



fairhursts design group

## BRIDGEWATER HOUSE

### HERITAGE, PLANNING & ARCHITECTURAL METHOD STATEMENT

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## CONTENTS

### 1 INTRODUCTION

#### 1.1 PURPOSE OF THE HERITAGE STATEMENT

#### 1.2 METHODOLOGY

#### 1.3 AUTHORSHIP

### 2 UNDERSTANDING BRIDGEWATER HOUSE

#### 2.1 SITE LOCATION

#### 2.2 DESIGNATIONS AND SURROUNDING CONTEXT

#### 2.3 DESCRIPTION

#### 2.4 SETTING AND VIEWS

#### 2.5 MANAGEMENT AND USE

### 3 HISTORIC DEVELOPMENT

#### 3.1 SUMMARY TIMELINE

### 4 STATEMENT OF SIGNIFICANCE

#### 4.1 SUMMARY OF SIGNIFICANCE

#### 4.2 DETRIMENTAL ELEMENTS

#### 4.3 CRITERIA FOR ASSESSING SIGNIFICANCE

#### 4.4 ASSESSMENT OF HERITAGE VALUES

### 5 HERITAGE IMPACT ASSESSMENT

#### 5.1 CRITERIA FOR ASSESSMENT

#### 5.2 IMPACT ASSESSMENT

### 6.0 DESIGN AND ACCESS

#### 6.1 THE PROPOSALS

#### 6.2 DESIGN INTENT

#### 6.3 JUSTIFICATION

#### 6.4 ECOLOGY

#### 6.5 ACCESS

#### 6.6 TRANSPORT

#### 6.7 CONCLUSION

### 7.0 METHOD STATEMENT

#### 7.1 GENERAL

#### 7.2 FLOORING

#### 7.3 FIXTURES

#### 7.4 LININGS: WALLS & CEILINGS

## BIBLIOGRAPHY

## APPENDIX A: LISTING DESCRIPTION

## 1 INTRODUCTION

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### 1.1 PURPOSE OF THE HERITAGE STATEMENT

The area of Manchester where Bridgewater House is located has begun a significant transformation and redevelopment process. As a result, a neighbourhood that has been a part of the Manchester city centre landscape for over a hundred years is being rejuvenated as a place to live, work, create and innovate.

Manchester City Council's recent refresh of the City Centre Strategic Plan (February 2016), supported by APAM, sets out this vision for this area to become *"a distinct new urban neighbourhood that combines a vibrant mix of commercial activity, residential accommodation, recreational amenities and cultural facilities"*.

The plan goes on to state that *"weaving the site's history, values and beautiful heritage buildings with innovative, state-of-the art new buildings and public realm will create a unique sense of place and character. New companies will be attracted through the creation of a range of offices in both heritage and new buildings and a supportive business 'ecosystem'. As well as providing high quality business and residential accommodation, the area will offer a distinct experience, based on the exploration of a series of intimate spaces with a range of independent and high-end retail, restaurant and leisure uses"*.

APAM are looking to give the company more of a sustainable commercial focus, including providing capital within Bridgewater House. This report will accompany the work of the Fairhursts Design Group to develop the plans for the future of the building whilst enhancing the significance of the Listed Buildings.

This statement has been prepared in support of a planning and listed building application for a change of use from vacant basement accommodation into shower and cycling facilities at Bridgewater House, Whitworth Street, Manchester.

It describes the historic context of the building and the listed building status, the design proposals, and design intent.

It should be read in conjunction with the application, design and access statement, accompanying drawings, photographs and look & feel documentation.

### 1.2 METHODOLOGY

The Heritage Impact Assessment will provide a single resource for understanding the history, significance and impact of the proposals on the heritage value of Bridgewater House. The principal sections of this report will encompass:

#### 1 Introduction

This section sets out the basic information regarding the background to the report, such as the scope of the study, existing information and methodology.

#### 2 Understanding

This section provides an understanding of the buildings by setting out the known information about the site. This includes a summary of the statutory designations and legislative frameworks that relate to the buildings and a description of the site.

#### 3 Historical Development

This section provides a more detailed understanding of the buildings through the chronology and interpretation of the history of the area and the buildings themselves.

#### 4 Significance

This section sets out why and to what extent the site is important and valued, both culturally and with regards to its heritage. Four main designations of heritage value are – communal; evidential; historical and aesthetic.

