Manchester Royal Exchange

External Doors - Design and Heritage Statement

april 19 rev P2

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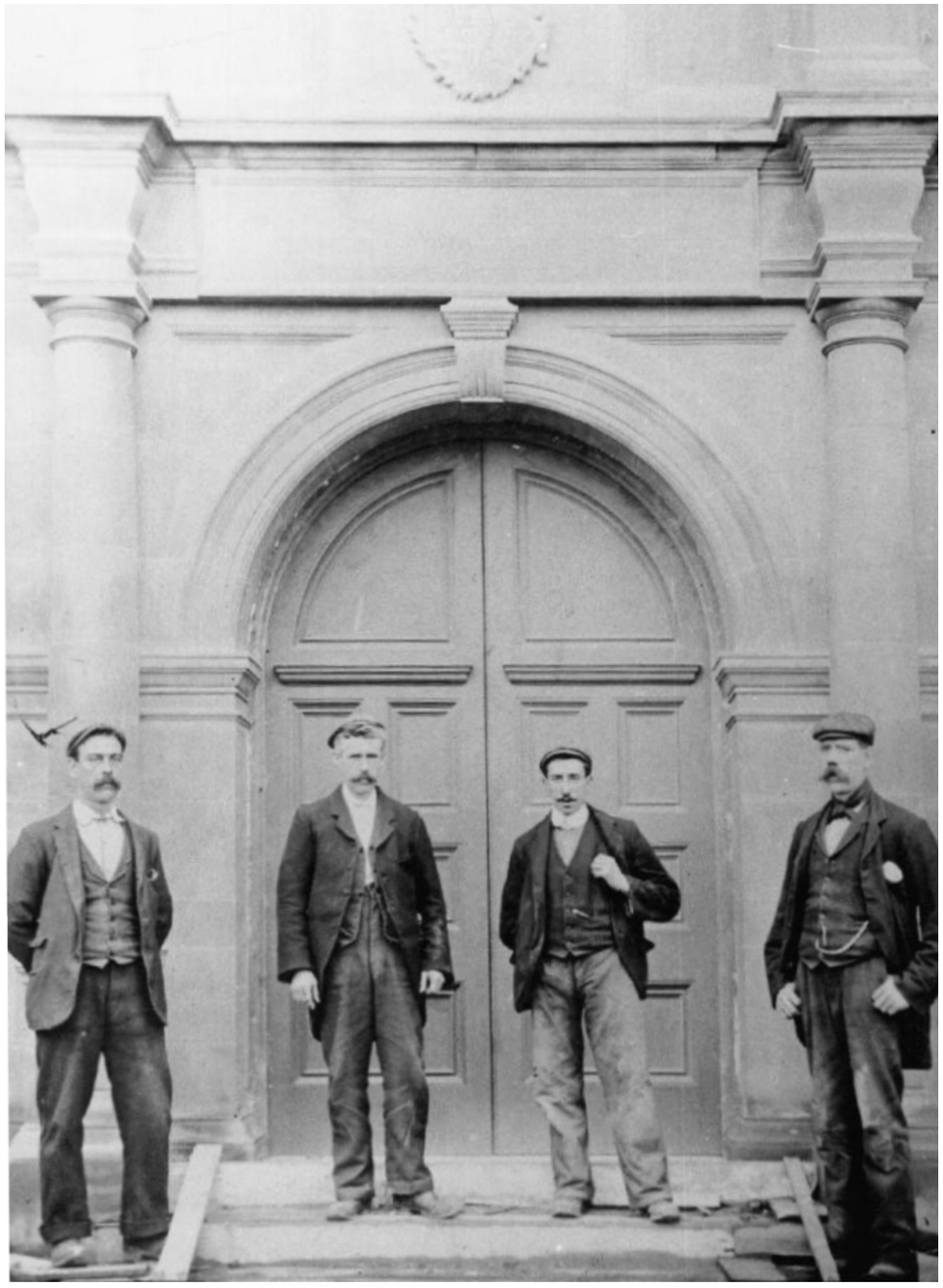
Issue

P1.	Issue for planning and listed building consent	04.02.2019
P2.	Revised as per planning consultant comments	04.04.2019

1.0 Purpose of report

This report has been prepared to accompany the Listed Building Consent and Planning Applications for the proposed alterations to a number of external doors, which are ancillary to the main Theatre and office entrances on Exchange Street and Cross Street at the Royal Exchange.

In accordance with Parag 189 of the National Planning Policy Framework, 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.



Workmen at the Royal Exchange, circa 1870
Courtesey of Manchester Library Services

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 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.

Much of the masonry façade from the Murgatroyd and Mills third Exchange building (1867-74) was retained and incorporated into the new phase, particularly along Market Street. The two door surrounds on Market Street included within this application date from this period. The remainder were built as part of the expanded third Exchange building.

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 IRA bomb of 1996 which detonated in adjacent Corporation Street, significantly damaged the building again. Restoration works quickly ensued and the building re-opened in 1998.

The Royal Exchange sits within the St Ann's Square Conservation Area and is designated within the Conservation Area assessment as a Landmark Building.



The Fourth Exchange building showing extensive damage from the Manchester Blitz of 1940

3.0 Relevant Planning Policy

Proposals for the refurbishment of the building have been developed in consideration of the guidance set out within paragraphs 184 to 202 of the National Planning Policy Framework. – Section 16, '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 200 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."



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

4.0 Existing doors

Door 1 – Cross Street (corner of Old Bank Street)

Unadorned rusticated masonry surround on a standard shop-front module.

Modern glass and aluminium double doors with fixed sidelights. Aluminium framing members are powder-coated mid-grey.

