Heritage Statement

Retail Unit 19 / Proposed Cafe, The Royal Exchange

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1.0 Introduction / Purpose of Document

1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the Planning and Listed Building Consent Applications, submitted by Eden Planning, for works to the ground and basement level of Retail Unit 19 within The Royal Exchange Arcade.

1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 17 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).

1.3 The Royal Exchange is a Grade II listed building located in the St Anne's Square Conservation Area and as such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area and adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.

1.4 This Statement accompanies an application for Listed Building Consent for works associated with the occupation of ground and basement floor levels of Unit 19 Royal Exchange, for use as retail and cafe.

1.5 This report consists of six parts. Following this introduction the second section outlines the heritage context focussing principally on the characteristics of the St Anne's Square Conservation area. The third part describes the historic background and provides a description of the building drawing on various sources. The fourth part contains an assessment of significance which is followed in section five by an outline of the proposed works and assessment of impact. The sixth part considers the statutory requirements and also contains the conclusions.

2.0 Heritage Context

2.1 The Royal Exchange is located within the St Ann's Square Conservation Area and adjacent to the Upper King Street Conservation Area.

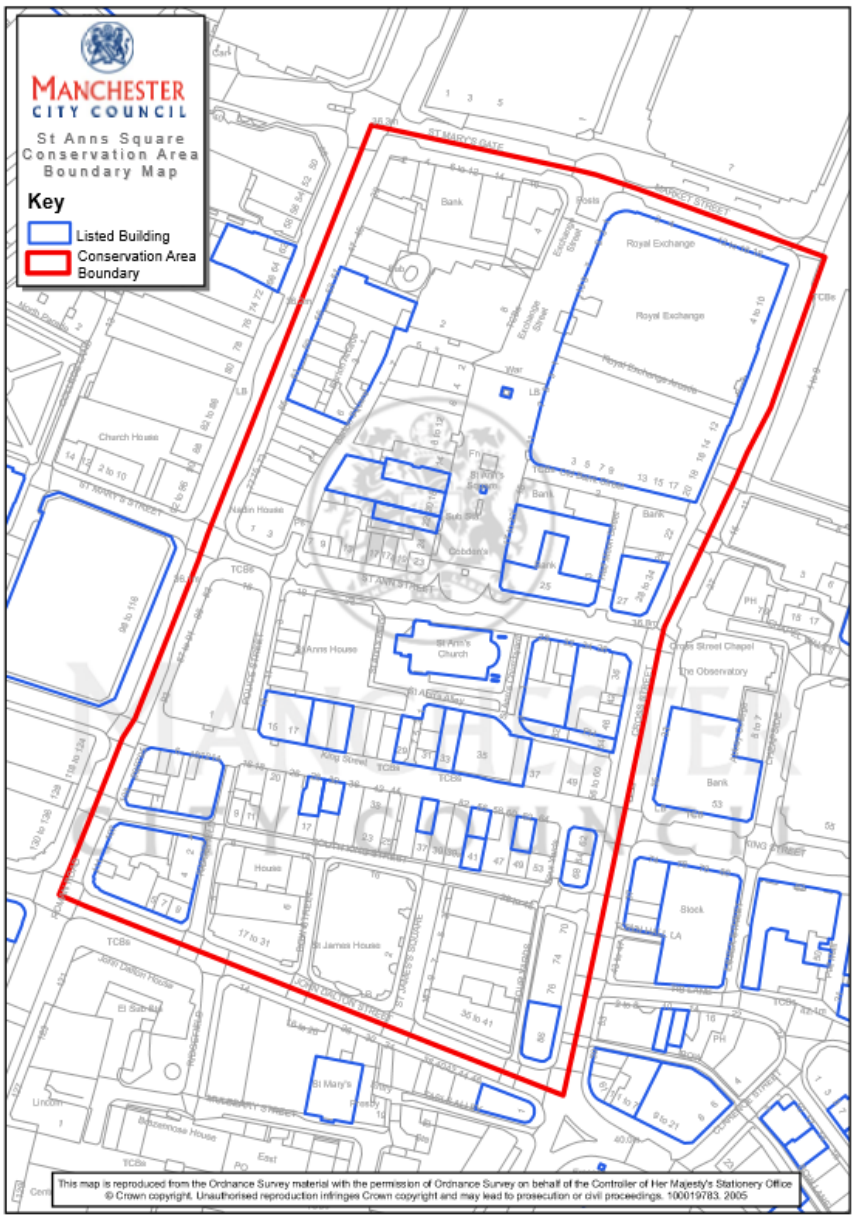


Fig.1 St. Ann's Square Conservation Area Map

2.2 The St Ann's Square conservation area was designated in July 1970 and was the first conservation area to be designated by the City Council. The area focuses on an important part of the city centre around St Ann's Square and connects to adjacent designated conservation areas which form different 'character areas' in the city centre. Deansgate, St Mary's Gate, Market Street, Cross Street and John Dalton Street all form boundaries of the designated area.

2.3 The conservation area appraisal by Manchester City Council describes how this area of Manchester was once known as Acresfield, the first Norman Baron to settle in Manchester was Robert Grelly who in 1222 requested a licence to hold an annual fair on the field. Acres Fair was the only fair held by Charter in Manchester and served as a market for the farming communities of Lancashire and Cheshire. The land remained as common land with grazing rights for villagers until the 17th century when the pressures of the growing city meant the land was

required for development. In 1708 the Act of Parliament granted permission to build St Ann's Church on a portion of the land with other developments including the first Exchange building following this. The fair continued to be held in the area until 1820 when it moved to Shudehill.

