Manchester Royal Exchange

Dry Riser Installation

Heritage Impact Assessment

Buttress

February 2025



Version history

Project name: Royal Exchange - Dry Risers
Project number: 10099
Client: BVK HIGHSTREET RETAIL ROYAL EXCHANGE MANCHESTER LIMITED

Rev:	Date:	Name	Description
1	Feb 25`	Freya Needham | Heritage Consultant	Drafting
	Feb 25	Jenna Johnston | Associate Heritage Contultant	QA
2	Feb 25	Freya Needham | Heritage Consultant	ISSUE

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Buttress being obtained. Buttress accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm their agreement to indemnify Buttress for all loss or damage resulting therefore. Buttress accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.

Certified
Corporation



Contents

1.0 Introduction 5

1.1 Methodology 5

1.2 Site Location + Overview 6

1.3 Designation 6

2.0 Description of the Heritage 8

2.1 Overview + General Layout 8

2.2 Description of the Area Affected by the Proposals 9

3.0 History + Development 11

4.0 Assessment of Significance 14

4.1 Summary Significance of the Grade II Listed Asset 15

4.2 Significance of the Areas Affected by the Proposals 16

4.3 Significance Plans Extract 17

5.0 Proposed Works + Heritage Impact Assessment 20

5.1 Proposed Works Context 21

5.2 Summary of Riser 1 Works 22

5.3 Assessment of Heritage Impacts 23

5.4 Summary of Riser 2 Works 24

5.5 Assessment of Heritage Impacts 25

6.0 Bibliography + Sources 27

1 Introduction



1.0 Introduction

This Assessment has been prepared to support an application for Listed Building Consent for works to The Royal Exchange, Manchester, in acknowledgment of its Grade II designation. The following report provides an understanding of the heritage context of the site; provides a breakdown of heritage significance; and assesses the potential impacts of the proposed scheme on this significance.

1.1 Methodology

1.1.1 Guidance + Policy

As required by paragraph 207 of the NPPF, the following report describes the significance of the heritage asset. The detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' This information can be found in 4.0 Assessment of Significance. This will underpin an appropriate assessment of the potential impacts of the proposal on that significance, which is found in 5.0 Proposed Works + Heritage Impact Assessment, in accordance with paragraphs 212-221 of the NPPF.

The document follows best practice guidance, such as Historic England's Statements of Heritage Significance (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

1.1.2 Research + Approach

This report has been informed by desktop research, including, where relevant, the consultation of the Historic Environment Record (HER), online research, historic photographs and mapping, and any previous heritage reports such as Significance and Heritage Impact Assessments.

1.1.3 Scope + limitations

The following report addresses the installation of Dry Risers 1 and 2 **only**. Dry risers 3 and 4 will replace existing pipework, having a limited impact, and therefore do not warrant further assessment within this report.

Due to the internal nature of the works, impacts on the Conservation Area(s) will not be included within this report.

Any potential archaeological impacts are beyond the remit of this report.

1.2 Site Location + Overview

The Royal Exchange is situated in the heart of the city centre. It is bounded by Market Street to the north, Cross Street to the east, Old Bank Street to the South and St Anne's Square to the west.

It has a large a-symmetrical rectangular plan and is bounded on all sides by public pathways, effectively making it an island. It has a commercial arcade at ground floor level that runs east-west between St Ann's Square and Cross Street. The floor plan from ground floor and above is very different in character between the north and south sides, largely as a result of post-war rebuilding works.

1.3 Designation

The Royal Exchange is a Grade II listed building designated for its special historic and architectural interest. The Site is located within the St Anne's Square Conservation Area, and within close proximity to the Upper King Street Conservation Area to the east.

Figure 1 Location Plan



2 Description of the Heritage

2

2.0 Description of the Heritage

2.1 Overview + General Layout

2.1.1 Exterior

The Royal Exchange is faced in Portland stone and built in a relatively restrained Classical style. The ground floor consists of street-facing retail units that sit between channelled rusticated piers with a plain facia band. Square and circular piers sit above this, with Corinthian order capitals, holding a simple moulded cornice. The 1-3rd floor bays are characterised by double-height round-head arches and triple lights. Above the cornice is a dentil detailing which is frequently found throughout the building There is an additional storey of triple light windows beneath a balustraded parapet and attic storey mansard roof. The Baroque turret at the north-west corner is iconic to the building. It incorporates a clock above cornice level, and dates from an earlier period than most of the elevations. The east and west elevations have multi-storey round-headed entrance arches, the western of which has been adapted for step-free access to the Exchange floor.

2.1.2 Interior

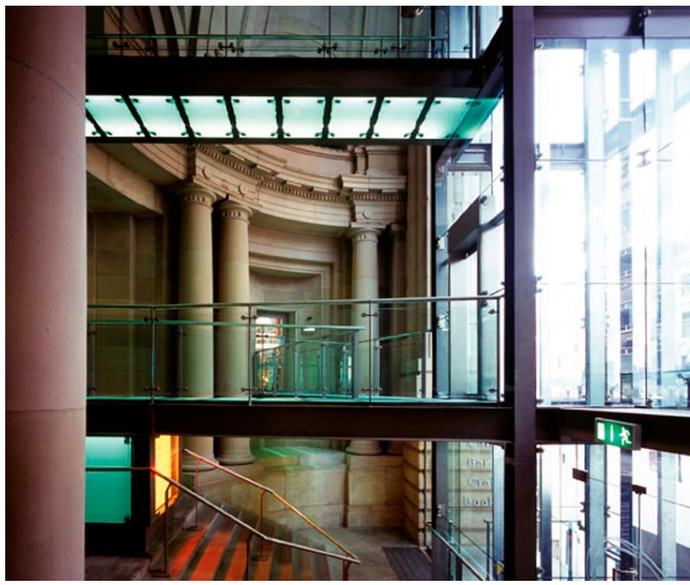
The interior character of the Royal Exchange varies. The principal historic space is the former trading hall with the modular theatre pod situated in the centre, designed in 1796 by Levitt Bernstein Associates. The area is defined by large Corinthian order piers and is lit by three glass domes which are key to its character. The Hall also contains the trading board from when the Exchange ceased commercial activity in the 1930s. The North offices have been recently refurbished to a broadly consistent specification, suitable for adaptation by tenants to best fit their needs. They are generally open in character, punctuated with columns. They are situated around light wells with crittall windows. The South offices date from a previous phase of fit-out, most likely associated with the scheme of refurbishment in 1953 and have a significantly different character to the North offices. The South offices have some offices that were intention in its planning, notable through the cornice detailing, though many have been subsequently partitioned. The corridors have art deco features around windows and doorframes, and later modern partition ceilings obscure some cornice detailing.

