20 May 2024
L240520 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-13086352

Dear Sir or Madam

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR REFURBISHMENT OF EXISTING OFFICE SPACE
THE TOOTAL BUILDINGS, 56 OXFORD STREET, MANCHESTER, M1 6EU
APPLICATION BY XLB PROPERTY

Application Consideration

We write on behalf of our client, XLB Property, to apply for Listed Building Consent for refurbishment works to existing office floorspace within the Tootal Buildings. The application relates to both Churchgate House and Lee House which are Grade II* and Grade II Listed Buildings respectively.

The proposal is to undertake works to enhance the appearance of the 2nd Floor of Churchgate House and the 1st Floor of Churchgate House and the 2nd Floor of Lee House that connect into each other. They are part of wider works that have been being undertaken to the building to significantly enhance its internal appearance to both revitalise the building and better meet modern office requirements and in this case to meet particular tenant requirements. As can be seen on site from the works undertaken by XLB Property to date, their approach has been to create a high quality finish to the buildings that celebrate their heritage.

The application is accompanied by a detailed set of application plans that set out the full details of the works that are proposed. The plans show the high quality nature of the refurbishment scheme and the design and works that will be complementary to the buildings' heritage and ensure its internal appearance is enhanced.

The plans show the composite set of works that are being undertaken. However, it is important to note that a large number of the works shown, which includes stripping original raised floors, removing non-original walls and ceilings and removing non-original kitchens and toilets are not works that require Listed Building Consent. Further, the imposition of secondary glazing as proposed and the redecoration of internal walls that have undergone many cycles of decoration also does not require Listed Building Consent as set out in Historic England Advice Note 16. These works are shown for completeness purposes. In effect the works proposed that are sought for approval under the application are:

1. The creation of new meeting rooms, kitchen and amenity areas including toilets that require the installation of such facilities and partition walls.
2. The laying of new flooring.
3. The installation of new services including power supply fixtures and lighting.
4. The removal of a small section of original wall within the building within the 2nd Floor of Church House in order to support the provision of open plan office space.

The works in general do not affect the character or appearance of the buildings as buildings of special architectural or historic interest. Works (1) – (3) above are not works that could be characterised as affecting

the character or appearance of the buildings' special architectural or historic interest and in fact substantially improve the appearance of the building and respect its character. The removal of the section of original wall is not in any way the removal of a feature that contributes to the buildings' special architectural or historic interest. Its removal will ensure that floorplate requirements can be met for the occupier.

These details show a full and comprehensive design scheme to enable the Local Planning Authority's consideration and determination of the scheme from a visual perspective. The works can be seen to be of a high quality design standard that replace substandard existing office space that detracts from the historic significance of the Tootal Buildings. The proposal results only in a heritage benefit to the buildings.

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* and II Listed Buildings.

There is no harm that arises from the proposal the tests at Paragraphs 206 – 208 of the National Planning Policy Framework do not apply, but in any event, the proposal will ensure that the floorspace of the buildings can be brought back into their optimum viable use and contribute to the economic objectives of Policies EC3 and CC1 of the Core Strategy.

Application Submission

In accordance with Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the documents which comprise the application include the following:

- This covering letter;
- A Design and Access Statement;
- Heritage Statement;
- The completed application forms;
- Feature Lighting Spec
- Tootal Cat A document
- The following plans/ drawings:
    - Site Location Plan completed on the Planning Portal
    - Drawing Ref: MBS-01 Rev B – Countrywide Floor Plan (existing floor plan)
    - Drawing Ref: MBS-02 Rev A – GMCA Floor Plan (existing floor plan)
    - Drawing Ref: AXI-060 REV 02 – CHURCHGATE HOUSE SECOND FLOOR PLAN - TOOTAL PROPOSED STRIP OUT PLAN
    - Drawing Ref: AXI-061 REV 01 – LEE HOUSE THIRD FLOOR PLAN - PROPOSED STRIP OUT PLAN
    - Drawing Ref: AXI-070 REV 01 – CHURCHGATE HOUSE SECOND FLOOR PLAN - PROPOSED ASBESTOS STRIP OUT PLAN
    - Drawing Ref: AXI-080 REV 01 – CHURCHGATE HOUSE SECOND FLOOR PLAN - PROPOSED REFLECTIVE CEILING STRIP OUT PLAN
    - Drawing Ref: AXI-081 REV 01 – LEE HOUSE THIRD FLOOR PLAN - PROPOSED REFLECTIVE CEILING STRIP OUT PLAN
    - Drawing Ref: AXI-100 REV 01 – FIRST FLOOR CHURCHGATE HOUSE AND SECOND FLOOR LEE HOUSE AS PROPOSED
    - Drawing Ref: AXI-200 REV 00 – PROPOSED SECOND FLOOR CHURCHGATE & THIRD FLOOR LEE HOUSE PLAN AS PROPOSED - CAT A
    - Drawing Ref: AXI-201 REV 01 – PROPOSED CHURCHGATE HOUSE SECOND FLOOR PLAN CAT A AS PROPOSED
    - Drawing Ref: AXI-202 REV 00 – PROPOSED LEE HOUSE THIRD FLOOR PLAN CAT A AS PROPOSED
    - Drawing Ref: AXI-400 REV 01 – CHURCHGATE FIRST FLOOR & SECOND FLOOR LEE HOUSE PROPOSED PARTITION DETAILS AS PROPOSED

