

HERITAGE IMPACT ASSESSMENT



Client: THE GROWTH COMPANY
Project: MANCHESTER REFURBISHMENT, 90 BRIDGEWATER STREET, M1 5JW
Reference: LHO-SEV-XX-XX-RP-A-09101



REVISION

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1.0 INTRODUCTION

1.1 PURPOSE

This Heritage Impact Statement has been prepared by Seven Architecture on behalf of The Growth Company to describe and record the Listed Building status of each element of this development on central Manchester, and to enable discussions with Manchester City Council Conservation Officers about this report's conclusions.

There are three built elements to this grouping (see plan opposite at Figure 1) Tootal Broadhurst (No. 56 Oxford Street) – List Entry Number 1271294, Lee House (No.90 Great Bridgewater Street) – List Entry Number 1218358, and a 1950-1960's concrete framed infill office facing the canal-side.

There are clear listings for No.56 Oxford Street and No.90 Great Bridgewater Street. Neither listing makes reference to the concrete infill office as a 'Curtilage Listing', albeit that it existed at the time that both adjoining buildings were listed.

The Growth Company propose a series of meeting spaces on the ground floor level and a new events space in the lower ground floor area of the 1950-1960's section of the concrete-framed infill office. To progress this, The Growth Company seek to establish the listed status of the infill building and to understand if Listed Building Consent will be required, to allow them to properly follow due process through the planning system.

The proposed lower ground floor event space would replace an existing office suite adjacent to the canal that was last refurbished in the 1990s. Modern curtain walling has replaced the original 1950s fenestration. The proposed events space would require mechanical ventilation with associated grilles being incorporated into the curtain walling. Once complete, The Growth Company would manage this space.

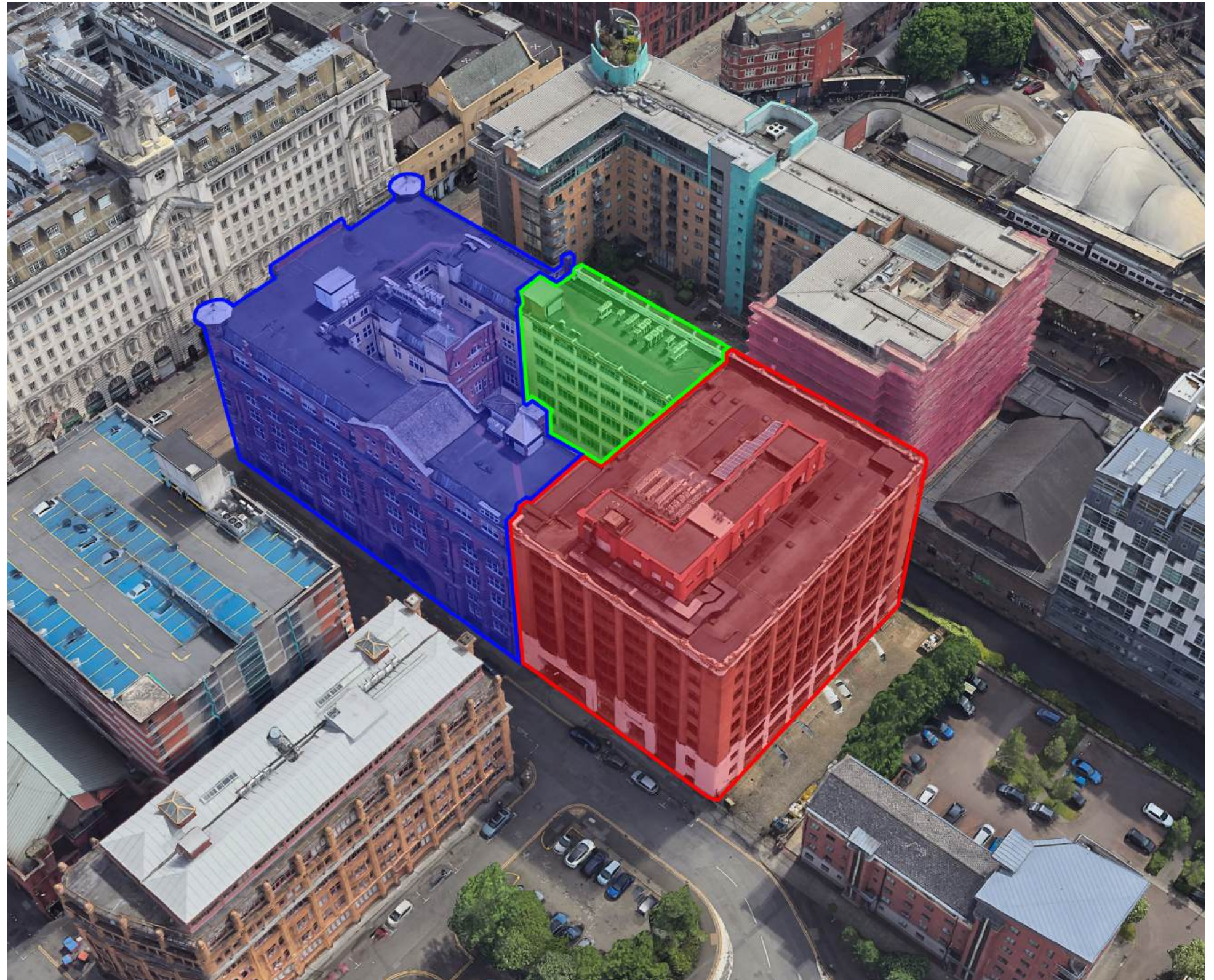


Figure 01
Aerial view showing Tootal Broadhurst (Blue), Lee House (Red) and Concrete framed infill office building (Green)
(Source : Google Earth Pro, accessed 6th February 2026).

1.0 INTRODUCTION

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports.

The following sources were accessed in the preparation of this report:-

- **Current Photographs**
Author's own
- **Historic Photographs**
Manchester Libraries
www.images.manchester.gov.uk
Accessed 29 January 2026
- **Historic Maps**
National Library of Scotland
www.maps.nls.uk/geo/explore
Accessed 29 January 2026
- **Listed Buildings Entries**
Manchester City Council Listed Building Register
www.manchester.gov.uk/info/514/listed_buildings_register
Accessed 29 January 2026

Historic England
www.historicengland.org.uk/listing/the-list/
Accessed 29 January 2026

A visit to the site was undertaken on the 3rd February 2026.

1.3 PLANNING HISTORY

There are various titles / names given to this grouping of buildings in the various Planning and Listed Building Consent applications that have been submitted to Manchester City Council for refurbishment work, alterations, and for signage. No. 56 Oxford Street, the original building for Tootal, Broadhurst and Lee, along with the 1950s concrete framed structure are collectively referred to as Churchgate House. No. 90 Great Bridgewater Street is identified separately as Lee House.

There are no Listed Building Applications relating solely to the concrete framed infill office block. Where applications have been submitted that include work to the concrete framed infill, they also include an element of work to either of the neighbouring Listed Buildings, and as such are Listed Building Consent applications.

1.4 AUTHORSHIP

This report has been prepared by Lisa Mcfarlane, Director of Seven Architecture, an RIBA Registered Specialist Conservation Architect, Full Member of the Institute for Historic Building Conservation (IHBC) and member of the Manchester City Council Conservation Panel.

1.0 INTRODUCTION

1.5 LOCATION

The Tootal, Broadhurst and Lee House building are centrally located in Manchester City Centre (see figure 02 opposite).

Tootal and Broadhurst front onto Oxford Street and to the northern edge of the Rochdale Canal. Lee House sits the rear of the site and is accessed off Great Bridgewater Street.

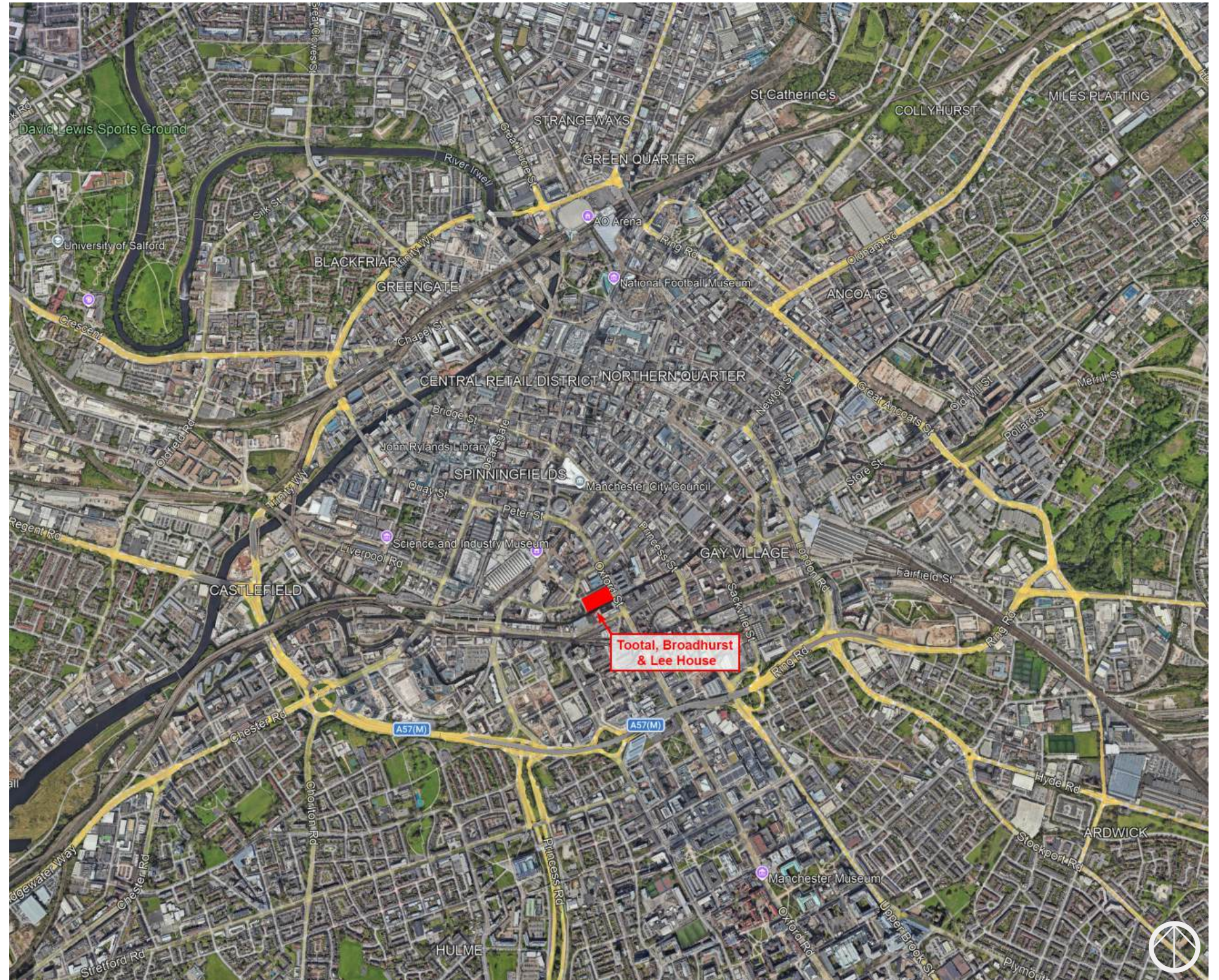


Figure 02
Aerial view showing the building location in relation to Manchester city centre.
(Source : Google Earth Pro, accessed 6th February 2026).

1.0 INTRODUCTION

1.6 DESIGNATED RECORDS FOR THE HERITAGE ASSET

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1271294
Date first listed: 03-Oct-1974
List Entry Name: Tootal, Broadhurst and Lee Building

Statutory Address 1:
TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET
MANCHESTER (METROPOLITAN AUTHORITY)

National Grid Reference: SJ 84024 97647

Details
MANCHESTER

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

GV II*

Listing NGR: SJ8402497647

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.



Figure 03
Map showing building location and the immediate context
(Source : www.historicengland.org.uk/listing, accessed 6th February 2026).



1.0 INTRODUCTION

1.6 DESIGNATED RECORDS FOR THE HERITAGE ASSET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1218358
Date first listed: 17-NOV-1987
List Entry Name: Lee House

Statutory Address 1:
LEE HOUSE, 90, GREAT BRIDGEWATER STREET
MANCHESTER (METROPOLITAN AUTHORITY)

National Grid Reference: SJ 83949 97620

Details
MANCHESTER

SJ8397NE GREAT BRIDGEWATER STREET 698-1/31/149 (South side)
17/11/87 No.90 Lee House

GV II

Listing NGR: SJ8394997620

Warehouse, forming extension to Tootal, Broadhurst and Lee building (56 Oxford Street, q.v.). 1928-31, by Harry S. Fairhurst and Son; uncompleted. Steel frame clad in brown brick with bronze-framed windows and some Portland stone dressings (roof not visible). Rectangular plan. International style. Eight storeys over basement, 6 bays to Bridgewater Street, with broad corner pilasters and narrow chamfered piers all of brick, vertically continuous canted 3-light fenestration with bronze panels between the floors; except in the 6th bay, which has square windows and brick ribbed panels; and the basement-to-1st-floor levels of the first 2 bays (containing a rectangular loading bay), the 4th bay (a doorway and a window above this) and the 6th (1 window to each floor) which are faced in Portland stone with Art Deco ornament. Portland stone capping slightly arched over each bay, with a metal rail attached by brackets and carried round. Right-hand return and rear similar. History: was designed to rise to 217 feet with 17 storeys, completion prevented presumably by the Great Depression of 1929-31.



Figure 04
Map showing building location and the immediate context
(Source : www.historicengland.org.uk/listing, accessed 6th February 2026).



2.0 POLICY CONTEXT

2.1 INTRODUCTION

The 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on 'Heritage Impact Assessments' identifies the importance of testing development proposals, "against existing policy frameworks and the management plan for the property and surrounding area" (para.5-11).

Therefore, this section outlines the Planning policy and legislative 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 been assessed in accordance with Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies relating to 'Conserving and enhancing the historic environment (Section 16 of the National Planning Policy Framework (NPPF), Planning Practice Guidance. 2024
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) -- Guide to the Conservation of Historic Buildings.

The method for the assessment of significance and impact on significance as defined in Historic England Guidance.

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

Previously prepared Heritage Impact Assessments prepared by Stephen Levrant Heritage Architecture Ltd has been reviewed in preparing this report to ensure consistency in approach and understanding of significance.

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 Works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest.

Section 7 of the Act, in particular, requires listed building consent for 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 required the need to consider the physical and visual impact of any works which could affect the special architectural or historic interest of the Site.

The Grade II* listing of the Tootal Building and the Grade II Listing of Lee House requires an evaluation of the impact of the Proposals in the context of Section 66 of the Act, requiring an assessment of impact on the fabric, character and 'setting' of the building.

The legislation therefore requires an assessment of whether the proposed change has a positive, neutral or negative impact on the significant fabric or an appreciation of the special interest of the designated heritage assets (Broadgate House and Lee House). It is therefore important to determine the degree of impact and whether the proposed modifications will result in causing harm to the listed building, or affect its significance as a designated heritage asset. The proposals have therefore been developed with a view to minimising harm and ideally enhancing the significance of the heritage asset 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 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. "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 impact is identified, the Council must determine whether the development is mitigated by balancing the planning or public 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.

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 relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is 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 judgment based on the heritage Impact Assessment provided to understand and objectively define the impact on the affected designated heritage asset. Change does not necessarily lead to causing '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 Impact Assessment aims to provide the evidence to appropriately balance consideration of the Works in accordance with the requirements of the 1990 Act. The document sets out the current level of significance which provides a benchmark against which the level of 'harm' can be assessed and measured objectively.

2.0 POLICY CONTEXT

2.3 NATIONAL PLANNING POLICY FRAMEWORK

The policies in the National Planning Policy Framework (NPPF) 2024 set out 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).

One of the key requirements set out in the NPPF is to protect and enhance the historic environment (NPPF paragraph 8c). It is therefore necessary to demonstrate that the Proposals for the Site are sustainable by virtue of their continued protection and enhancement.

In accordance with the legislation, the NPPF's core principles, which underpins decision-making, 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 Building and Grade II Listed Lee House (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, physical harm to its fabric, or the negative impact 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 relevant to the proposed Works. The relevant, local heritage planning policy is consistent with the requirements of the NPPF.

Manchester City Council's (MCC) heritage policies focus on the importance of "preserving or, where possible, enhancing the historic environment". The following policies from Manchester's Core Strategy are of relevance to the heritage assets considered within this Heritage Impact Assessment.

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 strategy for development is influenced 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 requires development to be sensitive to the inherent values/ interests of the designated heritage asset, with any impact justified by clear, documentary evidence.

2.5 HISTORIC ENGLAND'S GOOD PRACTICE

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 reviewed to provide the basis for the relevant issues, alongside the NPPF and PPG. This sets out the need for decision making to consider the need for change, with the overarching aim of conserving heritage asset by continued use.

Section 7 establishes 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 (MCC) make decisions in accordance 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).**

"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 that development that enables continued use of heritage assets is not compromised by unnecessary focus on minor modifications, where the building's overall significance is unaffected.

The current proposals set out in this document have been developed in this context.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.2 1915

By the early 1900's Oxford Street had changed dramatically, from an area focused on heavy industry to the development of Oxford Street as a cultural centre.

By this time the Hippodrome, the Picture Theatre, the Palace Theatre and St Mary's Children's Hospital had been built.

Broadhurst House had been built to replace the Atlas Iron Works in 1896 followed by St James Building in 1912 on the east side of Oxford Street. Broadhurst house formed an E-shaped configuration with an extended section along Bridgewater Street. A vehicular entrance was created providing access to a central courtyard.

A further building was constructed towards the rear of site overlooking the Rochdale Canal and a boundary wall to the courtyard area adjacent to the canal. The area of the site towards the west adjacent to Milling Street has been cleared for redevelopment.



Figure 06
Octagonal corner turret of No.56 Oxford Street on left hand side behind former St. Mary's Hospital.
Photo / image dated 1903.
Image courtesy of Manchester Libraries.



Figure 07
1915-1916 Ordnance Survey Map
(Source: National Library of Scotland)



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.3 1926-1930

The aerial views from the 1920's show the buildings constructed on the site in the early 1900's. The E-shaped configuration of Broadhurst House is visible, with the Bridgewater Street frontage extending to create a prominent frontage with a pedimented detail above the carriageway entrance to the central courtyard.

The main building to Oxford Street and Bridgewater Street were six storey in height, whilst the building to the Rochdale Canal frontage is of a reduced scale and height. The west side of the site was still undeveloped at this time and cleared for redevelopment.