Door 2 – Market Street (corner of Cross Street)

Finely detailed door surround, comprising sandstone canopy, scrolled pediment detail and rosettes. Pink granite pilasters terminating on sandstone blocks. Retained from Murgatroyd and Mills Third Exchange 1867-74.

Modern Oak veneered flat panelled flush door with solid Oak frame. Bulkhead lighting, access control equipment.

Secondary raised and fielded painted timber doors recessed into pocket. Used as over-night security doors. Possibly also surviving elements from the late C19th Third Exchange phase.

Door 3 – Market Street (corner of Exchange Street)

As above, but a variation in grade level increases the height of this door. Note, however, that the internal staircase from the Post-War re-build winds back across this door position and effectively sets the datum between the doors and the fixed over-panel. This is considered to be a significant constraint in the design of this replacement door, as the proportion generated is inappropriate for its surround, with an unusually low door of circa 2m within a circa 3.6m opening.

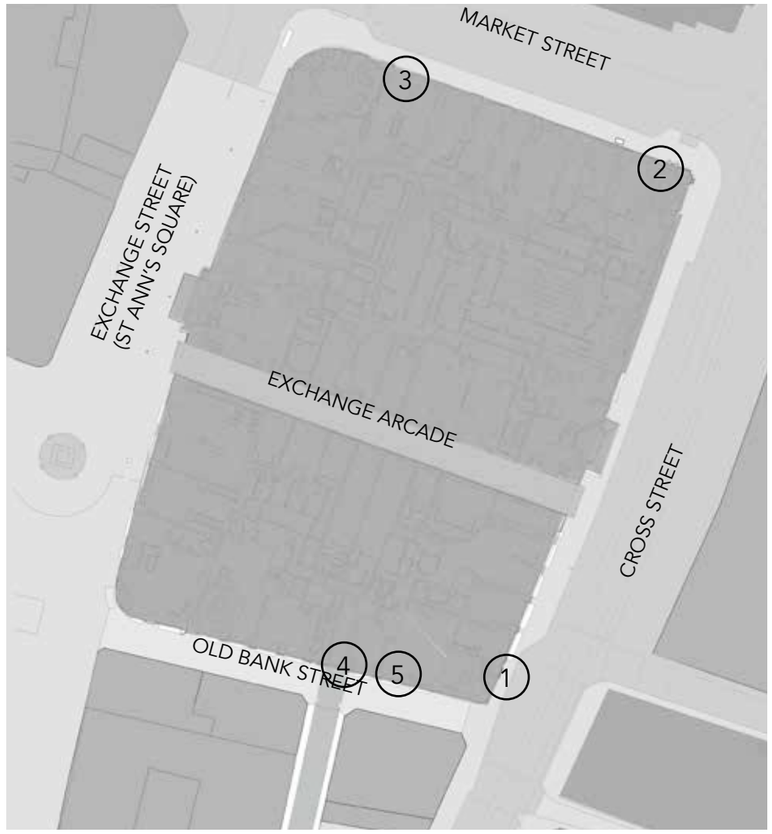
Door 4 – Old Bank Street

Rusticated masonry door surround to standard shop-front module.

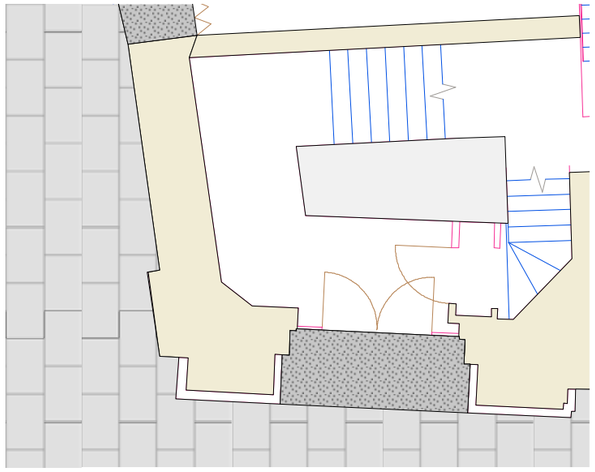
Functional, galvanized steel vehicle lift front with grille over-panel. Associated controls, alarm beacon and safety signage.

Door 5 – Old Bank Street

As above, but a deeper recess to the concertina doors, used by the theatre as a scenery hoist.



4.0 Existing doors





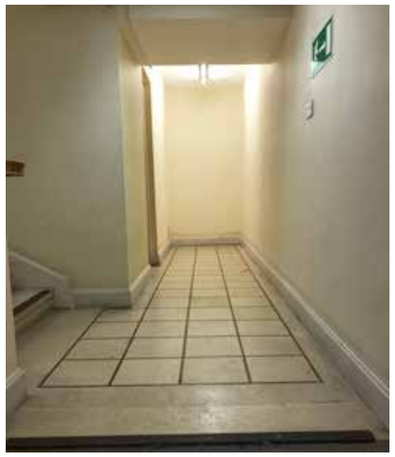
Door 1: Theatre stage door and fire escape from upper floors.



4.0 Existing doors







Door 2: Market Street entrance (near Cross Street corner). Entrance to exchange floor offices.







Door 3: Market Street entrance (near Exchange St corner). Entrance to exchange floor offices.

4.0 Existing doors



Door 4: Fire escape from basement level



Door 5: Vehicle lift access





5.0 Design Statement and Impact Assessment

The Royal Exchange is the dominant building within the Conservation Area. Its sandstone facades are richly ornamented in the Classical style, with Corinthian pilasters and a rusticated ground floor treatment, contributing to a rich and varied streetscape of high architectural quality. It is a building which has a complex history, evolving over a number of phases, but has nevertheless retained a degree of homogeneity and makes a significant contribution to the predominantly retail environment in which it is located.