- Drawing Ref: AXI-401 REV 01 – PROPOSED SECOND FLOOR CHURCHGATE HOUSE PARTITION DETAILS
- Drawing Ref: AXI-402 REV 01 – PROPOSED THIRD FLOOR LEE HOUSE PARTITION DETAILS
- Drawing Ref: AXI-410 REV 00 – PROPOSED SECOND FLOOR LEE HOUSE SMALL POWER PLAN AS PROPOSED
- Drawing Ref: AXI-411 REV 01 – PROPOSED SECOND FLOOR CHURCHGATE HOUSE SMALL POWER PLAN AS PROPOSED
- Drawing Ref: AXI-412 REV 01 – PROPOSED THIRD FLOOR LEE HOUSE SMALL POWER PLAN AS PROPOSED
- Drawing Ref: AXI-420 REV 01 – PROPOSED SECOND CHURCHGATE FLOOR NEW RAISED ACCESS FLOORING DETAILS
- Drawing Ref: AXI-500 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 BOARDROOM DETAILS - SHEET 1
- Drawing Ref: AXI-501 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 BOARDROOM DETAILS - SHEET 2
- Drawing Ref: AXI-502 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - 6 PERSON MEETING ROOM - SHEET 1
- Drawing Ref: AXI-503 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - 6 PERSON MEETING ROOM - SHEET 2
- Drawing Ref: AXI-504 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - 10 PERSON MEETING ROOM
- Drawing Ref: AXI-505 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - KITCHENETTE DETAILS
- Drawing Ref: AXI-506 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - SUPERLOO DETAILS - SHEET 1
- Drawing Ref: AXI-507 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - SUPERLOO DETAILS - SHEET 2
- Drawing Ref: AXI-508 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - DDA & FIRE ESCAPE DETAILS
- Drawing Ref: AXI-509 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR SUITE 1 - ZOOM ROOM DETAILS
- Drawing Ref: AXI-510 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 - 4 PERSON MEETING ROOM DETAILS
- Drawing Ref: AXI-511 REV 00 – PROPOSED LEE HOUSE THIRD FLOOR SUITE 2 - 6 PERSON MEETING ROOM DETAILS
- Drawing Ref: AXI-512 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 – 10 PERSON BOARD ROOM DETAILS – SHEET 1
- Drawing Ref: AXI-513 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 - 10
- PERSON BOARD ROOM DETAILS - SHEET 2
- Drawing Ref: AXI-514 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 - ZOOM ROOM DETAILS
- Drawing Ref: AXI-515 REV 00 – PROPOSED THIRD FLOOR SUITE 2 - KITCHENETTE DETAILS- SHEET 1
- Drawing Ref: AXI-516 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 -
- KITCHENETTE DETAILS- SHEET 2
- Drawing Ref: AXI-517 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - 6 PERSON MEETING ROOM DETAILS
- Drawing Ref: AXI-518 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - 4 PERSON MEETING ROOM DETAILS
- Drawing Ref: AXI-519 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - BOARD ROOM DETAILS - SHEET 1
- Drawing Ref: AXI-520 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - BOARD ROOM DETAILS - SHEET