#### 5 Impact Assessment

This section seeks to understand the positive, neutral or negative impacts of the proposed alterations and additions on the heritage values of the site and its wider setting. It first describes the proposals and gives a detailed assessment of these considering the impact of the scheme on significance. Methods for mitigating harm and public benefits of the proposals are also considered.

### 1.3 AUTHORSHIP

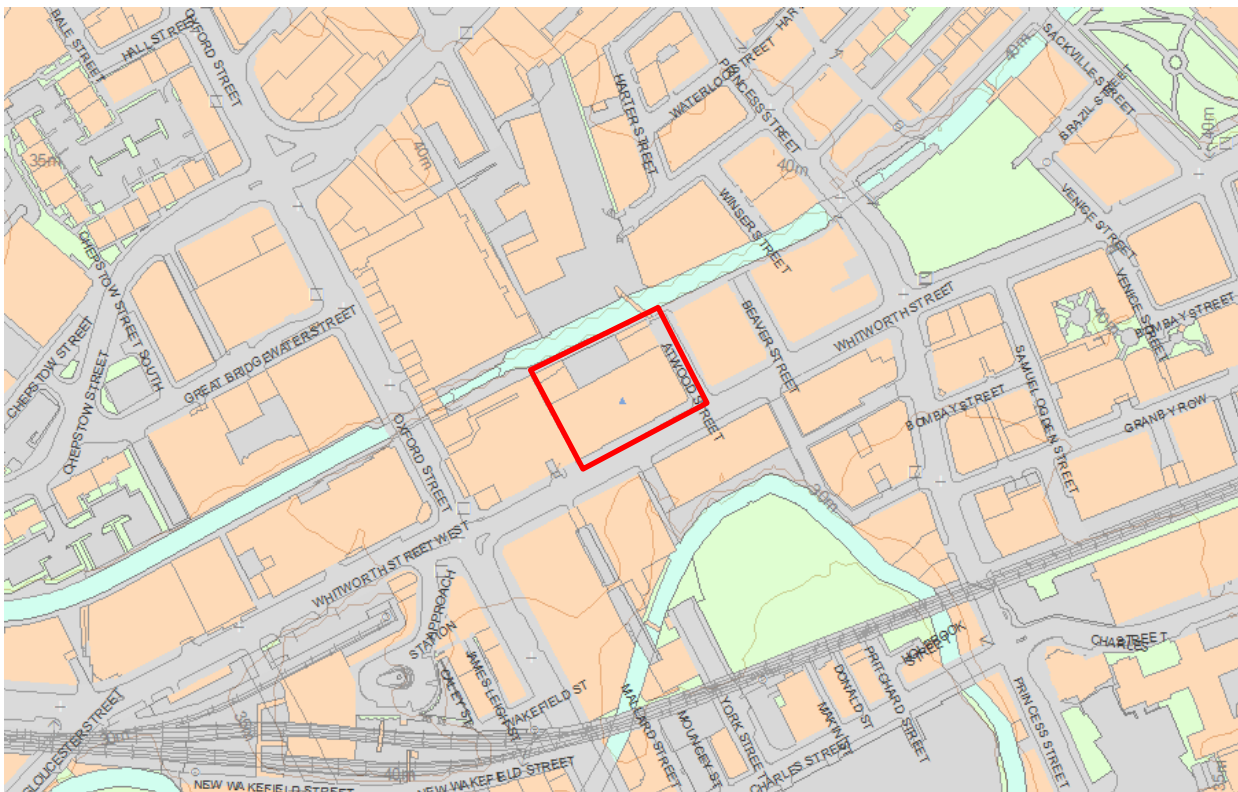
This Statement has been prepared by Fairhursts, a firm of architects and consultants, on behalf of APAM. Specifically, it has been prepared by Laura Sherliker BA(Hons), DipArch.

## 2 UNDERSTANDING BRIDGEWATER HOUSE

### 2.1 SITE LOCATION

Bridgewater House is a Grade II Listed building located on Whitworth Street in the Gay Village area of Central Manchester. Situated to the south of the central shopping area, Manchester Oxford Road Station is to the west, and Manchester Piccadilly the north-east.

Bridgewater House has two main elevations, the primary elevation facing south to Whitworth Street which includes the main entrance and the east elevation to Atwood Street; and a secondary elevation facing north onto the Canal tow path.