Bomb damage during the C20th, from the Manchester Blitz in 1940 and the IRA bomb of 1996, destroyed much of the original non-masonry architectural elements, such as doors and shopfronts. The current timber door-sets to Market Street and Cross Street are believed to date from the 1998 refurbishment and are generally of a very poor quality and are considered inappropriate for the setting.

The current design proposals seek to reinstate doors of a quality commensurate with the high quality architecture of the Royal Exchange building, using materials appropriate to the setting and a design language which references the building's history, specifically the Fourth Exchange phase by Bradshaw, Gass and Hope from 1914 to 1921.

In accordance with the principles of the ICOMOS/ Venice Charter 1964 (Article 9), the aim of this restoration "is to preserve and reveal the aesthetic and historic value of the monument and is based on respect for original material and authentic documents."

However, the objective is not to faithfully reproduce the original doors, and indeed, we do not have the complete records in order to facilitate that approach. Therefore a degree of conjecture comes in to play and, again referring to Article 9 the doors shall be "distinct from the architectural composition and must bear a contemporary stamp."

With reference to Article 12, "replacements of missing parts must integrate harmoniously with the whole, but at the same time must be distinguishable from the original so that restoration does not falsify the artistic or historic evidence."

The doors to which this Application relates are located on Market Street, Cross Street and Old Bank Street and, through their common design language, will help to restore a consistency to the streetscape which has been lost through the 'ad-hoc' approach taken to date.

The material proposed is bronze, with a darker patina for the rails and styles etc and a brighter patina fo rthe glazing bars and filigree work.

Due to the solid design of the raised and fielded outer doors, it is considered appropriate that the inner doors (at least on Market Street) are treated with a lighter approach with more glazing in the vision panels. This language is then continued through to the Cross Street doors.

On Old Bank Street, a more robust approach to the design is taken, reflecting the function of the doors here.

The design process has been supported by rigourous archive research on the building's early C20th architectural design history and worked into a robust, contemporary translation of the striking design language from this period.

Typical shopfronts - 1914-1921

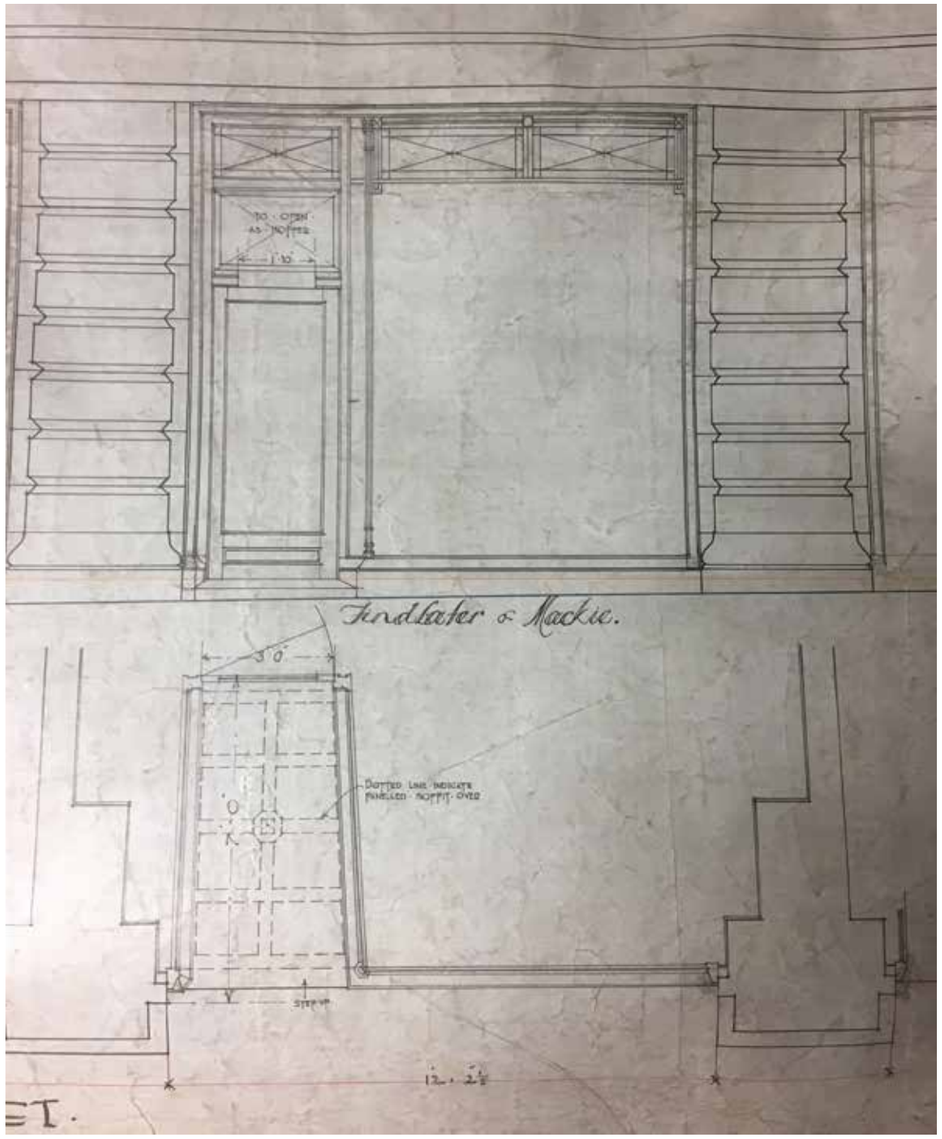


Image from the Bradshaw Gass and Hope archive.
Drawings produced for the design of the Third Exchange between 1914 and 1921

Historic 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.



