

15L/2075
14.09.15

Heritage Statement

**Part of the Fruit Exchange, 14-16 Victoria Street,
Liverpool, L2 6QE**

**National Heritage Listing No 1392539
Grade II Listing.**

The Building

The building is the former Fruit Exchange built c.1888, and is an irregular J shaped plan. Front block containing offices. Rear block containing exchange halls and offices. The former storage /warehouse areas to the Lower Ground Floor now converted into public houses and a shop.

Designated Reasons for listing

The building is a rare survival of an early C20 fruit exchange, converted from an earlier goods depot. It has well detailed exterior and significant surviving internal decorative elements to the former exchange halls and public areas. Its external design incorporates imagery related to its function, such as stained glass windows depicting garlands of fruit.

Although the lower ground floor has been converted into public houses and shops the original layout of the upper floors remains clearly readable. Many of the original features survive including the two exchange halls, and the elaborate public areas that retain original stone stairs, decorative metal balustrading, tiled walls, and Ionic supporting columns. The main exchange hall is an irregular heptagon shape and along with the adjacent smaller hall retains its original tiered seating, panelling, and decoration.

The proposal and its impact on the building.

The proposal is for a restaurant at the small former shop unit at 14-16 Victoria Street, the proposal does not include for any alterations to the existing external fabric of that part of the building to which the application relates, in particular the existing windows and frames which will be retained as they stand. There will be no alterations to the existing stonework.

The existing internal layout of the premises which has laterly been used as a security company office contains studded timber frame and plasterboard walls to create a conference room and offices, these walls are recent construction and will be removed to form the restaurant. There will be no impact of these alterations on the extent of the designated listing of the building.

Conclusion

The proposal for a restaurant in the existing GradeII listed Building can clearly be shown to have no impact on the internal designated listings, and as there is no intention to make any material alteration to the external fabric of the building it can be concluded that the proposal will sit suitably within the listed building without compromising its heritage.