2.4 The Manchester Cotton Exchange was located in St Ann's Square with the first building constructed in 1729. The current Royal Exchange building was constructed in 1874 and went through various alterations and repairs throughout the early 20th century. The exchange closed in 1968 and by 1976 had been repurposed and adapted to new uses.

2.5 There are a number of other listed buildings in proximity to The Royal Exchange within the St Ann's conservation area. They include Mansfield Chambers, Alliance House and the War Memorial (Boer War) all Grade II Listed.

2.6 It should be noted that the proposals do not affect the setting of any other listed building within the St Ann's Square conservation area or other adjacent conservation areas.

3.0 Historic Background & Description of the Building

3.1 The Royal Exchange is located within the block bound by Market Street to the north, Cross Street to the east, Old Bank Street to the south and Exchange Street to the west. It is a Grade II Listed building.

3.2 As highlighted in the Conservation Area Appraisal, St Ann's Square is one of Manchester's historic trading sites with its early 13th century agricultural trading origins, becoming the site for the first Exchange building in the 18th century. It can be clearly seen on the Casson & Bury's plan circa 1710-50 (Fig 2 below) located to the north of St Ann's Square with the church situated to the southern edge of the square.

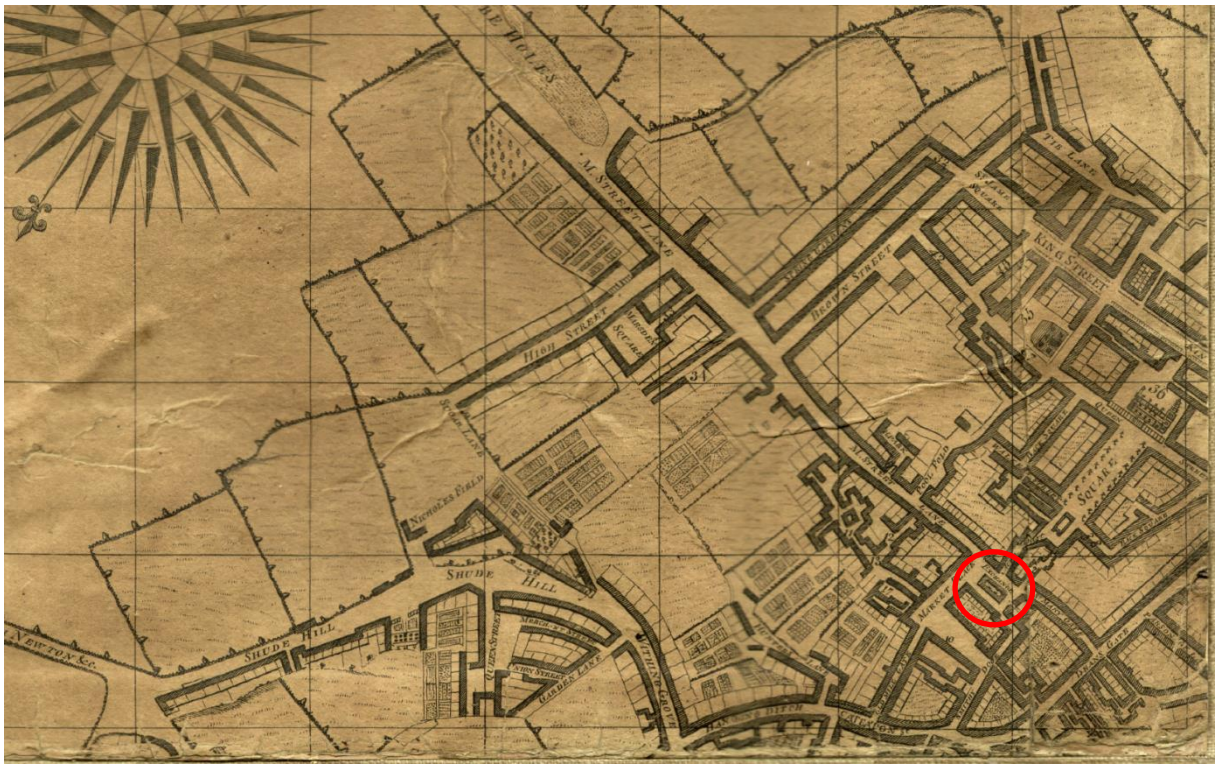


Fig. 2 Casson & Bury's plan circa 1710-1750

3.3 By the late 1700's the area which now forms the St Ann's Square conservation area had been fully laid out and predominantly developed as shown on the extract from William Green's map of 1794 (Fig 3). The site previously occupied by the Exchange is vacant and work on the second Exchange building underway. The building opened in 1809 and sat opposite the site of the former Exchange, the distinctive footprint of the building can be seen on the Johnson Map of 1819 (Fig 4) and in the image of the building taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921 (Fig 5).

