

Emily Booth

From: Benjamin Dyson <B.J.Dyson@salford.ac.uk>
Sent: 09 October 2024 17:30
To: Emily Booth
Subject: Archaeological Consultation, App. 140956/FO/2024 – 58 Richmond Street, Manchester

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Emily,

Thank you for consulting GMAAS on this application.

The application is supported by a Heritage Statement (HS) compiled by Salford Archaeology (June 2020), which provides a useful historic and archaeological background for the site, with a detailed appreciation of the development of the site and the application building, its significance as a Grade II listed structure, the significance of its setting within the Whitworth Street Conservation Area, and an assessment of the development implications on that heritage significance. Archaeological potential of the adjacent vacant plot, on which the proposed extension is to be built, is also considered.

As stated in the HS, *“The extent of alterations to the historic fabric of the listed building is largely limited to the insertion of a new doorway between the listed building and the proposed new extension, and extensive and sympathetic repair work to the original concrete frame, which is urgently required to avert structural failure of the building. The proposals also offer a solution to returning the redundant building to long-term sustainable use, without significant alteration to its historic fabric or impact on the key components of its historic and architectural interest.”*

GMAAS is satisfied that any scheme of recording would not lead to significant knowledge gain here, and the Heritage Statement provides a useful account of the state of the building prior to development works. However, advice should be sought from the Urban Design & Conservation Team at Manchester City Council, as they are better placed to comment on any requirements for mitigation of impacts on built heritage concerns.

With regard to below-ground archaeological interests, GMAAS again agree with the HS that although remains of double-depth properties of 19th century date may survive on the vacant plot, they would be reflective of a type that was frequently built across Manchester – numerous examples of which survive to the present day and have been investigated archaeologically. Any remains would be of little archaeological interest and would not merit further investigation. On this basis GMAAS will not be imposing the requirement of any further archaeological works on the applicant.

Kind regards
Ben



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