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L231013 SAV Cover Letter



Planning
Manchester City Council

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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-12530530

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Dear Sir or Madam

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

Introduction

We write on behalf of our client, XLB Property, to apply for Listed Building Consent for refurbishment works to existing office floorspace at ground floor level within the Tootal Buildings, which is a Grade II* Listed Building.

The proposal seeks to enhance the appearance of the ground floor office suites that are located to the northern and southern sides of the ground floor. 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.

The office suites at ground floor level were created during the 1990s. They are dated, unappealing and detract from the historic significance of the Tootal Buildings. The proposal will restore a number of original features, upgrade the internal appearance of the area and importantly respect the building's heritage whilst ensuring high quality office accommodation can be delivered that meets modern office users' requirements in the City Centre.

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

The works have been discussed in detail with Paula Burbicka a Planner within Manchester City Council's Conservation and Urban Design team prior to the submission of the application. Paula Burbicka welcomed the refurbishment plans as they improved the appearance and historic significance of the Listed Building. This is reflected in the Heritage Statement prepared with the application which concludes that the proposal will have no harm to the special interest of the Tootal Buildings and conversely will have a moderate beneficial direct impact on its historic fabric.

Application Submission

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

- This covering letter, which includes the Design and Access Statement;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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- The completed application forms;
- Heritage Statement prepared by Stephen Levrant Heritage Architecture Limited;
- The following plans/ drawings:
 - Drawing Ref: AXI-L01 REV 00 – EXISTING SITE & SITE LOCATION PLAN
 - Drawing Ref: AXI-000 REV 00 – GROUND FLOOR PLAN AS EXISTING
 - Drawing Ref: AXI-030 REV 01 – GROUND FLOOR REFLECTED CEILING PLAN AS EXISTING
 - Drawing Ref: AXI-072 REV 00 – GROUND FLOOR PLAN AS PROPOSED STRIP OUT PLAN
 - Drawing Ref: AXI-000 REV 00 – GROUND FLOOR PLAN AS EXISTING
 - Drawing Ref: AXI-080 REV 01 – GROUND FLOOR REFLECTED CEILING STRIP OUT PLAN
 - Drawing Ref: AXI-100 REV 01 – GROUND FLOOR PLAN AS PROPOSED
 - Drawing Ref: AXI-120 REV 01 – PROPOSED GROUND FLOOR LONG SECTIONS
 - Drawing Ref: AXI-300 REV 01 – GROUND FLOOR REFLECTED CEILING PLAN & LIGHTING LAYOUT AS PROPOSED
 - Drawing Ref: AXI-410 REV 00 – GROUND FLOOR PLAN SMALL POWER PLAN AS PROPOSED
 - Drawing Ref: AXI-500 REV 00 – GROUND FLOOR WINDOW DETAIL REFERENCE PLAN AS PROPOSED
 - Drawing Ref: AXI-501 REV 01 – GROUND FLOOR WINDOW DETAIL 1 PLAN
 - Drawing Ref: AXI-502 REV 01 – GROUND FLOOR WINDOW DETAIL 2 PLAN
 - Drawing Ref: AXI-503 REV 01 – GROUND FLOOR WINDOW DETAIL 3 PLAN
 - Drawing Ref: AXI-504 REV 01 – GROUND FLOOR WINDOW DETAIL 4 PLAN
 - Drawing Ref: AXI-505 REV 01 – GROUND FLOOR WINDOW DETAIL 5 PLAN
 - Drawing Ref: AXI-506 REV 01 – GROUND FLOOR WINDOW DETAIL 6 PLAN
 - Drawing Ref: AXI-507 REV 01 – GROUND FLOOR WINDOW DETAIL 7 PLAN
 - Drawing Ref: AXI-508 REV 01 – GROUND FLOOR WINDOW DETAIL 8 PLAN
 - Drawing Ref: AXI-509 REV 01 – GROUND FLOOR WINDOW DETAIL 9 PLAN
 - Drawing Ref: AXI-510 REV 01 – GROUND FLOOR WINDOW DETAIL 10 PLAN
 - Drawing Ref: AXI-511 REV 01 – GROUND FLOOR WINDOW DETAIL 11 PLAN
 - Drawing Ref: AXI-512 REV 01 – GROUND FLOOR WINDOW DETAIL 12 PLAN
 - Drawing Ref: AXI-513 REV 01 – GROUND FLOOR WINDOW DETAIL 13 PLAN
 - Drawing Ref: AXI-545 REV 01 – GROUND FLOOR PRIVATE BREAK OUT BANQUETTE DETAILS AS PROPOSED
 - Drawing Ref: AXI-550 REV 00 – GROUND FLOOR DETAIL REFERENCE PLAN AS PROPOSED
 - Drawing Ref: AXI-551 REV 01 – GROUND FLOOR GF02 SLIDING ENTRANCE DOOR PROPOSED DETAILS
 - Drawing Ref: AXI-552 REV 01 – GROUND FLOOR GF03 SLIDING ENTRANCE DOOR PROPOSED DETAILS
 - Drawing Ref: AXI-553 REV 01 – GROUND FLOOR GF03 PRIVATE BAR DETAILS
 - Drawing Ref: AXI-554 REV 01 – GROUND FLOOR OFFICE SUITE DOOR DG:08.01 AS EXISTING & AS PROPOSED
 - Drawing Ref: AXI-555 REV 01 – GROUND FLOOR MULTI USE TIERED SEATING DETAILS AS PROPOSED
 - Drawing Ref: AXI-557 REV 00 – GROUND FLOOR GF26 MEETING ROOM ELEVATIONS
 - Drawing Ref: AXI-558 REV 00 – GROUND FLOOR GF23 MEETING ROOM ELEVATIONS
 - Drawing Ref: AXI-560 REV 01 – GROUND FLOOR BREAKOUT BANQUETTE DETAILS AS PROPOSED
 - Drawing Ref: AXI-561 REV 00 – GROUND FLOOR BREAKOUT KITCHENETTE DETAILS AS PROPOSED
 - Drawing Ref: AXI-562 REV 00 – GROUND FLOOR LOCKER/STORAGE UNIT DETAILS
 - Drawing Ref: AXI-563 REV 02 – GROUND FLOOR ARRIVAL BANQUETTE DETAILS AS PROPOSED
 - Drawing Ref: AXI-569 REV 01 – GROUND FLOOR INFORMAL BOOTHS DETAILS AS PROPOSED

