Paul Butler Associates
Planning, Development & Heritage Consultants

Sixteen Real Estate

Lee House

Heritage Addendum

08 May 2026

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Contents

1. Introduction
2. The Application Site and Surrounding Area
3. The Proposed Scheme
4. The Policy Context
5. Statement of Significance
6. Impact upon Significance
7. Conclusion

1. Introduction

1.1 This Heritage Addendum has been prepared by Paul Butler Associates on behalf of Sixteen Real Estate. The statement has been provided in support of an application for Listed Building Consent relating to Lee House building at 90 Great Bridgewater Street, Manchester. The proposed scheme relates to the internal fit out of the 4th floor office suite, with works primarily comprising the installation of solid and glazed partitions.

1.2 The building is Grade II listed and adjoins the Grade II* listed Tootal, Broadhurst and Lee Building (Churchgate House). The main purpose of this statement is to consider the heritage significance of the building and to appraise the impact of the proposed scheme on this significance.

1.3 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) December 2024, following a visual and photographic survey of the affected part of the building (undertaken on 22nd April 2026). In recent years, the building has undergone a comprehensive refurbishment with the fourth floor being returned to 'CAT A' fitout following the exit of the previous tenant. Where appropriate, this statement will refer to previous reporting undertaken at the site rather than repeating this.

1.4 This addendum should be read alongside previous Heritage Statements prepared by Stephen Levrant Heritage Architecture in relation to the broader refurbishment of the building (Dated May 2024) and also Atelier MB (two, one dated 2019 and the other 2023 relating to other specific parts of the building). These give a more detailed historic background to the site and present substantial significance analysis.

1.5 A photographic survey of the fourth-floor office suite is set out in Appendix A.

2. The Application Site and Surrounding Area

2.1 Lee House is located on Great Bridgewater Street, just off Oxford Road within Manchester City Centre. The building has recently undergone a comprehensive refurbishment to increase its attractiveness to high quality office occupiers. At the time of the subject application, the building is part occupied as offices.



Fig 2.1 Site location plan. Red outline is rough location of site.

2.2 The use of the building is as offices, with the subject application relating to the fourth-floor office suite. The main reception and access point is via the main entrance at the north side of the building on Great Bridgewater Street, whilst there is a secondary access to the western elevation of the building which leads out onto the car park.

2.3 The building is attached to the Tootal, Broadhurst and Lee Building (56 Oxford Street) to its east which is a Grade II* listed building and was built in 1896. On some floors there is internal access between both Lee House and the Lee Building.

2.4 The application site covers an area of 0.157 Hectares. The building was initially constructed in the period 1928-31 for the Tootal, Broadhurst and Lee Company and was intended to be 17 storeys high, however only the first 8 were ever built. This was likely due to financial constraints resulting from the 1929 Wall Street crash and subsequent great depression of the 1930s.

2.5 Recent refurbishment of the building's other floors has enhanced it both on a heritage basis and in terms of it being able to meet the space and facilities' expectations of modern occupiers.

2.6 The building is square within the plot, with its three visible elevations in a similar style of large, curved windows broken up with red brick. On the principal elevation, to the north of the site, there is the main entrance which has a white stone surround. This element was originally intended to stretch up the entire building but was removed from the final design.

Surrounding Area

2.7 Although the site is not located within a conservation area, it is in close proximity to Whitworth Street and Princess Street Conservation Area with Oxford Road acting as the boundary line and is still in the vicinity of several other listed buildings. This includes grade II listed Canada house to the north of the site, grade II* Former Refuge Assurance Company Offices to the south and the grade II listed Ritz Dance Hall to the west. As the proposed works to the building are all internal, none of these heritage assets will be impacted.

2.8 Due to the area's central location, the surrounding buildings are predominantly in use as offices or commercial premises.