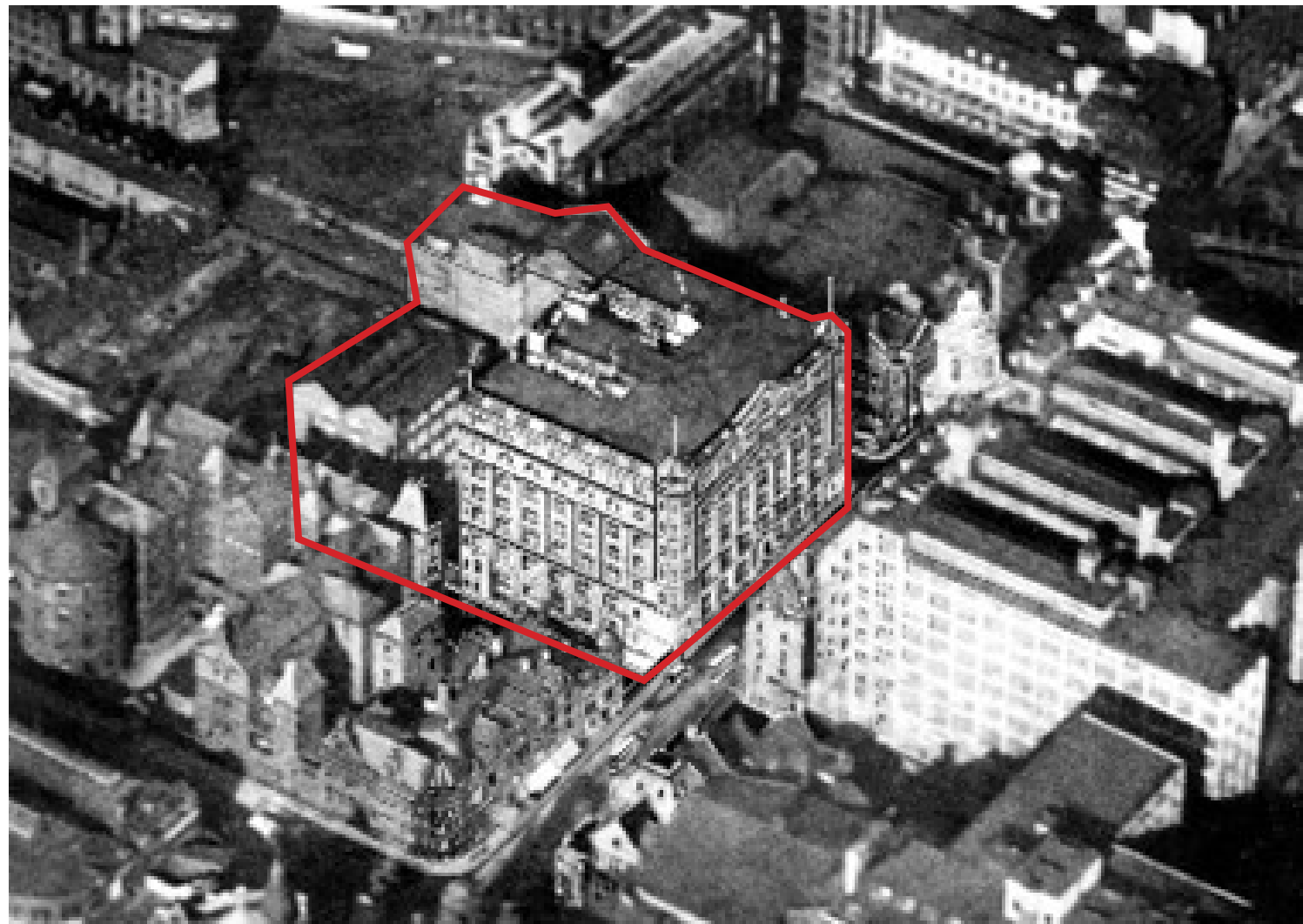


Figure 08
No. 56 Oxford Street prior to Lee House extension (No. 90 Great Bridgewater Street) being built.
Photo dated 1926.
Image courtesy of Manchester Libraries.



Figure 09
No.56 Oxford Street in bottom right of image. - Aerial view with No.90 Great Bridgewater Street (Lee House) under construction. Steel structure visible in bottom right of photograph.
Photo dated 1930.
Image courtesy of Manchester Libraries.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.4 1951

By 1951, the area to the west of the site had been redeveloped fronting Milling Street, Great Bridgewater Street and the Rochdale Canal. Lee House was originally designed by Harry S. Fairhurst and Sons as a 17 storey tower. The ambitious scheme was later reduced in height and only the lower section of seven stories were built and completed in 1931.

The map shows that at the time that Lee House was built, the smaller scale building within the courtyard directly adjacent to the canal was still in place, along with the boundary wall between the courtyard and the Rochdale Canal. A narrow passageway separated the two buildings and allowed daylight into the rear of Lee House.



Figure 10
Original design for Lee House by Fairhursts
(Source: <https://confidentials.com>)

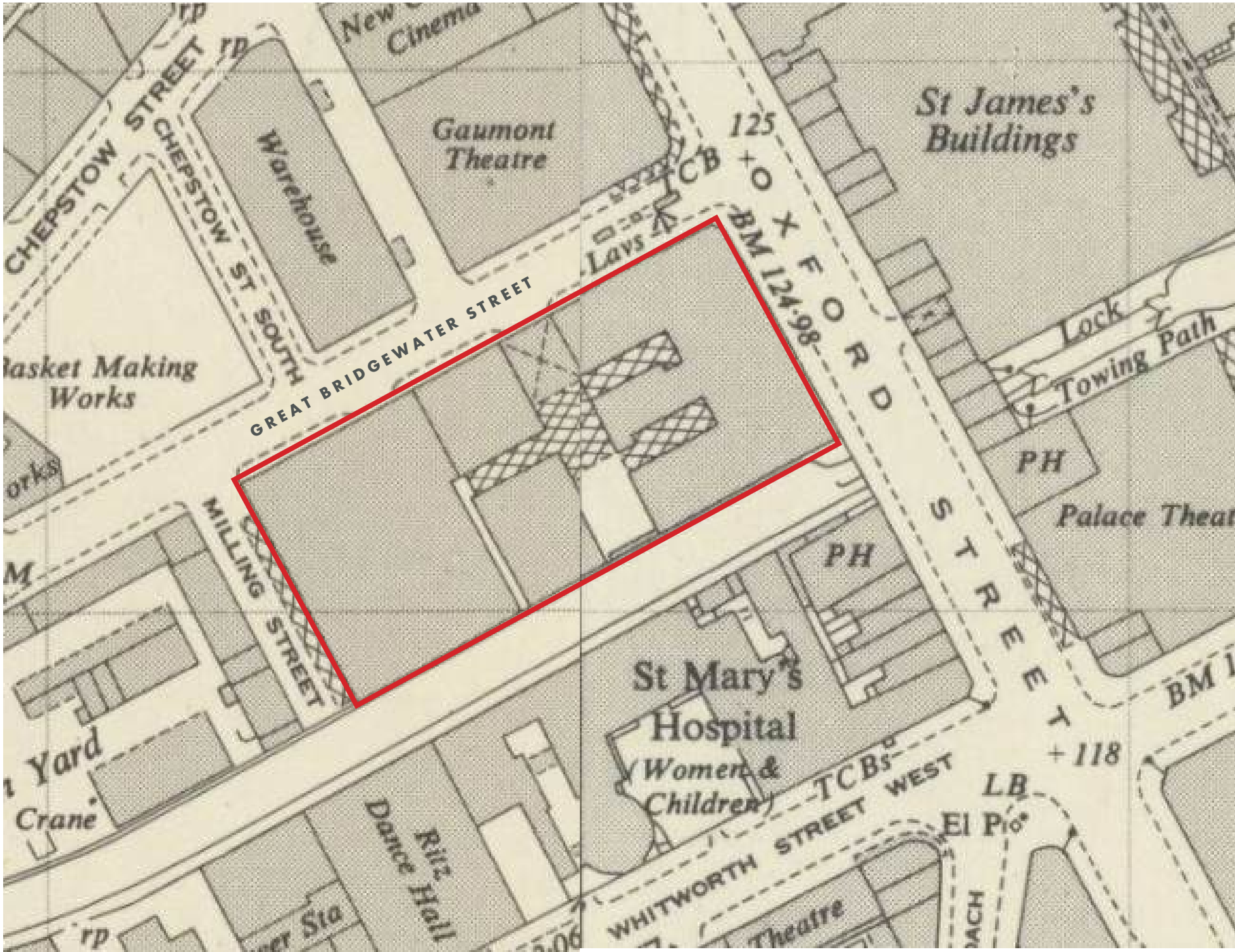


Figure 11
1951 Ordnance Survey Map
(Source: National Library of Scotland)



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 1963-1964

The 1963-1964 map shows that, between 1951 and 1964, the smaller scale building within the courtyard and adjacent to the canal has been demolished, allowing increased daylight into the rear of Lee House. The building and boundary wall to the Rochdale Canal have been removed and a new building constructed that connected Broadhurst House to Lee House along the canalside frontage. This building allowed the creation of an increased courtyard area allowing more natural daylight and ventilation into the buildings. Two access points were provided from Great Bridgewater Street into the courtyard.

This dates the infill building to the canalside between 1951 and 1964. The three storey infills to the rear of Broadgate House are likely to have been built at the same time to create better connectivity both within the building and to the courtyard.

The below photograph from the Rochdale Canal shows the urban block following the completion of the infill building in 1964.



Figure 12
No.90 Great Bridgewater Street and No.56 Oxford Street. - Photograph from canal side with Lee House on left hand bank, 1960's infill block and No.56 Oxford Street beyond. St. James Buildings in distance on opposite side of Oxford Street.
Photo dated 1964. / Image courtesy of Manchester Libraries

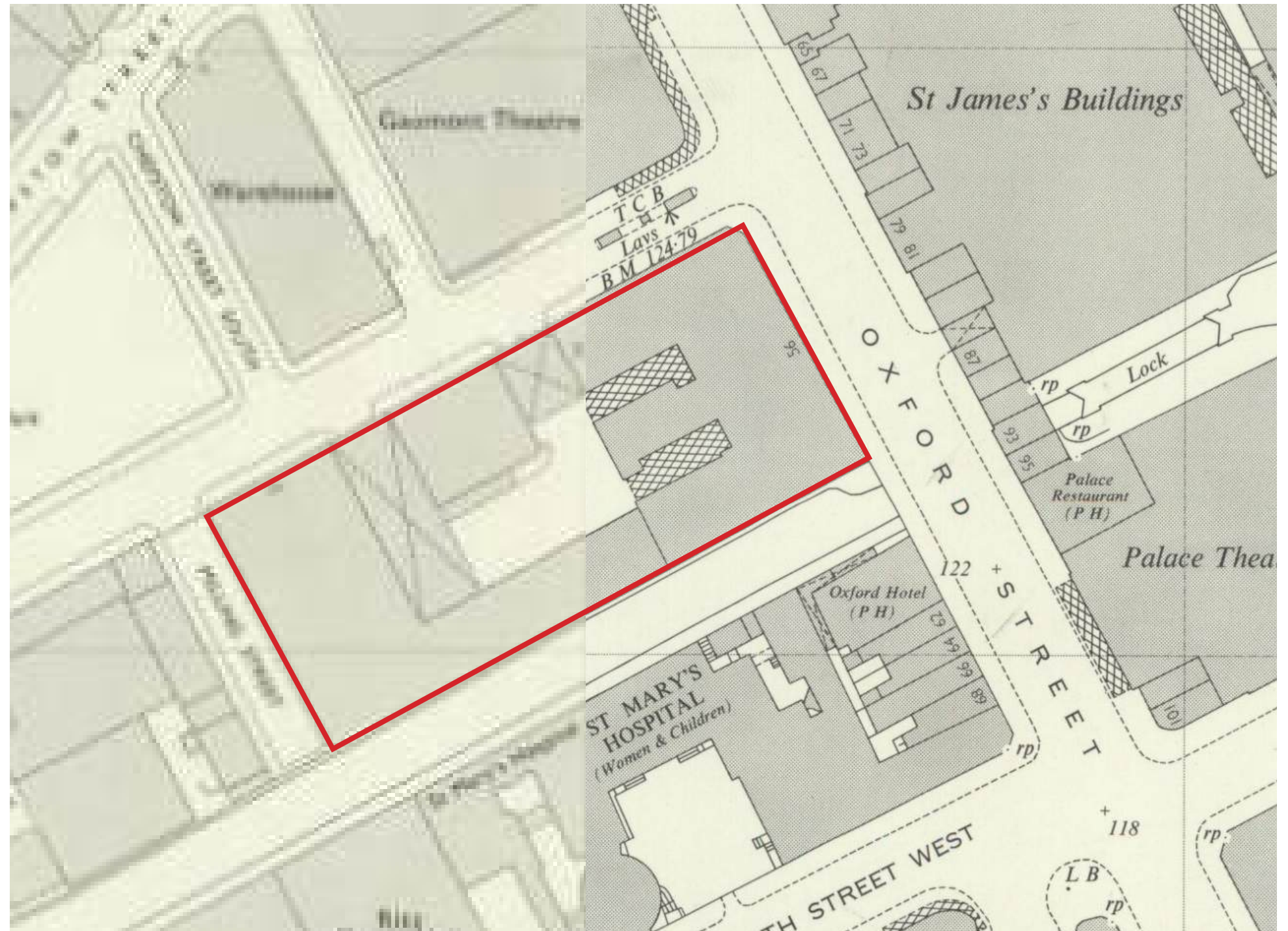


Figure 13
1963-1964 Ordnance Survey Map
(Source: National Library of Scotland)



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.7 1964-1965

The below photographs dating from 1964-1965 illustrate how the area around Oxford Street and Great Bridgewater Street had evolved into an office, commerce and cultural district.



Figure 14
No. 90 Great Bridgewater Street (Lee House, extension to No.56 Oxford Street).
Viewed from Great Bridgewater Street looking towards Oxford Street.
Photo dated 1964
Image courtesy of Manchester Libraries.



Figure 15
No. 56 Oxford Street (Former Tootal Building).
Viewed from Great Bridgewater Street looking towards Oxford Street.
Photo dated 1965
(Image courtesy of Manchester Libraries)



Figure 16
No.90 Great Bridgewater Street (Lee House) with No.56 Oxford Street (former Tootal Building) attached.
View looking towards Oxford Street from Great Bridgewater Street.
Photo dated 1965.
Image courtesy of Manchester Libraries.

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 THE BUILDING TODAY

2.2.1 2026

The adjacent photographs taken from inside the courtyard show the evolution of the buildings over time which is clearly legible from the architectural style, detailing and materials.

1896 - Broadhurst House

Broadhurst House is defined by red brickwork and terracotta detailing with tall proportioned windows. White glazed bricks were used in the two recessed areas of the original E-shaped building to improve the levels of natural light deep into the building.

1931 - Lee House

Lee House is distinguished by the use of brown brickwork, white render and bronze detailing which epitomised the 1930's architectural style. Decorative stepped brickwork patterns and tall vertical proportions to the windows grouped together created a dramatic contrast to the style of Broadhurst House. The elevational treatment to the courtyard is restrained in style with limited architectural detailing.

1960's - Infill building

The 1960's infill building is defined by a concrete frame with a tiled finish externally and large scale metal framed windows to maximise daylight from the courtyard. The style and detail of the three storey infills to the lower levels of Broadhurst House are clearly later additions and the use of the same tiles on the facades would suggest that these were built at the same time as the seven storey infill building.



A View towards the rear of Broadhurst House from the courtyard with the 1960's infill on the right



B View towards the rear of Broadhurst House from the courtyard with the 1960's infill on the right



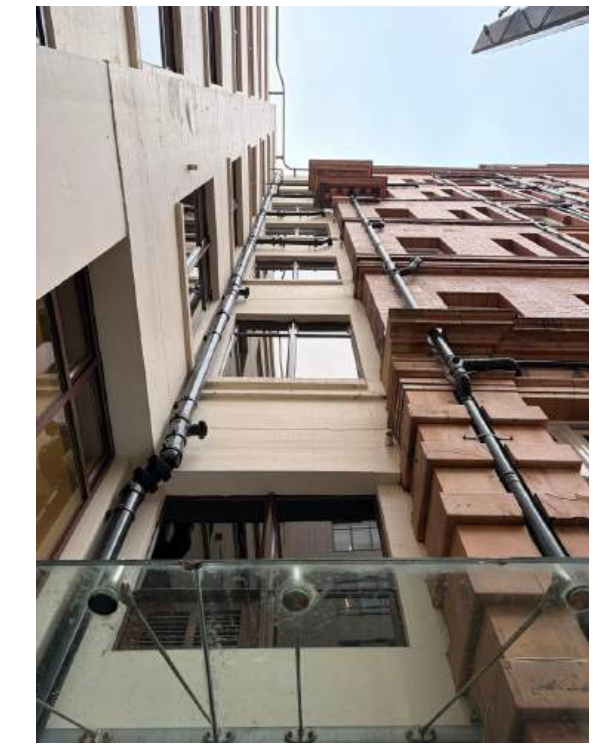
C View towards the rear of the Broadhurst House with the three storey infills dating from the 1960's



D View of the 1960's infill block from the central courtyard



E View towards the connection between Broadhurst House and Lee House with the earlier access route into the courtyard



F View towards the connection between Broadhurst House and Lee House

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 THE BUILDING TODAY

The photos opposite show the existing condition of the basement and ground floor office space in the 1950's infill building.



Photos of existing basement office space in 1950's infill building



Photos of existing ground floor office space in 1950's infill building

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 THE BUILDING TODAY

The adjacent floor plans show the existing layout of the basement and ground floor levels of the 1950s infill office building where the works are proposed.



3.0 STATEMENT OF SIGNIFICANCE

3.1 VALUE OF THE HERITAGE ASSET

3.1.1 INTRODUCTION

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

3.1.2 ASSESSING SIGNIFICANCE

The following assessment of significance looks at identifying the significance of the Listed heritage assets and their setting as outlined by Historic England. It is also informed by English Heritage’s *Conservation Principles, Policies and Guidance* (2010) guidance on assessing heritage significance.

Significance is defined in policy as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

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

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. 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:



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 scientific, engineering, or industrial importance of a heritage asset, focusing on its rarity, technological innovation, or role in industrial evolution. It identifies, analyzes, and justifies the tangible and intangible features that make the site or structure historically important.



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.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with Site visual surveys undertaken by the author.



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

elements deemed to be of more modest interest



NO/DETRIMENTAL SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building



UNKNOWN SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building

This assessment is made to ensure that any Development has an overarching positive impact on the heritage value and the setting of the heritage assets.

3.0 STATEMENT OF SIGNIFICANCE

3.2 VALUE OF THE HERITAGE ASSET - BROADHURST HOUSE/TOOTAL BUILDING

3.2.1 STATEMENT OF OVERALL SIGNIFICANCE

This Statement of Significance provides a summary of the site’s special interest. Reference should be made to the significance plans below. An assessment of the value of individual components is listed below.

HISTORICAL VALUE

Broadhurst House/Tootal Building is a Grade II* listed building and is therefore considered to be of ‘more than special’ interest as one of 5.8% of all listed buildings in England. The building has important associations with the Tootal Company, a renowned local UK business of its time and one of the world’s largest cotton firms.

- The building is reflective of the prosperity of Manchester during the 19th century, transforming from an area of heavy industrial use, to a thriving centre for textile commerce and trade.
- The external elevations and roof forms have retained the integrity of the historical features including timber casement windows, decorative terracotta details and high quality brickwork.
- Contemporary interventions, including the 1950’s infills to the courtyard to improve circulation within Broadhurst House, are of low evidential value.
- The building is not within a Conservation Area.

The building is therefore considered to be of **HIGH historic interest** through its original design and use by the Tootal, Broadhurst and Lee company and its scale and prominence, representing the growth and prosperity of Manchester in the late 1900’s.