- Drawing Ref: AXI-521 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - KITCHENETTE DETAILS - SHEET 1
- Drawing Ref: AXI-522 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - KITCHENETTE DETAILS - SHEET 2
- Drawing Ref: AXI-523 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - ZOOM ROOM DETAILS
- Drawing Ref: AXI-524 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 - SUPERLOO DETAILS - SHEET 1
- Drawing Ref: AXI-525 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 2 - SUPERLOO DETAILS - SHEET 2
- Drawing Ref: AXI-526 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - SUPERLOO DETAILS - SHEET 1
- Drawing Ref: AXI-527 REV 00 – LEE HOUSE PROPOSED THIRD FLOOR SUITE 3 - SUPERLOO DETAILS - SHEET 2
- Drawing Ref: AXI-599 REV 01 – CHURCHGATE HOUSE FIRST FLOOR FINISHES AS PROPOSED
- Drawing Ref: AXI-600 REV 02 – LEE HOUSE FIRST FLOOR FINISHES AS PROPOSED
- Drawing Ref: AXI-601 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR FINISHES AS PROPOSED
- Drawing Ref: AXI-602 REV 01 – LEE HOUSE PROPOSED THIRD FLOOR SMALL POWER PLAN AS PROPOSED
- Drawing Ref: AXI-610 REV 01 – LEE HOUSE SECOND FLOOR WALL FINISHES AS PROPOSED
- Drawing Ref: AXI-611 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR TOOTAL WALL FINISHES AS PROPOSED
- Drawing Ref: AXI-613 REV 00 – LEE HOUSE PROPOSED SECOND FLOOR WALL FINISHES AS PROPOSED
- Drawing Ref: AXI-614 REV 00 – CHURCHGATE HOUSE FIRST FLOOR WALL FINISHES AS PROPOSED
- Drawing Ref: AXI-630 REV 01 – CHURCHGATE HOUSE FIRST FLOOR CEILING FINISHES AS PROPOSED
- Drawing Ref: AXI-630 REV 03 – LEE HOUSE FIRST FLOOR CEILING FINISHES AS PROPOSED
- Drawing Ref: AXI-631 REV 01 – CHURCHGATE HOUSE PROPOSED SECOND FLOOR TOOTAL CEILING FINISHES AS PROPOSED
- Drawing Ref: AXI-632 REV 01 – LEE HOUSE PROPOSED SECOND FLOOR CEILING FINISHES PLAN AS PROPOSED
- Drawing Ref: AXI-633 REV 01 – CHURCHGATE HOUSE FIRST FLOOR CEILING FINISHES AS PROPOSED
- Drawing Ref: AXI-900 REV 00 – PROPOSED SECOND FLOOR PLAN AS PROPOSED - DOOR SCHEDULE LOCATION PLAN
- Drawing Ref: AXI-901 REV 00 – PROPOSED SECOND FLOOR PLAN AS PROPOSED DOOR SCHEDULE TABLE
- Drawing Ref: AXI-902 REV 00 – PROPOSED SECOND FLOOR PLAN AS PROPOSED - DOOR TYPES SHEET 1
- Drawing Ref: AXI-903 REV 00 – PROPOSED SECOND FLOOR PLAN AS PROPOSED - DOOR TYPES SHEET 2
- Drawing Ref: L1-E-62-201 Rev T2 First Floor Broadhurst Small Power, Data & Security
- Drawing Ref: L1-E-62-202 Rev T2 Second Floor Lee House Small Power, Data & Security
- Drawing Ref: L1-E-63-301 Rev T2 First Floor Broadhurst Lighting & Fire Alarm
- Drawing Ref: L1-E-63-302 Rev T2 Second Floor Lee House Lighting & Fire Alarm
- Drawing Ref: L1-M-57-701 Rev T2 First Floor Broadhurst VRF
- Drawing Ref: L1-M-57-702 Rev T2 First Floor Broadhurst Coordinated Services
- Drawing Ref: L1-M-57-703 Rev T2 Second Floor Lee House
- Drawing Ref: L1-M-57-704 Rev T2 Second Floor Lee House Coordinated Services

- Drawing Ref: L1-M-57-705 Rev T2 First - Second Floor Tootal Coordinated Services
- Drawing Ref: L2-E-62-201 Rev T2 Second Floor Broadhurst Small Power, Data & Security
- Drawing Ref: L2-E-62-202 Rev T2 Third Floor Lee House Small Power, Data & Security
- Drawing Ref: L2-E-63-301 Rev T1 Second Floor Broadhurst Lighting & Fire Alarm
- Drawing Ref: L2-E-63-302 Rev T1 Third Floor Lee House Lighting & Fire Alarm
- Drawing Ref: L2-M-57-701 Rev T1 Second Floor Broadhurst VRF
- Drawing Ref: L2-M-57-702 Rev T1 Second Floor Broadhurst Coordinated Services
- Drawing Ref: L2-M-57-703 Rev T1 Third Floor Lee House VRF
- Drawing Ref: L2-M-57-704 Rev T1 Third Floor Lee House Coordinated Services
- Drawing Ref: L2-M-57-705 Rev T1 Second - Third Floor Tootal Coordinated Services
- Drawing Ref: L2-P-52-201 Rev T1 Second Floor Broadhurst Drainage
- Drawing Ref: L2-P-52-202 Rev T1 Third Floor Lee House Drainage
- Drawing Ref: L2-P-53-301 Rev T1 Second Floor Broadhurst Domestic Water Service
- Drawing Ref: L2-P-53-302 Rev T1 Third Floor Lee House Domestic Water Service
- Drawing Ref: (2)102 Rev P1 Project Sankey Second Floor Refurbishment Structure for Wall Removal

Summary

The application seeks 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 proposal accords with the specific policies and overarching objectives of both local and national planning policy documents.

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

Savills (UK) Ltd
Planning

Enc.