No5 Exchange Street Manchester

Heritage Statement

Date 21.03.22 Prepared: Tony Luck, Hyphen Architects

Introduction

This statement has been prepared in support of an application for Listed Building Consent for the proposed works at No.5 Exchange Street Manchester which comprise the fit out of an existing retail unit including installation of a new shopfront and security shutter.

Historical Assessment of the existing unit

No 5 Exchange Street forms part of The Royal Exchange, which is located within the St. Ann's Square Conservation Area, the first area so designated by Manchester City Council in 1970. It extends to St. Mary's Gate to the north, and to John Dalton Street to the south. An important part of the city from earliest times, the area has been in use as a market place since the thirteenth century. The square was set out in the early 1700's, and the Grade-I listed Church of St. Ann was consecrated in 1712. There are a number of listed buildings in the area, mostly of Victorian or Edwardian origin, though there are few buildings surviving from the eighteenth century. There is a variety of styles and architectural treatment evident, and materials range from the predominant local sandstones, to brick and cast-iron structures. The buildings around St. Ann's Square and the pedestrianised King Street form the commercial centre of Manchester. There are two listed memorials and number of significant, mature trees located on the square. The area is connected through a number of pedestrian routes, and has limited vehicular access. The square provides the principal pedestrian route between Market Street, Deansgate and King Street.

The listing of the Royal Exchange (see appendix 1) includes a description of the architectural design of the exterior "Classical style. Four storeys with 2 attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to 1st, 2nd and 3rd floors with massive entablature and modillioned cornice". There is no mention of the interior of the parts that comprise no 5. Exchange Street.

Common to other adjacent units, the shopfront at No.5 Exchange Street is modern and not original. The surrounding stone façade is original and carries the architectural style described in the listing.



Front Façade



Front Façade

The interior of the unit has been fitted out with relatively modern partitions and wall linings. The ground floor's original flat ceiling has been underlined with suspended raft elements. Encased beams down stand from the original soffit and at least one appears to have decorative moulding intact.


Ground Floor Front Area



Ground Floor Front Area Ceiling



Ground Floor Rear Area



Basement Front Area



Basement Rear Area

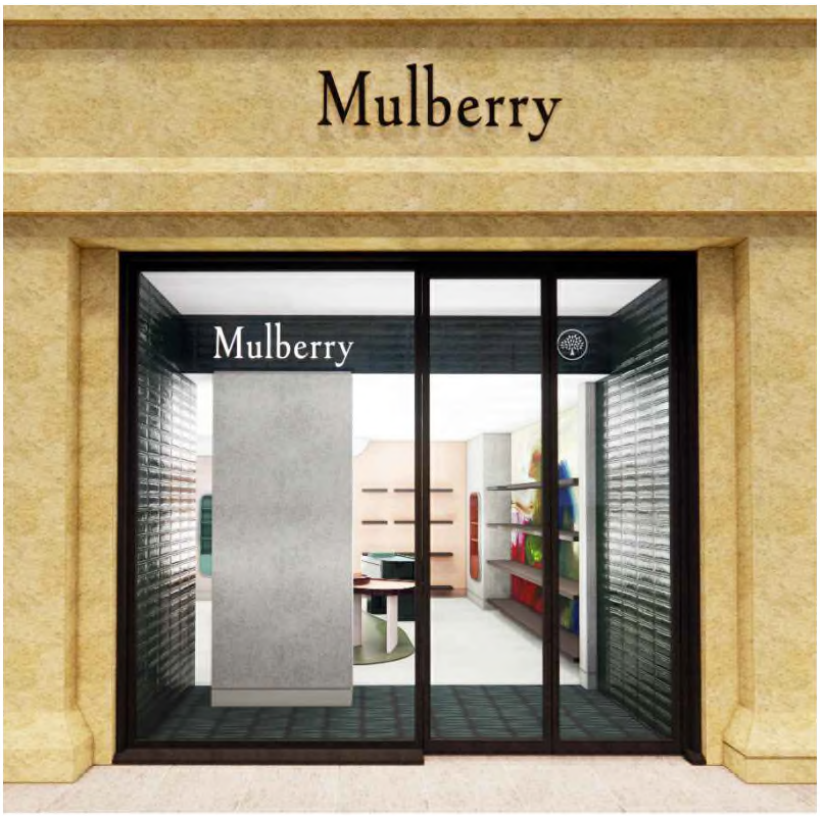
The walls are lined with plasterboard on studwork and the floor has a modern tiled finish. The basement comprises a series of rooms with barrel vaulted ceilings which appear to be original. The staircase has modern finishes. At the front of the basement there is a small area which extends past the front doors is roofed with glazed break out pavement lights. Floors in the basement are modern vinyl.

Appraisal

It is clear that the stone façade elements are original and should be retained unaltered. Decorative sections of the down standing beams should be retained as should the vaulted ceiling to the basement. All other elements are modern and of little architectural or historic merit and can be removed or remodelled without causing harm to the building.

