

The Tootal Buildings

HERITAGE STATEMENT

LISTED BUILDING APPLICATION
FOR BASEMENT SHOWER & CYCLE STORE REFURBISHMENT

56 OXFORD ST,
MANCHESTER,
M1 6EU

ISSUE 03

The Tootal Buildings

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INTRODUCTION

This Heritage statement has been produced on behalf of our client in support of the Listed Building application for the refurbishment and extension of the shower facilities in the sub basement of Broadhurst at The Tootal Buildings and the improvement of cycle parking provision in the basement. The statement has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF, to describe the significance of the heritage assets affected and the consequent potential impact of the current proposals. As required by the NPPF, the Statement gives a proportionate level of detail of historical research and assessment, appropriate to the relatively limited scope of the proposed works.

Name of the scheme: 56 Oxford St, Manchester M1 6EU

Applicant: Helical Plc, 35 Dale Street Manchester M1 2HF

Broadhurst part of the Tootal Broadhurst & Lee building is a Grade II* listed building with construction completed in 1898. The building is Neo-Baroque in style in red brick striped with orange terracotta. The eponymous building provided offices and a warehouse for the textile manufacturers. The property has recently undergone a rebrand with the current owners renaming Churchgate & Lee House as The Tootal Buildings and Churchgate is now known as Broadhurst.

The building is located in a popular position in the city which has seen much development over the last few years, including Grade A office accommodation at the recently finished One St. Peters Square

Listing NGR: SJ8402497647

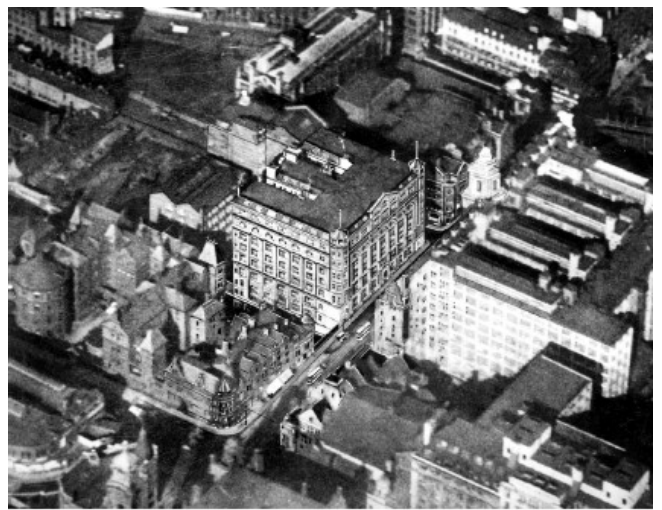
Broadhurst offers commercial office accommodation to multiple tenants for which the communal reception area was recently reconfigured and refurbished to include a café and breakout seating. In accordance with the increasing use of tenants using alternative methods to commute such as running and cycling the existing shower and change facility has become under catered and is in need of refurbishment. The client wishes to improve and increase the facilities available and upgrade the provision to encourage tenants to make more use of the space. In recent years, a benchmark has been set for standards around the city and it was our clients desire to offer their tenants a unique and original facility which reflect a sense of place and history.

HISTORY

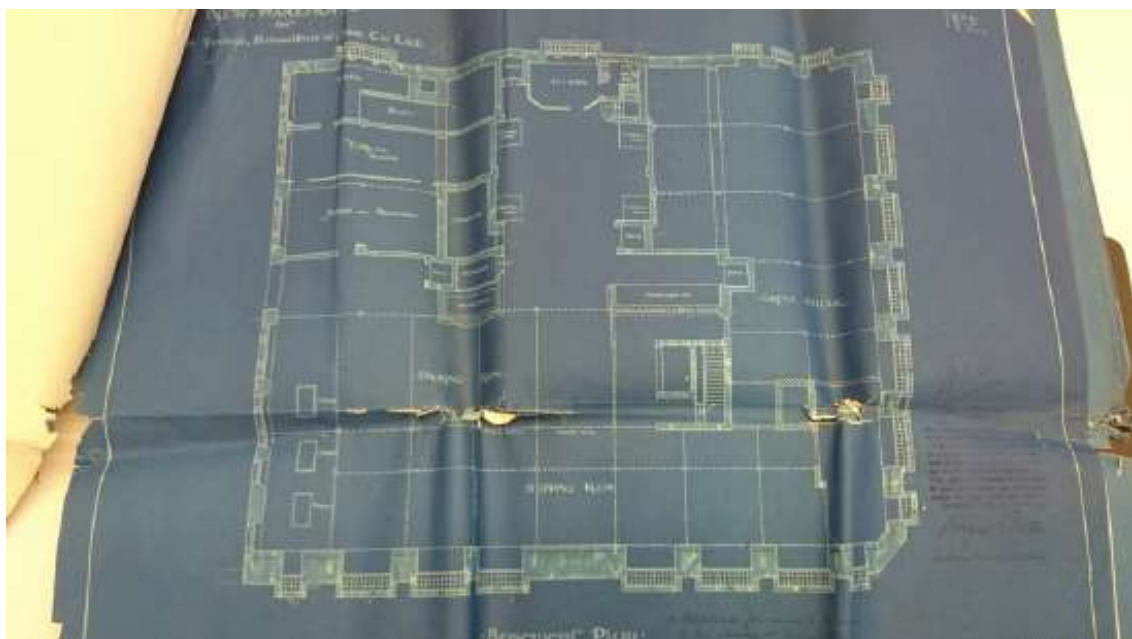
Please refer to Stephen Levrant Heritage Architecture report appended to this document for statutory designations and the history and development of building.



