



HERITAGE STATEMENT

UNIT 19, ROYAL EXCHANGE ARCADE, MANCHESTER, M2 7EA

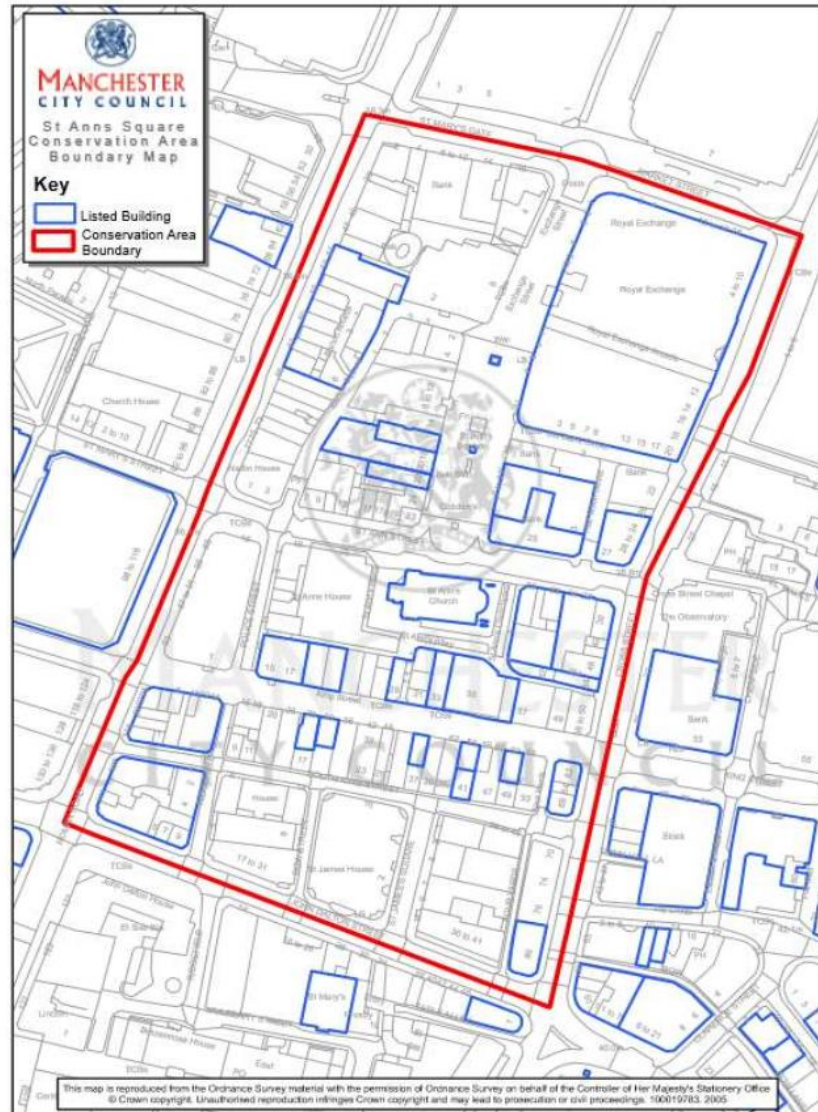
MAY 2023

1. INTRODUCTION

- 1.1 APM Design Ltd have been commissioned on behalf of Luxe Fitness to prepare this Heritage Statement as part of the Listed Building Consent Application for proposed refurbishment works to the ground floor and basement of Unit 19, Royal Exchange Arcade, Manchester, M2 7EA.
- 1.2 The Royal Exchange building is a Grade II listed building and is located within Manchester city centre's St Ann's square conservation area. This Heritage Statement has subsequently been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As stipulated by the NPPF, this document considers the characteristics of the listed building itself as well as the wider conservation area, in addition to any applicable adjacent heritage assets, to assess the potential impact of the proposed works.
- 1.3 This statement has been prepared in relation to the proposed refurbishment of the vacant basement gym as well as the adjoining ground floor café with associated catering facilities and welfare spaces within the basement. The Client's proposal once works are complete is for a gymnasium with associated juice bar offering. There is therefore to be no separate application for change in use of the building from its current offering.
- 1.4 The contents of this report shall include the following:
 1. Introduction
 2. Heritage Context
 3. Historical Background
 4. Assessment of Significance
 5. Proposed Works
 6. Statutory Requirement
 7. Conclusion

2. HERITAGE CONTEXT

- 2.1 The Royal Exchange building is a Grade II listed building and is located within Manchester city centre's St Ann's square conservation area.
- 2.2 As well as being within the St Ann's square conservation area, the Royal Exchange is also adjacent to the Manchester King Street conservation area.
- 2.3 The below map indicates the location of the building within the context of the conservation area.