- Drawing Ref: AXI-570 REV 00 – GROUND FLOOR SUITE KITCHENETTE BREAK OUT DETAILS AS PROPOSED
- Drawing Ref: AXI-571 REV 02 – GROUND FLOOR KITCHEN BANQUETTE DETAILS AS PROPOSED
- Drawing Ref: AXI-572 REV 01– GROUND FLOOR TILED COLUMN DETAILS AS PROPOSED
- Drawing Ref: AXI-573 REV 00 – GROUND FLOOR BOOK SHELF DETAIL AS PROPOSED
- Drawing Ref: AXI-600 REV 02 – GROUND FLOOR PLAN FLOOR FINISHES AS PROPOSED
- Drawing Ref: AXI-603 REV 02 – GROUND FLOOR PLAN PARTITION PLAN AS PROPOSED
- Drawing Ref: AXI-650 REV 02 – GROUND FLOOR PLAN WALL FINISHES AS PROPOSED
- Drawing Ref: AXI-900 REV 01 – GROUND FLOOR PROPOSED DOOR SCHEDULE
- Drawing Ref: B-M-57-701 REV P1 – Basement | Great Bridgewater Street Side Proposed Services
- Drawing Ref: B-M-57-702 REV P1 – Basement | Rochdale Canal Side Proposed Services
- Drawing Ref: GF-E-63-301 REV P1 – Ground Floor | Great Bridgewater Street Proposed Lighting
- Drawing Ref: GF-E-63-302 REV P1 – Ground Floor | Canal Side Proposed Lighting
- Drawing Ref: GF-E-63-701 REV P1 – Ground Floor | Great Bridgewater Street
- Proposed VRF & Mechanical Ventilation
- Drawing Ref: GF-E-63-702 REV P1 – Ground Floor | Canal Side Proposed VRF & Mechanical Ventilation

The application has been submitted electronically via the Planning Portal (Ref: **PP- 12530530**).

Consideration

The application proposal seeks to refurbish a series of existing office suites located on the northern and southern sides of the ground floor of the Tootal Buildings. The proposal seeks to deliver a series of new office suites and amenity spaces to meet modern occupier requirements.

The proposal looks to restore historic fabric features in creating these new spaces alongside delivering modern office accommodation that respects and complements the historic features of the building.

The existing floorspace was delivered as part of refurbishment works in the 1990s and is low quality office space of its time that is detrimental to the historic fabric of the existing building.