Churchgate House 1900
(Historic England)



Aerial view of Churchgate House 1926
(Manchester Library Archives)



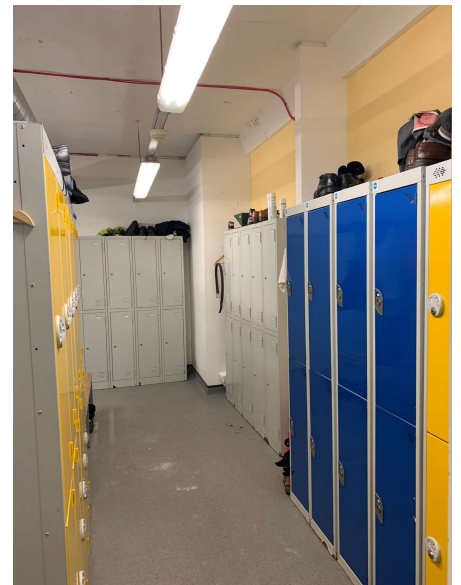
Photograph of the basement of Churchgate House, taken in 1900 (Historic England archives). Original form of basement windows is just visible, as are the three presses.

THE PROPOSAL: SHOWERS

The shower facilities can be found in Broadhursts sub basement and can be accessed from the main reception lobby or through the subterranean car park. The proposal looks to extend the facilities into the adjacent vacant store room providing additional shower cubicles, introducing wcs and increasing the locker and bench provision and vanity provision.

Both rooms are accessed off the existing circulation corridor. The space where the existing male and female areas are currently located will become the female facility, which will provide ten shower cubicles, one 'superloo' wc and a vanity unit. The male facility will be accommodated in the existing vacant store room and will offer ten shower cubicles, one 'superloo' wc and four shaving basins. Robust and contract grade fixtures and fittings are proposed with a design element to avoid looking too institutional. High quality finishes provide an element of luxury and elevate the scheme. New practical and decorative lighting will be installed and all mechanical and electrical installations upgraded to ensure a safe and healthy environment is provided.

The area where the current shower facility is accommodated offers very little in the way of historical features. There is an exposed glazed brick arch in the female area, although little has been done to maximise the feature and a small amount of brickwork which has been painted in the male area. The vacant store earmarked for the new male facility offers an original steel door to the riser and a series of glazed brick arches. It is the intention to retain and refurbish these elements to give users of the space a sense of place and showcase the industrial history of the building.



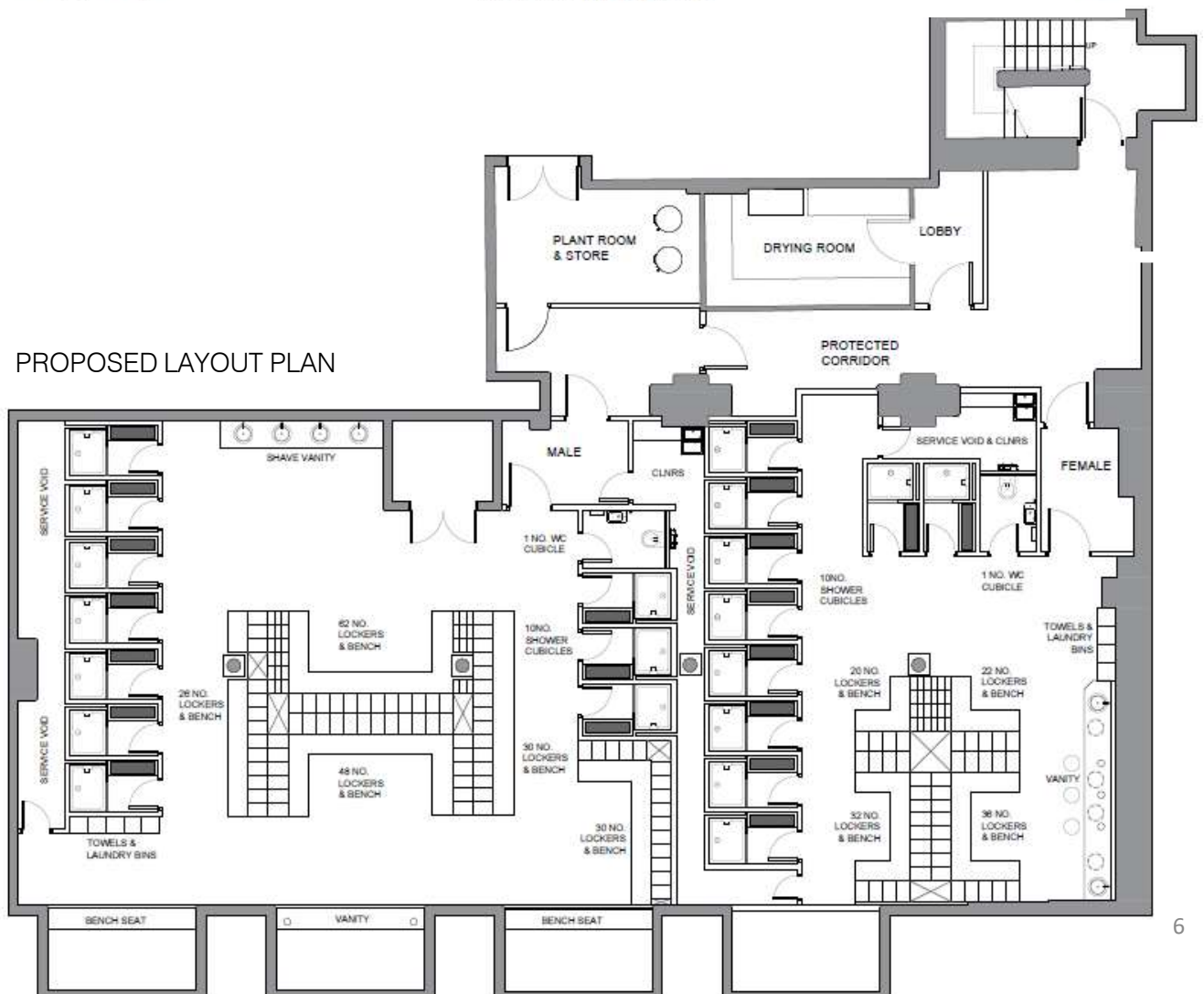
Photographs of existing basement areas.

