



University of
Salford
MANCHESTER

Greater Manchester Archaeological Advisory Service
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Seb Evason
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Thorp Road
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Date: 13th March 2023

Dear Seb

RE: 47 Spear Street, Manchester: Archaeology

Thank you for consulting with the Greater Manchester Archaeological Advisory Service (GMAAS) at an early stage in the application process for the proposed development at 47 Spear Street in Manchester city centre.

The proposed development site does not contain any designated heritage assets, although it does lie within the Stevenson Square Conservation Area. The land in this area was owned in the mid-18th century by Sir Ashton Lever who, conceding to the pressure of property developers, sold the land to William Stevenson. In turn, Stevenson sold the land on, piecemeal, to entrepreneurs with an intention that it should become a residential area that would rival the serenity of St. Ann's Square. Instead, the area became largely commercially oriented. The majority of buildings of architectural or historic interest in the Conservation Area today are Victorian or early 20th century in date. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets, such as Spear Street. Designated heritage assets situated on Spear Street include 3 Dale Street (known formerly as 23 Spear Street) and Sevendale House, which are both Grade II listed buildings, but lie at the junction of Spear Street with Dale Street and some distance from 47 Spear Street. As such, the proposed development is unlikely to harm the setting of these two designated heritage assets.

Having consulted all our records, including the Greater Manchester Historic Environment Record, I am pleased to confirm that there are no sites of archaeological interest within the boundary of the proposed development area. GMAAS is therefore satisfied that the proposed development will not have any impact on archaeological remains and, as such, is happy to advise that no further archaeological study to support a planning application is merited.

Yours sincerely

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