



Atelier
Heritage

Tootal Building
PV Panel Scheme
Heritage Statement

Date: July 2022
Job: 1966



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Image 01: 56 Oxford Street, Oxford Street and canal side elevations.



Image 02: Great Bridgewater Street and Lee House side elevations.

1.0 Introduction

This heritage statement has been produced by Atelier Heritage to accompany a listed building consent application for internal fit-out works to the third and fourth floors at Tootal Building (previously known as Churchgate House), Oxford Street, Manchester. It was written in July 2022 by Laura Jessup, MA History and Theory of Architecture, PGCert. Conservation of the Historic Environment.

2.0 Location and Description

Tootal is located on Oxford Street in Manchester city centre. It forms a block alongside the Rochdale canal to the south east and Great Bridgewater Street to the north west. The main entrance is positioned on the front elevation, facing Oxford Street. The later part of the building in the form of Lee House is accessed off Great Bridgewater Street. The building is the former headquarters of textile company, Tootal, Broadhurst & Lee and is Grade II listed and an extract from the Historic England listing is included below.

Listing NGR: SJ8402497647

SJ8497NW OXFORD STREET 698-1/32/265 (West side)
03/10/74 No.56 Tootal, Broadhurst & Lee Building
GV II* 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 flag masts. 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.



Image 03: Aerial view of building, 1926 taken from Manchester Archives.

3.0 History and Significance

Tootal, Broadhurst, Lee

The Tootal block was initially built to provide city centre premises for the Tootal, Broadhurst & Lee Co. Ltd. textile company.

The company was established by Robert Gardner in 1799. In 1817, Gardner's company was absorbed by Atkinson, Tootal & Co. Edward Tootal had previously been working with his brother Henry in a silk manufacturing company in Cannon Street, Manchester. Following Atkinson's departure in 1851, Henry Lee and Henry Tootal Broadhurst became partners and Tootal Broadhurst Lee and Co was formed. The company's address is given as 56 Mosley Street, Manchester.

In the 1860s the company acquired Sunnyside Mills in Bolton and Newton Heath Mills in Manchester. There were a series of name changes until, on the 17 January 1888, Tootal, Broadhurst & Lee Co Ltd was formed and took over the business of spinners and manufacturers with addresses in Manchester and London. The company also traded as Lee Spinners.

Following success and expansion, the company acquired a site for their own building alongside the Rochdale Canal, on Oxford Street. Its location close to the Great Northern Goods Warehouse and Central Station was useful for import/export trade.

Building

In 1895 Salford architect Joseph Gibbons Sankey commenced the design of a building to contain warehousing and offices for the company. His original design was described by Pevsner as 'large, in red brick striped with orange terracotta, but comparatively classical'. It is generally classed as being in 'Edwardian Baroque' style. The building was completed in 1898/1899 and was one of Joseph Gibbons Sankey's last works: he died before it was finished, aged 37. His practice continued as Sankey, Cubbon and Cubbon, overseeing the building to completion. The date stone over the entrance reads 1896, a reference to the year works started.



Image 4: The basement of Churchgate House, taken in 1900 (Historic England archives).

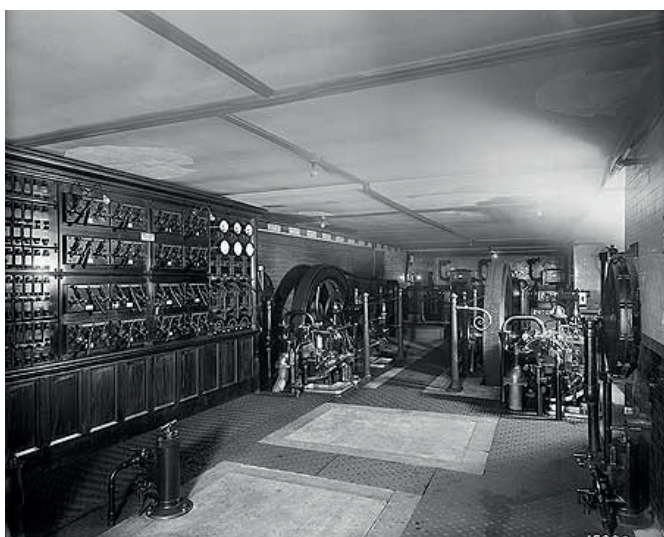


Image 5: Basement engine room, taken in 1900 (Historic England archives).

