

Listed Building Consent Application Reference 138330/LO/2023
Application For Refurbishment Of Existing Office Space
The Tootal Buildings, Broadhurst House, 56 Oxford Street, Manchester M1 6eu
Application by XLB Property
Design and Access Statement

1.0 Design Statement

- 1.1** 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.
- 1.2** 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.
- 1.3** 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.
- 1.4** 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.
- 1.5** 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.
- 1.6** 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.

- 1.7** There is no harm that arises from the proposal and 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.
- 1.8** We further conclude that the proposal accords with Policies CC9 and EN3 of the Core Strategy.
- 1.9** The conclusion on heritage design grounds is that as 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 floor areas of the buildings can be brought back into their optimum viable use.
- 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, for example servicing.
- 2.2** The floorspace subject to the application will continue to be accessed by users from Oxford Street and all internal pathways within the building will meet Building Regulation requirements for accessibility and access for all. The proposal provides a more open plan nature to the office environment and therefore navigation around the building should be improved.
- 2.3** In addition, the building itself is in a highly accessible location to users of the City Centre including from the surrounding residential areas on foot, but also through public transport infrastructure including bus route along Oxford Street / Oxford Road and the wider City Centre, Oxford Road train station and St Peter's Square tram stop, and cycling infrastructure including that located directly to the front of the building.
- 2.4** The proposal therefore raises no access concerns and accords with Policy T2 of the Core Strategy.