

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

Design and Access Statement

1.0 Design Statement

- 1.1** The proposal 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. 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 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.
- 1.3** 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.
- 1.4** The proposal is there 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.
- 1.5** 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.
- 1.6** 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.
- 1.7** We conclude that the design ethos of the proposal and overall package of works enhances the historic significance of the external appearance of the building.

2.0 Access Statement

- 2.1** There are no amendments to how the building is accessed as a result of this proposal or any amendments to any operational access requirements. The application relates solely to replacing existing windows. Access considerations are therefore not relevant to the determination of this proposal.
- 2.2** As the proposal raises no access considerations, there is no conflict with Policy T2 of the Core Strategy.