The continued success of TB&L resulted in a brick store house being built on site: alongside the canal on land to the west, but separate from the main building. Designs by Sankey, Cubbon and Cubbon, dated 1900, were executed and appear on the OS map of 1922.

In February 1910, a further extension was proposed to the north wing, alongside Great Bridgewater Street. This was also designed by Sankey and Cubbon in a style which closely echoed the original building. At ground level the two buildings are separated by two openings allowing access to the courtyard whilst, above, doorways were formed to link the buildings. Windows had to be in-filled at all levels. This extension was designed as an open plan space and the aim was to accommodate a further 200 workers.

Alterations over the next few years were confined to a glazed roof over the rear loading bay (1911 by Sankey and Cubbon and altered in 1916 by the same company) and some changes to WC provision.

J Henry was commissioned to design a 17-storey warehouse on the west end of the site in 1928. Clearly influenced by American skyscrapers, at 217ft it would have been the tallest building in Europe but was capped at 8 storeys in 1931, with no further additions. This building became Lee House. Little architectural change took place until after World War II when, in the early 1950s, the two loading ways were in-filled to the height of ground and first floor and in 1953 an 8-storey canal side building connected the 1898 building to Lee House (facilitated by the demolition of the 1900 warehouse). The initial use for this building was 'comptometers' and the 'invoice department': an indication of the scale of the operation of Tootal, Broadhurst and Lee.



Image 6: Churchgate House in 1900 (Historic England) archives.

As the 20th century progressed the cotton industry boom ended and, in 1963, Tootal Broadhurst and Lee merged with the English Sewing Company Ltd. In 1966, the Manchester architect Harry Fairhurst produced designs for alterations to the 1950s canal side buildings and to remove the partitions on the first floor alongside the Oxford Street elevation to create showrooms for Barlow & Jones and Ogden & Madeleys. At the same time suspended ceilings were installed and many of the original features, including parquet flooring, timber and glass partitions, fireplaces, board room panelling, wall tiles and doors, were removed as part of a 'modernisation'. The proposals also show the windows on the south canal side elevation replaced with double glazing.

It is probable that the mosaic floor to the entrance hall was also lost at this time, as it was not in-situ when the 2002 re-modelling took place. During the 1980s other alterations were made, including the creation of the basement car parking in 1989. In the early part of the 1990s the building was extensively stripped out to create offices to rent. In 1995 the main elevations were restored, and replacement terracotta was supplied by Shaws of Darwen.

Further re-modelling by Buttress Fuller Alsop Williams took place in 2002 and whilst there were some attempts to reinstate the spectacular tiling of the entrance hall, the result was significantly different to the original.

In 2012 the building's new owners undertook a strip out of the first floor. The restoration revealed the column heads and better views of the window heads by cutting back the suspending ceilings. This work, to the designs of Makin Architecture, was a first step in the ongoing heritage-led upgrade of the building for improved office use.

The building has a basement and a partial sub-basement. The ground floor circulation and entrance hall were finished in new mosaics incorporating the logo TBL in intertwined Arts and Craft style, at various locations. The elevation to Oxford Road contained a board room, together with private offices with timber and glass walls to the corridors. On return to the canal side elevation was a large room with tiled walls and columns and plaster cornices to the beams. This room was known as the counting house and was adjacent to the cashiers office. The plan of this original building was 'E' shaped: the Counting House occupied the south leg of the E (along the canal side) whilst the north leg is labelled as 'No.10 Department and Sales Room'.