Location plan

### 2.2 DESIGNATIONS AND SURROUNDING CONTEXT

#### 2.2.1 Listed Buildings

Listed buildings are structures of special architectural and historic interest which make up England's historic environment. They are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and alterations or demolitions require Listed Building Consent from the local planning authority before they can proceed.

Bridgewater House is listed Grade II and is therefore of national significance. It was listed in 1994 and updated in 1995 and the description details the finer decorative details of the exterior of the building as the reason for its interest.

The full listing description is included in Appendix A.

### 2.2.2 Conservation Areas

The site is located within the Whitworth Street Conservation Area. The Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.

The conservation area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct. As a result, the need for warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics that form the Whitworth Street/Princess Street conservation area.

The distinctive architecture which arose was both functional and expressive of the wealth of the owners. The front of the warehouses facing the main street was often used for offices whilst the rear of the building was used for storage space and for the inspection of the cotton goods in natural light. This led to six- or seven-storey buildings with opulent and deeply modelled front facades in brick and/or terracotta, whilst the rear was almost entirely glazed either in a vertical plane or a stepped configuration. The building style reached its zenith in the early years of the twentieth century, and culminated in the grand Edwardian commercial architecture of Whitworth Street.

## 2.3 DESCRIPTION

### 2.3.1 Exterior

Bridgewater House, Manchester was a former textile packing and shipping warehouse at 58–60 Whitworth Street, Central Manchester, a prominent example of the cotton trade legacy and remains a distinguished element in the streetscape. The building is recorded in the National Heritage List for England as a designated Grade II listed building.

Bridgewater House was built as a shipping warehouse in 1912 to a design by Harry S. Fairhurst. It is built around a steel frame with a cladding of sandstone ashlar and white glazed terracotta in a large rectangular plan, with a loading bay at the rear. Eclectic style.

Symmetrical, with strong horizontal division, the first 2 floors of stone, treated as rustic with channelled rusticated piers, moulded frieze and prominent modillioned cornice, the upper floors of White Glazed Terracotta, the 2nd floor with a prominent panelled cornice on coupled brackets, the next 4 floors with tiered canted bay windows in alternate bays, and modillioned main cornice interrupted in the centre by a 5-bay penthouse with plastered end bays and a parapet with upstand. The ground floor has a massive sill-band (over rock-faced piers at basement level), interrupted between the 6th and 9th and the 14th and 17th bays by square-headed entrances with doorways which have profile medallions of the Duke of Bridgewater on the lintels and 3-light overlights at 1st floor level; otherwise, each bay has metal-framed windows to the ground and 1st floors and bronze panels between these. The upper floors have square windows (except the canted bays) and various forms of enrichment including geometric panels, fascies, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level) and continue in plain rectilinear grid form. Interior has a combination of glazed and decorative tiles in cream, white and green and some original walnut doors and panelling. While the communal areas and office refurbishments show a more contemporary/industrial design with exposed brick, beams and services.

According to the architectural historian Clare Hartwell, Fairhurst's huge buildings are "steel-framed and built to high-quality fireproof specifications".

The building was constructed for Lloyd's Packing Warehouses Limited and, like many warehouses, was built to a common design with steps to a raised ground floor with showroom and offices. The first floor contained more offices, waiting rooms for clients, and sample and pattern rooms all decorated to impress customers. The working areas above were plain with large windows to allow in natural light. Orders were packed there and sent to the basement on hoists powered by Manchester's hydraulic power system and packed into bales using hydraulic presses before dispatch. The warehouse was lighted by gas.

As is the case with many 'listings; the above (rectangular plan) is not exactly accurate. The plan for instance, is 'U' shaped rather than rectangular and the stone plinth is granite rather than sandstone. There are two goods entrances, one at the West end of the Whitworth Street facade and the other at the North end of Atwood Street. Correctly attributed as the work of Harry S. Fairhurst, who had earlier designed nearby Asia House (1900- 10), Inclia House (1905) and Lancaster House (1909), this building was constructed as a packing and shipping warehouse with the offices located on the Whitworth Street Elevation and the goods handling etc taking place at the rear.

Two goods lifts were located at the junction of the main building with the rear-legs-though the one in the West wing has been removed through much of the building. With the decline of the cotton trade the building became offices and by 1974 was in the ownership of Standard Life Assurance of Edinburgh, In 1975 a major refurbishment of the building took place during which the building had the terracotta and stonework cleaned and repaired as well as the, unfortunate replacement of steel windows; Satin Bronze Aluminium units. Only at the upper level do any of the original windows remain.

