CLB HERITAGE
HERITAGE, PLANNING & DESIGN

Planning, Design & Heritage Statement

Kiltane, 4 Market Street, Royal Exchange, Manchester, M1 7PT

May 2026

RTPI Chartered Town Planner

IHBC · INSTITUTE · OF · HISTORIC · BUILDING · CONSERVATION

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1. INTRODUCTION

1.1 This Heritage Impact Assessment has been prepared by CLB Heritage to accompany an application for Planning and Listed Building Consent for the xx at xx. CLB Heritage have been commissioned by xx to advise on the significance of, and impact upon, the surrounding heritage assets alongside design and mitigation measures to minimise harm. The report follows a site visit and advice concerning the design of the proposed development.

1.2 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting as well as matters relating to amenity and landscape impact.

1.3 The aims of this assessment are:

- to identify the assets which could be affected by the proposed development;
- to consider the significance and setting of the identified heritage assets;
- to inform the client with respect to the potential implications of the proposal;
- assist those in the planning system to assess the proposed changes;
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- to satisfy the requirements of paragraph 200 of the National Planning Policy Framework (NPPF) in relation to the assessment of significance;
- to assess the effects of the proposed development on the significance of the identified heritage assets; and
- to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

1.4 This assessment identifies the heritage assets within and surrounding the application site, including both designated and non-designated assets where appropriate. The zone of interest has been established based on information gained during the site visit and professional judgement. Assessment has been informed by appropriately proportioned research and a list of sources is provided where reference is made to external sources of information. This assessment considers the significance of above ground heritage assets and does not form an assessment of archaeological significance, although it does consider evidential potential.



Figure 1 *Site location Plan*

2. SITE HISTORY

2.1 The Royal Exchange building was originally constructed in 1729 by Sir Oswald Mosley who was the Lord of the Manor at that time. It was built as a venue for trading a variety of commodities, with cotton and textiles being the most prominent. It fell into disrepair and was demolished in 1792 as the need for a dedicated trading space grew with the booming cotton industry in the north-west.

2.2 The exchange was replaced in 1809 with a design by Thomas Harrison, which stood for around 60 years before being replaced again between 1869 and 1874 by Mills and Murgatroyd. The Cross Street elevation had an elaborate colonnade (Figure x) which was removed in modifications by Bradshaw, Gass and Hope between 1914 and 1921. The building was further enlarged by Alex Mills in the 1940s. The trading floor catered for 11,000 members and claimed to be the largest place of assembly for trade in the world.

2.3 Much of the Royal Exchange building that we see today, at the corner of Cross Street and Market Street, was built by Mills and Murgatroyd (1869 and 1874), modified in the early 20th century.

2.4 The building was damaged in World War II and again in 1996 by an IRA bombing, both leading to extensive repairs. The theatre and retail spaces were refurbished, enhancing the building's role as a cultural hub.

2.5 The trading board remains within the trading hall accessed from St Ann's Square along with the theatre which now fills the vast space. Trading came to an end in 1968 after a slump in trade and significant changes to the way in which trade was operating, due largely to vast changes in communication development. The Site subject of this application lies to the north-west of the Market Street elevation occupying unit 4 Market Street.



Figure 2 *Google earth image of the Site*



Figure 3 *Late 19th century photograph of the Site showing the former colonnade along Cross Street.*



Figure 4 *Historic photograph of the trading floor and trading board*

3. HERITAGE ASSETS & SIGNIFICANCE

3.1 The Royal Exchange is a grade II Listed Building and falls within the St Ann's Conservation Area. The Conservation Area was designated in 1970 and covers an important part of the city centre around St Ann's Square, once known as Acresfield, the designated boundary extends as far south as John Dalton Street.

3.2 The Royal Exchange is a large sandstone building in the Classical style, with giant Corinthian pilasters and huge projecting cornices. The facades of the retail units along Market Street have rusticated Ashlar stonework with Ashlar fascias with cornices, upon which are sat channelled rusticated piers with Corinthian pilasters. Shopfronts are either glass or timber, however in recent years and there has been increasing emphasis on the need to unify the design of shopfronts and signage in order to respect the character and appearance of the building. The building owner has produced a design guide to steer new development.

3.3

Designation description

List Entry Number: **1200826**

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

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).

3.4 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework (NPPF, 2024) as "*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

3.5 Archaeological interest derives from the potential of a place to yield evidence about past human activity. Historic interest derives from the ways in which past people, events and aspects of life can be connected

through a place to the present. It can be illustrative or associative. Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design.

3.6 The setting of a heritage asset is "*the surroundings in which a heritage asset is experienced*" (NPPF 2024, Annex 2 Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.

Summary of significance

3.7 Whilst the building retains some archaeological interest in the survival of its built fabric, this application for signage offers no scope to reveal further evidential potential.

3.8 Historic illustrative interest is demonstrated in the various iterations of the Royal Exchange building and how this has evolved over time, responding to the growth and decline in cotton trading and the need for alternative uses. There is historic associative interest in the various architects involved in designing the building, but the north side is very much attributed to Mills and Murgatroyd. Communal interest is found in the public accessibility of this building and the collective memories held, enhanced by the provision of the theatre which is a cultural hub.