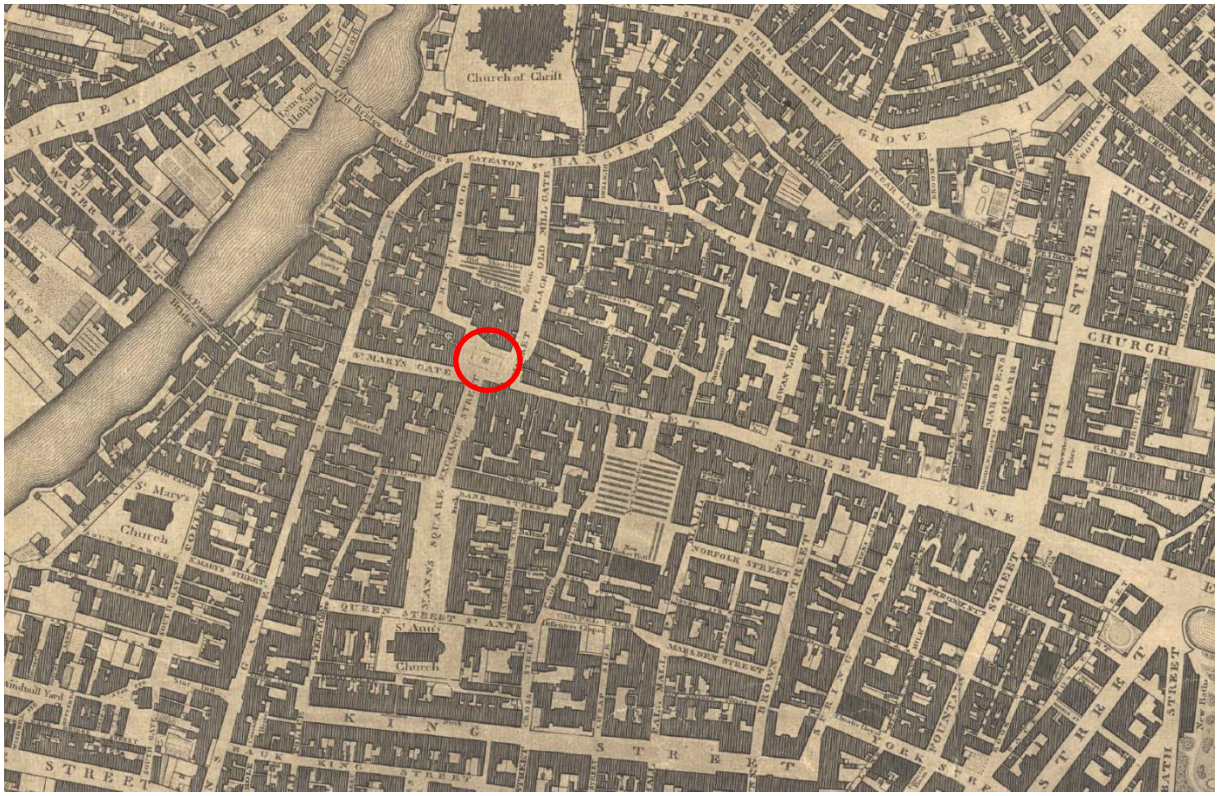


Fig. 3: Extract from William Green's map of 1794



Fig. 4: Extract from Johnson's map of 1819



Fig. 5: Image of the second Exchange building in 1809
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.4 By the mid 1800's it was decided amongst the Exchange committee members that the building required extended to meet the growing membership numbers. The site plan (Fig 6) taken from the book titled 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen clearly highlights the area designated for the new extension with the image from the same book showing the new building form from St Ann's Square (Fig 7).

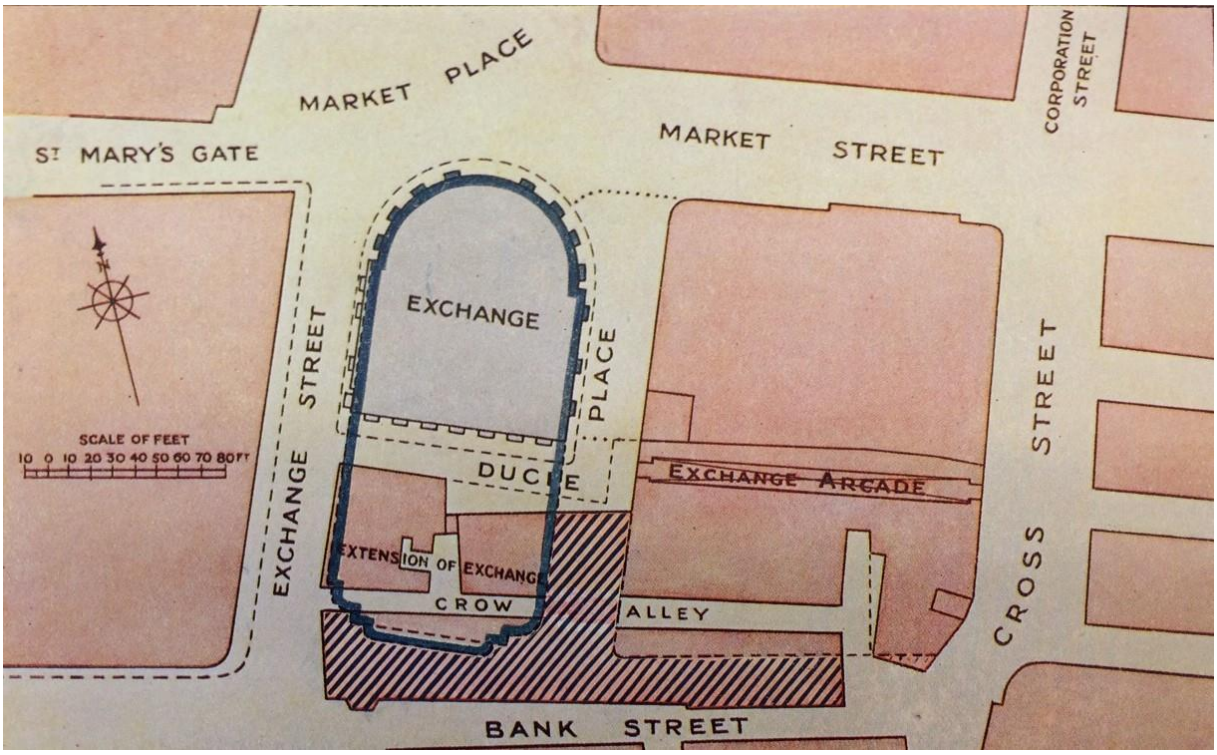


Fig. 6: Site Plan of the extension to the second Exchange building in 1849
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.5 In October 1851, Queen Victoria visited Manchester and the Exchange hosted the reception as it was the only room big enough to cater for the numbers of attendees at the time. It was shortly after when Royal word came through stating that the Exchange should henceforth be known as 'The Royal Manchester Exchange'.