Between 1975 and 1985 further works were undertaken including, according to the consultant Chris Spreckley, the installation of an additional fire escape. From other research it would seem likely that there were actually 2 fire escapes because there is no evidence of a single staircase on any floor and the building, as was often the case in buildings of this age, was actually two mirror halves. At that time the building was fully tenanted by the Post Office but current tenure is a multiplicity of tenants encompassing office and educational functions.



### 2.3.2 Interior

#### BASEMENT

The basement to the original building was designed to house toilets and back of house storage. Today the spaces are still used to house storage as well as the plant equipment.

## 2.4 SETTING AND VIEWS

### 2.4.1 Building Setting and Views of the building

Bridgewater House is situated within a tightly built-up area of the City and is therefore visible only in tight local views. The layout of the building over the corner of Whitworth Street and Atwood Street, makes this the most prominent view of the building.

The building is constructed over eight floors (one the basement) making it of a medium to large size for the City Centre location.

The colour of the building, and its irregular and interesting design, makes it an interesting feature on the street scene and eye catching to the viewer when one pass on Whitworth street.

## 2.5 MANAGEMENT AND USE

### 2.5.1 Ownership

Since 2012 the building has been owned by Bruntwood and largely converted to offices

### 2.5.2 Occupancy

At present areas of the building have been divided by the primary walls that define the cellular space this is rented by tenants. There are some areas that are underused and vacant.

## 3 HISTORIC DEVELOPMENT

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### 3.1 SUMMARY TIMELINE

|      |                                                      |
|------|------------------------------------------------------|
| 1912 | Bridgewater House was designed by Harry S Fairhursts |
| 1994 | Bridgewater House was Listed Grade II.               |
| 2012 | Building Owned by Bruntwood, converted to offices    |

## 4 STATEMENT OF SIGNIFICANCE

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*'People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its roles as a focus of a community.'*

### 4.1 SUMMARY OF SIGNIFICANCE

- The external appearance of the building and its distinctive decorative style gives the building an interesting street presence and adds to its aesthetic significance.
- The historic development of the building can be read in the external architecture of the building and is reflective of the changing fashion in office design through the 20<sup>th</sup> century.
- Internally there are several features that survive from the development of the building in the 1930s and the decorative detailing including the grand central staircase, board room, library, and corridor design schemes should be retained and enhanced.
- The historical value of the building and its long-standing and ongoing connection to the co-operative movement is a key feature of the building's significance and should be maintained.

### 4.2 DETRIMENTAL ELEMENTS

- Modern alterations have resulted in the loss of original fabric including decorative details and original plan form, further evidence may be found below the current decorative finishes, however much has been swept away.

### 4.3 CRITERIA FOR ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

The range of values that may contribute to the significance of a place can be categorised under the following headings. These values are taken from Historic England's Conservation Principles (2008).

**Evidential Value:** This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity.

**Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present.

**Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a place. This might include the form of an historic asset, its external appearance and how it lies within its setting. Understanding the aesthetic value of an historic asset will be more subjective than the study of its

evidential and historical values and will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

**Communal Value:** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects; it can be commemorative, symbolic or spiritual

In order to identify the relative contributions that these values make to the significance of a place and to assist with objective decision-making, the significance of the site and its setting are assessed using a scale of significance ratings ranging from High to Detrimental:

**High:** An aspect of value that strongly contributes to the significance of a place, forming an essential piece of its history and cultural value.

**Medium:** An aspect of value that will have some cultural importance and will make a moderate contribution to the significance of a place.

**Low:** An aspect of value that will make a slight (yet still noteworthy) contribution to the significance of a place.

**Neutral:** An aspect that has no discernible value that neither adds to nor detracts from the significance of the place. Informed change will be acceptable.

**Detrimental:** An aspect of the place that detracts from its values and therefore its significance. In material terms, removal or reversal of these aspects should be strongly encouraged.

## 4.4 ASSESSMENT OF HERITAGE VALUES

The sections below set out the relative significance of the site and the elements that contribute or detract from its heritage value.

### 4.4.1 EVIDENTIAL VALUE

*"This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity".*

There have been several additions and changes to the building over time as the building move from a warehouse function to office accommodation. These changes can be read in the fabric of the building and there are areas where it may be possible to find early decoration or evidence of material layout underneath the more modern decoration and fabric detail. The history of the building is documented making it possible to pin point the location of such fabric with some further investigations.

