

Heritage Impact Assessment

Old Exchange, 29 and 31 King Street, 5, 6 and 7 St Anns Passage, Manchester, M2 6BE

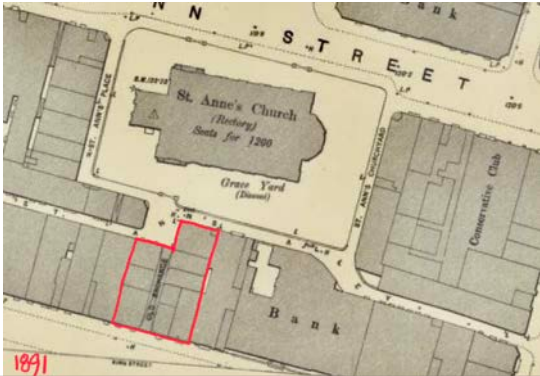


Revision		Date
R1	Issue	27.01.2026
R2	Update following team comments	30.01.2026
R3	Update to include options explored	02.03.2026

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1.00 THE PROPERTY	
1.01	The property comprises Old Exchange, 29 and 31 King Street, 5 , 6 and 7 St Anns Passage, Manchester M2 6BE.
1.02	The site sits with the St Anns Square Conservation Area
2.00 SCOPE OF THE REPORT	
2.01	This is a Heritage Statement prepared in accordance with Historic England Advice Note 12.
2.02	National Planning Policy Framework requires an Applicant to describe 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.
3.00 THE NATURE OF THE PROPOSAL	
3.01	The existing stone cills as identified on the drawings have become eroded over time, water ponds on them and then tracks back into the building through the timber window frames. Freeze/thaw action on the standing water on the cills is exacerbating the situation causing further deterioration to the historic fabric. The proposed resolution is to over cloak the cills with Code 6 Lead using details as recommended by the Lead Sheet Training Academy (formerly Lead Sheet Association)
	 Cill erosion first floor projecting bay  Cill erosion second floor internal corner above St Anns Passage  Cill erosion second floor level facing Church; projecting bay running East
3.02	Note : Works are also required to the high level lead lined gutter and chimneys however it has been agreed directly between the Project Managers and Paul Mason, Heritage and Urban Design Manager at Manchester City Council that as these works are like for like repairs no Application is required.

3.03	Lead over-cloak works have previously been undertaken to the eills on the King Street, see below.  King Street Lead Flashing
4.00 DESIGNATION RECORDS FOR THE HERITAGE ASSET AND ITS SIGNIFICANCE	
4.01	Old Exchange, 29 and 31 King Street and 5, 6 and 7 St Anns Passage are Grade 2 Listed: List Entry No. 1197936. The Listing describes the property as: <i>“Range of shops with passage through. Dated 1897 on frieze over ground floor; altered. Probably iron-framed, with cladding of red sandstone and terracotta, slated mansard roof. Rectangular plan with central through-passage. Eclectic style. Three storeys and attics, 3 structural bays; with plastered piers to ground floor (those to left altered), frieze lettered “AD/OLD EXCHANGE/1897” and to cornice, C20 shop fronts; giant ionic pilasters to 1st and 2nd floors, ornamental terracotta panels between 1st and 2nd floors, bracketed frieze and moulded main cornice with low parapet, 4 moulded lateral chimney stacks and 4 symmetrically disposed segmental pedimented dormers in the roof. The 1st floor has wide elliptical arched windows (one in the first bay and 2 in each of the others), with decorated spandrels and wood mullion and transom glazing; the 2nd floor has mullioned windows with segmental headed lights (3 in the 1st bay, 2 + 2 in the 2nd bay, and 3+3 in the 3rd bay).”</i>
4.02	To the north of the property is the Church of St Ann Grade 1 Listed: List Entry No: 1247612. The Manchester and Salford Map published 1891, surveyed 1889 (i.e. 2 years after the date of the premises) , shows the relationship of the property to the Church with a footway, perimeter fence to the Church and Grave Yard noted as “disused”. 
4.03	St Anns Place shown in 1889 as a passage between the former Grave Yard and adjacent buildings has now expanded to fill the former Grave Yard space and there is no longer a boundary fence to the Church.
4.04	St Anns Place is now a calm quiet pedestrianised space forming an area of tranquility away from the bustle of the retail area that surrounds the Church. It is a key component of the St Anns Square Conservation Area

4.04	St Anns Passage is a pedestrian thoroughfare connecting King Street to St Anns Place. The passage forms part of the Old Exchange Building with a tiled floor and timber period shopfronts to the eastern side. Transiting between St Ann Street to the North of the Church the pedestrian flow to St Anns Passage is to the West of the Church and the projecting bay of the building is a focal point highlighting the entrance to the Passage.
4.05	King Street is a major pedestrianised retail thoroughfare within the city centre with more than 10 Listed Properties between Deansgate and Cross Street. It forms a key component of the historic centre of Manchester and of the Conservation Area. Transiting from King Street the Passage visually focuses onto the Church of St Ann and the south facing portico door.
4.06	The Application property is hence a significant component within the St Anns Square Conservation Area linking the Church of St Ann to King Street and creating a public accessible enclosed space between it and the Church.
5.00 IMPACT OF THE PROPOSALS	
5.01	The proposals are restricted to the installation of leadwork to cills protect those elements of the building from continuing deterioration.
5.02	The visual impact of the leadwork will be minor and have no substantive impact on St Anns Passage / the building, nor on the contribution the building makes to the St Anns Square Conservation Area, nor its relationship to the nearby Listed Heritage Assets.
5.03	There will be no change to the overall facade configuration.

6.00 MATERIALS PROPOSED	
6.01	Leadwork will be Code 6 Leadwork installed strictly in accordance with the recommendations and guidance of the Lead Sheet Training Academy (formerly Lead Sheet Association). Code 6 Leadwork is elected to comply with BS EN 12588 for a Listed or pre-1919 building.
6.02	Mortar for jointing will be Ironstone Terracotta Lime Mortar. Data Sheet and Use instructions are attached.
6.03	Silicone sealant where used shall be neutral cure and not acid cure: Leadmate.
7.00 CONSULTATIONS/OPTIONS EXPLORED	
7.01	Works to the building have been progressing on site. The Applicant and their construction team have been in close liaison with Paul Mason, Heritage and Urban Design Manager at Manchester City Council.
7.02	Prior to arriving at the decision to overclad the cills with leadwork 2 other options were explored in conjunction with Paul Mason.
7.03	The first option under consideration was to replace the cills in a matching natural stone. The contractor priced the design option and the cost, in excess of £90,000 along with an extended programme period on site were not viable and if this was to be the only solution repair works to the cills would not have been economically viable and would not have progressed. Replacing stonework is not without implications for the building heritage. The loss of original material should always be a last resort option as it carries with it not only the risk of disturbance to other features/details on the building but also it is not possible to match the colour/weathering of the original construction. The option was hence dismissed on the basis of cost, loss of original construction, risk of damage/disturbance to adjacent finishes and visual impact from the insertion of new material.
7.04	The option of a mortar repair was also explored but discounted on the basis that it would not be a long-term solution and would be liable to crack/de-bond in the medium term causing continued deterioration of the original stonework underneath and a recurrence of the water ingress issues.
7.05	The proposals as above to overclad the cills with new leadwork, as had been undertaken previously on the King Street elevation, were hence the considered best proposal following liaison with Paul Mason at Manchester City Council.