

Refurbishment of period windows.

Address: 12 Tib Lane, Manchester, M2 4JB.

Date: 25th July, 2023.

Application by:

Truth Creative Holdings Limited (wholly owned by Darren and Joanne Scott).

Existing site

The property was originally known as Royle's Chambers and was a speculative office development built in 1876 for Dr. P Royle JP. The architects were Smith and Heathcote of Manchester.

The building stands in Manchester City Centre, where it is situated on the south side of Tib Lane. The property was built as offices in 1876 and is a tall, narrow-fronted structure of four-storeys plus basement, located within the central business zone of the city to the north of Albert Square. The rear is set back from a narrow service street named Bow Lane. Its immediate surroundings are dominated by 19th century commercial premises that represent the legacy of Manchester's heyday as the global centre of the textile trade.

The property was first designated as Grade II listed in 1994. It stands at the northern boundary of Albert Square Conservation area. The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of an office building of 1876 designed in a Lombard Gothic style and dating from Manchester's zenith as the global centre of the cotton trade. This significance is principally embodied in the building's external appearance and streetscene presence, given the extensive alteration of its interior, and primarily in its front elevation to Tib Lane, which is rich in character and architectural detail.

UPVC first floor windows detract from this interest however. The rear is more functional and masked by a blockwork wall and a prominent fire escape. As regards to the interior, its significance is secondary owing to its stripped out and modernised nature, in which little in the way of historic features remain.

The property is adjoined by another refurbished office building on the left and a cocktail bar on the right.



FRONT ELEVATION – 12 TIB LANE.