THE PROPOSAL: SHOWERS

FINISHES, FIXTURES & FITTINGS



PROPOSED LAYOUT PLAN



THE PROPOSAL: CYCLE STORE

Description & Layout

The cycle store can be found in Broadhursts basement and can be accessed from the main vehicular access off Great Bridgewater Street to the subterranean car park. The proposal looks to extend the facilities into the adjacent vacant store rooms providing an increase in cycle parking using a variety of secure and robust unit types, including charge points for electric bikes and a bike repair unit. Vehicle access to this area will be suspended.

A new entrance screen and double door will be installed to make the area secure, controlled with an access card. The area will be enhanced with new lighting, wall decoration, graphics and new flooring

A total of 167 cycle parking spaces will be provided (an increase from 50) using a mix of units.



Photographs showing the existing facilities

THE PROPOSAL: CYCLE STORE

Semi vertical racks



Freestanding vertical racks



Sheffield stands



Bike repair station



Lock rack



Images of proposed equipment to be installed.

ASSESSMENT OF IMPACT

Please refer to Stephen Levrant Heritage Architecture report appended to this document for significance assessment and impact assessment.

CONCLUSION

This heritage statement has provided proportionate information in relation to the development and significance of those component parts of the Grade II* listed Broadhurst which would be affected by the installation of new shower and change facilities in the sub basement and cycle store in the basement.

In the process of the impact assessment, it has been concluded that the proposals would be modestly beneficial to the heritage interest of the building by improving standards of design and holistically enhancing the underused basement of the building for the occupiers. This heritage statement and impact assessment is therefore submitted in support of the proposals.

Please refer to Stephen Levrant Heritage Architecture report appended to this document for concluding statement.



The Tootal Buildings from the corner of Oxford Road and Rochdale Canal.

APPENDIX

STEPHEN LEVRANT HERITAGE ARCHITECTURE
HERITAGE STATEMENT



7th August 2020

Heritage Statement for the refurbishment of areas of the basement and sub basement levels of the Grade II* listed Churchgate House.

Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for the minor refurbishment and extension of the shower facilities in the sub basement and the improvement of cycle parking provision in the basement of Churchgate House (now known as Tootal Buildings).

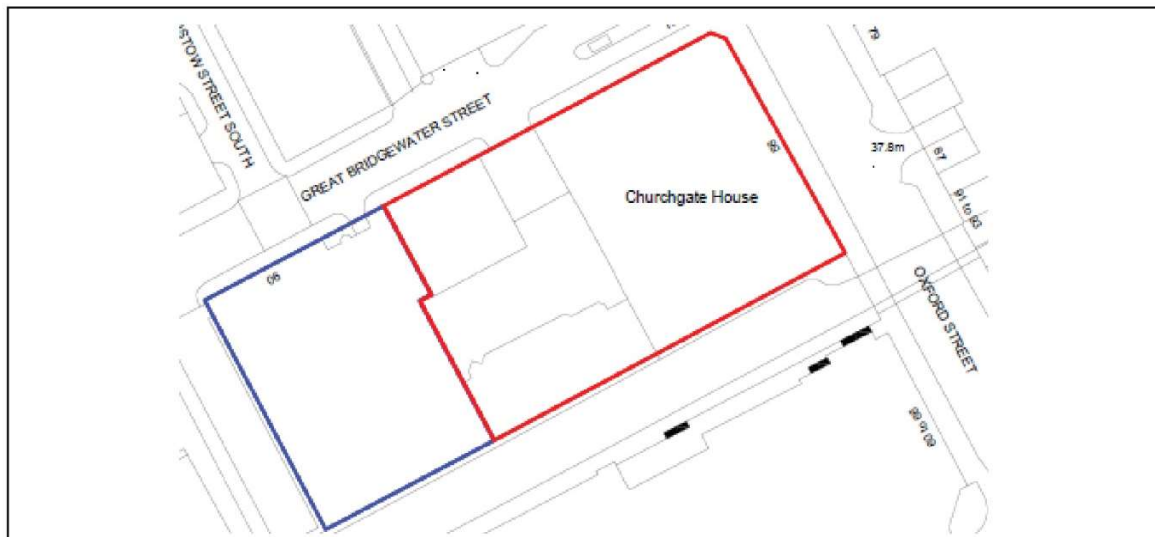


Figure 1: Map showing the location of the building outlined red.



Figure 2: Combined basement/sub basement plan showing the location of the proposed bike store outlined in green (at basement level), and the location of the proposed shower facilities on the sub basement floor below outlined in orange. Please note a sub basement floor plan was not available at the time of writing.

Statutory Designations

Churchgate House was statutorily designated as Grade II Listed on the 3rd October 1974. The original list description is as follows:

TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET

SJ8497NW OXFORD STREET 698-1/32/265 (West side) 03/10/74 No.56 Tootal, Broadhurst & Lee Building

*GV II**

Textiles warehouse, now offices. 1896-8 (dated 1896 over doorway), by J.Sankey Gibbons. Probably steel-framed, clad in red brick with liberal dressings of buff and yellow terracotta (roof not visible). Large rectangular plan. Baroque style. Five storeys with basements and attic, 7 bays plus canted corners; glazed terracotta to ground floor with raised banding, alternating bands of red brick and yellow terracotta to all upper floors; cornice over ground floor, banded piers to 1st floor serving as pedestals to giant Corinthian colonnade at 2nd and 3rd floor which has a modillioned cornice and finishes as an arcade of semi-circular windows at 4th floor; very prominent modillioned cornice, attic treated as a parapet and raised in the centre; set-in semi-octagonal corner turrets rising from 2nd floor and capped by colonnaded octagonal cupolas with prominent cornices and apex finials with flagmasts. Massive central round-headed doorway with banded surround and cartouche dated 1896, set in architrave of coupled banded columns and broken pediment; 6-light windows with transoms. Right-hand return to Great Bridgewater Street, 5:2:5 bays in matching style, but the 2-bay centre with coupled round-headed loading-bay arches at ground floor (furnished with wrought-iron gates in Art Nouveau style), and pedimented attic. Interior not inspected.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses” when considering whether to grant planning permission.