Fourth Exchange building seen from corner of Market Street and Cross Street, circa 1931

Post office entrance (now retail unit) - 1914-1921

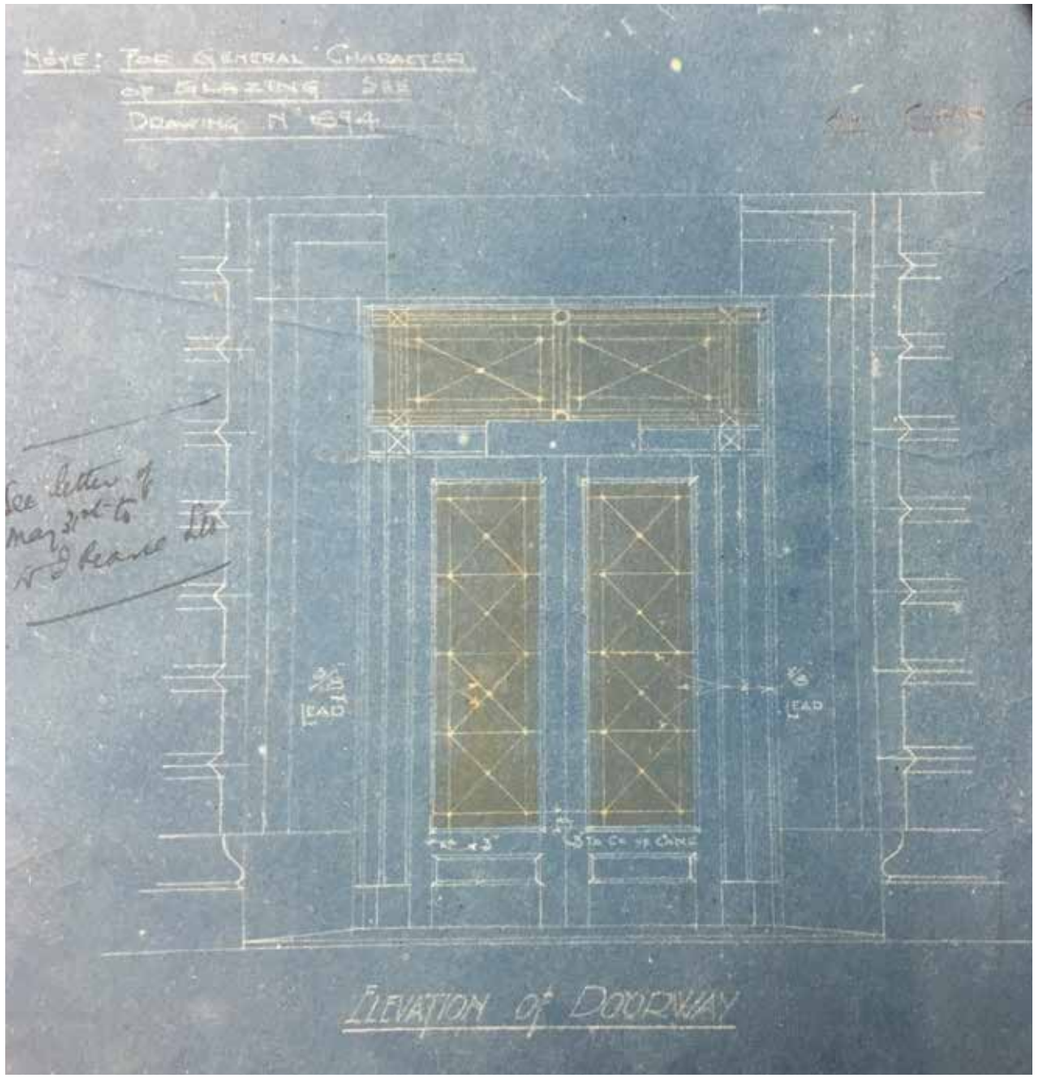
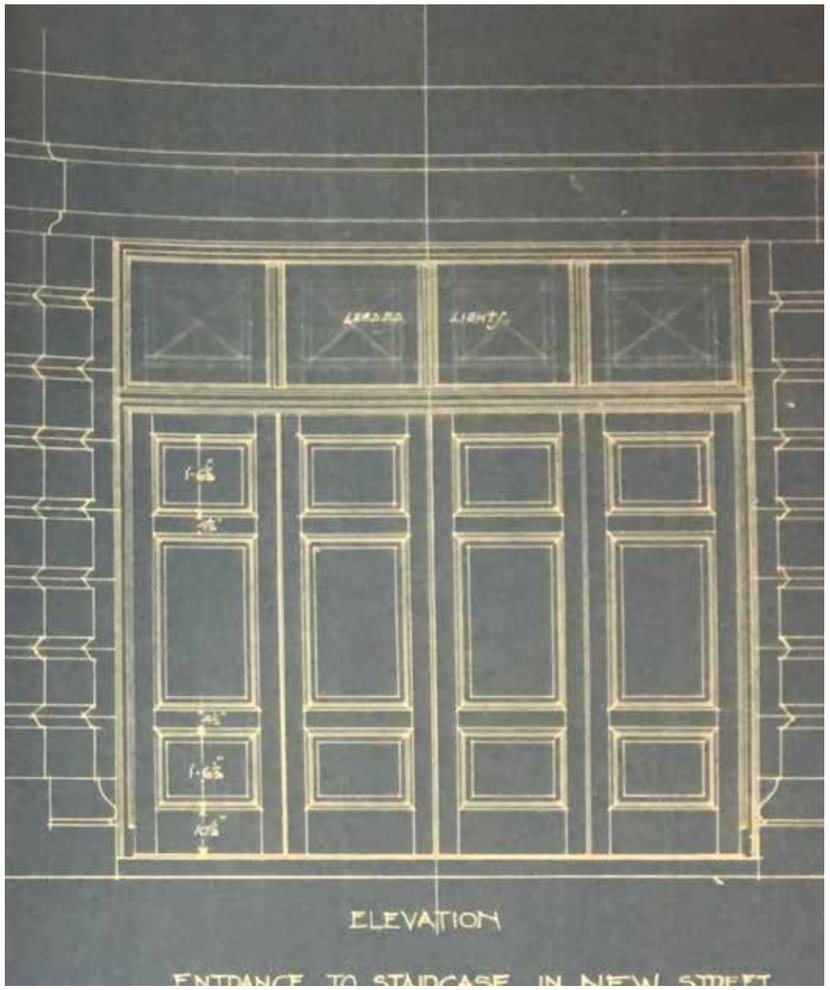