Figure 2 The Royal Exchange - General Spaces









2.2 Description of the Area Affected by the Proposals

The areas affected by the proposals are located within the two northern corners of the building; the stairwells subject to works extending from ground floor to fifth floor.

Spaces are all lined out with plasterboard wall covering, painted white, with inlets for wet risers throughout. Floor finish is beige-coloured terrazzo, with black tactile grips on the treads, and square pattern throughout accented by black terrazzo strips. Some areas are carpeted.

Spaces are modern in character, despite the age of the flooring remaining unclear (discussed below).

Figure 3 Below: Location of Riser 1



Figure 4 Below: Location of Riser 2







3 History + Development

3.0 History + Development

The First Exchange, built in 1729 at the intersection of St Mary's Gate and Market Street, was designed in the Palladian style with Ionic columns and an open arcade. Intended to accommodate market traders, it fell out of use by 1750 and was demolished in 1792.

The Second Royal Exchange followed in 1809, designed by Thomas Harrison in a classical style featuring fluted Doric pilasters and a semi-circular principal elevation. It was extended in the 1830s and 1840s by Alexander William Mills and granted a royal prefix after Queen Victoria and Prince Albert visited in 1851.

The Third, and present, Royal Exchange was designed by Mills & Murgatroyd following a 1866 competition and constructed between 1869 and 1874. It featured the largest trading floor in the country and a prominent Corinthian portico. Serious damage during the conflict of December 1940 destroyed parts of the clock tower and glass domes, leading to a significant rebuilding scheme to the interiors that included a smaller trading hall and simplified upper levels.

Following the decline of the textile industry, the Royal Exchange ceased trading in 1968 and was converted into a theatre in 1973. It was listed as Grade II in 1974, and a permanent theatre in the round, completed in 1976, won a RIBA award in 1977. The design featured a high-tech, lunar module-like auditorium suspended within the hall.

In 1996, an IRA bomb exploded nearby, displacing the central dome but leaving it structurally sound. Repairs and refurbishment costing £32 million were completed by 1998, introducing step-free access, dome re-glazing, theatre upgrades, and a new 120-seat studio theatre.