TECHNICAL VALUE

- The building represents the shift from load bearing construction techniques to steel frame construction, allowing greater flexibility in the design and decorative treatment.
- The extensive use of decorative terracotta within the facade design became highly popular in the 1880’s, representing a shift in technology and the use of decoration in design.
- The building was the home of technological breakthroughs including crease-resistant fabrics and the ‘Tootal Tie’.

The original fabric externally, and what remains internally of the decorative features including glazed tile surfaces, timber panelling and detailing and mechanisms

relating to the original industrial use are of **HIGH technical interest**.

ARCHITECTURAL/ARTISTIC VALUE

- Designed by Joseph Gibbons Sankey, the building is renowned for its baroque style and contrasting red brick and orange/yellow terracotta stripes.
- The building features key design elements including Corinthian columns that span the second and third floors, archways, cupolas, turrets and dental course detailing.
- The building features wrought-iron gates into the courtyard that are designed in an Art Nouveau style representing shifts in design philosophy and technical approach.
- The building also plays an important contribution to the panoramic views along Oxford Street and Great Bridgewater Street.
- The more contemporary additions including the 1950’s infill extensions are of **LOW** architectural / artistic value.

The original building fabric yeilds **HIGH** architectural/artistic value in its high quality design, decorative features, terrecotta and brickwork detailing which is visible on the primary elevations fronting Oxford Street and Great Bridgewater Street and the secondary frontage to the Rochdale Canal. The completeness and integrity of the primary frontages should be protected in any future works.

3.2.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

Areas/elements considered to be of **high significance** include :-

- The original terracotta and brickwork facades to the primary elevations including all decorative features
- The original timber framed casement windows
- The overall form and symmetry of the primary frontage to Oxford Street
- The retained glazed wall tiles which have been covered or painted in some areas
- The original columns internally
- All original retained cornice details and consoles
- All retained wood parquet flooring (often concealed behind modern finishes)
- Any retained original timber framed glazed screens

Areas/elements considered to be of **no significance** include :-

- All elements relating to the 1950’s infills and extensions to the original building
- All elements relating to the 1990’s internal refurbishment including suspended ceilings, raised floors and associated floor coverings, modern lightweight partitions, plasterboard linings, contemporary glazed screens.
- The ground floor windows to the Great Bridgewater Street elevation installed in the 1950’s and 1980’s.
- 1950’s/1960’s metal framed windows.
- Modern windows installed during remodelling in the 1980’s-1990’s to the courtyard elevations
- Modern secondary glazing installed to improve thermal performance.

3.0 STATEMENT OF SIGNIFICANCE

3.3 VALUE OF THE HERITAGE ASSET - LEE HOUSE

3.3.1 STATEMENT OF OVERALL SIGNIFICANCE

HISTORICAL VALUE

- Lee House is a Grade II listed building and is therefore considered to be of national significance, representing one of 92% of the listed buildings in the UK.
- The building represents one of the last commercial textile warehouses built in Manchester city centre.
- As part of the adjacent Broadhurst House, the building has functioned as industrial warehouse and latterly for office use. The building is therefore important in the history of all the past and current employees.
- The building is locally known as ‘the skyscraper that never was’ and the failed ambition witnessed in Manchester during the 20th Century.
- Later addition partitions, doors and suspended ceilings are considered to have a detrimental impact of the significance and the understanding of the buildings historical value and are of **NO historical value**.

The building is of **MEDIUM historical value**.

TECHNICAL VALUE

- The building features a clear articulation of the steel frame construction method and concrete floors that are synonymous with architectural technology in the 1920’s.
- The buildings design allowed the additional stories to be added at a later date as funding permitted.
- The facade system features vertical piers of stone and stepped brickwork with an early aluminium curtain walling system between the piers. The facade is designed to respect the vertical rhythm of the adjacent extension to Broadhurst House, whilst being unapologetically ‘of its’ time’ using modern technology and harnessing contemporary design ideas.

The building is considered to yield **SOME technical interest** in representing the technology of the 1930’s and its Art Deco style.

ARCHITECTURAL / ARTISTIC VALUE

- The buildings plan form was an early example of flexible, modern workspace, with high levels of natural daylight and the flexibility to adapt to office use.
- Lee House was designed by Harry S. Fairhursts in the 1920’s as an extension to Broadgate House along Great Bridgewater Street. The building is renowned for being Manchester’s unfinished skyscraper. Originally designed as a 17 storey skyscraper, it would have been the tallest building in Europe at the time. Only the bottom 8 storeys were actually constructed due to the impact of the Great Depression.
- In contrast to the baroque style of the adjacent Broadhurst House, Lee House is designed in an Art Deco style, featuring typical details of the period including stepped brickwork details, the use of contemporary curtain walling systems and Art Deco ornamentation at the ground and roof level. The architectural design was influenced by American skyscrapers, with similar details and window patterns of Chicago’s Reliance Building.
- Later addition partitions, doors and suspended ceilings are considered to have a **DETRIMENTAL** impact of the aesthetic value and are of **NO SIGNIFICANCE**.

The building is considered to yield **MEDIUM architectural/artistic interest**.

3.3.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

Areas/elements considered to be of **medium significance** include :-

- The original stone work plinth and stepped brickwork piers externally
- The original aluminium curtain walling system
- The overall form and symmetry of the primary frontage to Great Bridgewater Street
- The overall composition of the elevational treatment externally with the vertical emphasis expressed through the steppe brick piers and full height continuous curtain walling.
- The decorative parapet detail.
- The internal structural columns.

Areas/elements considered to be of **low significance** include :-

- The functional recessed brickwork facade to the riverside elevation at basement level.
- All elements relating to the 1990’s and 2020’s internal refurbishment including suspended ceilings, raised floors and associated floor coverings, modern lightweight partitions, plasterboard linings, contemporary glazed screens.
- Modern windows and curtain walling installed during remodelling in the 1980’s-1990’s to the courtyard elevations
- Modern secondary glazing installed to improve thermal performance.
- The roof level plant area.

3.0 STATEMENT OF SIGNIFICANCE

3.4 VALUE OF THE HERITAGE ASSET - 1950’S INFILL EXTENSION

3.4.1 STATEMENT OF OVERALL SIGNIFICANCE

HISTORICAL VALUE

- The 1950’s infill extension was built to connect Broadhurst House and Lee House along the Rochdale Canal elevation to provide additional floor space.
- The 1950’s extension is typical of buildings of its time. Designed to respect the scale and rhythm of the adjacent Lee House and Broadhurst House vertical proportions using modern construction techniques including insitu concrete frame and floors clad in metal curtain walling with tiled blockwork infills at low level.
- The 1990’s glazed extension to the courtyard level has no historical value and is detrimental to the integrity of the original 1950’s design.

The 1950’s infill extension is considered to yield **LOW historical value**, does not form an integral role in the buildings historical evolution and is functional in design and detailing.

TECHNICAL VALUE

- The design incorporates typical design features of its time including the use of a concrete frame and floor construction clad in blockwork and tiles with large metal framed glazed window openings to maximise daylight.
- The 1950’s curtain walling system has been retained to all floors with the exception of the basement level canalside elevation and the courtyard frontage at ground floor level which have been replaced with a modern curtain walling system in the 1980’s-1990’s.

The building is considered to yield **LOW technical value**, using typical materials and technology of its time.

ARCHITECTURAL/ARTISTIC VALUE

- The 1950’s infill extension was designed to provide high levels of natural daylight to each floor level, particularly from the elevation fronting the Rochdale Canal.
- The design is typical of buildings of its time, with a minimal aesthetic that articulated the buildings construction in an honest and contemporary way.
- The vertical rhythm reflects the proportions of the adjacent Lee House whilst introducing a new style with more horizontal window proportions.
- The building is designed to be polite and subservient to the existing buildings, ensuring that it does not detract from the architectural quality of Broadhurst and Lee House.

The projecting curtain walling at ground floor level to the courtyard is considered to be **DETRIMENTAL** to the aesthetic value of the buildings to the courtyard.

The 1950’s extension yields **LOW architectural/artistic value** when compared to the value of Broadhurst House and Lee House adjacent.

3.4.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

Areas/elements considered to be of **medium significance** include :-

- The party walls where the 1950’s extension interfaces directly with the adjacent Broadhurst House and Lee House.

Areas/elements considered to be of **low/no significance** include :-

- The concrete floor, downstand beams and columns
- The curtain walling system to all facades with the exception of the canalside elevation at basement level and the courtyard level at ground floor level
- Existing partitions forming the WC’s installed in the 1990’s.
- The existing stair providing access to the basement level from ground level.

Areas/elements considered to be of **negative significance** include :-

- The 1990’s curtain walling extension to the courtyard frontage at ground floor level.
- The 1990’s curtain walling to the basement level canal side frontage.
- Existing partitions
- Existing ventilation ductwork and services
- Existing suspended/plasterboard ceilings
- Existing light fittings
- Existing WC’s, sinks and sanitaryware fittings

3.0 STATEMENT OF SIGNIFICANCE

3.1 VALUE OF THE HERITAGE ASSET

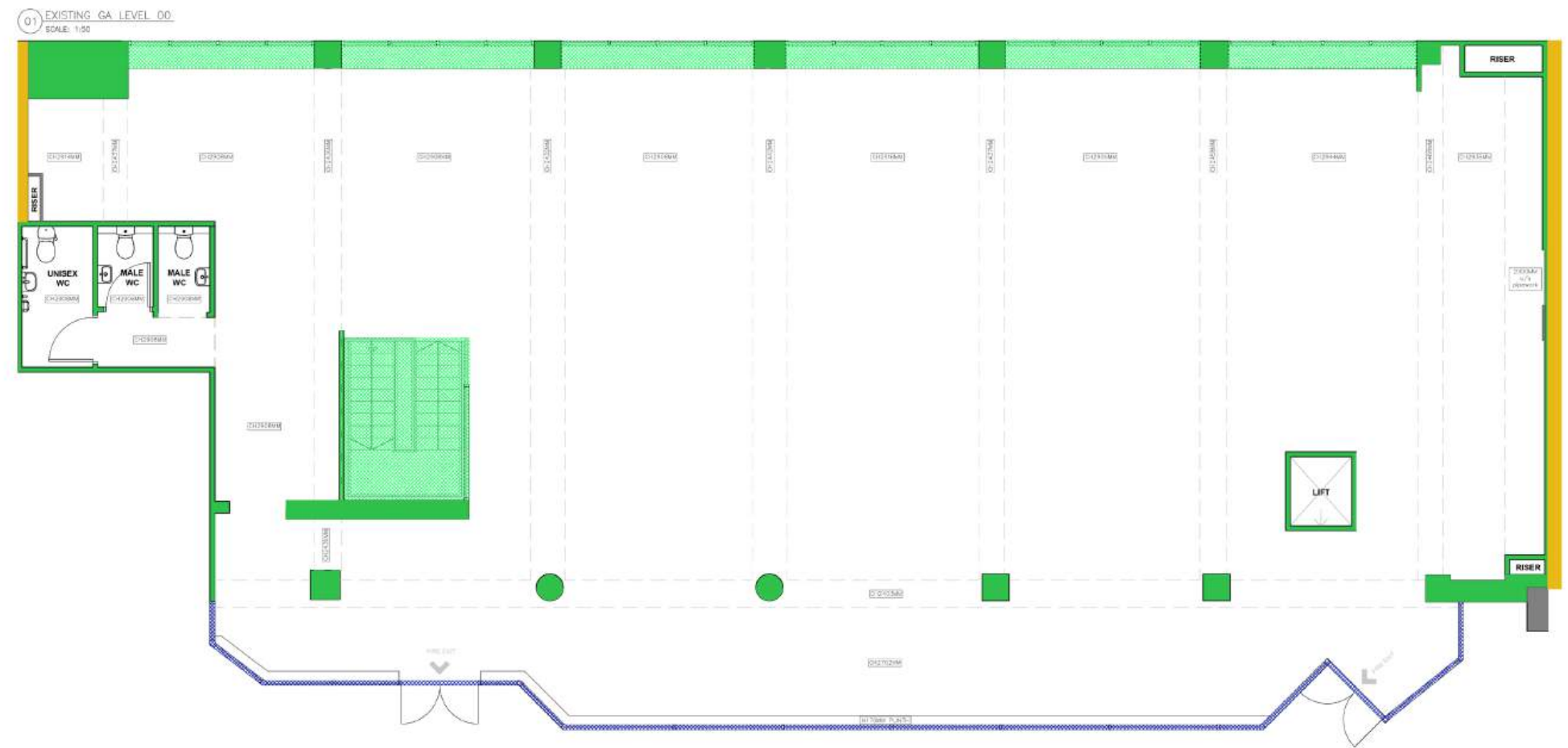
LEVELS OF SIGNIFICANCE - GROUND FLOOR LEVEL

The adjacent plan illustrates the hierarchy of significance identified to the 1950's infill extension on the ground floor level.

The party walls adjoining the extension to the adjacent Lee House and Broadhurst House are of MEDIUM value as fabric that relates to these historically significant buildings. Any works that involve removal or damage to the party walls should be carefully considered to avoid harm.

The primary building fabric of the 1950's extension including the concrete frame, the structural columns and the staircase are of LOW value.

The later addition curtain walling to the ground floor level contrasts with the architectural rigour and restraint of the 1950's extension and is considered visually harmful to the integrity of the 1950's building form and the setting of Broadhurst House and Lee House when viewed from the courtyard. This is identified as being of NEGATIVE/DETRIMENTAL value. The building complex would benefit from the removal of this element and the replacement with a curtain walling system that respects the proportions and architectural detailing of the 1950's extension.



PLANS SHOWING LEVELS OF SIGNIFICANCE - GROUND FLOOR LEVEL

KEY

- High
- Medium
- Low
- Negative

3.0 STATEMENT OF SIGNIFICANCE

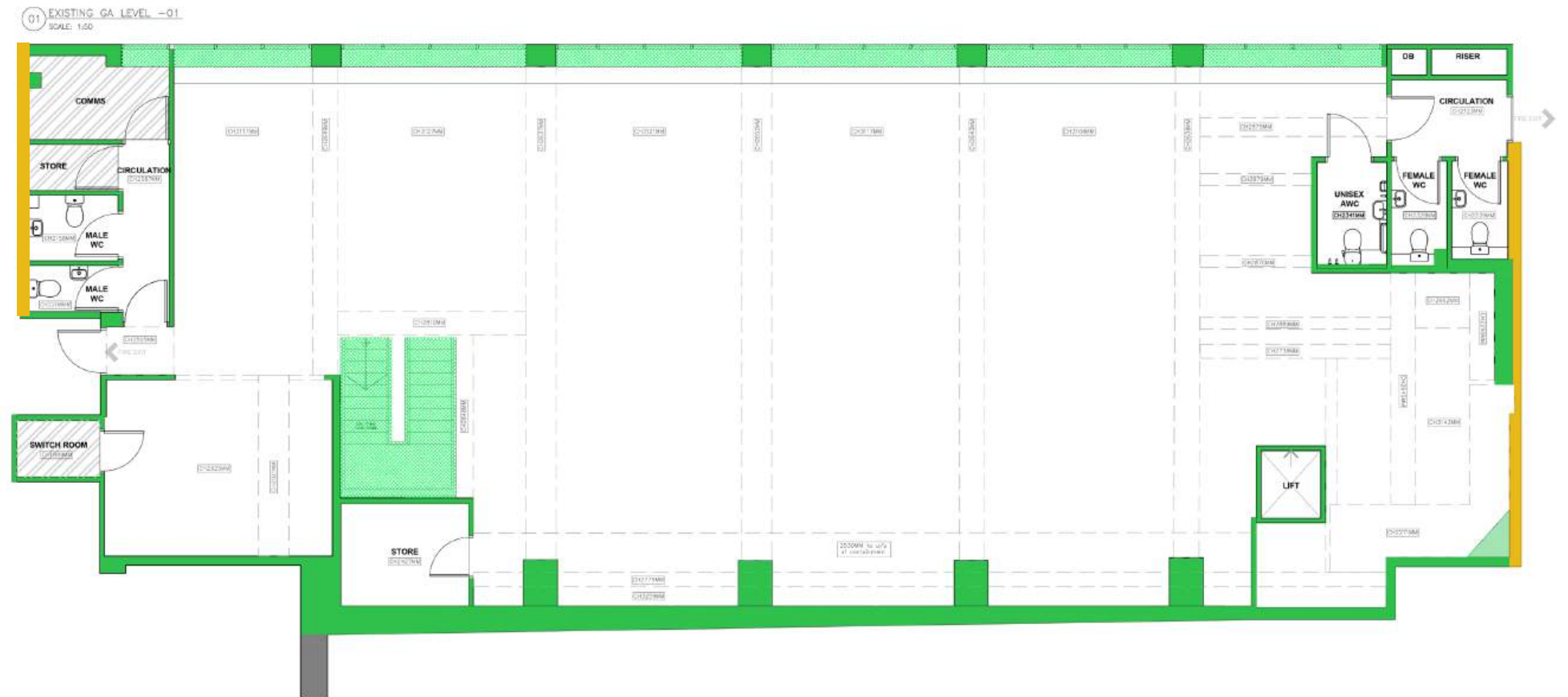
3.1 VALUE OF THE HERITAGE ASSET

LEVELS OF SIGNIFICANCE - BASEMENT LEVEL

The adjacent plan illustrates the hierarchy of significance identified to the 1950's infill extension.

The party walls adjoining the extension to the adjacent Lee House and Broadhurst House are of MEDIUM value as fabric that relates to these historically significant buildings. Any works that involve removal or damage to the party walls should be carefully considered to avoid harm.

The primary building fabric of the 1950's extension including the concrete frame, the structural columns, the staircase and the partitions forming the WC's are of LOW value.



KEY

- High
- Medium
- Low
- Negative

PLANS SHOWING LEVELS OF SIGNIFICANCE - BASEMENT LEVEL

4.0 PROPOSED WORKS

4.1 OVERVIEW

The existing Canal Suite's dated layout and colour palette presented an opportunity for refurbishment, aligning the space with the Art Deco character of its neighbouring buildings while strengthening the overall identity of the building's commercial offering.

The proposed refurbishment introduces an improved spatial plan that responds to the evolving nature of work. Providing a conference space, refreshment areas, flexibility, and diverse working styles in mind, the design prioritises comfort, innovation, and functionality.

As Lee House is a landmark in Manchester's commercial textile history, the material palette draws inspiration from the city's industrial heritage. Rich brick reds and slate blues are paired with black metal Crittall-style partitions and refined black accents, creating a contemporary interpretation of Manchester's textile roots.

At ground level, oversized meeting rooms and classroom-style layouts will be replaced with a range of modern meeting spaces of varying sizes, supporting a more agile working environment. The floorplate will be opened to incorporate flexible furniture arrangements, a contemporary brew station, and a digital feature area visible from the courtyard, enhancing activity and visual engagement.

At lower level, the removal of existing partitions will create a state-of-the-art conference suite in the heart of Manchester. The design balances luxury with practicality, incorporating a high-end refreshment area with concealed amenities, bespoke seating solutions, and integrated storage for adaptable furniture. This ensures the space can seamlessly transition between conference use and open workspace configurations.

Existing access and egress strategies will be retained, with widened door openings to lower-level fire escape routes to ensure compliance with current regulations.



PROPOSED REFRESHMENT AREA



PROPOSED CONFERENCE SPACE

4.0 PROPOSED WORKS

4.2 DEMOLITION

The adjacent floor plans show the proposed demolition works for the basement and ground floor levels of the 1950s infill office building.

