

The Tootal Buildings

Oxford Street
Manchester

Heritage Statement

Prepared by



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Prepared for:
XLB property

11th October 2023



THE TOOTAL BUILDINGS, OXFORD STREET, MANCHESTER – HERITAGE STATEMENT

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1. INTRODUCTION

2. Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants, which specialises in the historic environment.

SLHA were commissioned by XLB Property in May 2023 to prepare a Heritage Statement for the refurbishment of part of the ground floor level of Grade II* Tootal Buildings, No. 56 Oxford Street, Manchester (listed as Tootal, Broadhurst and Lee Building on the 3rd October 1974).

The proposals include the refurbishment of the northern and southern sides of the ground floor level of the original part of Total Buildings to form office and breakout spaces.

Tootal Buildings was constructed in 1898 as the head office and warehouse for Tootal, Broadhurst & Lee Co Ltd, a textile manufacturing firm. Following the completion of the first phase of the building, it was extended along Great Bridgewater Street in a matching style in 1910.

In 1930-1, a large, separate building known as “Lee House” was designed for Tootal, Broadhurst & Lee by architect Harry S. Fairhurst to the rear of the principal buildings and fronting Great Bridgewater Street (now separately listed at Grade II). The building was combined into the wider Tootal Buildings complex during the 1950s.



Figure 1 – The principal north-east front elevation as seen from Oxford Street (Source: <https://adtworkplace.com>).

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by AXI.

1.2 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Lee Hutchings [BSc (Hons)] Senior Historic Building Consultant.
- Sarah Stirling [BA (Hons), MA] Built Heritage Consultant.

4 THE SITE

4.1 Location

The Site comprises the partial ground floor level of the building. The building is bounded by Oxford Street to the east, the Rochdale Canal to the south, the internal courtyard and Lee House to the west and Great Bridgewater Street to the North. (see **Figures 2 below**).



Figure 1 – Map showing the location of Tootal Buildings shaded red (Source: Historic England)



Figure 2 – Looking south across the Tootal Buildings (shaded red) (Source: Google Maps)

4. Statutory Designations

Listed Buildings

The Tootal Buildings was listed Grade II* on the 3rd October 1974 as the “Tootal, Broadhurst and Lee Building”. Statutory listing of The Tootal Buildings means that the building is defined as being of ‘particularly important buildings of “more than special interest” and is, therefore, of national heritage significance.

The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II* buildings (such as The Tootal Buildings) are particularly important buildings of “more than special interest”, whilst Grade II buildings are defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent (LBC) must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would ‘affect its character’ as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

Unlike non-listed buildings, it is a criminal offence to carry out works to a designated listed building without consent when it is needed. It is, therefore, important to define the nature of the works and understand the implications of any proposed changes.

It is, therefore, important to understand the implications of the listing. The full list description for The Tootal Buildings is as follows:

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1271294

Date first listed: 03-Oct-1974

Statutory Address: TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET

Description:

Textiles warehouse, now offices. 1896-8 (dated 1896 over doorway), by J.Sankey Gibbons. Probably steel-framed, clad in red brick with liberal dressings of buff and yellow terracotta (roof not visible). Large rectangular plan. Baroque style. Five storeys with basements and attic, 7 bays plus canted corners; glazed terracotta to ground floor with raised banding, alternating bands of red brick and yellow terracotta to all upper floors; cornice over ground floor, banded piers to 1st floor serving as pedestals to giant Corinthian colonnade at 2nd and 3rd floor which has a modillioned cornice and finishes as an arcade of semi-circular windows at 4th floor; very prominent modillioned cornice, attic treated as a parapet and raised in the centre; set-in semi-octagonal corner turrets rising from 2nd floor and capped by colonnaded octagonal cupolas with prominent cornices and apex finials with flagmasts. Massive central round-headed doorway with banded surround and cartouche dated 1896, set in architrave of coupled banded columns and broken pediment; 6-light windows with transoms. Right-hand

return to Great Bridgewater Street, 5:2:5 bays in matching style, but the 2-bay centre with coupled round-headed loading-bay arches at ground floor (furnished with wrought-iron gates in Art Nouveau style), and pedimented attic. Interior not inspected.

Conservation Areas

The Site is not located within a conservation area.

2. POLICY CONTEXT

2.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' it is important to test development proposals, *"against existing policy frameworks and the management plan for the property and surrounding area"* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the Proposals for the Tootal Buildings will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England's guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

2.2 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the Current Proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II* listing of the Tootal Buildings requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the building.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset (the Tootal Buildings). Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid/reduce any harm to the significance of the Tootal Buildings in order to meet the fundamental requirements of Section 66 of the 1990 Act.

In accordance with the requirements of both Section 66, if a negative impact on the Tootal Buildings is identified, its extent must be determined to define the magnitude of ‘harm’. This is necessary because limited, or *“less than substantial harm”*, should not be afforded the same weight as that which is deemed to be *“substantial”*, and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

‘Substantial harm’ under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that *“less than substantial harm”* is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its *“special architectural or historic interest”*.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing ‘planning benefits’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interests of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

2.3 National Planning Policy Framework (NPPF) (2018 - amended September 2023)

The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is

protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF's core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the 'heritage asset' is the Grade II* listed Tootal Buildings (the Site).