- 2.4 The St Ann's Square was the first area to be originally recognised as a conservation area by Manchester City Council in 1970. St Ann's square is adjacent to a number of designated conservation areas each with their own historical and architectural significant features. Neighbouring designated areas include:

Upper King Street
Deansgate
John Dalton Street
St Mary's Gate
Market Street
Cross Street

- 2.5 This area of Manchester was originally recorded as being known as 'Acresfield', in 1222 the first recorded Baron to settle in the area requested permission to hold an annual fair on the land. This licence was granted and Acresfield was for a long time the only fair recognised by a charter within Manchester, it therefore served as a market for local agricultural communities.
- 2.6 Acresfield remained predominately agricultural land for common use up until 1708 when Parliament granted permission for St Ann's Church to be built on the site. Further developments followed including the first Manchester Cotton Exchange building, which was built in 1729, yet the annual fair continued to be held on the same site until 1820 when it was eventually moved to Shudehill.
- 2.7 The Royal Exchange Building as it is today known was built in 1874 and over the past 149 years has been through various states of repair, refurbishments and adaptations. The building ceased to be used as an exchange building in 1968 and has since been adapted for various uses.
- 2.8 Other notable listed buildings neighbouring the Royal Exchange include the following:
- Mansfield Chambers
 - Boer War Memorial
 - Alliance House
- 2.9 Given that the site is within the demise of the Royal Exchange building, with the vast majority being below ground level, the proposed works do not impact on the historical appearance of the building itself, adjacent listed buildings or conservation area(s).

3. HISTORICAL BACKGROUND

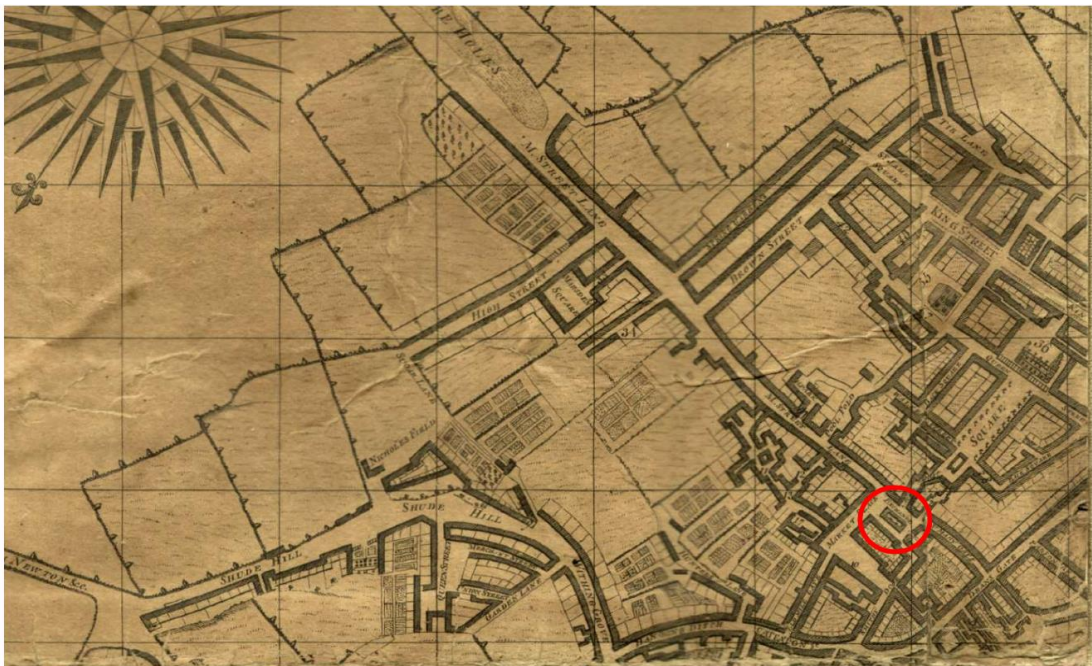
3.1 1222

As per section 2.5, the area of Manchester where the Royal Exchange is now located, was originally recorded as being known as 'Acresfield'. In 1222 the first recorded Baron to settle in the area requested permission to hold an annual fair on the land. This licence was granted and Acresfield was for a long time the only fair recognised by a charter within Manchester, it therefore served as a market for local agricultural communities.

