



9th May 2024

Addendum Heritage Statement – Listed Building Consent Amendments: Great John Street Hotel, Manchester – proposed amendments to submitted scheme.

1. Introduction

Following the approval of the current Listed Building Consent application for the refurbishment and extension of Grade II listed Great John Street Hotel, Great John Street, Manchester in December 2020 (*REF NO: 126751/LO/2020 - Listed Building Consent for external works comprising a single storey, glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant; associated internal refurbishment works; and other associated works*), a number of changes are now required in order to operationally improve the hotel offering of the consented scheme. Please refer to the **Updated Impact Assessment in Section 6** below.

The subsequent changes to the submitted application comprise:

- A. **Basement level** - Updates to the consented internal walls to improve the storage provision, comms room and keg storage.
- B. **Ground floor and ground floor mezzanine levels** - Kitchen moved to the ground floor and plant moved to the ground floor mezzanine. Updates to the consented internal walls and retaining a section of the existing fabric to improve the kitchen provision.
- C. Comms room moved to the basement, reconfiguration of the redundant room to create a private dining room. Updates to the consented internal walls and retaining the existing fireplace to this space.
- D. **Level 2 and level 2 mezzanine** - Corridors to the supersuite bedrooms removed. Consented internal walls reconfigured to create a larger bedroom. Two door openings created from the supersuite lounge, 1 new and 1 in the position of a historic opening.
- E. **Level 3** - Infill extension to the third floor to create additional floor space to house extra WC's and storage. Updates to the consented new walls to facilitate the reconfiguration and 2 new windows to the east elevation to maximise natural light.
- F. **Windows** - All glazing in existing window frames to be replaced with Histoglass.

The Site is bounded by Great John Street to the south, a narrow backstreet to the east named Little John Street, by Atherton Street to the west, and by a modern apartment building to the north (see Figure 2).



Figure 1 – The principal south front of the Great John Street Hotel as it appeared shortly before closure and commencement of the consented scheme (Source: SLHA 2019)



Figure 2 – Map showing the location of the Site outlined red. (Source: Historic England)

2. Statutory Designations

The Site is Grade II listed and is located within the Castlefield Conservation Area and close to the St. John's Street Conservation Area (See Figure 3).

The Site was listed on the 6th June 1994 as 'St Johns College of Further Education'. The listing suggests the building is of late 19th century origin, however, the former country municipal school was erected in 1912.

ST JOHNS COLLEGE OF FURTHER EDUCATION

Listed Building Grade: II

List Entry Number: 1282969

Date first listed: 06-Jun-1994

Statutory Address: ST JOHNS COLLEGE OF FURTHER EDUCATION, GREAT JOHN STREET

District: Manchester (Metropolitan Authority)

School, now college of further education. Late C19, altered. Stock brick with dressings of red brick and sandstone (flat roof concealed). Roughly T-shaped plan, formed by main block parallel to street and large rear wing of almost full width. Eclectic style with some C17 Renaissance features.

Three storeys and 5 bays (2 windows per bay), symmetrical, the centre bay slightly projected, with red brick pilasters (banded at top floor), moulded brick cornice interrupted in the centre, high parapet with banded piers and iron railings, interrupted in the centre by a rectangular upstand which has a blind keyed oculus under an open pediment. Pairs of tall casement cross-windows with small panes in the top lights, square-headed at ground floor, segmental-headed at 1st floor, and square-headed with segmental relieving arches at 2nd floor. Some of the piers of the parapet are chimneys.

Flat roof which formerly served as school playground. Entrances at the sides of the rear. Sides and rear have less regular fenestration, including a gabled re-entrant in the centre of the rear wall which has large tripartite windows, that at top floor with a tympanum over the centre light. Interior not inspected.