The NPPF stresses that "*great weight*" should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid "*substantial harm*" to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As "*substantial harm*" is interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting, it should be avoided. The NPPF (**paragraph 199**) however, notes that "*great weight*" should still be given to conservation regardless of whether "*substantial harm*" is evidenced.

2.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment*". The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: "*historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals*" (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values/interests of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Proposals.

2.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not

constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): ‘Managing Significance in Decision-Taking in the Historic Environment’ was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *“the nature, extent and importance of the significance of a heritage asset and the contribution of its setting”* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset’s significance (as the best means of conservation).
- extent of the Site’s significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: ‘Making changes to historic assets’ (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

“An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

3 HISTORICAL DEVELOPMENT

3.1 Historical Development of the Building

Tootal Buildings was built between 1896-8 to the designs of Joseph Gibbons Sankey for Tootal Broadhurst and Company, and functioned as a cotton products warehouse, showrooms and head offices for the company. The architect, Joseph Sankey died shortly after completion of the building in December 1898, with his last two projects being the Mercantile Bank on Mosley Street and the Tootal Buildings.



Figure 3 – A view looking south across Oxford Street towards the newly completed building in 1900, showing the site before the construction of the 1910 wing on Great Bridgewater Street (right) (Source: Historic England Archive)

The Tootal, Broadhurst and Lee firm originates from a textile spinning and manufacturing company established in Manchester in the late-18th century, which later became Tootal Broadhurst Lee, and subsequently Tootal Ltd. The origins of the company appear to go back to 1799 when Robert Gardner established a textile business in Manchester.

In 1817, the Tootal family became involved when his company was absorbed by Atkinson, Tootal & Co. This Tootal was Edward and he had been working with his brother Henry in a silk manufacturing company in Cannon Street, Manchester. After Atkinson left this company in 1851, Henry Lee and Henry Tootal Broadhurst became partners in Tootal Broadhurst Lee and Co. The name “Tootal” became a well known brand name for a range of British ties, scarves and other garments well into the 20th century and is still remembered for its ties.

Tootal, Broadhurst and Lee Co Ltd.’s new building at 56 Oxford Street was built over 7 stories and constructed using a steel and concrete frame/floors with cast iron columns (Figure 4). The building was originally designed in an ‘E’ shape planform, which on its rear (west) elevation allowed for glazed loading bays to be incorporated.

