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Date: 10th March 2015

Dear Richard

Historic Environment Record consultation and enquiry for the need for archaeological works at 12-16 Whitworth Street, Manchester

Thank you for consulting GMAAS on the need for an archaeological input to this proposed scheme. We act as archaeological advisers to Manchester City planning authority and maintain the Historic Environment Record (HER) on behalf of the Greater Manchester Authorities.

An archaeological study was undertaken ahead of a previous scheme for this site, by the University of Manchester Archaeological Unit in 2009: 'Pillo Hotel, 10-12 Whitworth Street, Manchester – An archaeological desk based assessment and building appraisal.' The report on the results of this study concluded:

'The present warehouse building which occupies the study area was erected in 1902, and was modified in 1926 and, more radically, in c 1960 and again in 1990-2. The original building was designed by the Manchester architect J W Beaumont for a firm of iron and steel merchants, Tatham & Co. Its frontage had something of the embellishment of contemporary textile warehouses and, like them, included a sales room area. However, at three storeys it was lower than some of the grander textile warehouses of the day and the building also had the distinguishing feature that its main storage area originally comprised a single space open from the ground floor to the roof.

While this building was something of a rare type, key elements of the original design have been removed by later modifications. As a result the photographs and written description contained within the present report are considered to provide an adequate record of the structure.

It is also probable that the study area contains no remains other than the present standing building. In consequence, no further archaeological work is recommended for the proposed development.'

GMAAS agrees with this conclusion and consider that no further archaeological mitigation is required for this development site.

Yours sincerely

[redacted]

Norman Redhead
Heritage Management Director (Archaeology)

Tel: 0161 295 5522

Outlook

Fusion, Vision - 10-12 Whitworth Street - Archaeological Considerations

[redacted]

Good morning Alex

RE: 10-12 Whitworth Street West, Manchester M1 5NZ – Archaeological Considerations

Thank you for your email and for taking my call earlier today.

As discussed, the above named site was subject to a detailed archaeological assessment that was compiled to support a previous application for redevelopment. This concluded that the site has no potential to retain any remains of archaeological interest. Having reviewed this conclusion against our current records, GMAAS is content that the proposed scheme will not have any impact on known or suspected remains of archaeological interest and that no further consideration of archaeological matters is warranted to support the impending planning application; GMAAS does not expect a revised archaeological assessment to be prepared or any further archaeological investigation of the site in advance of development.

GMAAS was consulted by Manchester City Council in June 2025 for a Scoping Opinion with reference to archaeological considerations associated with the proposed development scheme. Our considered advice was that archaeology could be scoped out of the EIA process and, based on the results obtained from the previous assessment, no further action was required.

I hope that this answers your query satisfactorily, but please do not hesitate getting back to me if I can be of any further assistance.

With kindest regards

Ian

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