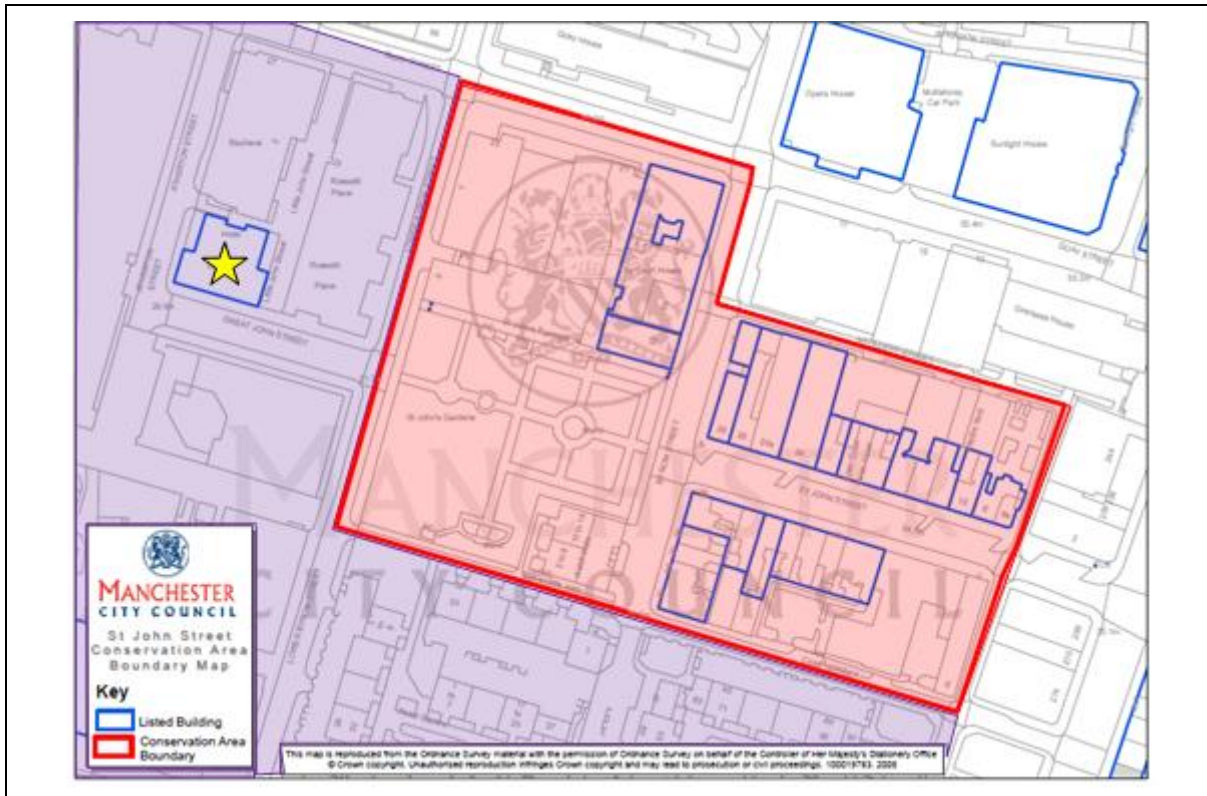


Figure 3 – Map of the area surrounding the Site (indicated by star), showing the Castlefield Conservation Area shaded purple, and the St John Street Conservation Area shaded red. Surrounding listed buildings are outlined blue. (Source: Manchester City Council)

3. Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2023 (NPPF), and Manchester City Council’s Core Strategy (2012).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 66** is applicable to the revised scheme as it 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.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. Of particular relevance is **paragraph 200 (NPPF, 2023)**, which states that “*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.*”

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

4. Historic Development

The building was designed in 1910 and opened as 'The Atherton Street County School' in 1912 for the Manchester Education Committee. The school later became part of the Granada TV complex during the 1960s, and in 2004 the building was converted into a boutique hotel named Great John Street Hotel, resulting in a number of internal alterations to the building.

The original plans of the building illustrate that the school was constructed using a 'T-shaped' plan at the corner of Atherton Street, Great John Street and Little John Street. The school was built of red brick with red terracotta and buff stone dressings and comprised three storeys with a playground to the roof. The school was designed with a mezzanine level to the east side at both ground floor and first floor, allowing for teacher's accommodation.

