Manchester Royal Exchange

Southern Offices
Heritage Statement

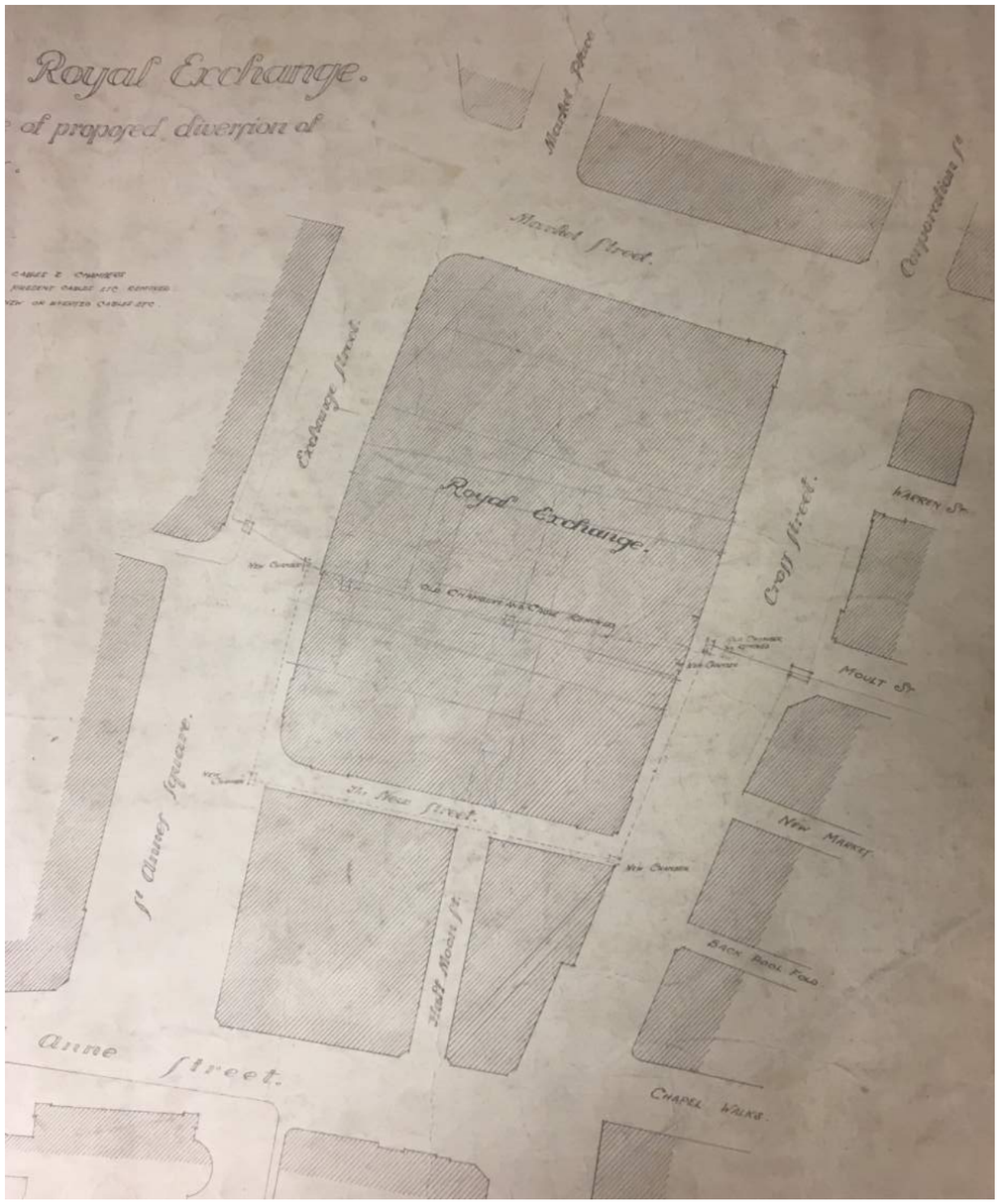
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Issue rev 01

October 2019

1.0 Purpose of report

This report has been prepared to accompany the Listed Building Consent Application and full planning permission for the proposed alterations to the South offices of the Royal Exchange in Manchester.

These alterations consist of decorations and fitting out works to the common parts [circulation and toilets] to the second to the sixth floors, including lighting and electrical installations, and a full refurbishment of the ground floor entrance on Old Bank Street.

The Royal exchange is a Grade II listed structure under the Planning Act 1990 as amended, due to its special architectural and historic interest.

In accordance with Parag 128 of the National Planning Policy Framework and, the report will describe the significance of this heritage asset and will set out how the design proposals have been considered to preserve and enhance the appearance of one of the most important historic buildings in Manchester city centre.

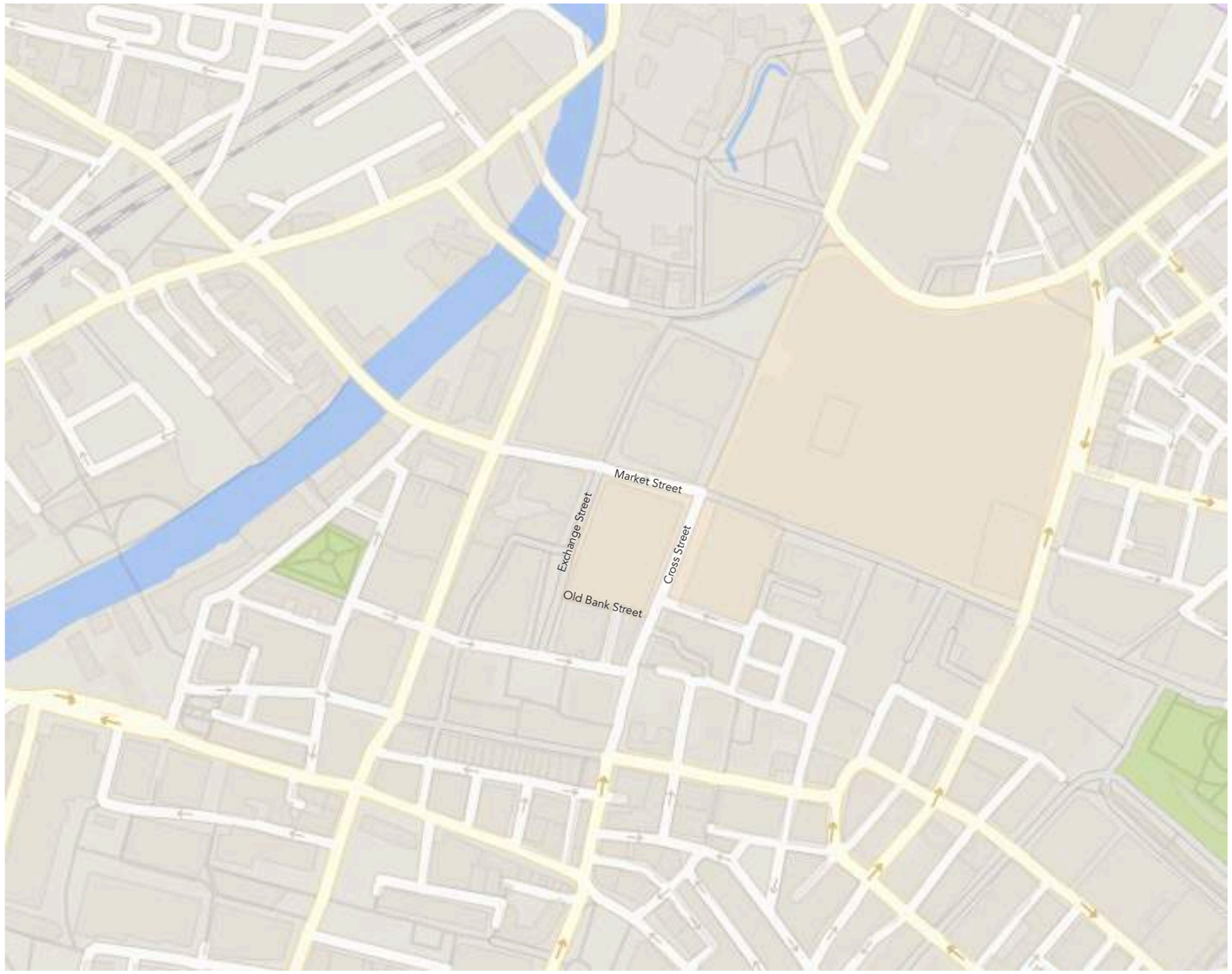


The Third Exchange Building (Murgatroyd & Mills) prior to its expansion in 1914-21.

2.0 Site and Context

The current, and fourth, Exchange building on the site is bounded by Market Street to the North, Cross Street to the East, Old Bank Street to the South and Exchange Street to the West. The building in its present form dates from the period between 1914 and 1921, when it was expanded to the South, to designs by architects Bradshaw, Gass and Hope, incorporating what was once Bank Street and the northern half of the blocks either side of Half Moon Street.

The trading floor at Exchange Level was effectively doubled during this phase, creating two large spaces, each covered by three domes. The trading spaces were supported by a small number of offices and the Board Room at Exchange Level, and additional offices and members' facilities, such as toilets and the reading room were located at mezzanine level. Refreshment and communal spaces were built at ground floor level and the arcade was created to connect these spaces, as well as introduce a transverse connection between Cross Street and Exchange Street. Further levels of office were found on the upper floors to level 5, with the two above-parapet floors given over to storage.



3.0 Background to the proposals

The Exchange was bombed in 1940, during WWII, destroying much of the North part of the building. This was rebuilt as offices and opened in 1953.

The southern half of the building largely survived and the trading hall and the upper offices are substantially unchanged from their original state.

The upper floors of the South portion of the building are highly cellularised, comprising small office units accessed off a corridor which follows the void space around the surviving trading hall, now the Theatre and its environs.

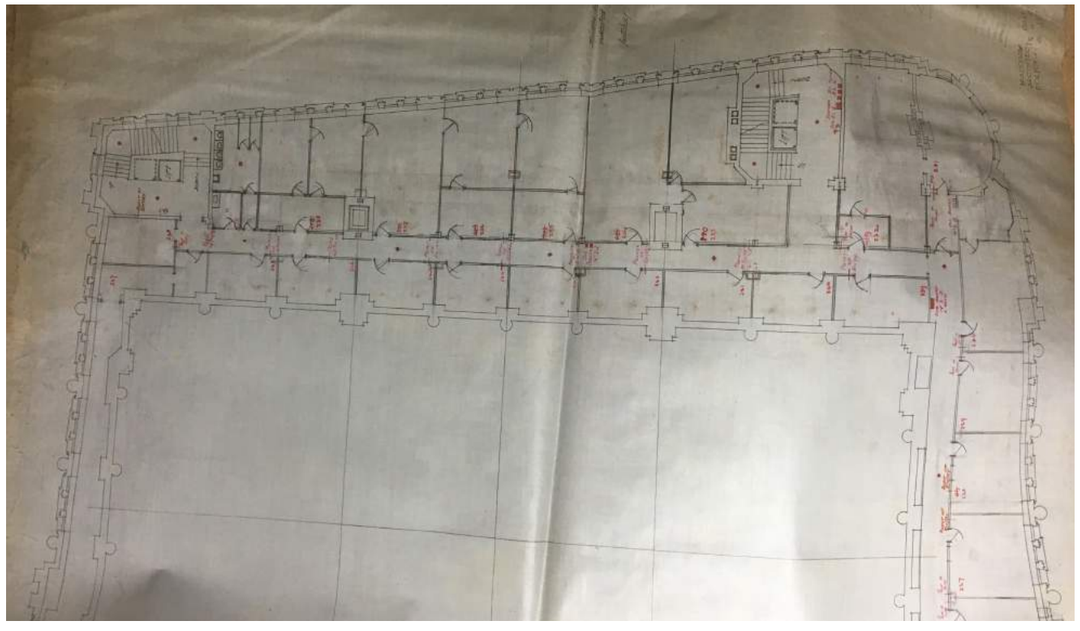
The plan form of these upper floors largely survives from the 1914-21 phase and the decorative detailing, including architraves and other decorative mouldings, such as the ceiling cornices, appear to have survived from this phase.

The South offices were refurbished at some point in the late 20th Century, using low quality materials and fittings and concealing much of the original detailing.

