

#### Full asset description:

A public house, built in the early 19th century with later alterations. It is constructed in brick, with three storeys, modern wood casement windows and plain eaves. The front has been rebuilt. It is currently in use as offices or similar. [1]

#### Setting description:

The adjacent streetscape setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest, as a partially surviving example of a city centre 19th century public house.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description



**Unique Gazetteer ID (UID): MA08\_0993**

**Asset name: The Cheshire Cheese Public House (former)**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384764 398764

---

### Asset class/type and dates

Monument class/type: Recreational  
Public house

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 6407.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

A public house built in the possibly late 19th century. Two storeys, 3 x 2 bays. It has been highly modified. The former entrance was on the corner. The building is still extant, although former buildings adjoining to the south west have been demolished and land to the rear has been developed. The former pub itself is hidden behind two storey hoardings. [1]

#### Setting description:

The adjacent modern streetscape setting makes a negative contribution to the heritage value of the asset.

#### Asset value assessment:

The asset's value is derived from its historic interest, as a surviving example of a city centre 19th century public house.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0994**

**Asset name: 44–68, Oldham Road**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 388442 400849

---

### Asset class/type and dates

Monument class/type: Commercial  
Shop

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 6412.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
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n/a	n/a
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### Description and sources

#### Full asset description:

A row of shops and dwellings, built c. 1880. Constructed in machine made brick, with terracotta embellishments. They have symmetrical front embellishment with one pair of central pediments. Late 19th century shop fronts in original condition and sash upper windows. Some have original shop windows. It is probably contemporary with Victoria Square. [1]

#### Setting description:

The adjacent streetscape setting makes a positive contribution to the heritage value of the asset.

#### Asset value assessment:

The asset has value due to its architectural and historic interest, as good examples of 19th century shops, with their original shop fronts intact.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0995**

**Asset name: 39, Great Ancoats Street**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384760 398610

---

### Asset class/type and dates

Monument class/type: Domestic  
Town house

Period(s): Post-medieval, and  
Modern.

---

### References

References: NHLE n/a  
HER: 6428.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A late 19th century or early 20th century red brick house. It consists of three storeys and an attic, three or possibly more bays. It has Interesting windows, including an octagonal bay "Oriel" window. It also has some good embellished brickwork. [1]

#### Setting description:

The setting of the asset on the streetscape at the western edge of Ancoats Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The asset's value is derived from its architectural and historic interest, as a surviving 19th century house in the city centre, and through its interesting windows and embellished brickwork.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0996**

**Asset name: The Coates School**

Designation and grade: Non-designated

---

### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384880 398520

---

### Asset class/type and dates

Monument class/type: Education  
School

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 6458.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

The Coates School dating to 1821 (stone plaque). It is constructed of brick with a slate roof and four bays. Now the Minster Mill, which sells carpets. The Interior is wood beamed, with iron stanchions. The gable end on Jersey Street has had loading bays added. It has probably been converted to workshop/warehouse at some time. [1]

#### Setting description:

The setting of the asset in the streetscape of Ancoats Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The value of the asset is derived from its historic interest, through its former use as a school.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

**Unique Gazetteer ID (UID): MA08\_0997**

**Asset name: 5, Jersey Street**

Designation and grade: Non-designated

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### Asset location

Community area: MA08 Manchester Piccadilly Station

Additional community area(s): n/a

Map book reference: HE-01-329-R1

National Grid Reference: 384880 398550

---

### Asset class/type and dates

Monument class/type: Commercial  
Warehouse

Period(s): Post-medieval

---

### References

References: NHLE n/a  
HER: 6433.1.0  
NMR n/a

---

### Associated assets

Asset UID	Asset name
MA08_0696	Ancoats Conservation Area

---

### Description and sources

#### Full asset description:

A brick-built warehouse with slate roof. It consists of four storeys, a semi-basement and 5 x 2 small bays. It is an "infill" building – standing on its own. It has an iron fire-escape, rubbing stakes at ground level on loading bay and 3rd floor architectural brickwork. It is very distinctive and small scale. [1]

#### Setting description:

The setting of the asset in the streetscape of Ancoats Conservation Area makes a positive contribution to its heritage value.

#### Asset value assessment:

The asset's value is derived from its architectural interest, through its very distinctive and small scale.

**Heritage value:** Low

#### Sources:

1 Text adapted from the GMAAS HER description

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