3.9 Architectural interest is a key element of significance and this building is a fine example of a trading exchange, constructed from high quality materials and architectural features. Of relevance are the unity of materials throughout the elevations and the repetition of detailing.

3.10 The setting of the Listed Building is limited in many ways by the surrounding development which restricts longer clear views. However, the scale and height, particularly the tall tower identify the building as a landmark locally. The area is designated as a Conservation Area, the character and appearance of which it is desirable to both conserve and enhance.

4. PROPOSED WORKS & DESIGN DEVELOPMENT

4.1 The proposal seeks Advertisement Consent and Listed Building Consent for the replacement of signage to the shopfront of 4 Market Street. The building's Shopfront & Signage Design Guide (**Annexe A**) sets out the requirements for replacement signage. Requirements include:



Figure 5 Standardised shopfront design and signage from the design guide

- All new shopfronts to be slim-framed, bronze-finished, with laminated glass
- The intent is to maximise active frontages and shopfront glazing and will allow views into the interior of the retail units and to minimise fittings, wiring and other equipment from façades. No louvres or other external plant will be permitted on the shopfront façades.
- Roller-shutters when needed must be internally mounted, concealed, dark-coloured and of a type to give a high level of transparency.
- External signage should be individual letters, anodised bronze, pin-mounted to the masonry string course above the shopfront.

- Signage internal to the shopfront glazing should be illuminated and centrally located (if possible) over the entrance of the shopfront.
- Existing projecting signs are constructed in metallic bronze plate frame with white perspex acrylic panel and internal LED lighting.

Design

4.2 Design proposals have been informed by the design guide and seek appropriate signs which follow the repetition of effective designs throughout the Market Street elevatin.

Use

4.3 The retail use of the building remains the same.

Amount

4.4 No additional massing or floor area is to be added as part of the proposals.

Layout

4.5 The layout of the shop floor remains the same with no alteration to the building fabric, only internal shop fittings which do not require consent.

Scale

4.6 The scale of the proposals are in accordance with the design guide.

Appearance

4.7 The proposals will complement the existing building and create unity of design which has a cumulative effect of enhancement.

Landscaping

4.8 Landscaping is not relevant to this proposal.

Access

4.9 There are no alterations to access arrangements.

5. POLICY & DECISION MAKING

5.1 **The National Planning Policy Framework (2024)** requires that "*in determining applications, local planning authorities should require 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"* (para 207). This assessment aims to provide sufficient information for the significance of the heritage asset and the impact of development to be properly considered.

5.2 The NPPF states that "*when considering impact upon significance, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*" (para 212).

5.3 *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification*" (para 213*). "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"* (para 215). Several beneficial effects have been identified as a result of these works with one minor adverse effect. On balance the effects do not result in harm to significance.

5.4 **Historic England Conservation Principles draft (2017)** recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal. This assessment has considered the significance of the heritage assets which lie primarily within their historical architectural and aesthetic interests.

5.5 **Manchester Core Strategy (2012) Policy EN1 Design Principles and Strategic Character areas** requires that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

5.6 The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes. Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

5.7 **Policy DM1 Development Management** requires all development to have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

5.8 **Policy EN3 Heritage** states: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

6. CONCLUSION

6.1 This statement has identified the heritage assets which have the potential to be affected by the proposal and considered the impact of such on their special interest. The historical development of the site has been explored and its character and appearance considered.

6.2 The heritage value of the site relates primarily to its historical and architectural interests as a former trading hall with later adaptation to retail and social/community use.

6.3 The design of the proposed signage follows the design guide produced by the buildings management company and seeks to follow the specifications in order to produce a harmonious frontage. Complying with the guidance results in a cumulative enhancement to the ground floor units which respects the architectural significance of the Listed Building and the character and appearance of the Conservation Area.

6.4 The design and mitigation measures outlined in this assessment have sought to limit the impact of works ensuring that the design quality addresses the heritage interests of the site and that adverse effects are minimised and enhancement maximised. No harm has been identified to the significance of the affected heritage assets nor the amenity of the streetscape.

6.5 It is considered that this proposal complies with both national and local policy on this basis.

ANNEXE A THE ROYAL EXCHANGE, MANCHESTER – SHOPFRONT & SIGNAGE DESIGN GUIDE, 2025.