3.2 1708

Construction commenced for the nearby St Ann's Church, following an award of permission from Parliament during the reign of George I. Upon completion of the Church the area began to become increasingly urbanised in contrast to its original purpose as an agricultural fair.

Figure 2 below is an extract taken from 'Casson & Bury's' area plan which is dated c. 1710. St Ann's Church and square can be seen circled.



3.3 1729

The 'first' Cotton Exchange building was erected on the site. The introduction of the Exchange building saw the area flourish and become further urbanised as the 18th century passed.

3.4 1809

opened in 1809 and was located opposite the site of the original Exchange building. The extent of development in the area saw the original Acresfield fair, which had been established since 1222, relocated permanently away from the area in 1820.

Figure 3 below is taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R.J. Allen (1921). This shows the architecture of the second Exchange building dated at the time of opening in 1809.



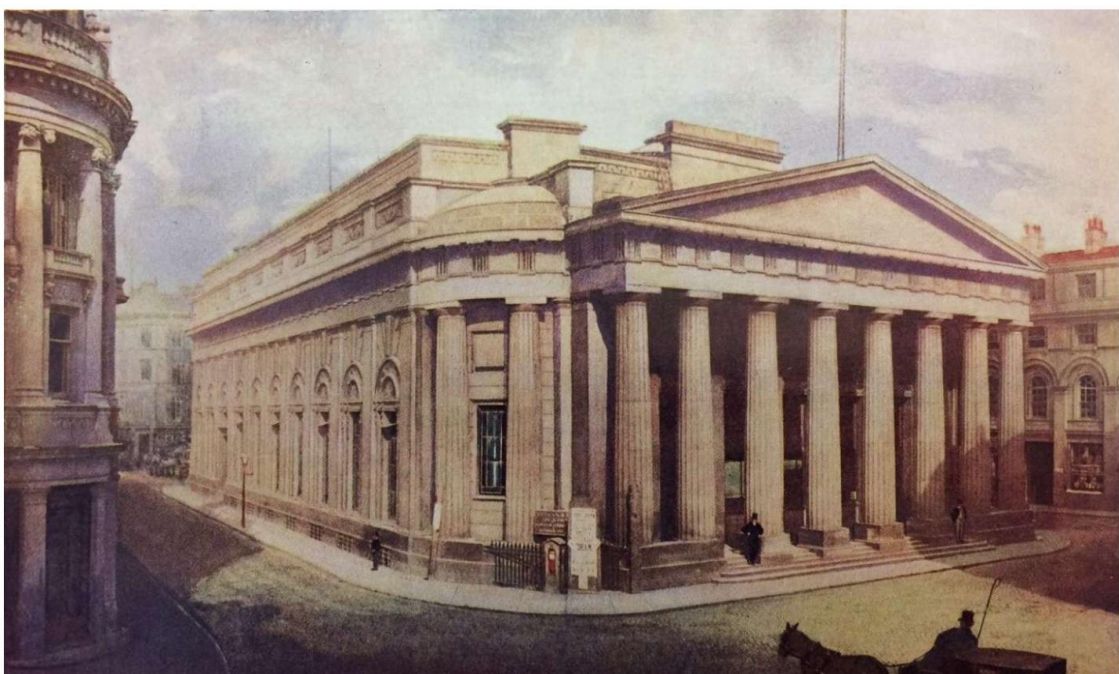
3.5 1820

The extent of development in the area saw the original Acresfield fair, which had been established since 1222, relocated permanently away from the area in 1820.

3.6 1849

By the middle of the 19th century the ongoing popularity and increase in Exchange member numbers led to the extension of the 'second' Exchange building. This extension took away land from the previous St Ann's square. 1849 marked the completion of the extension works to the Cotton Exchange building.

Figure 4 below is another image taken from the book 'The Royal Exchange, Two Centuries of Change' by Major R.J. Allen (1921). This shows the Exchange building from the time of Queen Victoria's 1851 visit.