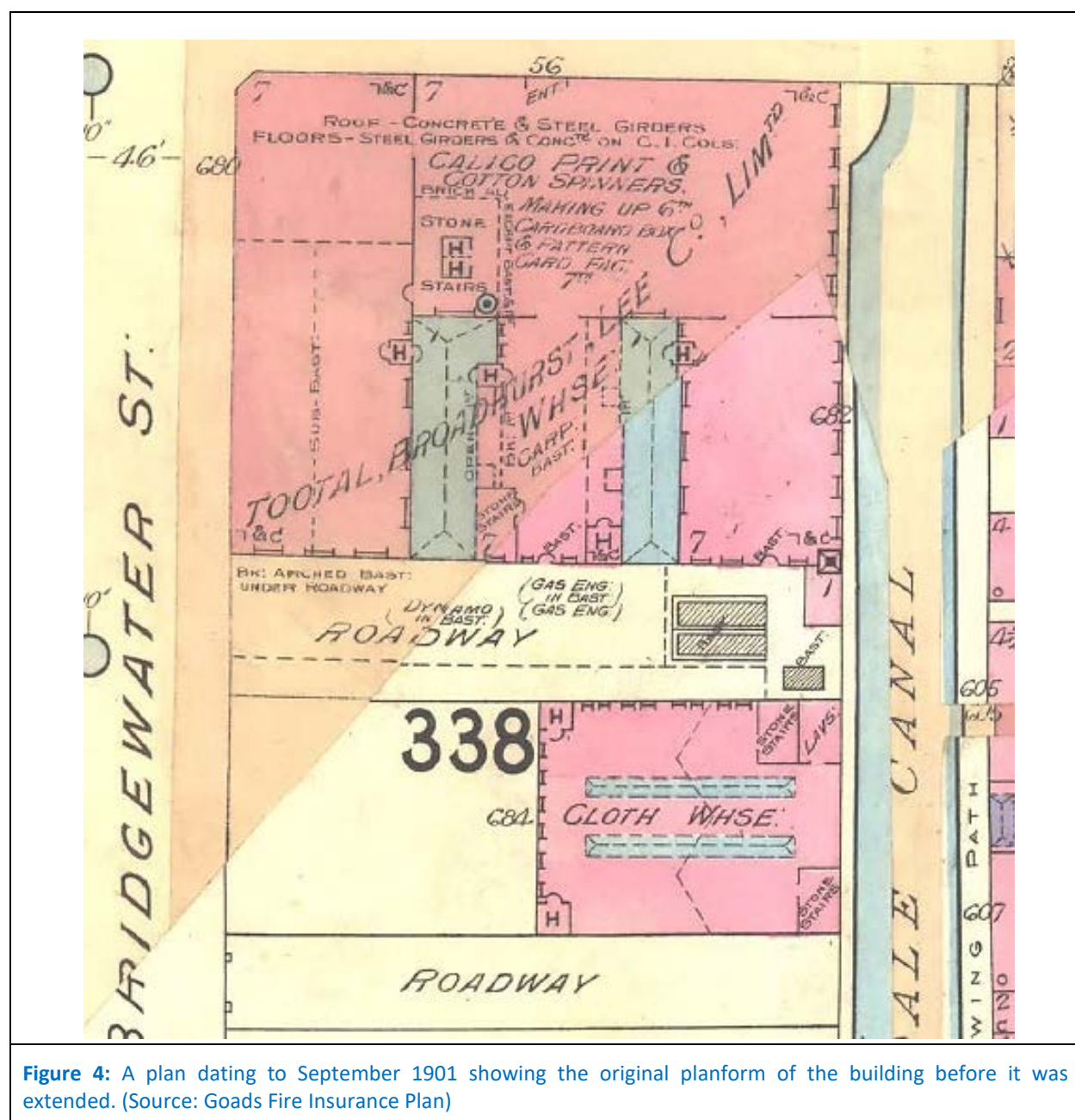


Figure 4: A plan dating to September 1901 showing the original planform of the building before it was extended. (Source: Goads Fire Insurance Plan)

The ground floor level formed the main entrance from Oxford Street, which led into a small entrance hall, reception kiosk and staircase/passenger lift. To the south of the entrance (part of the Site's demise) was the company's counting house for shipping and home trade, which formed a large, open-plan clerk's office, which contained a row of internal windows to the north that overlooked the glazed loading bay to the centre of the floorplan.

A series of smaller offices/waiting rooms were located within glazed timber enclosures to the Oxford Street end of the room (Figures 7 and 8). The room was decorated with iron red glazed tiles with painted plaster above to all walls and columns, with simple yet largescale coving and console brackets to the ceiling. The floors were of woodblock.

The northern side of the ground floor (also part of the Site's demise) contained the "No 10" department and saleroom to the western end of the wing, with a series of further glazed, timber office enclosures and the company's boardroom located in the room on the corner of Oxford Street and Great Bridgewater Street (see Figure 9). The "No 10 department" used circular, reinforced concrete columns (as seen in Figure 10), and appears to have used a less decorative scheme.



Figure 5: The original (but not entirely as built) 1895 ground floor plan looking west. (Source: Manchester Archives)

The upper floors contained largely warehousing, with the “making up” department being located on the 6th floor, and the cardboard box and pattern card factory being located on the 7th floor.



Figure 6: The view looking south-east along the principal ground floor corridor in 1900. The location of this view now forms part of the northern part of the Site's demise. (Source: Historic England Archive)

Refer to Figure 16 below for the current location of this photograph today.

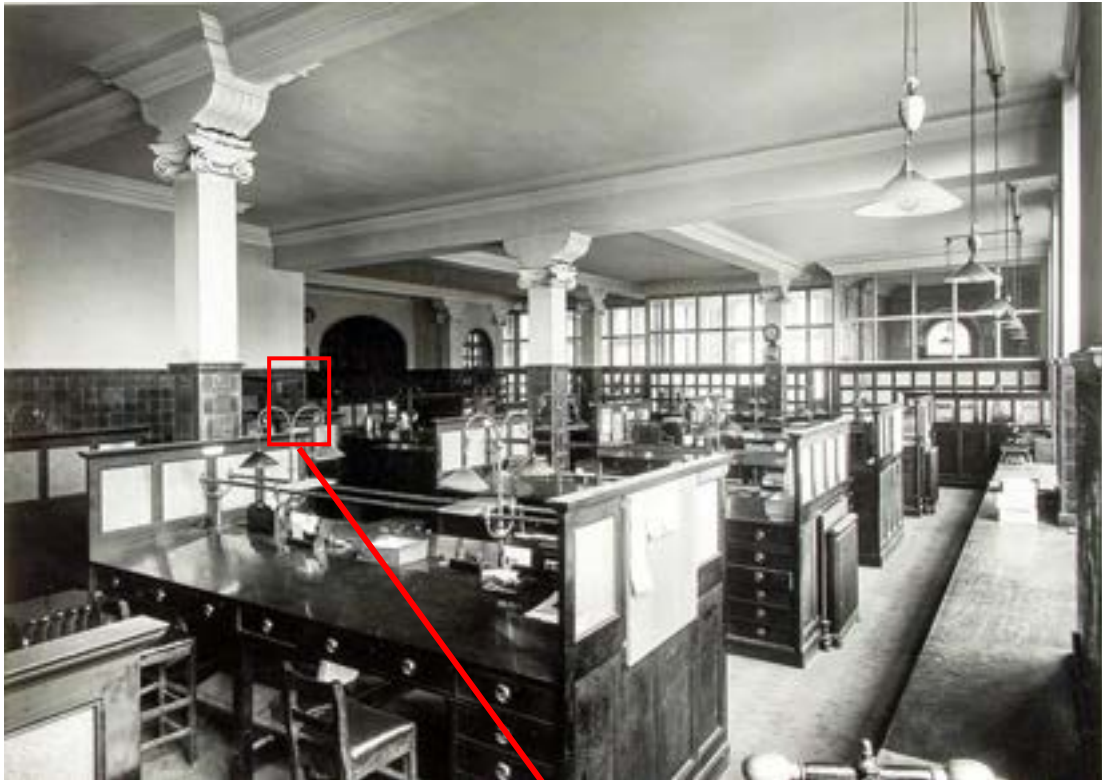


Figure 7: A view looking north across the original counting house office, which now forms part of the southern part of the Site's demise. Note the use of decorative tile to the walls featuring "TBL" initials. The door outlined red is now located within an electrical cupboard and can be seen in the detailed image above. (Source: Historic England Archive)

