
Application 142888/FO/2025

From [REDACTED]
Date Mon 23/06/2025 14:27
To Lucy Harrison [REDACTED]

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Hi Lucy

RE: Application 142888/FO/2025 - Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works - Cambridge Halls of Residence, Cavendish Street, Manchester M15 6TT

Thank you very much for consulting GMAAS on the above application.

The application site does not contain any designated or non-designated heritage assets and is not located within a conservation area. The area was subject to intensive development from the early 19th century, when terraces of workers' houses were built across the northern part of the application site and a row of larger villa-type properties established across the southern part. A large department store known as Paulden's replaced the residential properties across the southern part of the application site in 1879. This building sustained extensive damage by bombing during the Second World War and whilst it was rebuilt in the 1950s, the building suffered a fire shortly before it re-opened and was demolished shortly afterwards. All the terraced housing across the northern part of the application site had been cleared by the late 1960s and the site was eventually redeveloped as the Cambridge Halls of Residence in the early 1990s. The extant buildings are of no archaeological or historical interest.

The application is supported by an archaeological desk-based assessment prepared by AOC Archaeology. This assessment draws together the available historic documentary and cartographic information in charting the known development and land-use of the application site, and benefitted from consultation with the Greater Manchester Historic Environment Record. The report also provides a consideration of the likely impact of the development proposals upon the significance of archaeological identified in the application area, and fulfils the requirements of an archaeological assessment as set out in Policy 207 of the National Planning Policy Framework.

The archaeological assessment concludes that 'a programme of invasive archaeological mitigation may be required' in advance of development, although it is unclear what research objectives of any such investigation might be. Given the intensive development and bomb damage that the application site has sustained during the 19th and 20th centuries, it is GMAAS' view that the only below-ground remains that have any potential to survive in situ will be the cellars to the former workers' housing in the northern part of the site. However, all these houses were of the double-depth type that are well represented in historical and archaeological records and further investigation has no potential to address any current archaeological research objectives.

In summary, the delivery of the proposed development will not have any impact on the significance of the archaeological resource, and it is GMAAS' considered opinion that no further archaeological investigation is warranted in this instance.

With kindest regards

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