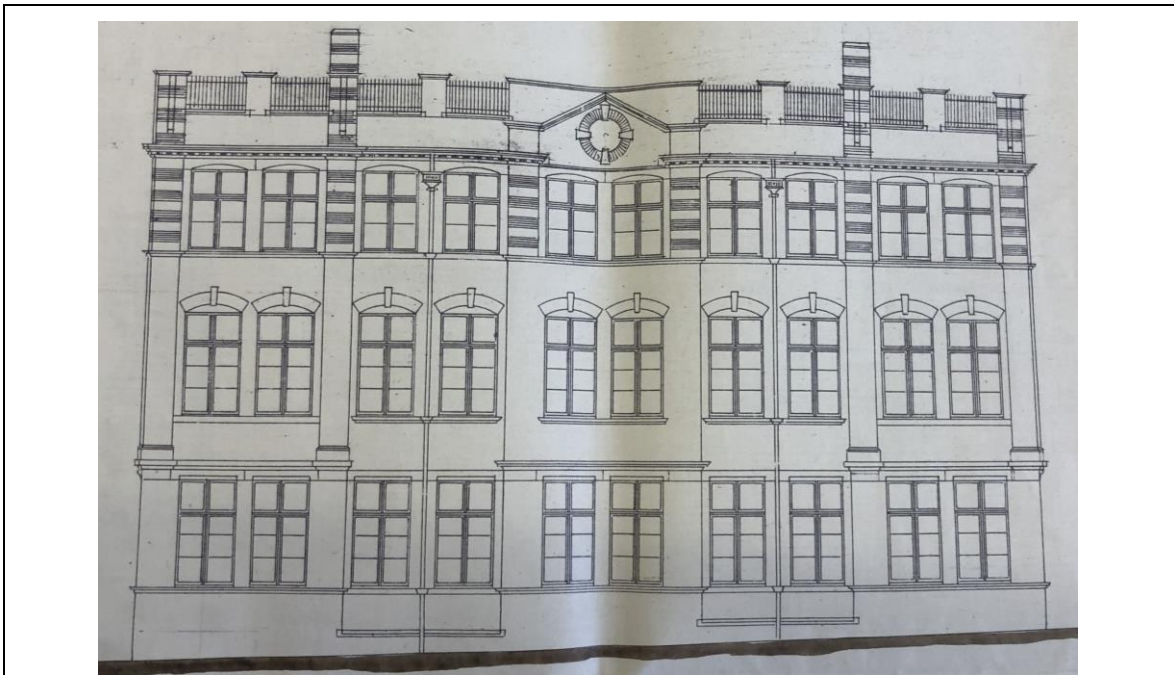


Figure 4: 1910 Proposed Great John Street elevation plan of the Atherton Street School, shown to have originally comprised only windows, with no doors. The large windows were designed to provide enough light to the double-height classrooms. (Source: Manchester Archives)

The principal elevation onto Great John Street remains largely as built in 1912, comprising five bays, however, the building was not designed to be entered from Great John Street (which today serves as the principal hotel entrance), instead, segregated circulation demanded separate entrances for boys and girls, with a boys' entrance entered from Atherton Street, and girls' and infants' entrance from Little John Street.

Playground areas were also shown to have been separated, with the girls' and infants' playground situated at street level to the north of the Site, and the boys' playground covering the flat roof area.