Refer to Figure 16 below for the current location of this photograph today.



Figure 8: A view looking north-east across the original counting house office, which now forms part of the southern part of the Site's demise. The location of this view now forms part of the northern part of the Site's demise. (Source: Historic England Archive)

Refer to Figure 16 below for the current location of this photograph today.



Figure 9: A view of the original boardroom (looking south), which now forms part of the northern part of the Site's demise. (Source: Historic England Archive)

Refer to Figure 16 below for the current location of this photograph today.



Figure 10: This photograph represents one of the warehouse spaces on the first floor of the building, and illustrates the type of circular, reinforced concrete column that can also be found in the northern half of the ground floor level. (Source: Historic England Archive)

The building was soon extended in 1910 (Figure 11 below) with the addition of a rear wing on Great Bridgewater Street, which was designed in a matching style. In the 1930s, Lee House was built to the rear, one of Manchester's most striking inter-war buildings, designed by Harry S. Fairhurst.

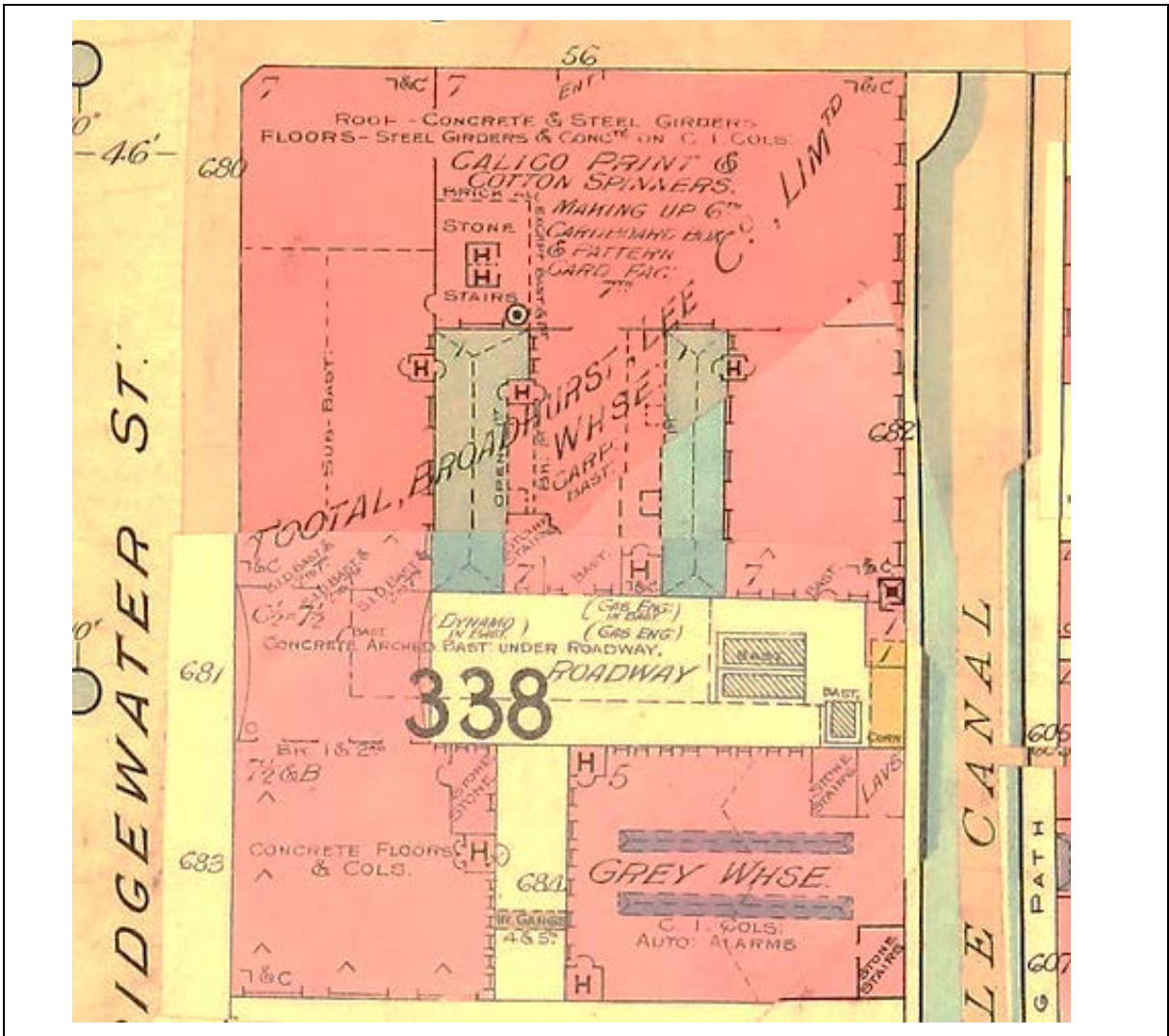


Figure 11: Plan of the building following its 1910 extension (bottom-left) (Source: Goads Fire Insurance Plan)