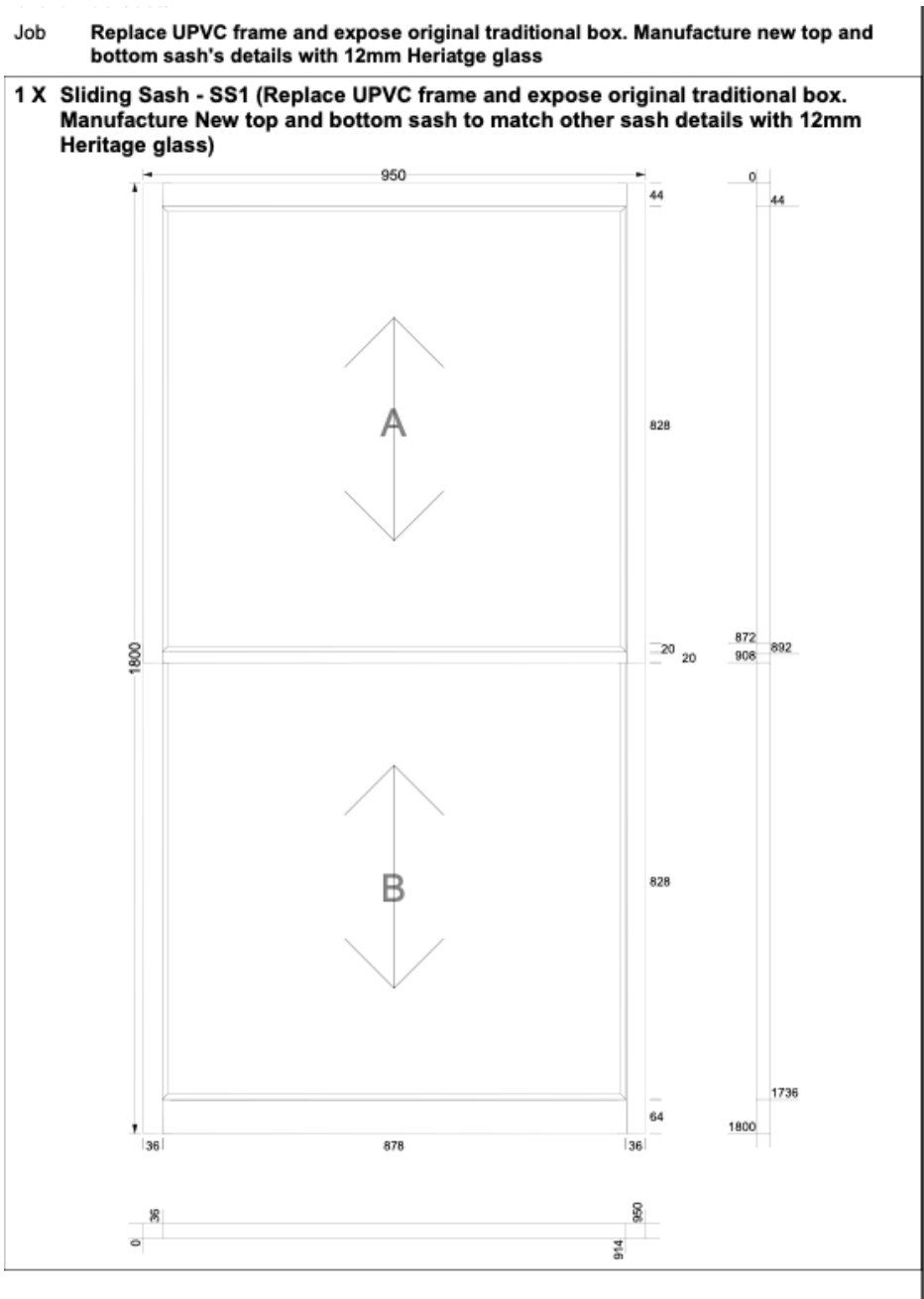


REAR ELEVATION: BOW LANE.

Use

The building will retain its current use as an office space, where we run our businesses from: Truth Design and Truth PR Limited. The proposed works principally affect the exterior, in terms of refurbishment of the existing rear and front elevation sash windows, and replacement of the rear elevation bay windows (which have gone rotten due to lack of maintenance prior to purchase), all in keeping with the timber frames and heritage glass of the period property.

The proposal also includes the replacement of UPVC windows, where the original boxes still exist, matching the framing pattern that originally existed; demonstrating a clear enhancement to the appearance of the building and to its contribution in the conservation area. We are passionate about restoring the building to its original state and want to ensure we protect it with the appropriate materials and maintenance for the future.