Figure 5 The First Exchange (1729) © Manchester Libraries

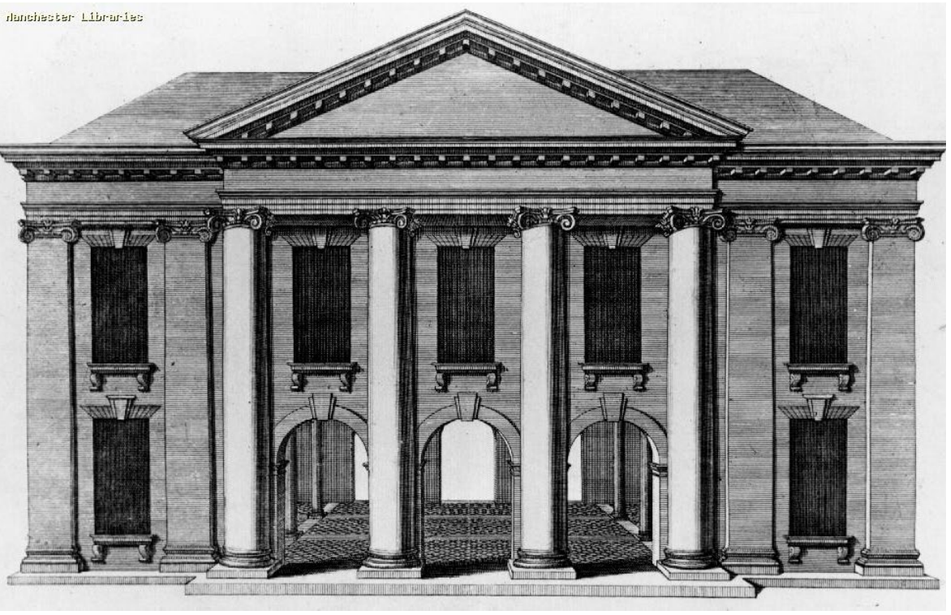


Figure 6 The Second Exchange (1817) © Manchester Libraries

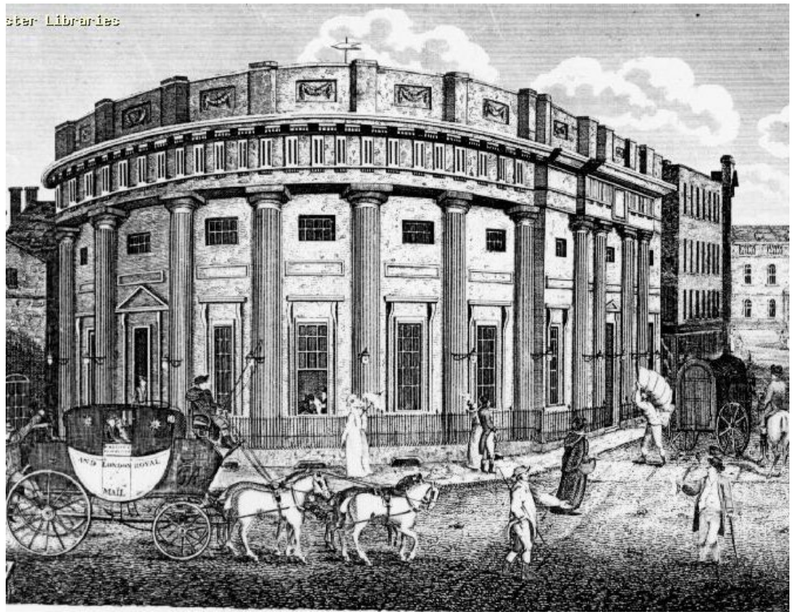


Figure 7 The Third Royal Exchange (1855) © Manchester Libraries







Figure 8 Collection of Images of Exchange Floor, Conflict Damage (1940) © Manchester Libraries



4 Assessment of Significance

4.0 Assessment of Significance

Following guidance outlined in Historic England's *Conservation Principles, Policies and Guidance* (2008), along with the more recent *Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets.* For the purpose of proportionality, the following section will aim to assess any heritage interest(s) that may be present in the area of the proposed work. This is not an assessment of significance for the whole designated asset.

The level of significance will be assessed based on the scale below:

Levels of significance

Exceptional	Heritage interests having national or international importance, usually found where assets are designated at Grade II*, Grade I, Scheduled Monuments.
High	Heritage interests having national importance, usually found where assets are designated at Grade II*.
Medium	Heritage interests having regional importance, usually found where assets are designated Grade II. Also, generally applies to Conservation Areas.
Low	Heritage interests that make a positive contribution to their area, group or setting. Usually, Non-Designated Heritage Assets and historic townscapes.
Neutral	Historically unimportant.

Understanding of significance is broken down into the following categories:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural & Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1 Summary Significance of the Grade II Listed Asset

4.1.1 Archaeological Interest

The development, expansion and rebuilding of The Royal Exchange reflects the context of how the building evolved, particularly economically. The evidence of this development is included within the fabric of the building, where it has been expanded, and where it has been rebuilt. However, the building's history and reasons for its development are well understood, therefore the evidential value of The Royal Exchange is low.

Overall Archaeological Interest: **Low**

4.1.2 Architectural and Artistic Interest

The Royal Exchange was evidently designed with its purpose in mind, demonstrated with the grand trading hall, half of which has been lost. The restrained Classical style that dominates the building reflects the style of Bradshaw, Gass & Hope at that stage in the practice's development, as well as the Classical origins of the original Exchange, which is appropriate for buildings of commerce and finance. The baroque corner tower is an iconic feature in Manchester's streetscape and is a reminder of the building's earlier, more decorative appearance, which is also hinted in the retention of Corinthian order capitals. The building plays a significant role in the streetscape of Manchester and is of high visual amenity within the Conservation Area.

Overall Architectural and Artistic Interest: **High**

4.1.3 Historic Interest

<u>Illustrative Value</u>

The Royal Exchange is a powerful symbol of Manchester's industrial evolution, particularly the rise and decline of its textile industry. As the city's trade expanded, previous incarnations of the building were rapidly outgrown, necessitating continual adaptation to meet the needs of its users. The building's decline mirrored the collapse of the textile industry, rendering it surplus to requirements and prompting its closure. However, the Royal Exchange's subsequent adaptation for temporary uses and increased retail activity highlighted the city's shift toward a more commercial character. The establishment of the Royal Exchange Theatre on the Exchange Floor further demonstrated the adaptive reuse of industrial heritage, transforming the site into a cultural landmark that continues to play a significant role in Manchester's development.

<u>Communal Interest</u>

The Royal Exchange remains central to the local community, evolving from a trade and commerce hub to a leisure and tourism destination. Its symbolic value lies in its architectural prominence, contribution to the historic streetscape, and the community's connection to its wartime destruction and resurrection.

<u>Associative Value</u>

- Mills & Murgatroyd: Responsible for key modifications in 1869; their architectural legacy spans numerous heritage-listed works across the North West.
- Thomas Harrison: Early association with the architect, though the original structure is no longer legible. Bradshaw, Gass & Hope: Influential in later modifications, transitioning from classical revivalism to art-deco modernism.
- Royal Exchange Theatre Company: Founded in 1976, the company is a respected cultural institution, hosting 350 performances annually and fostering emerging talent.

Overall Historic Interest: **High**

4.1.4 Overall Significance

The assessment of heritage values reveals that the Grade II listing of The Royal Exchange is appropriate in relation to its significance.

The building has a prominent presence in the history of Manchester, and the current streetscape, and it reflects both the rise and decline of Manchester's fortunes through the centuries. However, due to extensive loss and damage, the building is by no means complete, and is a composite of many different phases. The Royal Exchange as an important feature of the City, and houses dozens of businesses, hundreds of workers, and large numbers of theatre goers. It is associated with two prominent architects that were very active across the North West and who designed other buildings in the City and Greater Manchester. It is part of a local architectural milieu.

4.2 Significance of the Areas Affected by the Proposals

The following section seeks to assess the significance of the areas affected by the proposals, specifically the two stairwells located in the northern corners of the building, and identify the potential for any remaining historic fabric.