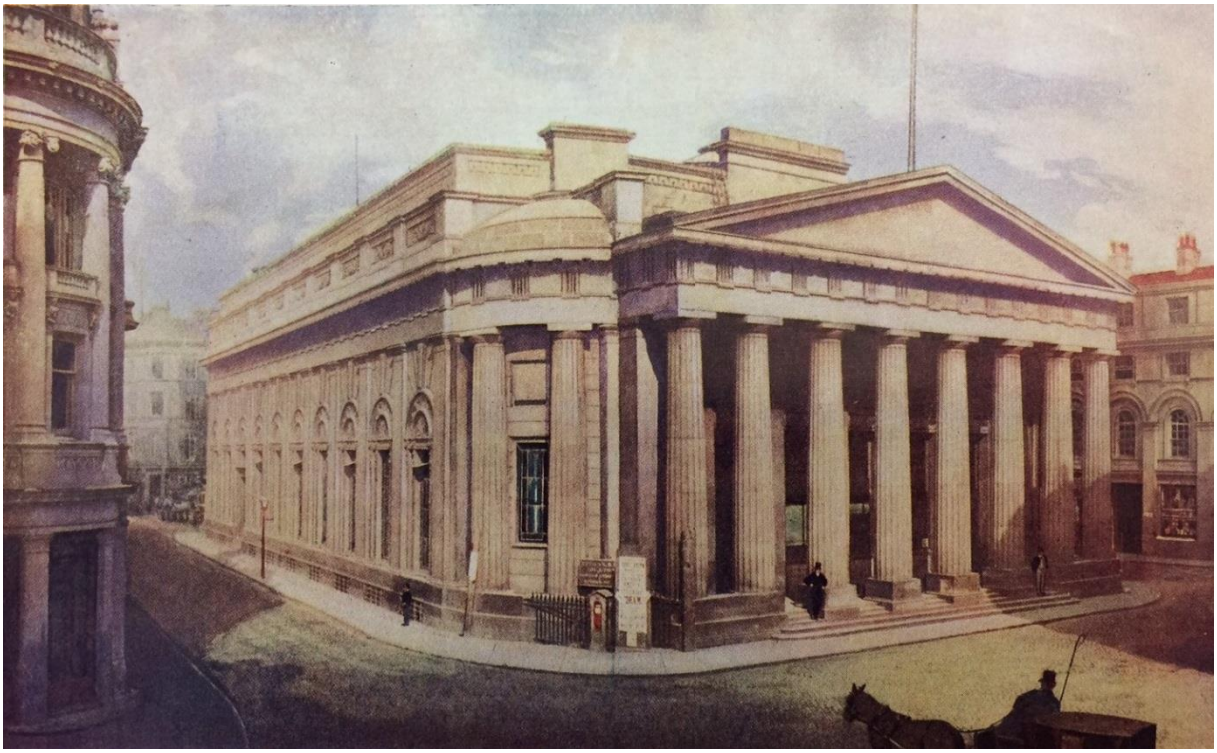


Fig. 7: Image of the extension to the second Exchange building in 1849, view from St Ann's Square
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.6 By 1864 the Exchange membership numbers had doubled since the extension was built and so plans to build a third Exchange with over three times the floor area of the current building started. In 1866 the proposal was sanctioned by Parliament and a competition began to find an architect for the new building. The successful architects, Mills & Murgatroyd, proposed the demolition of the second exchange and the building adjacent (Fig 8) with a prominent entrance from Cross Street (Fig 9).