Image from the Bradshaw Gass and Hope archive.
Drawings produced for the design of the Third Exchange between 1914 and 1921



Fourth Exchange building seen from corner of St Ann's Square and Old Bank Street, circa 1921

Library entrance (now South offices) - 1914-1921



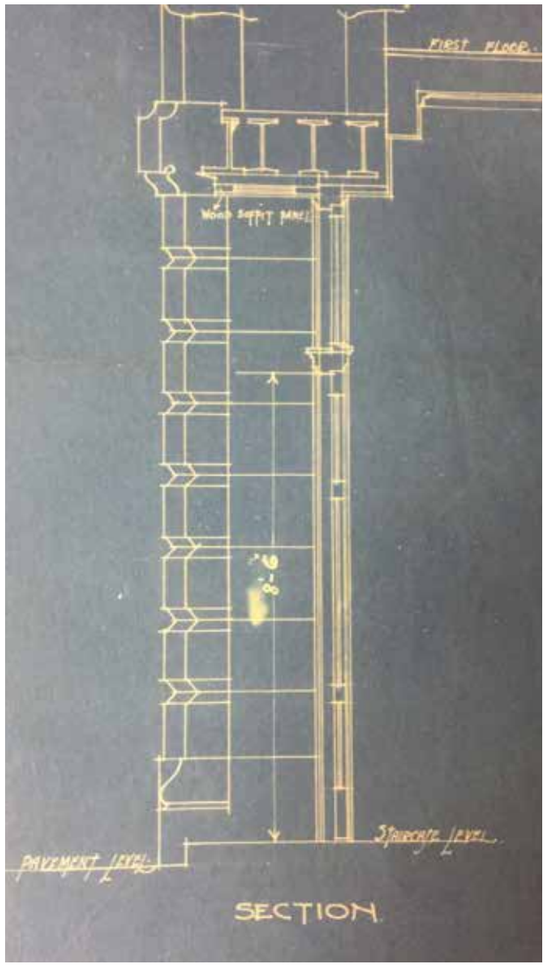
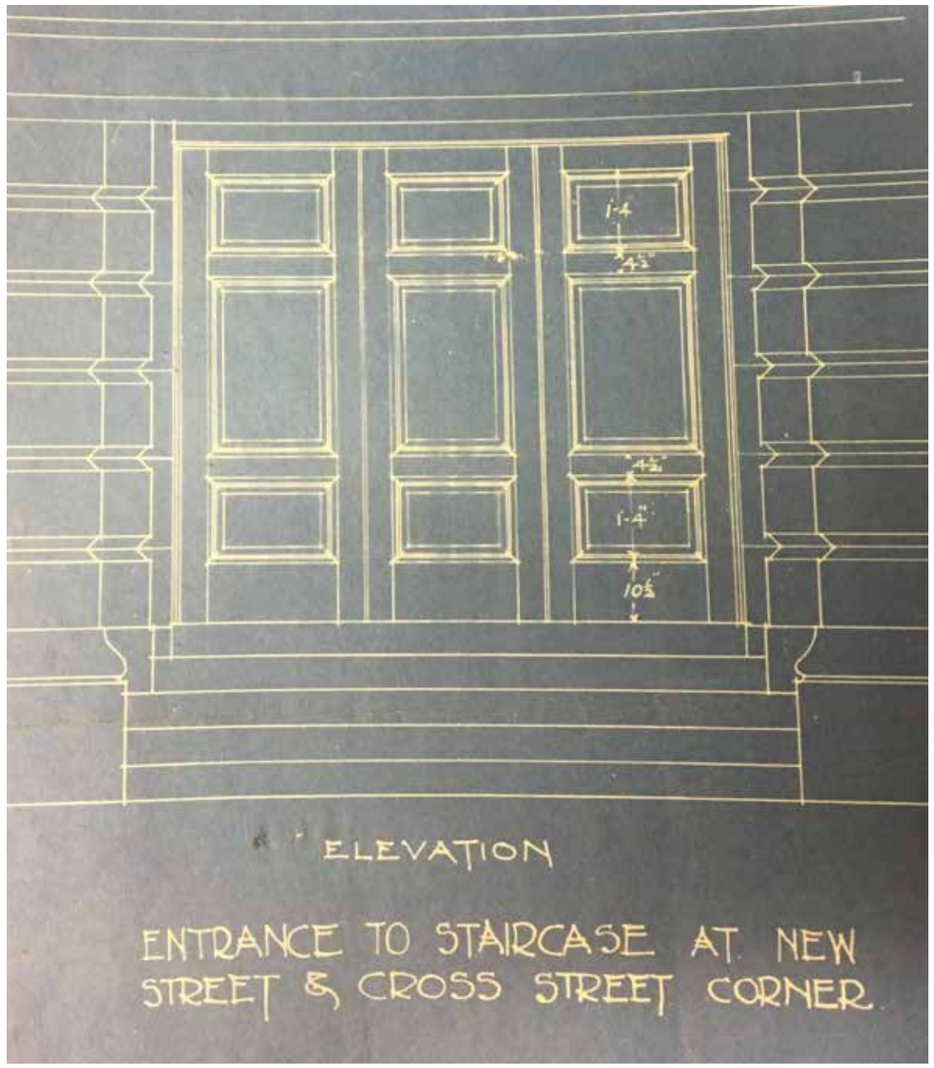