3.7 1851

In October 1851, Queen Victoria visited Manchester, which had been prosperous as the industrial revolution spread throughout Great Britain. The Exchange building had the only room large enough to host such a royal visit. Following this historic visit the building became known as the 'Royal Exchange', the site has ever since been known as 'The Royal Manchester Exchange'.

3.8 1864

By 1864 Royal Exchange membership numbers had once again doubled since the previous extension was completed. Plans were put in place for a third Exchange building which would be over three times the floor area of the current building.

3.9 1866

Parliament, still under the reign of Queen Victoria, approved plans for the third iteration of the Exchange building. The approved plans included the demolition of the existing building.

3.10 1871

The third version of the Exchange building was completed in the early 1870's and saw the introduction of a new extravagant entrance on the cross street elevation.

Another image from Major R.J. Allen's 1921 book 'The Royal Exchange, Two Centuries of Change'. The below (Figure 5) shows the third Royal Exchange building as viewed from Corporation Street.



3.11 1908

By the start of the 20th century, membership numbers had continued to outgrow the size of the Royal Exchange building. In 1908 an application was submitted to significantly extend the Exchange. This application included a number of compulsory purchase powers to obtain neighbouring land to facilitate the growth of the building.

3.12 1913

In 1913 the application, including compulsory purchases was passed. Construction work commenced in 1914, although works were however heavily disrupted by World War I.

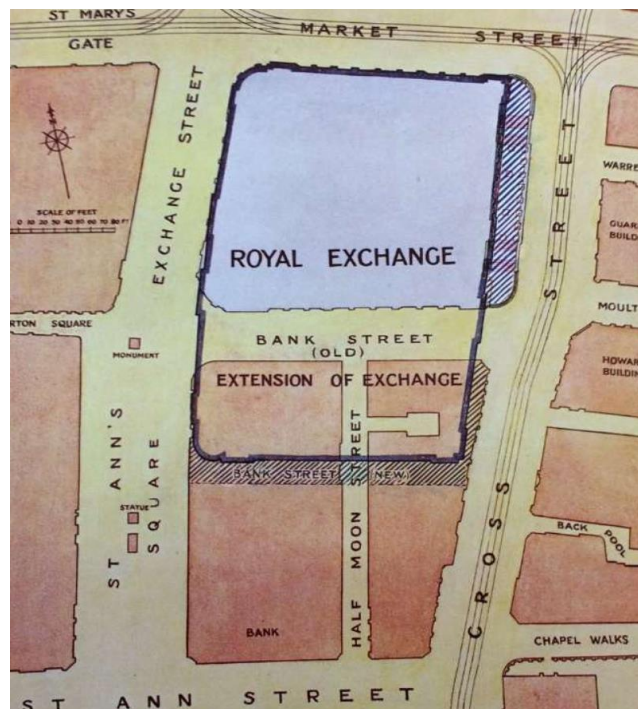
3.12 1921

Following the end of the Great War, construction restarted with all works being completed by 1921. These works would see the introduction of an internal shopping arcade, basement storage units and a great restaurant banquette hall (over 6,800m²).

Figure 6 below, taken from the same source as the previous images, shows the early 20th century works completed as viewed from St Ann's square.



Figure 7 comes from the same source and shows the introduction of the new ground floor shopping arcade.



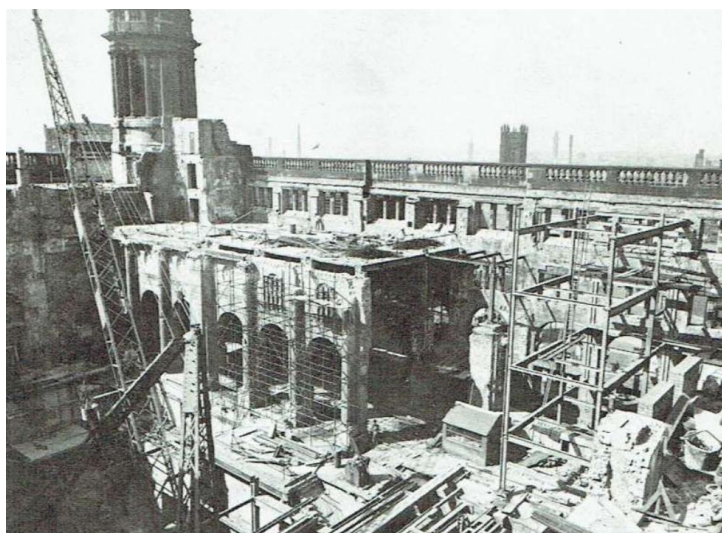
Coming from the same source as previously cited, the below Figure 8 shows the opulence of the great hall restaurant from the early 1920's.