SHOPFRONT & SIGNAGE DESIGN GUIDE

2025



The Vision

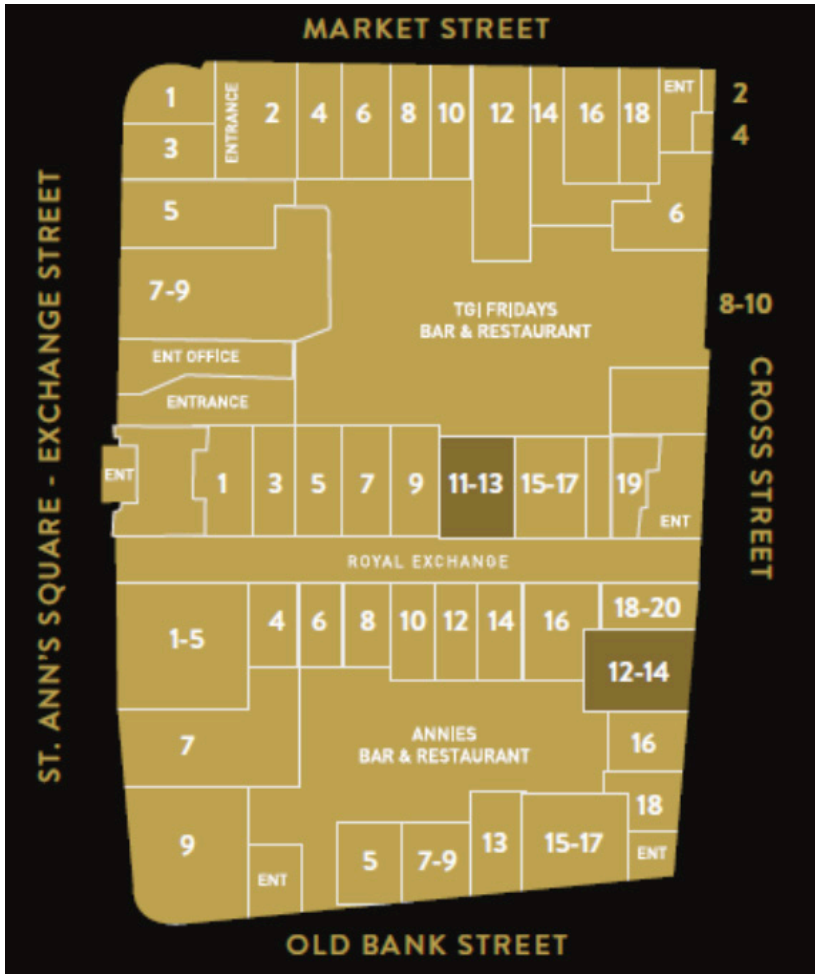
Once the hub of the world's cotton trade, The Royal Exchange Manchester is now an eclectic collection of luxury retailers, premium high street brands and best in class independent boutique shops playing a key role in Manchester's thriving shopping and lifestyle culture.

The Royal Exchange Manchester is a Grade II Listed Building, situated in the heart of the city looking out onto St Ann's Square. It is set within Manchester's bustling retail heart in close proximity to a number of iconic stores. There are also cultural attractions as well as an eclectic mix of restaurants, cafés and bars nearby.

The city centre location makes it easily accessible, with Piccadilly Station and Victoria Station only a 10 minute walk away.

Whether it's designer fashion, bespoke jewellery, beauty or gifts, The Royal Exchange has it all on one level.

Mall Plan


MARKET STREET
ST. ANN'S SQUARE - EXCHANGE STREET
CROSS STREET
OLD BANK STREET
ENTRANCE
ENT
ENT OFFICE
ENTRANCE
TGI FRIDAYS
BAR & RESTAURANT
ROYAL EXCHANGE
ANNIES
BAR & RESTAURANT
1
2
3
4
5
6
7-9
8-10
11-13
15-17
18-20
12-14
13

Contacts

Our team are here to offer you advice and guidance on all aspects of the approval process. All shopfits and refurbishments will require design and technical approval. Please get in touch to begin the process:

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Approval Process

Design Approval (See Page 5)

LANDLORD INSTRUCTION
Landlord to provide instruction and tenant contact details

TENANT DESIGN BRIEFING MEETING
Prosper to issue invitation to tenant and chair Concept Design meeting

CONCEPT DESIGN SUBMISSION
Tenant to prepare initial design and submit to Prosper

CONCEPT DESIGN REVIEW
Prosper reviews Concept Design, providing details of any amendments required. Ultimately Prosper will issue Landlord approval of the Concept Design

FULL DESIGN SUBMISSION
Tenant to prepare full Detailed Design Submission and issue to Prosper for review

FULL DESIGN REVIEW
Prosper to review full Detailed Design and provide details of any amendments required to the tenant. On completion of any amendments Prosper will issue the Landlord's Detailed Design Approval and notify Avison Young and the Centre's Building Manager

Technical Approval (See Page 6)

TECHNICAL DESIGN SUBMISSION
Tenant to submit the Technical Design to Avison Young. Avison Young and specialists, if required, will review the Technical Submission

TECHNICAL DESIGN APPROVAL
Avison Young will provide details of any amendments required. On completion of any amendments Avison Young will confirm the Landlords Technical Design approval and notify the Centre's Building Management team

STATUTORY NOTICES
Tenant to apply and obtain:
- Advertising Consent
- Listed Building Consent
- Planning Permission (if applicable)

Copy of Initial notice or Reference Number to be submitted to Avison Young

BUILDING REGULATIONS
Tenant to apply and obtain Building Regulation Approval

LEGALS
Avison Young to issue approved drawings/specifications to Landlord to form part of the Licence for Alteration.

