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Our Ref: 04B810260
Your Ref: PP- 07211405 & PP- 07211363

17 August 2018

Planning
Manchester City Council
PO BOX 532
Manchester
M60 2LA

Dear Sir/Madam,

Application for full planning permission, listed building consent and advertising consent: Manchester Royal Exchange, St Ann's Square, Manchester, M2 7DH.

Introduction

On behalf of our client, BVK Highstreet Retail Royal Exchange Manchester Limited ('the Applicant'), please find enclosed an application for full planning permission, listed building consent and advertisement consent for the replacement of an existing awning and associated fixing works at Unit 2, Cross Street, Manchester Royal Exchange, St Ann's Square, Manchester, M2 7DH.

The application for full planning permission, advertisement and listed building consent comprises:

- Application form, duly signed and dated;
- Covering Letter including Design and Access and Heritage Statements;
- Supporting Plans:
    - Site Location Plan – **Drg No. L(-1)000**
    - Ground Floor Plans Existing/ Proposed – **Drg No. L(-2)000**
    - Section AA as Existing & Proposed – **Drg No. L(-3)000**
    - Front Elevation as Existing and Proposed – **Drg No. L(-4)000**
    - Artwork of proposed Victorian awning - **Drg No. 02 Rev A**
- Installation Instructions for Victorian Awning; and
- Fixing specifications for proposed Victorian awning.

A cheque in the amount of £366.00 will be sent to the Council upon submission of the application; incorporating the applicable fees for full planning permission and advertisement consent.

Background

Hines and Universal-Investment acquired Manchester Royal Exchange in 2016 following an extensive refurbishment programme undertaken by the previous owners. Hines administers and manages the Royal Exchange on behalf of Bayerische Versorgungskammer (BVK).

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

Birmingham Bristol Cardiff Dublin Edinburgh Glasgow Leeds Liverpool London Manchester Newcastle

Hines intends to undertake further refurbishment works to ensure that building remains competitively placed as a premier commercial location within the city centre.

The purpose of this application for full planning permission, listed building consent and advertisement consent is to facilitate the replacement of the awning and associated fixings, the location of which is depicted on the Location Plan (**Drg no: L(-1)000**) submitted as part of this application.

Site and Surrounding Area

Manchester Royal Exchange, a Grade II listed building ((listing entry: 1200826), is located in the heart of Manchester City Centre - a copy of the listing is enclosed at **Appendix I**.

Manchester Royal Exchange is one of Manchester's most iconic buildings located within the commercial and retail core. The ground floor is predominately in use for retail (Use Class A1), the upper floors as office accommodation (Use Class B1a) and part of the building as a theatre (sui generis). This proposal refers to replacement of the existing awning, located above the ground floor newsagents unit on Cross Street of the Manchester Royal Exchange.

The surrounding area comprises a mix of commercial uses. The Arndale Shopping Centre is located to the north-east of the site and Deansgate to the west. St Mary's Gate is located immediately to the north of the site, Cross Street to the immediate east, Old Bank Street to the south, and Exchange Street to the west. The area contains high quality retailing and several restaurants. The site is located within St Ann's Square Conservation Area.

A Site Location Plan is enclosed at **Appendix II**.

Planning History

A review of Manchester City Council's (MCC) online planning register has been undertaken. No evidence was found of any applications relevant to the determination of this application.

Proposal

Full planning permission, listed building consent and advertisement consent is sought for the replacement of the awning and associated fixings at Unit 2, Cross Street of the Manchester Royal Exchange; the unit is currently utilised as a newsagent. The replacement of the existing awning is required as part of the client's aspiration to raise the profile of the Royal Exchange through a long-term investment strategy to enhance the building and its commercial offer.

The proposed Victorian awning will be fitted with a sliding arm bracket detailed within the 'Fixing Specifications for a Victorian Awning' document; submitted in support of this application.

The fabric which will adorn the awning is a Teflon-coated acrylic canvas material. The frame is constructed from stainless steel and hardwood timber.