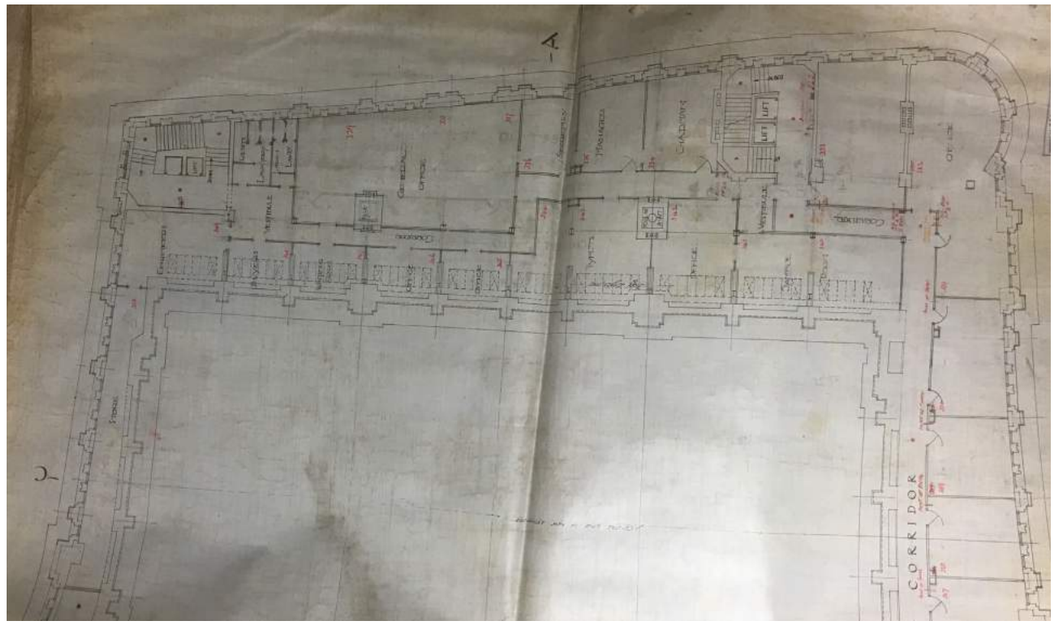


Exchange floor

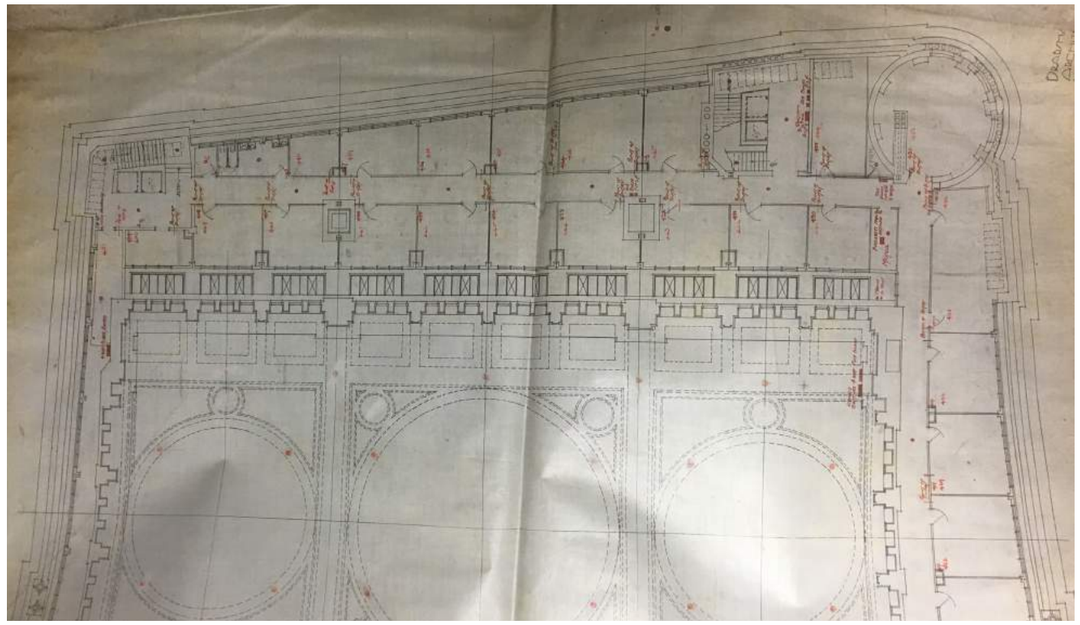
Archive research - South Offices plans



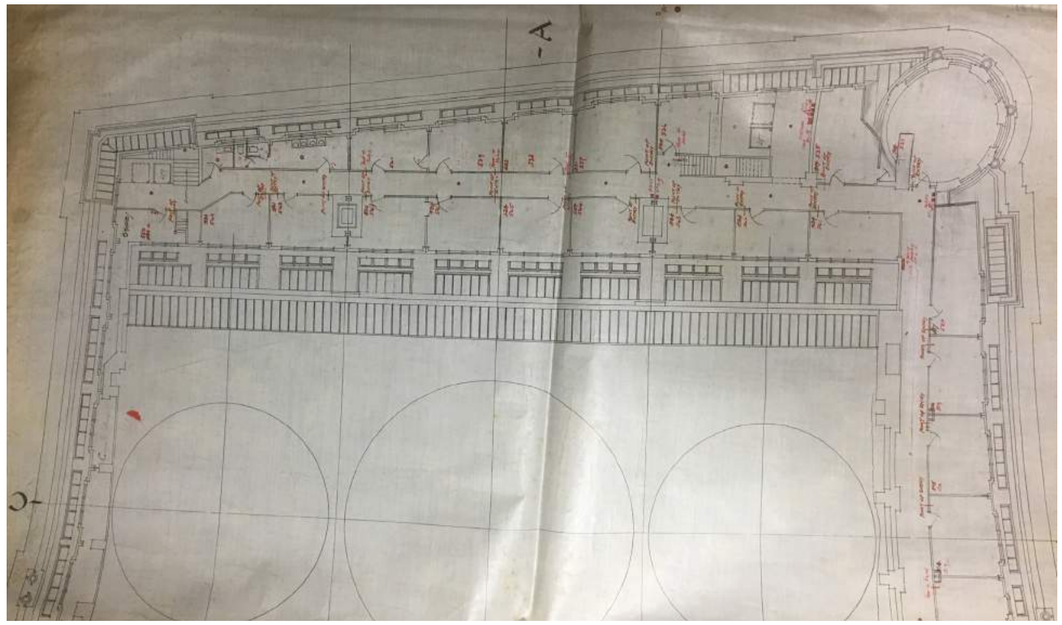
Bradshaw, Gass & Hope plans 1915 - Second floor



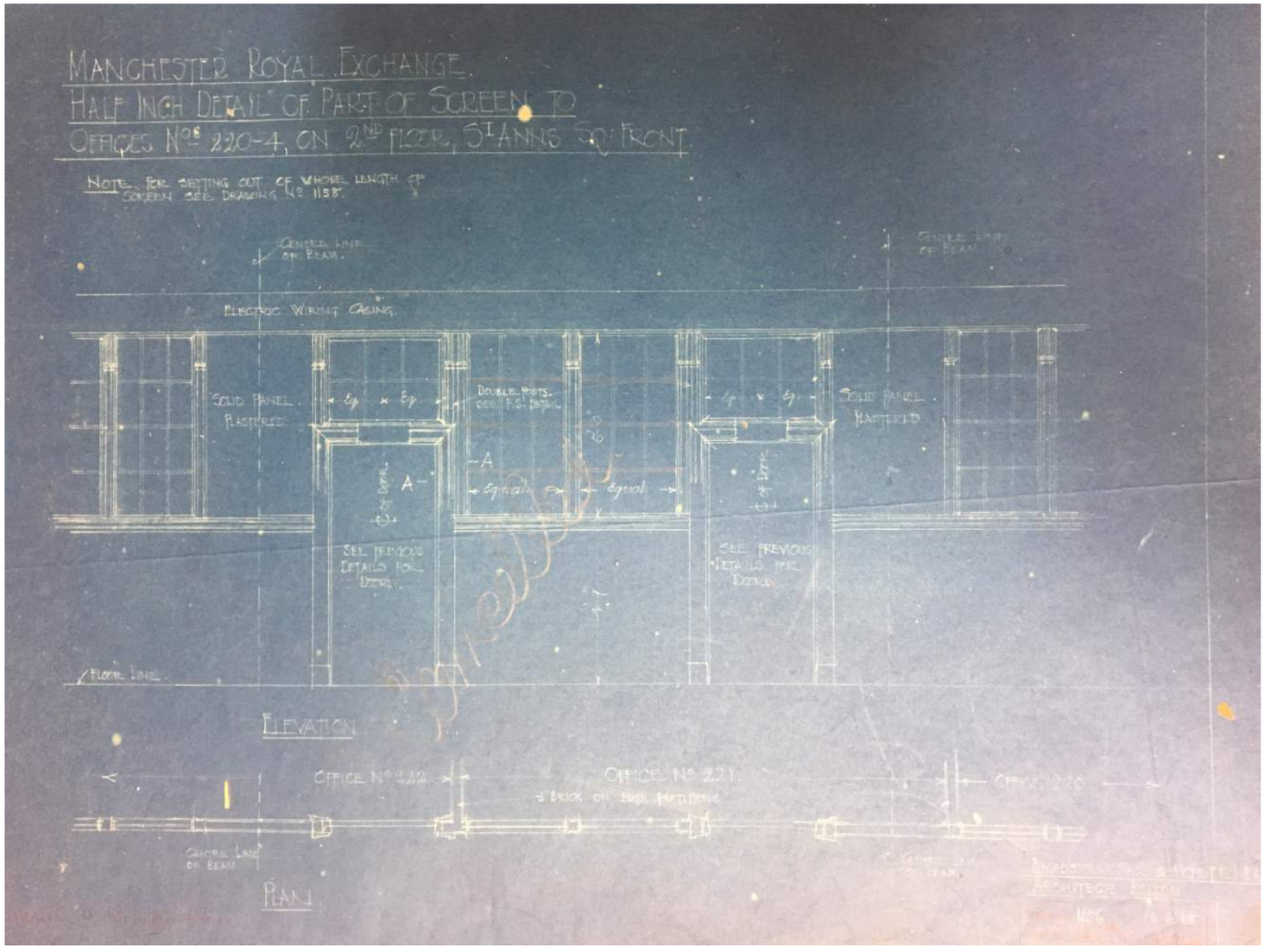
Bradshaw, Gass & Hope plans 1915 - Third floor