As part of a previous project carried out by Buttress at the Royal Exchange in 2016, Significance Plans were produced which identified the significance of the fabric and spaces within the buildings (see 4.3 Significance Plans Extract). These plans note the northern stairwells as being of low significance, defined as having 'lost or little special historic interest, significantly altered or largely obscured'. The areas are of little historic character and are largely modern in appearance due to the white plasterboard walls and do not contribute any significant understanding as to the historic or architectural interest of the asset overall, beyond their use as secondary service stairs.

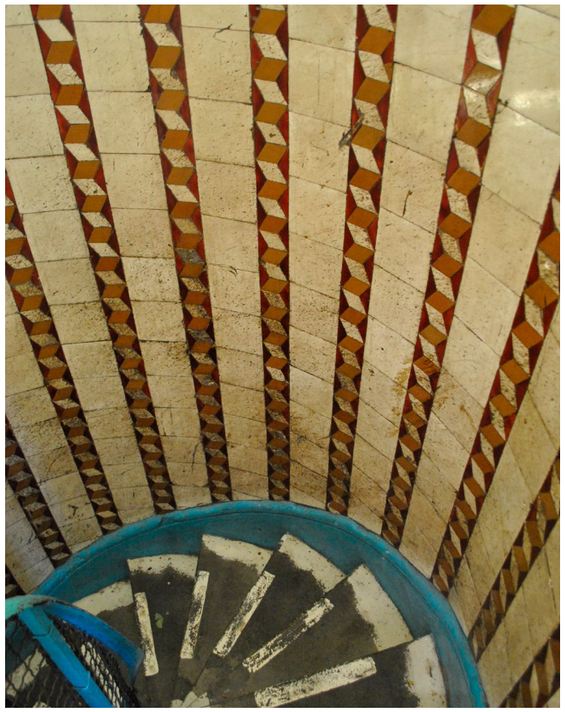
The interior of the northern half of the building is know to have been extensively bomb damaged in 1940 and subsequently renovated almost entirely internally. It should be noted that the extent of the bomb damage is unrecorded, and subsequently the extent of historic fabric loss is also unknown. As existing, the walls of the stairwells are lined and finished with white plasterboard and potentially conceal historic fabric relating to earlier phases of the building's history; fabric around the perimeter of the building, including the façades, is known to have been partially retained following the bomb damage, with areas of historic fabric evident and exposed throughout, including ornate wall tilling in the stairwell leading to basement level in the north-western corner. Recent works to the building have also revealed concealed historic fabric in other areas of the building.

With regard to the terrazzo flooring, the age and provenance of the fabric is unknown at this stage and although it is considered likely that the flooring was added during renovations after the bombing, this cannot be confirmed. The flooring does however lack any extensive decorative detail or architectural interest and is not considered to be of any specific rarity.

The overall significance and character of the stairwells as existing is **low**, with potential to yield previously obscured historic fabric.



Figure 9 Below: Decorative tiles located on the basement stair in north-western stairwell.
Figure 10 Left: Example areas affected by the proposals.





4.3 Significance Plans Extract

The following significance plans extracts have been taken from an in-depth study of the building carried out by Buttress in 2016, using the following methodology:

The plans are marked up using the significance designations outlined in the table below. The significance of a space or element of fabric is related to its special interest, integrity, authenticity, and contribution to the wider understanding of the heritage asset, its wider context, or historical milieu. This table of significance is based on the British Standard BS 7913:2013, which is in turn based on ICOMOS guidance and is therefore accepted on both a national and international scale.

Exceptional
Exceptional historic and architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
High
High historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
Medium
Less special historic interest, altered, with a less important contribution to the wider significance and understanding of the heritage.
Low
Lost or little special historical interest, significantly altered or largely obscured.
Neutral
Historically unimportant but having negligible impact on the heritage.
Intrusive
Historically unimportant with a harmful impact on the heritage.