The content which will feature on the proposed awning is depicted on the Branding Proof document (**Drg No. 02 – Rev A**) submitted in support of this application. The specific wording which will feature on the main canopy of the awning is, '*The Royal Exchange, Manchester*' including the established date and the Royal Exchange Logo. The valance will contain the following words, '*Newspapers, magazines, confectionery*', associated with the established newsagents use.

The proposal is in accordance with the plans contained within the Shopfront & Signage Strategy (Rev B) document which was adopted by Manchester City Council. Although it is recognised that the drawings contained within this document pertain to awning advertisements on Old Bank Street, the Applicant seeks to adhere to the aspirations of this document whilst seeking to improve the design of the awning on unit 2, which has an established presence on Cross Street.

Further details of the proposal are set out in the submitted 'Fixing Specification for a Victorian Awning', 'Installation Instruction for a Victorian Awning' documents and associated plans which support this application.

Relevant Planning Policy Framework

The following planning policies are set out in the submitted Specification document.

National Planning Policy Framework (NPPF)

The NPPF was revised in July 2018 and sets out the planning policies for England at a national level and is a material consideration in planning decisions. The following policies are considered relevant to this listed building consent application:

- **Paragraph 7** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.

- **Paragraph 8** of the NPPF states that to achieve sustainable development, the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in a mutually supportive way.

- **Paragraph 10** of the document identifies that there is a presumption in favour of sustainable development at the heart of the Framework.

- **Paragraph 11** of the NPPF identifies that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

    - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework taken as a whole.

- **Paragraph 38** of the NPPF states that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- **Paragraph 80** of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- **Paragraph 85** of the NPPF identifies that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

- **Paragraph 117** of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- **Paragraph 118** of the NPPF identifies that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate derelict land.

- **Paragraph 132** of the NPPF considers that the quality and character of places can suffer when advertisements are poorly sited and designed. The paragraph explicitly states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

- **Paragraph 189** of the NPPF states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

- **Paragraph 192** of the NPPF outlines that when determining applications, local planning authorities should take account of:

    a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

    b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

    c) the desirability of new development making a positive contribution to local character and distinctiveness.

- **Paragraph 196** of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- **Paragraph 200** of the NPPF outlines that local planning authorities should look for 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 the asset (or which better reveal its significance) should be treated favourably.

Adopted Local Planning Policy Framework

MCC's development plan consists of the Core Strategy (2012), and saved policies from the Unitary Development Plan (UDP). The following policies from the Core Strategy are relevant to this listed building consent application:

- **Policy CC9** states that development within the City Centre should preserve or enhance identified heritage assets, including listed buildings and Conservation Areas;

- **Policy EN3** requires that new developments must be designed to preserve or, where possible, enhance the historic environment including listed buildings.

- **Policy EN1** specifies that within the City Centre Character Area developers are expected to consider the City's heritage and continue the rich pattern of activity in the core area.

The following saved policies from the UDP are relevant to this listed building consent application:

- **Policy DC18** states that the Council will give particularly careful consideration to development proposals within Conservation Areas, such as the effect of major changes to the appearance of existing buildings.

- **Policy DC19** states that the Council will not permit any internal alteration to a listed building where there would be an adverse effect on its architectural or historic character.

Heritage Statement

Given the minor nature of works proposed which comprise the replacement of the existing awning, it is not considered that a full Heritage Statement is required to support this application for listed building consent. This view accords with paragraph 189 of the NPPF which states that "*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".

The Royal Exchange, Manchester is a Grade II listed building (UID: 388116) which was first listed on the 3rd October 1974. A copy of the building's listing information is contained within **Appendix I** of this Covering Letter.

The Royal Exchange is contained within the St. Ann's Conservation Area. Relevant information relating to the Conservation Area is contained within **Appendix III** of this Covering Letter.

Awnings, of any description, are not explicitly mentioned within the listing information. The existing awning above the newsagents unit is of modern construction and therefore represents a later addition to the Royal Exchange which does not represent historic fabric.