Bradshaw, Gass & Hope plans 1915 - Fourth floor



Bradshaw, Gass & Hope plans 1915 - Fifth floor

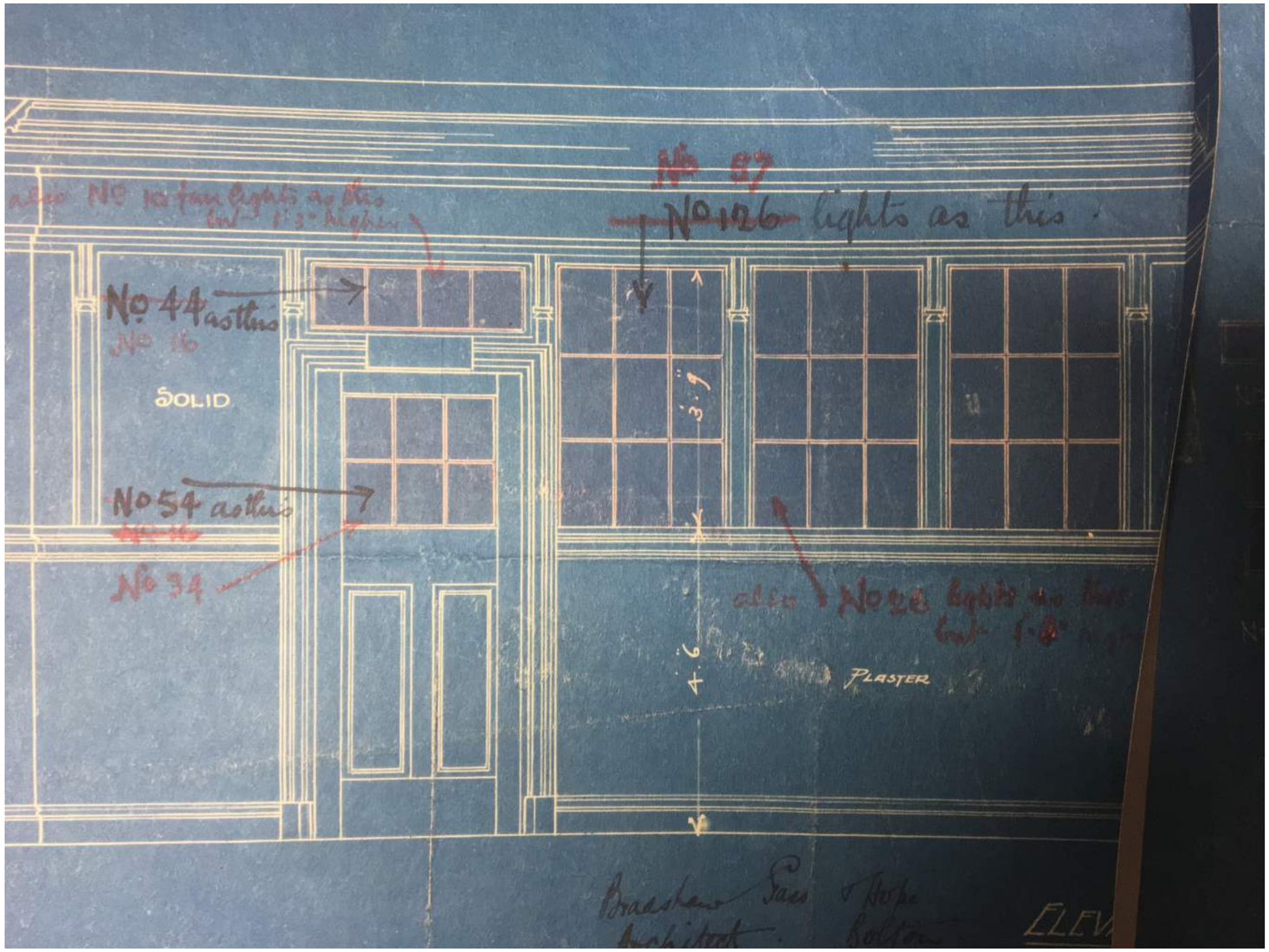


Archive Research

During the design process, the archive of architects, Bradshaw, Gass and Hope, held by Bolton Library, was consulted.

The drawing collection contains material on the Royal exchange dating from 1914 through to the 1950s, covering their work on the post-war resotoration of the North offices.

Archive research - Typical Office Fronts &
Miscelleaneous Details





4.0 Relevant Planning Policy

Proposals for the refurbishment of the building have been developed in consideration of the guidance set out within paragraphs 126 to 141 of the National Planning Policy Framework. – Section 12, 'Conserving and enhancing the historic environment'.

The proposals seek to maintain and manage change to the heritage asset in a way that sustains and, where appropriate, enhances its significance.

In particular, Para 137 describes "[…] opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

At a local level, Manchester's Local Development Framework Core Strategy Development Plan Document states in Policy CC9, 'Design & Heritage':

"Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments."

And in Policy EN 3, 'Heritage':

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Para 12.21

"Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals."

5.0 The proposed works

The proposed works consist of refurbishment and alterations to the Royal Exchange southern offices will include:

5.1 the ground floor entrance on Old Bank Street;
5.2 the ground floor reception interior;
5.3 the lift and stair cores lobbies from first floor to sixth floor;
5.4 the corridors and general circulation;
5.5 the W.C. accommodation at each floor from second floor to sixth floor;
5.6 Conversion of 2 office units on the second floor into a new communal break out space and meeting room.

5.1 Entrance:
Design Statement and Impact Assessment

This application also includes work to the Old Bank Street reception and entrance. The external doors will be upgraded to bring this entrance in line with the recently refurbished entrances on Cross Street and Exchange Street.

The glass siding doors will be brought forward to the line of the rusticated masonry surround, in order to maximise the opportunity to create a ramp to access the building. Whilst the gradient will not be fully building control compliant, it is considered that any improvements to the accessibility of the offices that can be made within the constraints of the existing building are worthwhile.

The removal of the opaque elements within the current door surround and installation of a fully glazed door set, will create a homogenous approach to all office entrances accross the building.



Main office reception - Exchange Street



Existing entrance to South Offices - Old Bank Street



1 Proposed Old Bank Street entrance
Scale: 1:50

0 1 2 M



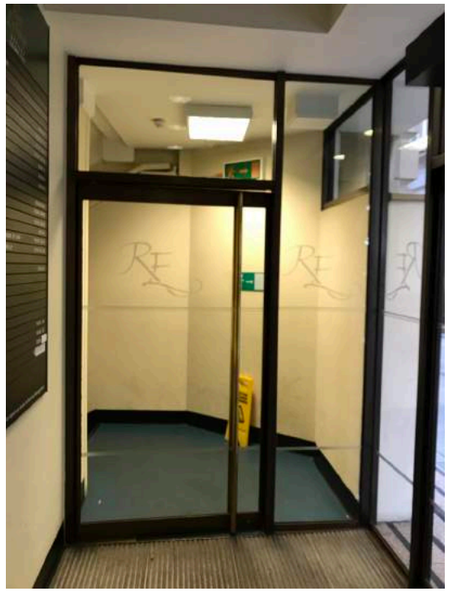
Key

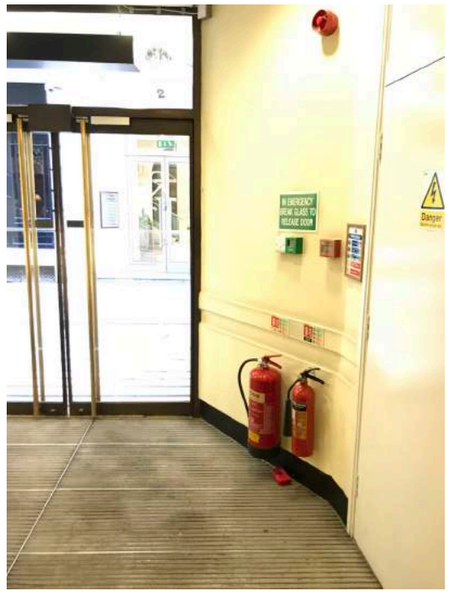
1. Automatic sliding frameless door system as L20/490.
2. Metal cladding panel system to form threshold with existing sandstone walls and new door system as L20/490.
3. Existing step removed. New yorkstone sill with door threshold as M40/120 and recessed carborandum insert strips as P20/170.
4. New entry system with keypad and fob subject to M&E specifications.

5.2 Reception interior:
Design Statement and Impact Assessment

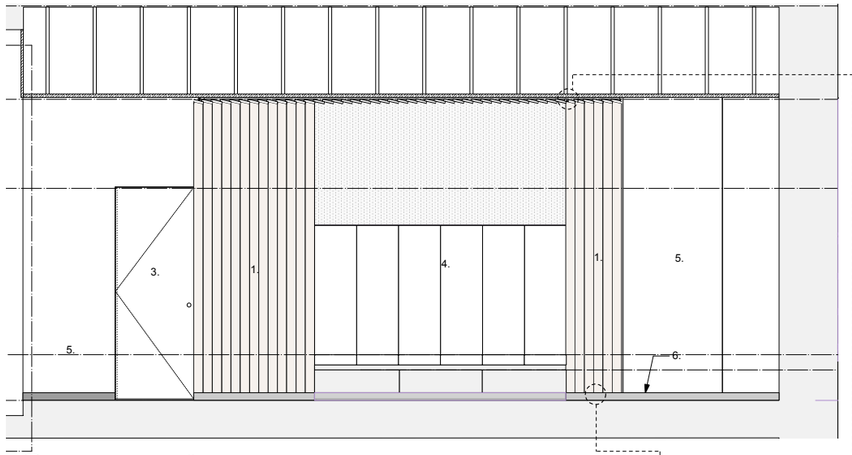
The interior of the reception does not retain any original features from the 1914-21 developement. A contemporary approach to the refurbishment is therefore proposed.

A bright, contemporary interior, fitted out using quality materials and modern lighting, will provide an open and welcoming environment and will enhance the setting of the building when viewed from Old Bank Street.





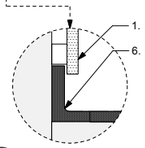




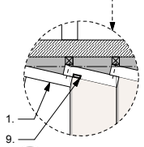
1 Elevation A
Scale: 1:25

Key

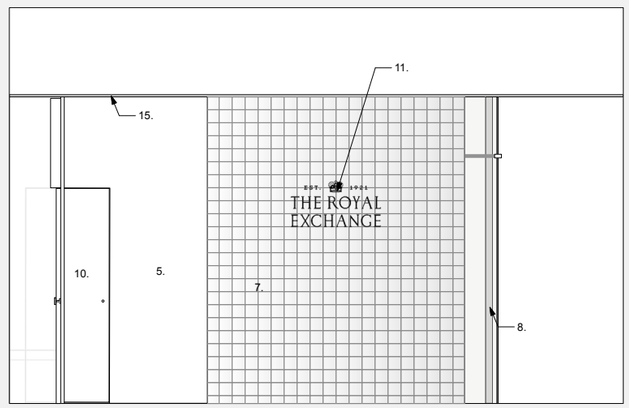
1. MDF boards lapped as a weatherboarding cladding on concealed fixings as K13/150
2. Matwell as N10/300
3. New door to electrical riser as per door schedule and L20
4. New fabric recessed banquette seating as N10/110
5. Existing walls to be made good and decorated as M60/110A
6. New terrazzo floor finish as M12/110
7. Ceramic tiles feature wall as M40/114 with buiding branding 3D signage in bronze
8. Purpose made pivot door and fixed sidelight glazing as per door schedule and L20
9. LED lighting strip recessed in wood boards as per M& E lighting schedule
10. New Fire Exit Door to replace existing as per door schedule and L20
11. New signage logo on wall above as N10/351
12. Tenant board signage as N10/350
13. Existing lift landing controls retained and re linished
14. New metal panel bounded to wall as K13/150A
15. Existing MF ceiling plasterboard to be retained made good and painted as M60/110



2 Detail - floor and wall
Scale: 1:5



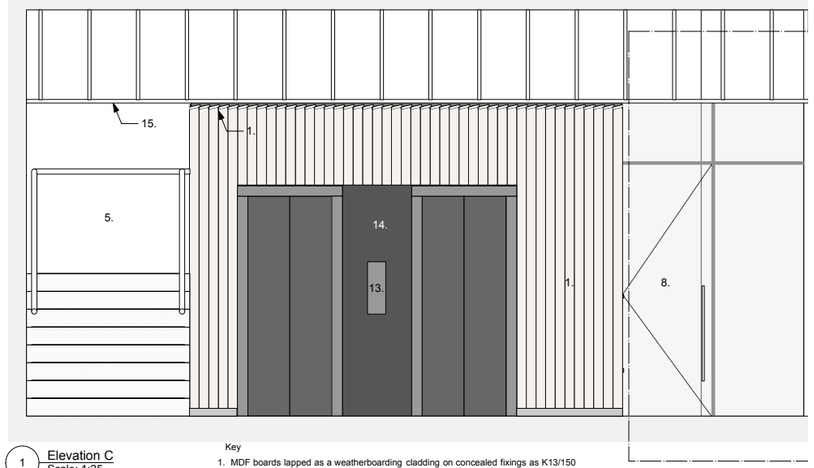
3 Detail - LED light
Scale: 1:5



1 Elevation B
Scale: 1:25

Key

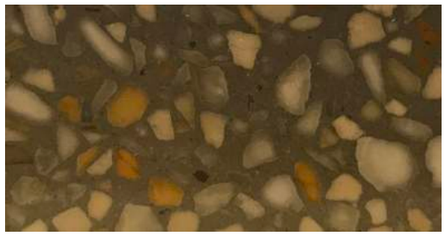
1. MDF boards lapped as a weatherboarding cladding on concealed fixings as K13/150
2. Matwell as N10/300
3. New door to electrical riser as per door schedule and L20
4. New fabric recessed banquette seating and tensioned yarn feature as N10/110
5. Existing walls to be made good and decorated as M60/110A
6. New terrazzo floor finish as M12/110
7. Ceramic tiles feature wall as M40/114 with buiding branding 3D signage in bronze
8. Purpose made pivot door and fixed sidelight glazing as per door schedule and L20
9. LED lighting strip recessed in wood boards as per M& E lighting schedule
10. New Fire Exit Door to replace existing as per door schedule and L20
11. New signage logo on wall above as N10/351
12. Tenant board signage as N10/350
13. Existing lift landing controls retained and re linished
14. New metal panel bounded to wall as K13/150A
15. Existing MF ceiling plasterboard to be retained made good and painted as M60/110
16. New yorkstone sill with door threshold as M40/120 and recessed carborandum insert strips as P20/170.