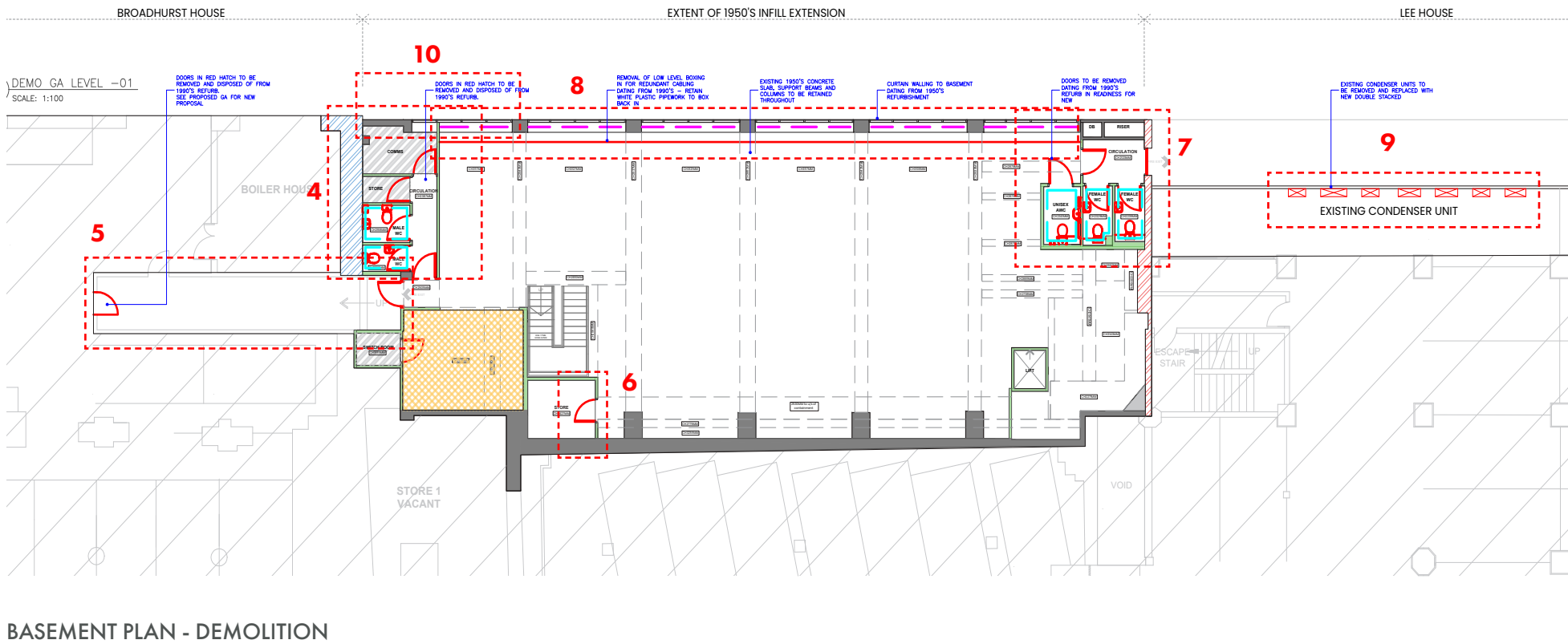
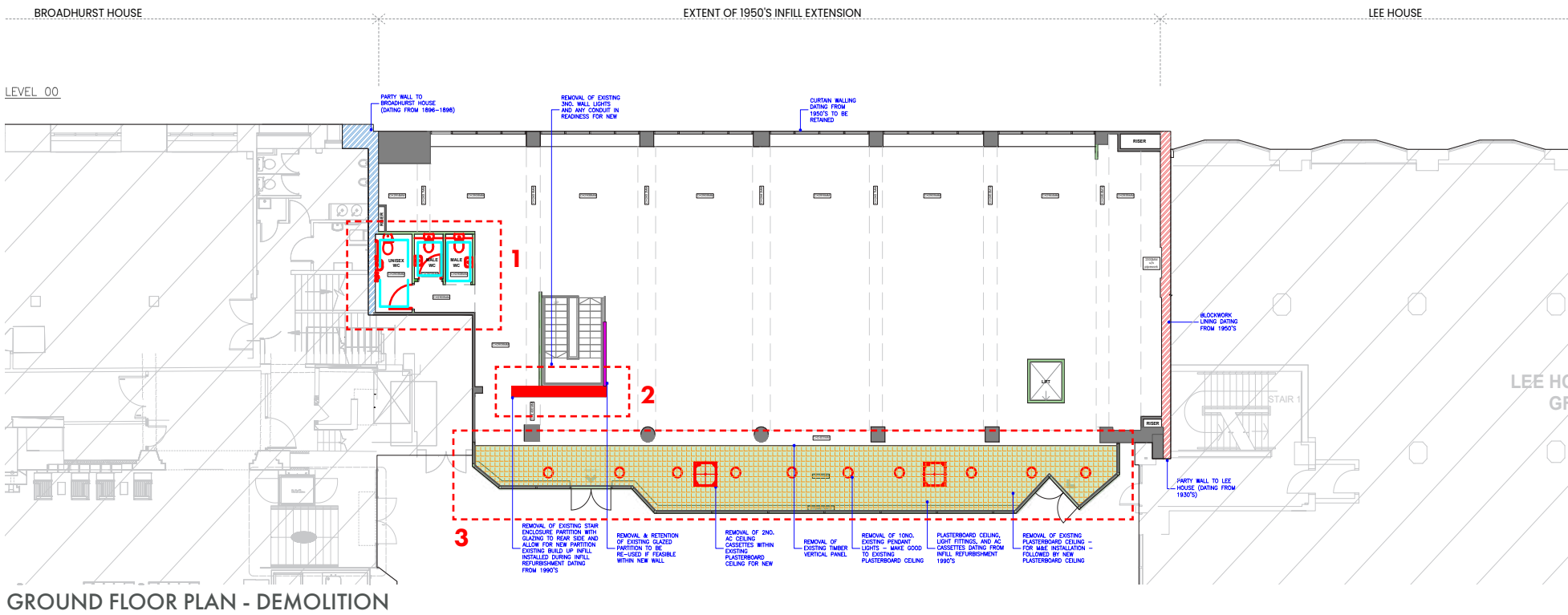
The following sets out the scope of demolition works at each floor level.

GROUND FLOOR LEVEL

- 1** Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All elements dating from 1990's and are of no significance).
- 2** Removal of existing plasterboard partition/service enclosure to the rear of the stair. (All elements dating from 1990's and are of no significance.)
- 3** Removal of existing light fittings, extract grills and plasterboard ceiling to the 1990's courtyard extension. (All elements dating from 1990's and are of no significance.)

BASEMENT FLOOR LEVEL

- 4** Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All elements dating from 1990's and are of no significance).
- 5** Removal of existing modern fire doors to car park access corridor into Broadhurst House car park (All elements to be removed dating from 1990's and are of no significance.)
- 6** Removal of existing modern fire door to service room (All fabric to be removed dates from 1990's and are of no significance.)
- 7** Removal of existing WC's, wash hand basins and sanitarware along with removal of doors to WC's. (All fabric to be removed dates from 1990's and are of no significance.)
- 8** Removal of low level plasterboard service box-out to underside of glazing along canalside frontage.(All fabric to be removed dates from 1990's and are of no significance.)
- 9** Removal of existing mechanical condenser units to the Lee House basement car park (All elements to be removed dating from 1990's and are of no significance.)
- 10** Removal of solid curtain walling infill panels within 1990's curtain walling system (All elements to be removed dating from 1990's and are of no significance.)



4.0 PROPOSED WORKS

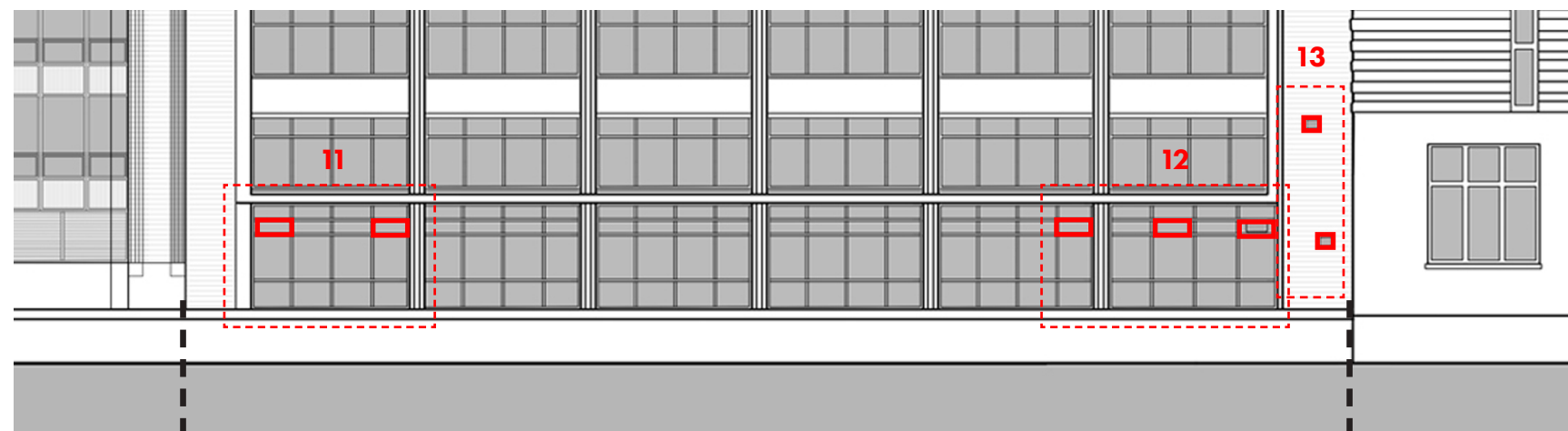
4.2 DEMOLITION

The extent of demolition externally is limited to the canalside frontage of the 1950's extension. No works are proposed to remove or damage the external elevations of either Broadgate House or Lee House.

The adjacent drawings show the existing elevation to the canal side elevation and the areas affected by the demolition works :-

CANAL SIDE ELEVATION

- 11** Removal of 2 No existing glass panels within the existing curtain walling system (All elements to be removed date from 1990's and are of no significance).
- 12** Removal of 2 No existing glass panels within the existing curtain walling system and the removal of the existing ventilation louvre. (All elements to be removed date from 1990's and are of no significance).
- 13** Removal of 2 No existing 300mm x 300mm ventilation louvres within 1950's brickwork wall. (All elements to be removed date from 1990's and are of no significance.)
- 14** Removal of 2 No existing 300mm x 300mm ventilation louvres within 1950's brickwork wall. (All elements to be removed date from 1990's and are of no significance.)



CANALSIDE ELEVATION - DEMOLITION

4.0 PROPOSED WORKS

4.2 PROPOSED FLOOR PLANS

The adjacent floor plans show the proposals for the basement and ground floor levels of the 1950s infill office building in the wider context of Broadhurst House and Lee House.

The proposed refurbishment introduces an improved spatial plan that responds to the evolving nature of work. Providing a conference space, refreshment areas, flexibility, and diverse working styles in mind, the design prioritises comfort, innovation, and functionality.

The majority of the works proposed are limited to the 1950's extension building, therefore minimising any impact on the original historical fabric of the Grade II* Listed Broadhurst House and Grade II Listed Lee House.

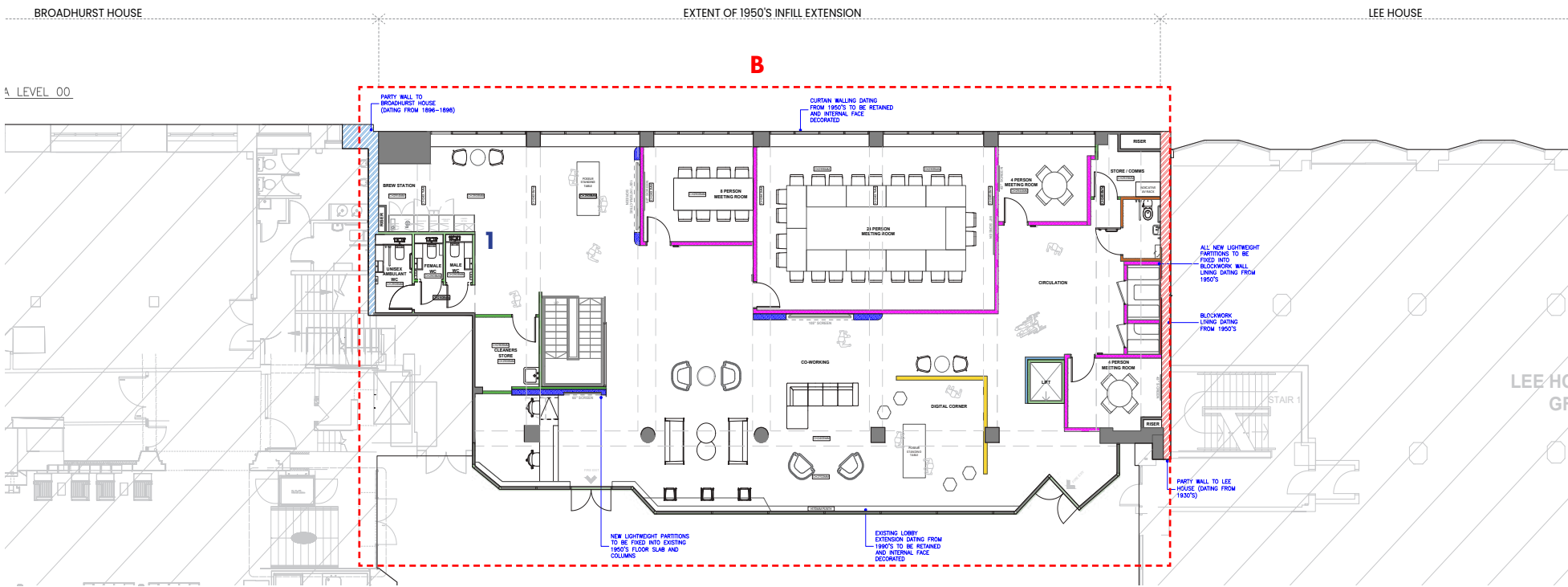
The works within Broadgate House are limited to the basement car parking area and the replacement of two modern fire doors to improve accessibility and egress through the existing corridor in the event of an emergency (see A). These elements date from the 1990's and are of NO significance.

The works within Lee House are limited to the basement car parking area and include the replacement of the existing condensor units and the installation of additional condensor units. These units utilise existing louvres on an element considered to be of LOW value. Units are to be fixed to the existing exposed blockwork wall lining internally. The proposed new louvre is to be fitted internally to the existing louvre and will therefore not be visible externally.

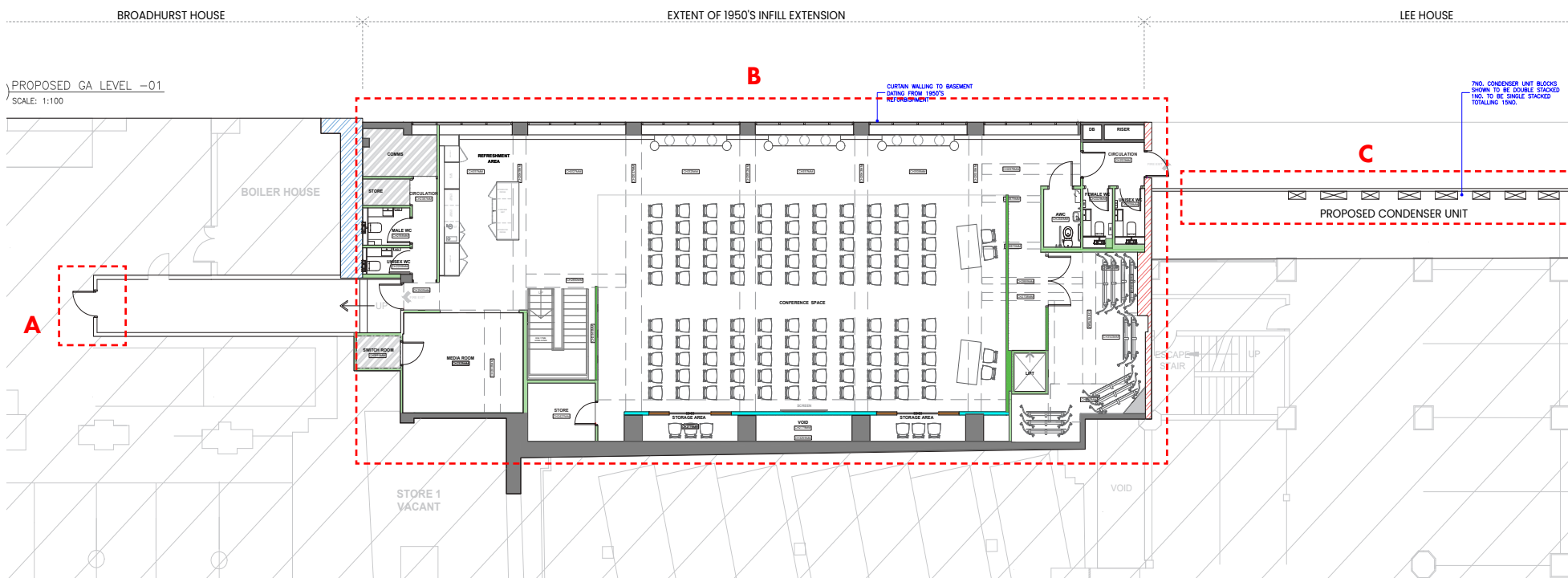
The car parking areas to both Lee House and Broadhurst House are utilitarian and functional in finish and are considered to be of LOW value.