No works to start on site until the Licence for Alteration is legally complete.

Fit-Out (See Page 7)

PRE-START MEETING
Pre-Start meeting to be arranged with the Building Manager and Avison Young

TENANT TO COMMENCE SHOPFITTING WORKS
Work reviewed on site by the Centre's Building Manager, Avison Young & Prosper for compliance with Licence for Alteration.

SITE REVIEW ON COMPLETION
Avison Young or Prosper for Technical or Design depending on the nature of the snagging.

CONSENT TO TRADE CERTIFICATION
Avison Young to review works on completion to ensure works are carried out in accordance with the licence for alterations

UNIT OPENS FOR TRADE

FINAL DOCUMENTATION
Tenant to issue the following to Avison Young:
- Complete "As Built" drawings
- Statutory Approvals & Final Certification

Design Approval

Concept Design Submission list of required documents*

- Photographs of the existing demise
- Outline general arrangement plan/s
- Shopfront elevation with main signage
- Visuals (if available) or examples of similar fitouts
- Indication of proposed materials, including flooring, walls, ceilings and key elements
- Any additional drawings or visuals which help explain your concept

Detail Design Submission list of required documents*

- Detailed general arrangement plan/s
- Detailed shopfront elevation
- Signage contractor's drawing (including sections and dimensions)
- Detailed internal elevations
- Detailed sections (where applicable)
- Reflected ceiling plan
- Floor finishes plan, including floor junction details
- Finishes plan or schedule
- Furniture, Finishes and Equipment specifications (photographs to be included as well as specifications)
- Hoarding graphic proposal and construction drawings (where applicable)
- Scope of works

* Note: Not all of these documents will always be required.
However, Prosper may call for additional information if the case requires it

Technical Design Approval

Technical Design Submission list of required documents*

Statutory Approvals:

- Copy of application for Building Regulations and Initial Notice
- Copy of application for Listed Building Consent and Decision Notice where applicable
- Copy of application for Planning Permission and Decision Notice (where applicable)
- Copy of application for Consent to Display Advertisements and Decision Notice (where applicable)

Drawings and documentation (please include a drawing issue sheet):

- General Arrangements Fit Out Plans
- Proposed electrical, mechanical, cold/hot water, services and drainage layout and specifications (where applicable) including details of the link to the main centre alarm
- Proposed fire alarm and detection details and specifications
- Proposed HVAC and smoke extract layout details and specifications (all where applicable) including details of links to any existing centre systems
- Proposed fire strategy plan, detailing fire-rated walls, emergency lighting, signage, fire doors, lobbies etc
- Scope of works. Specification detailing proposed works
- Structural Alterations plans (where applicable)

Additional information required for food and beverage units only:

- Gas installation layout and details (where applicable)
- Fire suppression system details
- Kitchen extract system details, including grease/ odour filtration
- Grease management system details

* Note: Not all of these documents will always be required.
However, Avison Young may call for additional information if the case requires it

Pre-Start
Fit Out & Open for trade

Prior to start on site checklist

- Contractors Health & Safety Documents
- Contractors Insurance
- Contractors Programme

Pre-start meeting

- Attendance at a pre-start site meeting to discuss and agree management issues on how the works will be undertaken on site
- Contractor to undertake the Royal Exchange site induction

Tenant's Responsibilities

- Compliance with Asbestos Regulations
- Obtaining Food Premises Licence (if needed)
- Obtaining Alcohol Premises Licence (if needed)
- Any specific License required for proposed use. Such as PPL or PRS Licence for Music

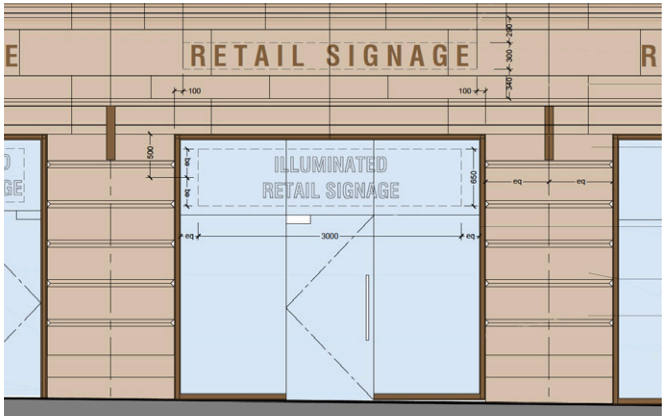
Shopfront & Signage Design Guidance

The external shopfront design consists of three variations according to the location of the unit;

- St Ann's Square & Exchange Street
- Old Bank Street
- Market Street & Cross Street

The different shopfront heights surrounding the building have been taken into consideration, to allow the variation of designs to achieve an outcome that complement The Royal Exchange as a whole.