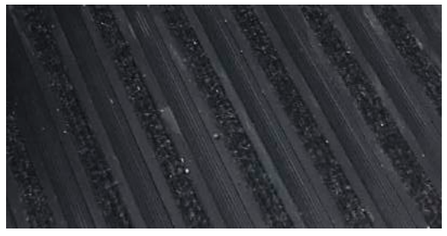
1 Elevation C
Scale: 1:25

Key

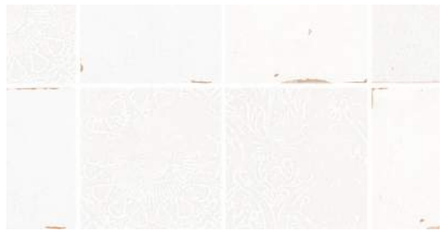
1. MDF boards lapped as a weatherboarding cladding on concealed fixings as K13/150
2. Matwell as N10/300
3. New door to electrical riser as per door schedule and L20
4. New fabric recessed banquette seating and tensioned yarn feature as N10/110
5. Existing walls to be made good and decorated as M60/110A
6. New terrazzo floor finish as M12/110
7. Ceramic tiles feature wall as M40/114 with buiding branding 3D signage in bronze
8. Purpose made pivot door and fixed sidelight glazing as per door schedule and L20
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11. New signage logo on wall above as N10/351
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13. Existing lift landing controls retained and re linished
14. New metal panel bounded to wall as K13/150A
15. Existing MF ceiling plasterboard to be retained made good and painted as M60/110



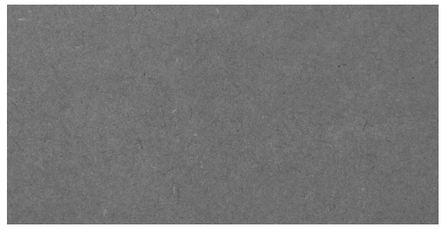
New terrazzo flooring
Ref: Flowcrete Mondeco Classic Dawn Dusty Grey Binder



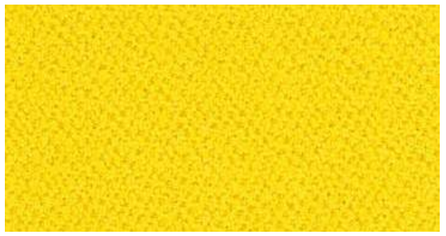
Entrance barrier matting to match main entrances
Ref: Heavy duty polypropylene carpet/ ribbed aluminium entrance matting system



Wall tiling with applied branding
Ref: Domus Terrosso



MDF soffit and wall linings at lift lobby
Ref: Valchromat Grey

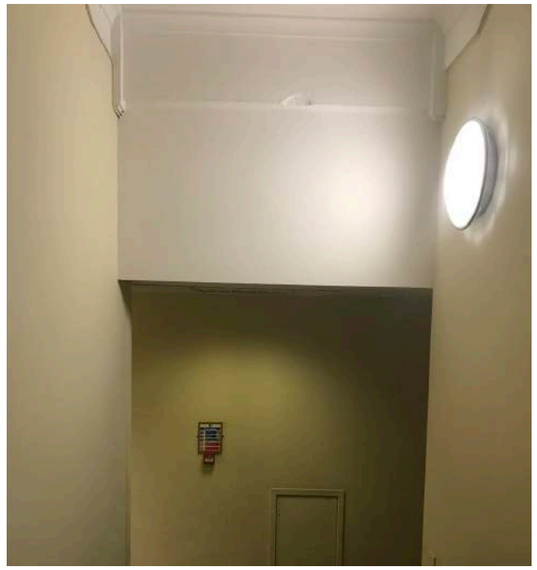


Upholstery to niche seating and wall lining
Ref: Vidar 3 by Kvadrat, Colour 443

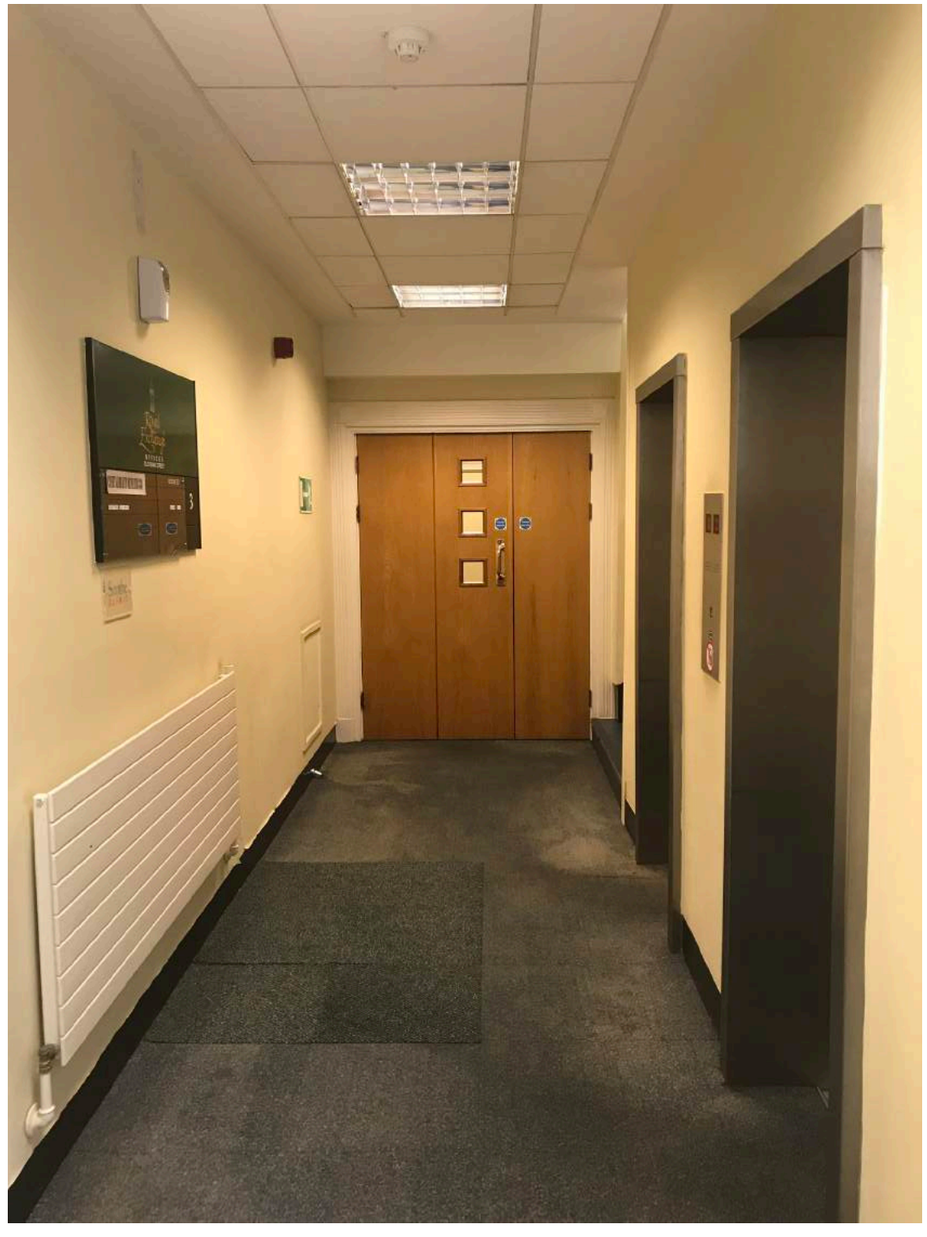
5.3 Lift Lobby first to fifth floors
Design Statement and Impact Assessment

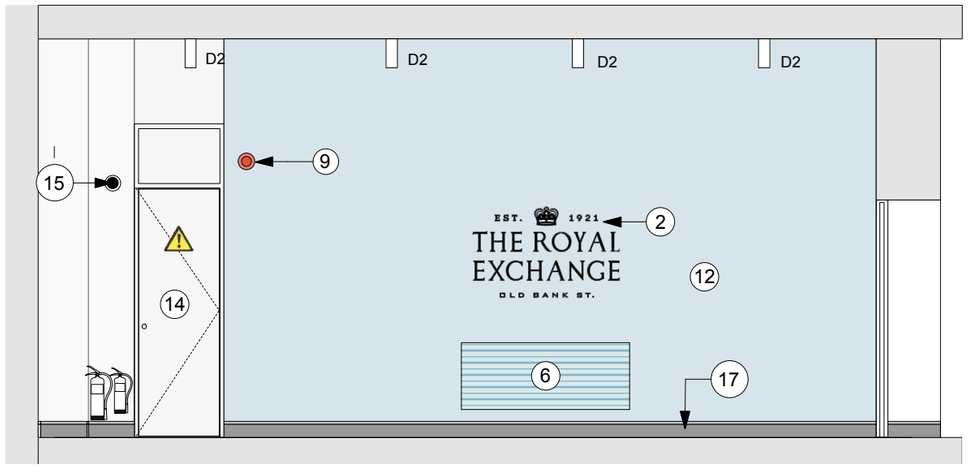
The interior of the reception does not retain any original features from the 1914-21 developement. A contemporary approach to the refurbishment is therefore proposed.

A bright, contemporary interior, fitted out using quality materials. Therefore minimal decorative works are proposed in this area, consisting of replacement of carpets; decorations to the walls; replacement of lobby doors; upgrade signage and way finding, removal of suspended ceilings, exposing original soffit and cornices and new modern lighting will be used to enhance the space.

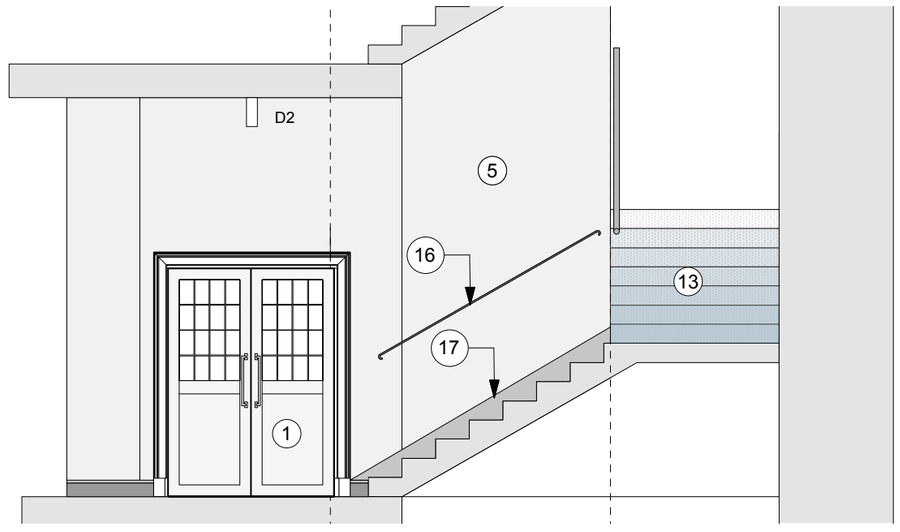




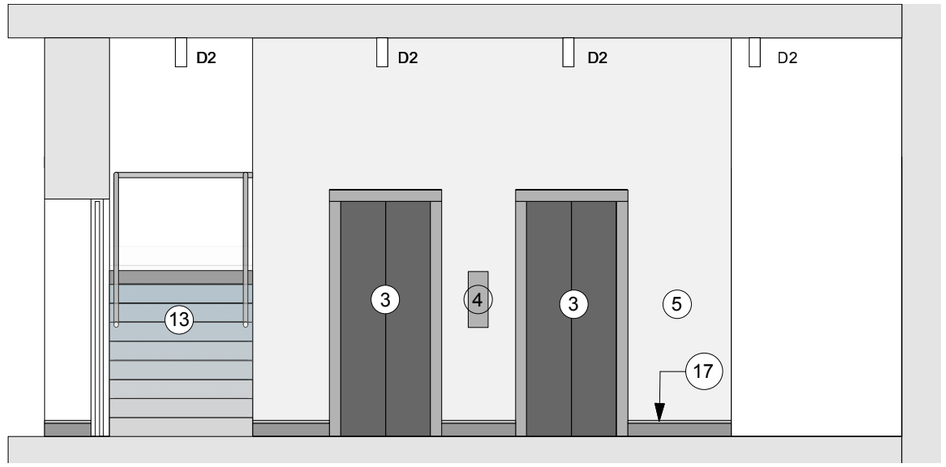




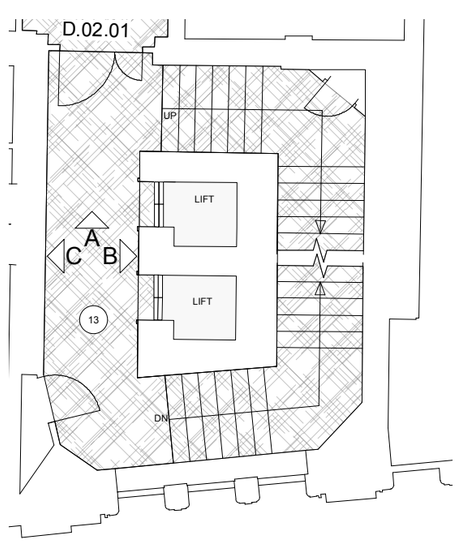
1 Typical corridor elevation
Scale: 1:50