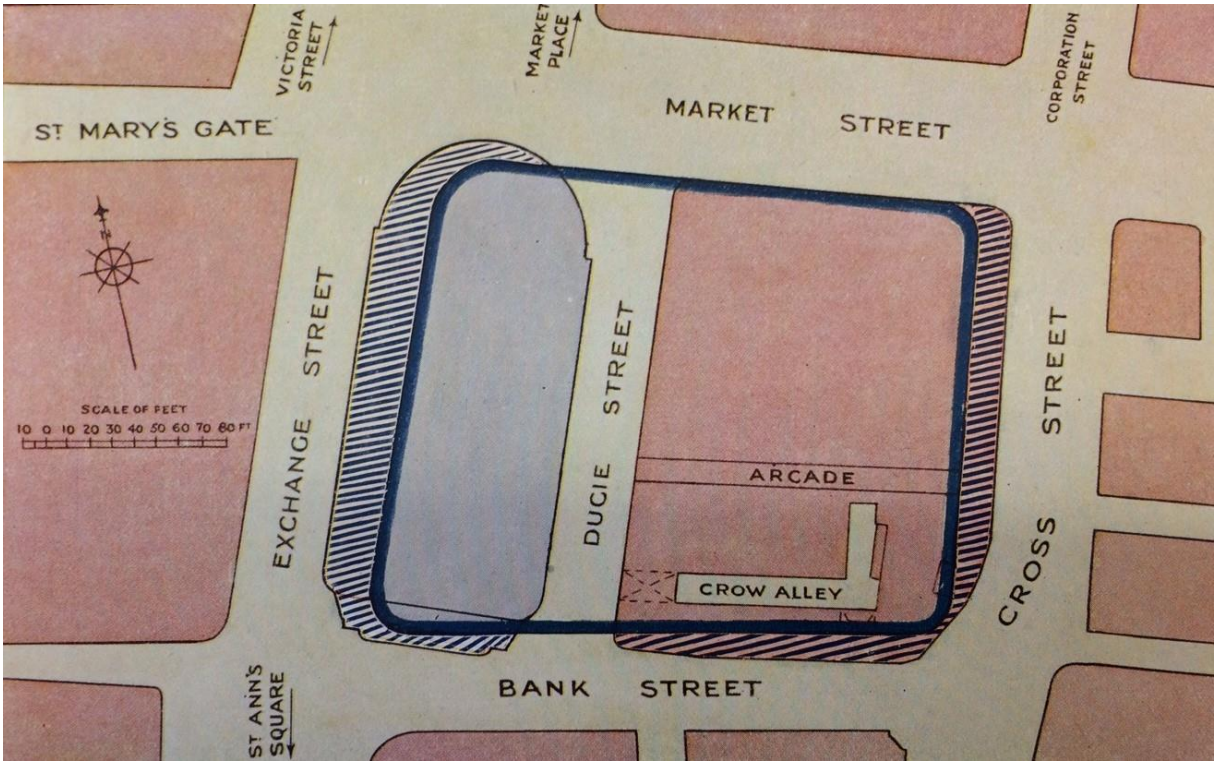


Fig. 8: Site Plan of the third Exchange, completed in 1871 & 1874
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

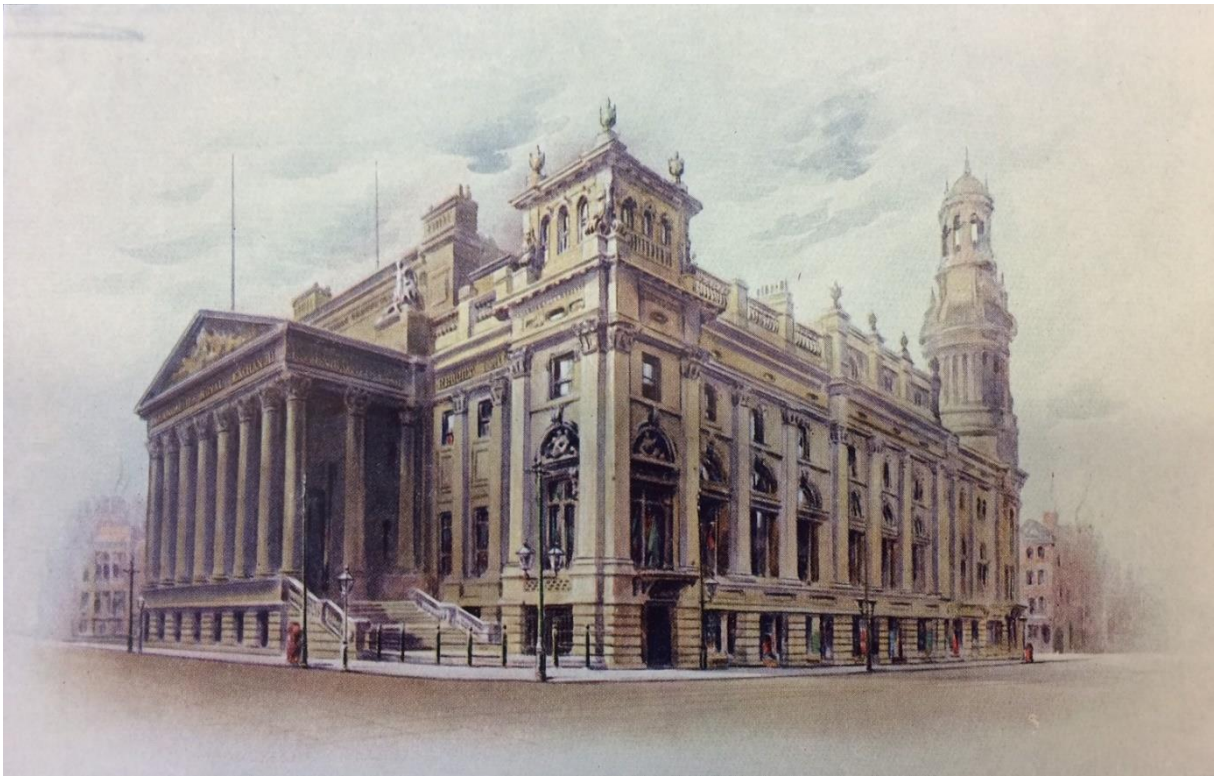


Fig. 9: Image of the third Exchange, completed in 1871 & 1874, view from Corporation Street
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.7 In 1908 it was decided the building needed to be once again extended, however the site was now bounded on all four sides by important roads. It was presented to Parliament that compulsory powers were required by the proprietors to release the necessary adjacent land which was passed in 1913. Bradshaw, Gass and Hope were the successful architects for this phase with works involving demolition of the adjacent building and the repositioning of Bank Street (Fig 10) which commenced in 1914 with completion of the extension to the third Exchange completed in 1921 (Fig 11).