Consequently, this Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.

History and Development of the Building

Churchgate House was built between 1896-8 to the designs of Joseph Gibbons Sankey for Tootal Broadhurst and Company, and functioned as a cotton warehouse, showrooms and offices for the company.

The building was extended in several phases, with the first being undertaken in 1910 with the addition of a narrow wing to the Great Bridgewater Street elevation in a seamless architectural style matching the original building. In 1931 the adjacent Lee House was built, and in the 1950s a new office block was built on the canal frontage which created the current central courtyard between Churchgate House and Lee House.



Figure 3: A drawing of the two principal fronts of the building as seen from Oxford Street in the c1920s.

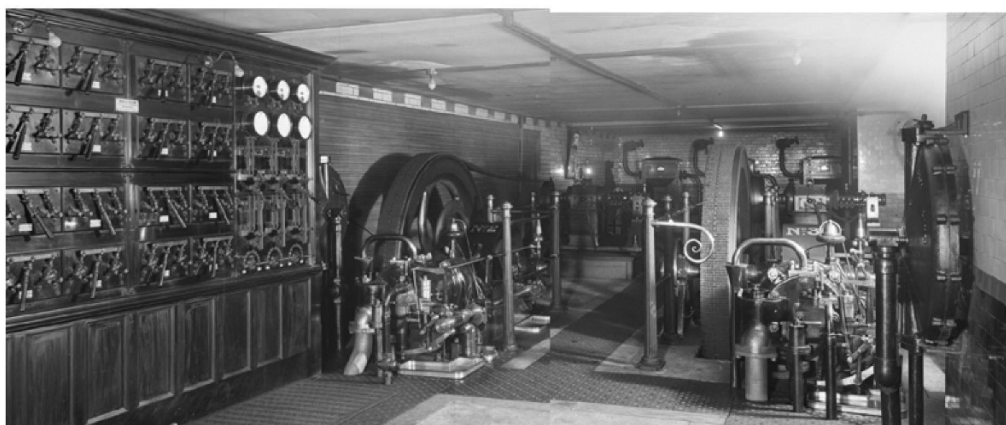


Figure 4: A photograph taken in the basement engine room in 1900, showing the original Crossley engines and tiled walls. (this location does not form part of the current proposals).



Figure 5: A photograph looking across the basement floor in 1900, illustrating the busy packing and shipping rooms, which predominantly occupied the basement area (this area does not form part of the current proposals).

Subsequent to these major additions, the building has also been subject to several substantial phases of refurbishment and alteration. These works included the insertion of suspended ceilings and general refurbishment of most areas of the building during the 1980s, and the conversion of the entire basement spaces into a car park in 1989.

In the early 2000s the building was again refurbished, including the refurbishment of lift lobbies and stair wells, insertion of new doors to office suites, suspended ceilings and raised service floors to offices and new facilities such as toilets and kitchens.

The basement areas of the building were originally designed to function as packing and shipping departments, with a number of heavy presses and associated packing rooms divided by glazed screens. As part of the continual refurbishment works during the late-20th century, the basement areas have been almost entirely stripped of all historic fabric, baring the external walls and columns, to enable the spaces to function as car parking.

The areas today retain no original partitions, doors or any other decorative feature, but do retain small areas of standard cream and brown tiling to some parts. The external walls to the perimeter of the basement spaces retain plain and glazed brick, which are largely painted with some exposed areas of white glazed brick to pavement lightwells.

Basement Gazetteer/description

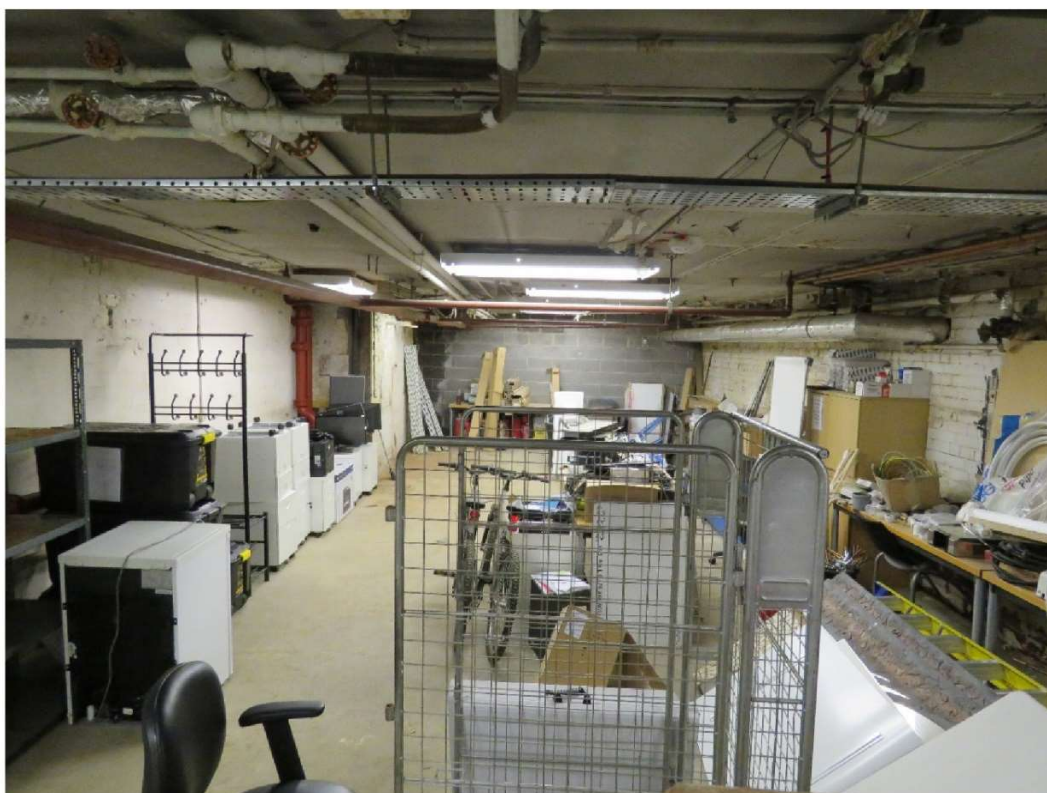


Figure 6: Looking across the larger of the two store rooms, showing the now over-painted original tiling.