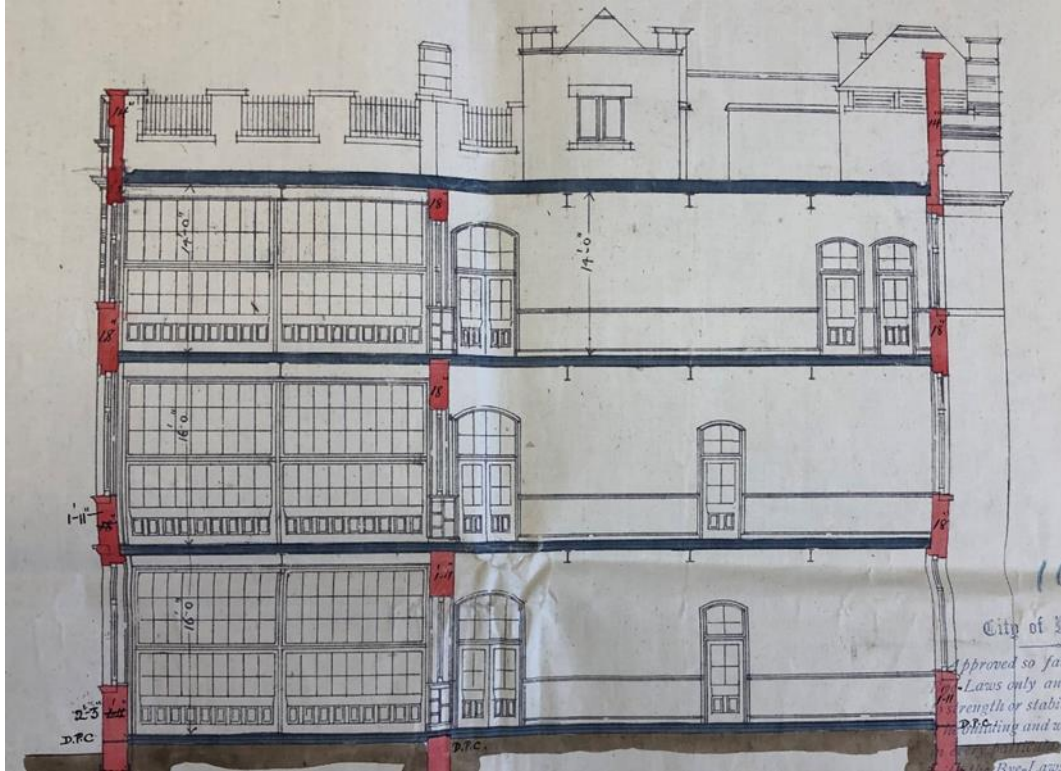


Figure 5: 1910 Proposed section of the school showing. (Source: Manchester Archives)



Figure 6: 1930 – Aerial image of the Site, looking north-west. Source: Manchester Image Archive.

The Interior of the school was designed to accommodate an infants' department to the ground floor, a girls' department to the first floor and boys' department to the second floor, each being separated from one another. Separate boys' and girls' entrances were located externally to the west and east elevations, leading into segregated boys' and girls' staircases.

The interior of the school was simple, with the only decoration being found in the treatment of the walls. To the corridors and staircases, full-height glazed brick was used in cream, turquoise and brown tones forming skirting, dado, dado rail and upper walls. In classroom this treatment only extended to dado rail level, with painted plaster above. To the school halls it appears full-height painted plaster was used with a painted timber dado rail.



Figure 6a: The above map forms the 1941 Blitz map showing that on the 12th June 1941 a high explosive bomb was dropped on the corner of the building (blue circle). The resulting bomb blast explains why little original glass survives to the south, Great John Street, elevation today. Source: Manchester University Archives.

The above map (Figure 6a) was drawn up in 1941 using the 1934 OS map to show the location and damage caused by each of the enemy bombs dropped on Manchester during the Second World War. This map shows that Great John Street Hotel was hit by a high explosive bomb on the 12th June 1941 (denoted by the blue circle), which is shown to have caused damage to all elevations of the building (marked by the red outline).

The blast damage from this bomb will have resulted in widespread glass replacement in 1941, helping to explain the high level of new glass seen on the South elevation on Great John Street (Refer to Appendix II for glazing significance plans).

During the 1950s, the school was turned into the 'St. John's College for Further Education'. The college constructed a new, purpose-built building within the former girls' playground to the north of the Site, at Lower Hardman Street. During the early 1960s the college use ceased, and the building was utilised as a storage facility for the adjacent Granada Studios complex.

In June 1994 the building was Grade II listed, and in 2004 the building was converted into a boutique hotel, called the Great John Street Hotel. Changes included the insertion of a new principal entrance to the centre of the Great John Street elevation, the conversion of the classrooms into a reception area,

and the introduction of mezzanine levels to form duplex bedroom suites within the former double-height classroom and school hall spaces. The former boys' playground to the roof formed the hotel's roof garden, terrace and bar with a new single-storey roof extension.

