



Heritage Asset Statement

18 Cross Street, The Royal Exchange, Manchester, M2 7AE

May 2023



Document Control Sheet

Project Name: 18 Cross Street, The Royal Exchange, Manchester, M2 7AE

Project Reference: 2023/Pastan/Roy/01

Report title: Heritage Asset Statement

Date: May 2023

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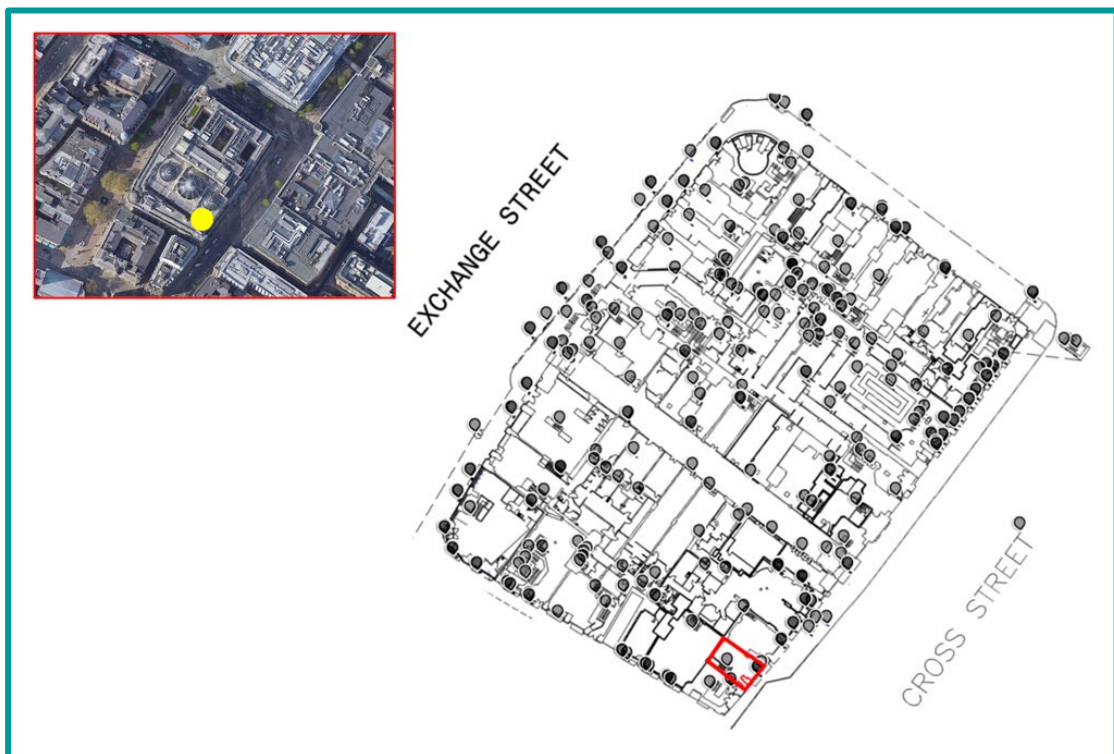
Appendix A- Official list entry of the Royal Exchange

Appendix B – Planning History

1. Introduction

- 1.1 This Heritage Asset Statement (“the Statement”) has been prepared by KEW Planning on behalf of Pastan Limited, to support advertisement consent and listed building consent applications for proposed signage and elevational changes at 18 Cross Street, Manchester (hereby “the site”), shown in [Figure 1](#). The site falls within the administrative boundary of Manchester City Council (MCC).
- 1.2 The site is Grade II listed, being located on the ground floor of the Grade II listed Royal Exchange. The site also forms part of the St Ann’s Square Conservation Area.

Figure 1: The location of the site marked in yellow and the location of the site within the Royal Exchange building as outlined in red



- 1.3 The site was occupied by a vegan restaurant, Vertigo, which was permanently closed in March 2022.
- 1.4 The applicant now occupies the premises, operating a similar business to that of the previous tenant: a vegan pasta restaurant. To facilitate the business of this new restaurant, a listed building consent and advertisement applications have been submitted for alterations to existing shopfront and signs. No changes are proposed to the internal layout or internal original features of the site.

- 1.5 This Statement will analyse the setting and significance of the listed building and nearby historic assets, and assess the potential impact that the proposals could have on them. It is proportionate both to the significance of the historic assets and to the degree of change proposed, and it includes sufficient information to enable both the significance of the asset and the impact of change to be understood.

The proposal

- 1.6 The description of the proposal is
"Listed building consent for removal of existing signage and the installation of new signages, bronze lettering and finishes"
- 1.7 This Statement should be read in conjunction with plans and supporting documents submitted as part of this application and of the advertisement consent application. Please refer to these documents for further details about the site, its surroundings and the proposal.

Statement Structure

- 1.8 The Statement is set out as follows:
- **Section 2** sets out the planning policy context for the proposal.
 - **Section 3** provides a description of the site and its historic development.
 - **Section 4** analyses the planning history of the site.
 - **Section 5** identifies the historic assets on-site and within the immediate surrounding of the site, and provides a proportionate assessment of significance of the historic asset.
 - **Section 6** provides a brief description of the proposal and its rationale, and analyses the impact of the proposal on the historic assets (Heritage Impact Assessment).
 - **Section 7** sets out the conclusions.