Proposals

The proposals include a new shopfront framing in new anodised bronze and glass infill. This will sit inside the existing stone aperture without causing damage. New exterior signage will sit on the stone fascia in line with signage on adjacent units. Internally, behind the shopfront line, there will be a tiled, down standing ceiling bulkhead with an internally lit sign set back 1150mm from the shopfront. A security shutter will be installed 1750mm set back from the interior face of the glass shopfront. This can be mounted without causing damage to existing historic fabric.



The interior will be fitted out with new wall linings and partitions. The existing modern ceilings will be removed and a new suspended ceiling will sit below the original soffit. Decorative features to original down standing beams will be left untouched within the ceiling void.

In the basement the layout will remain as will existing walls and linings. The existing vaulted ceilings will remain.

The existing modern floor finishes will be replaced with new floor finishes throughout.



Propose Ground Floor Plan Interior

Assessment

The proposals have no impact on the historic or architectural character of the building and cause no harm to the existing historic fabric. The style of the new shopfront is in keeping with the listed building and the conservation area.

Conclusion

The proposed alterations have been designed in accordance with the principles contained in the National Planning Policy framework document, and current national and local guidance. The proposed works have been designed in accordance with national and local policies on heritage protection, and are not detrimental to the character of the listed building or conservation area.

Appendix 1 Listing

FORMER ROYAL EXCHANGE ROYAL EXCHANGE
List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FORMER ROYAL EXCHANGE ROYAL EXCHANGE

List entry Number: 1200826
Location 1-17, OLD BANK STREET 1-19,
ROYAL EXCHANGE ARCADE 4-20,
ROYAL EXCHANGE ARCADE FORMER ROYAL EXCHANGE,
1-7, ST ANNS SQUARE FORMER ROYAL EXCHANGE,
2-20, CROSS STREET FORMER ROYAL EXCHANGE,
2-20, MARKET STREET ROYAL EXCHANGE,
1-13, EXCHANGE STREET

The building may lie within the boundary of more than one authority.

District: Manchester

District Type: Metropolitan Authority

Grade: II
Date first listed: 03-Oct-1974

Legacy System: LBS

UID: 388116

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description

Summary of Building Legacy Record - This information may be included in the

List Entry Details. Reasons for Designation Legacy Record - This information may be included in the List Entry Details.
History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8398SE EXCHANGE STREET 698-1/27/124 (East side) 03/10/74 Nos.1 TO 13 (Odd)
Royal Exchange

GV II Includes:

Nos.4 TO 20 ROYAL EXCHANGE ARCADE. Includes: Nos.1 TO 19 ROYAL EXCHANGE ARCADE. Includes: Nos.1 TO 17 OLD BANK STREET. Includes: Nos.1 TO 7 Former Royal Exchange ST ANN'S SQUARE. Includes: Nos.2 TO Hines August 17, 2018 Page 11 gva.co.uk 20 Former Royal Exchange MARKET STREET. Includes: Nos.2 TO 20 Former Royal Exchange CROSS STREET. Commercial exchange, now shops, theatre, etc. Rebuilt and enlarged (for the 4th time on this site) in 1914-21, by Bradshaw, Gass and Hope. Portland stone, slate roof with 3 glazed domes. Very large approximately rectangular plan on island site penetrated by east-west arcade at ground floor and enclosing central atrium at 1st floor. Classical style. Four storeys with 2 attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to 1st, 2nd and 3rd floors with massive entablature and modillioned cornice; 1st attic storey with cornice and balustraded parapet, 2nd attic storey in mansard roof, Baroque turret at north-west corner, domes over other corners. Giant round-headed entrance arch in west side with wide steps up; 1st and 2nd floor windows set in giant round-headed arches; mullioned windows to 3rd floor and 1st attic storey. Interior: very impressive trading hall (now containing modular theatre).

Appendix 2 - St. Ann's Square Conservation Area – Supporting Text

History

The area now occupied by St. Ann's Square was once known as Acresfield. The earliest record of this field, which comprised four large 'Lancashire acres', occurs in 1222 when the regent for Henry III granted a licence to Robert Greslet or Grelly, the first Norman baron to settle in 'Mamcestre'. Grelly was lord of the manor, and requested a licence to hold an annual fair on the eve and feast of St. Matthew. The licence was extended, when the king came of age in 1227, to include 'the morrow of St. Matthew' (the following day) as well. This was intended to last in perpetuity.

Acres Fair was the only fair held by Charter in Manchester, and it initially served the farming communities of Lancashire and Cheshire as a market for the sale of cattle, sheep, pigs and horses. It grew into an important event with additional benefits for the whole village, which was all that Manchester amounted to in the 13th century.

The field, surrounded by hedges and ditches, was common land over which the villagers enforced their grazing rights, except on the days of the fair. When Manchester began to grow into a town in the 17th century, pressure for development was put on Acres field.

