



12th July 2021

Tootal Building Reception (Churchgate House): Heritage Addendum Note

The following Addendum Note has been prepared by Heritage Architecture Ltd in relation to the Planning Permission and Listed Building Consent for the Tootal Reception as validated by the Local Planning Authority (LPA), Manchester City Council (MCC) on 10th June 2021 (Ref: 130447/LO/2021). The Tootal Building (also known as Churchgate House) is a Grade II* building, situated at Oxford Street, Manchester.

The submitted proposals broadly consist of a light-touch renovation of the existing reception space, which has been subject to modernisation and strip out works from the late-20th century to 2019. The existing reception space subsequently comprises very little historic fabric, with the exception of the original staircase and associated tiling / arches. Please refer to the original heritage statement (submitted by Heritage Architecture 17 June 2021) and the design and access statement (The Friday Project) for full details of the extent of surviving historic fabric and full details of the proposals.

The purpose of the Heritage Addendum note is to address the requested amendments to the proposals as made by MCC during the site visit undertaken on the 7 June 2021.

The proposed green living wall to the entrance and lobby was considered to be inappropriate and not in keeping with the 19th century character of the Grade II* building. It was further requested that the proposed wooden flooring to the reception be reconsidered, as historically, the reception area of the late-19th century building comprised a detailed mosaic floor (**Figure 1, appendix I**). The original mosaic floor has since been removed (likely during the extensive works made to the building during the 1960s by Harry Fairhurst), and latterly replaced (c.2004) with the current ceramic provision, which now appears dated and is subsequently proposed to be replaced (**refer to Figure 2, appendix I**).

The proposed amendment to the validated application is therefore as follows:

- Introduce a contemporary new tiled floor, complete with a 'TBL' logo in a mosaic style, making reference to the original logo (**see Figure 3, appendix I**), thereby making a clear visual reference to the buildings' historical interest.
- Remove the proposed green 'living walls' from the application, as these are deemed to not be in keeping with the historic character of the listed building.

The proposed changes will remove the aspects of the proposals deemed to incur an adverse impact upon the significance fabric and character of the building, and will therefore ensure a more sensitive approach, with demonstrable benefits for the listed building as a whole.

Conclusion

Heritage Architecture Ltd has liaised closely with MC, AIS Interiors and The Friday Project throughout to ensure a conservation-led approach is adopted. The proposed amendments have been informed by ongoing correspondence, site surveys and detailed design work which seeks to maintain the special architectural and historic interest of the Grade II* building.

It will be clear these amendments are required in order to necessitate the proposals, with instances of fabric loss demonstrably balanced by retention in other areas of the Site. In summary, the nature of the changes will not cause any additional significant effects upon the Grade II listed viaduct and will ensure the listed structure is preserved for future generations.

This Addendum Note should be read in conjunction with the revised proposed floor plans as supplied by 'The Friday Project'.

Yours sincerely,

Sarah Stirling

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Heritage Architecture Ltd.

Appendix I – Relevant Images



Figure 1: Original mosaic floor to reception. Pictured c.1900.



Figure 2: Current layout to reception. Note the current ceramic tile provision to the floor.

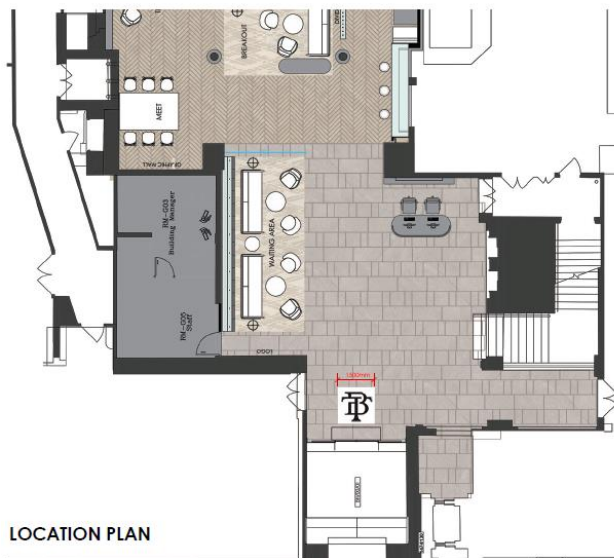


Figure 3: Extract of revised floorplan. Note the proposed location of the TBL logo within the main space and amended floor tiles to the lobby.