2. Planning Policy Considerations

- 2.1 National and local planning documents have been taken into consideration as part of this proposal. This section summarises the policy framework that is relevant for the consideration of this planning application.

National Policy: National Planning Policy Framework (NPPF), 2021

- 2.2 **Paragraph 194 of the NPPF** states that proposals affecting heritage assets should be accompanied by a description of **the significance** of any heritage assets affected, including any contribution made by **their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.3 **The Glossary in Annex 2 of the NPPF** provides the following definitions of significance and setting:

Significance: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.4 **Paragraph 197 of the NPPF** states that the following should be taken into account in determining applications:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.

Local Policy: Adopted Core Strategy 2012-2027

- 2.5 **Policy CC9 (Design and Heritage) of the Core Strategy** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been

identified, including listed buildings, conservation areas and scheduled ancient monuments.”

2.6 **Paragraph 8.53 of Policy CC9** states that the City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

2.7 In addition to national and local policies, this Statement takes into account guidance produced by Historic England which enhances the provision of the

Historic England Guidance

2.8 Specifically, the following guidance documents have been considered:

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment
- Historic Environment Good Practice Advice in Planning Note 3 (GPA3): The Setting of Heritage Assets

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, 2008

2.9 The document sets out six conservation principles that should guide the development and management of historic sites, and that should also be used by local authorities, property owners, and consultants in the decision-making process.

2.10 The conservation principles are:

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent, and consistent
- Documenting and learning from decisions is essential

2.11 The document also provides an explanation of the four component values needed to be considered in order to assess the significance of a historic asset:

- Evidential value
- Historical value
- Aesthetic value

- Communal value

2.12 The document states that new work or alternation to a significant place should normally be acceptable if:

- There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- The proposals aspire to a quality of design and execution which may be valued now and in the future;
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

The Setting of Heritage Assets, 2017

2.13 The document explains that the assessment of the impact of a proposed change or development within the setting of historic assets should be carried out in five steps:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

3. The Site

- 3.1 This section describes the site and its setting, and sets out its historic development, before analysing its architectural character in detail. The architectural detail of the site is set out in proportion with the proposal which only seeks a minimal level of elevational change to 18 Cross Street.
- 3.2 Please refer to the Planning Statement for further description of the site and surroundings.

The Royal Exchange

- 3.3 18 Cross Street is a part of the Royal Exchange shopping centre, which is a Grade II listed building, listed in 1974. The list entry description is provided in [Appendix A](#).
- 3.4 The building was constructed between 1866 and 1874 for the purpose of exchanging trade, mainly cotton and textiles. The building was extended and substantially remodelled to accommodate a large trading hall during 1914-1921. It was then closed in 1968 as the trading stopped. However, many small retail outlets situated on the ground floor continued to trade.
- 3.5 Historically, the building has been subject to multiple extensive repairs. The northern half of the building was severely damaged during World War II and was rebuilt as six-storey offices in 1953. A theatre company took up the residence of the Great Hall of the Royal Exchange in 1973 and the construction of the Royal Exchange Theatre began in 1975. A series of repairs were carried out following the terrorist attack in 1996, including repairs to the masonry façade and the addition of new structural reinforcement.
- 3.6 The building now serves as shopping areas, restaurants, theatre and offices, which attracts both local residents and visitors.

Architectural character

- 3.7 The building is constructed in classical style and comprises four storeys with two attic storeys (see [Figure 2](#)). The building is approximately rectangular in shape, penetrated by an east-west arcade on the ground floor.
- 3.8 The façades feature giant Corinthian order columns to the first, second, and third floors with massive cornices, baroque turret at north-west corner, giant round headed entrance arch with wide steps up, first and second floor windows set in giant round headed arches.

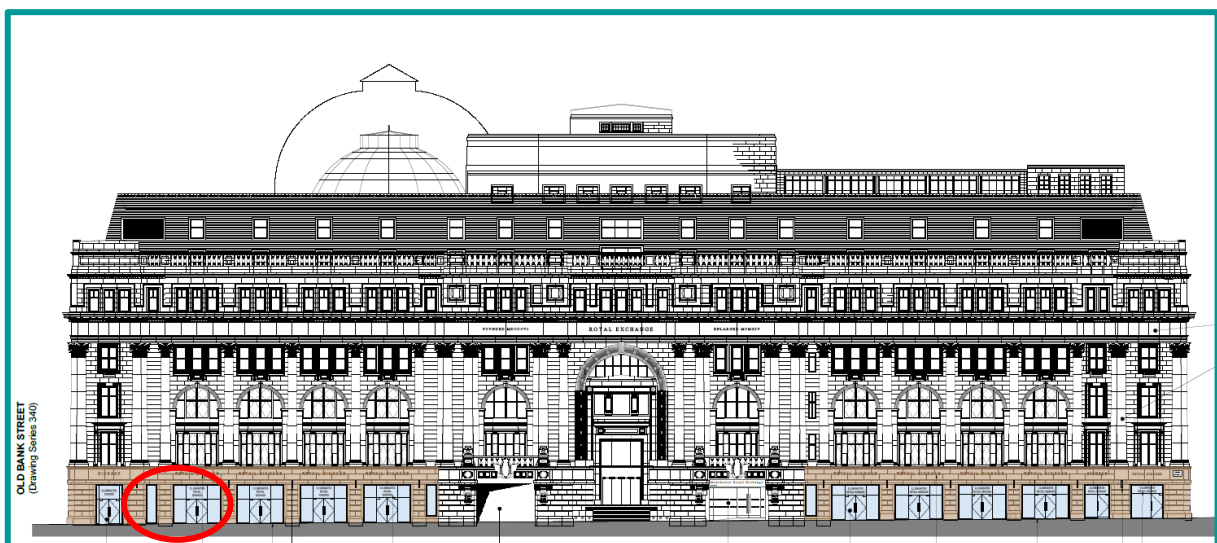
Figure 2: Photo of the Royal Exchange building