Figure 7: The now over-painted original tiling to the larger of the two store rooms.

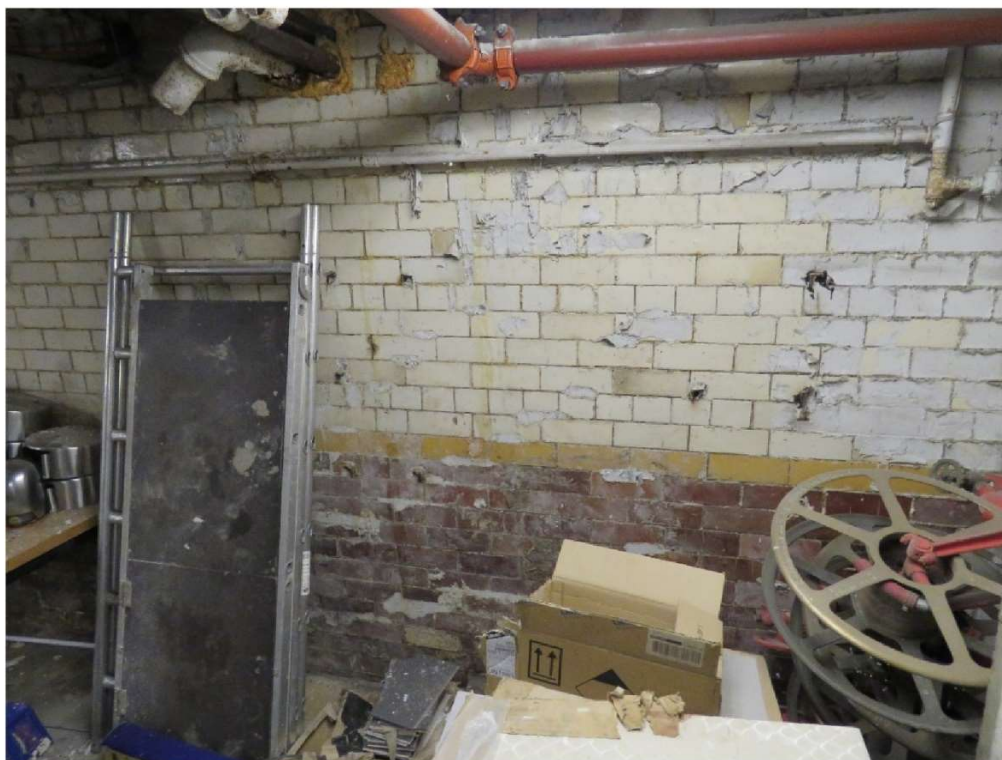


Figure 8: A closer detail of the original tiling.



Figure 9: A closer detail of the original tiling.



Figure 10: A closer detail of the original tiling.

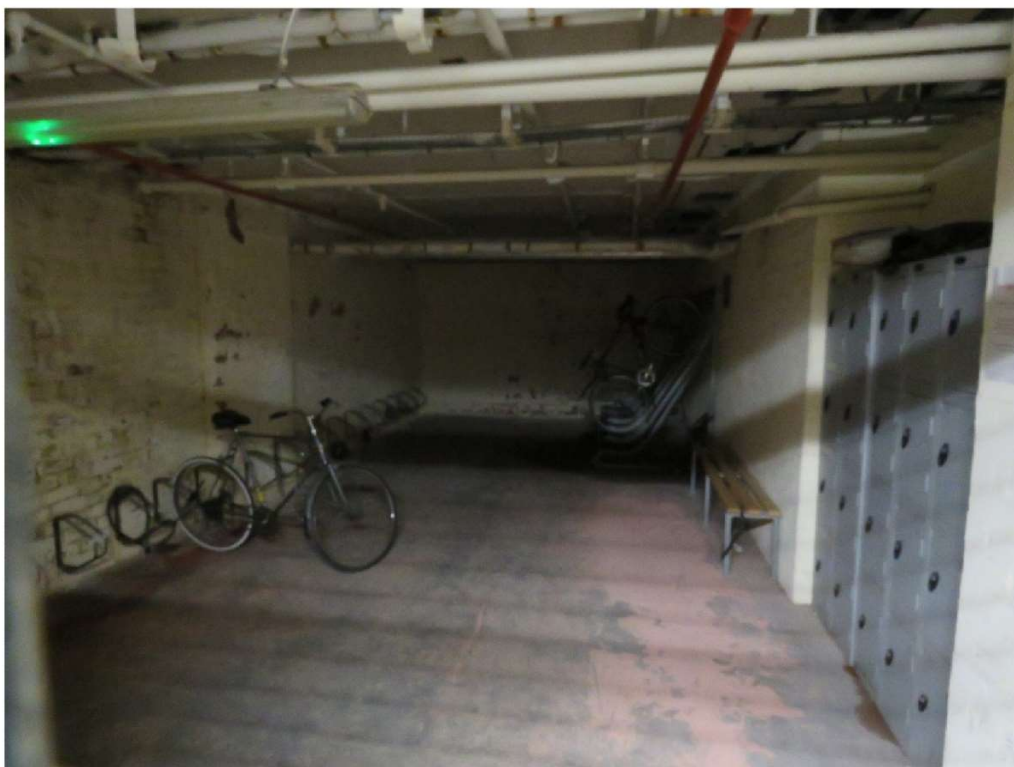


Figure 11: Looking into the smaller of the two store rooms, illustrating the over-painted brick walls.