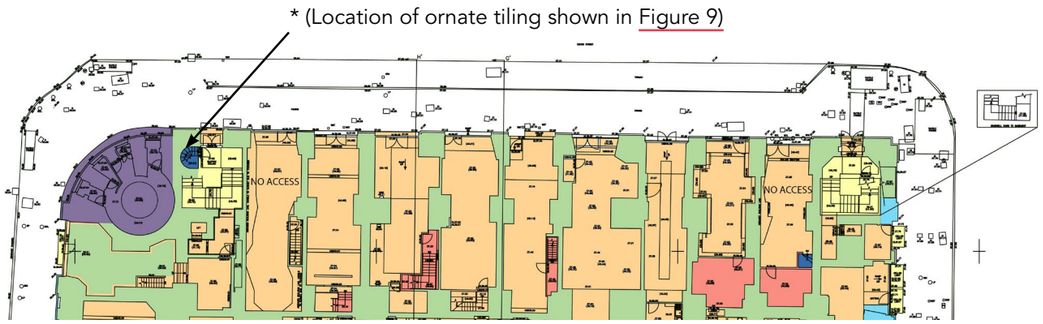


Figure 11 Ground Floor Significance Plan



Figure 12 Exchange Floor Significance Plan

Figure 13 First Floor Significance Plan

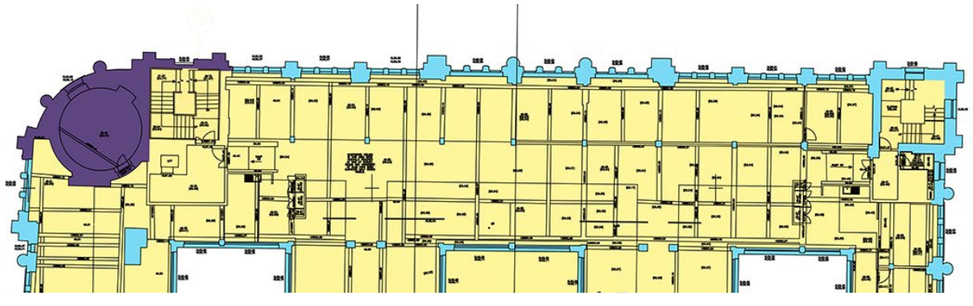


Figure 14 Third Floor Significance Plan

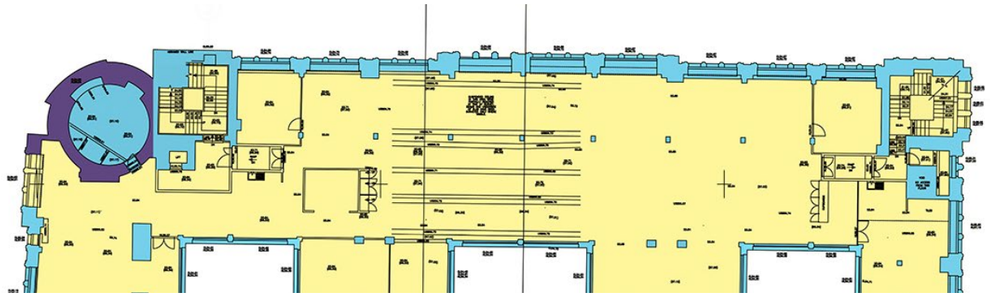


Figure 15 Third Floor Significance Plan

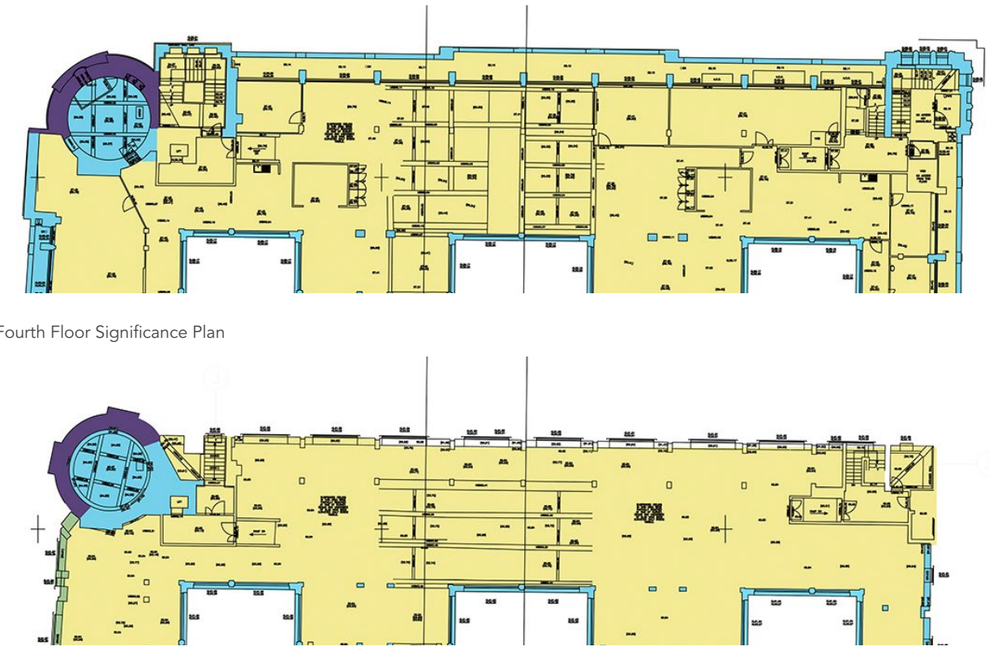


Figure 16 Fourth Floor Significance Plan

Figure 17 Fifth Floor Significance Plan

5 Proposed Works + Heritage Impact Assessment

5.0 Proposed Works + Heritage Impact Assessment

The following section will present a summary of the proposed works to The Royal Exchange, followed by an assessment of the potential impacts on the heritage.

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	**Negligible Change**	**Minor Change**	**Moderate Change**	**Major Change**
Exceptional	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 18 Significance/Scale of Impacts Table

Scale of Change

No Change	No material change to the heritage asset or its setting.
Negligible Change	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.
Minor Change	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.
Moderate Change	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.
Major Change	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Scale of Impact

Major beneficial	The proposal will have an exceptionally positive impact on the significance of the heritage.
Moderate beneficial	The proposal will have a substantial positive impact on the significance of the heritage.
Minor beneficial	The proposal will have some limited positive impact on the significance of heritage.
Neutral	The proposal does not affect the significance of the significance of heritage.
Minor adverse	The proposal will have some limited negative impact on the significance of the heritage.
Moderate adverse	The proposal will have a substantial negative impact on the significance of the heritage.
Major adverse	The proposal will have a serious and irreversible impact on the significance of the heritage.

5.1 Proposed Works Context

‘As per the protocol for the ongoing maintenance of the building and following a routine test of the wet riser, it was identified the water pressure to the wet riser on the upper floors was below the required pressure required to allow the fire service to draw water in the event of a fire.

Subsequent investigations conducted by Firetec and United Utilities verified the previously identified issue of low water pressure. It was confirmed that the mains supplying the building lacked sufficient pressure to adequately support the wet riser system on the upper two floors. Following discussions with United Utilities regarding the possibility of increasing the mains pressure to the building, it was determined that such an adjustment was not feasible. Avison Young and Hines have therefore reviewed possible solutions.

It was considered replacing the wet riser on a like-for-like basis to comply with modern Building Regulations. However, this option required the installation of a water storage tank exceeding 15,000 litres, either in the building’s basement or roof. This approach was ultimately deemed impractical due to the challenges of accommodating such a large tank and the potential structural load it could impose on the building.