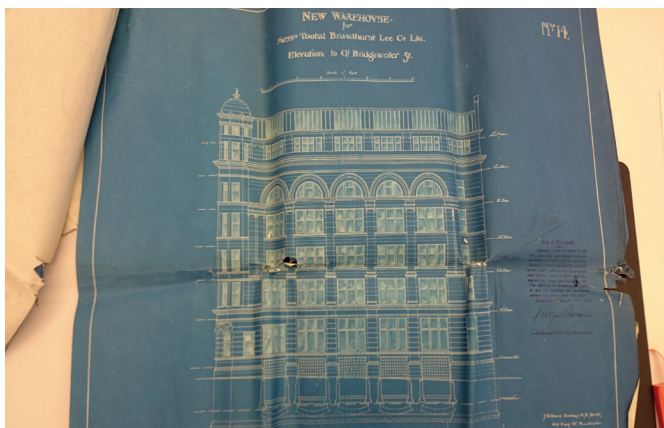


Image 7: Original design for Gt. Bridgewater Street elevation.

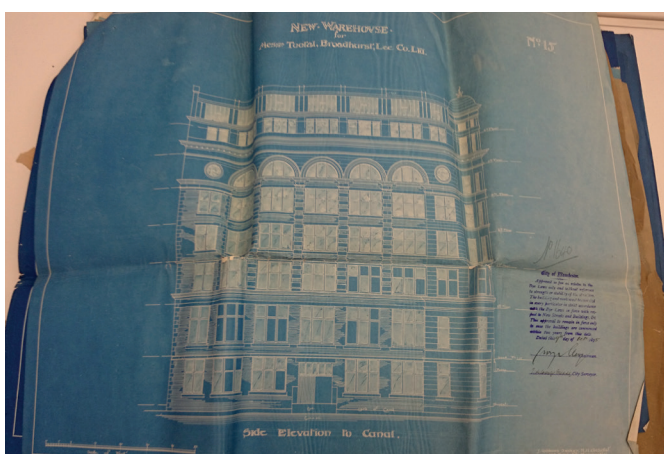


Image 8: Original design for canal-side elevation.



Image 9: Original Oxford Street section.

Separating the two legs from the centre section were two loading ways entered from the west end, which was an open area. These loading areas had loading docks opening into the central leg of the 'E', two on the south side and one on the north, and each side has two crane wells. The two loading ways were linked at the east end by a gangway which appears to have been separated from the main building by a mixture of masonry walls. A timber and glass screen wall, to the west of the gangway, separates the area from what was known as the 'Towns Room'. The meaning is unclear but it had two pairs of double swing doors opening onto the loading dock of the south loading way and a single pair to the north side, indicating it was a receiving and shipping facility. In addition to crane wells, there were 3 hoists which travelled up the building. Two of these opened onto the gangway and the most northerly one seems to have opened into the loading way.

The function of the counting house is ambiguous; possibly a place where the goods were 'counted' in and out, or, as it was next to the cashier office, related to book-keeping. Found images suggest the latter. At the rear of the Towns Room there were another set of taking-in doors flanked by windows. A stub jetty is shown on the drawings, to enable vehicles to load/unload. The windows and doors were separated by large piers which have the appearance of masonry, though what is evident on site is a cast or wrought iron frame with uprights shown in the positions shown on the blueprint. The ground floor was always subdivided whilst journeying up the building, the sub-division was much less defined: there are notes on the 5th and 6th floors which refer to areas being sub-divided to suit departmental requirements. Photographs show that the top floor was partially used by the pattern makers, but it is clear that most of the upper floors were open spaces used for manufacturing or storage.