Figure 12: A 1900 view looking south-east towards the Great Bridgewater Street elevation of the original building before it was extended in 1910. (Source: Manchester Archives)



Figure 13: The same view as seen today, showing the original building (far left), the 1910 extension (containing the two arched openings to the left) and the early-1930s Lee House (right).



Figure 14: A watercolour of the two principal fronts of the building as seen from Oxford Street in the c1920s, showing the new 1910 extension to the far right. The Site's demise is shown shaded red.

Following the end of the Second World War the building continued to be occupied by the textile trade, but the original open-plan spaces were over time subdivided and historic features/fittings largely removed or concealed. It was during this period that the original windows to the ground floor level of the Great Bridgewater Street elevation were replaced (see figure 15 below).

In 1966, following Tootal's merging with the English Sewing Company Ltd previously in 1963, alterations, again designed by Harry S. Fairhurst, were undertaken to the building including the installation of the current metal-framed windows to the southern, canal, elevation.

Further and more substantial alterations were undertaken during the 1980s/1990s the building was refurbished throughout to create lettable offices. The result of these alterations within the Site's demise on the ground floor level has meant all original ceilings/cornice have been concealed beneath suspended ceilings and/or fire compartmentation, the concealment or removal of decorative columns and tilework, the covering and/or removal of all woodblock/mosaic flooring and insertion in areas of raised access floors.



Figure 15: A view looking along Great Bridgewater Street in 1965 showing the four ground floor windows have already been replaced by this date (in the c1950s). The bottom parts of these windows were again replaced with the current windows in the c1980s/90s. (Source: Manchester Archives)

3.2 Building description

The following section provides a photographic description of the ground floor, illustrating principal rooms, spaces and features.