In December 2020 listed building consent was granted for the refurbishment/alteration of the existing hotel and the construction of a new feature rooftop bar with curved roof system, replacing the existing, single-storey bar area.

5. Significance

Please refer to the submitted 2020 Heritage Statements by SLHA for a full assessment of significance of the Grade II listed building – 'St Johns College of Further Education'.

The special architectural and historic interest of the Site is recognised by its Grade II listed designation. The below statement of significance provides further details and a summary of the Site's special interest:

- The building is located within the Castlefield Conservation Area and adjacent to the St. John's Street Conservation Area.
- The building yields **considerable historic interest** as it conveys the changes and continuing development in school building typology in Manchester post 1902.
- The building represents a good example of Manchester school building typology, which emerged in the Edwardian period following the 1902 education act. Despite the alterations made to the building since its initial hotel conversion, the retention of much of the original planform; the girls and boys separated entrances and staircases, and double height spaces allow for the Site to be understood as a former school.
- The building yields **low/considerable architectural/artistic interest** through its simple, and largely functional design.

Elements considered to be of **high significance** include:

- The remaining planform.
- The two segregated original staircases, designed to segregate boys from girls.
- The principal front elevation on Great John Street.
- All original window frames and doors.
- Spatial quality of the original double height classrooms and school halls.
- Remaining open space to former roof playground (to the southern side), including cast iron railings, perimeter walls and chimney piers.
- Original glazed brick to former classrooms, staircases and corridors (now painted over).
- All remaining original glazed brick fireplaces.

Elements considered as having **Considerable Significance** are:

- The less decorative, and partially altered north, east and west elevations.
- Remaining original plaster dado rail and plastered walls to former ground floor infants' hall and adjacent corridors.
- Original, plain double doors to girls' staircase.

- Extent of surviving original glass to windows.

Elements considered as having No Heritage Significance are:

- All elements relating to the 2004 and current on-site hotel fit-out.
- All modern glazing.

Please refer to Appendix II for glazing significance plans.

6. Updated Impact Assessment

A. Basement level

Submitted proposal – 20th April 2020

Drinks delivery hatch - Install new drinks delivery hatch into west elevation (pavement level) serving the basement level. Although the new opening will be inserted into the external elevation, its location will be largely hidden from view behind the existing side access/railings and modern pod structure.

Impact - Negligible adverse

Plant/water tanks - Location of new plant and water tanks to existing basement to the south-west corner.

Impact - Neutral

Modern basement to east of building - Create new store and cold store rooms to the modern basement level beneath the eastern school yard (below proposed location of glasshouse). Note this area is yet to be fully surveyed. This area of the basement level is of modern construction.

Impact - Neutral

Current amended proposal - 2024

Updates to the consented internal walls to improve the storage provision, comms room and keg storage. Remove a number of modern partition walls/room enclosures from basement rooms to form two larger rooms either side of staircase, which will largely restore the spaces back to their original proportions.

Impact – Minor beneficial

B. Ground floor and ground floor mezzanine levels

Submitted proposal - 20th April 2020

Proposed kitchen plant area - Removal of original wall to north of current Conference 2 room, and walls to adjacent corridor/former entrance vestibule, and blocking of modern door opening to the south-east corner to accommodate kitchen plant, access and ducting etc. The creation of a large area of kitchen plant is required for the facilitation and efficient operation of the hotel's proposed offering.

The new plant will utilise two former bedrooms and will be linked directly to the proposed new kitchen above at mezzanine level.

Impact - Minor adverse

Proposed FOS kitchen service area - Installation of two dumb waiters from ground floor to proposed ground floor mezzanine kitchen area. Dumb waiter's will be constructed through the modern, 2004 inserted mezzanine floor.

Impact - Neutral

Proposed kitchen to ground floor mezzanine level - Installation of new kitchen fit-out within the two current bedrooms to the south-west and insertion of partition wall to current stairwell to the south. New kitchen will allow for the effective running of the hotel's dining offering, and will be located within the 2004 mezzanine floor level.