Similar to many other commercial buildings in the city, Tootal Building was used for warehousing, though the presence of power lines feeding each floor makes it likely that some manufacturing did take place in addition to export and packing. The layouts of the floors from the 4th floor down are more cellular, especially on the Oxford Street frontage and the architect's original drawings note that 'floors are to be sub-divided to meet the requirements of the several departments'. In recent history, the building has undergone a series of upgrading works to ensure the



Image 10: Existing air handling units on new roof surface on Tootal Building.



Image 11: Existing cable feeds through historic brickwork to Tootal Building roof.

office suites remain lettable and to comply with current standards, as well as a more comprehensive refurbishment of the entrance and courtyard areas, successfully intensifying commercial interest in the building.

Significance

The Grade II* listed status recognises the historical and architectural significance of Tootal building as an example of commercial premises built specifically for a leading 19th century textiles company.

Historic England set out considerations for significance in Conservation Principles. This criteria has been applied below.

Evidential value: the potential of a place to yield evidence about past human activity. The building is important evidence of the Tootals company, a well-known UK business of its time. It also gives insight into the economy of Manchester and the architectural style of 19th and 20th century commercial properties. Its evidential value (overall) is high, however, the changes to the interior have degraded some of this value, removing features which allowed the purpose to be better understood and in places, obscuring historic fabric. In relation to proposed changes, the columns, windows and original walls hold evidential value of original form and architectural intent. Modern additions and interventions have no heritage significance.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. The building is a reflection of commercial business in Manchester in the 19/20th centuries and the importance placed on headquarters. It offers interesting insight into the early plans for skyscraper structures (proposed Lee House). The original fabric is of medium/high historical value, including the columns, walls and windows. Modern additional interventions have no heritage significance.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. This is a building of high design quality and with carefully crafted decoration. It is a dominant feature on Oxford Street and adds to the character and identity of this part of the city. It has a high aesthetic value. Internal features on the third and fourth floors are limited in value and the historic columns and windows are the main elements of aesthetic interest, along with the spatial qualities of the space, revealed through the more recent refurbishment works. Modern interventions,



Image 12: Detail to Oxford Street facade.



Image 13: Canal-facing facade.

alterations and additions have no heritage value.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This is a recognised landmark building in the streetscape and is experienced by a great number of passers-by and by those who work and have worked there. It retains a medium level of communal significance, related to its external elevations and those remaining internal features.

The front elevation and more decorative original internal details are of a high heritage significance and good design quality. The majority of the upper floors are of medium evidential significance with the columns and windows identifiable as the main features. The side elevations to the canal side have significance as part of the whole. The basement has evidential significance, illustrating past use and giving an insight in to the architectural hierarchy of the internal spaces. However, the loss of the majority of features from within the space detracts from its potential significance.

The roof is limited in its heritage significance, having been resurfaced (in the flat areas) in recent years. Those elements of significance are limited to ornate details and limited structures to service access, which are to remain unaltered. Air handling units have previously been installed to the roof space and now form part of the view. Cable runs penetrate the existing brick work to serve the floors below.

4.0 Proposals and Impact

Proposed works are related to the provision of photovoltaic panels on the roof the of Tootal Building, and the associated equipment.

The panels are intended to provide a renewable power source by capturing energy provided by the sun and converting it into electricity for use within the building. Panels require specific locations and angles in order to maximise the amount of sunlight they receive. The siting of equipment is therefore dictated by the orientation of the building.

The proposal is to locate solar cells in modules, connected in series on the main roof. To achieve optimum solar input, the cells are angled at a tilt of around 10degrees. Panels



Image 14: Historic corner detail to Tootal roof, to remain unaltered.



Image 15: Tootal Building roofscape and adjacent St James' Buildings at high level.



Image 16: Central roof area to Lee House (Rear of Tootal buildings)

sit on a framework which is located on top of the existing roof surface. They are weighted down with ballasted brackets and therefore do not require fixings into the existing roof fabric.