The installation of a dry riser was identified as the most practical and contemporary solution, aligning with the technology commonly adopted in modern buildings. Manchester Fire Services have also confirmed this as their preferred system. A contractor has been appointed, and the design work has been subcontracted to a specialist fire protection contractor. Proposed drawings are included as part of this submission.’[1]



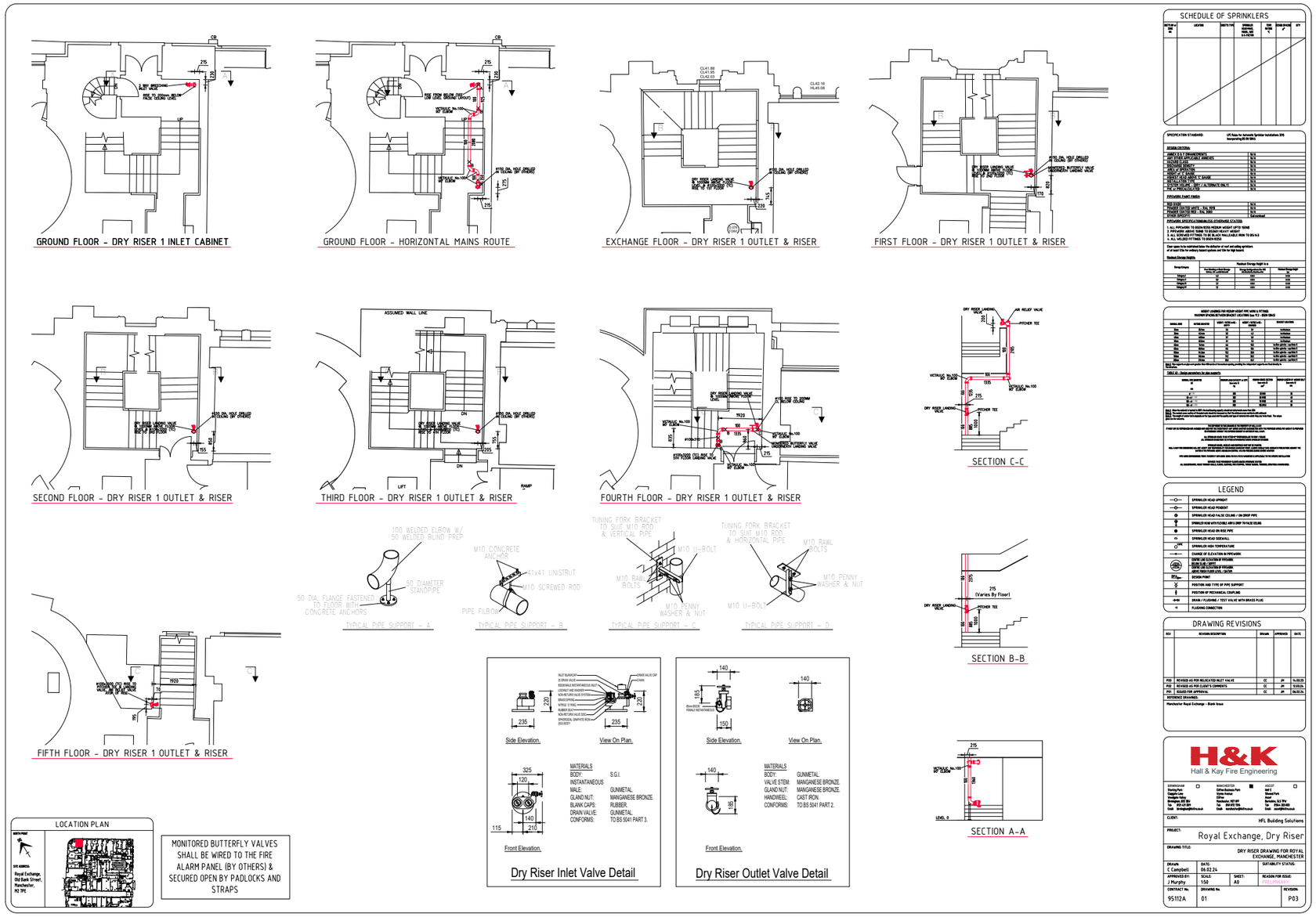
5.2 Summary of Riser 1 Works

Riser 1 will be located in the north-west stairwell, as denoted in Figure 19. The proposed outlets on each floor, intended for fire service hose connections, will be exposed on the staircase landings of Riser 1 without the use of cabinets, with pipework also exposed.

Pipework will be painted white, and fixed with supports (typical details contained within Figure 19) approximately every 1.5m to 3m.

To allow pipework to travel between floors, approx. 120mm holes will be cut into the terrazzo flooring and associated build up to accommodate the 100mm pipes. Holes will be cut in line with the supporting Method Statement, using a diamond core drill.

Figure 19 Below: Riser 1 Drawings



5.3 Assessment of Heritage Impacts

5.3.1 Step 1: Determine the Asset's Significance

The Royal Exchange is a Grade II listed building, and is considered of high significance.

The stairwells which will be impacted by the proposed works are considered of low significance.

5.3.2 Step 2: Assess the Scale of Change

The proposed preparation works involve minor change, including the cutting of the floor, minor fixings and making good works where required. Visual impact will be minimal; spaces lack any significant historic character as exiting and risers will be painted white to ensure they do not stand out within the spaces.

5.3.3 Step 3: Evaluate the Impact Using the Matrix

Low significance + Minor change = Neutral/Slight impact.

5.3.4 Step 4: Interpretation

Impact + Mitigation

The impact of the proposed works is assessed as neutral/slight. The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to make the building fire safe and to provide necessary provisions for effective fire fighting.