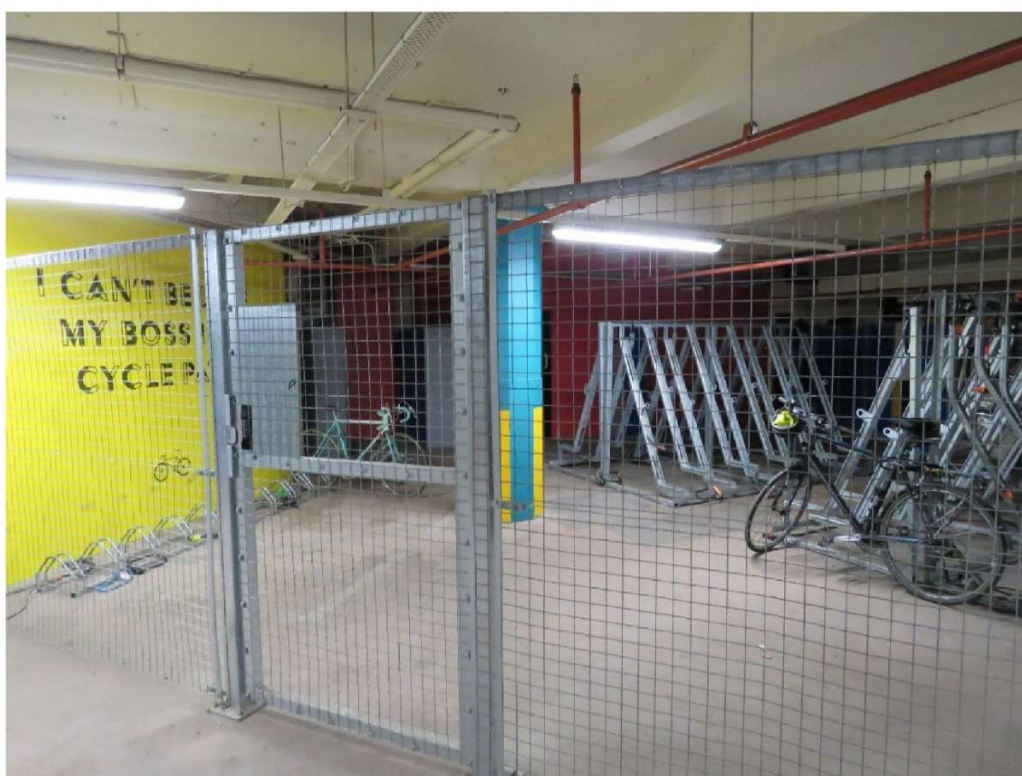


Figure 12: The current bike store at basement level, showing the original concrete ceiling structure and column.

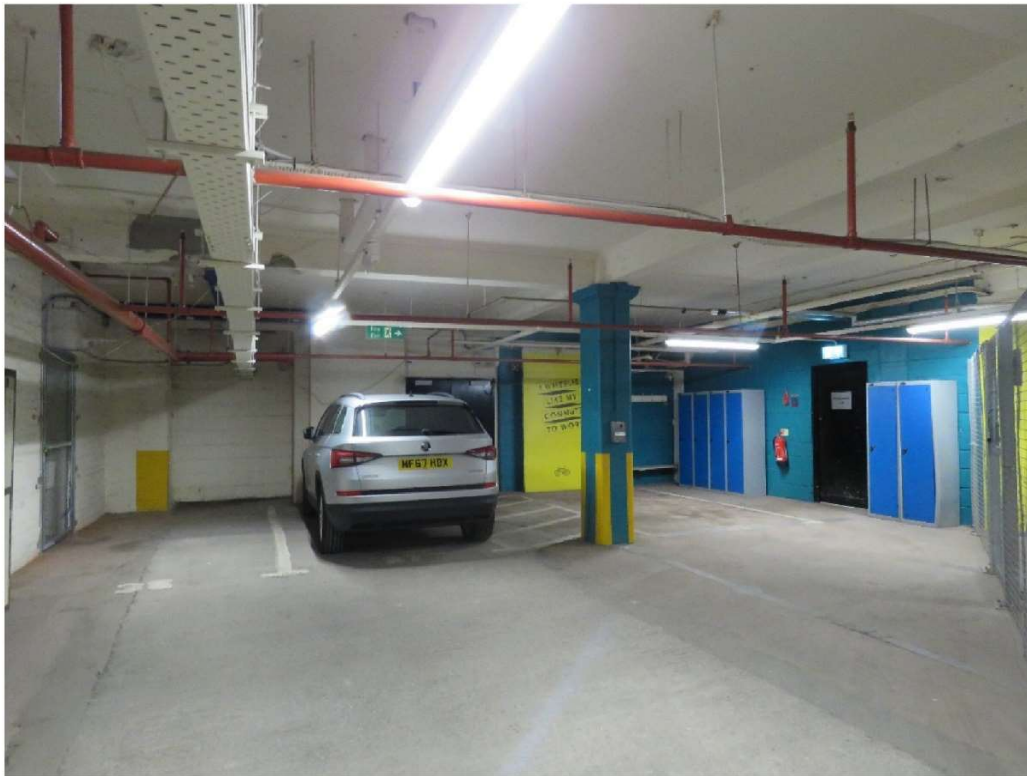


Figure 12: The current bike store at basement level (right), showing the original concrete ceiling structure and column.