The building has **HIGH EVIDENTIAL VALUE**.

### 4.4.2 HISTORICAL VALUE

*"The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative".*

The history of the building is well understood and provides a strong connection to the Cotton Trade. Manchester was ideally placed in this respect, and it was directly related to the growth of the city. The earliest cotton mills were in Ancoats, and the need for warehouses to store their products led to specially designed buildings being built nearer the centre of the city. By the middle of the nineteenth century, Manchester had become the largest textile centre in the world. As a result, the need for

warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics that form the Whitworth Street/Princess Street conservation area.

The distinctive architecture which arose was both functional and expressive of the wealth of the owners. The front of the warehouses facing the main street was often used for offices whilst the rear of the building was used for storage space and for the inspection of the cotton goods in natural light. This led to six- or seven-storey buildings with opulent and deeply modelled front facades in brick and/or terracotta, whilst the rear was almost entirely glazed either in a vertical plane or a stepped configuration. The building style reached its zenith in the early years of the twentieth century, and culminated in the grand Edwardian commercial architecture of Whitworth Street.

The architecture of textile marketing remains largely intact in the area around Princess Street and Whitworth Street, though its association with the industry has decreased since the cotton slumps of the 1920s.

The building has **HIGH HISTORICAL VALUE**.

#### 4.4.3 AESTHETIC VALUE

*"The ways in which people draw sensory and intellectual stimulation from a place."*

Bridgewater house has considerable aesthetic value in the external elevations with the building designed in an Eclectic style constructed with channelled rusticated piers, moulded frieze and prominent modillioned cornice and upper floors of white glazed terracotta.

With recent developments, the modern additions and office insertions across the building are, in places, detracting from the character features and design. Some alterations could be made to enhance the internal character and appearance.

The building is of **MEDIUM AESTHETIC VALUE**.

#### 4.4.4 COMMUNAL VALUE

*"The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory."*

Bridgewater House is the home of several offices adding to the number of people and organisations who have an interest in the building. The revitalisation of the area is working to enhance the appearance and increase footfall to the area around Bridgewater House. This will allow for more people to view and experience the building in the future. There will be a wealth of people who have worked within the building for the movement, and who have memories of the area and its development. This all adds to the communal value of the building.

As office space it is the exterior in particular that is experienced by the general public. As such the history of the building in the plaque and the building design is key to its significance.

The building is of **MEDIUM COMMUNAL VALUE**.

## 5 HERITAGE IMPACT ASSESSMENT

### 5.1 CRITERIA FOR ASSESSMENT

The following section is intended to assess the impact of the proposed a change of use from vacant basement accommodation into shower and cycling facilities at Bridgewater House, Whitworth Street, Manchester. This assessment is based the initial design proposals.

The level of impact will be assessed based on the following criteria:

| Level of Impact      |                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High Beneficial      | The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.                    |
| Medium Beneficial    | The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance. |
| Low Beneficial       | The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.               |
| Neutral / Negligible | The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.                          |
| Low Adverse          | The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.                  |
| Medium Adverse       | The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance     |
| High Adverse         | The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.                           |

### 5.2 IMPACT ASSESSMENT

| Proposal and Area of Impact | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Overall Impact and Mitigation                                                                                                                                                      |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Toilet Cubicles:   | <p>The new showers &amp; toilets are to be located within the basement, historically used as WCs but in recent years has fallen vacant and unused. The historic cubicles do not conform to the current British Standard in terms of size and do not provide the required level of privacy for a unisex changing / WC area.</p> <p>The proposals will require the removal of 14 timber WC cubicle enclosures. The space will then allow formation of 12 shower cubicles and 2 WCs. These</p> | <p>Low negative impact to historic fabric.</p> <p><i>This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to</i></p> |

