12 November 2024
L241112 SAV Cover Letter

Planning
Manchester City Council

Matthew Sobic
E: MSobic@savills.com
DL: +44 (0) 161 277 7291

12 Booth Street
Belvedere
Manchester
M2 4AW
T: +44 (0) 161 236 8644
Savills.com

SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-13550817

Dear Sir or Madam

THE TOWN AND COUNTR PLANNING ACT 1990 (AS AMENDED) AND THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
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

Introduction

We write on behalf of our client, XLB Property, to apply for Planning Permission and Listed Building Consent for external works to replace non-original windows at ground floor level on the Great Bridgewater Street elevation of the Tootal Buildings, which is a Grade II* Listed Building. This part of the building is listed as Tootal, Broadhurst and Lee Building in the official list entry.

The proposal seeks to remove windows from five window bays and replace with new windows. 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.

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.

The works therefore form part of a package of works to the office suites at ground floor level that currently detract from the historic significance of the Tootal Buildings. The proposal is therefore part of a package of works that will restore a number of original features, upgrade the internal appearance of the area and importantly respect the building's heritage whilst ensuring high quality office accommodation can be delivered that meets modern office users' requirements in the City Centre.

Application Submission

The documents which comprise the application include the following:

- This covering letter;
- The completed application forms;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

- Heritage Statement;
- Design and Access Statement;
- Site Location Plan; and
- Drawing Ref: AXI-140 Revision 2 – 'Great Bridgewater Street Window Replacement Details'.

Consideration

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.

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.

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.

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.

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 and contribute to the economic objectives of Policies EC3 and CC1 of the Core Strategy.

Conclusion

The application seeks Planning Permission and Listed Building Consent for alterations to the Tootal Buildings in Manchester City Centre.

The proposals have been sensitively developed to ensure that the heritage asset is protected and enhanced.

The proposed development continues to accord with the specific policies and overarching objectives of both local and national planning policy documents and the determination of the original application. The proposed works have been welcomed by the Council's Heritage and Urban Design Manager in advance of submission.

We trust that the details included above and on the enclosed drawings provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Matthew Sobic or Katie Parfett at these offices.

Yours sincerely

Savills (UK) Ltd
Planning

Enc.