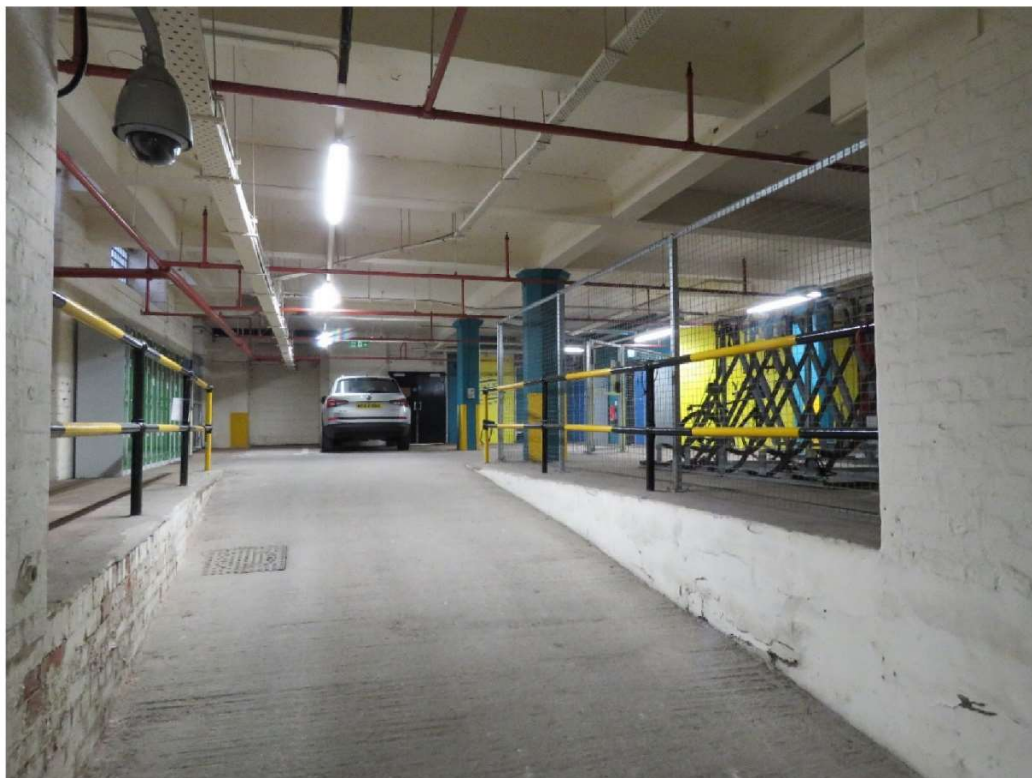


Figure 13: Looking into the current bike store at basement level (right) from the vehicular access ramp.



Figure 13: One of two designs of original concrete columns to the bike store area.



Figure 14: One of two designs of original concrete columns to the bike store area.

Sub Basement Gazetteer/description



Figure 15: The current modern toilet area.

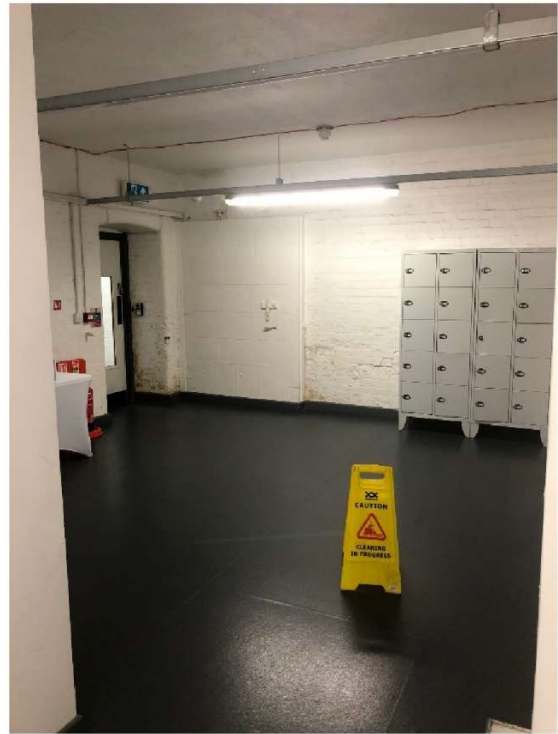


Figure 16: The current modern locker area, showing painted brick walls and modern vinyl floor covering..



Figure 17: The current modern locker area.

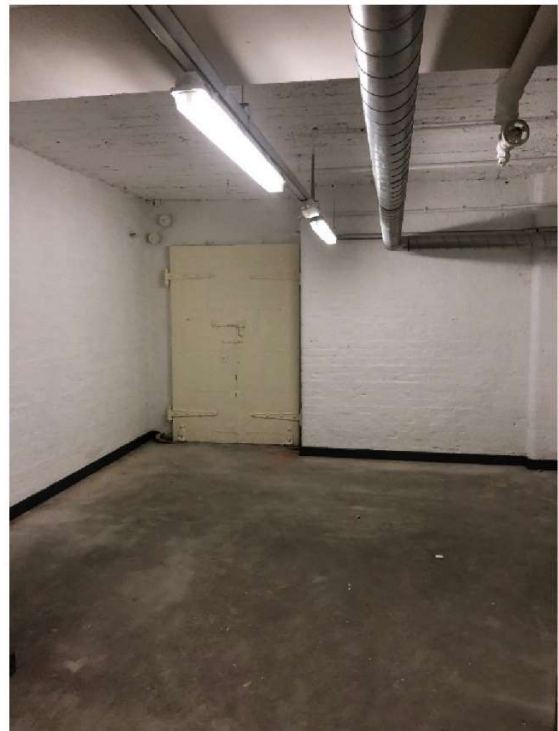


Figure 18: An original steel door and painted brick walls.



Figure 19: The corner of the sub basement, showing an example of a simple structural column and painted walls/ceiling.



Figure 20: A corner of the sub basement illustrating the base of the former basement lightwells from the above basement floor. Note the exposed glazed brick.



Figure 21: Another example of a structural concrete column and steel doors.



Figure 22: Looking into the sub basement level, showing the exposed and painted brick walls and central column.