The site

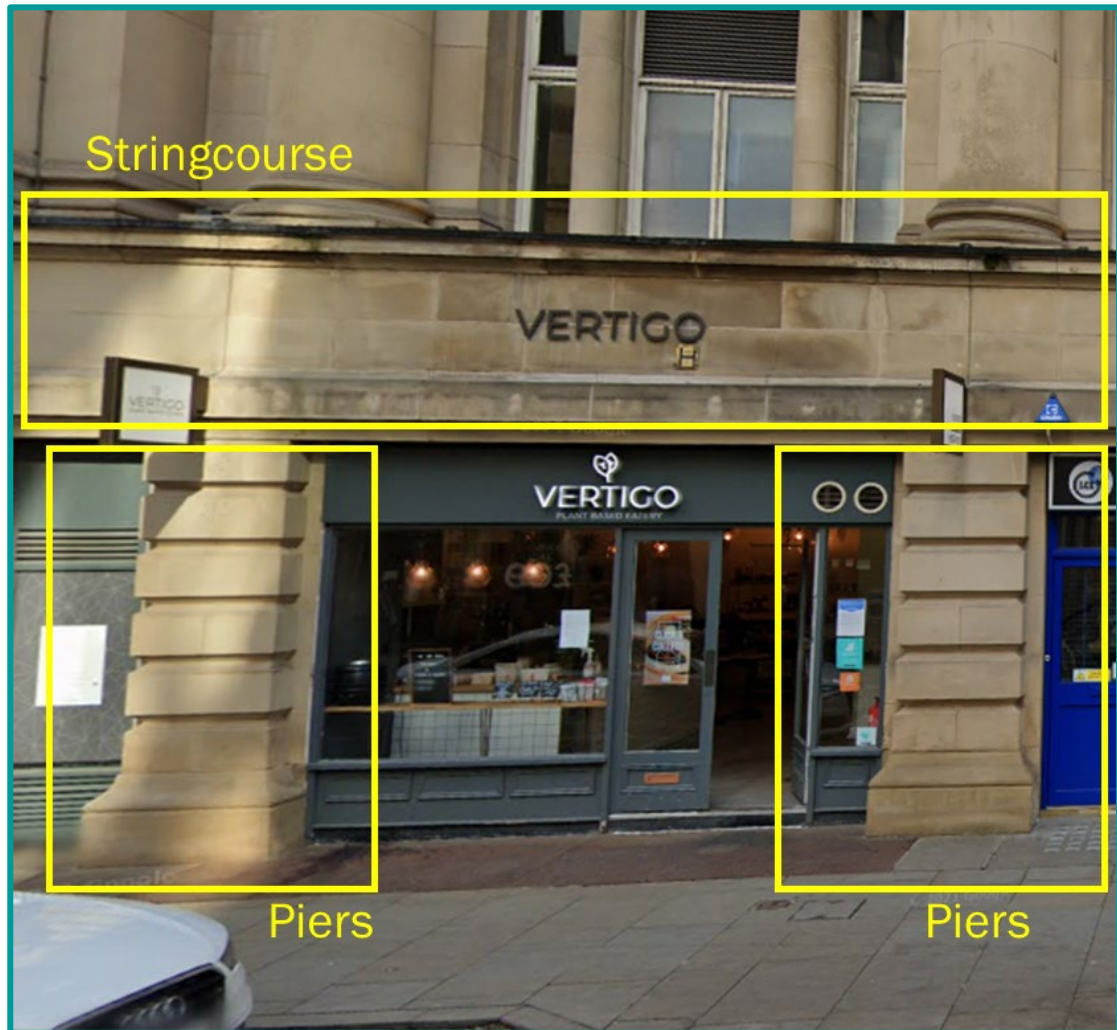
- 3.9 The site is located on the ground floor of the southeast corner of the Royal Exchange, fronting Cross Street, as shown in [Figure 3](#). It features channelled rusticated piers on both sides of the shopfront and the masonry stringcourse above (see [Figure 4](#)). These are all original elements of the Cross Street elevation.