It is uncertain as to when the awning and associated fittings were installed above the newsagent unit. However, when viewing historic photographs of Cross Street, there has been an awning present at the unit since at least July 2008.

The design of the current awning, located on Cross Street, is considered to be an incongruent addition to the Royal Exchange given its unsympathetic design which negatively contributes to the buildings appearance and causes a minor adverse impact on its significance and the setting of the St. Ann's Square Conservation Area. Accordingly, it is considered that the replacement of the existing awning with a design in accordance with the adopted signage strategy, which is sympathetic to the Royal Exchange, will only cause positive benefits to be realised to the designated heritage assets.

Material Considerations/Heritage Statement

<u>Impact on the listed building</u>

The Manchester Royal Exchange is a Grade II listed building, designated in 1974. The concise Heritage Statement, included as part of this Covering Letter, identifies that the proposed works will not cause an adverse impact on the character or significance of the listed building or on the significance of any adjacent heritage assets.

The Royal Exchange has been the subject of extensive planning activity. Most recently, a number of applications have been submitted for internal and external refurbishment works to improve the appearance and function of the Royal Exchange including the removal of an incongruent flu within the building's clock tower (120422/LO/2018 – awaiting determination) and the installation of a ducted ventilation system (118903/LO/2018 – approved 25/05/18).

The works proposed are predominantly external in nature, comprising the replacement of the existing awning for advertising and marketing purposes owing to the applicant's aspiration to improve the visual appearance of the Royal Exchange in a manner which preserves and enhances its historical significance. The proposed awning is of a higher standard and design than the existing structure, with the fixings also of a better quality in comparison to those currently in use. The replacement of the

awning will enable the existing tenant to continue to trade successfully from the premises, thus securing the unit's continued occupation. Therefore, the proposal will ensure that the unit is put into viable use consistent with its conservation. In turn, this will positively contribute to the conservation of the Grade II listed building and the economic vitality of Manchester City Centre.

In light of this, the public benefits of the proposal significantly outweigh any potential harm to the listed building, in accordance with paragraph 196 of the NPPF and Core Strategy policies CC9 and EN3 and saved UDP Policy DC19.

Impact on the St Ann's Square Conservation Area

The site is located within the St Ann's Square Conservation Area and is a prominent building on St Ann's Square.

Although the proposal requires external alterations to the unit, such alterations are minor comprising only the replacement of the existing awning and associated fixings. Furthermore, the proposed awning will be of a higher quality and design than that which it will replace. Therefore, the proposal will enhance the appearance of the area through better quality design, and will thus have a positive visual impact on the setting, distinctiveness and local character of the St Ann's Square Conservation Area, in accordance with paragraph 200 of the NPPF and Policy EN3 of the Core Strategy.

Design and Access Statement

Design

The proposed works will not result in any change of use and external alterations will be minor in scale, restricted to the replacement of the awning and associated fixings.

These works have been informed through the findings of the concise heritage statement which assesses the nature of the proposed works in the context of the building and its historical and architectural significance. Accordingly the proposed works will not have a harmful effect on the physical features of the building that justify its status as a listed building.

Amount

The proposed works, comprising the replacement of the existing awning, will not result in any change to the net floor space available within the building.

The redline boundary of the site measures 4.2m^2.

The existing awning protrudes 1.43m from the dressed stone fronting Cross Street. The height of the existing awning measures 2.38m at its lowest point and measures 3.3m in width.

The proposed awning will protrude 1.68m from the dressed stone fronting Cross Street. The height of the awning at its lowest point measures 1.95m. The width of the proposed awning will match the existing dimensions of the existing awning.

Once extended, the proposed awning will occupy a total space of 10m^2; including the projection and internal space contained within unit 2. As such, the elevations are predominantly reflective of those exhibited by the existing awning.

Layout

The proposal does not alter the existing layout.

Scale

The scale of the work which consent is sought for is relatively minor and is considered appropriate to the character and setting of both the Royal Exchange and the surrounding historic environment.

Landscaping

There will be no additional landscaping.