Relevant Planning History

2.9 Listed Building Consent (123979/LO/2019) was secured on 21st November 2019, for the refurbishment and fit out of the 4th and 5th floors of Lee House. This included the strip out of non-original features, installations of new partitions and the exposure of services. Subsequently, a number of applications were submitted to discharge conditions attached to those consents, and similar applications submitted for other floors (such as the first floor of the building in August 2021 app ref: 130451/LO/2021).

3. The Proposed Scheme

3.1 The proposed scheme involves the fit out of the building's vacant fourth floor office suite. This space has already undergone 'CAT A' refurbishment further to securing the 2019 consents mentioned above. The proposed operator of the suites is scheduled to move in on the 1st August 2026 but must make physical alterations to the spaces to enable them to be suitable for their operation. This application submission reflects their specific requirements for this floor, including greater privacy reflecting the nature of their work.

Proposed Physical Works

3.2 The works which require LBC primarily comprise the installation of partitions. These have been minimised as far as possible whilst also ensuring that the space meets the occupier's operational requirements. Partitions facing circulation space or the main office area will be glazed where possible, with glazing panels 2.4m in height, with a solid section above to help obscure services / M&E. Partitions have been located to avoid historic architectural features as far as possible. Some minor adjustments to the internal 'CAT A' M and E scheme are proposed.

3.3 The proposed additional elements include:

- Demountable solid stud partitions.
- Demountable glazed partitions with glazed doors.
- Minor alterations to the installed M&E equipment.
- Installation of folding partition to board room.
- New finishes to kitchen cupboard doors and countertop and new kitchen island to match.

3.4 The internal fit out has been designed to ensure that architectural features of heritage interest are maintained and remain exposed as far as possible. These features are limited to the columns, beams, internal window to lift / stair core, and external walls and windows, as well as the general open proportions of the historic spaces.

3.5 In order to allow these areas of interest to be appreciated whilst also enabling the floor area to be subdivided, all meeting / board rooms and the social hub are located in each of the four corners of the plan. This means that a fully open undivided office space can be provided across the larger, southern section of the office, enabling long views of the external walls / windows and historic columns and beams. Despite the minor level of subdivision, the historic proportions of the space can continue to be understood, in particular the historic columns.

3.6 All proposed solid partitions have been detailed to present a shadow gap at any abutments with historic ceilings/soffits and walls/columns.

3.7 Only minor alterations are proposed to the CAT A ceiling arrangement. This includes minor changes to the M&E ventilation equipment where this is necessary, to serve the proposed layout.

3.8 A light touch design approach has been taken to ensure that the impact of the proposed works on the fabric of the Listed Building is as limited as possible. This includes with regards to the other proposed works which are set out above, all of which have been designed to be sensitive to the character of the Listed Building whilst also providing an office accommodation suitable for the client.

4. The Policy Context

4.1 Section 3 of the Heritage Statement: Significance Appraisal & Impact Assessment prepared by Stephen Levrant Heritage Architecture (dated 30th May 2024) ('the SLHA statement') and submitted in support of the applications for the broader refurbishment of the building sets out the Policy Context. The following are referred to:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (December 2024)
- Planning Practice Guidance (PPG) (2019 and as subsequently amended)
- Manchester City Council UDP
- Places for Everyone (PfE) 2024
- Historic England Guidance including:
    - Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019)
    - Historic Environment Good Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' (2015).

4.2 The above documents remain the key policy and guidance relevant to the application proposals. Since the SLHA statement was issued in May 2024, there has been the drafting of a new NPPF, but this has not yet been adopted. All the other planning policy has remained the same.

5. Statement of Significance

5.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

- **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest** – 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.

