

Listed Building Consent Application Reference 138330/LO/2023

Planning Application and Application For Listed Building Consent for Removal of Existing Non-Original Windows from Five Window Bays on Great Bridgewater and Replacement with New Windows

The Tootal Buildings, Broadhurst House, 56 Oxford Street / Great Bridgewater Street, Manchester M1 6EU

Application by XLB Property

Heritage Statement

1.0 Introduction

- 1.1** This Heritage Statement is provided in relation to a proposal that seeks Planning Permission and Listed Building Consent to remove windows from five window bays and replace with new windows on the Great Bridgewater Street elevation of the Tootal Buildings. The existing windows that will be replaced are non-original windows that do not complement the context of the other windows on this Great Bridgewater Street elevation of the building.
- 1.2** The application proposal is part of a package of works that seeks to refurbish a series of existing office suites located on the ground floor of the Tootal Buildings. The proposal looks to restore historic fabric features in creating these new spaces alongside delivering modern office accommodation that respects and complements the historic features of the building.
- 1.3** The windows were requested to be replaced by Officers of the Local Planning Authority as part of an earlier application that related to the ground floor of the building (Reference 138330/LO/2023). At the time, the works did not form part of the package of the earlier refurbishment works to the ground floor area, but the applicant is now seeking to meet the objectives of the Local Planning Authority. The proposal has been discussed with Paul Mason, the Council's Heritage and Urban Design Manager, in advance of submission and it is agreed that the proposal is acceptable and meets those earlier requested objectives for this elevation.
- 1.4** Given the positive nature of the works, this Heritage Statement is provided on a proportionate basis as the works proposed are a positive intervention to the Listed Building that has previously been requested by the Local Planning Authority.

2.0 The Significance of the Heritage Asset Affected

- 2.1** This part of the Tootal Buildings is a Grade II* Listed Building listed as Tootal, Broadhurst and Lee Building in the official list entry.
- 2.2** The Tootal Building was originally constructed in 1898 as the head office and warehouse for Tootal, Broadhurst & Lee Co Ltd. It was subsequently extended along Great Bridgewater Street in 1910. A large building that is known as 'Lee House' and is a Grade II Listed building was constructed to the rear of the building subject to this application with a frontage to Great Bridgewater Street. Both buildings were connected into the combined Tootal Buildings in the 1950s.
- 2.3** The Grade II* listed nature of the building means that it is a building of more than special interest and is of national heritage significance.
- 2.4** The list entry states:

'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.'

3.0 The Potential Impact of the Proposal on the Significance of the Heritage Asset

- 3.1** The proposal is relatively straight forward. The existing windows in the five bays along the Great Bridgewater Street elevation that are subject to this application do not match the aesthetic or configuration / alignment of other windows on the elevation of the building. They were a late addition instalment and do not contribute to the appearance of the building or historical significance. In particular the windows do not match the verticality of the other windows on the building leading to a uneven appearance when the building elevation is viewed. The windows are also frosted at upper window pane level meaning the glass does not match the appearance of other windows on the building and creates a darker environment within the building itself.
- 3.2** The proposal, as can be seen from Drawing Reference AXI-140 Revision 2 – 'Great Bridgewater Street Window Replacement Details', seeks to remove those existing windows and replace them with new windows that match the appearance of the windows on the Great Bridgewater Street elevation including the verticality of those windows so that there is a consistent and even appearance to windows on the building on this elevation.
- 3.3** The proposal is therefore a positive intervention to the Listed Building and does not create any harm to it. It will be a beneficial direct impact on its historic fabric.
- 3.4** Against that background, the proposal accords with Policy CC9 and EN3 of the Manchester Core Strategy Development Plan Document (adopted 11 July 2012) as the proposal enhances the historic environment and the character of a Grade II* Listed Building.
- 3.5** As there is no harm that arises from the proposal the tests at Paragraphs 206 – 209 of the National Planning Policy Framework do not apply, but in any event, the proposal will support ensuring that the ground floor areas of the building can be brought back into their optimum viable use.