|                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                 | <p>timber panels / screens will be set aside for reuse, lining the walls of the basement corridors, as illustrated within the look and feel document.</p> <p>The proposal will also impact a historic bike rack, the location is inappropriate and new cycle storage has also been provided within the building. The proposals, therefore, constitute a minor impact on historic fabric. The current typography indicating the WC numbers will be replicated with similar signage on the new toilet/shower doors.</p>               | <p><i>enable users to cycle and run to work.</i></p>                                                                                                                                                                      |
| Doors:                                                                                                          | <p>A new doorway will be formed to improve access to the changing facility. Limited impact will occur to historic fabric, there was a door in this position historically and has recently been blocked up.</p> <p>A new partitioned wall will be installed in the entrance corridor with a single door, leading into the changing rooms. This provides a fire lobby as the proposals included lockers to this entrance corridor.</p> <p>The proposals will not affect the way the entrance to the WC's is currently understood.</p> | <p>Low negative impact to historic fabric.</p> <p><i>This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.</i></p> |
| Linings including:<br>Covering of the terrazzo floor with vinyl and the application of lining to historic tiles | <p>The new works will not require the removal of a wall lining or historic flooring. New flooring will overlay the existing terrazzo, such that it is reversible. New wall linings will be fixed at head and base, so as not to damage any remaining wall tiles.</p>                                                                                                                                                                                                                                                                | <p>Low negative impact to historic fabric.</p> <p><i>This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.</i></p> |
| Historic fabric:<br>Attachment to historic walls, floors and/or ceilings                                        | <p>The proposal does not demolish any historic fabric and will have a neutral impact on the significance of the historic building.</p> <p>New walls will be fixed at head and base, with no attachment to walls, the ceiling will remain intact with limited fixings, as will the terrazzo floor all installations will also allow for reversibility.</p>                                                                                                                                                                           | <p>Low negative impact to historic fabric.</p> <p><i>This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.</i></p> |

|                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic fabric:<br><br>Opening in external envelop to form new louvre | The proposal demolishes a small amount of historic fabric to allow for the formation of a new louvre and will have a low impact on the significance of the historic building. As it is located on the side elevation that abuts the adjacent building. Existing louvre are present in the elevation and details will be replicated.<br><br>New concealed lintles will be required to minimise impact on historic fabric. | Low negative impact to historic fabric.<br><br><i>This is mitigated by the benefit to the building users from the creation of a modern shower and changing facility, to enable users to cycle and run to work.</i> |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposals are to an area of the basement of low significance and do not in any way affect the highly significant principal elevations or interiors on the upper floors. The impact on historic fabric has been kept to a minimum, although it is accepted that there will be a small loss of historic fabric in order to provide a new changing facility.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the planning authority 'should have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses'. Also, NPPF para 132 states that 'significance can be harmed or lost through alteration or destruction of the heritage asset or *development within its setting.*' It is clear the new changing facilities will not affect the character of the building. There will be no loss of fabric, or changes to any principle space. The perimeter of the space as existing and proposed remains unchanged. The high quality of design and choice of materials in the new changing area also mitigates against any negative impact on the heritage assets.

In summary, it is felt that the impact on historic fabric and on the setting of the heritage assets does not constitute substantial harm, and measures have been put in place to mitigate against any negative impacts which may affect our understanding and enjoyment of the heritage assets.

## 6.0 DESIGN AND ACCESS

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### 6.1 THE PROPOSALS

The proposal is to change of use of a vacant basement room, formerly toilets to a 12 cubicle shower and changing facility.

The building's owner and asset managers are keen to promote the importance of health and wellbeing to their tenants. Therefore we propose this space to provide further changing rooms, lockers and shower facilities for cyclists that occupy the building.

This is only vacant and sufficient space in the building is located in the basement. This space has been vacant and underutilised for many years and therefore is the ideal location in the building. The room boasts windows to the north east elevation, looking onto Atwood Street, therefore natural light can penetrate the space, albeit through frosted glass panes for privacy. There is also a blocked up entrance door north of the room, which will be the ideal direct access from Atwood Street. Extra cycle storage will be located outside, around the back of the building.

### 6.2 DESIGN INTENT

The proposed shower/changing conversion will respect the original fabric of the building. Existing features will be retained where possible and used to advantage in developing the scheme; these are described in the paragraphs that follow.

Existing Terrazzo Flooring is in very bad repair, with cracks throughout and several bolts sitting proud of the floor finish. On this basis, we propose to add a slip resistant vinyl to cover the Terrazzo. A concrete-effect vinyl is specified to suit the proposed scheme and black simple shower trays within the cubicles. By using a vinyl this will ensure the green tiled skirting will still be visible and retained as a feature.

The glazed wall tiles will be restored and any missing or broken will be replaced, with a collection of existing tiles that are currently been stored within the building. Tiling to the corridor, WC's and the vanity space will all feature the existing glazed tiles. Vanity units have been carefully specified to ensure this space boasts as many tiles as possible – see supportive documentation.