- All new shopfronts to be slim-framed, bronze-finished, with laminated glass
- The intent is to maximise active frontages and shopfront glazing and will allow views into the interior of the retail units and to minimise fittings, wiring and other equipment from façades. No louvres or other external plant will be permitted on the shopfront façades
- Roller-shutters when needed must be internally mounted, concealed, dark-coloured and of a type to give a high level of transparency
- External signage should be individual letters, anodised bronze, pin-mounted to the masonry string course above the shopfront (see page 11 for further guidance)
- Signage internal to the shopfront glazing should be illuminated and centrally located (if possible) over the entrance of the shopfront (see page 10 for further guidance)
- Existing internally illuminated projecting signs to be retained (see page 12 for further guidance)
- All specifications, samples and details should be submitted to Prosper for approval prior to construction







Shopfront

Each individual area of The Royal Arcade has different features and peculiarities which require different shopfront designs depending on the glazing frame, the height and the location.

All the shopfronts are to be slim-frame, bronze finish, with laminated glass. If the timber shopfront is listed or can't be replaced with frameless glazing, the proposed design concept will need to be submitted to Prosper at an early stage for Concept Approval.

All doors (singles or doubles) should be easy to operate and in accordance with Approved Document Part M of the Building Regulations.

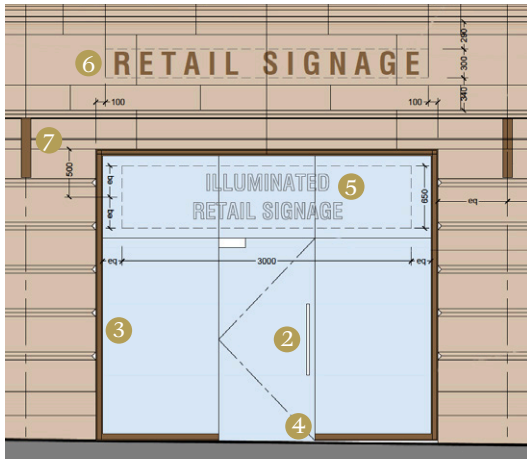
If a security roller shutter is required, it will be fitted by the tenant and positioned to the internal side of the shopfront glazing (refer to page 10 for further details).

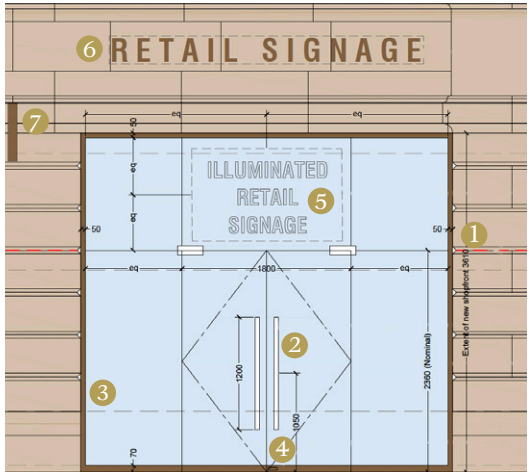
All shopfronts will be submitted to Prosper for Concept and Detailed Design Approval.

Main Signage 5
(See Page 10)

External Building Signage 6
(See Page 11)

Projecting Sign 7
(See Page 12)





Signage

1. Head of door/glazing division to align with masonry string when possible. Tenant to confirm dimensions on site.
2. Stainless steel pull handle 30mm ø (nominal)
3. Anodised bronze shopfront. Colour to match signage lettering above
4. Door lock to be installed in bottom rail. Details to be forwarded to Prosper for approval
5. Main signage formed from 3D individual internally illuminated letters positioned behind the glazing (refer to page 10 for further details)
6. External aluminium anodised lettering to be installed above the shopfront by Tenant (refer to page 11 for further details)
7. Existing Projecting Signage. Tenant to apply vinyl with their retail signage / logo applied on existing internally illuminated perspex panel (refer to page 12 for further details)

NOTE: Tenant fitted security roller shutter door to be positioned to internal side of shopfront glazing. Exact roller shutter arrangement subject to specific unit. Semi transparent 'brickbond' style roller shutter or similar approved to give a high level of transparency (refer to page 10 for further details)

Signage

Main Signage

Illuminated signage to be positioned behind the glass shopfront.

Signage zones vary depending on unit location (dashed line in fig 1 shows an indicative signage zone). Guidance will be provided to new tenants on a one to one basis. Tenants shall not vary these details.

No other type of signs will be permitted and glazing films and shopfront vinyls are not permitted.

No permanent structures or bulkheads are permitted immediately behind the glazing.