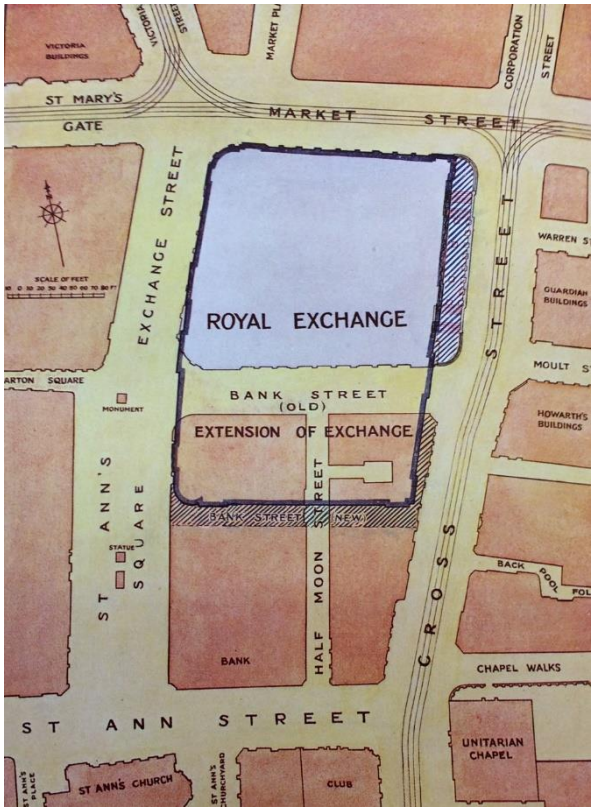


Fig. 10: Site Plan of the extension to the third Exchange, 1914-1921
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

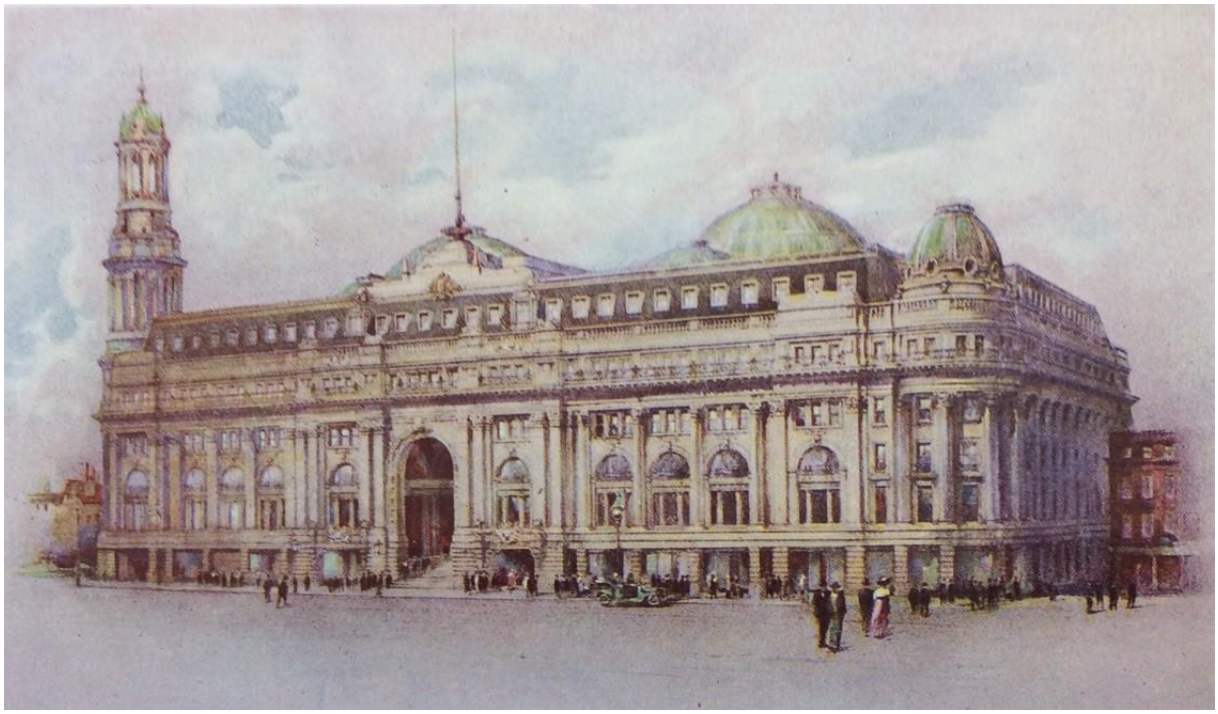


Fig. 11: Image of the extended third Exchange, completed in 1921, view from St Ann's Square
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.8 The extended Exchange incorporated an internal shopping arcade, the retail units were designed to be combined if required with basements for sales rooms and sub-basements for storage. A café and restaurant (Fig 12) formed part of the new building along with the 8,222 square yard great hall or the 'Exchange' which occupied the principle floor.



Fig. 12: Image of the Restaurant in the Exchange, 1921
Image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R. J. Allen, 1921

3.9 In December 1940 the original part of the Exchange building was destroyed by bomb damage (Fig 13 & 15), work did not start on rebuilding the Exchange until 1948 (Fig 14) and it was the first building in Manchester to be rebuilt using government money. The rebuilt Exchange opened in 1953.