Appearance

The proposed graphic which will appear on the awning, as shown on **Drg no. 02 Rev A**, will contain the wording '*The Royal Exchange Manchester*' and will incorporate the building's established date and Royal Exchange Logo. The valance will depict wording relating to the use of the unit as a newsagent, namely 'newspaper magazines and confectionery'.

The fabric on the awning will be brown (RSK 181) whilst the branding will be gold. These colours have been chosen to create juxtaposition whilst respecting the designated heritage assets in which the awning will be attached to and contained within.

Alterations to the appearance of the building will be minor in scale, comprising the replacement of the awning and associated fixings. The proposal will result in improvements to the appearance of the unit as the proposed awning is of a higher standard and design than the existing structure, with the fixings also of a better quality in comparison to those currently in use. It is therefore considered that the proposed development will not only improve the appearance of unit 2 but will form part of the cumulative improvements being made at the Royal Exchange to better reveal the significance of the Grade II listed asset and the St Ann's Square Conservation Area, the setting in which they are enjoyed whilst being in accordance with the plans contained within the adopted Shopfront & Signage Design Strategy - Rev B; specifically page 14 of the document. Although it is recognised that these drawings pertain to advertisements on Old Bank Street, the Applicant seeks to adhere to the aspirations of this document whilst seeking to improve the design of the awning on unit 2, which has an established presence on Cross Street.

Access

Access to the building will be as existing and will not adversely affect the surrounding highway or pedestrian network.

Consultation and Listed Building Consent

Due to the scale of the proposed works, no consultation with the public has taken place to inform the proposed works. However, in the interests of removing incongruent and unsympathetic development and to ensure that no harm is caused to the building as a result of the installation of the replacement awning, GVA and Hines/BVK Highstreet Retail Royal Exchange Manchester Ltd seek to work proactively with the Council to secure the appropriate consents.

Summary and Conclusion

This application for listed building consent is submitted on behalf of BVK Highstreet Retail Royal Exchange Manchester Ltd for the replacement of the existing awning and associated fixings at unit 2 of the Manchester Royal Exchange.

It has been demonstrated that the proposal:

- comprises minor external changes to the unit which seek to better reveal the historical significance of the building and the St Ann's Square Conservation Area and the setting in which they are enjoyed;
- will remove an incongruent form of development which negatively contributes to the buildings appearance and , at present, causes a minor adverse impact on its significance and the setting of the St. Ann's Square Conservation Area;
- will improve the appearance of the building in a manner sympathetic to its designated status; and
- will contribute to the building's commercial offer by helping to ensure the continued tenure of the newsagents.

In summary, the proposal will result in less than substantial harm to the significance of the listed building in accordance with paragraphs 189, 192, 196, 200 of the NPPF and Core Strategy policies CC9 and EN3 and saved UDP Policy DC19 and should be considered favourably. Furthermore, it is considered that the proposal, through the exhibited design, will secure a greater level of amenity and will maintain public safety; in accordance with paragraph 132 of the NPPF.

I trust that the above is sufficient to secure validation, however if there is anything further you require then please do not hesitate to contact me.

Yours faithfully,



Mark Murphy BA (Hons) DipTP MRTPI
Planner
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For and on behalf of GVA Grimley Limited