The existing toilet cubicles are incomplete, some are damaged and have no doors. They also are not full height and the internals are too narrow, meaning they would not be sufficient to use as shower cubicles. The panels are relatively plain but feature a molded top, which suggests they have some heritage value and therefore we propose to restore and relocate them to another part of the basement. By removing these panels, it allows us to provide the tenants with 12 unisex super-showers and a further two WC's to the basement level. This is an addition to the small provision currently on the ground floor and would suit the buildings occupancy. Alongside the showers we can also provide a drying room, cleaner's cupboard and an abundance of lockers.

The existing cubicles are proposed to be made good, sanded, restored and painted, before relocating them within the ground floor corridor (doors to basement located here). The panels will be slightly short of the ceiling height and therefore the above will be painted to

match the panels. Please see supporting drawings and documentation for exact locations. Painting them white will hide any areas which are damaged and give a fresh/clean aesthetic to this space whilst adding continuity throughout floors. The route through to the basement is located within this corridor.

A natural colour palette will have a contemporary twist on the existing features and will be used throughout the scheme in a tasteful style; giving the space a fresh aesthetic whilst complimenting the heritage palette. Walnut will be used throughout the scheme to provide a clear link to the dark wooden doors and paneling that permeate throughout the floors but mostly feature on the ground floor.

In conclusion, the current proposals have been prepared on the basis that, through sensitive interventions to the listed building, a further shower/changing/cycle provision represents the best prospect for bringing the vacant space back into use. The proposals are justified on that basis.

### 6.3 JUSTIFICATION

With the recent council investment in biking infrastructure across the city, we feel this is the only option for this building and for the circa 2,000 people who occupy it. Currently the ground floor has a small provision, which is too low for the now fully occupied building.

Alongside the newly formed cycle routes throughout the city and schemes like 'cycle to work' etc. It is important to provide this building with the further onsite cycle parking and further shower/changing facilities. This will bring the provision of facilities in this Grade II listed building in line with new competitor, commercial developments around the city and also help the buildings tenants attract new talent.

### 6.4 ECOLOGY

The application relates entirely to internal basement areas within the building and there is no external ecology to be considered, (accept the new access door off Atwood street, this will be formed in a historic doorway that is currently blocked up). The building is well sealed at street level and there are no eaves or roof spaces involved.

Therefore it is very unlikely to be any protected wildlife that would be affected by the proposals.

### 6.5 ACCESS

Bridgewater House has had various alterations and enhancements over the years to improve the accessibility of the building. The central entrance on the ground floor allows a level access from the street and a platform lift allows for level access of the lift lobbies from the central entrance. On the floors, raised floors are ramped from the lift lobbies to provide wheelchair access to the floors. Disabled facilities are available on every floor. We propose that within our refurbishment to add a direct access into the basement shower facility from Atwood Street.

### 6.6 TRANSPORT

Bridgewater House is situated in Manchester city centre, just 0.4 miles of Piccadilly Station where there are nationwide rail links. It sits just 7 minutes' walk from St. Peter's Square Tram

stop. Buses run down Whitworth Street with the closes stop 0.2 miles away at St. Peters Square.

It is therefore in a prime city centre location well served by public transport, however with recent circumstances around the spread of viruses, we expect more building occupants to be cycling rather than commuting on public transport. This also promotes economic benefits and health and wellbeing for the building businesses and occupants.

In conclusion the premises are exceptionally well situated within the city centre and is expected that the ease of cycle storage and facilities will prove beneficial for the office accommodation.

## 6.7 CONCLUSION

The lack of these back-up facilities will be detrimental to the City, and similar historic buildings. Many other commercial office buildings have these facilities in Manchester City Centre. And in order to attract high quality tenants, we feel this is essential for this building.

By refurbishing the space in the basement of this building it brings huge benefits and thus secures a long term future for Bridgewater House as a class-A office accommodation. We conclude that the application should be permitted as it will enable the building to function in-line with competitor developments far into the future.

## 7.0 METHOD STATEMENT

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### 7.1 GENERAL

Where alterations are unavoidable, the proposals have kept sub-division to an absolute minimum, however principal footprint of the room has been retained. New partitions are the least necessary to deliver the new requirements and do not cut through moldings or plaster decoration, this is largely because there are no features intact as it is a simple space. The proposals allow for reinstatement at a later date and all work affecting historic fabric will be undertaken in a manner that is readily reversible.