Figure 3: The location of site in the context of the Royal Exchange, Cross Street



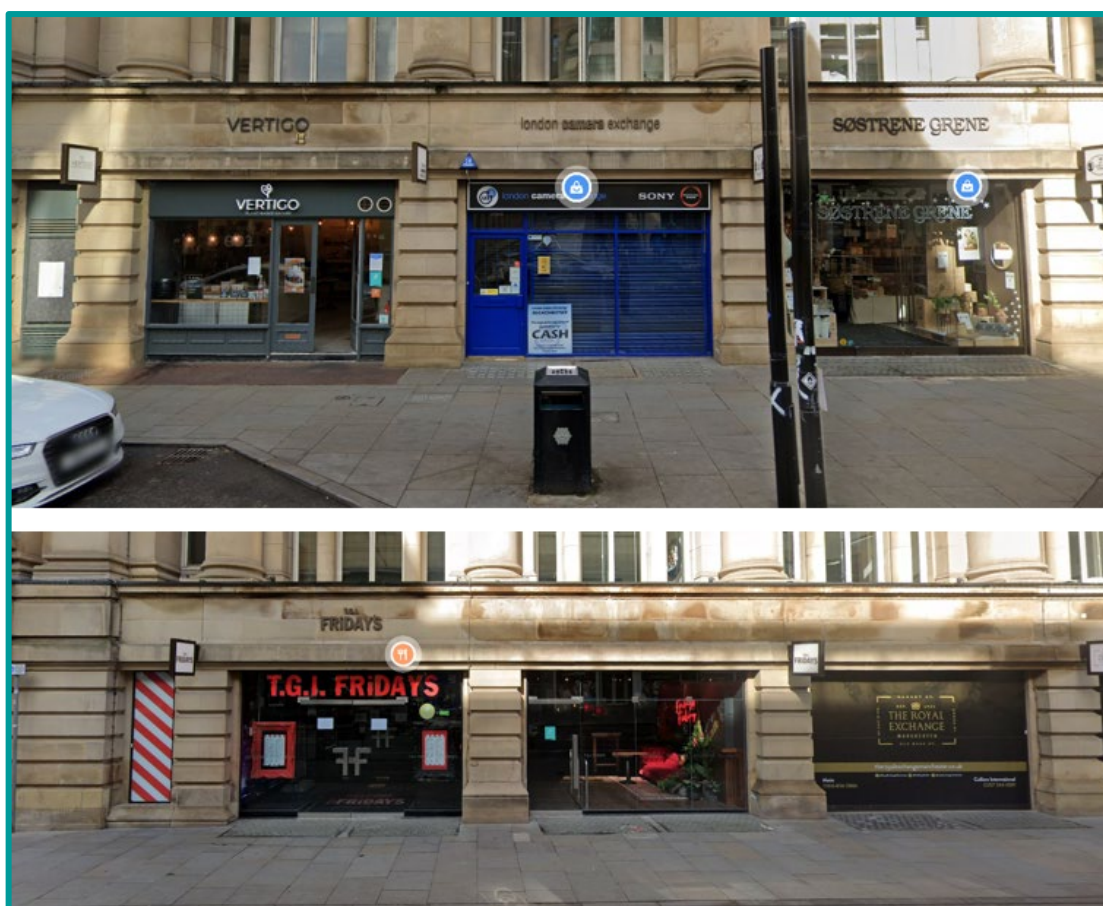
- 3.10 The current shopfront (see [Figure 4](#)) is traditional in style with dark grey finishes and it features panelled stall risers, framed doors, glazing, and fascia. There are two signages: one non-illuminated projecting signage hanging to the left of the shopfront on the string course, and one externally illuminated fascia signage that is made of lettering back tray.

Figure 4: The main façade of the site



- 3.11 The Royal Exchange building has been considered as a whole; however, the proposal only relates to the exterior of a small ground-floor retail unit at 18 Cross Street (see [Figure 3](#)). The ground floor units of the Royal Exchange on Cross Street are currently used as shops and restaurants, as shown in [Figure 5](#) below.