KEY :

- A** Extent of works within the Grade II* Listed Broadhurst House
- B** Extent of works within the 1950's extension
- C** Extent of works within the Grade II Lee House



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN

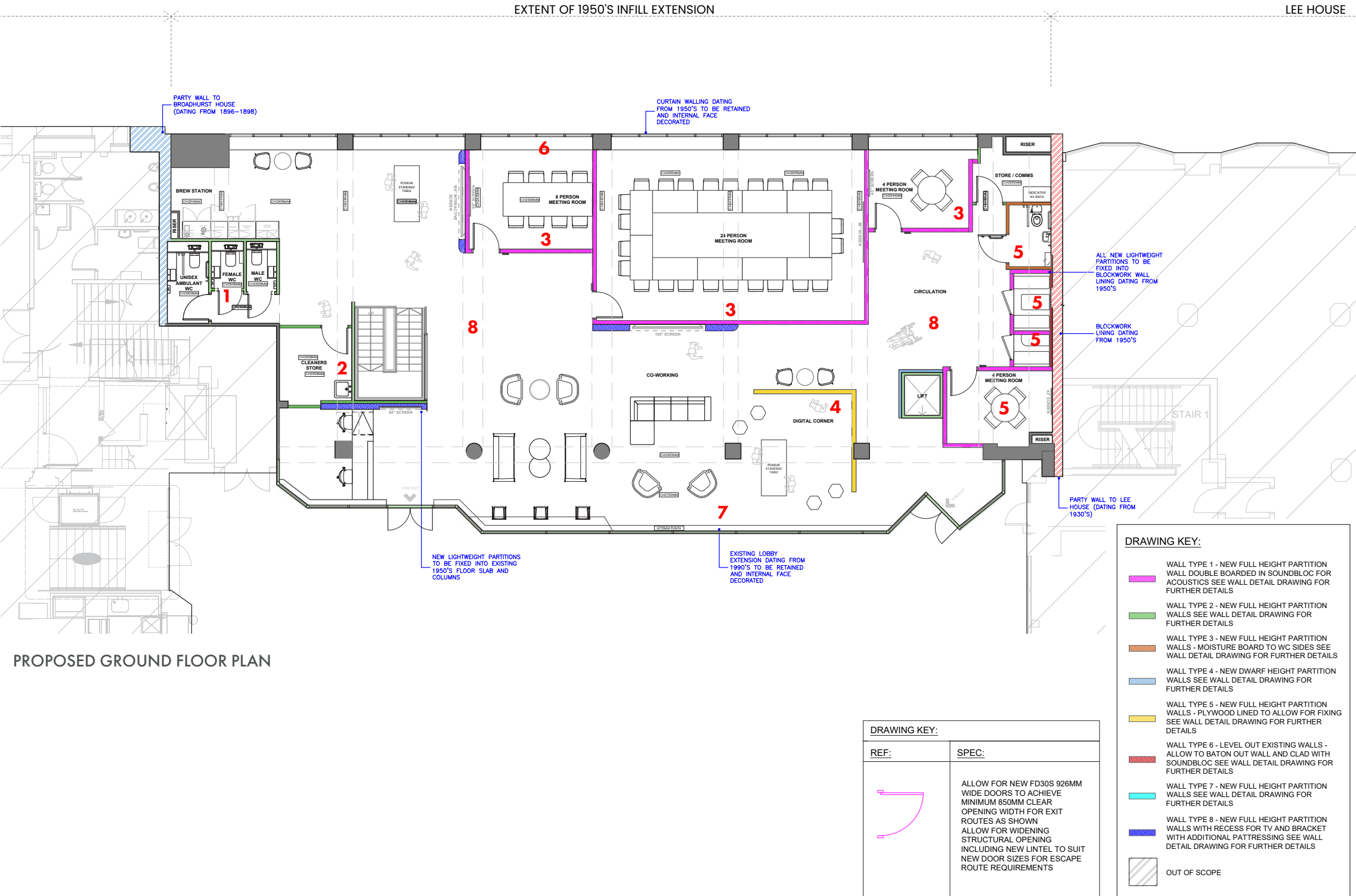
4.0 PROPOSED WORKS

4.3 PROPOSED GROUND FLOOR PLAN

The adjacent drawing shows the extent of the proposed ground floor works as follows :-

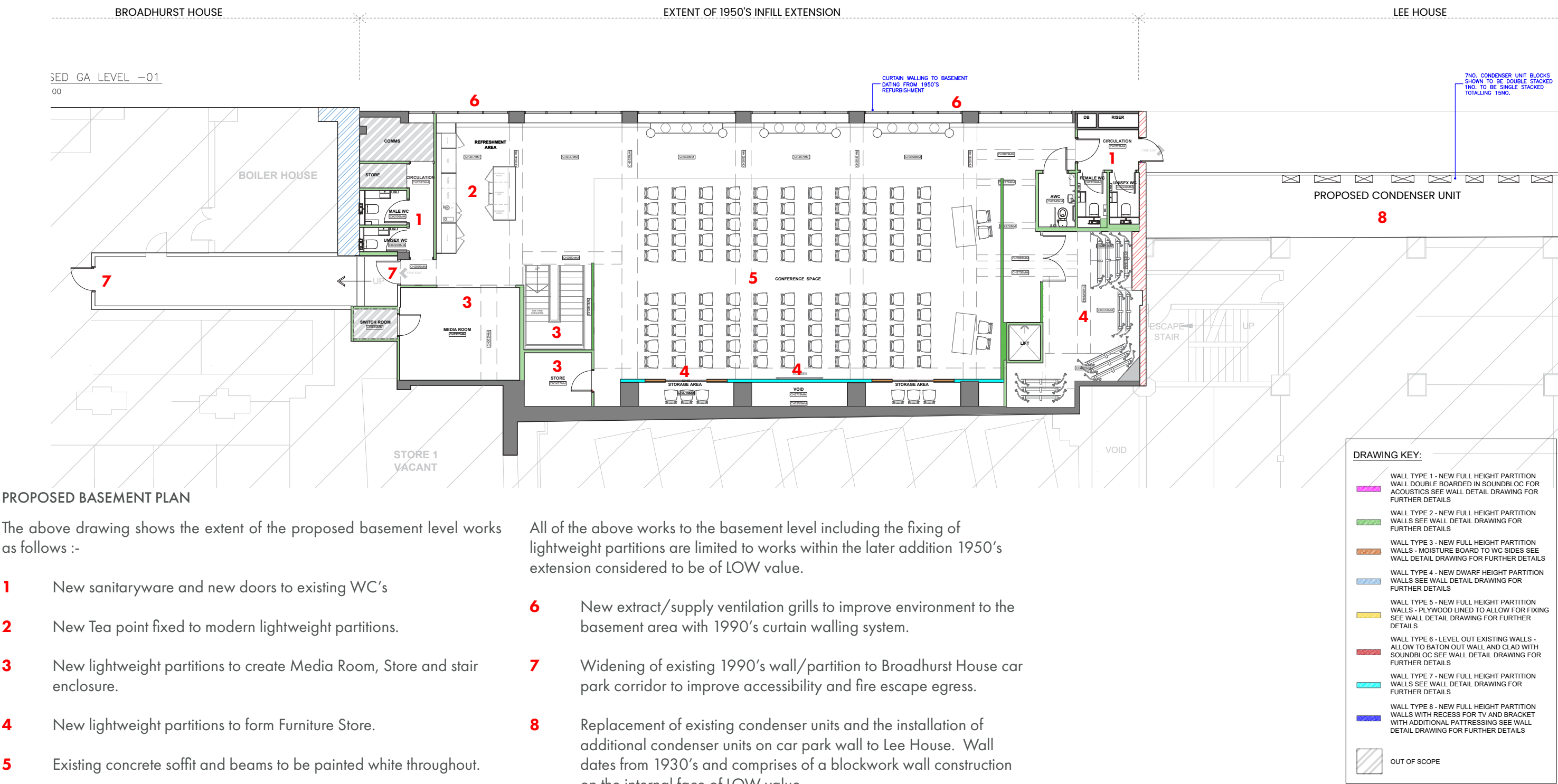
- 1
- New sanitaryware and new doors to existing WC's to open outwards.
- 2
- New lightweight partitions to create cleaners store and part stair enclosure fixed to the 1950's floor above and below.
- 3
- New lightweight partitions to create 3No meeting rooms with partitions fixed to 1950's concrete floor, beams and columns.
- 4
- New lightweight partitions to create Digital Corner with partitions fixed to 1950's concrete floor, beams and columns.
- 5
- New lightweight partitions to form Accessible WC and meeting pods with all partitions fixed to 1950's concrete floor, beams and blockwork wall lining.
- 6
- Internal face of existing curtain walling from the 1950's to be redecorated.
- 7
- Internal face of existing curtain walling from the 1990's to be redecorated.
- 8
- Existing concrete soffit and beams to be painted white throughout.

All of the works to the ground floor level including the fixing of lightweight partitions are limited to works within the later addition 1950's extension or the 1990's courtyard extension that are considered to be of low value.



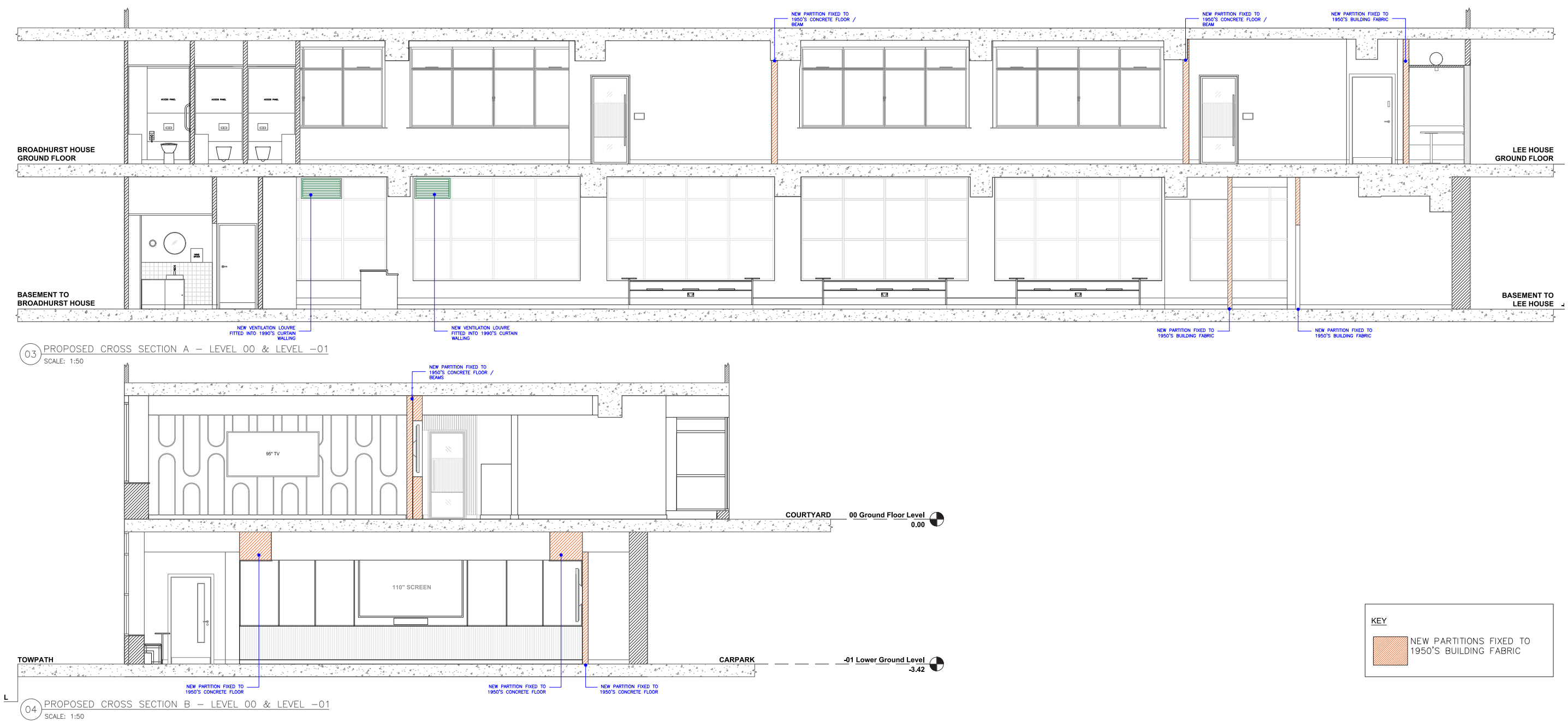
4.0 PROPOSED WORKS

4.4 PROPOSED BASEMENT FLOOR PLAN



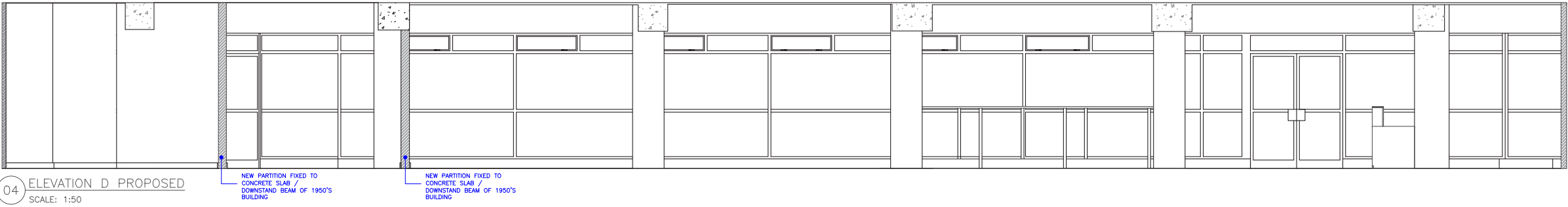
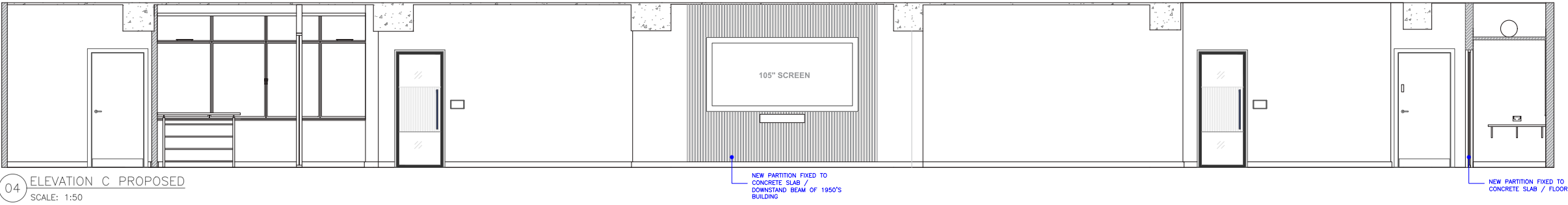
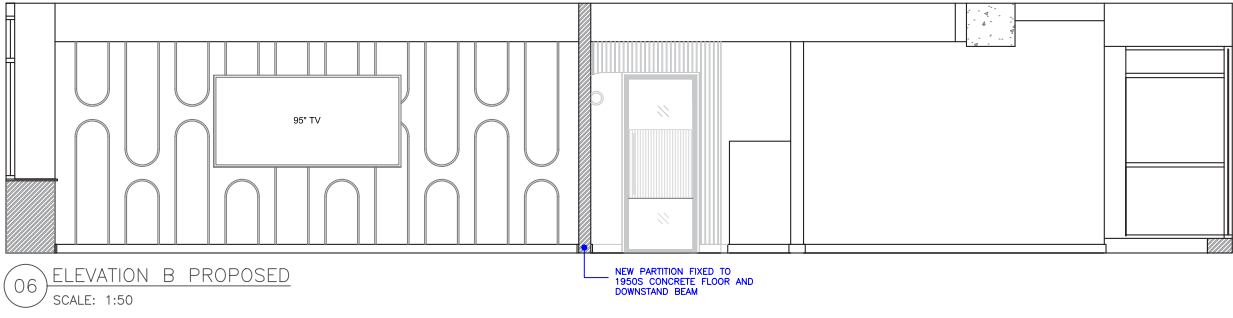
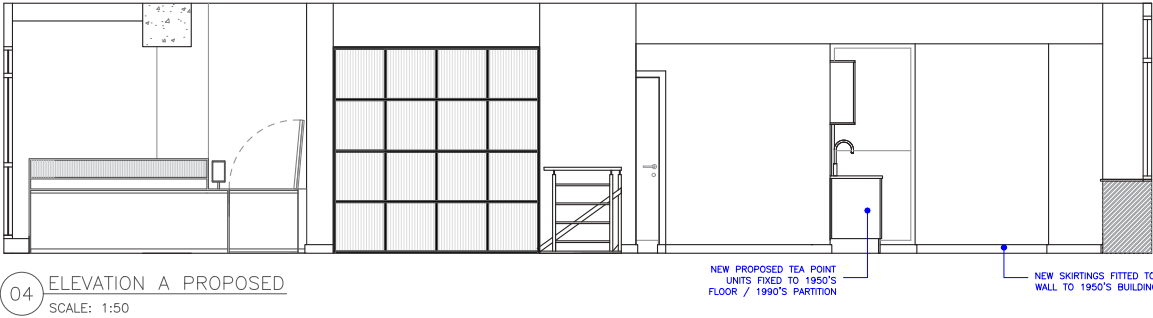
4.0 PROPOSED WORKS

