

Heritage Statement

Royal Exchange building description

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 fourth time on this site) in 1914-21, by Bradshaw, Gass and Hope. Darley stone, slate roof with three glazed domes.

Very large approximately rectangular plan on island site penetrated by east-west arcade at ground floor and enclosing central atrium at first floor. Classical style. Four storeys with two attic storeys; ground floor treated as rustic, with channelled rusticated piers, giant Corinthian order to first, second and third floors with massive entablature and modillioned cornice; first attic storey with cornice and balustraded parapet, second 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; first and second floor windows set in giant round-headed arches; mullioned windows to third floor and first attic storey.

Interior: very impressive trading hall (now containing modular theatre).

The History

The first Exchange on this site was built in 1809. The Exchange was a commodities exchange, trading primarily in cotton and textiles. After a visit in 1851, Queen Victoria granted the Exchange the title the Manchester Royal Exchange.

As the cotton trade grew, larger premises were required. The original Royal Exchange was demolished and the current building constructed between 1867 and 1874.

At its peak the Exchange had a membership of up to 11,000 cotton merchants who met every Tuesday and Friday to trade their wares. Manchester's cotton dealers and manufacturers trading from the Royal Exchange earned the city the name Cottonopolis.

Most of the Royal Exchange building that you see today was built by Mills and Murgatroyd, between **1867** and **1874**.

In **1914**, Bradshaw, Gass and Hope began modification on the building.

Bradshaw, Gass and Hope gave the building the marvellous Edwardian exterior you see today, and in **1921** the building was officially opened.

The Great Hall was once even greater – in fact, it was twice the size, and known as the ‘largest room in the world’. Until the Second World War, when the building took a devastating hit during the Manchester Blitz in **1940**, this immense space was one of the world’s centres for cotton.

Reduced in size, the Hall was repaired and trade continued until **1968**. To this day, if you look up, you can still see the original trading board with the day’s closing figures. Having been threatened with demolition, things started looking up for the Royal Exchange building when a theatre company took up residence in **1973**. In **1976**, under five artistic directors – Braham Murray, Casper Wrede, Michael Elliott, Richard Negri and James Maxwell, and soon joined by Greg Hersov – the Royal Exchange Theatre Company opened its doors to the imaginations of theatre makers in this country and beyond.

The Second World War was unfortunately not the last time the building would be bombed. In **1996**, an IRA bomb exploded just fifty metres away from the Royal Exchange building. This explosion had a devastating effect on the building, and it took a lot of time and money to repair before it was reopened by Prince Edward in **1998**.

Assessment of Impact

The indoor unit will be a Daikin under ceiling unit which will provide heating and cooling within the coffee house. The under ceiling cassette will be installed centrally within the ceiling and the smoke detector will be relocated to at least 1m away from the cassette. The dimensions of the under ceiling cassette are shown below as well as the appearance of the unit.

The associated pipe work will be installed in white trunking along the ceiling recess and within the void where possible in the surrounding boxed in areas of the ceiling. Where we need to drop down the wall, we will use black trunking to be in keeping with the existing black wall. This colour scheme will help the indoor unit to be discreet and in keeping with the coffee house’s décor.

There will be not any impact of amending or changing the aesthetics of the building or the interior of the café as almost all the retail shops have an under ceiling cassette at their shops.



The condensing unit will be installed in the basement car park area to avoid any visibility from the outside of the building. The condensing unit will be installed in the position indicated on the image to the top right

The interconnecting pipe work will leave the coffee house via a hole in the floor which will lead to the existing void between the carpark basement and the shops above.

We will discreetly install our pipe work within this void in order to conceal as much pipework as possible. We will then install any pipe work between the void and the condenser location on cable tray.

The outdoor unit will be installed at high level and will be drained to the existing down pipe.

We will not have any impact of the Building heritage within the Car Park basement unit as this is not something that is visible to the pedestrians and the carpark has more than 30 condensing units already.



Width: 900mm
Height: 770mm
Depth: 320mm