3.13 1940

The building sustained heavy damage from multiple Blitz raids during the second World War. The oldest part of the building was almost completely destroyed by the bombing.

Figure 9 is taken from the book 'The Biggest Room in the World' by R.D.H. Scott (1976) and shows the extent of the damage sustained by the building during the war.



3.14 1948

The Royal Exchange was chosen to be the first building in Manchester to be repaired and where necessary rebuilt using Government funds. The restoration works completed in 1953.

3.15 1970

The area of St Ann's square, in which the Royal Exchange is located, became the first area in Manchester to be designated as a Conservation Area.

3.16 1974

3rd October 1974 saw the Royal Exchange be listed (entry number - 1200826) as grade II. The list entry described the following:

"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)."

4. ASSESSMENT OF SIGNIFICANCE

4.1 This section of the report appraises the heritage merit of the site located within the Royal Exchange building (Unit 19 – Ground Floor and Basement areas). This appraisal is based on a combination of research into previous applications, research into heritage features within the demise of the site as well as site visits undertaken in the process of preparing this document.

4.2 APM have used the heritage values as defined in the English Heritage document 'Conservation Principles, Policies and Guidelines' which include the following core categories:

Evidential Value – Potential of a place to yield evidence of previous human activity.

Historical Value – Evidence of how people have previously interacted within a place.

Aesthetic Value – Artistic and Architectural aspects of interest found within a place.

Communal Value – How can people relate to the place now.

4.3 In appraising the heritage values, APM have allocated the below scoring criteria:

6 – Exceptional (Equivalent to Grade I)

5 – High (Equivalent to Grade II*)

4 – Considerable (Equivalent to Grade II)

3 – Reasonable / Some (Equivalent to a Local Listing Status)

2 – Neutral (neither positive or negative heritage impact)

1 – Negative (heritage impact has been lost or detrimental)

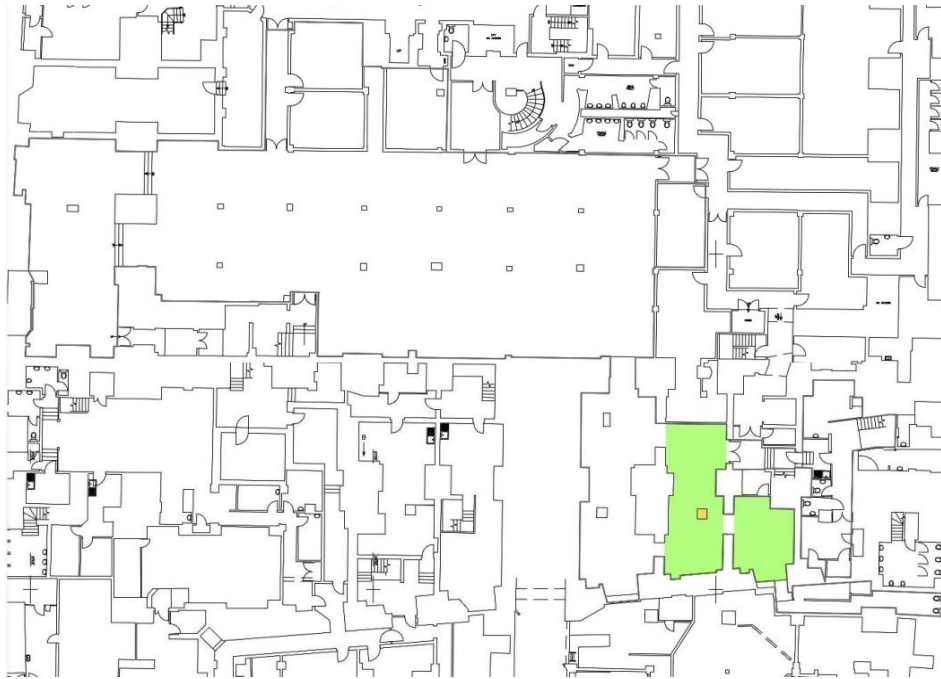
0 – Undefined (lack of information available to make an assessment)

4.4 **Evidential Value – SCORE 2 (Neutral)** – The basements historic use as storage is in some areas still visible today with the compartmentation of areas. It is noted however that since these basements were originally constructed there have been numerous special reconfigurations and any heritage impacts of note have been lost. The ground floor arcade unit was originally used for retail, this has already been lost through its approval to the current use as a cafe. It is therefore summarised that whilst there is some evidence of how the original spaces may have been used the areas in question yield neutral evidential value.

