



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
School of Environment & Life Sciences
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Date: 25th August 2023

Dear Helen

RE: All Saints Library, MMU, Manchester: Archaeology

Many thanks for consulting with the Greater Manchester Archaeological Advisory Service (GMAAS) at an early stage in the application process for the proposed redevelopment of All Saints Library in All Saints Park, Manchester. 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.

Historically, the area around what is now All Saints Park lay within the township of Chorlton-upon-Medlock, known formerly as Chorlton Row, and originally simply as Chorlton. The character of the area was transformed from an agricultural landscape after the late 18th century by the rapid expansion of Manchester and, in the early 1790s, the Chorlton Hall estate was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, known originally as Grosvenor Square and later as All Saints after the church that was built there in 1819-20. The site now occupied by All Saints Library is shown on the Ordnance Survey 1st Edition 1:1056 Town Plan of 1851 to have been in use largely as a timber yard, together with a terrace of commercial / residential properties fronting onto Oxford Road. The Ordnance Survey 1st Edition 1:500 Town Plan of 1891 shows the timber yard to have been redeveloped as the Manchester Carriage & Tramway Co Depot and a terrace of five double-depth houses, although the tramway depot had been replaced with a school by the early 1920s. The school and the terrace of houses were all cleared in the 1970s to enable the construction of the current All Saints Building.

In view of the previous development of the site, and especially the significant earth-moving works that will have been required to construct All Saints Library, GMAAS is entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited; GMAAS does not expect an archaeological desk-based assessment to be prepared in this instance.



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The advice provided above does not extend to the historic built environment. Whilst All Saints Library is neither a designated nor non-designated heritage asset, and does not lie within a conservation area, there are numerous listed buildings in the immediate vicinity. These include the former Manchester Ear Hospital, the Roman Catholic Church of St Augustine, the Ormond Building, the Righton Building, the Grosvenor Building and the former town hall façade to the Mable Tylecote Building, all of which are Grade II listed. The potential harm of any new development to the setting of these designated heritage assets will need to be considered in a heritage statement.

Yours sincerely

Ian Miller
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