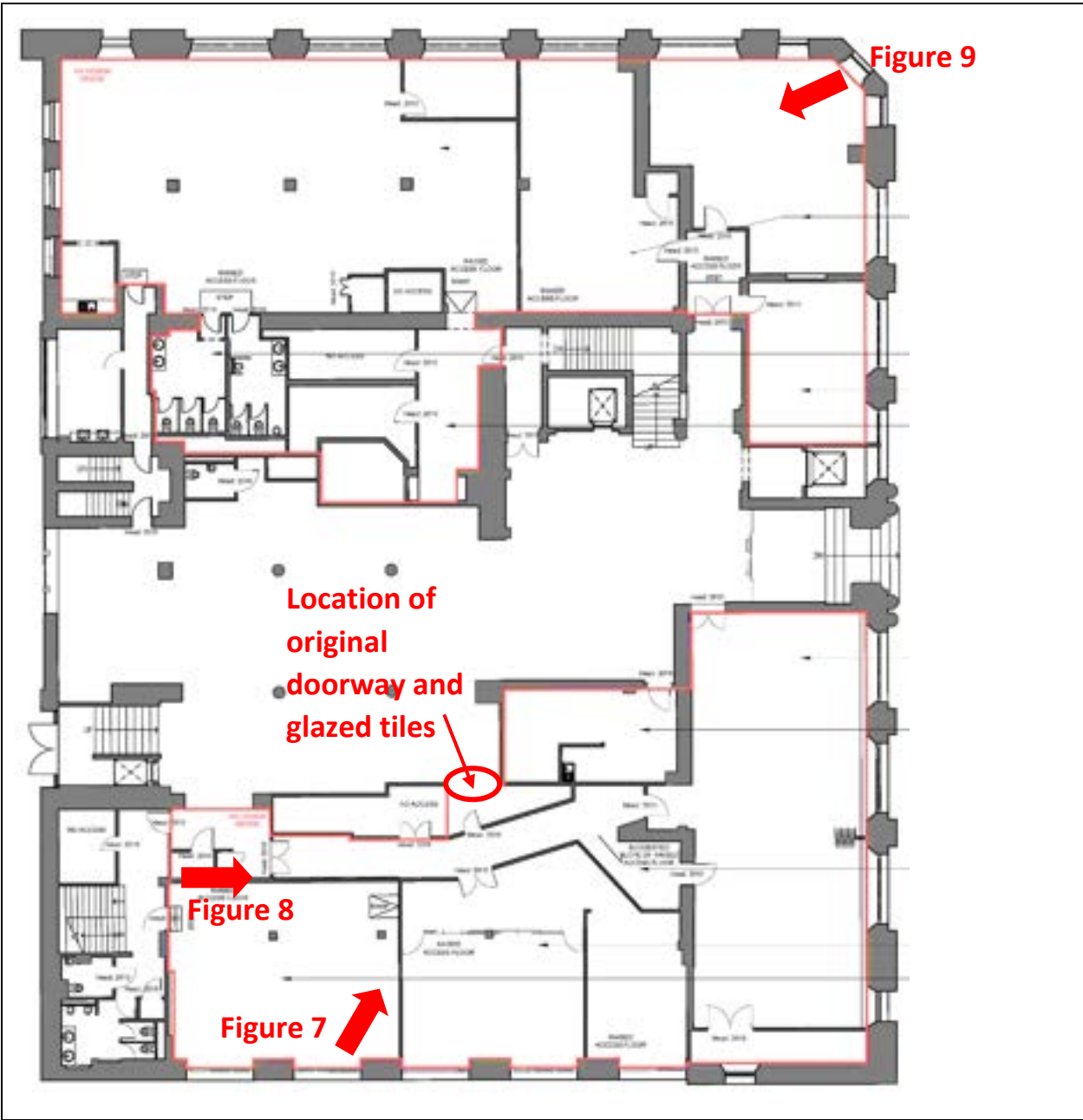


Figure 16: Current ground floor plan illustrating the Site’s demise (outlined red) and locations of historic 1900 photos (marked by red arrows). (Source: AXI)

Table 1: Northern suite gazetteer (SLHA, September 2023)	
	
Figure 17: Looking east across the former No 10 department to the south of the ground floor.	Figure 18: An example of one of the original circular reinforced concrete columns to the No 10 department.
	
Figure 19: Looking north-east across the former No 10 department.	Figure 20: An example of one of the Great Bridgewater Street windows to the No 10 department, which contains c1950s glazing to the upper parts and c1980s windows to the lower.



Figure 21: Looking north across a smaller office fronting onto Great Bridgewater Street.



Figure 22: The small modern vestibule leading into the original boardroom.



Figure 23: Looking north across the former boardroom, showing removal of all original decorative features.



Figure 24: Looking north-west into the former boardroom from the originally adjacent room (walls now removed).

Table 1: Southern suite gazetteer (SLHA, September 2023)



Figure 25: Looking south-east across the former counting house offices.



Figure 26: An example of one of the new/refurbished windows facing Oxford Street.



Figure 27: A modern studwork corridor to the centre of the former counting house office.



Figure 28: A modern studwork corridor to the centre of the former counting house office.



Figure 29: The surviving original iron red glazed tiles concealed within the electric cupboard. Compare to Figure 33 below.



Figure 30: Detail of the original, over-painted, tile and door opening. Compare to Figure 33 below.



Figure 31: Detail of the original tilework to the left side of the doorway. Compare to Figure 33 below.



Figure 32: Detail of the original ceiling level and cornice. Compare to Figure 33 below.

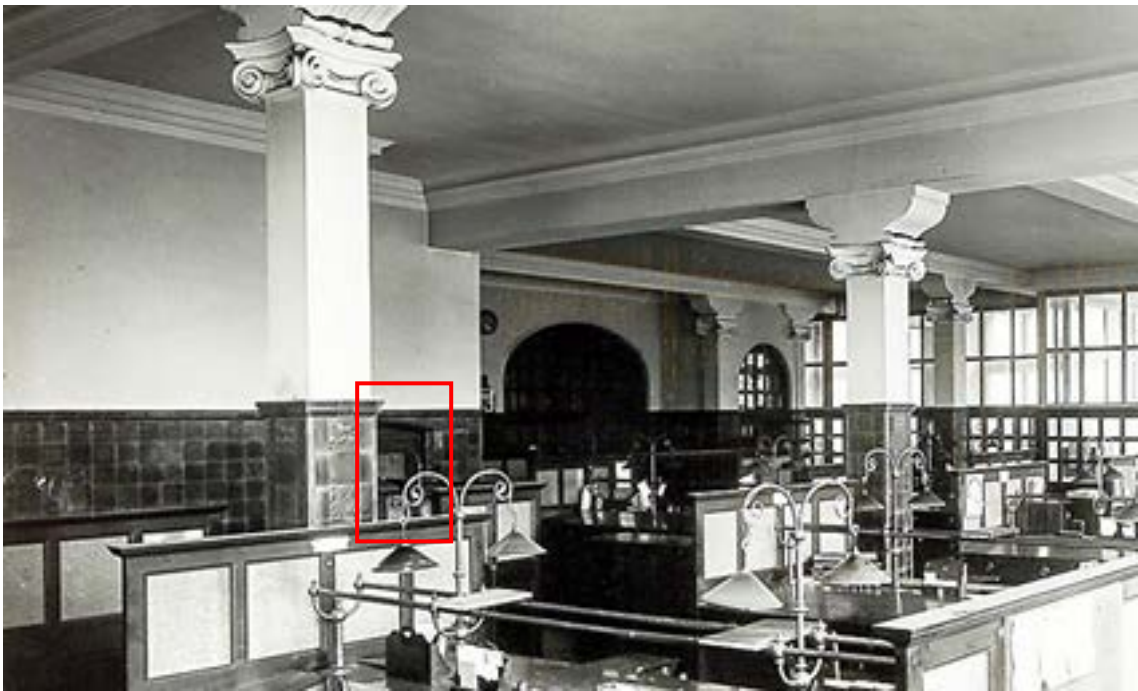


Figure 33: A view of the original counting house office in 1900, showing the concealed tiles, doorway and ceiling/cornice as shown in the figures above.