4.5 **Historical Value – SCORE 2 (Neutral)** – Whilst the site areas in question have minimal historic impact on the overall historic use of the Royal Exchange for trade and commerce are noteworthy. The retail arcade is still clearly visible, although the previous introduction of numerous cafes has diminished its historic use for retail trade. The basement has a degree of historic value as an example of a commercial exchange building typology, however as noted in 4.4, the layout of this has been diminished by previous special reconfigurations. As such we consider the site to have neutral historical value.

- 4.6 **Aesthetic Value – SCORE 3 (Some)** – The basement areas, which make up the majority of the site, have limited aesthetic value, any previous historical items of notes may have been lost in past renovations. The basement historical features which do remain are brick vaulted ceilings (see below). These are of a basic architectural form and do not have any aesthetic note. None the less the intention is for these vaulted ceilings to remain a part of the new interior design scheme. The ground floor unit shows more architectural merit. The mosaic floor and glazed arcade entrance, remains and appears to be the last of its kind in the arcade. The proposals would therefore be to retain and protect these historic features. Within the former ground floor cafe space there remains high level coving which add aesthetic interest to the unit. In summary the unit does have some aesthetic value.

Extent of remaining vaulted ceilings highlighted in green below.



Photograph below showing the condition of basement vaulted ceiling.



Photographs below showing the feature entrance to the ground floor unit.



Photograph below showing the remaining ceiling coving at ground floor level.



- 4.6 **Communal Value - SCORE 3 (Some)** - The communal value derives from the buildings historical connection to trade and the subsequent development of the city of Manchester. The Royal Exchange Building was fundamental to the growth and city planning of Manchester and by association the site, which is contained within the building has some communal value.

5. PROPOSED WORKS

- 5.1 The aim of the proposed works is to refurbish the basement gym to operate successfully for Luxe Fitness and to create a suitable ground floor entrance / exit complete with client juice bar within the existing demise of the ground floor café.

- 5.2 By means of a summary, the proposed works include the following:

Refurbishment of décor scheme within basement area.

Basement brick vaulted arches are to be retained and celebrated with the new interior design scheme for the benefit of users and future generations.

Removal of existing walls and partitions to ensure the proposed gym can operate efficiently and safely for its users.

Reconfigure and increase the size of the ground floor to basement staircase on the café side of Unit 19, to facilitate the safe and efficient operation of the space.

Refurbishment of décor scheme within ground floor café area which is to become a visitor entrance and client juice bar. The high level coving will remain a key part of the décor scheme and subsequently protected for the benefit of future generations.

Retain architectural and heritage merit of existing café shopfront, make suitable for access to the gym for visitors.

- 5.3 Full details of the proposed works can be found within the accompanying application documents.

6. STATUTORY REQUIREMENT

- 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
- 6.3 The NPPF has placed emphasis on sustainable development which is defined under three categories:
- Economic
 - Social
 - 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 (paragraphs 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.
- 6.6 Paragraph 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 has a positive impact. The proposed works have a minimal impact on the historic fabric with the new interventions having negligible interface with the historic fabric. In this regard the proposed works sustain the significance of the heritage asset and ensure the vacant space it to a viable and safe use.

- 6.7 Paragraph 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. CONCLUSION

- 7.1 The proposed works to refurb a vacant basement gym and adjoining ground floor café for efficient and safe operation by Luxe Fitness would have minimal impact on the limited heritage features found within the site. Moreover, any historical features remaining are to be retained and celebrated as part of the new interior design scheme for the long term benefit of the building and community.
- 7.2 The application proposes to put the vacant units back into active commercial use. The proposals therefore meet the requirements of C9 Policy (Design and Heritage) of Manchester's core strategy in supporting the diverse range of uses the council expects within a city centre.
- 7.3 Given that the proposals have minimal impact on the limited historical features and are in line with Planning policies we see no reason why the proposals are not deemed to be found acceptable.