Figure 5: Commercial units fronting Cross Street, nos. 18 to 14, 8 to 4



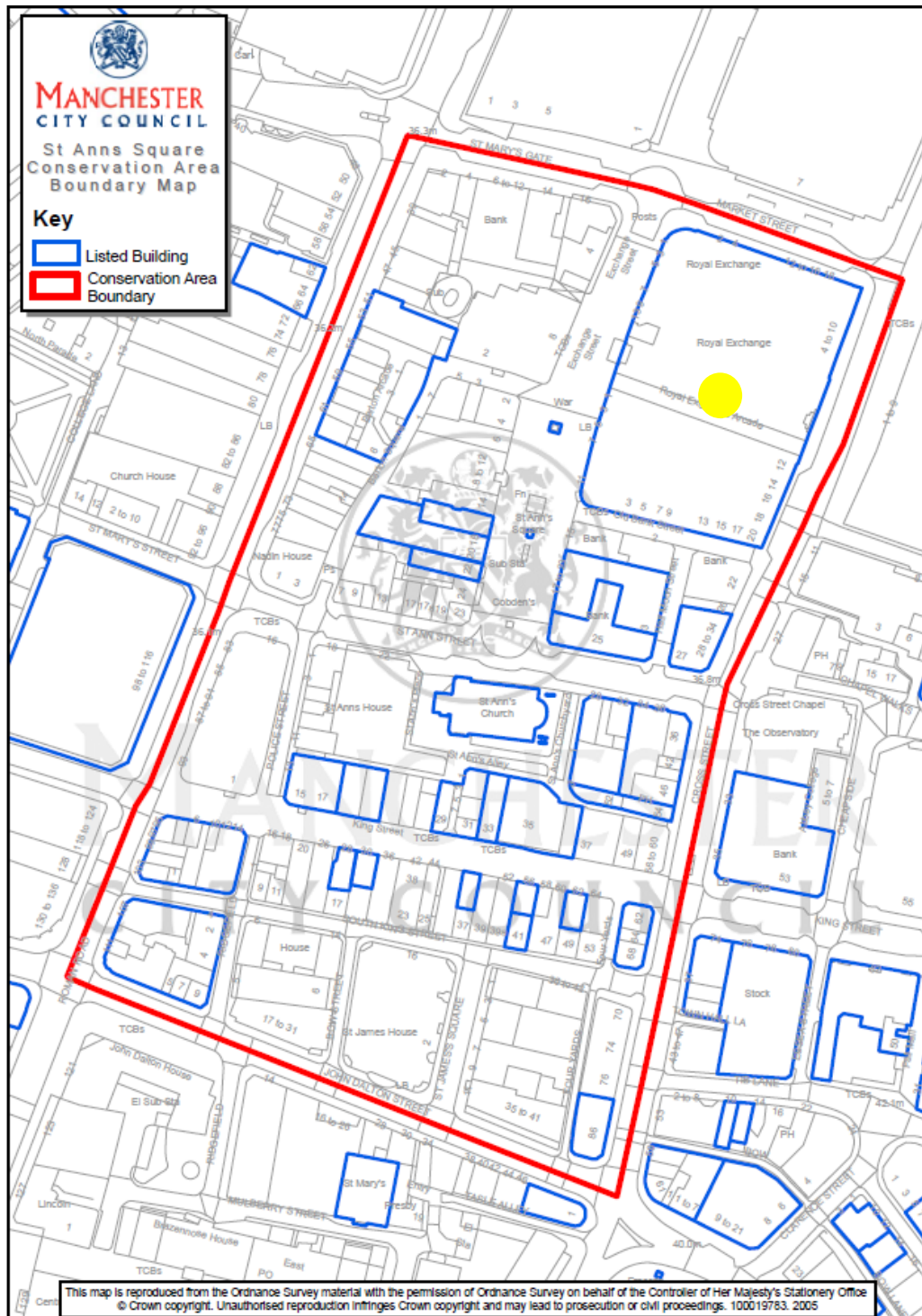
St Ann's Square Conservation Area

- 3.12 The site also forms part of the St Ann's Square Conservation Area (see [Figure 6](#)), which was designated in July 1970. The Conservation Area Appraisal notes that the buildings around St Ann's Square and along King Street have developed into a shopping district.
- 3.13 The Royal Exchange is the dominant building in the area, by virtue of its sheer bulk. St. Ann's Church, to the southwest of the Royal Exchange, is also a landmark building due to its contrasting form and dominant location at the southern end of the Square.
- 3.14 St Ann's Square Conservation Area has been home to the Manchester Cotton Exchange for over two centuries. It first opened in 1729, the second building being erected slightly further south, on the site of the present one, in 1809. The third and current Royal Exchange building was constructed in 1874, boasting the largest trading floor in the country.
- 3.15 The buildings around St. Ann's Square and along King Street developed into the most fashionable shopping district in Manchester, maintaining that status to the present day.

King Street was the first city centre street to be given over to pedestrian use, in 1976, and the Square followed in the early 1980s.

- 3.16 The Appraisal comments that, although there are other architecturally fine individual buildings in the area, it is the relationship of them to each other as components in the street wall that dominates the area, as in other parts of the city centre.

Figure 6: St Ann's Square Conservation Area boundary. The site is marked in yellow



4. Planning History

- 4.1 This section analyses the planning history of the site, which is a material consideration for this application. Research of the statutory online register resulted in 8 applications for the site, which are summarised in [Appendix B](#). The ones relevant to this proposal are described in the paragraphs below.

Signage and shopfront strategy

- 4.2 In 2015, permission (ref. 109321/FO/2015/C1) was granted for the installation of exterior lighting to the Royal Exchange building and for an overall signage and shopfront strategy for the building.
- 4.3 The signage and shopfront strategy permitted in 2015 was intended to be adopted by all retail tenants within the building, including the site, not only as part of the 2015 proposal, but also in subsequent applications. Therefore, the strategy is submitted separately as part of this listed building consent application and related advertisement consent application for reference.
- 4.4 The main elements of this strategy include:
- External designs for new and replacement shop fronts.
 - Individual-letter, anodised bronze, fascia signage, to be pin-mounted to the masonry string course above the shopfront.
 - Internally illuminated projecting signs, a maximum of one per shopfront.
- 4.5 If these guidelines are adhered to, further consent will not be required by the tenant for the signage, shopfronts or arcade lighting described in the Guide.
- 4.6 When submitting applications with details in relation to shopfronts and signs, tenants are expected to specify the exact shopfront/sign system, colour, and finish, and to abide to the guidelines set out in the strategy.

Vertigo

- 4.7 Listed building consent and advertisement consent (ref. 121694/LO/2018 and 121269/AO/2018) were granted in August 2019 for installing new signage, shopfront for the existing shop, Vertigo.

5. Historic Assets and significance

- 5.1 This section includes a brief description of the historic assets that could be affected by the proposal. It then provides a summary of their overall heritage value. The level of detail is proportionate to the assets' significance and to the degree of change proposed and includes sufficient information to enable both the significance of the assets and the impact of change to be understood.