Impact - Neutral

Current amended proposal - 2024

It is proposed to simply swap the location of the kitchen to the ground floor level, and the plant and storage area being swapped to the ground floor mezzanine above. Updates to the consented internal walls/reconfiguration of the entrance doors and the retention of a short section of original wall between this room and the corridor to the north in order to improve the kitchen provision/circulation. Any new openings necessary due to operation updates, will aim to utilise existing on site penetrations, and/or will be made in modern fabric.

The modern c2004 GF mezzanine floor will be replaced and the void to the floor below against the south elevation infilled with the stair retained. The termination of the area of extended GF mezzanine floor will stop at the reveal of the ground floor window reveals.

The consented location of the comms room (south-east corner of GF) is proposed to be moved to a more discreet location at basement level.

It is proposed to reconfigure the south-east room to create a private dining room, utilising the surviving original chimneybreast to the south-west corner as a feature and allowing this former classroom to be used by hotel guests.

Impact – Minor beneficial

C. Level 2 and level 2 mezzanine

Submitted proposal - 20th April 2020

Modern 2004 hotel partition walls, staircases and en-suites - Removal of areas of modern 2004 hotel partition walls, staircases and en-suites, and their replacement with new

Impact - Neutral

Original and proposed door openings - Further blocking of 2 original, but currently blocked, door openings from north-west bedroom to central bedroom and the creation of one new door opening. The proposals will see the narrow void already created within the currently blocked openings being made flush with the existing walls.

Impact - Negligible adverse

Removal of three small nibs to door openings to north-east and south-east rooms - Removal of three small nibs to door openings to north-east and south-east rooms

Impact - Negligible adverse

Current amended proposal - 2024

The current proposals remove two short areas of modern corridor/walls (previously consented) allowing additional floorspace within the supersuite and some consented internal walls to supersuite will be reconfigured to create a larger bedroom.

The consented proposals included the infilling of one original doorway in the western wall between the supersuite lounge and west bedroom, and the creation of a new doorway within the historic fabric of the same wall. The eastern wall of the supersuite lounge was consented to infill an original doorway into the east bedroom and to reuse an existing, original doorway in the same wall.

It is now proposed to infill both original doorways in the eastern wall and create a new doorway within the historic fabric of the same wall. It is proposed to not form a new doorway within the historic wall from the lounge into the west bedroom (as consented) but to instead reopen a currently blocked original doorway, whilst maintaining the consented infilling of the second door in the western wall.

The proposals still result in the formation of a new door opening within an original wall as consented (albeit now located in the eastern wall), whilst also now allowing for the reopening of an original, since blocked, doorway in the western wall. Any new openings necessary due to operation updates, will aim to utilise existing on site penetrations, and/or will be made in modern fabric.

Impact – Minor beneficial

D. Level 3

Submitted proposal - 20th April 2020

Roof extension - Removal of all modern 2004 roof extension partition walls (except north wall and walls to Stair 2), and the construction of a new rooftop bar structure including new toilets, store, ice room, kitchen, and two bars. The proposed heightening of the central part of the bar, and extension to form toilets to the north-east corner, will result in a minor compromise to the appreciation and character of the original rooftop boys' playground.

However, it must be noted that the playground was substantially altered by the original construction of the current 2004 rooftop extension, which removes almost all appreciation of the space originally being a playground. The proposals will not result in an adverse impact on the historic fabric.

Impact - Minor adverse

Current amended proposal - 2024

It is proposed to infill the small area of open flat roof to the eastern side of the consented roof extension to create additional floor space to house extra WC's and storage, and updates to the consented new walls to facilitate the reconfiguration and 2 new windows to the east elevation to maximise natural light.

The proposals will not result in an adverse impact on the historic fabric and will only be glimpsed when looking up at the roof level while moving along Little John Street, where the new infill will be understood as a continuation of the consented roof structures.