The system works by generating energy from the sun, feeding in to an inverter and connecting this into the main electricity system for the building. This requires connections into the existing system via existing risers. It is likely that at the top of each existing riser a new penetration will need to be provided for these cables. This will be made by cutting out one vertical mortar joint within the brickwork and repointing around the cabling (within galvanised conduit) with matching lime:sand mortar once the installation has been completed. Then cables will then run down the building within the existing riser to the basement level service areas. These cable routes can be seen on the Marketaylor drawings included in this application.

The main areas of change are on the roof. The series of panels will have a visual impact on the roofscape. However, as they are not visible from the street level and can only be seen from the adjacent buildings, the impact is limited. Physical changes are limited as the panels and frames are removable and sit on top of existing roof surface (itself a new layer).

There is an impact on the setting of the building opposite, the Grade II listed St James' Buildings. The Tootal roof is within the setting of the upper floors and windows overlook the site, albeit separated by Oxford Street. The panels are considered to have a minor impact on the setting of St James' Buildings and this impact is negligible, given the distance between the two buildings, the lack of significant features in the existing views, the reversibility of the PV cells, their limited height and their unobtrusive dark colour. The roof already houses a number of air handling units which appear in the views. The addition of PV panels will alter the view to a limited extent, but this change is neutral, being neither positive nor negative.

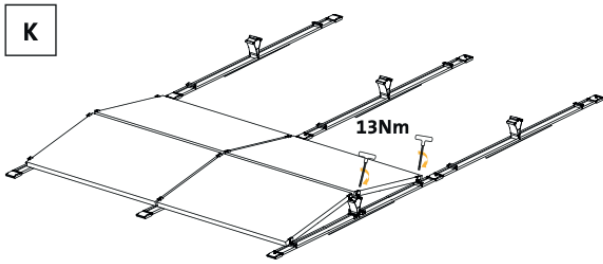


Image 17: Typical PV panel arrangement on ballasted brackets

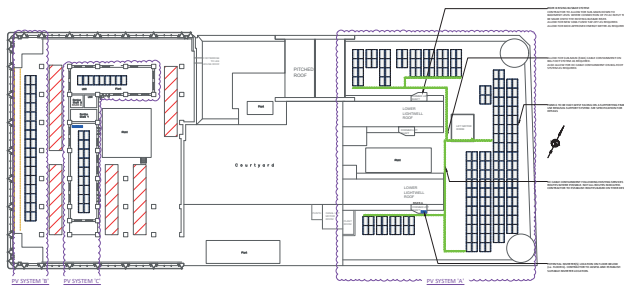


Image 18: Roof plan indicating PV panel arrangement

Given the 'climate emergency' declared by Manchester City Council and the positives of providing alternative energy sources which decrease reliance on fossil fuels, the public benefit of this scheme is considered to outweigh the limited impact upon the listed building and the setting of the adjacent listed asset.

5.0 Planning Context

National policy

Heritage policy is contained within the National Planning Policy Framework (revised 2021).

Paragraph 194 states that applicants should be required to describe significance of the assets effected by proposals.

This report meets that requirement.

Paragraph 197 states that local authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

This application is considered to offer benefit in response to point b) the positive contribution to sustainable communities, including their economic vitality.

Local policy

Manchester's Local Development Framework, Core Strategy, adopted July 2012, contains local policy and the council's vision for the city from 2012-2027.

- Policy CC9 states 'design in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.'
- Policy EN3 concerns heritage and notes that

'proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Levels of harm are generally categorised as substantial or less than substantial. The works proposed do not constitute harm and encourage ongoing re-use of the space. The public benefit of the scheme is acknowledged as greater than the negligible impact in the views of the roofscape.

7.0 Conclusion

The proposed works are designed to meet the needs of modern office use and the desire to tackle environmental and climate change concerns. They offer the opportunity to meet a proportion of the building's energy requirements with solar power and have a minimal impact upon the significance of the heritage asset and that of the adjacent asset. The impact is considered neutral and the public benefit to be of greater magnitude.



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