Historic assets within the site

- 5.2 The site is part of a Grade II listed building, included on the statutory list of buildings of special architectural or historic interest in Historic England. Sections 3 and 4 of this statement provide a detailed description of the site and of the Royal Exchange, and its historic development.
- 5.3 The list entry description, provided as [Appendix A](#), confirms that the Royal Exchange was listed for its very large approximately rectangular plan on the island site penetrated by an east-west arcade on the ground floor and enclosing a central atrium on the first floor, constructed in Classical style, as well as for its very impressive trading hall in

Historic assets adjoining the site

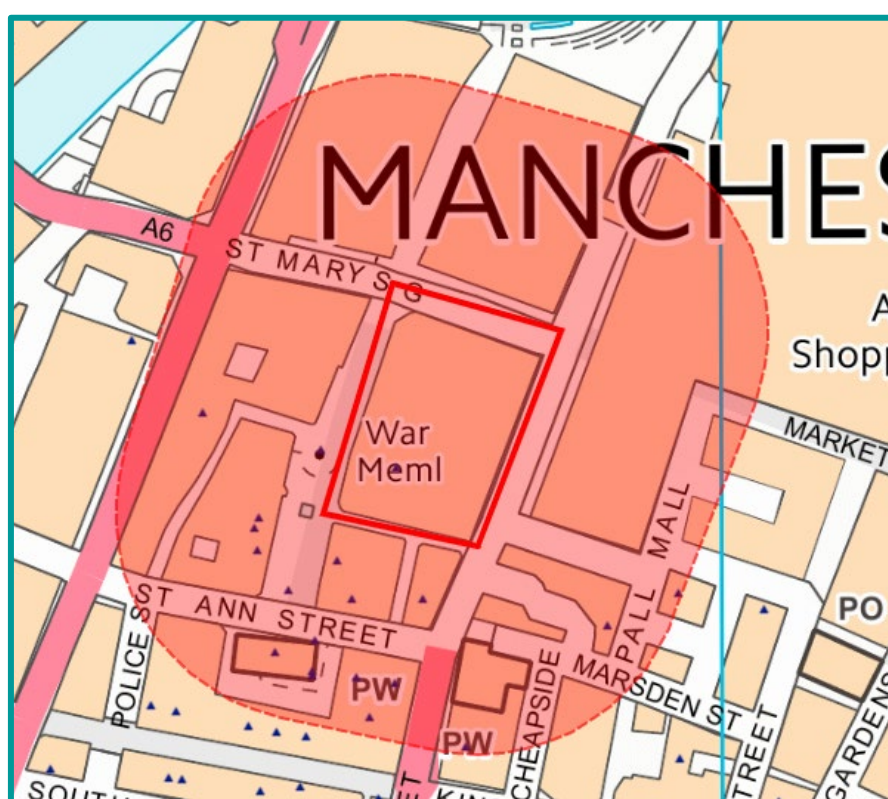
- 5.4 The site is located within the St Ann's Square Conservation Area, within which the Royal Exchange is considered a landmark building. There is a substantial amount of listed buildings within the proximity of the area, as shown in [Figure 7](#). [Table 1](#) below provides details for these buildings.

Table 1: Details of the listed assets within the 100-metre radius of the site

Name	Designation
War memorial (Boer War)	Grade II
Barton's building including Barton arcade	Grade II*
No.16 St Ann's Square	Grade II
No.18 and 20 St Ann's Square	Grade II
No.22 St Ann's Square	Grade II
Codben's Statue	Grade II
Mansfield Chamber	Grade II
No.25 St Ann Street	Grade II*
Alliance House	Grade II
Church of St Ann	Grade I
Boardman monument south of apse at east of church of St Ann	Grade II

Allen monument south of apse at east end of church of St Ann	Grade II
Winters buildings	Grade II
National House	Grade II
No.54 and chop house public house Thomas's chop house	Grade II
Former Lloyds Bank	Grade II
Princes Chambers	Grade II
Northern stock exchange	Grade II

Figure 7: Listed assets within a 100-metre of radius of the site. No.18 Cross Street is indicated in red.



Assessing significance

- 5.5 In assessing the assets' significance, we have referred to the four components of heritage value set out in paragraph 2.11: evidential, historical, aesthetic, and communal. This Statement makes specific reference to those aspects of significance that will be most directly affected by the proposals, and their contribution to the whole.
- 5.6 The Statement also assesses the impact of change or development within the setting of historic assets, is to "identify the historic assets that might be affected by a proposed change or development".

- 5.7 The proposal relates to elevational changes and new signages to a small ground-floor retail unit within the Royal Exchange and its impact is proportionately assessed. We therefore consider that the proposal would have the potential to affect the Royal Exchange building and the St Ann's Square Conservation Area. There would be no potential impact on nearby listed buildings.

Significance: the Royal Exchange

- 5.8 To analyse the significance of this asset, an assessment of its heritage value is provided below:
- **Evidential Value.** The listed building has **moderate to high evidential value** as it provides an example of the 19th-century development of cotton trading activities, contributing to our understanding of what commercial development could have been like at the time.
 - **Historical Value.** Royal Exchange has **high historical value** as it is evidence of the time when Manchester was one of the most important places during the industrial revolution.
 - **Aesthetic Value.** The building is assessed as having **high aesthetic value**, thanks to its detailed front elevation and the quality of the architectural finishes.
 - **Communal Value:** The building has a **high degree of communal value**. The retail spaces offer an attractive shopping experience to both local residents and visitors. The building is also known for its theatre which resembles an identity of place for people to interact with.