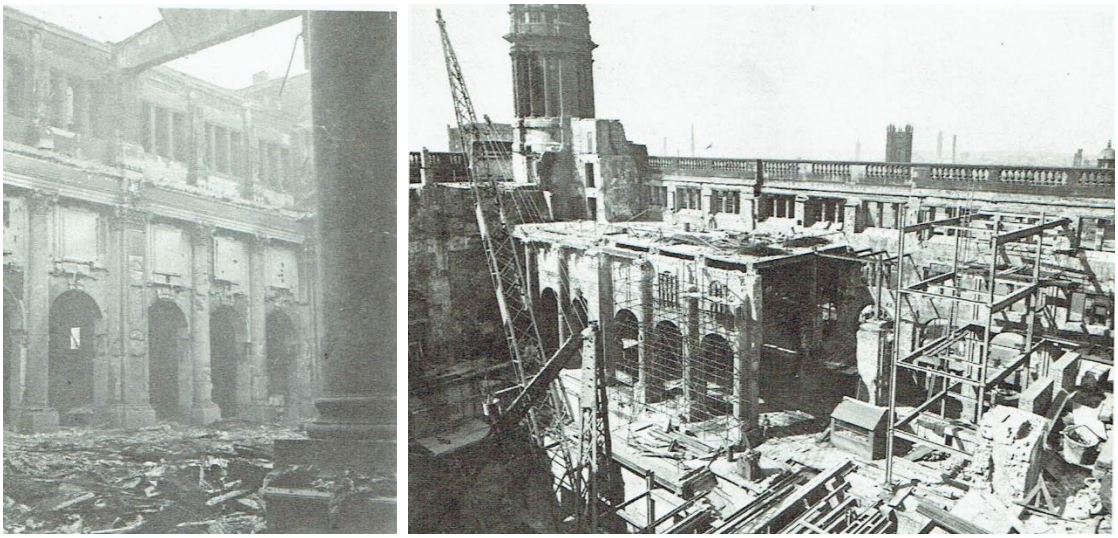


Fig. 13 & 14: Image of the bomb damage at the Exchange in 1940.
Photographs taken from the book 'The biggest room in the world' by R.D.H. Scott, 1976



Fig. 15: Map indicating the bomb damage area in the City of Manchester, dated 1941

3.8 The Historic England listing notice for The Royal Exchange:

List Entry Number: 1200826
Date First Listed: 03-Oct-1974
Grade: II
List Entry Description:

'Commercial exchange, no 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 channeled 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 arches; mullioned windows to 3rd floor and 1st attic storey. Interior: very impressive trading hall (now containing modular theatre).'

3.9 The listing description does not provide details on the shops within the arcade but historic plans that were used for the Parliament Bill in 1913 have been located within the Manchester library archives and identify the retail units. From assessing these plans alongside visual inspections of Retail Unit 19 it has been determined that the most significant extant features of historic interest internally at ground floor are the ceilings within the retail unit, the historic shopfront including the threshold mosaic bearing the name 'Philip Morris and Co Ltd' which has recently been restored. At basement level the existing brick vaulted ceilings are of some historic interest.

The concrete columns that feature at ground floor and in the basement vaulted areas appear to be a later additions, most probably a structural solution associated with the repair work completed in 1948-1953 following the bomb damage.