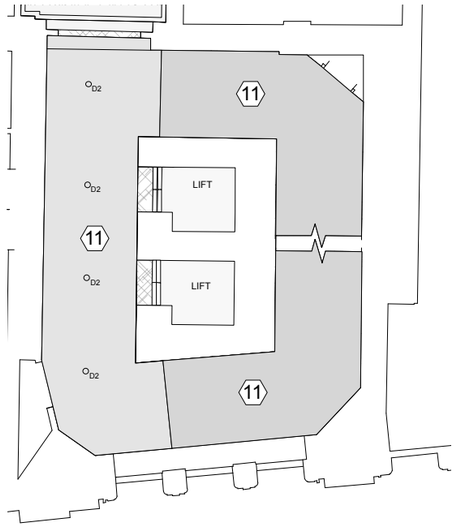
2 Typical corridor elevation
Scale: 1:50



3 Typical corridor elevation
Scale: 1:50



4 Lobby Lift Plan
Scale: 1:100



5 Lobby Lift RCP
Scale: 1:100

Key

1. New fire doorset as per door schedule and L20
2. New way finding signage as N10/352
3. Stainless steel lift doors - retain and re linish
4. Lift call panel - retain and re linish
5. Existing walls to be made good and decorated as M60/110A
6. Radiator - subject to M&E specifications - to match wall colour as M60/110B
7. Fire signage as N15/110
8. CCTV as per M&E specifications
9. Fire Alarm Sounder as per M&E specifications
10. Surface mounted luminaire as drawing PL58-PL.65
11. Exposed soffit as M20/220 and decorated as M60/110
12. Existing wall to be made good and decorated as M60/110B
13. New carpet flooring as M50/130
14. Retain Riser Door as decorate as M60/150
15. Skirting -retained and decorated as M60/150
16. Metal flat handrail - retain and clean

5.4 Corridor and general circulation Design Statement and Impact Assessment

As noted in the Background section 3.0 of this report, the South offices were unsympathetically fitted out at some point in the last 20-25 years.

A low-cost, mineral fibre, suspended ceiling system has been fitted throughout the common parts, including the main corridors, as well as the WCs, on each floor. The suspended ceilings conceal the modern cable trays which support the extensive landlord and tenant electrical and data cabling. The common parts lighting is tired and dated, consisting of predominatly an 'egg-crate' type office luminaire.

A survey within the ceiling void has revealed that the original cornices and door architraves are largely intact. The images opposite illustrate the typical conditions within the void.

The modern suspended ceiling has a detrimental effect on the reading of the original period interiors and should be removed. Furthermore, removal of the suspended ceiling will reveal the variety of floor to floor heights in the building. The diagrams overleaf illustrate the range present, with the second floor in particular benefitting from an additional 930mm of height in the corridors.

The removal of the ceilings and other modern accretions, improvements in lighting and the additional of period-appropriate doorsets, will make a significant and positive contribution to the heritage asset.

There are no alterations proposed to listed buiding fabric.



uncomfortable junctions between joinery, reeded glass and ceiling


existing cornices hidden above suspended ceiling

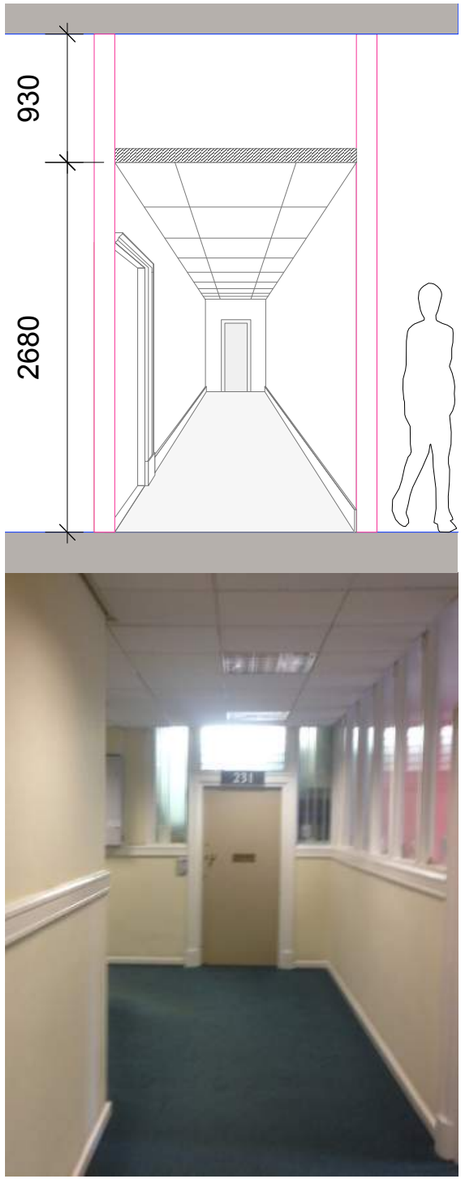

extensive cabling within ceiling void


large ceiling voids, compromising height of corridors

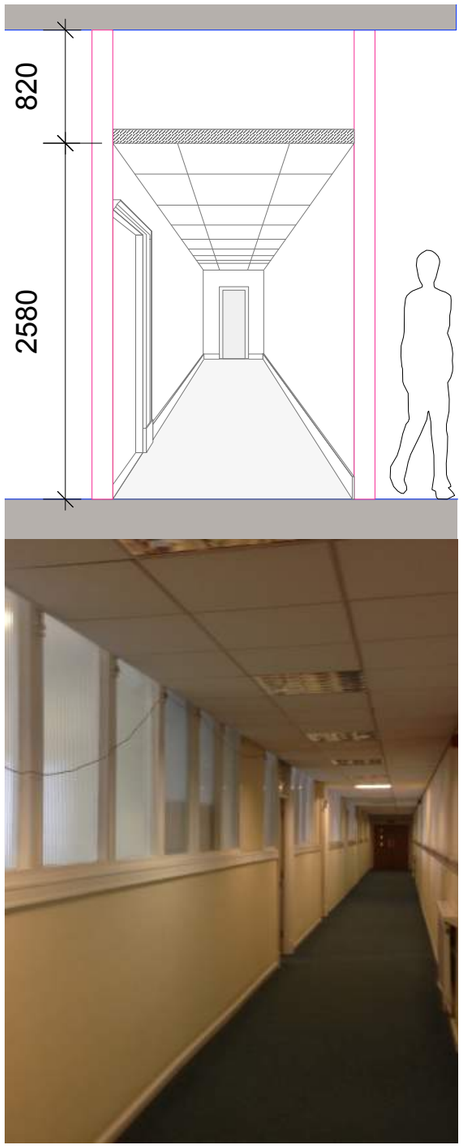

cable trasy and recessed lighting


cavity fire barrier noted

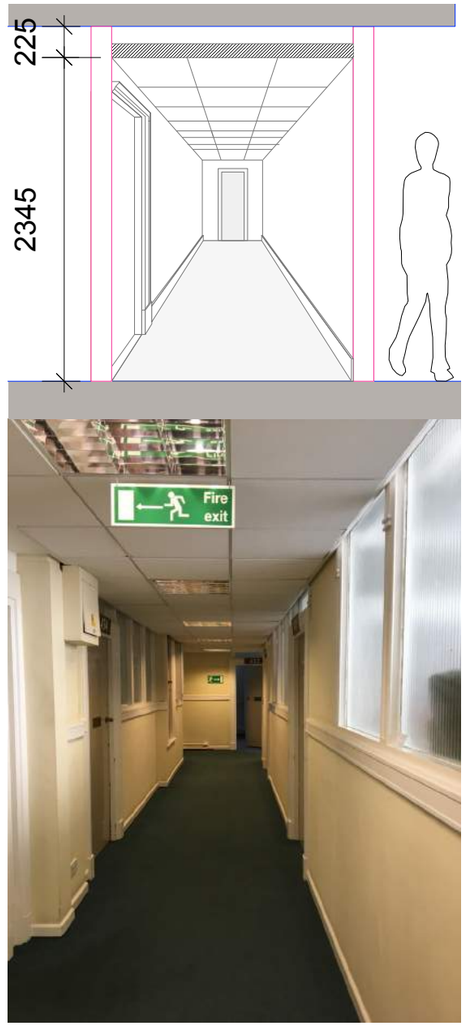
South Offices - floor to ceiling heights survey