1. Existing masonry structure
2. Indicative position of LED power units for signage
3. Aluminium anodised bronze slim frame shopfront
4. Paint finished plasterboard
5. Clear glazing
6. Internally illuminated aluminium anodised silver letters with white semi transparent perspex to front face. Letters fixed back to horizontal rods behind
7. Vertical and horizontal aluminium rods 15 mm ø, supported from existing structure above. Rods to be aligned with glazing joints where possible and painted in a colour to make them as inconspicuous as possible
8. LED lighting to individual letters - tenant to confirm specification.
9. Horizontal aluminium rods running behind letters
10. Tenant fitted security roller shutter

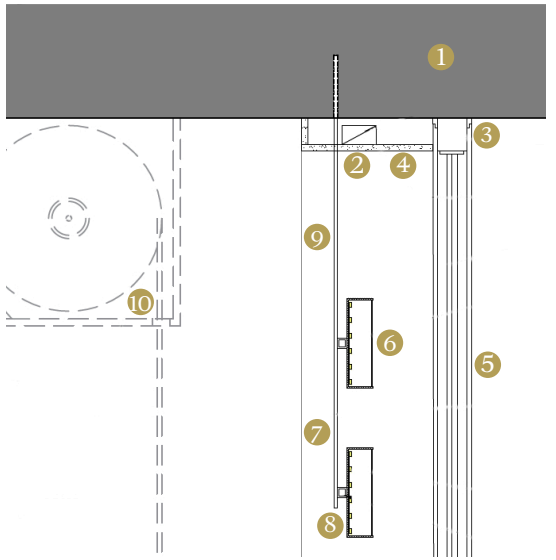
Fig 1











Signage

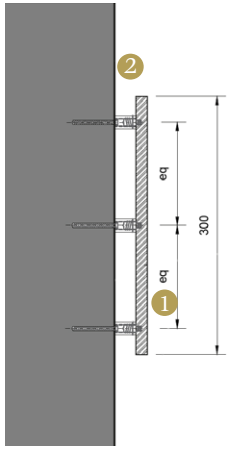
External Building Signage

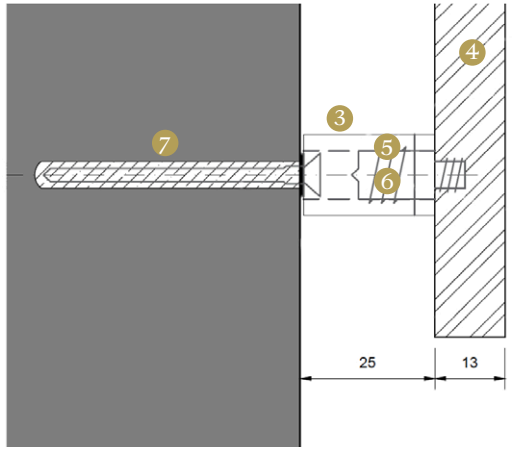
External Building Signage formed of aluminium individual letters with anodised bronze finish, 13mm thick. Letters to be located above the shopfront at centre of the string course as shown.

Consider the opportunity to use this signage as a separate approach of introducing your store to customers. Strict guidelines have been formulated in relation to signage locations, heights, and setting out for all existing tenants. These requirements have been put in place by the Landlord to ensure uniformity and consistency.

New tenants will receive guidance and their proposal will be approved on a one to one basis.









1. 250mm - 300mm high bronze lettering
2. Existing sandstone string course
3. Cover spacer to be aluminium anodised bronze
4. 13mm thick aluminium anodised bronze lettering
5. Female locator - turns to pull letter in and locks in place
6. Threaded male locator
7. 3-4mm screw fixing into existing masonry wall

Signage

Projecting Sign

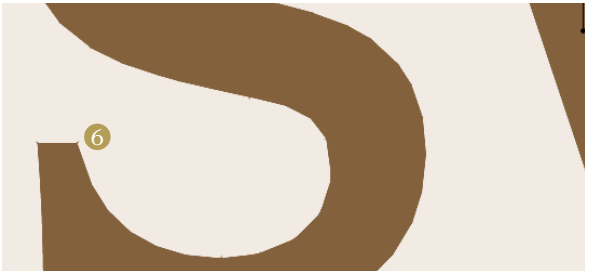
Existing projecting signs are constructed in metallic bronze plate frame with white perspex acrylic panel and internal LED lighting.

Tenant retail signage / logo in cut vinyl applied to the surface of the perspex panel. All panels to keep a clear surround of 20mm either side of text and 50mm for large graphic elements.

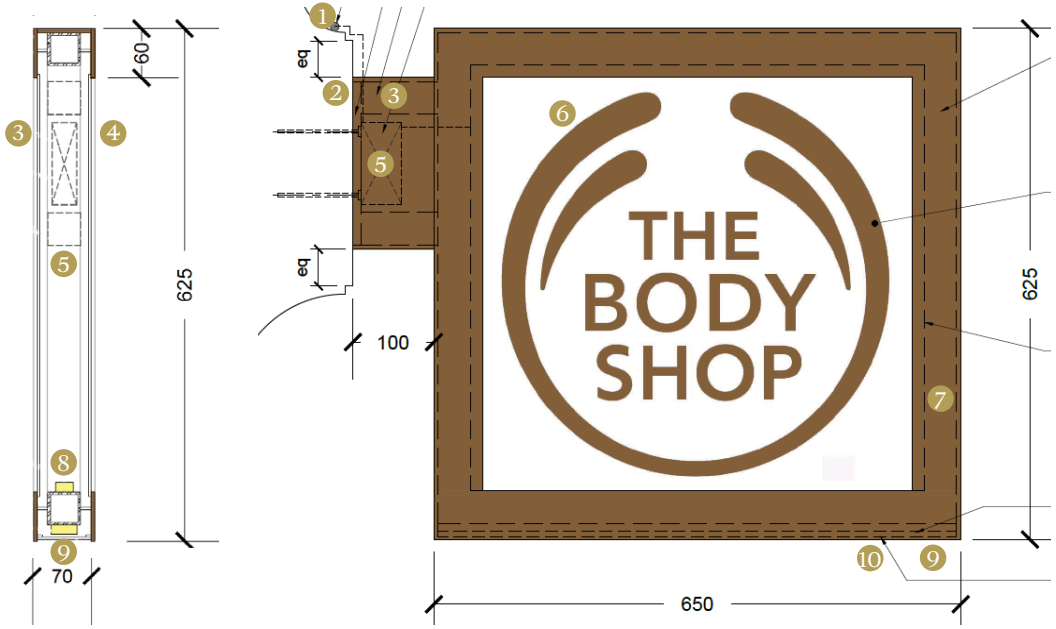
Where not otherwise specified fill colour to the vinyl for the projecting sign letters or logo to be:

- Vinyl solid fill - Colour RGB: 130,97,64

1. Bronze/copper finish conduit for power supply to sign, to run along top of existing masonry band. Electrical contractor to detail location of cable routes and provide cable samples for approval
2. Aluminium plate, screw fixed to existing sandstone band. Centred vertically on existing band
3. Fully welded aluminium anodised bronze cover plates, fixed over aluminium sub frame
4. Aluminium sub frame
5. LED power units for lights concealed within sign support arm
6. Retail vinyl signage / logo applied on 'white' semi transparent perspex, internally illuminated from behind.
7. Dashed outline of aluminium subframe behind bronze facing
8. 4000k LED strip light for internal illumination
9. 3000k LED strip light to underside of sub frame
10. Semi transparent perspex sheet to underside of LED lighting







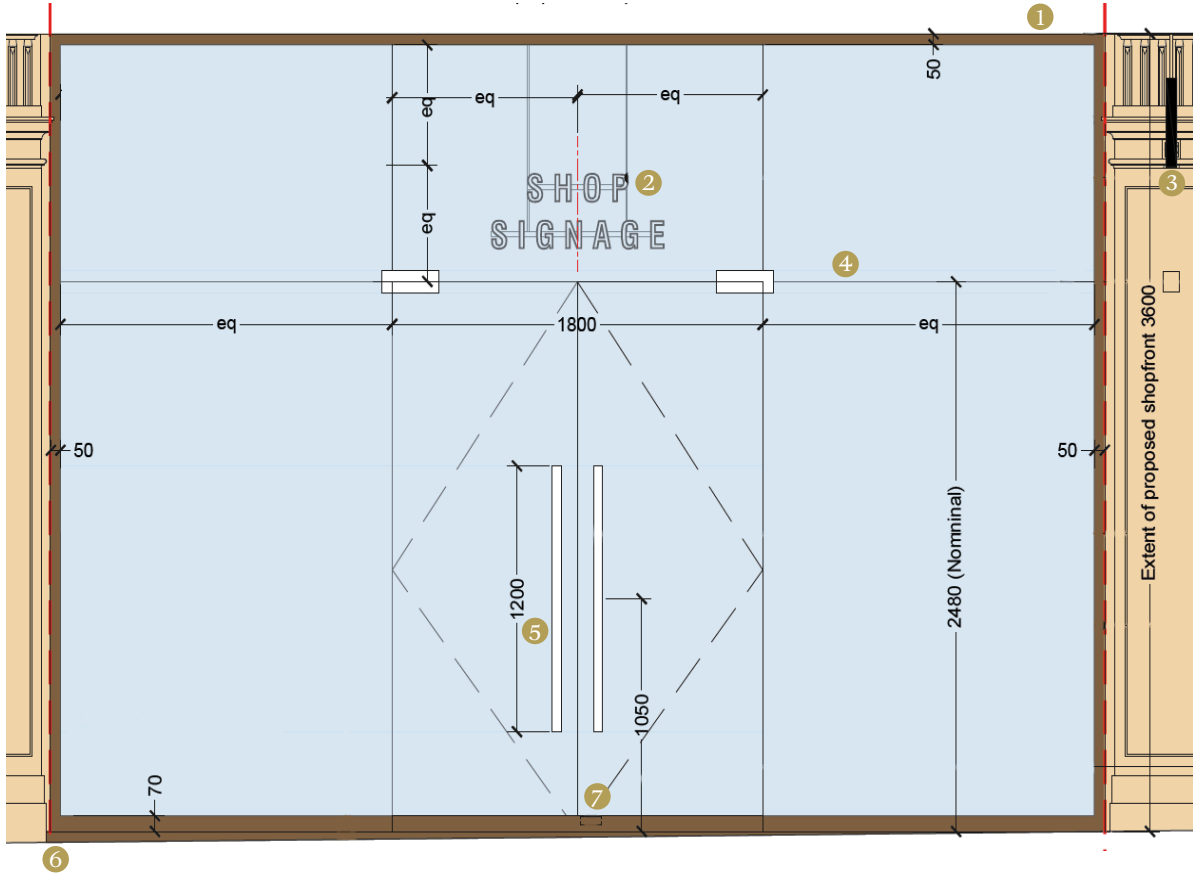
Arcade Shopfront

Main

New shopfronts to the internal Arcade should be a slim-frame, single-glazed, laminate clear float glass. If however a double-glazed shopfront is required, the inner pane should be toughened glass, and the outer pane laminate. Shopfront glazing to be butt-jointed vertically with silicone sealant joints. Glass-to-glass joints to be in clear silicone, and glass-to-channel joints in black silicone. Shopfront glazing to be designed to span vertically for the full height of the shopfront without transoms.