Impact – Negligible adverse

E. Windows

Submitted proposal - 20th April 2020

Window frosting- Add frosting to the inside face of the bottom-most clear glass panes to the south-east ground floor room. Although the clear glass to the windows will be kept, these will be partially altered by the introduction of frosting.

Impact - Negligible adverse

Windows to the rear of the proposed internal lift - Retain all original windows to rear of proposed lift and add frosting to the inside face of the clear glass panes to conceal the rear inside face of the lift structure. Although the clear glass to the windows will be kept, these will be partially altered by the introduction of frosting.

Impact - Negligible adverse

Current amended proposal - 2024

Remove all modern secondary glazing units from window reveals. Retain all existing timber window frames and refurbish/redecorate. Remove all existing clear glass from all windows throughout the building, which currently comprises largely modern 20th century and 21st century glass replacements and some original glass panes, and replace with Histoglass slimline glazing using hand-drawn glass, enabling the largely lost wavy, reflective character of the building's fenestration to be restored to their original appearance. (Refer to Appendix II for glazing significance drawings).

Due to the comms room now being proposed to be used as a private dining room, the addition of the consented frosted manifestations to the external windows will now be omitted, and thus the original negligible adverse impact will be reversed.

Impact – Minor-Moderate adverse

7. Conclusions

The above changes to the consented scheme to the Grade II listed Great John Street Hotel arise from further design development, which has resulted in changes that allow for operational improvements and better use of space.

It is considered that although some elements of the current proposals will result in instances of adverse impact, such as the extension of ground floor floor slab, new opening to supersuite and the replacement of external glazing, these impacts are necessary to improve the hotel's offering and guest comfort

A number of other amendments result in beneficial impacts on the special interest of the building, as previously submitted, such as the creation of a new private dining room to the former comms room at ground floor level, the removal of modern walls to the basement level, and the reopening of an original doorway to the supersuite.

In terms of the replacement of glazing, the current windows within the building underwent substantial refurbishment, partial glass replacement and the insertion of new opening lights within the original timber frames as part of the 2004 hotel conversion scheme. It has also been found that during the Second World War a high explosive bomb landed on the south-east corner of the building, which resulted in a high level of glass replacements at that time.

This proposal will allow for all original timber frames to be retained, repaired and refurbished, and due to their deep mullions/transoms, the slimline Histoglass units are able to be fitted without the need for frame modification, thus ensuring the original appearance of the frames will be maintained.

The glazing significance plans in Appendix II also illustrate the low level of original glass panes surviving throughout the building. The advantage of using this particular Histoglass glazing solution is that the proposals will include hand-drawn glass panes to the outer side of the new glass panes, which will allow the building's original slightly wavy and reflective character to be restored.

This proposal will assist with operational carbon reductions in line with THG sustainability targets, whilst preserving the original appearance of the windows. The proposals will also see the modern c2004 secondary glazing units removed from the reveals of each window, again allowing for the full appreciation of the windows from inside the building.

Consequently, on balance, the amended proposals for Great John Street Hotel will allow for improved operational changes to the hotel offering for guests, and allow for improved thermal performance of the building, and are thus considered to result in a **minor adverse** impact on the special interest of the Grade II listed Great John Street Hotel overall.

As per the definition outlined in Appendix I below, a minor adverse impact occurs when the degree of change would result in a minor compromise to the fabric and character of a designated heritage asset.

Appendix I – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
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 interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>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 interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise 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 minor extent the heritage interest of the assets in the view, 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</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

<i>appreciable degree.</i>		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, 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 improvement to the overall character or setting of a heritage asset.</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. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural

<i>a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	enhancement of its cultural heritage interest.	heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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Appendix II – Glazing Significance Plans



Figure 7: South elevation. Key - Pink (presumed original) Green (presumed replacement) no colour (inaccessible) red outlines and letter “M” (modern timber window unit).



Figure 8: West elevation. Key - Pink (presumed original) Green (presumed replacement) no colour (inaccessible) red outlines and letter “M” (modern timber window unit).



Figure 10: East elevation. Key - Pink (presumed original) Green (presumed replacement) no colour (inaccessible) red outlines and letter “M” (modern timber window unit).