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Ref: 6271_HS Rev A

HERITAGE STATEMENT

Premises: Unit 11 Exchange Street, Royal Exchange, Manchester, M2 7DB

Property History:
The property is currently vacant , occupying ground floor only of the Royal Exchange (Unit SU11 Exchange Street) and is grade II listed.

Now shops, theatre etc…Rebuilt and enlarged in 1914-21by Bradshaw, Gass and Hope. Portland stone, slate roof with glazed domes, classical style, four storey. Ground floor treated as rustic, with channelled rusticated piers.

Proposal:
The new tenant, Hotter Comfort Concept wishes to incorporate their corporate image into the property which trades to the public, ground floor only.
All elements of the original fabric of the building will be retained, whether covered up or exposed.
Any new materials will not impose on the original structure/fabric of the building.

Impact:
The new finishes proposed to remain in keeping with the clients corporate image and not to disturb any of the original building fabric even if being covered up will not effect and of the historic fabric, archaeological, historical or character of the building/structure.

Change:
Existing shop front is being retained and is unchanged. The installation of new fascia and hanging signage is proposed and installed in the same location to the previous signage. The fascia signage will be installed to a bulkhead internally so not to disturb or detract from the existing shop front and surrounding façade. The hanging sign will reuse the existing ornate bracket in the same location so the frontage is to remain as originally intended.
With the changes proposed above the original building fabric will not will not be altered, changed. All works are cosmetic changes to meet the client requirements.

Building Regulations:
None of the issues relating to building regulations which include fire protection and means of escape will have an effect on the original fabric of the property.

Accessibility – The existing shop-front will be retained a permanent ramped access into the property will be introduced.

Conclusions:
We believe this Heritage Statement demonstrates that we have considered all the relevant issues that our proposals preserve the special character of the Listed Building.

Ampersand Associates Ltd