Image from the Bradshaw Gass and Hope archive.
Drawings produced for the design of the Third Exchange between 1914 and 1921

Office entrance (now Stage Door) - 1914-1921



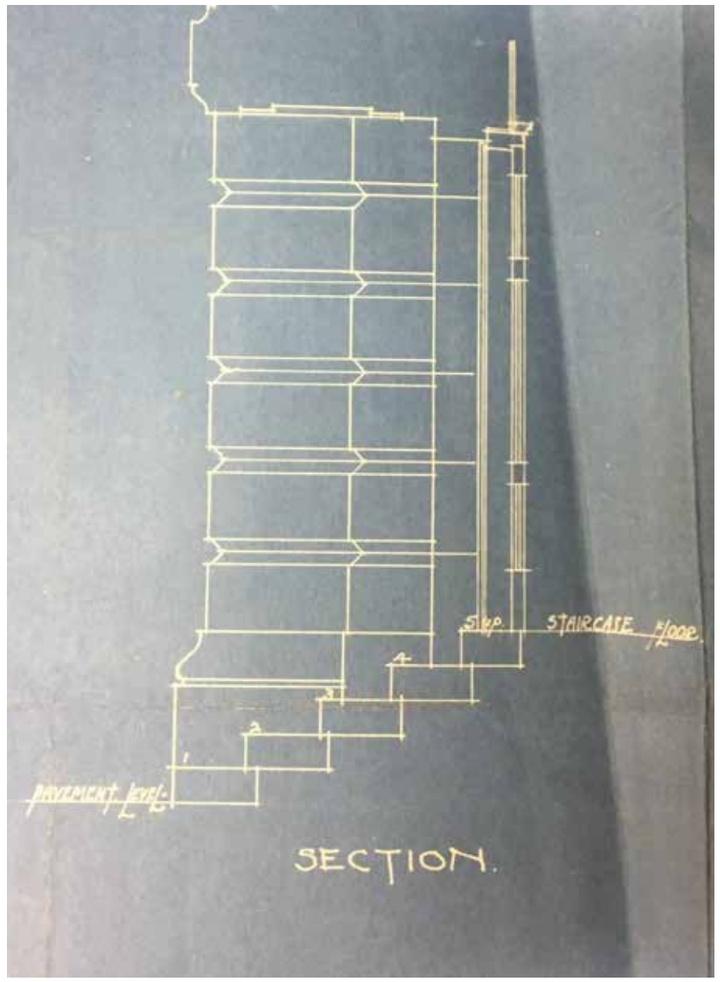
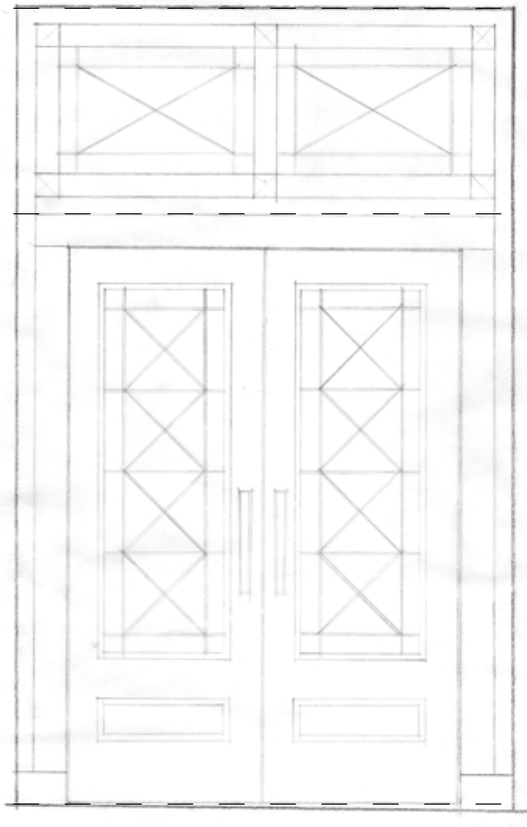


Image from the Bradshaw Gass and Hope archive.
Drawings produced for the design of the Third Exchange between 1914 and 1921

6.0 Design proposals



Introduction of plain fascia where required to maintain fanlight proportions

Fanlight to remain horizontally proportioned

Door leaf height constrained by existing building conditions - eg stairs



7.0 Material precedents

The Cafe Royal Hotel in London, is a fine example in our opinion of introducing a contemporary material to a listed building with a stonemasonry facade. The new bronze doors are key to enhancing the aesthetical quality, physical visibility and user experience of the entrance points. Bronze is proven to be a high-quality material which is sympathetic to the existing historic building fabric.

Bronze is also consistent with the application for the Northern Offices entrance refurbishment with reference 094396/LO/2010/C1. The approved scheme features high-quality, brushed bronze automatic sliding doors. These doors are also recessed from the façade to allow for the installation of light fittings over the entrance doors, below the string course level. Where possible we tried to maintain these features for consistency and building fabric identity.