4.5 PROPOSED INTERNAL ELEVATIONS



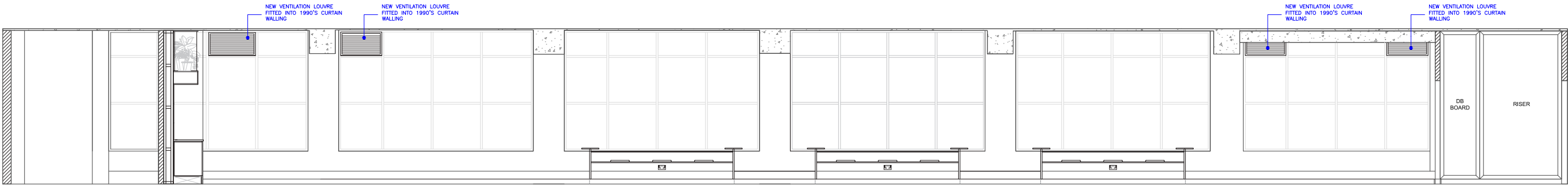
4.0 PROPOSED WORKS

4.5 PROPOSED INTERNAL ELEVATIONS

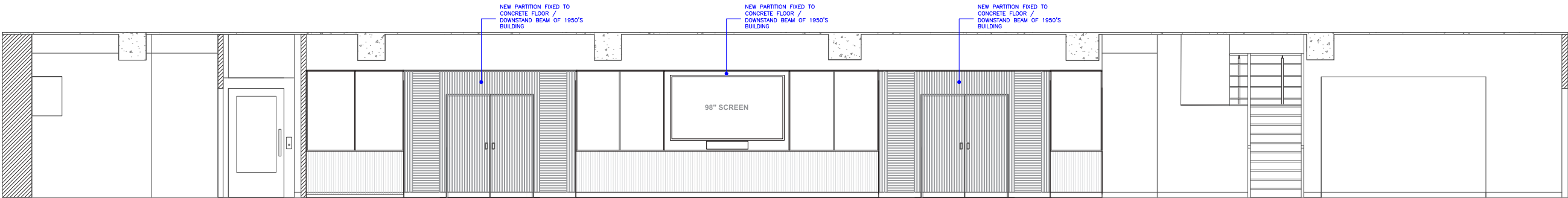


4.0 PROPOSED WORKS

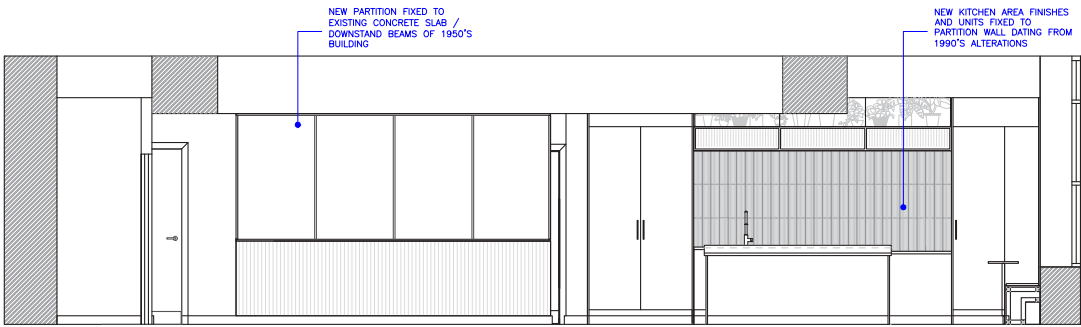
4.5 PROPOSED INTERNAL ELEVATIONS



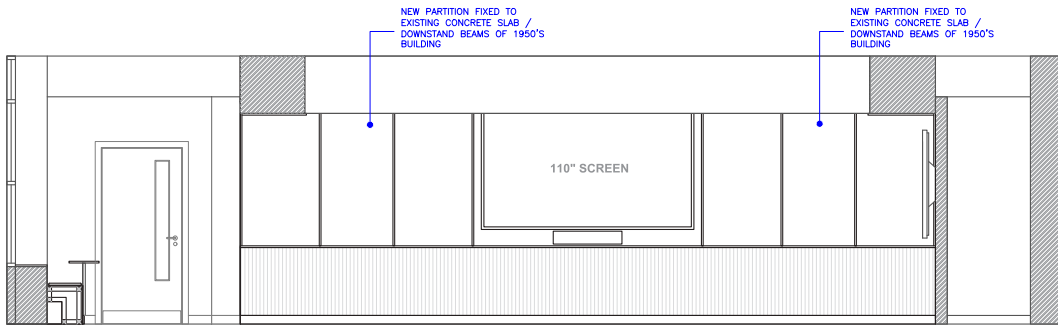
04 ELEVATION E PROPOSED
SCALE: 1:50



04 ELEVATION F PROPOSED
SCALE: 1:50



04 ELEVATION G PROPOSED
SCALE: 1:50

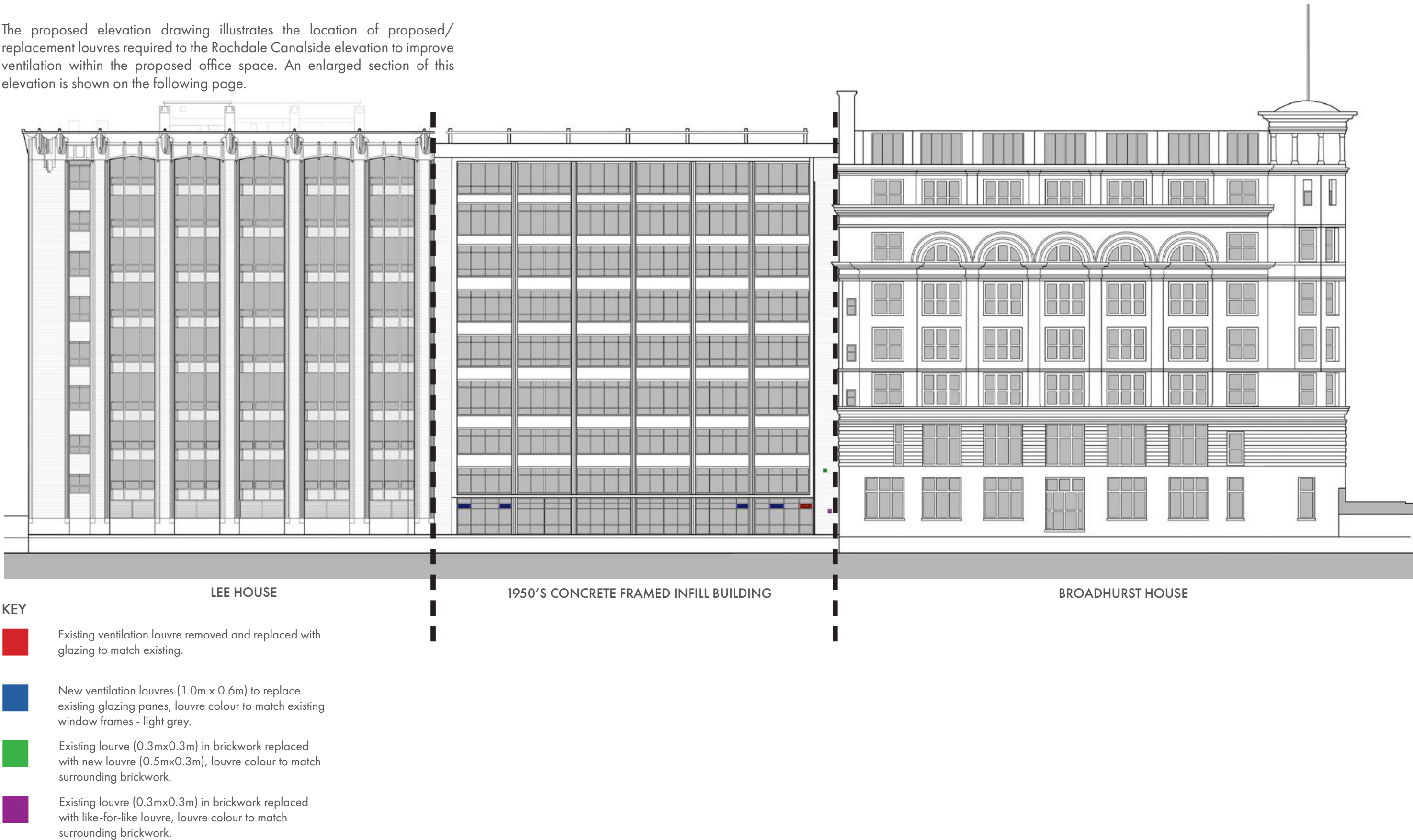


06 ELEVATION H PROPOSED
SCALE: 1:50

4.0 PROPOSED WORKS

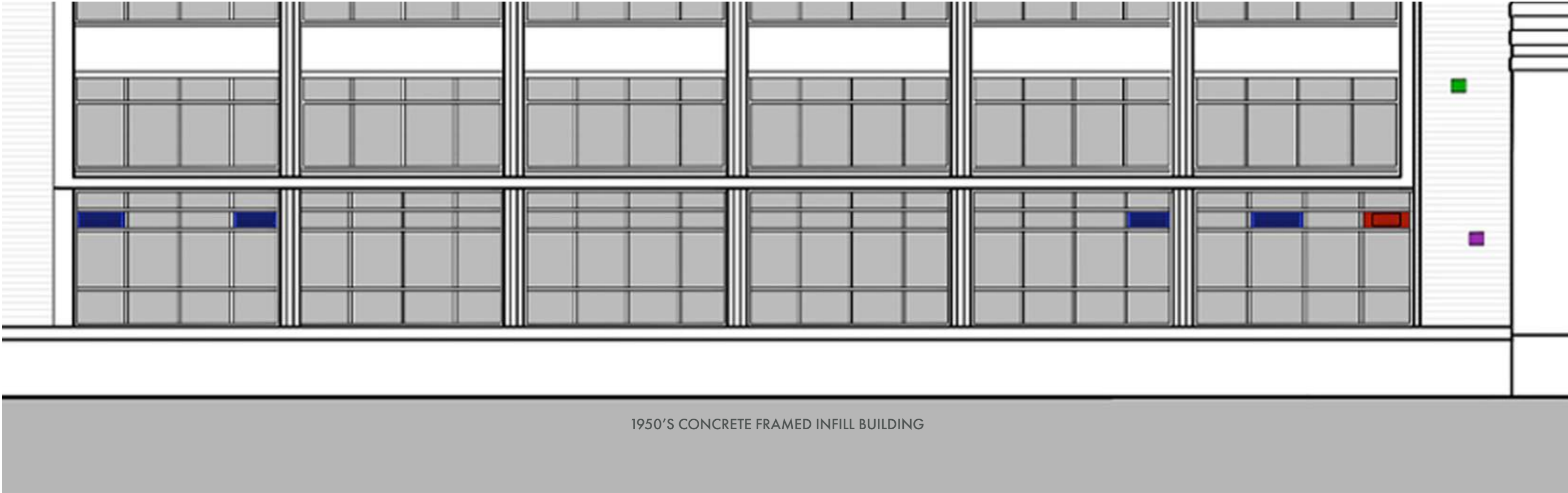
4.6 PROPOSED ROCHDALE CANALSIDE ELEVATION

The proposed elevation drawing illustrates the location of proposed/ replacement louvres required to the Rochdale Canalside elevation to improve ventilation within the proposed office space. An enlarged section of this elevation is shown on the following page.



4.0 PROPOSED WORKS

4.6 PROPOSED ROCHDALE CANALSIDE ELEVATION



KEY

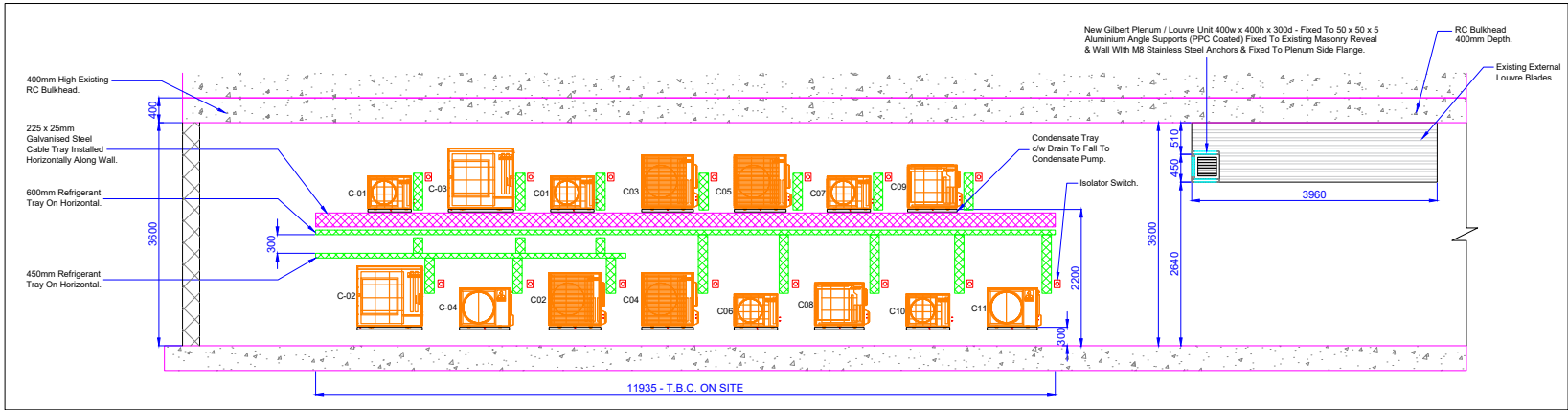
-  Existing ventilation louvre removed and replaced with glazing to match existing.
-  New ventilation louvres (1.0m x 0.6m) to replace existing glazing panes, louvre colour to match existing window frames - light grey.
-  Existing louvre (0.3mx0.3m) in brickwork replaced with new louvre (0.5mx0.3m), louvre colour to match surrounding brickwork.
-  Existing louvre (0.3mx0.3m) in brickwork replaced with like-for-like louvre, louvre colour to match surrounding brickwork.

4.0 PROPOSED WORKS

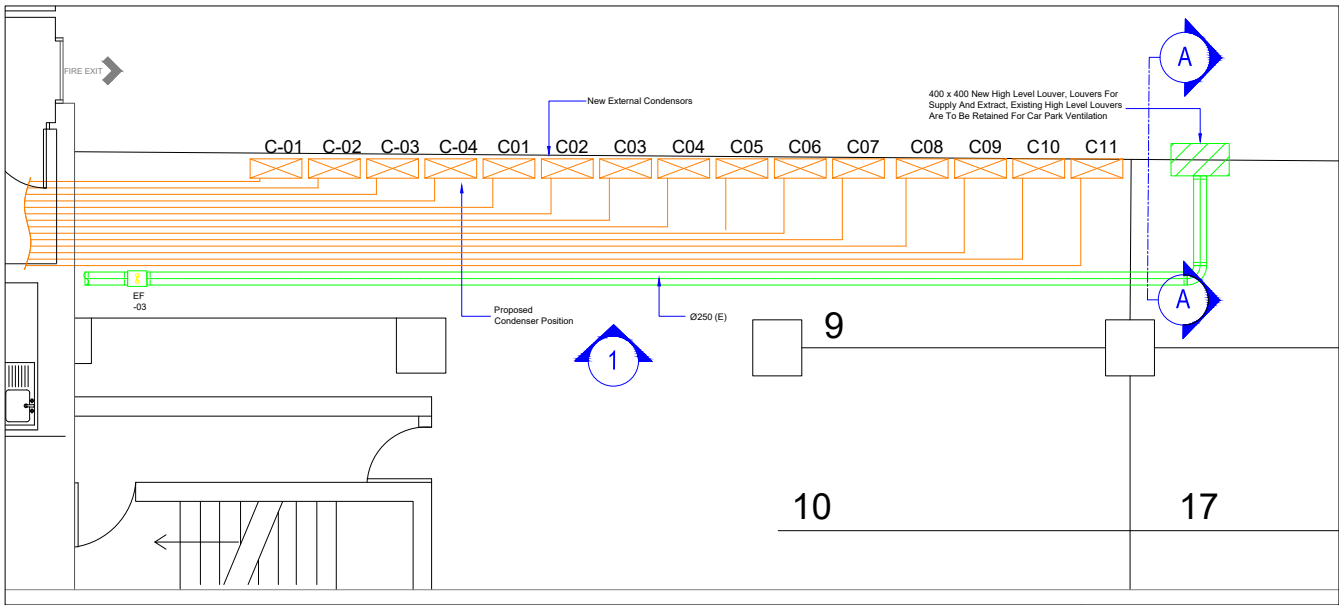
4.7 PROPOSED BASEMENT MECHANICAL VENTILATION WORKS

The proposed works include the removal and replacement of the existing condensor units within the basement car park and the replacement with new units as well as the provision of additional condensor units to serve the basement and ground floor events and meeting spaces. These are to be fixed onto a blockwork wall which is utilitarian and functional as part of the existing car park area.

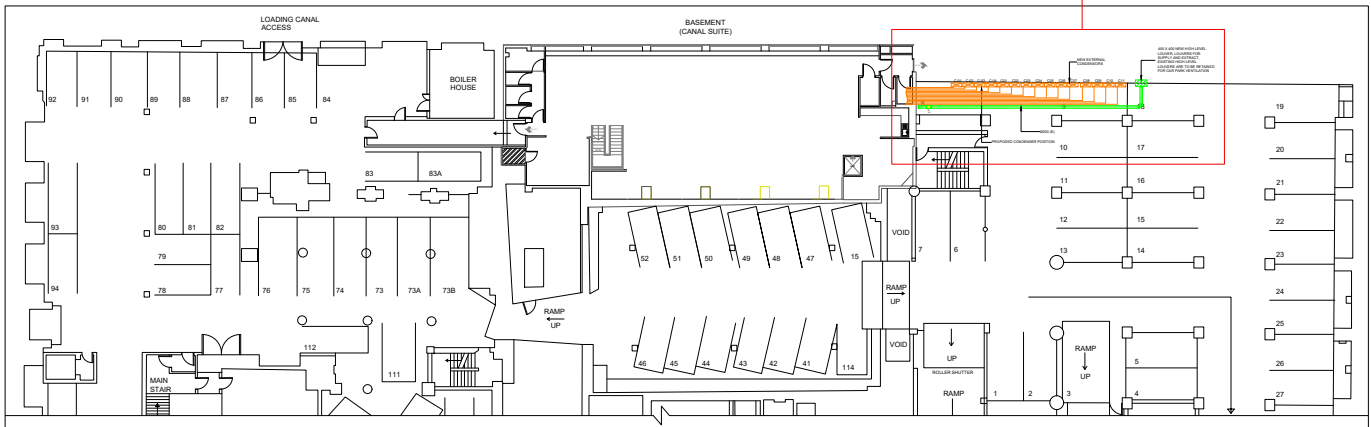
A new louvre is to be provided within the car parking area to serve the new condensor units. This is to be positioned behind the existing external louvre to avoid impacting on the elevational treatment and proportions and will not be visible externally (see section adjacent).



01 PROPOSED CAR PARK UNITS & LOUVRE ELEVATION - 1
SCALE: 1:50

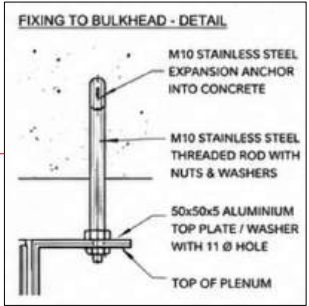


05 PROPOSED CAR PARK UNITS & LOUVRE PLAN
SCALE: 1:50

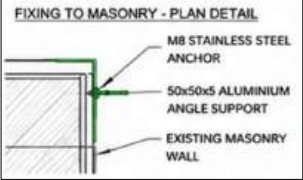


06 PROPOSED CAR PARK LOCATION PLAN
SCALE: 1:250

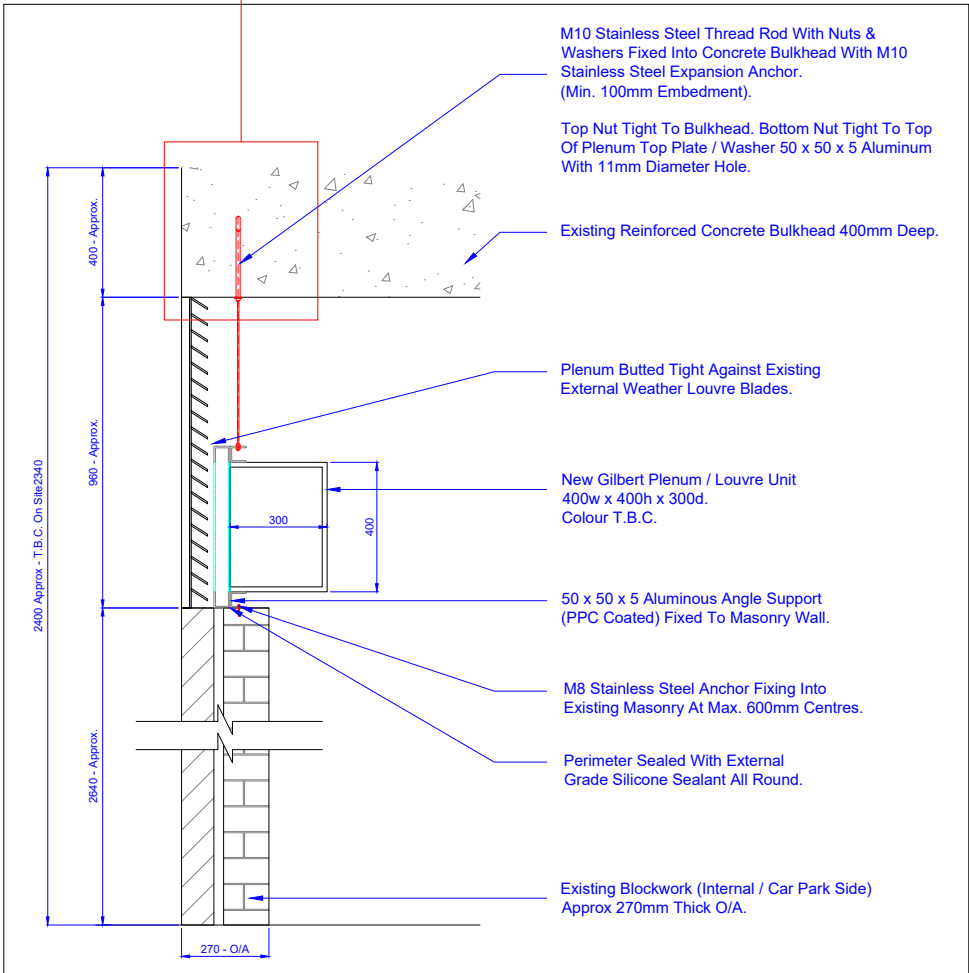
- NOTE
1. FINAL POSITIONS OF UNITS TO BE CONFIRMED BY THE AC INSTALLATION CONTRACTOR.
 2. ALL DIMENSIONS T.B.C. ON SITE.
 3. ALL FIXINGS TO BE STAINLESS STEEL GRADE 4.
 4. DRAWING TO READ IN CONJUNCTION WITH ARCHITECTURAL AND M&E DRAWINGS.