Significance: the St Ann's Square Conservation Area

- 5.9 To analyse the significance of this asset, an assessment of its heritage value is provided below:
- **Evidential Value.** The area has a **high degree of evidential value** as the area has been home to the Manchester Cotton Exchange for over two centuries and it records the development of the area with the rise of cotton trading activities since the 18th century.
 - **Historical Value.** The area has a **high degree of historical value** as there are a substantial amount of listed buildings.

- **Aesthetic Value.** The area has **high aesthetic value** as the buildings in the area create a rich tapestry of built form.
- **Communal Value:** The area had high communal value as the buildings around St. Ann's Square and along King Street developed into a fashionable shopping district in Manchester that attracts many visitors.

The contribution made by the site to the significance of the heritage

- 5.10 The site makes a positive contribution to the significance of the listed Royal Exchange building as its shopfront considered the agreed Shopfront and Signage Design Strategy and also the design is tradition in style, which is consistent with the aesthetic of the building.
- 5.11 By virtue of being part of the listed building, it also makes a positive contribution to the significant of the CA.

6. The Proposal, method, and its impact

- 6.1 The proposals at 18 Cross Street include minimal changes to the fascia and the finishes of the shopfront, a new projecting sign and new aluminium lettering. The proposals will allow the site to be operated by the applicant as a vegan pasta restaurant: “Pastan”.
- 6.2 There are no structural changes externally or internally, and no amendments are proposed to historical or original features of the site and wider Royal Exchange building.
- 6.3 Figure 8 illustrates the existing and proposed shopfronts, clearly demonstrating the minimum level of changes proposed.

Figure 8: Illustration of the existing (left) and proposed (right) shopfront



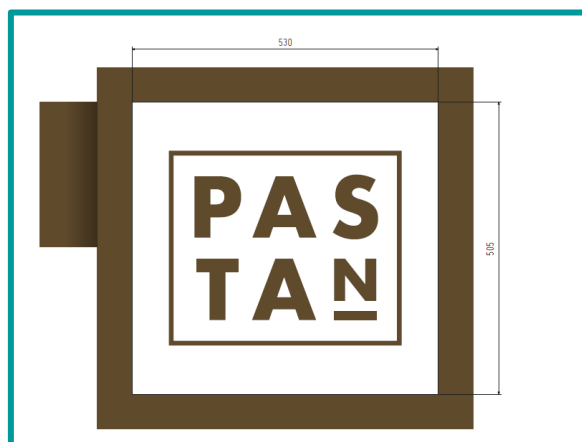
The fascia signage

- 6.4 The existing shopfront structure will remain as existing. The existing fascia signage will be carefully replaced with a new one displaying the new “Pastan” signage. The logo will be made of built-up lettering with face illumination.
- 6.5 The proposed fascia signage intends to be consistent with the existing one with a minimum level of change (see Figure 8 above) and it will be installed by the same company that installed the existing signage. The existing vent holes will be retained.
- 6.6 Please refer to the Proposed Fascia Signage Detail Drawing (Reference: 57562-B-JR-2) for detail.

The projecting signage

- 6.7 The existing signage will be replaced by a new, non-illuminated sign (see [Figure 9](#)) at the same location.

Figure 9: Illustration of the proposed projecting signage



- 6.8 The proposed signage will be a digital print onto clear vinyl with lamination, mounted to both sides of the existing projecting signage structure. There will be no work to the existing building fabric or any structural changes as a result of the replacement of this signage.
- 6.9 Please refer to the Projecting Signage Detail Drawing (Reference: 56391-JR) for detail.

Lettering

- 6.10 The existing lettering above the fascia will be carefully removed and replaced with the Pastan logo. This will be made of non-illuminated flat cut 13mm anodised lettering, with bronze finishes. The perimeter of the lettering will have a slim anodised bronze-coloured frame to match the front appearance. They will be fixed to the string course with brass locators.
- 6.11 The lettering follows the Approved 'Shopfront and Signage Design Strategy' for the Royal Exchange building, A (application reference: 109321/FO/2015/C1).
- 6.12 There will be no damage to the existing building fabric as a result of the work. Any accidental damage will be repaired to heritage standards and made good prior to any further works. Please refer to the Anodised Bronze Lettering Detail Drawing (Reference: 57562-A) for the size and structural detail of the lettering.

Finishes

- 6.13 The frame of the shopfront will be changed with a "moss green" finish, using paint reference: RAL6005 60%SEMI-GLOSS.

- 6.14 There is an obscured window to the left-hand side of the shopfront (see [Figure 10](#)). It is proposed to externally apply to this window a digital print, made of matt vinyl, with the Pastan logo. Please see the Proposed Digital Print Detail Drawing (ref. 56526-JR) for details.

Figure 10: Digital Print on the obscured window



The rationale of the scheme

- 6.15 The existing establishment on the site is permanently closed. The proposed changes to the shopfront and signage at 18 Cross Street reflect the change of tenancy of the unit, and will facilitate the operations of the new establishment: Pastan.
- 6.16 18 Cross Street sits in a historic building, in an important location within an attractive part of the city centre. There are a number of shops and restaurants on the ground floor of the Royal Exchange: the proposal will bring the site back into commercial use, contributing to the vitality of the Royal Exchange, and in turn enhancing the vibrant townscape of the city centre.

Impact on the Royal Exchange

- 6.17 There are no proposed structural works or alterations to the existing original building fabric. The proposal represents an almost like-for-like replacement of the existing fascia, lettering and projecting sign, thus preserving the appearance and character of the listed building. It

will contribute to the traditional appearance of the Royal Exchange commercial units, whilst ensuring that Pastan can display its individuality and unique branding.