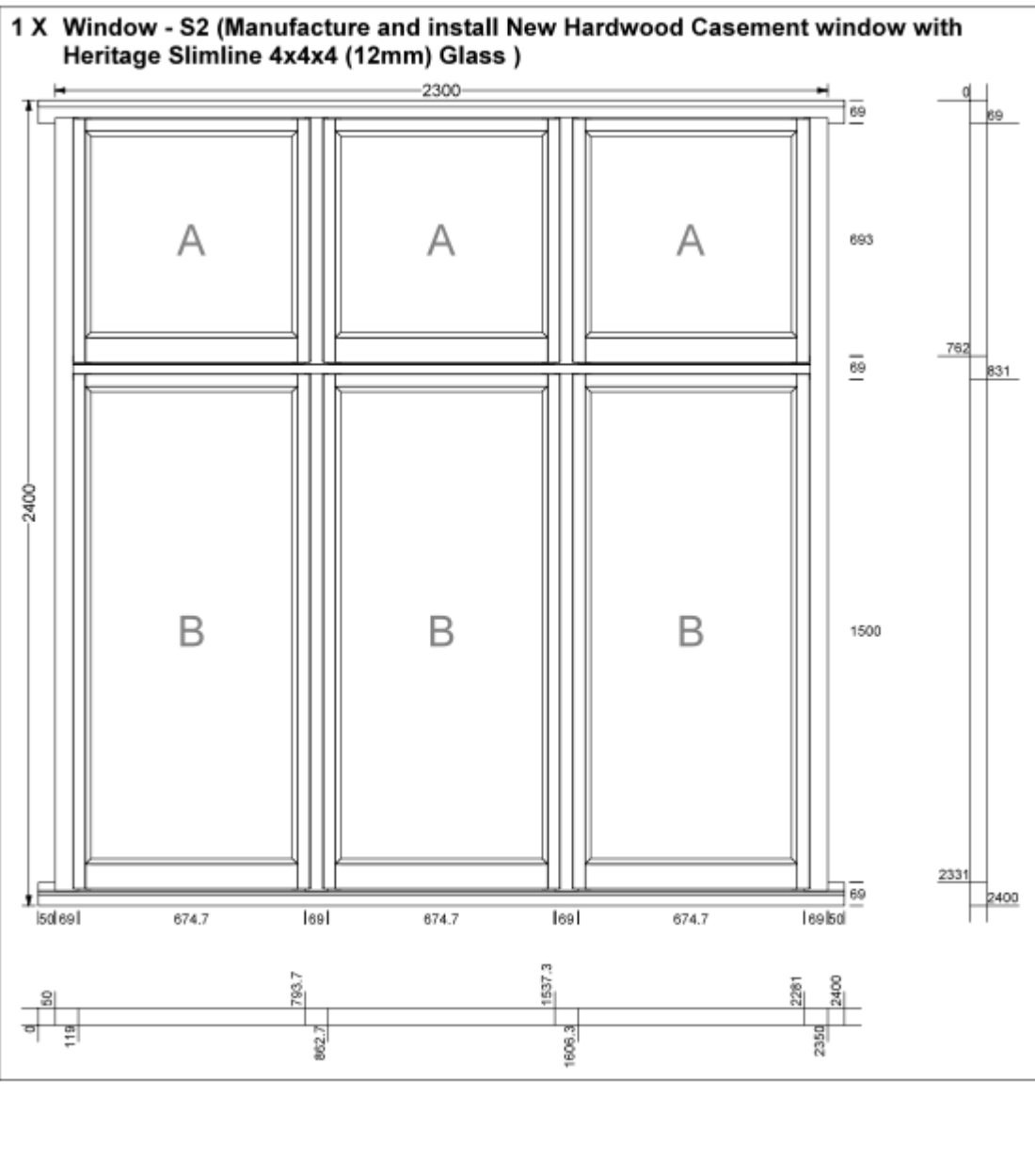


**PROPOSED SASH TO REPLACE EXISTING UPVC FRAME,
EXPOSING ORIGINAL TRADITIONAL BOX.**

Scale (of works)

The proposed works will be contained within the existing fabric of the building, and where possible we have requested refurbishment to existing timber frames and the replacement of panes to slimline heritage glass. Where refurbishment is not possible due to the degradation of the existing timber frames (namely the two bay windows to the rear elevation, which are not original on discussion with the Manchester City Council heritage officer), we will match the existing timber and aesthetic to ensure the building is true to its original state.

The sash windows to the front and rear elevation will be repaired within the existing framework. The UPVC windows to the front elevation will be replaced within the existing framework. The casement bay windows to the rear elevation will be 2400 h x 2300 w.



NEW HARDWOOD CASEMENT WINDOW TO REAR (2 X FLOORS).

Amount (built on site)

We propose to appoint Heritage Joinery Solutions if approval is granted, who will work on a single window at a time to ensure minimum disruption and care to the existing frameworks.

Refurbishment will take place on site at 12 Tib Lane. New casement windows will be made off-site and installed once ready installed at 12 Tib Lane.

12 Tib Lane comprises 3,538 sq.feet and the works will be carried out across five floors where the windows are currently present.

Appearance

The proposed appearance of the building will restore 12 Tib Lane with working sash windows throughout and water-tight casement windows at the rear. It is important to us that we retain the original details of the front elevation and replace the UPVC windows to match this aesthetic.

Exterior: The proposal involves the replacement of the existing UPVC windows by painted timber examples, matching the framing pattern that originally existed (i.e. one over one sashes, as shown in the 1876 drawing). These works represent a clear enhancement to the appearance of the listed building, and to its contribution to the conservation area. We would use a period paint (dark grey) to ensure the finish is appropriate to its heritage.

Windows will feature slimline heritage glass to improve energy efficiency whilst also ensuring an aesthetic of the building that is inline with the original fabric of the property.

*4. The property as
illustrated in
British Architect,
December 1876*



Layout

The building is located on Tib Lane and is visible to the public. We do not intend to change any of the original details regarding the overall space and layout of the property.

The energy rating of the property is currently D, which can be attributed to lack of window insulation and ill-fitted casement windows at the rear. The UPVC windows are not working and do not close or open easily.

The building is fitted with an alarm and intruder system as well as an intercom system. It has cameras that can be accessed remotely throughout the property to ensure security measures are met.

Access

The property has street parking outside and a dropped curb for any setting down points. There is a single main entrance, which is accessed via the intercom or staff key fobs.

Fire exits are accessible on each floor to the rear of the property, which leads to a fire escape and at the base provides access to Bow Lane.

Heritage Assets

The building is Grade II listed and in the northern boundary of the Albert Square Conservation area. Our intention is to repair and refurbish the existing sash windows throughout the building, replace the casement windows that have too much damage to be refurbished, and replace the UPVC windows to the original sash windows.

The Grade II designation of the listed building denotes it is of national importance for its special architectural and historic interest. Its significance essentially derives from this special interest, which is that of an office building of 1876 designed in a commercial Lombard Gothic style and built at the zenith of Manchester's role as the global capital of the cotton trade. This significance is principally embodied in the building's external appearance, given the extensive alteration of its interior, and primarily in its front elevation to Tib Lane, which is rich in character and architectural detail. The UPVC windows detract from this. These qualities essentially represent the building's contribution to the character of the conservation area, which is of a positive nature. The rear is arguably more functional but we are passionate about refurbishing the sash windows and replacing the casement windows to ensure they match the front elevation of the property.

The scheme will return the building to the purpose for which it was built. The exterior works will enhance the significance of the listed building and its contribution to the conservation area by replacing inappropriate UPVC windows and damaged windows at the rear.