The Rotunda is considered to be of high significance due to evidence provided within the heritage statement which identifies this feature surviving several considerable refurbishments/ remodelling as well as bomb damage.

The form of the two stairwells to the north elevation of the building remain largely intact. No information has been found relating to the original finishes of these areas, but a quick review of these areas on site show a largely plain interior.

Whilst the date of installation of the lift has not been explored, this is fairly decorative in nature and is considered to add to the character of the demise.

There are a number of examples of extremely thick walls within the demise. Historic photographs suggest these could be large columns or otherwise service voids. Care should be taken when doing works to these to avoid damage to potentially decorative and historic fabric.

The symmetrical window layout is considered a key feature of the external character of the building.

Market Street

Exchange Street

Cross Street

RM.058 Rotunda

RM.061 Lobby

RM.060 Lobby

RM.059 Dis WC

RM.062 Lobby

RM.063 Office Floor

RM.064 Lobby

RM.075 Cl. Store

RM.065 Dis WC

RM.057 Office Floor

RM.055 Female WC

RM.054 Dis WC/Shower

RM.053 Male WC

RM.056 Lobby

Wheelchair Refuge Point

RM.052 Cleaning Store

RM.051 Stair 04

RM.074 Corridor

RM.073 Lobby

RM.072 Stair 01

RM.066 Office Floor

RM.067 Lobby

RM.068 Cl. Store

RM.069 Lobby

RM.070 Female WC

RM.071 Male WC

Existing drawings indicate roof lights or beam structure above the suspended ceiling. This should be verified on site.

The Exchange floor building layout remains largely reflective of the 1912 layout (as demonstrated within the overlay drawing).

Ceiling generally modern and of low historic significance, with the exception of decorative roof lights to the east of the demise, understood to have been installed during the 1950s as part of the repairs to the demise following bomb damage. These are considered a feature of the demise.

Building structure believed to be the most significant part of the demise.

Listed Building Consent Application Commentary

The Exchange Floor has undergone significant refurbishment since it's construction, as described in the heritage statement. This means that much of the original building fabric has been altered and replaced over the years.

The key historic features which remain within this demise, include the historic floor, ceiling and wall structure, column layout and roof lights..

The current suspended ceiling, raised access floor and finishes are modern, installed in 2016 as part of a large refurbishment of all of the offices.

The signifcance of the different areas has been identified using a colour coded key, see below, using the context provided within the heritage statement. It should be noted that significance means the relative significance of the building fabric, where red is considered very significant, and yellow is considered to be of low significance.

It should be noted that no analysis of the build fabric significance has been undertaken outside of the demise, aside from the external walls and windows of the Exchange Floor, and the building structure immediately adjacent the demise.

The main floor area within the Royal Exchange Exchange Floor has been shaded yellow to indicate the low significance of the modern raised access floor and suspended ceiling. A section through the building showing the significance of the floor and ceiling structure has also been prepared.

Key

- Indicates Exchange Floor MCC demise (and extent of works area)
- Indicates high level of significance of building fabric. This largely refers to historic building fabric which embodies high aesthetic, historic, communal and evidential value, on areas of the building fabric where the significance is unknown.
- Indicates medium level of significance of building fabric. This is generally used to refer to historic fabric that is of low architectural and/or aesthetic merit (such as finishes within utility areas).
- Indicates low level of significance of building fabric. This has been used to refer to modern existing building fabric that does not hold significant historic.
- Area not assessed

Rev	Description	Date

Corporate Estates & Property
Strategic Development Directorate

Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

PROPERTY / JOB TITLE

Royal Exchange Building
Manchester Coroner Service
Exchange Floor Office Fit Out

UPRN

DRAWING TITLE

Significance of Existing Building Fabric

JOB NO.	DRAWING NO.
CL439861	MC-006
DATE	REVISION
20/11/2017	-
SCALE @ A0 / A1	SCALE @ A3 / A4
1:100 @ A1	

MANCHESTER CITY COUNCIL