- **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

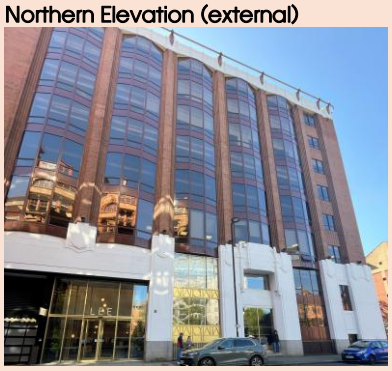
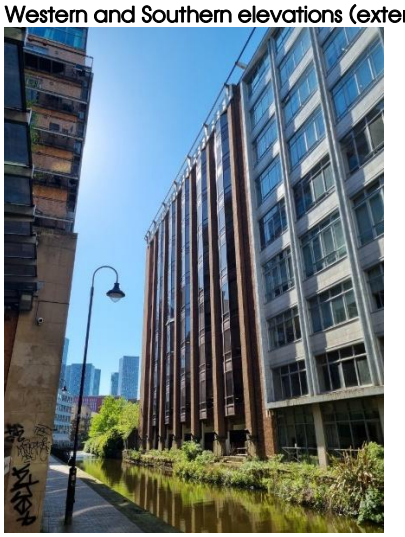
5.2 Following the description of the interests above, the level of the general significance of the heritage asset and the particular contribution to that significance of any features which

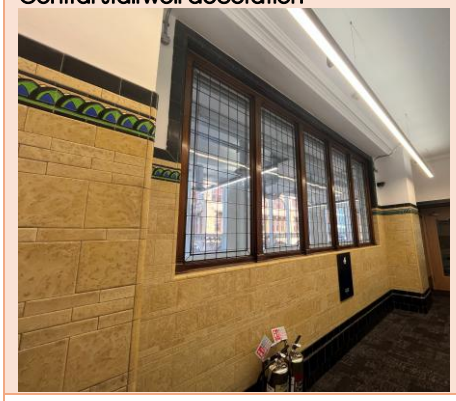
would be affected by the proposal will be assessed, or of its setting if it, too, is affected by the proposal.

5.3 The criteria for relative levels of significance of each asset is outlined within the table below:

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest' sometimes considered of local interest. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

5.4 The following table sets out the areas from which the site predominantly derives its significance. They are then assessed to what level of significance that they have.

Area of Significance (photo)	Description	Why it is significant	Level of significance
Northern Elevation (external) 	Principal elevation onto Great Bridgewater Street. Predominantly red brick with large, square shaped bay windows with lots of glass. White stone plinth to ground and first floor level.	Glazing and panelling to bay windows has been replaced, but otherwise all original fabric and illustrates the architect's vision for the lower part of the building. Also contains the white stone entrance, which was originally intended to extend up the bay. This provides architectural significance in terms of its differing in materials to those surrounding it.	high
Western and Southern elevations (external)  	Both of these are secondary elevations. The ground and first floor of the west elevation are faced in white stone. To the south elevation, the design and use of materials is plainer but the general design aesthetic of bay windows and vertical brickwork is carried through.	Adds a further architectural element and showcases the continuation of the American design to all elevations. However, lacks the detail and prominence of the northern elevation, with a simpler design to the west, and the stone plinth not being carried through to the south Note that the southern elevation is the plainest and, other than its group value, does not greatly contribute to the architectural significance of the site. This is due to its 'serviceability' and simpler design.	medium

Area of Significance (photo)	Description	Why it is significant	Level of significance
Central stairwell decoration 	Original art deco tiles and detailing this includes a picture rail consisting of black and green detailing. Majority of tiles are dark yellow in colour. Modern ceiling and floor coverings.	Most likely an original feature of the building which showcases its past and provides details of its links to the Tootal company. This provides both architectural and historical significance.	High
Window in the middle stairwell looking into the floor. 	Wooden, likely original traditional window. It is on the principal elevation of the building (internally) and is also repeated on at least the third floor also.	Of architectural significance due to it being an original feature and the design being prominent. It is a repeated aspect throughout the building and also provides some historical significance due to it being key to understanding what the offices might have looked like when they were first built in the early 1930s.	high
Stone columns within the middle. 	Large, 6–8-sided columns. They are larger than would typically be required for a building of this height. This is due to the original intention being the construction of a 17 storey building rather than the 8 storey building which was in the end constructed. Therefore, it is rare.	The columns are of architectural significance as they represent the intended original plans for the building to be in the style of a classic art-deco American skyscraper. They are also unusual due to their size and shape. They provide significance in terms of their layout, and the open space between them as this is how they would have looked as part of the original warehouse. It is noticeable that to the north of the floor, there are less of them as this was the area for the offices, with the columns more regular in the warehouse section. This is	high

Area of Significance (photo)	Description	Why it is significant	Level of significance
		representative of a typical warehouse/office building during this period and so has historical significance also.	