There will be some direct impact on fabric relating to the cutting of the terrazzo flooring however the nature of this impact is considered to be minor adverse in nature. Due to lack of sufficient information regarding the age and provenance of the flooring, a method appropriate for historic fabric has been identified which seeks to reduce the overall impact and risk to the fabric. The c.20mm gap which will be created between the hole and the pipework will be sealed with an appropriately specced white mastic to match the colour of the pipework and provide a more subtle finish. Should the flooring become damaged, making good should take place following an appropriate method agreed with the Conservation Officer.

The pipework system will require secure fixing to ensure it is safe. Fixings should be used only where they are required to ensure limited interaction with the building and reduce the overall visual impact of the pipework. Where fixings only extend back to interact with modern plasterboard finishes, there will be no impact. Where fixings may extend through to subsurface finishes which may exist behind the plasterboard, appropriate investigative works should be carried out before fixings are made. This will allow the contractor to establish the presence of historic fabric and allow the fixings locations and methodologies to be adjusted appropriately. This should be carried out in communication with the Conservation Officer. Investigative works should be kept to a minimum to prevent unnecessary disturbance to the asset and negate the need for further making good works.

The riser will result in a minor change to the appearance of the space. The stairwells retain little to no historic character as existing and are secondary spaces with low historic significance. Consequently, the ability for the scheme to impact upon visual quality and interest is limited. Following communication with MCC, the scheme has been revised and the pipe work associated with the risers will now be painted white. This will further reduce the overall visual impact on the space. The risers will result in no harm to the character of the spaces.

The inlet for riser 1 will remain exposed at ground floor. As will rise 2, it is reconsigned that boxing out may help to reduce visual impact however this would compromise the safety of the spaces; pipework has not been able to be contained within plasterboard walls due to space requirements for fire escape use.

Benefits

The proposed installation of the Riser 1 is necessary to make the building fire safe and to provide necessary provisions for effective fire fighting. This will provide public benefit by enhancing the safety of the building for both the general public, and those working in the building.

5.3.5 Conclusion

The proposed works result in minor change to the heritage asset, which will be neutral in nature. They are necessary to secure the safety of the building. The proposed works will result in **no harm** to the significance of the asset.

5.4 Summary of Riser 2 Works

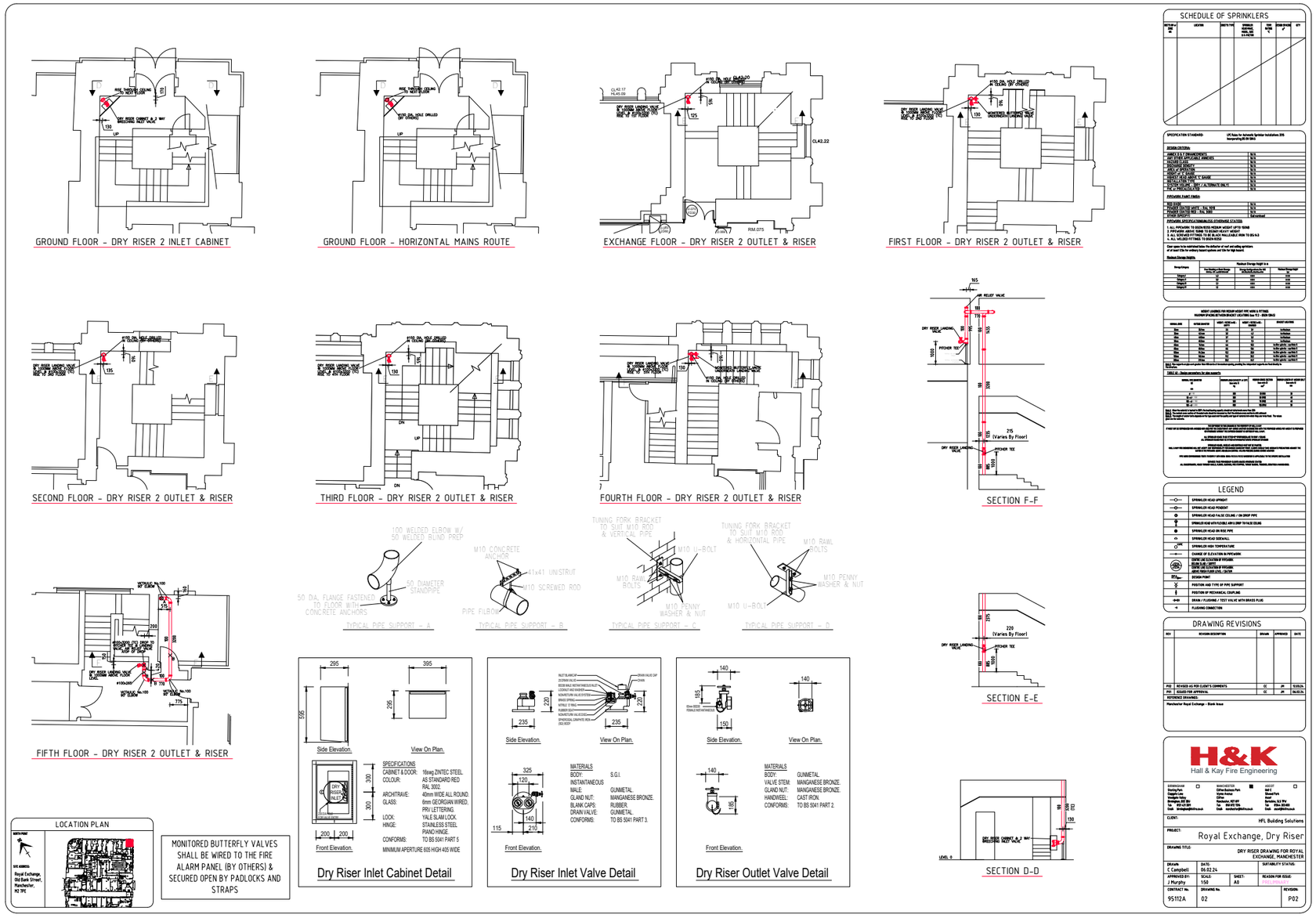
Riser 2 will be located in the north-east stairwell, as denoted in Figure 20. The proposed outlets on each floor, intended for fire service hose connections, will be exposed on the staircase landings of Riser 2 with the exception of ground floor where the inlet will be contained within a new plasterboard wall.