Fig. 16: Existing shopfront


Fig 17: Ceiling at ground floor in Unit 19


Fig. 18: Existing vaulted ceiling at basement level

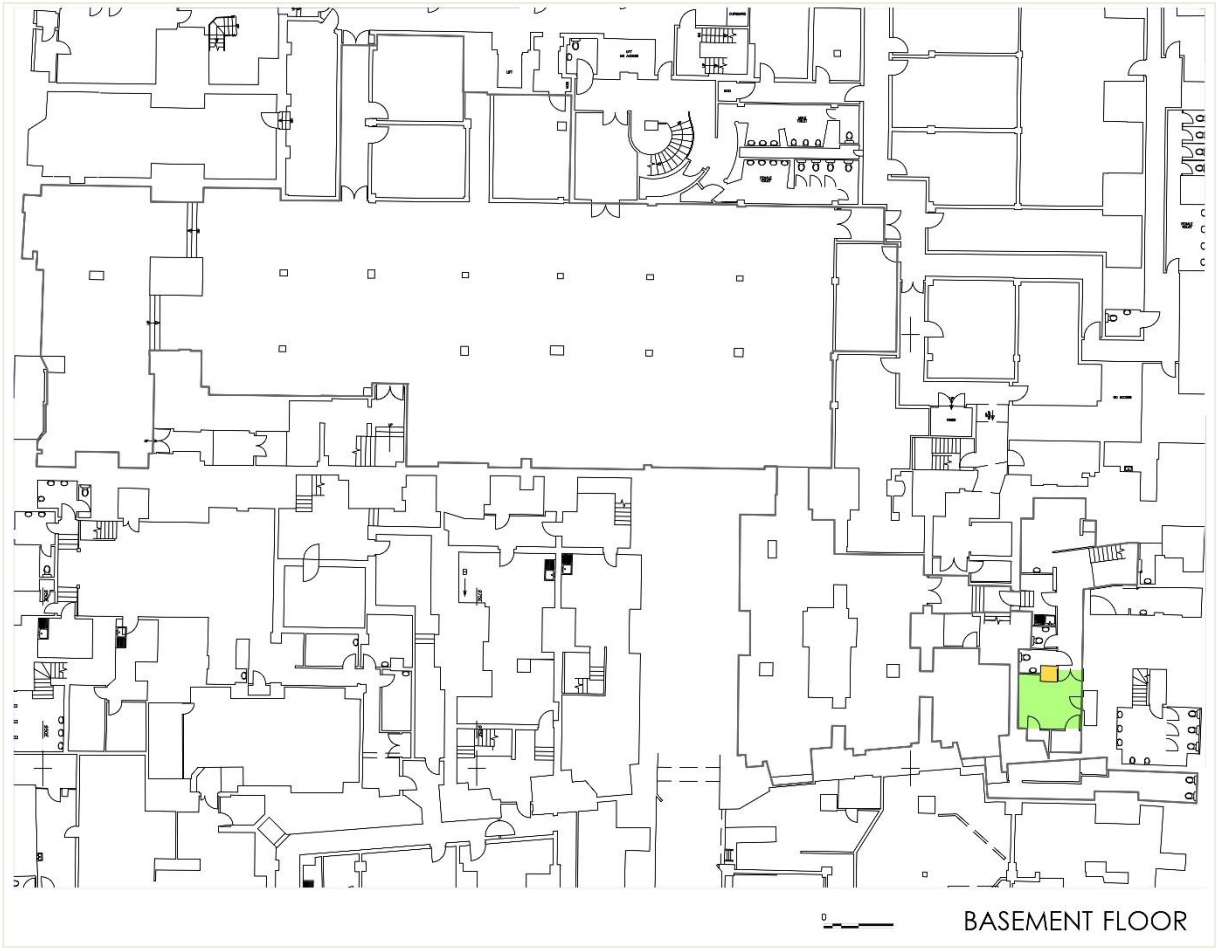


Fig. 19: Existing basement plan highlighting remaining area of brick vaulted ceiling & post-war concrete column within the proposed scheme demise

3.10 Historic England's Listing Selection Guide for Commerce and Exchange Buildings contains a section on shopping arcades and states;

'Arcades created vibrant commercial thoroughfares, architecturally united by means of repeated shop units lining covered and top-lit walkways; they enabled deep plots to be used to the full as well.'

The arcade in which Retail Unit 19 is located is a good example of this typology, the commercial thoroughfare formed in the deep plan of the extension to the third exchange created a notable example of a shopping arcade, although not top-lit in this instance.

4.0 Assessment of Significance

4.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site (Unit 19, The Royal Exchange) based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

4.2 A statement of significance follows uses the following 'grades' of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

4.3 **Evidential Value**

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). These values will usually comprise physical remains inherited from the past and tend to be primarily archaeological in form. Consequently, the ability to understand and interpret the evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para.36).

The retail unit has the potential to yield evidence about the exchange building typology and how the building evolved to meet the needs of the industry. The potential is diminished to varying degrees due to past alterations that have been made within the retail unit. There is potential to yield evidence as to the past occupiers of the retail unit and their respective industries/trades. As such it is considered that the retail unit has the potential to yield some evidential value.

4.4 **Historical Value**

As noted above, historical values derive from the ways in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence may be either illustrative or associative and is of relevance to the Retail Unit 19 as the unit within the setting of the Exchange building provides evidence as to how Manchester commerce grew and developed from the 18th century through to the 20th century. The small retail unit with basement storage space has some historical value as an example of early purpose built shopping arcade within a commercial exchange building.

4.5 Aesthetic Value

Retail Unit 19 has been through past alterations and fit-out to meet the requirements of the various occupiers however some historic features remain including the shop front, threshold mosaic detail and ceiling details at ground floor. The features are simple in their architectural expression however details such as the threshold mosaic detail does provide clues as to the history of previous occupiers of the unit and as such the unit has some aesthetic value.

4.6 Communal Value

The communal value of Retail Unit 19 derives principally from the contribution of the Exchange building and shopping arcade to the development of commerce in Manchester. The strong association of the Exchange building typology with the historic development of commerce in Manchester strengthen the communal value of the Exchange building, the shopping arcade and retail units within. As such the group has some communal value.

5.0 Proposed Works

5.1 The proposed works are described in detail within the accompanying application documents which include the Design & Access Statement, the proposed drawings and the method statement & schedule of works. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.

5.2 The aim of the proposed works covered by this application is to provide and fit out a café at ground floor & basement level of Retail Unit 19. The resulting interventions to the existing fabric have been assessed to understand their impact on the historic.

5.3 The proposals have minimal intervention within the space and negligible interfaces with historic fabric. They include the removal of later plasterboard partitions and minimal builders work to facilitate the new use. The areas of special architectural interest including the shopfront, mosaic threshold detail and ceiling detailing including the moulded cornice are not impacted by the proposals with the aim of the fit-out to preserve and enhance the historic features.

6.0 Statutory Requirements

6.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation) Act 1990 and the NPPF.

6.2 Section 16 of the Act requires that in considering whether to grant listed building consent special regard should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.3 The NPPF has placed emphasis on sustainable development which is defined under three categories;

1) Economic
2) Social
3) Environmental

6.4 NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in para 17 include the need to *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*

6.5 Section 12 (paras 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.

6.6 Para 131 states *'In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

Response:
The proposed fit-out seeks to ensure that the character of the heritage asset and its setting within the arcade has a positive impact. The proposed works have a minimal impact on the historic fabric with the new interventions ensuring the unit is brought back into use. In this regard the proposed works sustain the significance of the heritage asset and put it to a viable use.

6.7 Para 132 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'*

Response:
The alterations associated with the proposed fit-out have been carefully considered and disturbance to the historic fabric is minimal and limited to those works which are considered necessary to bring the unit back into a viable use.

7.0 Conclusions

7.1 The application proposals to provide and fit out a café at ground floor & basement level of Retail Unit 19 ensure that the unit is put back into active commercial use. In this regard the proposals meet the requirements of Policy CC9 (Design and Heritage) of Manchester's Core Strategy in supporting the range of uses the Council expects in the City Centre.

It is concluded that the proposals have minimal or negligible impact on the significance of the heritage asset. Therefore the proposals accord with local policy and the requirements of the NPPF.