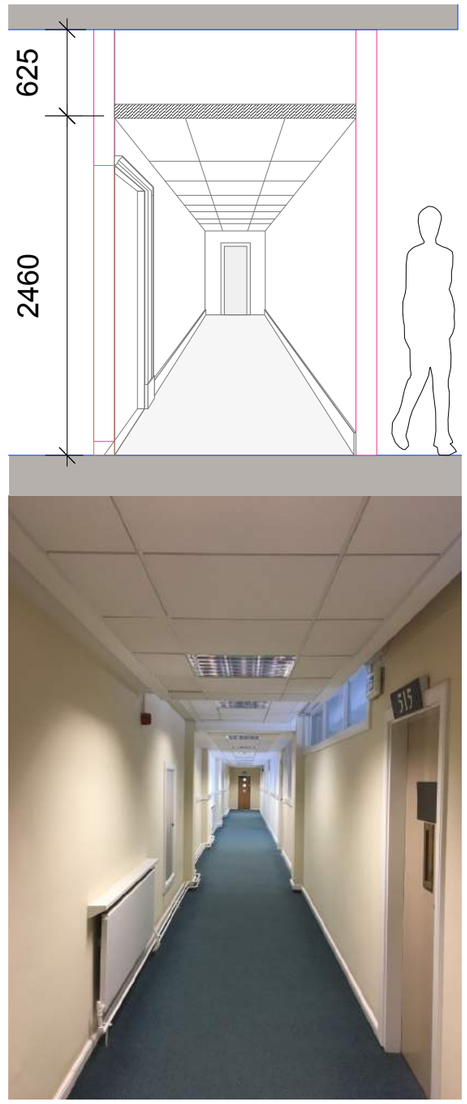
Second Floor



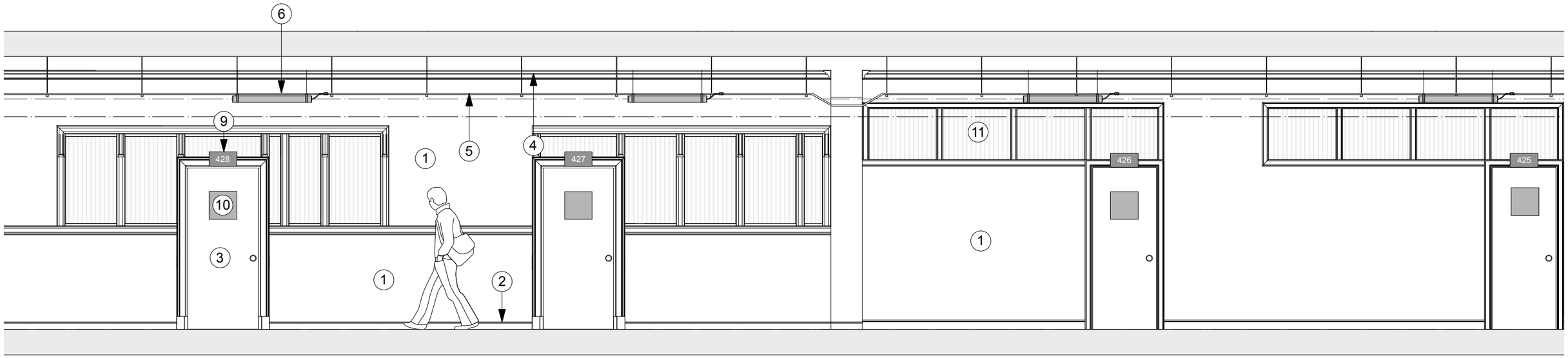
Third Floor



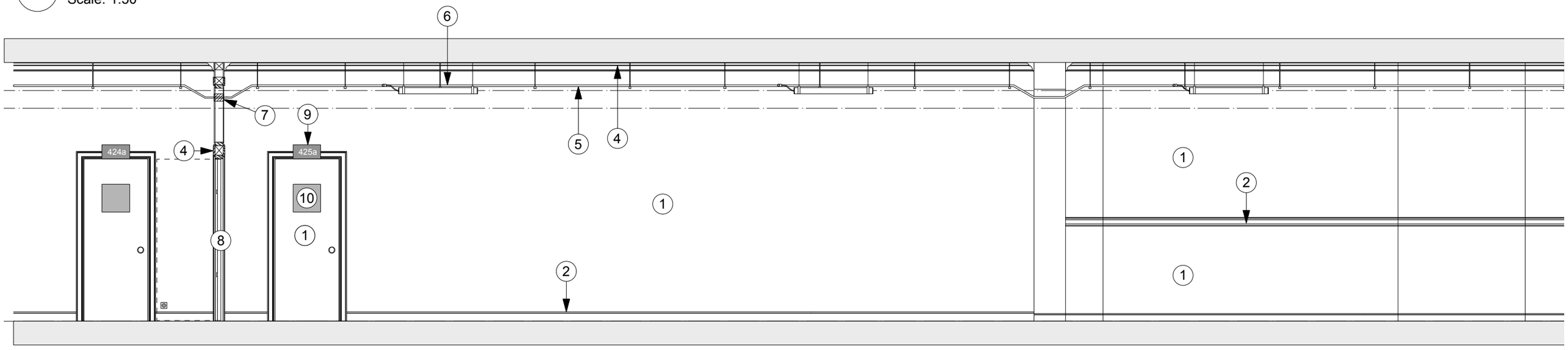
Fourth Floor



Fifth Floor



1 Typical corridor elevation
Scale: 1:50

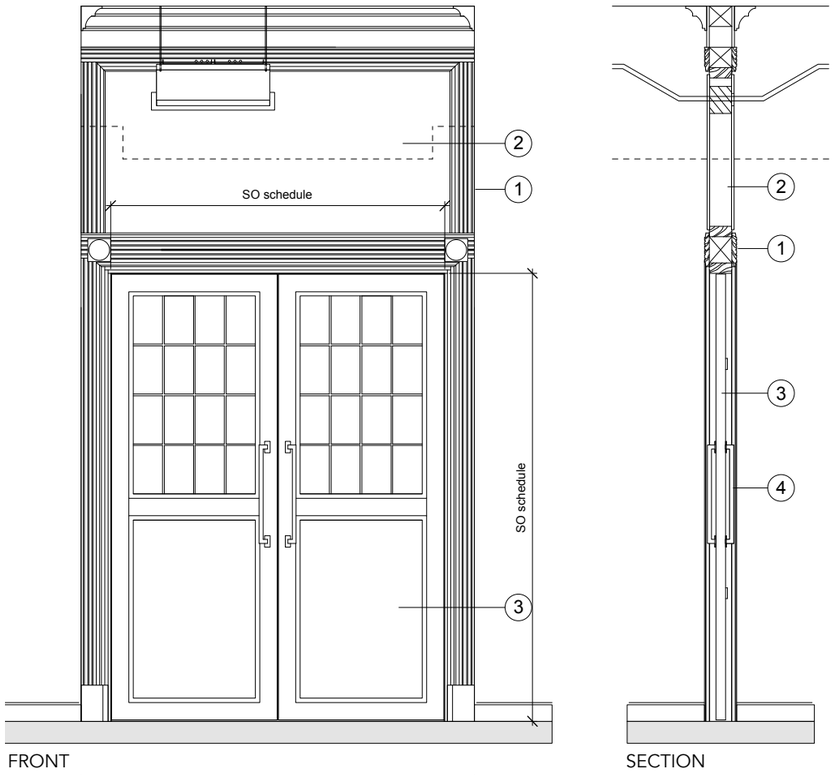


2 Typical corridor elevation
Scale: 1:50

Key

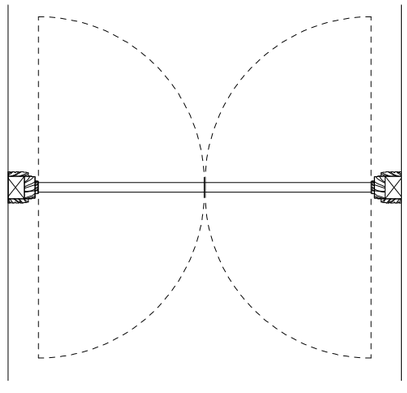
1. Walls - paint as M60/110D
2. Skirtings, architraves and trims as M60/160
3. Doors to offices - paint as M60/151
4. Soffits, cornices, downstand beams - paint as M60/110C
5. Cable tray subject to M&E specifications
6. Suspended luminaire as M&E lighting schedule
7. Ablative coated fire batt as P21
8. New fire doors as door schedule and L20
9. Unit number signage N10/353
10. Tenant display logo board as N10/354
11. Existing reeded glass

Office circulation materials palette



FRONT

SECTION



PLAN



Emulsion paint to walls
Dulux 'Goosewing'



Satinwood paint to doors
Dulux 00NN 13/000



Emulsion paint to soffit and cornice
Farrow & Ball 'Downpipe' (or other mfr's equivalent)



Carpet tiles
Nordic Stories, Tectonic range by Milliken.
Ref: Meltwater TTC25-152



New door-sets
American White Oak



Cable tray sprayed to feature colour 'Stable Green' Paint and Paper
Studio (or other mfr's equivalent)



Lighting fitting

'Breughel' suspended luminare from Sammode

5.5 W.C. provision and tea points
Design Statement and Impact Assessment

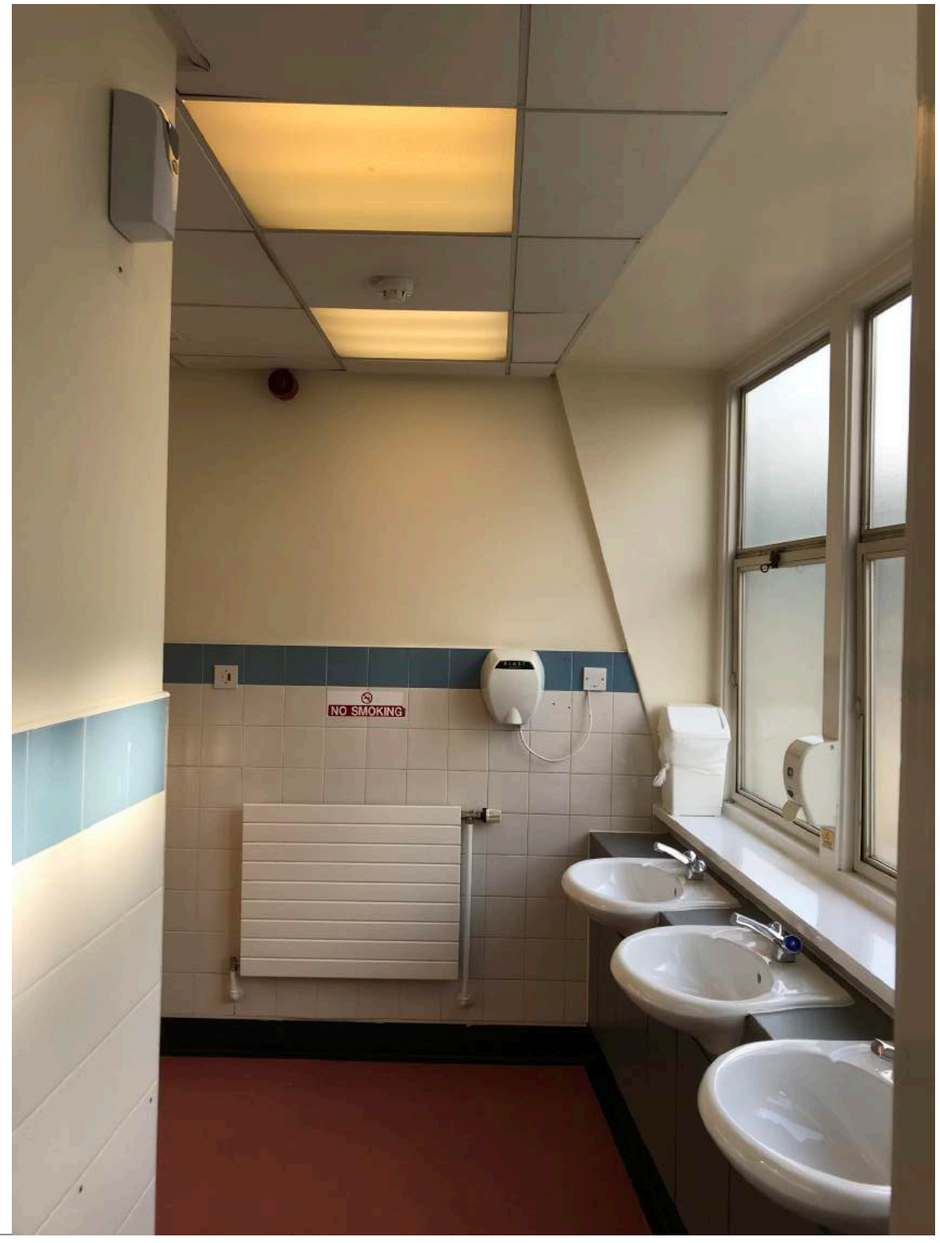
The existing facilities are outdated and will be upgraded to comply with modern specifications.

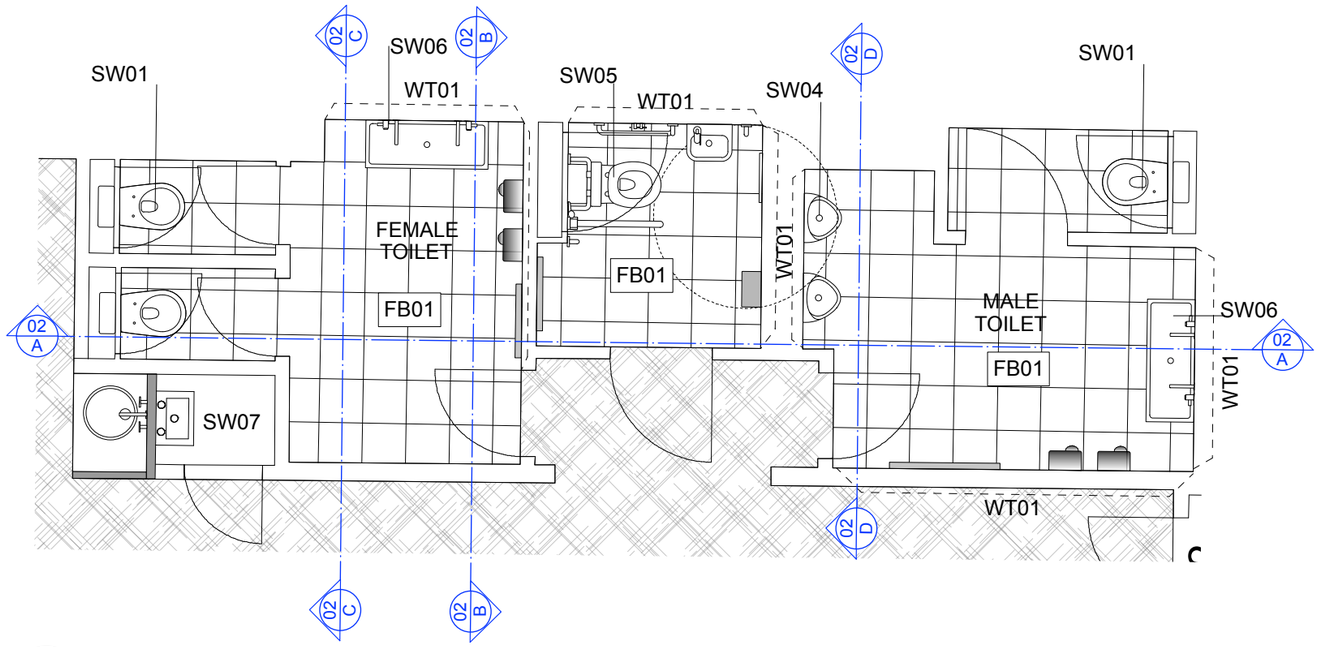
A low-cost, mineral fibre, suspended ceiling system has been fitted throughout the WCs, on each floor. The lighting is tired and dated, consisting of predominatly an ‘egg-crate’ type office luminaire. The sanitary ware appears to be fitted out at some point in the last 20-25 years. There are no alterations proposed to listed buiding fabric.