In 1708, the Act of Parliament that granted that St. Ann's Church might be built also stipulated that a space 30 yards wide should be reserved for the fair. This became St. Ann's Square, named after the reigning monarch and Lady Ann Bland, the lord of the manor and patron of the church. The church, consecrated in 1712, was Manchester's third after the Church of St. Mary (which is now the Cathedral) and the Cross Street Chapel. The Square also served as the principal place for the hiring of servants. During the 1745 Rebellion, Bonnie Prince Charlie reviewed his troops in the Square.

Acres Court or Ackers Gates was a narrow passage leading from Market Street to St. Ann's Square, and was one of the entrances to the fair, where toll gates controlled admission. Acres Fair served the community for 650 years. It was moved in 1820, first to Shudehill and then to Campfield, Deansgate, where it remained until it was abolished in 1876.

St. Ann's Square conservation area has been home to the Manchester Cotton Exchange for over two centuries. It first opened in 1729, the second building being erected slightly further south, on the site of the present one, in 1809. The third and current Royal Exchange building was constructed in 1874, boasting the largest trading floor in the country. This building was extensively altered between 1914 and 1921, badly damaged by bombing during World War II, and repaired in subsequent years. It was finally closed in 1968, but by 1976 had been adapted to other uses, one of which was the provision of a home for a theatre of national repute. The building was again badly damaged by the terrorist bomb explosion in 1996, but it was fully repaired and it reopened in 1998.

The building on King Street known as Old Exchange was built in 1897. Its predecessor on the site provided temporary accommodation for the Cotton Exchange around 1800, hence its name. Most buildings on King Street were built or rebuilt during Victoria's reign, the main exception being nos. 35-37, the last surviving Georgian mansion in central Manchester. It was built as a residence in 1736 by Dr. Peter Waring, and became a bank soon after his death in 1788. Following severe internal alterations in the 1970s, the building continued in use as a bank, but was further remodelled in the 1990s to become retail shops.

The buildings around St. Ann's Square and along King Street developed into the most fashionable shopping district in Manchester, maintaining that status to the present day. King

Street was the first city centre street to be given over to pedestrian use, in 1976, and the Square followed in the early 1980s. Both have been restored with more appropriately designed schemes in the 1990s.

Considerable changes have taken place since 1222, when local residents were rigorously defending their grazing rights. Now the commercial heart of a large city, almost all the buildings in the conservation area are shops or offices, or a combination of both. There is a wealth of buildings of architectural quality, the majority of them being Victorian with some Edwardian and a few of more recent origin. Few properties remain from the 18th century. Many buildings are listed for their special architectural or historic interest.

The Church of St. Ann, constructed in red sandstone, has two tiers of round-headed windows, a semi-circular apse to the east and a square tower to the west. Originally the tower was surmounted by a three-tier cupola, replaced by a spire in 1777 that was removed in its turn around 1800. Restoration and internal alterations were carried out by Alfred Waterhouse around 1890. The original architect is unknown, but was probably a pupil of Sir Christopher Wren. St. Ann's is one of only fifteen buildings in the City listed as Grade I, and because of its position at the south end of the Square it is the most prominent building in the conservation area.

The former bank on King Street (nos.35-37) is a three-storey brick building formerly with two-storey brick wings, now replaced by glazed facades. The windows are framed by moulded stone architraves with key blocks. There are steps up to the typical pedimented Georgian entrance, which is flanked by dwarf stone walls with iron railings, found nowhere else in the City.

The Barton Arcade, fronting on to Deansgate and Barton Square, is the City's finest shopping arcade and the only surviving Victorian example in Manchester. It is a four-storey cast-iron framed building with a glazed dome roof and curved internal balconies. The elevations are of brick and stone, but that part on the visual axis of Barton Square is a flamboyant concoction in metal and glass. It is a Grade II listed building.

The shopping arcade in the former Royal Exchange building was created during the 20th century refurbishment. A large sandstone building in the Classical style, with giant Corinthian pilasters and huge projecting cornices, the Royal Exchange has a tall cupola on the northwest corner and massive arched entrances on Exchange Street and Corporation Street. The theatre located inside is housed in a seven-sided module suspended from four columns within the disused trading hall. The enormous space around the module serves as foyer, shopping area and restaurant, besides housing sound and lighting equipment.

St. Ann's Square is lined with many buildings of architectural merit, while within the space are two bronze statues, one of Richard Cobden and the other a memorial to the Boer War comprising a group of soldiers. Both are listed buildings. On the corner of St. Ann's Square and St. Ann Street stands a building which is a fine example of the Italian palazzo style of architecture, with semi-circular headed arches and Venetian windows. Designed by the architect J. E. Gregan, it was originally Benjamin Heywood's Bank and was connected to the manager's house by a single-storey link. It is listed Grade II*.

Landmark Buildings

The Royal Exchange is the dominant building in the area, by virtue of its sheer bulk, but the much smaller St. Ann's Church is also a landmark building because of its contrasting form and dominant location at the southern end of the Square. Although there are other architecturally fine individual buildings, it is the relationship of them to each other as components in the street wall that dominates the area, as in other parts of the city centre.

Control of Development

Building proposals should be designed to enhance the existing quality of the built environment. Source: Manchester City Council.