Shopfront framing to be a proprietary aluminium alloy framing system with a face width of 50mm and an anodised bronze finish. The colour of the framing should match the bronze signage. A new internal bulkhead should be formed to line with the top of shopfront.

Doors to be manual, hinged frameless glass door leaves in 12mm clear toughened glass, with manual patch-fitting lock at low level and tubular steel pull-handles. All locks and rails to be bronze anodised. The doors should be easy to operate and in accordance with Approved Document Part M. Shopfront drawings and specifications to be submitted for approval.



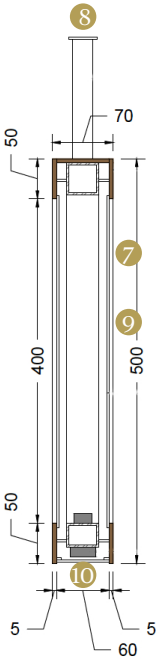
1. Head of proposed shopfront to line with new ceiling level
2. Illuminated signage behind glass shopfront (refer to page 14 for further details)
3. Proposed 520 x 500 x 70mm internally illuminated blade sign
4. Head of door/glazing division to line through mall with timber column detail
5. Stainless steel pull handle 30mm ø (Nominal)
6. Anodised bronze shopfront to match new external shopfront
7. Door lock to be installed in bottom rail

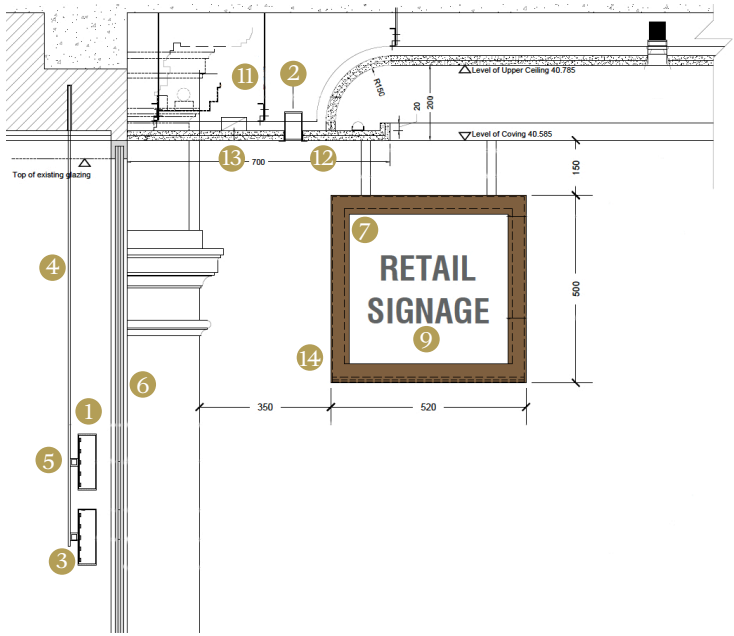
Arcade Signage

Projecting

1. Aluminium anodised silver letters with opaque/white perspex to front face. Powder coated aluminium colour to be confirmed
2. Type F light fitting 250mm from face of pilaster
3. Signage to be internally illuminated with LED lights. Send specification of signage and LED power units for Approval - detail to be agreed with Prosper
4. Vertical and horizontal aluminium rods 15 mm ø, supported from existing structure above. Align rods with joints in glazing where possible and painted in a colour to make them as inconspicuous as possible
5. Horizontal powder coated aluminium rods running behind letters
6. Glazing
7. Existing 520 x 500 x 70mm internally illuminated blade signage, with integrated lighting sign to be supported from the soffit as indicated. Finish in aluminium anodised silver frame. Tenant colour and sample to be provided for approval.
8. Powder coated aluminium support frame, colour to match main sign
9. Retail vinyl signage / logo applied on 'white' semi transparent existing perspex, internally illuminated from behind. Outline to letters 2mm wide Colour RGB: 156,134,94 Solid fill RGB: 130,97,64 (See page 11)
10. LED strip light to underside of sub frame. Internal down light to illuminate the existing pilaster
11. Existing structure to be retained and made good where necessary
12. Plasterboard covered ceiling to detail & specification
13. Indicative position of driver for sign. Location to be agreed with architect prior to installation
14. Dashed outline illustrating the aluminium sub frame







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Produced by Prosper on behalf of The Royal Exchange Manchester.
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