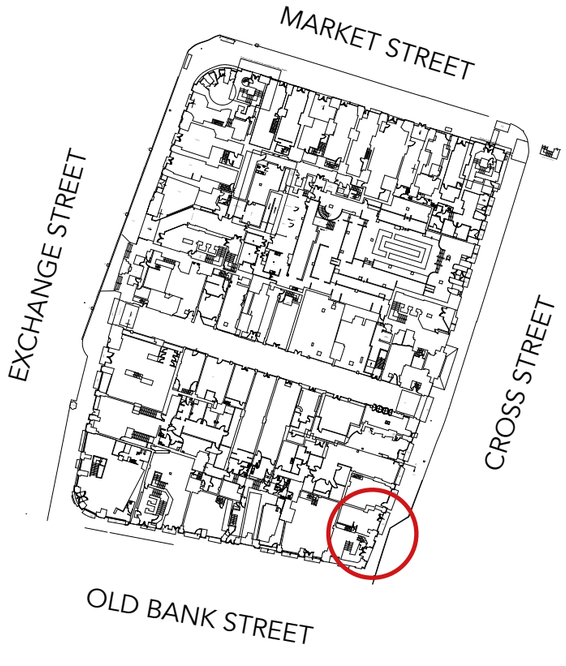






8.0 Proposed façade illustrations

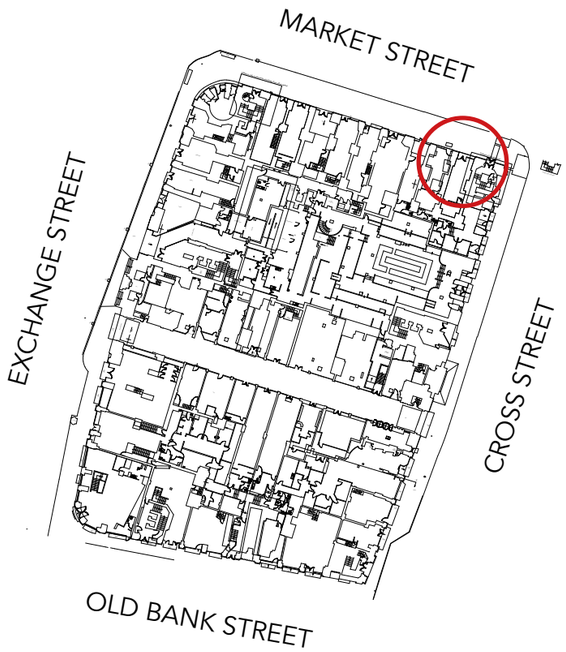
Door 01: Cross Street/ Old Bank Street

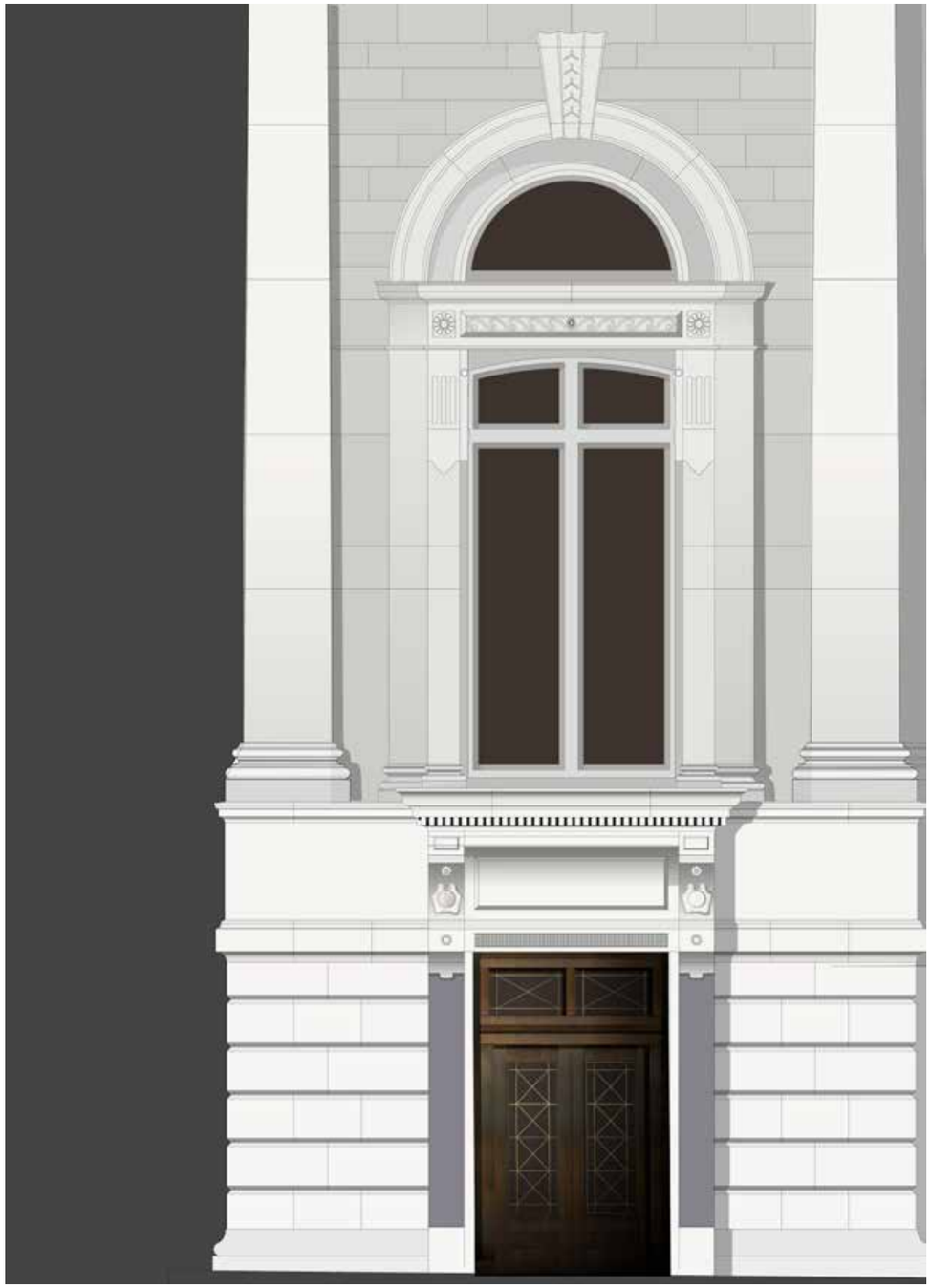




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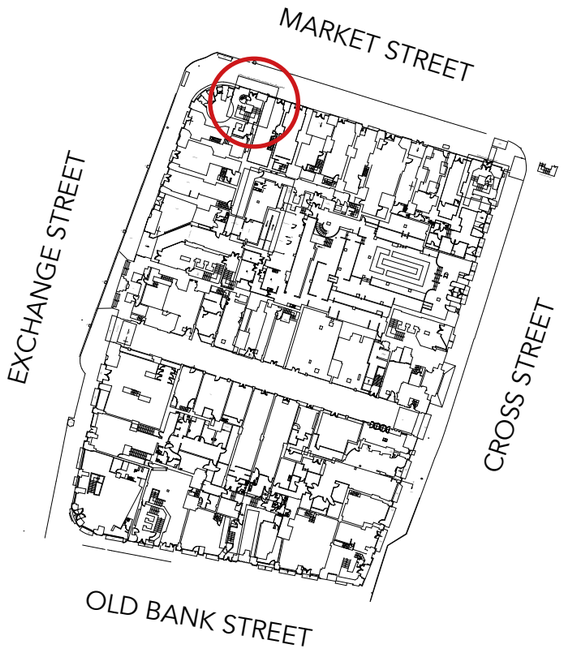
Door 2: Market Street/ Cross Street





8.0 Proposed façade illustrations

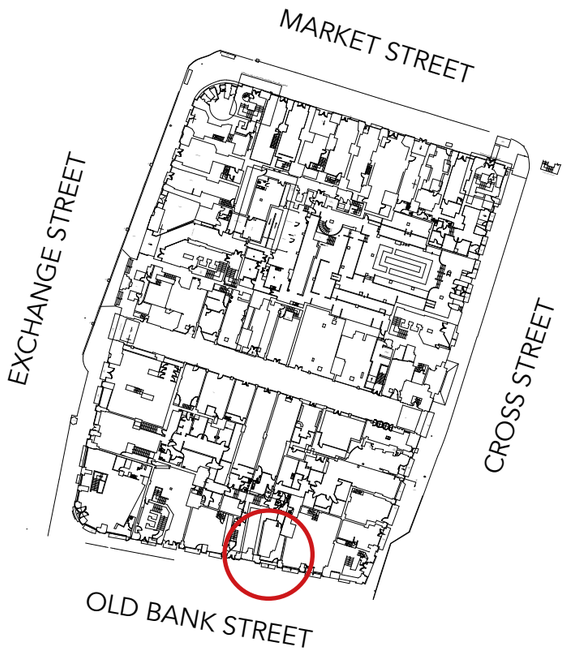
Door 3: Market Street/ Exchange Street





8.0 Proposed facade illustrations

Doors 4 & 5: Old Bank Street





9.0 Thresholds











Existing thresholds

- Terrazzo in poor condition and heavily damaged
- Inconsistent and incongruous pattern
- Poor visual quality and and finish detail
- Deteriorates the high-quality local sandstone masonry façade

9.0 Thresholds

The proposed thresholds aim to elevate the entrance quality and visual impact from the street. The material palette composition plays a crucial role to provide:

- Contrast to yorkstone paving and local sandstone masonry façade;
- High-quality and durable to manage the high traffic usage;
- Add asthetical value and visibility to the entrance;
- Be sympathetic to the existing historic building fabric. Important to note that the existing terrazzo floor reminiscent of works in 1950s inside the entrances will be retained).



Black terrazzo



Brass strips



Yorkstone



Proposed threshold illustration

10.0 Design for Access 2

The criteria for inclusive access best practice for external doors and entry systems by Manchester City Council has been considered on this application.

The proposed external doors will feature:

- *"Outward opening".*
- *"Entry systems for doors, gates and barriers should be designed to be accessible, located horizontally at 900mm above floor level and, where possible, should incorporate additional vertical systems."*
- *"All numbers and letters on entry systems should be identifiable by raised symbols. The depth of embossing should be at least 1.5mm."*
- *"Include clear instructions, in minimum 14 point font size, on the use of the entry system."*
- *"Entry systems must not rely only on audible intercoms and must incorporate inclusive entry procedures. New technologies and improved designs for providing accessible entry systems should be used."*
- *"Incorporate CCTV cameras at entry systems for security and information."*

It is important to note that due to the existing physical nature of the buiding, all the entrance doors on this application will lead to a staircase or/ and steps. In case a user requires level access, the building has an access statement policy procedure via St Anne's Square Entrance. The user is able to contact the reception via the new proposed entry system.











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Drawing Archive

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Images Archive

- Manchester Central Library image collection