Figure 34: Looking east through the modern arrangement of partitioned offices to the southern part of the plan.



Figure 35: Looking south across the western end of the former counting house office.



Figure 36: The southern elevation facing the Rochdale Canal, showing the inserted c1966 metal-framed windows into the original timber frames at ground floor level.



Figure 37: The Northern, Great Bridgewater Street elevation, showing the inserted c1950s and c1980s windows to the ground floor level.



Figure 38: The courtyard elevation to the east of the demise, showing the altered modern windows and central window opening.

5 ASSESSING HERITAGE SIGNIFICANCE

5.1 Introduction

The below significance assessment and significance plans disaggregate and define the special interest of the Grade II* listed Tootal Buildings. This baseline assessment of significance has been used to inform and develop the current proposals for the ground floor level.

5.2 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of Tootal Buildings.

Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance, 2018’ have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

<i>Archaeological interest</i> There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<i>Architectural and artistic interest</i> These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
<i>Historic Interest</i> An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The below analysis of significance of the fabric of the Grade II* listed Tootal Buildings allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building’s capacity for change, and thus has been used to inform the development of the current Proposals. The focus is on providing necessary and proportional amount of

information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The ‘Statement of Significance’ summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which have informed and measured appropriate intervention options.

The below hierarchy of significance is tailored to Tootal Buildings in order to outline individual features and building elements across the Site and is not intended to be directly transferable to other listed buildings, as the purpose is to disaggregate the relative interests of the building’s particular fabric components.

High heritage significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the site’s design concept and play a considerable role in reflecting its archaeological, architectural and artistic or historic interest.
Medium heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of subject site’s design concept and play a minor role in reflecting its archaeological, architectural and artistic or historic interest.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the Site’s archaeological, architectural and artistic or historic interest.
No significance /Detrimental features and elements within the site that do not contain any special interest. These can detract from the significance of the Site, and can be evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest is currently unknown and may require determination by further investigation.

5.3 Statement of Significance

This Statement of Significance provides a summary of the site’s special interest. Reference should be made to the significance plans below.

The special architectural and historic interest of Tootal Buildings is recognised by its Grade II* Listed designation, however, it is necessary to assess the building in order to determine the particular special interest which it yields in heritage terms.

- The building is not located within a conservation area.
- The building yields **high historic interest** through its original and long use by the renowned Tootal, Broadhurst and Lee company, and by being a substantially bigger and more elaborate example of such a building type in the city centre.
- The building yields **high architectural and artistic interest** through its very high quality design, materials and craftsmanship, which can be seen in all principal elevations of the building and surviving original internal decorative schemes.

- The building is considered to yield **no archaeological interest** due to the Site being built with a basement and partial sub-basement level.

Areas/elements of **high significance** include:

- **The remaining original glazed tiles within the electrical cupboard to the south of the ground floor level, and any further tiles that may be concealed beneath later coverings.**
- **All original internal columns.**
- **All original remaining cornice and console brackets.**
- **Any surviving original woodblock floor which may be concealed beneath later coverings.**
- **Surviving original timber secondary glazing units/ironmongery to northern side of ground floor level (Oxford Road elevation).**

Areas/elements of **no significance** include:

- **All elements relating to the current 1990s refurbishment, including dropped ceilings, raised floors, floor coverings, modern stud walls and plasterboard covering original walls, glazed office screens, all M&E, 1950s/1980s ground floor windows to the Great Bridgewater Street Elevation.**
- **C1966 inserted metal-framed windows to the south elevation.**
- **Modern, c1980s/1990s double-glazed, timber window replacements to the south of the ground floor level (Oxford Road elevation).**
- **Modern windows to the rear, courtyard elevation.**
- **All modern secondary glazing units.**

5. HERITAGE IMPACT ASSESSMENT

5.1 Physical Impact Assessment

5.1.1 Scope of Physical Impact

The following section summarises the potential physical (or direct) heritage impact of the proposals on the Grade II* listed Tootal Buildings. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided **below in Table 3**.

The key purpose of the Heritage Impact Assessment is to ensure that the Proposals demonstrably balance the degree of change, to deliver both an optimum and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England’s guidance on “*Conservation Principles*” (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably ‘sustainable’ thus securing the protection or enhancement of the historic environment.

The proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works careful consideration has been given to the ‘balance of benefits’ in order to reach a proportionate and justifiable conclusion.

5.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building’s components may be measured as: *adverse*; *negligible*; or *beneficial*. The key objective has been to minimise any adverse impact.

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in **Table 2 below**:

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact	Direct heritage impacts	Indirect heritage impact
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 understand and appreciate its architectural and historic interest 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 its heritage interest.
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 heritage asset and its setting, such that it is noticeably changed.
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 appreciable degree.</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 heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any 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 architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
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 architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact.	Development resulting in alterations to a built heritage asset	Minor enhancement to the fabric and character of a designated

<i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	which deliver a minor beneficial physical impact or enhancement of the site's special interest.	heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest 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 a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	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 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.