6. Impact upon Significance

6.1 This section appraises the proposals against the heritage significance of the building. It should be highlighted that from the outset of developing the proposed scheme, the architect has sought to design a solution which has little or no impact upon the Listed Building's heritage significance. The scheme involves the works set out within Section 3.

6.2 The works have been designed in such a way as to have as limited an impact as possible on the fabric of the listed building, as well as seeking to ensure that the internal elements of significance and the historical operation of the spaces can continue to be read and understood as far as possible.

6.3 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.4 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.5 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

6.6 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.

6.7 The proposed works relate to internal works on the fourth floor of the building and are entirely internal meaning no surrounding heritage assets are affected. When assessing potential heritage impacts associated with the proposed scheme the key heritage issue to consider relates to both the direct impact on this floor and the overall significance of the building.

6.8 The impact of the proposed works on the application building are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	Third Floor		
1.	Installation of new internal partition walls, which are necessary in order to meet the operational	The subdivision of the space does result in some adverse impact due to it resulting in the enclosure of spaces that historically would have been open (as a packing warehouse), and also some physical impact where partitions are required to abut / connect to original external walls, beams, and soffits.	Samples of materials and method statement for installation can be submitted.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	requirements of the client.	A positive element of the design is that the office space retains a large open plan area within the southern part of the floorplan ensuring that the original proportions of the space can continue to be understood. The proposed meeting and board rooms have been sensitively located primarily to the corners of the floorplan, where they sit comfortably in relation to the column and beam arrangement. The adverse impact of the installation of partitions / meeting rooms has been mitigated-by-design, through the use of glazed partitions where possible, the incorporation of a shadow gap where partitions meet historic walls or beams, and the sensitive fixing to original fabric. The extent of subdivision has been limited as far as possible, whilst also ensuring the space will meet the sensitive operational requirements. The heritage impact is **low adverse**.	
2.	Communication hub within existing box room.	This will be placed within an existing room with equipment centrally positioned, as opposed to attached to any walls. Therefore, no historic fabric will be altered and it will not be visible from within the main area. Therefore, the heritage impact is **neutral.**	No mitigation required.
3.	Installation of folding partition within board room	Within the boardroom there will be a folding partition in the middle of the room in order to sub divide it in to two smaller spaces when required. This will affix to an external wall column. Minimal fixings will be utilised. The heritage impact is **low adverse**.	Fixing detail and method statement can be provided by condition.
4.	Minor alterations to modern mechanical and electrical system.	The works will adapt an existing system and will not result in a greater amount of equipment, nor will the alterations create any additional impact to historic fabric or features. The acoustic rafts will be suspended below the ceiling and will not significantly affect the openness of the internal space. The changes are considered to have a **neutral** impact.	No mitigation required.
5.	Installation of glazed doors.	The installation of new doors does not affect historic fabric. The use of glazed doors minimises their heritage impact by allowing views through	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		and reducing their visual impact upon the spaces. The heritage impact is **neutral**.	
6.	New finishes to kitchen cupboard doors and countertop with new kitchen island to match.	These works will not affect any historic fabric, therefore the impact will be **neutral**.	No mitigation required.

