

HERITAGE STATEMENT

ROYAL EXCHANGE HIGHWAY LIGHTING REPLACEMENT

MANCHESTER

SEPTEMBER 2022

Introduction

This Heritage statement has been prepared to inform the planning application and in support of Listed Building Consent for the replacement of existing highway lighting units on the Exchange Street / west elevation of the building.

Legislation

Planning (Listed Buildings and Conservation Area) Act 1990

The act provides for the protection of listed buildings and Conservation Areas. The requirements for listed building consent are outlined in Chapter 2 clause 10.

National Planning Policy Framework

Section 16 of the NPPF provides guidance on the conservation of heritage assets.

Para 194 states 'the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'

Para 199 requires consideration of the impact of the proposed development on the significance of a designated asset.

Local Planning Policy

From the Manchester Local Development Framework –

Policy CC9. Design and Heritage states that 'Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings' and

Policy EN3 Heritage states that 'the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the city centre'

A number of policies from the Unitary Development Plan also apply, particularly

19. Listed Buildings where the Council will 'DC19.1 'c) not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character'

Heritage Statement

The Royal Exchange sits within the St Ann's Square Conservation Area, in the heart of the city centre and main shopping district. The building was originally constructed in 1874 with some rebuilding in 1921 and further restoration work being completed in 1953. The building was Grade II listed (reference 1200826) in 1974.

On the west elevation (Exchange Street) the building supports a number of lighting units which form part of the highway lighting system. These units have been in situ for over 20 years. They provide for a safe and attractive night time environment on Exchange Street and through into St Ann's Square. A similar system of high level wall mounted units are deployed around St Ann's Square.

In assessing the setting, significance of the building, the proposals make no change to the setting nor impact on the significance of the building.

Proposals and assessment of impact

This proposal aims to have minimal impact on the Royal Exchange Building. Replacement of these units will not impact on the existing building elevations and have a minimal aesthetic impact on the building.

This will be achieved by –

1. retention and reuse of the existing luminaire fixing points
2. the direct replacement of the existing luminaires
3. use of new luminaires that are similar in size and scale to the units they will replace
4. retention of the existing electricity supply / cabling arrangements
5. access to the units from Exchange Street via a mobile elevated working platform

The electricity supply system to these units is wholly contained on the exterior of the building with cables routed in such a way as to be unnoticeable.

The potential harm is minimised by the design of units that enable direct replacement of the existing units using the same fixing points. No additional fixings are required.

Conclusion

This heritage assessment has been prepared in order to assess the impact on the significance of the Grade II listed Royal Exchange arising from the proposed replacement of existing highway lighting units affixed to the west (Exchange Street) elevation.

The works will not materially affect the architectural significance of the Royal Exchange building and are not considered to constitute harm as defined by the NPFF.