The refurbishment includes: replacement of sanitaryware, removal of suspended ceilings and replacement with plasterboard ceilings with recessed lighting, new wall and floor tiling and creation of new recessed tea-points accessible directly from corridors.

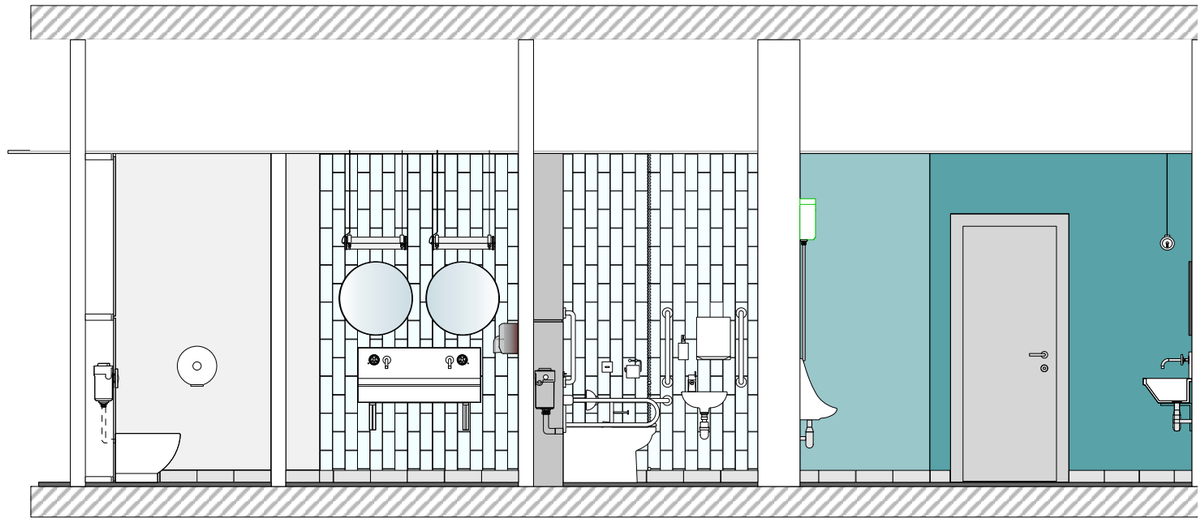




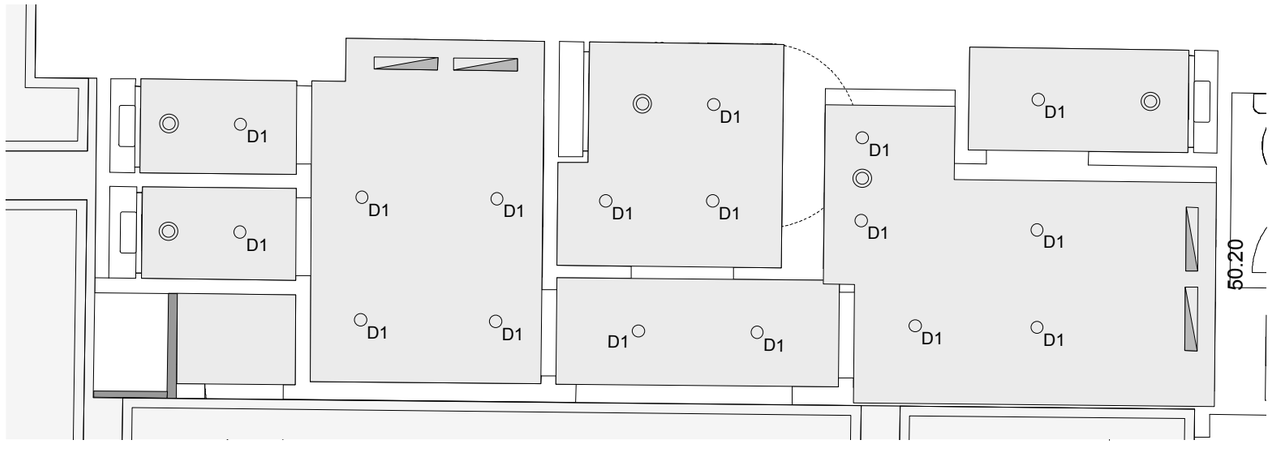




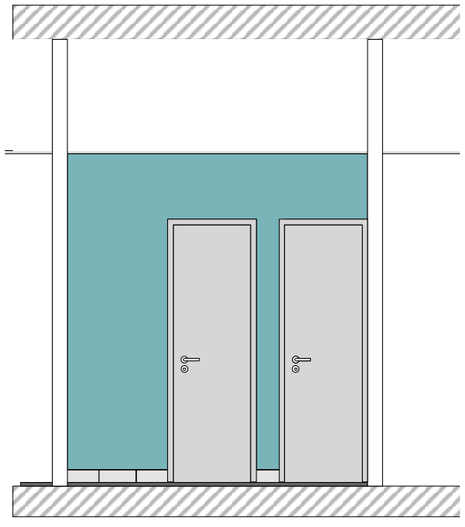
1 Second Floor WC Plan
Scale: 1:50



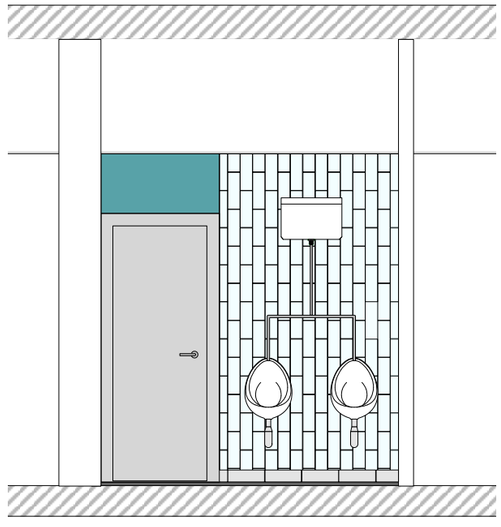
1 Second floor WC elevation A
Scale: 1:50



2 Second Floor WC RCP
Scale: 1:50



3 Second floor WC elevation C
Scale: 1:50



4 Second floor WC elevation D
Scale: 1:50

0 1 2 M

Hutchison Kivotos Architects

Tea-point materials and accessories



Wall-mounted basin mixer



Brushed brass frame



Ceramic wall tiles



Worktop ceasarstone

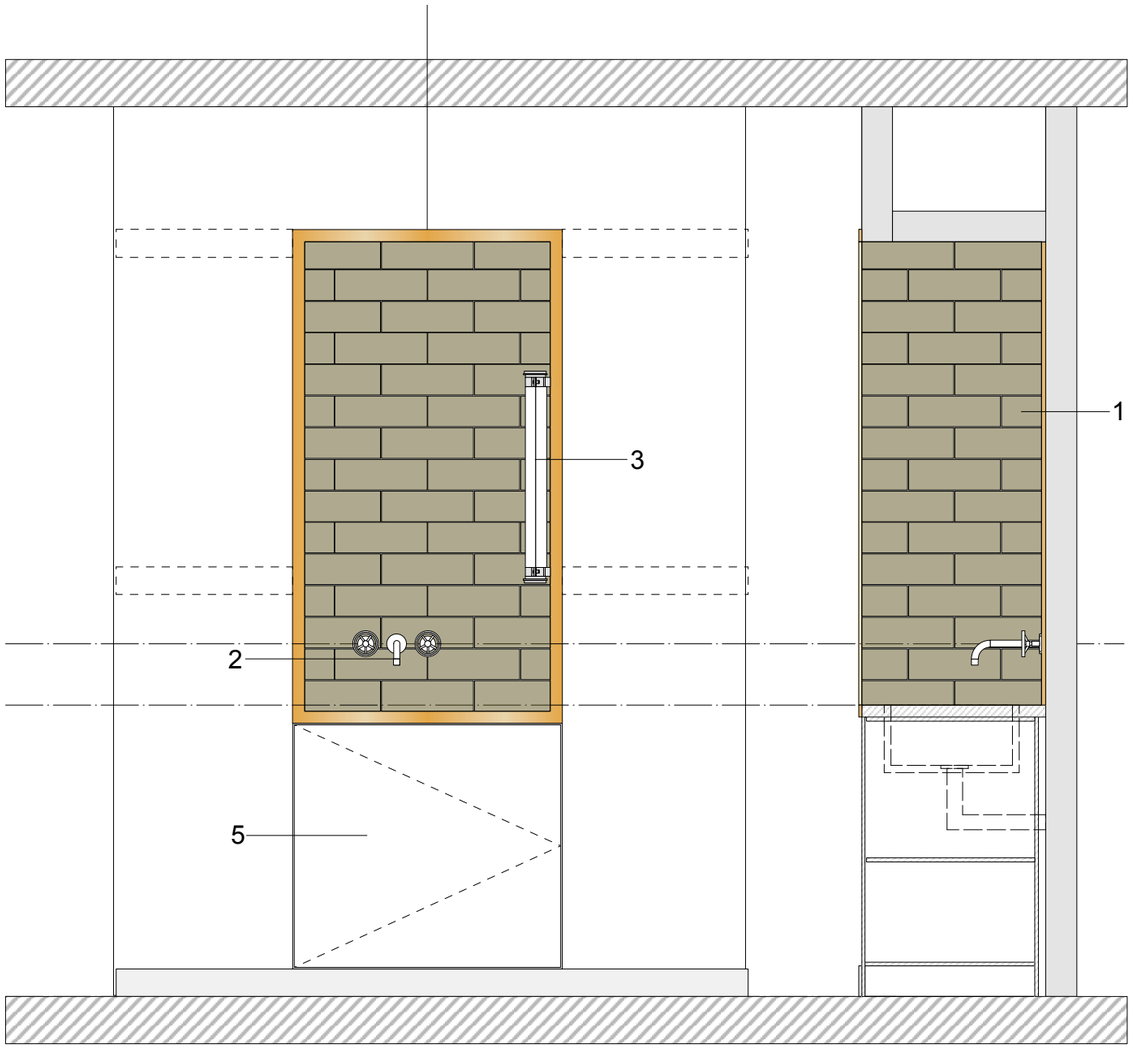


Undermount sink

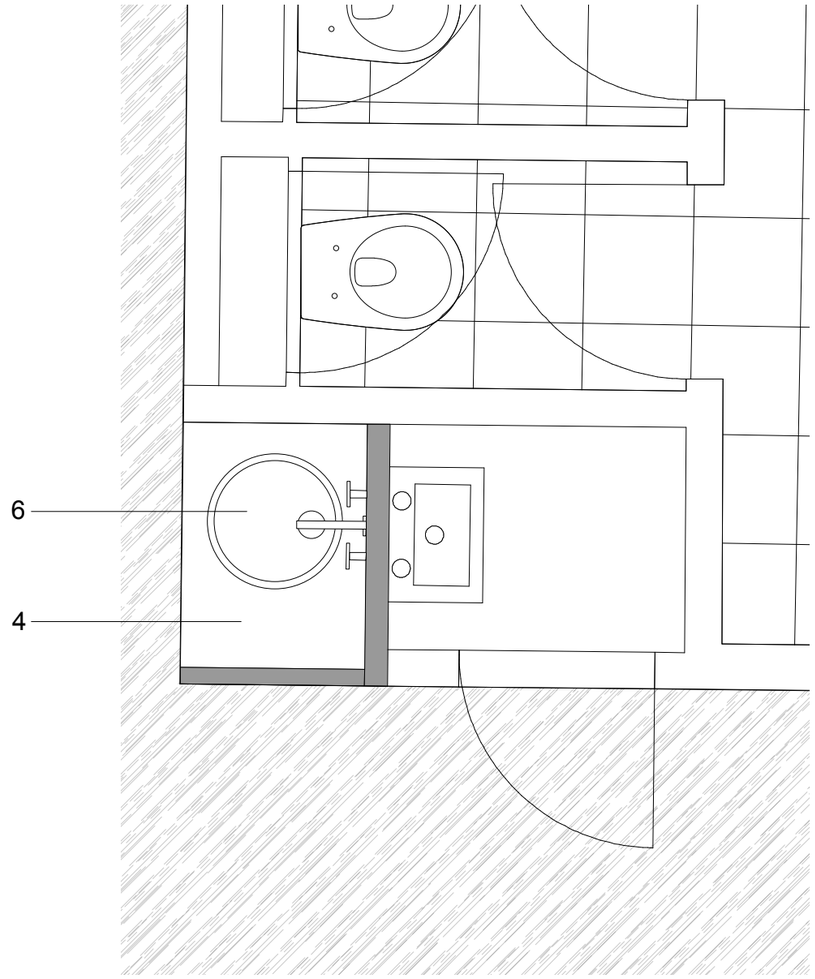


Wall light





1 Typical tea point elevation and section
Scale: 1:20



2 Typical teapoint plan
Scale: 1:20

Notes:

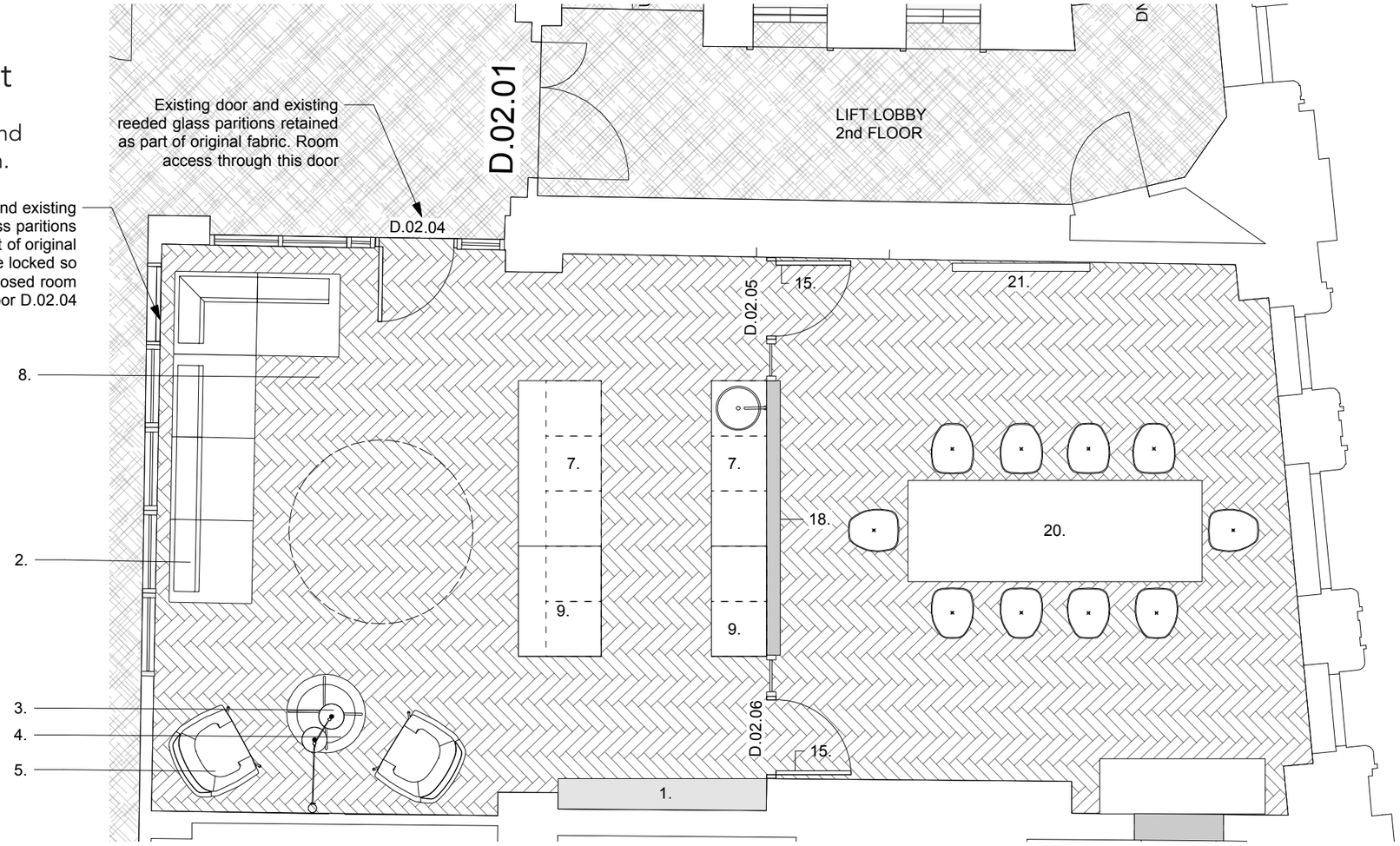
1 Glazed ceramic tiles - 'Acrobat', Carnival range by Solus Ceramics
2 'Acme' 3-hole wall-mounted basin mixer, scuffed brass finish
3 'Elgar' wall-mounted light fitting by Sammode
4 Ceasarstone worktop - range TBC
5 MDF frameless cupboard on concealed hinges, painted to match surrounding walls
6 Franke 'Rotondo' stainless steel under-mounted sink
7 Brass frame

5.6 Break out space
Design Statement and Impact Assessment

The proposal includes conversion of 2 office units on the second floor into a new communal break out space and meeting room.

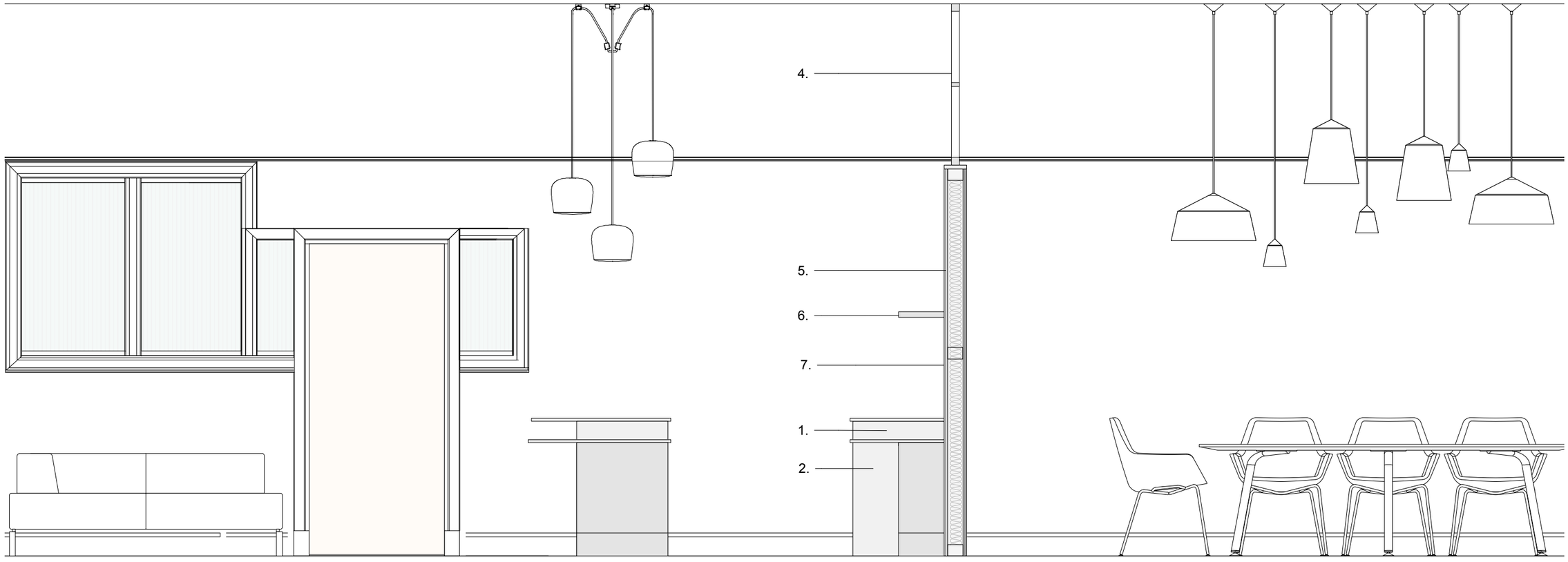
There no alterarions proposed to the original fabric. From our archive research, we understand the existing partitions to be modern, with the original lobbied arrangement now lost.

The existing office entrance doors and existing reeded glazing will be retained and will only receive minimal decorative works. New lighting, new timber flooring, new tea point and re-painting walls are proposed.



1 Second floor detail plan
Scale: 1:50

1. Shelving System as per furniture schedule
2. 2 seater sofa as per furniture schedule
3. Feature pendant lighting,as per M&E lighting schedule
4. Coffee table as per furniture schedule
5. Chair as per furniture schedule
6. Rug as per furniture schedule
7. Tea point/ Kitchen units
8. Herringbone parquet floor
9 Tea point/ kitchen units to comply with Design for Access 2
13. Walls - paint with vinyl matt emulsion
14. Skirtings, architraves, trims etc - eggshell paint
15. New glazed door, aluminium frame with side light
16. Soffits, cornices, downstand beams - vinyl matt emulsion
17. Floor - herringbone timber parquet
18. New plasterboard partition with vinyl applied graphic to wall
19. Block up existing openings and make good
20. Meeting room table and chairs as per furniture schedule
21. AV screen and system as per M&E specifications



1 Second floor section tea point
Scale: 1:25

1. Tea point cupboard units as N10/151
2. Tea point cupboard units to comply with Design for Access 2
3. New glazed door, aluminium frame with side light as L20/180
4. New glazed partition as L20/180
5. New partition as K10/110 with emulsion paint to feature wall as M60/110B
6. New shelf as N10/151
7. Ceramic tiles to form splash back as M40/112

6.0 Conclusion

The Manchester Royal Exchange has a complex history with multiple phases of development and has suffered from both
WWII enemy action and, latterly the 1996 terrorist bomb. Whilst the North part of the building was irreparably damaged during the 1940 Blitz, the South has, for the most part, survived.
The South trading hall was fully restored in the late 1990s and offices above appear to have been fitted out at the same time.

The offices on the first to fifth floors largely follow the layouts recorded on the plans seen in the drawing archive, characterised by a high degree of cellularisation, and our proposals respect and retain this original plan form.

The proposals are primarily centred around the removal of modern and unsympathetic building fabric, revealing original building features from the 1920s.

When complete, it will be possible to read and understand the office areas as being as close to their original built form as it is possible to achieve within the constraints of this refurbishment project.

7.0 Bibliography

- Allen, Richard, The Manchester Royal Exchange: two centuries of progress, 1921
- Hedley, Lucas, The Manchester Royal Exchange,
- Manchester Royal Exchange Ltd, Proposed additions and alterations to the Royal Exchange Buildings conditions and instructions to be observed by competing architects and epitome of requirements , 1913
- Murgatroyd AJ, Proposed extension of the Manchester Royal Exchange plan, areas of floor space, and suggested elevations – parliamentary bill, 1913
- Scott, Robert, The biggest room in the world: a short history of the Royal Exchange, 1976

Drawing Archive

- Bradshaw Gass & Hope, Manchester Royal Exchange, Architectural Records, 1914-27, Bolton Library Services

Images Archive

- Manchester Central Library image collection

8.0 Summary of listing

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

Grade: II, first listed 03-Oct-1974

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 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).
Listing NGR: SJ8384398442