The decorative tile work seriously inhibit the proposed use or occupation of the space, for modern day standards and will therefore be required to be concealed. A full photographic record of the tiling will be taken.

Removal of the cubicles and bike rack feature is the only acceptable course of action due to the unisex requirements. The features will be recorded and then sensibly relocated elsewhere in the same building, as noted.

### 7.2 FLOORING

Flooring is too often disregarded when alterations are proposed. We have carefully evaluated the condition of the terrazzo floor, whilst nice there are large areas of damage and cracking and fixing bolts through the floor that are cost prohibitive to repair. We are therefore not proposing to alter them merely cover them with a vinyl finish that will be fully reversible.

Where the floor to ceiling heights will remain unchanged and service routes will avoid the need to disturb part or all of a particular floor or ceiling.

### 7.3 FIXTURES

The removal of architectural joinery namely cubicle paneling, will be removed and retained for reuse lining the basement corridor walls. In addition the bike rack will be removed and stored within the **basement**.

### 7.4 LININGS: WALLS & CEILINGS

The proposals do not alter the character and proportions of the room. The introduction of suspended plasterboard ceilings under original plasterwork will only be used where the historic ceiling is badly damaged. As this is a minor room, it is deemed appropriate.

Where new internal walls cannot be avoided, proposals will not damage or cut through and decorative tiling or features, detailing will not be cut through but scribed around these to facilitate future reinstatement.

## BIBLIOGRAPHY

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### NATIONAL AND LOCAL POLICY DOCUMENTS

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Historic England (2011) Listing Selection Guide: Commerce and Exchange Buildings

Historic England (2015) *Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets*.

Planning (Listed Buildings and Conservation Areas) Act (1990)

### WEBSITES

Manchester City Council: Conservation Areas:

[https://secure.manchester.gov.uk/info/511/conservation\\_areas/970/whitworth\\_street\\_conservation\\_area/2](https://secure.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area/2)

Wikipedia:

[https://en.wikipedia.org/wiki/Bridgewater\\_House,\\_Manchester](https://en.wikipedia.org/wiki/Bridgewater_House,_Manchester)

## APPENDIX A: LISTING DESCRIPTION

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### BRIDGEWATER HOUSE

|                          |                                                |
|--------------------------|------------------------------------------------|
| Heritage Category:       | Listed Building                                |
| Grade:                   | II                                             |
| List Entry Number:       | 1270606                                        |
| Date first listed:       | 06-Jun-1994                                    |
| Date of amendment:       | 06-Jun-1995                                    |
| Statutory Address:       | BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET |
| District:                | Manchester (Metropolitan Authority)            |
| National Grid Reference: | SJ 84165 97639                                 |

### Details

#### MANCHESTER

SJ8497NW WHITWORTH STREET 698-1/32/438 (North side) Nos.58 AND 60 Bridgewater House

GV II

Shipping warehouse, now offices. 1912, by Harry S.Fairhurst. Steel frame with cladding of sandstone ashlar and white glazed terracotta (roof concealed). Large rectangular plan, with loading bay at rear. Eclectic style. Eight storeys with basement, 19 bays, symmetrical, with strong horizontal division, the first 2 floors of stone, treated as a rustic with channelled rusticated piers, moulded frieze and prominent modillioned cornice, the upper floors of white glazed terracotta, the 2nd floor with a prominent panelled cornice on coupled brackets, the next 4 floors with tiered canted bay windows in alternate bays, and a modillioned main cornice interrupted in the centre by a 5-bay penthouse with pilastered end bays and a parapet with upstand. The ground floor has a massive sill-band (over rock-faced piers at basement level), interrupted between the 6th and 9th and the 14th and 17th bays by square-headed entrances with doorways which have profile medallions of the Duke of Bridgewater on the lintels and 3-light overlights at 1st-floor level; otherwise, each bay has metal-framed windows to the ground and 1st floors and bronze panels between these. The upper floors have square windows (except the canted bays) and various forms of enrichment including geometric panels, fascies, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level), and continue in plain rectilinear grid form. Interior not inspected. Forms group with Palace Theatre to left (q.v.), and Refuge Assurance Buildings (q.v.) and India House opposite (q.v.).

Listing NGR: SJ8416597639