This works proposed include:

1. Revealing existing historic columns in the building that have been boxed in
2. Removing existing false sealings and refurbishing ceilings to better reflect the historic nature of the building
3. Refurbishing and improving glazing within the building
4. The provision of new floors that remove carpeted floors and replace them with woodblock laminate and tiles that provides an aesthetic that reflects the building heritage
5. The removal of studwork walls and enclosures to reveal heritage features
6. The opening up of archway access points that have been blocked and lowered
7. The refurbishment of original tiled wall features to uncover original colour schemes for those tiles
8. New internal doors that better reflect the significance of the building
9. New lighting and plant equipment including minimal overhead track and LED lighting and feature lighting pendants and wall lights
10. Following the strip of existing false ceilings, surviving lath and plaster ceilings and cornicing will be retained, uncovered and redecorated

The full details of the works are shown on the plans that accompany the application and described in the Heritage Statement that is also provided.

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 will restore a number of features as described above and in the Heritage Statement and shown on the accompanying plans. Those features will support the historic significance of the building and alongside the wider works for new features and spaces will enhance the historic significance of the building. It is for this reason that the accompanying Heritage Statement confirms that the proposal has no harm to the Grade II* Listed Building and conversely it will result in a moderate beneficial direct impact on its historic fabric.

Against that background, the proposal accords with Policy CC9 and EN3 of the Manchester Core Strategy Development Plan Document (adopted 11 July 2012) as the proposal enhances the historic environment and the character of a Grade II* Listed Building.

As there is no harm that arises from the proposal the tests at Paragraphs 200 – 202 of the National Planning Policy Framework do not apply, but in any event, the proposal will ensure that the ground floor areas of the building can be brought back into their optimum viable use and contribute to the economic objectives of Policies EC3 and CC1 of the Core Strategy.

Design and Access Statement

Design Statement

Matters of relevance to design are considered above under the 'consideration' sub-heading.

The essence of the design principles and approach is that the Tootal Buildings is a significant heritage asset on Oxford Street in Manchester City Centre. It has been subject to substantial improvements that have revitalised the building and celebrated its heritage significance.

This therefore sets the tone and design principles behind the application proposal. It is a direct continuation of works that have already been undertaken to revitalise the Tootal Buildings. The floorspace that is being converted in no way presently celebrates the heritage significance of the Tootal Buildings. As commented on in the Heritage Statement, the floorspace was last refurbished in the 1990s and has resulted in a number of inappropriate modern alterations and features which are of no heritage interest.

The result of the 1990's alterations mean that on ground floor level all original ceilings/cornice have been concealed beneath suspended ceilings and/or fire compartmentation, there has been the concealment or removal of decorative columns and tilework and the covering and/or removal of all woodblock/mosaic flooring and insertion in areas of raised access floors.

The sensitive proposals subject to the application therefore reflect the need to introduce a high quality decorative scheme into these parts of the ground floor level and allow for any remaining original features and parts of the building to be uncovered and celebrated as part of the wider interior scheme.

This forms the whole basis for the design approach of the proposal to bring back into optimal use, existing, but vacant, office floorspace, in a way that complements, enhances and preserves the historic fabric and significance of the building, including reinstating and refurbishing historic features as described above.

We conclude that the design ethos of the proposal should be commended for enhancing the historic significance of the floorspace subject to the application and the evidence of the high quality nature of the delivery can be seen through the works already undertaken by the applicant to revitalise the building.

It is for the above reasons, that we conclude that the proposal accords with Policies CC1, CC9, EC3 and EN3 of the Core Strategy. Further details of the beneficial impact that the proposal will have are contained within the Heritage Statement provided with the application.

Access Statement

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.

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, particularly on the southern side of the building and therefore navigation around the building should be improved.

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.

The proposal therefore raises no access concerns and accords with Policy T2 of the Core Strategy.

Summary

The application seeks listed building consent for alterations to the Tootal Buildings in Manchester City Centre.

The proposals have been sensitively developed to ensure that the heritage asset is protected and enhanced.

The proposed development continues to accord with the specific policies and overarching objectives of both local and national planning policy documents and the determination of the original application. The proposed works have been welcomed by the Council's Conservation and Urban Design Officer in advance of submission.

We trust that the details included above and on the enclosed drawings provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Matthew Sobic or Katie Parfett at these offices.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, stylized script.

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Enc.