03 FIXING TO BULKHEAD - DETAIL
SCALE: N.T.S.



04 FIXING TO MASONRY - PLAN DETAIL
SCALE: N.T.S.



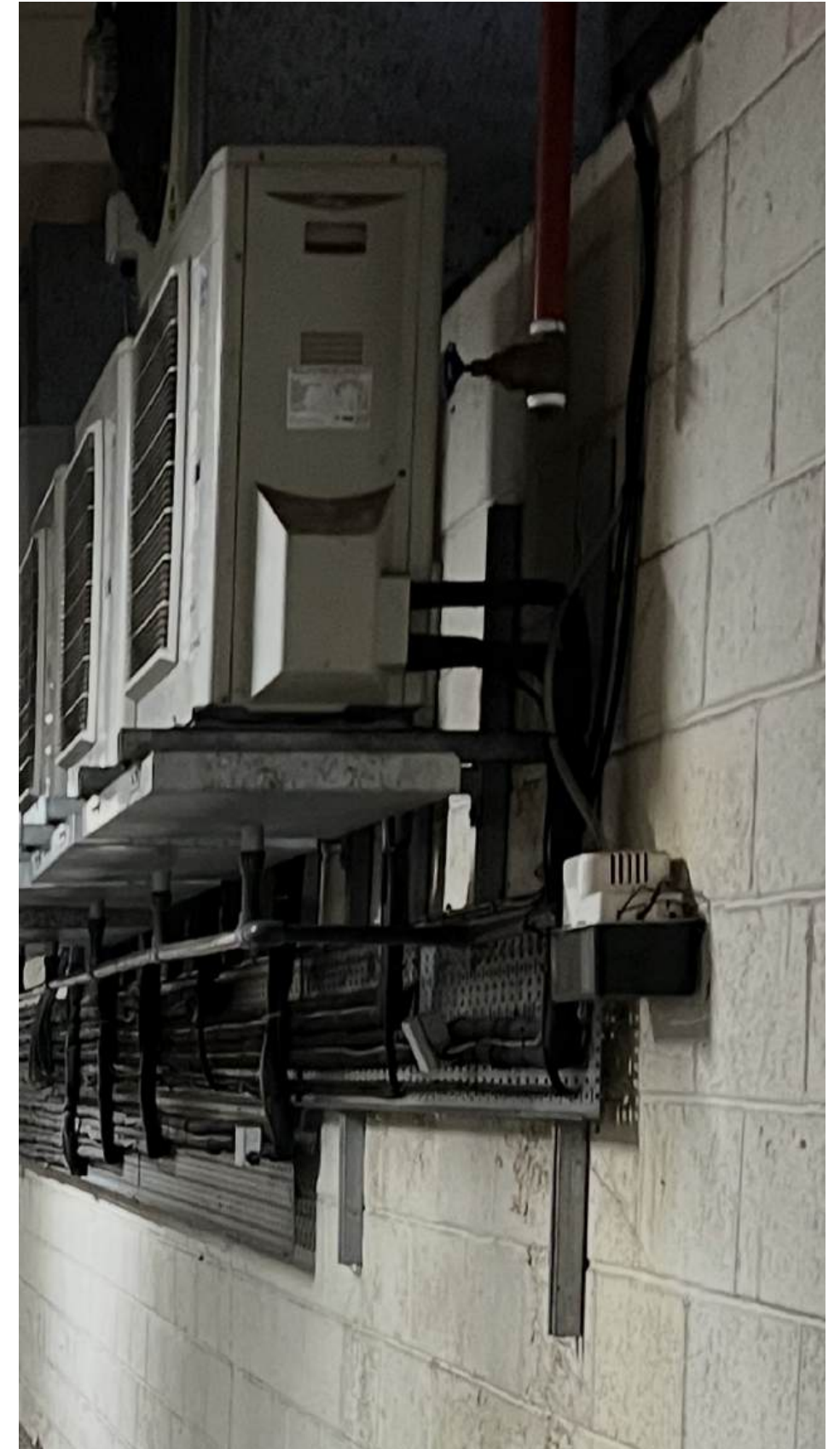
02 PROPOSED CAR PARK UNITS & LOUVRE SECTION - A-A
SCALE: 1:50

4.0 PROPOSED WORKS

4.7 PROPOSED BASEMENT MECHANICAL VENTILATION WORKS

The adjacent photographs show the existing condensor units located within the basement car parking area. The existing units are to be removed and replaced with new and additional condensers in the current location. This will improve the efficiency and air quality provision within the basement and ground floor event/meeting room spaces.

The large existing louvres used to provide ventilation to the car park (see external photograph below) are to be retained and a new louvre positioned internally behind the existing louvre. This will ensure that the proposed works are not visible externally.



4.0 PROPOSED WORKS

4.8 PROPOSED BASEMENT MECHANICAL & ELECTRICAL WORKS

The adjacent plan shows the reflective ceiling plan of the proposed mechanical & electrical works to the basement floor level.

Cable trays are to be suspended from the existing concrete floor soffit to minimise the extent of fixings into the existing 1950's concrete structure and to enable the historic structure to be clearly visible.

CONTAINMENT LEGEND	
	MEDIUM DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - AV CABLES
	HEAVY DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - DATA CABLES
	HEAVY DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - LIGHTING, POWER AND MECHANICAL CABLES
	MEDIUM DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - FIRE ALARM CABLES
	MEDIUM DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - FIBRE
	MEDIUM DUTY RETURN FLANGE GALVANISED STEEL CABLE TRAY - SUB-MAIN CABLES & EXTERNAL CONDENSERS

AUDIOVISUAL LEGEND	
	CEILING MOUNTED AV CAMERA (PTZ) - PAN TILT ZOOM
	RECESSED LOUSPEAKER
	MICROPHONE POSITION
	AV DISPLAY PANEL
	MICROPHONE CHARGING STATION
	ROOM BOOKING PANEL
	500N-IN PANEL

ABBREVIATIONS

AC - ACCESS CONTROL POWER SUPPLY UNIT
ACU - ACCESS CONTROL PANEL
ACC - AIR-CON CONDITIONING CONTROLLER
CD - CO2 SENSOR
SIP - SIGN-IN PANEL
CM - CEILING MOUNTED
DL - DIGITAL LOCK
DAP - DISABLED ALARM PANEL
DW - DISHWASHER
PH - ELECTRIC PANEL HEATER
EF - EXTRACT FAN
FAP - FIRE ALARM REPEATER PANEL
FC - FAN CONNECTOR
FD - FIRE DAMPER
FH - FIBRE
HD - HAND DRYER
HRU - HEAT RECOVERY UNIT
HL - HIGH LEVEL - 2200MM AFFL
CM - HIGH LEVEL
HT - HOT TAP
HWB - HOT WATER HEATER
LL - LOW LEVEL - 400MM AFFL
SPN - SINGLE PHASE & NEUTRAL
WPI - WIRELESS ACCESS POINT
WT - WORKTOP LEVEL - 1400MM AFFL
AV - AUDIO VISUAL
FD - FIRE DAMPER
HRU - HEAT RECOVERY UNIT
LUL - LANDLORD SYSTEM
L - LIFT

LIGHTING & LIGHTING CONTROL LEGEND	
	DIMMABLE DOWNLIGHT AS PER ANSELL 12.2WV COMFORT EVO 3000K
	DIMMABLE DOWNLIGHT AS PER ANSELL 21W COMFORT EVO 3000K
	RECESSED DOWNLIGHT AS PER ANSELL 17W PRIMO PRO DUAL BATTAGE (ANTI GLARE)
	CEILING MOUNTED DIMMABLE TRACK LIGHTING AS PER ANSELL 16.1W PRIMO SINGLE CIRCUIT WHITE
	CEILING MOUNTED DIMMABLE TRACK LIGHTING AS PER ANSELL 20.2W PRIMO SINGLE CIRCUIT WHITE
	CEILING MOUNTED DIMMABLE TRACK LIGHTING AS PER ANSELL 16.1W PRIMO SINGLE CIRCUIT BLACK
	CEILING MOUNTED DIMMABLE TRACK LIGHTING AS PER ANSELL 20.2W PRIMO SINGLE CIRCUIT BLACK
	PENDANT LIGHT AS PER ANSELL 10.4W RUBY PENDANT BLACK
	LINEAR LIGHT AS PER ANSELL 20.9W VASCO EVO BLACK 3000K
	LINEAR LIGHT AS PER ANSELL 22.1W VASCO EVO BLACK 3000K
	CEILING MOUNTED EMERGENCY AS PER ANSELL 2W FALCON PRO WHITE (OPEN AREA)
	RECESSED DOWNLIGHT AS PER ANSELL 2.5W SINGLE PRO EMERGENCY
	CEILING MOUNTED EMERGENCY AS PER ANSELL 2W FALCON PRO WHITE (ESCAPE ROUTE)
	WALL MOUNTED EXTERNAL EMERGENCY BLACKHEAD LUMINAIRE AS PER ANSELL SWIFT
	WARM WHITE 3000K LED STRIP LIGHTING - TO BE INTEGRATED INTO JOINERY
	SUSPENDED 150mm DIAMETER DIMMABLE WARD PENDANT AS PER HAZEL LIGHTING EXPLORA 2400
	SUSPENDED 80mm DIAMETER DIMMABLE HALO PENDANT AS PER HAZEL LIGHTING EXPLORA 2400
	PENDANT LIGHT AS PER LIGHTING STYLES SINGLE RIBBED TUBULAR PENDANT C/W REEDED BRASS FINISH
	WALL MOUNTED FEATURE GLOBE LUMINAIRE AS PER HOUSE OF BRASS OPAL DISK WALL LIGHT
	SUSPENDED DIMMABLE LINEAR LUMINAIRE AS PER LUL LIGHTING ANJULA SYSTEM
	WALL MOUNTED FEATURE GLOBE LUMINAIRE AS PER LIGHTING & LAMPS CORD 3 LIGHT
	EMERGENCY EXIT SIGN - STRAIGHT AHEAD
	EMERGENCY EXIT SIGN - LEFT OR RIGHT
	ONE WAY LIGHT SWITCH
	# DENOTES NUMBER OF GANGS
	DIMMER LIGHT SWITCH
	2 GANG DIMMER LIGHT SWITCH
	PRESSENCE DETECTOR
	300' ABSENCE DETECTOR

COMMUNICATIONS / DATA / TV LEGEND	
	DATA / COMMS OUTLET # DENOTES No. GANGS
	FLOOR MOUNTED NETWORK CABINET

FIRE ALARM LEGEND	
	FIRE ALARM BREAKGLASS UNIT C/W PROTECTIVE COVER - RED
	FIRE ALARM REPEATER PANEL
	FIRE ALARM XENON BEACON
# ON DETECTORS DENOTES THE FOLLOWING: H = HEAT DETECTOR C = CARBON MONOXIDE DETECTOR M = MULTI-FUNCTIONAL DETECTOR	
	AUTOMATIC DETECTOR
	AUTOMATIC DETECTOR WITH ELECTRONIC SOUNDER BASE
	SMOKE DETECTOR WITH REMOTE INDICATOR IN CEILING VOID
	AUTOMATIC DETECTOR WITH ELECTRONIC SOUNDER BASE AND FLASHING BEACON
	SMOKE DETECTOR WITH REMOTE INDICATOR IN CEILING VOID
	FIRE ALARM INTERFACE

DISABLED ALARM LEGEND	
	DISABLED CALL CEILING PULLCORD SWITCH & READER/STANCE LIGHT
	DISABLED HEAT SWITCH & BUZZER
	DISABLED OVERDOOR LAMP UNIT & TONE GENERATOR
	DISABLED CALL SYSTEM PANEL
	DISABLED ALARM INDICATOR PANEL

POWER LEGEND	
	13A TWIN SWITCHED SOCKET OUTLET
	13A TWIN USB SWITCHED SOCKET OUTLET
	13A SINGLE SWITCHED CLEANERS SOCKET
	13A FUSED UNSWITCHED CONNECTION UNIT
	SWITCHED 0/1W LINKING TO UNSWITCHED SOCKET LOW LEVEL
	SPN SWITCH DISCONNECTOR (RATING AS INDICATED)
	SPN BS4343 SOCKET, 16A 230V UNLESS OTHERWISE STATED
	1 COMPARTMENT FLOOR BOX C/W SINGLE TWIN SWITCHED SOCKET OUTLET
	THREE PHASE DISTRIBUTION BOARD

SECURITY LEGEND	
	ACCESS SYSTEM CARD READER
	PUSH TO EXIT BUTTON
	EMERGENCY EXIT BREAK GLASS - GREEN
	MAGNETIC LOCK
	MANUAL DIGITAL LOCK

LEGEND

SUPPLY GRILLE

EXTRACT GRILLE

FIRE DAMPER

VOLUME CONTROL DAMPER

FLEX DUCT

ATTENUATOR

CROSS TALK ATTENUATOR

LEGEND

CONTROLLER

RADIATOR

CEILING MOUNTED AC CASSETTE

WALL MOUNTED AC CASSETTE

LEGEND

WASH HAND BASIN

DISH WASHER

CONTROLLER

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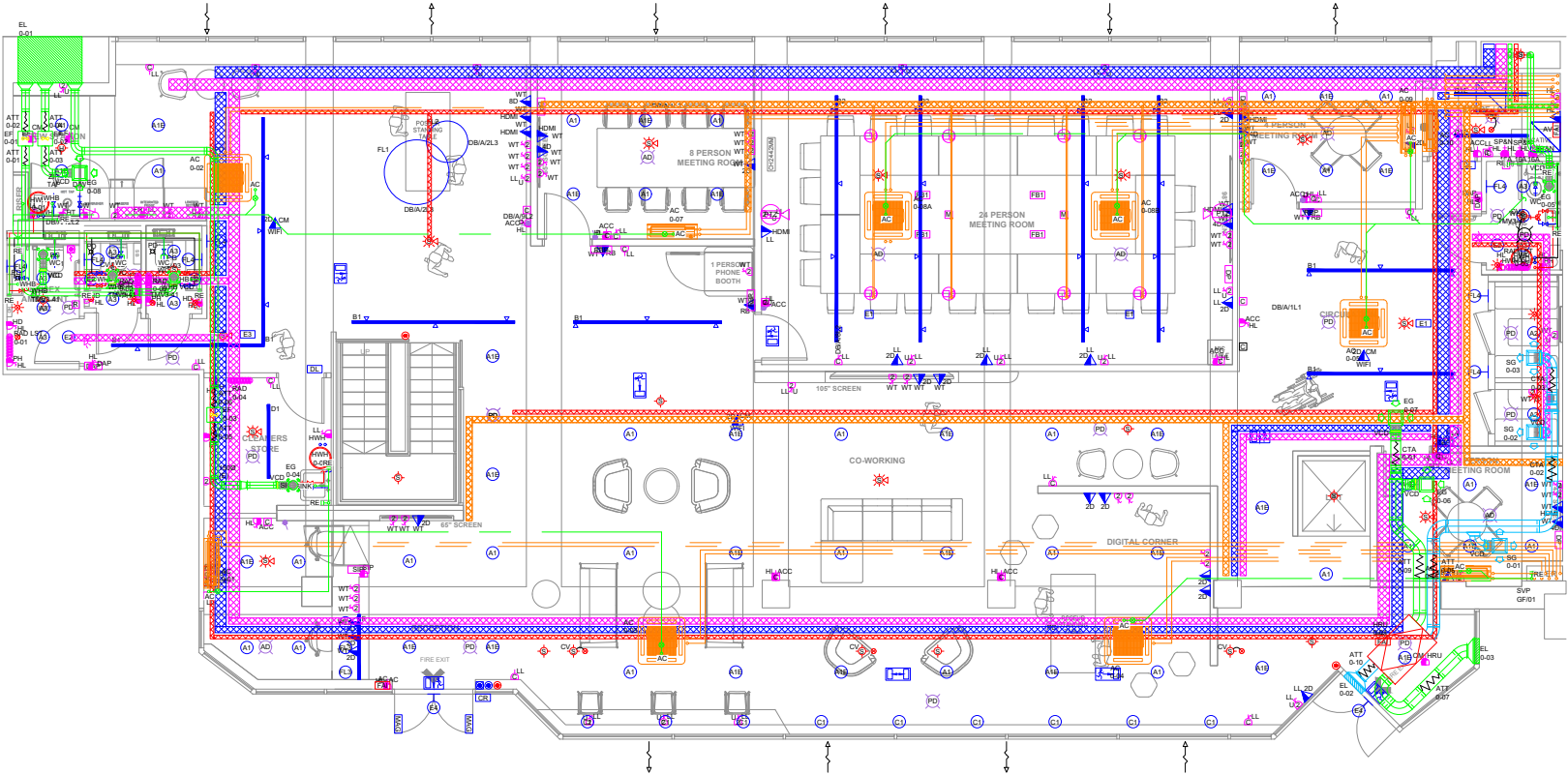
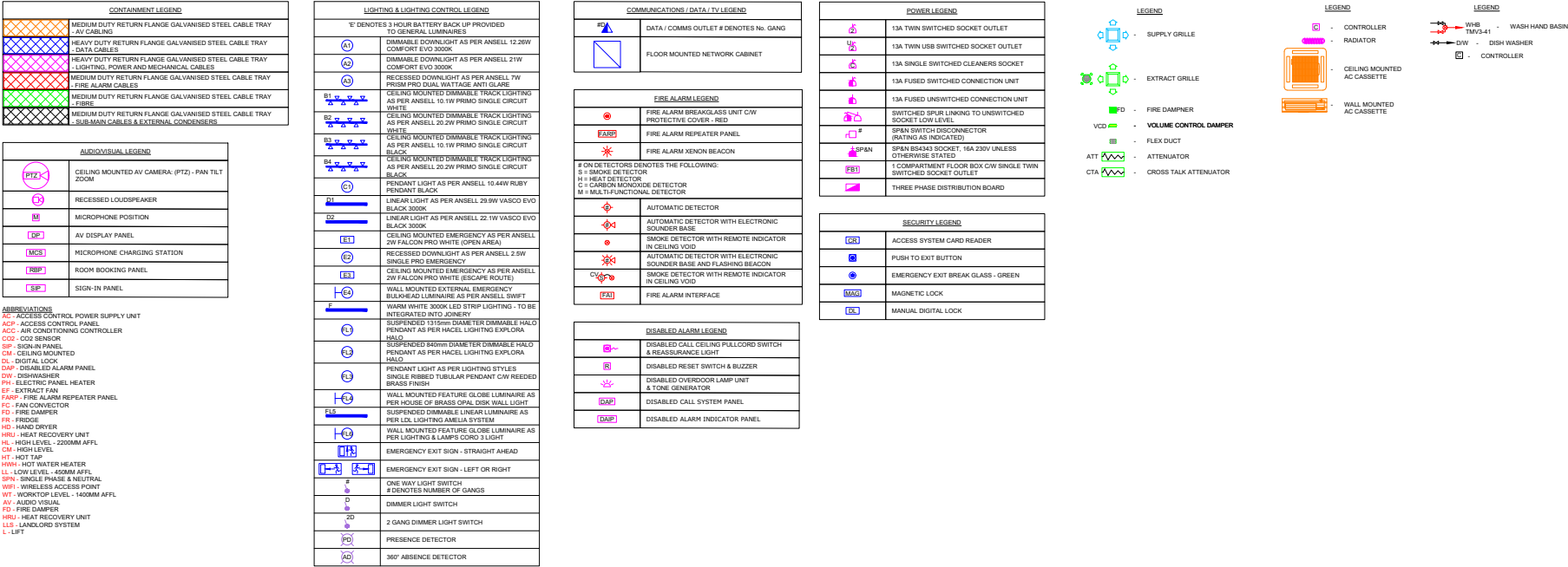
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4.0 PROPOSED WORKS

4.9 PROPOSED GROUND FLOOR MECHANICAL & ELECTRICAL WORKS

The adjacent plan shows the reflective ceiling plan of the proposed mechanical & electrical works to the ground floor level.