Appendix I
Listing Description

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

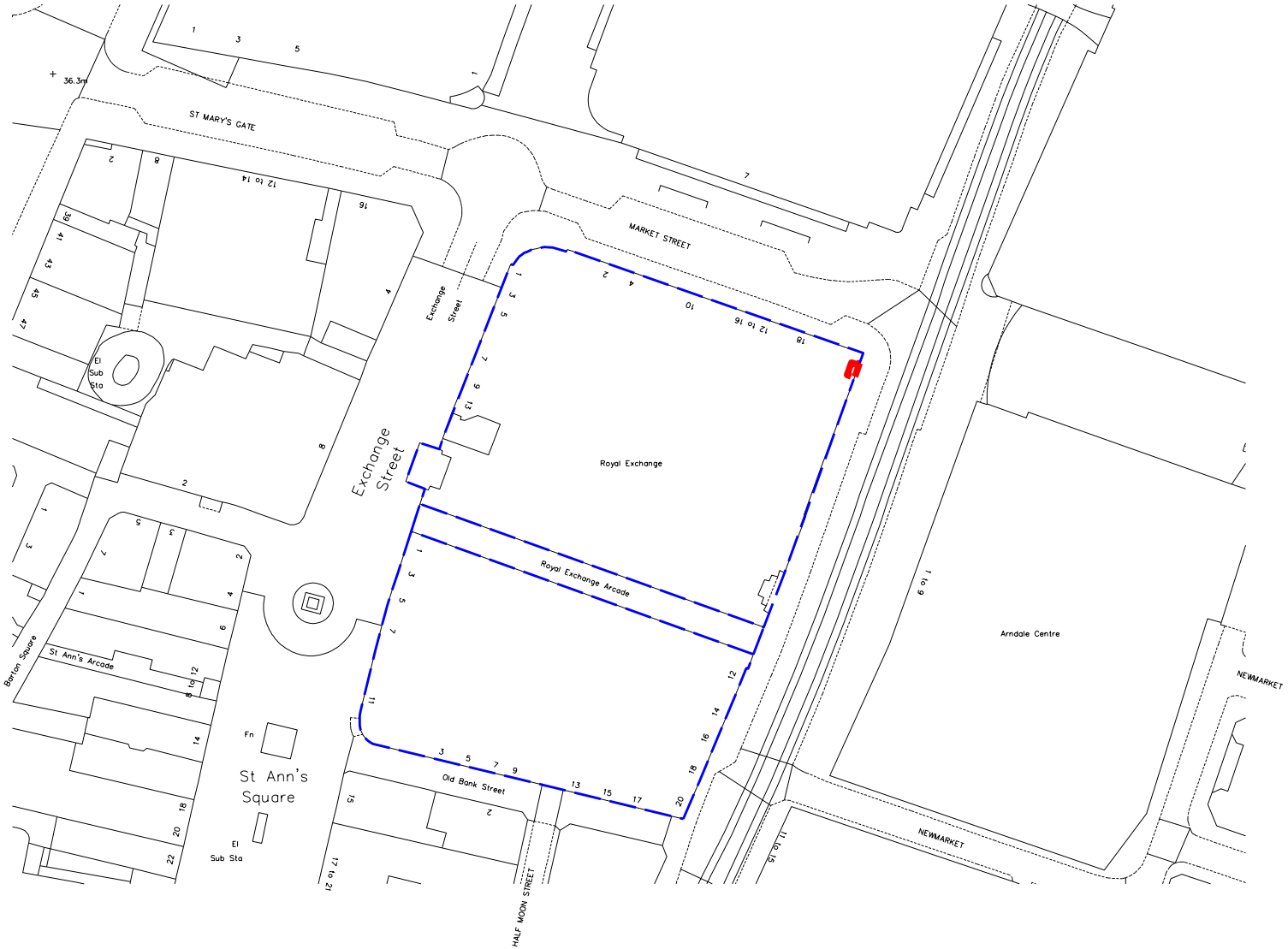
SJ8398SE EXCHANGE STREET 698-1/27/124 (East side) 03/10/74 Nos.1 TO 13 (Odd) Royal Exchange

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

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 II
Location Plan



Rev	Description	By	Chk	ISSUE Date

Project	Corner News Agent Royal Exchange Cross Street	Project No.	18-10	Rev.
		Dwg. No.	L(-1)000	By PG
Title	Site Location Plan	Date	July 18	Chk.
		Scale	1:1250 @ A4	App.

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Architects / Masterplanning / Urban Design

All dimensions to be as noted (to be checked on site prior to manufacture). Do not scale of this drawing. Report any discrepancies to the Architect / CA immediately. This drawing is copyright of GA Studio Ltd, drawings are not to be reproduced without written consent.

Appendix III

St Ann's Square Conservation Area Information

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.

St Ann's Square and its Buildings Today

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.