Pipework will be painted white, and fixed with supports (typical details contained within Figure 20) approximately every 1.5m to 3m.

To allow pipework to travel between floors, approx. 120mm holes will be cut into the terrazzo flooring and associated build up to accommodate the 100mm pipes. Holes will be cut in line with the supporting Method Statement, using a diamond core drill.

The route of Riser 2 will extend beyond the stairwell at fifth floor, on to the landing to the south and in to the room to the east (See Fifth Floor plan and Section F-F in Figure 20.

Figure 20 Below: Riser 2 Drawings



5.5 Assessment of Heritage Impacts

5.5.1 Step 1: Determine the Asset's Significance

The Royal Exchange is a Grade II listed building, and is considered of high significance.

The stairwells which will be impacted by the proposed works are considered of low significance.

5.5.2 Step 2: Assess the Scale of Change

The proposed preparation works involve minor change, including the cutting of the floor, minor fixings and making good works where required. Visual impact will be minimal; spaces lack any significant historic character as existing and risers will be painted white to ensure they do not stand out within the spaces.

5.5.3 Step 3: Evaluate the Impact Using the Matrix

Low significance + Minor change = Neutral/Slight impact.

5.5.4 Step 4: Interpretation

Impact + Mitigation

The impact of the proposed works is assessed as neutral/slight. The proposed alterations do not enhance the architectural or historic significance of the asset directly but are necessary to make the building fire safe and to provide necessary provisions for effective fire fighting.

There will be some direct impact on fabric relating to the cutting of the terrazzo flooring however the nature of this impact is considered to be minor adverse in nature. Due to lack of sufficient information regarding the age and provenance of the flooring, a method appropriate for historic fabric has been identified which seeks to reduce the overall impact and risk to the fabric. The c.20mm gap which will be created between the hole and the pipework will be sealed with an appropriately specced white mastic to match the colour of the pipework and provide a more subtle finish. Should the flooring become damaged, making good should take place following an appropriate method agreed with the Conservation Officer.

The pipework system will require secure fixing to ensure it is safe. Fixings should be used only where they are required to ensure limited interaction with the building and reduce the overall visual impact of the pipework. Where fixings only extend back to interact with modern plasterboard finishes, there will be no impact. Where fixings may extend through to subsurface finishes which may exist behind the plasterboard, appropriate investigative works should be carried out before fixings are made. This will allow the contractor to establish the presence of historic fabric and allow the fixings locations and methodologies to be adjusted appropriately. This should be carried out in communication with the Conservation Officer. Investigative works should be kept to a minimum to prevent unnecessary disturbance to the asset and negate the need for further making good works.

The riser will result in a minor change to the appearance of the space. The stairwells retain little to no historic character as existing and are secondary spaces with low historic significance. Consequently, the ability for the scheme to impact upon visual quality and interest is limited. Following communication with MCC, the scheme has been revised and the pipe work associated with the risers will now be painted white. This will further reduce the overall visual impact on the space. The risers will result in no harm to the character of the spaces.

Dry riser 2 will extend beyond the stairwell at floor 5 to the landing and adjacent room to the east. These spaces have also been graded as being of low significance, and so the impact of the pipework will remain minimal. This extension of the pipework rout is required to prevent the need for wall penetration which would require direct intervention with fabric of higher significance.

The inlet for riser 2 will be enclosed within a new plasterboard wall at ground floor which will further reduce the visual impact of the pipework in this area. Further boxing out was not possible at other levels due to space requirements for fire escape use.

Benefits

The proposed installation of the Riser 2 is necessary to make the building fire safe and to provide necessary provisions for effective fire fighting. This will provide public benefit by enhancing the safety of the building for both the general public, and those working in the building.

5.5.5 Conclusion

The proposed works result in minor change to the heritage asset, which will be neutral in nature. They are necessary to secure the safety of the building. The proposed works will result in **no harm** to the significance of the asset.

6 Bibliogrpahy + Sources

6.0 Bibliography + Sources

Hartwell, Clare (2001), Manchester, Pevsner Architectural Guides, Yale University Press, ISBN 0-300-09666-6

Historic England. “Manchester Central Library.” The National Heritage List for England. Updated November 25, 1998. Accessed May 2, 2023. https://historicengland.org.uk/listing/the-list/listentry/1282980?section=official-list-entry.

Hopkins Architects. “Manchester Art Gallery.” Last modified 2023. Accessed April 27, 2023. https://www.hopkins.co.uk/projects/civic-and-culture/manchester-art-gallery/.

Manchester Art Gallery. “History of the Gallery.” Accessed April 27, 2023. https://manchesterartgallery.org/about/history-of-thegallery/.

Manchester Art Gallery, “Explore,” accessed April 27, 2023, https://manchesterartgallery.org/ explore/.

Manchester Libraries, Information and Archives. Accessed via Greater Manchester Lives 13th April 2023 https://www.manchester.gov.uk/info/448/archives_and_local_history/7377/search_the_archives_catalogue.

Royal Academy of Arts, “Sir Charles Barry RA,” accessed April 27, 2023, https://www.royalacademy.org.uk/art-artists/work-of-art/sircharles-barry-r-a.

Endnotes

1 See supporting Design and Access Statement

Thank you

Certified B Corporation

Manchester Studio and Registered Office

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303

www.buttress.net

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

T: 0113 539 7965

www.buttress.net

Buttress