5.2 Physical Impact Assessment

The proposals aim to refurbish the north and south parts of the ground floor level in order to provide multi use and break out spaces to the south-east side, and office spaces to the north and south sides.

The proposed break-out space will be located immediately to the left when you enter the building from Oxford Street, and will form an area that can be used during the day but could also be used for events, utilising the bespoke designed central bar feature, which will use terrazzo tiles and counter along with upholstered bar stools, freestanding seating and banquettes using material that echoes the Tootal ties that Total were famous for.

The room will be entered from the main building reception through two pairs of new concertina doors, located within a much taller opening than exists at present. The new opening will use the original, tall arched opening (since blocked and lowered) as a guide. The second concertina will be located within the adjacent wall, and is in the location of the original glazed timber partitioning, which is believed to have been removed and rebuilt since the c1950s.

The multi-use space to the south-east corner of the ground floor level is designed to be used for a multitude of functions and building user users such as conferences and meetings and yoga etc. This space will contain an area of retractable tiered seating in timber, with a feature tile trim around the perimeter of the room which echoes the original interior design of this space.

The style and materiality will continue to the northern side of the ground floor level, with black Crittal style glazed office partitions with reeded glass and solid panels being used to form new offices and meeting rooms

The northern suite contains a modern dropped firestop ceiling, which is proposed to be retained in place, but cut away from the windows openings along Great Bridgewater Street. The original circular columns here

Generally, all parts of the demise will use areas of woodblock laminate and tile to the floors, with painted plaster to the walls with areas of feature planting/lighting etc, and areas of tiling echoing the original scheme. Lighting will include both minimal overhead track and LED lighting as well as a number of feature light pendants and wall lights.

A new air ventilation system will be installed throughout, with supply and extract ductwork being fixed to the underside of ceilings and connected to the AHU located within the basement level via the original goods hoist. Louvers will be installed where currently positioned on two window openings to the basement level (south, Rochdale Canal elevation). Further louvers will be installed in the existing, low-level glass 1950s block window to the eastern courtyard elevation, whilst the new toilet extract will utilise the existing louvers within a basement opening to the Great Bridgewater Street elevation.

Following a soft strip of the ground floor areas, any surviving original lath and plaster ceilings and cornice will be retained, uncovered and redecorated as part of the scheme, with areas of services being sprayed out to match the proposed ceiling colour.

The surviving original tiled doorway to the southern suite will have its modern studwork enclosure removed and the tiles will have their layers of modern paint removed to uncover their original iron red

colour scheme. The original door opening will have a modern, yet complementary black Crittal door fitted, and this doorway will then form a vital part of the scheme and allow access between the southern area to the centre of the plan.

There is currently a varied mix of window types and dates, with some original timber casements along the Oxford Street elevation, along with some 1980s examples, which will be retained and have their modern secondary glazing units removed. Where original units survive to the northern end of the Oxford Street elevation, these will be repaired and redecorated, whilst the original corner boardroom will have new secondary glazed units made to match the original timber versions.

The southern elevation retains original timber window frames that now each contain modern, 1960s metal units. It is proposed to simply paint these units, and repair and failed rubber seals.

Two of the three modern windows to the east, courtyard elevation will receive fixed timber casements to their upper parts, where currently the modern casement windows stop and painted boarding exists.

The north elevation on Great Bridgewater Street retains no original windows (not including the arched windows to the eastern end), and instead these openings contain both c1950s with obscure glass to the upper parts and c1980s windows to the bottom parts. It is proposed to retain these later windows and simply replace all glass with clear, double glazed units.

New breakout kitchen spaces will be simply decorated with dark kitchen cabinets and simple grey working surfaces. WC's will echo the early-20th century and use black and white tiling, feature lighting and black Crittal style doors with feature toilet signage.

5.3 Heritage Impact Assessment – Conclusions

This assessment of the Grade II* Listed Tootal Buildings, Manchester, accompanies the Listed Building Consent and Planning application for the refurbishment of the partial ground floor level of the building to form a renewed office and breakout space in order to allow its viable, long term use as part of the wider office use of the building.

The significance assessment above has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole.

The sensitive proposals reflect the need to introduce a high quality decorative scheme into these parts of the ground floor level, which were last refurbished in the 1990s and as a consequence are greatly outdated in terms of style and usability. The current proposals aim to remove all inappropriate modern alterations and features which are of no heritage interest, to allow for any remaining original features and parts of the building to be uncovered and celebrated as part of the wider interior scheme.

Where new features are to be introduced, such as Crittal style office partitions, feature bar or retractable bench seating, these elements echo the early-20th century design ethos of the building, and will introduce long lost features of quality into these spaces, allowing for a better understanding and appreciated of these long concealed areas.

The uncovering and repair of the original ceilings, cornice and glazed tiles will all result in heritage benefits for the listed building by enhancing its special character.

Therefore, when weighing up both the beneficial and adverse impacts of the overall scheme, it is considered that overall the Proposed Development will result in a moderate beneficial direct impact on the historic fabric of the Grade II* listed Tootal Buildings, and that consequently “no harm” to the special interest of the building will occur in NPPF terms.



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