Cable trays and suspended light fittings are to be suspended from the existing 1950's concrete structure and to enable the historic structure to be clearly visible.



5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.1 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - BROADHURST HOUSE

3.2.1 STATEMENT OF IMPACT ON OVERALL SIGNIFICANCE

The following pages assess the impact of the proposed works on the assessment of significance established in Section 3.0 for each phase of development. This ensures that the works have a neutral/positive impact on the significance in accordance with Historic England guidance and Planning Policy. The earlier Statement of Significance is shown in white text and the Impact on Significance shown in yellow text.

HISTORICAL VALUE

Broadhurst House/Tootal Building is a Grade II* listed building and is therefore considered to be of ‘more than special’ interest as one of 5.8% of all listed buildings in England. The building has important associations with the Tootal Company, a renowned local UK business of its time and one of the world’s largest cotton firms.

- The building is reflective of the prosperity of Manchester during the 19th century, transforming from an area of heavy industrial use, to a thriving centre for textile commerce and trade.
- The external elevations and roof forms have retained the integrity of the historical features including timber casement windows, decorative terracotta details and high quality brickwork.
- Contemporary interventions, including the 1950’s infills to the courtyard to improve circulation within Broadhurst House, are of low evidential value.
- The building is not within a Conservation Area.

The building is therefore considered to be of **HIGH historic interest** through its original design and use by the Tootal, Broadhurst and Lee company and its scale and prominence, representing the growth and prosperity of Manchester in the late 1900’s.

The proposed works do not involve any modifications to the original fabric of the Broadhurst House building. All of the proposed works are contained within the 1950’s extension, with the exception of the widening of the existing door opening within the basement level car park to improve accessibility and fire egress. The works will therefore have a **NEUTRAL** impact on the historical value of Broadhurst House.

TECHNICAL VALUE

- The building represents the shift from load bearing construction techniques to steel frame construction, allowing greater flexibility in the design and decorative treatment.
- The extensive use of decorative terracotta within the facade design became highly popular in the 1880’s, representing a shift in technology and the use of decoration in design.
- The building was the home of technological breakthroughs including crease-resistant fabrics and the ‘Tootal Tie’.

The original fabric externally, and what remains internally of the decorative features including glazed tile surfaces, timber panelling and detailing and mechanisms relating to the original industrial use are of **HIGH technical interest**.

The proposed works do not involve any modifications to the original fabric of the Broadhurst House building considered to be of high technical value. The majority of the proposed works are contained within the 1950’s extension. The only works proposed within Broadhurst House are within the basement level car park with the widening of existing door openings. These are within modern walls installed in the 1990’s and are functional with no historic detailing and are of LOW technical value. The proposals will therefore have a **NEUTRAL** impact on the technical value of Broadhurst House.

ARCHITECTURAL/ARTISTIC VALUE

- Designed by Joseph Gibbons Sankey, the building is renowned for its baroque style and contrasting red brick and orange/yellow terracotta stripes.
- The building features key design elements including Corinthian columns that span the second and third floors, archways, cupolas, turrets and dental course detailing.
- The building features wrought-iron gates into the courtyard that are designed in an Art Nouveau style representing shifts in design philosophy and technical approach.
- The building also plays an important contribution to the panoramic views along Oxford Street and Great Bridgewater Street.
- The more contemporary additions including the 1950’s infill extensions are of **LOW** architectural / artistic value.

The original building fabric yeilds **HIGH** architectural/artistic value in its high quality design, decorative features, terrecotta and brickwork detailing which is visible on the primary elevations fronting Oxford Street and Great Bridgewater Street and the secondary frontage to the Rochdale Canal. The completeness and integrity of the primary frontages should be protected in any future works.

The scope of the proposed works does not effect the original fabric of Broadhurst House, designed by Joseph Gibbons Sankey and constructed in 1898. The proposed works will not be visible externally in the context of Broadhurst House from Oxford Street and will therefore have a **NEUTRAL** impact on the architectural/artistic value of Broadhurst House. The proposed new louvres within the basement level of the 1950’s extension are designed to form part of the curtain walling system and the visual impact on the aesthetic value will be **NEUTRAL** when compared to the existing extract louvres inserted into the brickwork and glass panels.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.1 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - BROADHURST HOUSE

5.1.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

The scope of the proposed works within Broadhurst House are limited to the widening of existing doors within modern walls installed in the 1990's within the basement level car parking area.

The following sets out the impact on each element as listed previously for clarity :-

Areas/elements considered to be of **high significance** include :-

- The original terracotta and brickwork facades to the primary elevations including all decorative features - **NO ADVERSE IMPACT**
- The original timber framed casement windows - **NO ADVERSE IMPACT**
- The overall form and symmetry of the primary frontage to Oxford Street - **NO ADVERSE IMPACT**
- The retained glazed wall tiles which have been covered or painted in some areas **NO ADVERSE IMPACT**
- The original columns internally - **NO ADVERSE IMPACT**
- All original retained cornice details and consoles **NO ADVERSE IMPACT**
- All retained wood parquet flooring (often concealed behind modern finishes) **NO ADVERSE IMPACT**
- Any retained original timber framed glazed screens **NO ADVERSE IMPACT**

Areas/elements considered to be of **no significance** include :-

- All elements relating to the 1950's infills and extensions to the original building - **NO ADVERSE IMPACT**
- All elements relating to the 1990's internal refurbishment including suspended ceilings, raised floors and associated floor coverings, modern lightweight partitions, plasterboard linings, contemporary glazed screens. **NO ADVERSE IMPACT**
- The ground floor windows to the Great Bridgewater Street elevation installed in the 1950's and 1980's. **NO ADVERSE IMPACT**
- 1950's/1960's metal framed windows. **NO ADVERSE IMPACT**
- Modern windows installed during remodelling in the 1980's-1990's to the courtyard elevations **NO ADVERSE IMPACT**
- Modern secondary glazing installed to improve thermal performance. **NO ADVERSE IMPACT**

IN SUMMARY, THE PROPOSED WORKS WITHIN BROADHURST HOUSE HAS NO ADVERSE IMPACT ON THE ORIGINAL INTERNAL OR EXTERNAL FABRIC, ON ELEMENTS CONSIDERED TO BE OF HIGH HISTORICAL VALUE OR ANY IMPACT ON THE SETTING OF BROADHURST HOUSE. THE PROPOSED WORKS WILL ALSO HAVE NO ADVERSE IMPACT ON THE HISTORICAL, TECHNICAL OR ARCHITECTURAL/ARTISTIC VALUE OF BROADHURST HOUSE.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.2 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - LEE HOUSE

5.2.1 STATEMENT OF OVERALL SIGNIFICANCE

HISTORICAL VALUE

Lee House is a Grade II listed building and is therefore considered to be of national significance, representing one of 92% of the listed buildings in the UK.

- The building represents one of the last commercial textile warehouses built in Manchester city centre.
- As part of the adjacent Broadhurst House, the building has functioned as industrial warehouse and latterly for office use. The building is therefore important in the history of all the past and current employees.
- The building is locally known as ‘the skyscraper that never was’ and the failed ambition witnessed in Manchester during the 20th Century.
- Later addition partitions, doors and suspended ceilings are considered to have a detrimental impact of the significance and the understanding of the buildings historical value and are of **NO historical value**.

The building is of **MEDIUM historical value**.

The proposed works do not involve any alterations that would have an adverse impact on the historical appreciation of Lee House, allowing its historical significance to be clearly legible. The works within Lee House are limited to the replacement and installation of new condenser units within the basement level car park. These are to be fixed onto an existing wall that is considered to be of LOW historical value and are not visible from the external views towards Lee House.

The works will therefore have a **NO ADVERSE IMPACT** on the historical value.

TECHNICAL VALUE

- The building features a clear articulation of the steel frame construction method and concrete floors that are synonymous with architectural technology in the 1920’s.
- The buildings design allowed the additional stories to be added at a later date as funding permitted.
- The facade system features vertical piers of stone and stepped brickwork with an early aluminium curtain walling system between the piers. The facade is designed to respect the vertical rhythm of the adjacent extension to Broadhurst House, whilst being unapologetically’ of its’ time’ using modern technology and harnessing contemporary design ideas.

The building is considered to yield **SOME technical interest** in representing the technology of the 1930’s and its Art Deco style.

The proposed works included within this application have a limited material impact on the fabric of Lee House through the installation of additional air conditioning units to be installed within the basement in an area that are not visible externally and are in the location of existing air conditioning units to be replaced as part of the works. No works are proposed to the party wall between the 1950’s extension and Lee House. The proposed works are considered to have a **NEUTRAL** impact on the technical value.

The proposed works to install a new louvre to the existing condensor units will utilise the existing riverside louvres, positioning the new louvre internally to the rear of the existing louvre. This negates the need for any external modifications to Lee House and therefore has a NEUTRAL impact on the technical value.

ARCHITECTURAL / ARTISTIC VALUE

- The buildings plan form was an early example of flexible, modern workspace, with high levels of natural daylight and the flexibility to adapt to office use.
- Lee House was designed by Harry S. Fairhursts in the 1920’s as an extension to Broadgate House along Great Bridgewater Street. The building is renowned for being Manchester’s unfinished skyscraper. Originally designed as a 17 storey skyscraper, it would have been the tallest building in Europe at the time. Only the bottom 8 storeys were actually constructed due to the impact of the Great Depression.
- In contrast to the baroque style of the adjacent Broadhurst House, Lee House is designed in an Art Deco style, featuring typical details of the period including stepped brickwork details, the use of contemporary curtain walling systems and Art Deco ornamentation at the ground and roof level. The architectural design was influenced by American skyscrapers, with similar details and window patterns of Chicago’s Reliance Building.
- Later addition partitions, doors and suspended ceilings are considered to have a **DETRIMENTAL** impact of the aesthetic value and are of **NO SIGNIFICANCE**.

The building is considered to yield **MEDIUM architectural/artistic interest**.

The works do not involved any alterations that would materially affect the architectural/artistic value of Lee House or its wider setting when viewed from the Rochdale Canal or Great Bridgewater Street. The air conditioning units have been positioned within the basement car parking area to ensure that they are not visible externally and have a **NEUTRAL** impact on the architectural/artistic value. The proposed new louvre required to serve the proposed modifications is to be located internally behind the existing car park louvres. This ensures that the aesthetic/architectural value of Lee House when viewed from the canalside frontage remains unchanged. The proposed works will therefore have a **NEUTRAL** impact on the architectural and aesthetic value.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.2 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - LEE HOUSE

5.2.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

The scope of the proposed works within Lee House are limited to the replacement and installation of new Condenser units within the basement car park.

The following sets out the impact on each element as listed previously for clarity :-

Areas/elements considered to be of **medium significance** include :-

- The original stone work plinth and stepped brickwork piers externally - **NO ADVERSE IMPACT**
- The original aluminium curtain walling system - **NO ADVERSE IMPACT**
- The overall form and symmetry of the primary frontage to Great Bridgewater Street - **NO ADVERSE IMPACT**
- The overall composition of the elevational treatment externally with the vertical emphasis expressed through the steppe brick piers and full height continuous curtain walling.- **NO ADVERSE IMPACT**
- The decorative parapet detail. - **NO ADVERSE IMPACT**
- The internal structural columns.- **NO ADVERSE IMPACT**

Areas/elements considered to be of **low significance** include :-

- The functional recessed brickwork facade to the riverside elevation at basement level. - **Condensers on the internal face of the wall to be replaced and new condensers installed internally to the car parking area. The proposed new louvre required to serve the new mechanical installations is to be located internally to the existing external louvre to mitigate any visual impact externally from the canal side. This is not considered to affect the significance of this element.**
- All elements relating to the 1990’s and 2020’s internal refurbishment including suspended ceilings, raised floors and associated floor coverings, modern lightweight partitions, plasterboard linings, contemporary glazed screens.- **NO ADVERSE IMPACT**
- Modern windows and curtain walling installed during remodelling in the 1980’s-1990’s to the courtyard elevations - **NO ADVERSE IMPACT**
- Modern secondary glazing installed to improve thermal performance. - **NO ADVERSE IMPACT**
- The roof level plant area.- **NO ADVERSE IMPACT**

IN SUMMARY, THE PROPOSED WORKS WITHIN LEE HOUSE HAS NO ADVERSE IMPACT ON THE ORIGINAL INTERNAL OR EXTERNAL FABRIC, ON ELEMENTS CONSIDERED TO BE OF MEDIUM SIGNIFICANCE OR ANY IMPACT ON THE SETTING OF LEE HOUSE. THE PROPOSED WORKS WILL ALSO HAVE NO ADVERSE IMPACT ON THE HISTORICAL, TECHNICAL OR ARCHITECTURAL/ARTISTIC VALUE OF LEE HOUSE.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.3 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - 1950'S EXTENSION

5.3.1 STATEMENT OF OVERALL SIGNIFICANCE

HISTORICAL VALUE

- The 1950's infill extension was built to connect Broadhurst House and Lee House along the Rochdale Canal elevation to provide additional floor space.
- The 1950's extension is typical of buildings of its time. Designed to respect the scale and rhythm of the adjacent Lee House and Broadhurst House vertical proportions using modern construction techniques including insitu concrete frame and floors clad in metal curtain walling with tiled blockwork infills at low level.
- The 1990's glazed extension to the courtyard level has no historical value and is detrimental to the integrity of the original 1950's design.

The 1950's infill extension is considered to yield **LOW historical value**, does not form an integral role in the buildings historical evolution and is functional in design and detailing.

The proposed works do not include any works that will impact on the appreciation of the buildings overall proportions, detailing and architectural style. Access to the building will also be increased, allowing the historical value of the building to be appreciated by more people. The new interventions proposed are within fabric that dates from 1950's-2000's and will therefore have **NO ADVERSE IMPACT** on the historical value.

TECHNICAL VALUE

The design incorporates typical design features of its time including the use of a concrete frame and floor construction clad in blockwork and tiles with large metal framed glazed window openings to maximise daylight.

- The 1950's curtain walling system has been retained to all floors with the exception of the basement level canalside elevation and the courtyard frontage at ground floor level which have been replaced with a modern curtain walling system in the 1980's-1990's.

The building is considered to yield **LOW technical value**, using typical materials and technology of its time.

The proposed works will increase access to the 1950's extension, allowing more people to see the 1950's architectural style and appreciate the building fabric. The proposals will also enhance the quality of the view from the Rochdale Canal, allowing pedestrians to view the extension within its wider setting of the building complex. The proposed alterations to the basement curtain walling system are affecting building fabric dating from the 1990's following replacement with a modern curtain walling system. The works are therefore considered to have **NO ADVERSE IMPACT** on the technical value.

ARCHITECTURAL/ARTISTIC VALUE

- The 1950's infill extension was designed to provide high levels of natural daylight to each floor level, particularly from the elevation fronting the Rochdale Canal.
- The design is typical of buildings of its time, with a minimal aesthetic that articulated the buildings construction in an honest and contemporary way.
- The vertical rhythm reflects the proportions of the adjacent Lee House whilst introducing a new style with more horizontal window proportions.
- The building is designed to be polite and subservient to the existing buildings, ensuring that it does not detract from the architectural quality of Broadhurst and Lee House.

The projecting curtain walling at ground floor level to the courtyard is considered to be **DETRIMENTAL** to the aesthetic value of the buildings to the courtyard.

The 1950's extension yields **LOW architectural/artistic value** when compared to the value of Broadhurst House and Lee House adjacent.

The proposed works will enhance the quality of the basement and ground floor level of the 1950's extension, rationalising the ventilation system and creating discrete interventions that are considered and respectful of the setting. The proposals are therefore of a **NO ADVERSE IMPACT** impact on architectural/artistic value.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.3 IMPACT ON THE VALUE OF THE HERITAGE ASSETS - 1950’S EXTENSION

5.3.2 STATEMENT OF SIGNIFICANCE BY ELEMENT

Areas/elements considered to be of medium significance include :-

- The party walls where the 1950’s extension interfaces directly with the adjacent Broadhurst House and Lee House. - **NO ADVERSE IMPACT**

Areas/elements considered to be of low/no significance include :-

- The concrete floor, downstand beams and columns - **MINOR ADVERSE IMPACT TO FABRIC DATING FROM 1950’S OF LOW SIGNIFICANCE**
- The curtain walling system to all facades with the exception of the canalside elevation at basement level and the courtyard level at ground floor level - **NO ADVERSE IMPACT**
- Existing partitions forming the WC’s installed in the 1990’s. **NO ADVERSE IMPACT**
- The existing stair providing access to the basement level from ground level. **NO ADVERSE IMPACT**

Areas/elements considered to be of negative significance include :-

- The 1990’s curtain walling extension to the courtyard frontage at ground floor level - **MINOR BENEFICIAL IMPACT**
- The 1990’s curtain walling to the basement level canal side frontage. **NO ADVERSE IMPACT**
- Existing partitions **NO ADVERSE IMPACT**
- Existing ventilation ductwork and services **NO ADVERSE IMPACT**
- Existing suspended/plasterboard ceilings **MINOR BENEFICIAL IMPACT BY EXPOSING THE EXISTING CEILING WHERE POSSIBLE**
- Existing light fittings **NO ADVERSE IMPACT**
- Existing WC’s, sinks and sanitaryware fittings **NO ADVERSE IMPACT**

IN SUMMARY, THE PROPOSED WORKS WITHIN THE 1950’S EXTENSION HAVE NO ADVERSE IMPACT ON THE ORIGINAL INTERNAL OR EXTERNAL FABRIC, ON ELEMENTS CONSIDERED TO BE OF MEDIUM SIGNIFICANCE AND A MINOR ADVERSE IMPACT ON SOME ELEMENTS OF LOW SIGNIFICANCE. THE PROPOSED WORKS WILL ALSO HAVE NO ADVERSE IMPACT ON THE HISTORICAL, TECHNICAL OR ARCHITECTURAL/ARTISTIC VALUE OF LEE HOUSE.

5.0 ASSESSMENT OF IMPACT ON SIGNIFICANCE

5.4 FINAL SUMMARY

Based on the assessment of impact on significance, the proposed works will have on balance **NO ADVERSE IMPACT** on elements of high or medium significance and a **MINOR ADVERSE IMPACT** on elements considered to be of low or negative significance.

The proposals will therefore have **NO ADVERSE IMPACT** on the Grade II* Listed Broadhurst House and the Grade II Listed Lee House and is therefore **LESS THAN SUBSTANTIAL HARM**.

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