- 6.18 All fixtures and fittings can be easily removed if needs be in the future, again without harm to the significance of the heritage asset.

Impact on the St Ann's Square Conservation Area

- 6.19 The existing shopfront will be slightly altered to reflect the new restaurant operator. It will not affect the appearance or character of the Royal Exchange, and thus the setting of the Conservation Area.
- 6.20 Therefore, the proposed shopfront and signage will preserve the significance of the Conservation Area, as well as the identity of this shopping district.

Policy Compliance

- 6.21 The proposal will preserve and enhance the significance of the listed building and its setting. This complies with national policies, Historic England guidance as well as local policy CC9.
- 6.22 The scheme respects and enhances the character of the Royal Exchange and will include high-quality materials that are in accordance with the approved shopfront and signage strategy. This positively addresses the design principles set out in local policy CC9.

7. Conclusions

- 7.1 The application site forms part of the Royal Exchange building and St Ann's Conservation Area. The building is an important example of the commercial development that took place in Manchester in the early 20th century. The area presents a high degree of aesthetic and communal value and is known to be the most attractive shopping district in the city centre.
- 7.2 The new shopfront and signage proposal presents a minimum level of changes and has been discussed throughout this Statement. These changes will not harm the significance of the actual site, Royal Exchange, and the Conservation Area.
- 7.3 No demolition or structural works are proposed to the site, and no amendments to original or historic features. The shopfront and signage have considered the 'Shopfront and Signage Design Strategy' for the wider Royal Exchange building. They will make a positive contribution to the evidential, historic, aesthetic and communal value of the listed building and the Conservation Area.
- 7.4 The proposal has the following benefit:
- Improve the character of the Royal Exchange;
 - Enhancing the experience of the shopping district.
- 7.5 It is considered that this proposal meets the requirements of national and local planning policies and of Historic England guidance. Therefore, it should be considered positively.

Appendix A - Official list entry of the Royal Exchange

Royal Exchange

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1200826**

Date first listed: **03-Oct-1974**

List Entry Name: **Royal Exchange**

Statutory Address 1: **1-17, Old Bank Street, Manchester**

Statutory Address 2: **1-19, Royal Exchange Arcade, Manchester**

Statutory Address 3: **4-20, Royal Exchange Arcade, Manchester**

Statutory Address 4: **Former Royal Exchange, 1-7, St Anns Square, Manchester**

Statutory Address 5: **Former Royal Exchange, 2-20, Cross Street, Manchester**

Statutory Address 6: **Former Royal Exchange, 2-20, Market Street, Manchester**

Statutory Address 7: **Royal Exchange, 1-13, Exchange Street, Manchester**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

LOCATION

Statutory Address: **1-17, Old Bank Street, Manchester**

Statutory Address: **1-19, Royal Exchange Arcade, Manchester**

Statutory Address: **4-20, Royal Exchange Arcade, Manchester**

Statutory Address: **Former Royal Exchange, 1-7, St Anns Square, Manchester**

Statutory Address: **Former Royal Exchange, 2-20, Cross Street, Manchester**

Statutory Address: **Former Royal Exchange, 2-20, Market Street, Manchester**

Statutory Address: **Royal Exchange, 1-13, Exchange Street, Manchester**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83843 98442**

Details

This list entry was subject to a Minor Amendment on 12/12/2019

SJ8398SE 698-1/27/124 MANCHESTER EXCHANGE STREET(East side) Nos.1 to 13 (Odd) Royal Exchange 03/10/74

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).

Listing NGR: SJ8384398442

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **388116**

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 25-Apr-2023 at 17:20:18.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



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Appendix B – Planning history

Number	Reference	Description	Address	Decision	Decision date
1	132808/LO/2022	LISTED BUILDING CONSENT for the introduction of a Heritage Partnership Agreement relating to The Royal Exchange	The Royal Exchange 16 Cross Street Manchester M2 7AE	Withdrawn	07/07/2022
2	121694/LO/2018	LISTED BUILDING CONSENT for internal and external works associated with the reuse of the premises	18 Cross Street Manchester M2 7AE	Approved	28/08/2019
3	121269/AO/2018	Installation of signage.	18 Cross Street Manchester M2 7AE	Approved	29/08/2019
4	109727/AO/2015/C1	The installation of bronze individual lettered pin mounted signage at fascia level, bronze framed internally illuminated projecting sign and internally illuminated sign behind glazing.	Royal Exchange Exchange Street Manchester M2 7DA	Approved	02/10/2015
5	109321/FO/2015/C1	The installation of exterior lighting to the building and agreement of a signage and a shopfront strategy.	Royal Exchange Exchange Street Manchester M2 7DA	Approved	19/08/2015
6	109322/LO/2015/C1	Listed Building Consent for external alterations including shopfronts, signage and a lighting scheme.	Royal Exchange Exchange Street Manchester M2 7DA	Approved	19/08/2015
7	060452/LO/CITY1/00	LISTED BUILDING CONSENT Retrospective application: Internal alterations and external signage	18, Cross Street, City	Approved	28/11/2000
8	060173/AO/CITY1/00	Internally illuminated static fascia name sign and 1no. projecting sign	18, Cross Street, City	Approved	17/10/2000