Cumulative Impact

6.9 The table above has identified the impact of a range of works on the significance of the building. The works proposed primarily affect modern additions to the building rather than the historic fabric, and are not permanent fixtures meaning that they are reversible. The works will enable the spaces to be used by the confirmed operator, CRS Solicitors, thus helping to facilitate the ongoing use and reuse of the building. As such there may be indirect positive impacts linked to bringing the spaces back into use. Moreover, through helping to facilitate the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

6.10 This Heritage Addendum has confirmed that the majority of the proposed works will have a 'neutral' impact on the building's significance, whilst the installation of partitions will have a 'low adverse' impact. This low level of harm is considered to be at the lowest end of the scale of 'less than substantial' as per paragraph 208. The works will however enable the internal floors to be re-used by the incoming operator whilst ensuring that the historic internal character of the spaces are preserved. This represents a public benefit to be weighed in support of the application proposal. As such it is demonstrated that the proposal is consistent with paragraph 208 of the NPPF which requires that harm to the significance of a heritage asset 'should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Similarly, the proposal is consistent with relevant legislation, policy and guidance set out and referred to within Section 4.

6.11 The proposed works are entirely internal to the building. This will therefore mean that any nearby and surrounding heritage assets are not impacted.

7. Conclusion

7.1 This Heritage Addendum sets out analysis of the heritage significance of Lee House, Manchester with specific analysis to the affected parts of the building which the subject applications relates to.

7.2 The broader internal refurbishment of this building has preserved and enhanced its architectural significance whilst also making it fit for contemporary professional use. The proposed fit-out and adaptation of the space will make it suitable for use by a large law firm. The design and layout has sought to limit any adverse heritage impact as far as possible.

7.3 The identified heritage significance has helped inform the design of the proposed works. The proposed works have been designed in such a way as to ensure that the appreciation of the heritage significance of the building is unaffected and interventions to the Listed Building's original fabric will be extremely minor and reversible.

7.4 This statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

Appendix A: Photographic Record



Image 1: Fourth Floor



Image 2: Fourth Floor



Image 3: View from fourth floor principal elevation



Image 4: internal window on fourth floor



Image 5: Existing kitchen on fourth floor



Image 6: Singular column on fourth floor



Image 7: open space with columns on fourth floor.



Image 8: Windows to southern elevation on fourth floor, showing proposed office space to the rear.



Image 9: Fourth Floor stairwell showing internal window.



Image 10: Fourth Floor.



Image 11: View from Chepstow Street with Lee House in the background, Canada house to the right.



Image 12: Principal/Northern Elevation



Image 12: West and South elevations

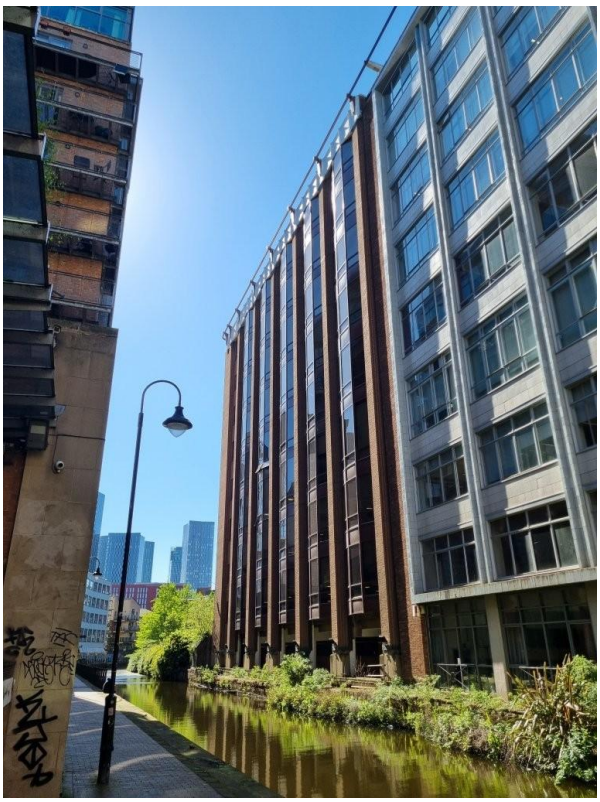


Image 13: South elevation

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