



3 The Stables
Cannons Mill Lane
Bishops Stortford
Hertfordshire
CM23 2BN

t: 01279 505023
e: amp@ampersand-associates.com
w: ampersand-associates.com

08.06.23

HERITAGE STATEMENT

Premises:

Molton Brown, 2 Market Street, Manchester, M1 1PT

Introduction:

This statement is submitted to support the listed building application for the internal refurbishment works for a new Molton Brown, 2 Market Street, Manchester, M1 1PT.

Conserving and enhancing the historic environment, the heritage assets have been assessed during the design process, with much care taken to ensure that the historic fabric of the building has been retained. This is considered that this substantiates a conservation-led approach, in line with both local and national policy.

In line with the council guidelines on listed buildings and conservation areas, careful consideration has been taken to ensuring that the character of the building is retained and enhanced. The internal refurbishment of the unit relates to modern shop fittings; therefore, the proposal will have a negligible impact upon any historic features of the building.

This application relates to internal works to the retail unit and its modern features, rather than the historic fabric of the building. No works are to be carried out to the landlords' shopfront. It is therefore considered that the proposal will have negligible effect on the historic character of the building and no impact upon the surrounding conservation area.

The Site:

The site is trading retail unit situated on Market Street, Manchester, and is part of the Manchester Royal Exchange building, which is Grade 2 listed. The alterations include:

- Retain/reuse existing wall linings
- Retain/reuse existing ceilings;
- Remove flooring, replace with new;
- Remove existing furniture, replace with new;
- Re-decorating shopfront;
- New/replacement hanging fascia signage (fitted internally)
- up-grade fire rating to existing basement wall and fire door.

Consultation:

The design proposals have been previously developed on other Molton Brown sites and valuable knowledge has been gained from amenity groups, neighbours and local authorities. Due to the historic nature of the building, care has been made on integrating the new design, whilst only impacting upon existing modern fittings.

The proposal relates to the refurbishment of existing modern features of the retail unit and do not relate specifically to any historical elements of the building.

The Proposals:

The internal changes will involve re-fit of the existing sales area, including internal fascia signage, to meet Molton Browns current brand concept, while having a negligible effect on the fabric of the historic building

The internal fit out will include additional modern features which will not impact upon the layout and appropriateness of the building. Existing basement wall and fire door, fire rating to be upgraded.

New fixtures and fittings will be installed throughout the sales area.

The back of house will remain as existing.

All new light fixtures to be installed. New LEDs will be installed.

Replacement illuminated fascia signage to be suspended from internal bulkhead behind shopfront glazing. Internally illuminated.

Existing external stringcourse signage and projecting sign retained as existing, no works which already meet Royal Exchange design guidelines.

Impact of the proposed changes on the listed building:

We have carefully considered this proposal in relation to the listed building during the design process. Whilst we recognise that the whole of the building is indeed listed, these changes are not expected to have any impact on the historic value of the site and relate only to the existing modern features within the unit as described.

The proposal amounts to fit out of the existing internal modern shop unit and has negligible impact upon the historic features of building and the surrounding conservation area.

During the conservation-led design process, careful consideration was taken not to impact upon the existing significant features of the building.

Molton Brown recognise that the historic features of important buildings and surrounding conservation areas should be preserved. It is considered that by fitting a modern and contemporary store within the unit, the proposal will be enhancing the building, and will draw attention to some of its key historical attributes. The juxtaposition between old and new only enhances the historical character of the Manchester Royal Exchange building.

Overall, we have carefully considered the amount and location of the proposed work in relation to the historic elements within the building. In the light of this, the proposal complies with planning policy and design guidelines, and there is no adverse impact on the historic character of the Royal Exchange building.