Significance Assessment

The key criteria for statutory listing of buildings and structures are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural and artistic, historic, or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The below analysis of the significance of the relevant components of the basement and sub basement levels of the Grade II* listed building allows for an assessment of the current integrity and authenticity of these areas. This has been used to inform and justify the capacity for change for the basement and sub basement level, and the development of the Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The assessment of the significance is based on both desktop research and on-site visual surveys. The following hierarchy of significance is used to outline individual features and building elements within the basement and sub basement levels of the building.

Table 1: Definition of significance terms for fabric and components of the site

High heritage significance relates to those parts or elements of the basement and sub basement deemed to be of **particularly special interest**. These components are **fundamental** to the understanding of the building design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest.

The loss of such elements (through demolition removals or alterations) could potentially cause a **major adverse impact** on the special interest of the building.

Considerable heritage significance relates to those components of the basement and sub basement deemed to be of **special interest**. They are **important** to the understanding of the building design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a **moderate adverse impact** on the special interest of the buildings.

Low heritage significance relates to those components of the basement and sub basement deemed to be of more **modest interest**. They make a relatively negligible contribution to the understanding of the original architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.

The loss of such elements (through demolition, removal or alteration) may cause a **minor adverse, negligible adverse or neutral impact** on the special interest of the building.

No significance /Detrimental features and elements of the basement and sub basement that **do not contain any special interest**. These can detract from the significance of the character or fabric and maybe evidence of poor craftsmanship or ad-hoc refurbishments.

The loss of such elements (through demolition removal or alteration) could potentially have a neutral or **beneficial impact** on the special interest of the building.

As outlined above, the basement and sub basement levels of the building have undergone substantial alterations during the previous refurbishment works, with the 1980s/90s refurbishment scheme removing almost all traces of the original function and decorative schemes of the basement and sub basement levels in order to create a modern car parking area.

The result of these previous works has reduced the significance and completeness of these areas considerably, and as such both basement levels yield largely no/low significance. Areas of low significance include the remaining areas of plain tiled wall to the larger of the two store rooms, which are of a damaged and incomplete condition and of a standard design and colourway, surviving simple steel doors, glazed brick to lightwells and columns.

All of the internal fit out at basement and sub basement levels is of a very recent date and of no special interest, and consists of modern cage doors, modern stud walling, modern lighting etc and lockers.

Proposals

Basement - It is proposed to carefully clean modern paint layers from the remaining original plain tiles to the larger of the two store rooms, and install bike racks to the modern concrete floor. An original steel door will be retained and redecorated within the space, and new lighting and flooring will be installed. Bike racks will also be fitted to the modern concrete floor of the smaller store room, which will have its current painted brickwork redecorated with charge points.

The current vehicular access ramp into the bike store area will be suspended, and a new screen and double doors will be installed within the current modern opening. New lighting and flooring is also proposed for this area.

Sub basement - The area comprising the existing modern male and female facilities will become a female shower area containing ten shower cubicles and toilet facilities. The adjacent empty space will become the new male facility and will accommodate ten new shower cubicles fixed to the modern concrete floor slab, and new toilet facilities. Stud partitions will be secured using minimal fixings to the existing painted brick walls.

This area retains an original steel door, which will be retained and redecorated, whilst a series of glazed brick arches forming the base of the above lightwells at basement level, will be cleaned and retained to create focal points of the new space. The current painted brick walls will be redecorated and the exposed glazed brick walls will remain exposed. New flooring, lighting and decorative tiles will complete the scheme.

Please refer to the architectural plans/details by thefridayproject for further information.

Impact assessment

Tables 1 and 2 below define the terms used to describe the physical impact of the Proposals on the integrity and authenticity of the Site.

Table 1: Definition of physical or visual impact	
Adverse	Where the degree of physical or visual change would result in a demonstrably negative impact on the fabric, setting or character of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.
Neutral	Where the degree of physical or visual change would result in no demonstrable change to the heritage significance of an identified component of the historic environment, or the ability to appreciate the defined values of the heritage asset.
Beneficial	Where the degree of physical or visual impact would result in an appreciably positive change , or the enhancement of the values of an identified heritage asset, or the ability to appreciate the defined values of the heritage asset.

The below Table 2 outlines the definitions used to express the degree of heritage impact which would result from the proposed works on the significance of the listed building.

Table 2: Criteria for defining the degree of physical and visual heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts <i>(physical alteration or change to the site's character)</i>	Indirect heritage impact <i>(visual change to the experience or setting of the site and its context)</i>
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact.	Development resulting in alterations to a designated heritage asset which result in	Minor compromise to the fabric and character of a designated heritage

<i>The resultant difference would diminish the value of the heritage assets' significant physical fabric to a minor extent, and will need to be clearly balanced by appropriate mitigation.</i>	minor compromise of its fabric or erosion of its character.	asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>improvement to the overall character or setting of a heritage asset.</i>		Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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The proposed minor alterations largely comprise a general refurbishment of both existing used spaces and proposed new spaces for bike storage and shower facilities at the basement and sub basement levels of the building. As demonstrated above, these areas have witnessed substantial alteration and stripping of original structure and decoration, and as such are largely of a no/low significance.

The minor and sensitive refurbishment will see these long underused/unused spaces being brought back into active life for the building occupants, allowing for an increase in cycle storage and washing facilities.

Where features do survive such as tiling, doors and glazed brick, these features will be retained and enhanced by cleaning and redecoration. Areas of no significance such as plain concrete floors and modern lighting will be refurbished. The proposed alterations would result in a demonstrable improvement to the overall character of the listed building, and would see the remaining areas of low significance retained and enhanced.

Therefore it is considered that the Current Proposals will not result in any unmitigated "harm" to the character, fabric or appearance of the listed building within the terms of the NPPF and local planning policy.

Consequently, the current minor proposals do not detract from the ability to understand and appreciate the heritage values of the building, and are instead considered to result in a negligible beneficial impact on the special interest of the Grade II* listed Tootal Buildings as a whole.