bridgewater street
listed condition tracker

Bridgewater House, Great Jackson Street, Manchester, M15 4WG

134695/LO/2022
[date of application 24th August 2022]
[approval: 6th Feb 2023]

Part 1 – Particulars of the application/development

Proposal: **Restoration and conversion of the Grade II listed Bridgewater House and redevelopment of car park area to create a ground plus three storey apartment building; overall providing 53 residential units, including landscaping to courtyard, bike storage and associated works**

condition no.	condition details	date submitted	date discharged
1	1) The development must be begun not later than the expiration of three years beginning with the date of this permission. Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.	**Dec 2023**	**development commenced with soft strip / making safe of collapsing structure and removal of waster material in December 2023; as prior agreed with MCC**
2	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: 100C Site & Location Plan 111G Proposed Ground Floor 112E Proposed First Floor 113E Proposed Second Floor Plan 114E Proposed Third Floor Plan 115F Proposed Roof Plan 116G Proposed Chester Road Elevation 117D Proposed Crown Street Elevation 118D Proposed Silvercroft Street Elevation 119B Proposed Courtyard Elevation 120D Proposed Great Jackson Street Elevation 121E Proposed Front Elevations (NB) 122G Proposed Courtyard Elevations (NB) 123C Proposed Sections A-A & B-B (NB) 124G Combined Elevations 1 125D Combined Elevations 2 126C Section C-C 127B Section D-D 128C Section E-E 131A Strip Out - Lower Ground Floor 132A Strip Out - Ground Floor 133A Strip Out - First Floor 134A Strip Out - Attic Floor 136B Typical Wall & Cornice Interaction 137C Typical Detail Floor/Ceiling/Cornice 138A Sealed Shut Original Doors & Boarded Over 139A Bin Store Details 174A Typical Entrance Door Details 176A Landscaping 300 GF ceilings & Cornice plan 301 GF Ceilings & Cornice Rooms G.01-04 302 GF Ceilings & Cornice Rooms G.05-08 303 GF Ceilings & Cornice Rooms G.09-11 304 GF Ceilings & Cornice Rooms G.12-15 305 GF Ceilings & Cornice Rooms G.16-18 306 GF Ceilings & Cornice Rooms G.19-22 307 GF Ceilings & Cornice Rooms G.23-26 308 GF Ceilings & Cornice Rooms G.27-29 309 FF ceilings & Cornice plan 310 FF Ceilings & Cornice Rooms G.01-03 311 FF Ceilings & Cornice Rooms G.04-07 312 FF Ceilings & Cornice Rooms G.08-12 313 FF Ceilings & Cornice Rooms G.13-17 314 FF Ceilings & Cornice Rooms G.18-20 315 FF Ceilings & Cornice Rooms G.21-23 316 FF Ceilings & Cornice Rooms G.24-29 317 FF Ceilings & Cornice Rooms G.30-37 Design & Access Statement Rev D - 16.01.23 Environmental Standards Statement 28 June 2022 by Hulley & Kirkwood Consulting Engineers Ltd Air Quality Assessment Ref: 102821 31 May 2022 by Miller Goodall Ltd Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police 134694/FO/2022 Page 4 of 18 Acoustic Planning Report 0905/APR1 Revision 2 dated 11 August 2022 by Lighthouse Acoustics Bat Emergence Survey Report dated July 2022 by Collington Winter Environmental Limited Flood Risk Assessment and Drainage Strategy Report Ref: 9757-HBL-XX-XX-RP-0001 May 2022 Revision 03 by HBL Associates Phase I Geo-Environmental Site Assessment G79223 dated June 2022 by Ensafe Archaeological Desk-Based Assessment JAC28195 V2 22 June 2022 by RPS Transport Statement 220705/SK22236/TS01(-01) by SK. Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.	**n/a**	**noted**

condition no.	condition details	date submitted	date discharged
3	3) No development of the new-build element of this permission shall commence unless and until all pre-commencement conditions in respect of the listed building have been have been discharged and evidence of commencement of works (including evidence of a contract for the implementation of those works) has been submitted to and approved in writing by the City Council as local planning authority. Reason: To ensure that the refurbishment of the listed building is prioritised within the development as the acceptability of the new-build element is supported in planning terms on the basis of the public/heritage benefits benefits that would be realised from the refurbishment of the listed building, pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9 , EN3 of the Core Strategy and saved Unitary Development Plan Policy DC19.1 (Listed Buildings).		
4	4] The demolition (other than a scheme of soft stripping out that has been agreed in writing by the City Council as local planning authority) hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made and evidence of that contract has been submitted to and approved in writing by the City Council as local planning authority. Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.	**24.10.25**	**method statement and schedule of soft strip / demolition attached**
5	5) Before any works necessary to implement the approval commence, a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. Any scaffolding or support structure shall be carried out in accordance with the approved details. Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the 134695/LO/2022 Page 5 of 13 character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.	**24.10.25**	**please find attached from contratced scaffolder**
6	6) Prior to commencement of the works hereby granted listed building consent and following a soft strip of the modern fabric of the building, a Level 2 Historic Building Survey shall be undertaken across the listed building, the results of which shall be submitted to and approved in writing by the City Council as local planning authority. Reason - In order to record and advance understanding of the significance of the heritage asset, pursuant to paragraph 205 of the NPPF.	**24.10.25**	

condition no.	condition details	date submitted	date discharged
7	7) No works to install the dormer windows hereby approved on the listed building shall commence unless and until samples and specifications of all materials to be used on the dormers have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.	**24.10.25**	**please find attached**
8	8) No works to install non-original roof slates on the listed building shall commence unless and until samples and specifications of replacement roof slates have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details. Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.		
9	9) Notwithstanding the drawings approved in condition 2, prior to the commencement of any finishes to fabric within the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning: (a) A paintwork analysis of original/historic joinery (including staircases and windows), metalwork (fire surrounds) and wall finishes (attic); (b) Internal and external finishes of the retained and proposed new joinery, metalwork and wall/ceiling/floor finishes. This should be informed by the paintwork analysis in part (a). The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
10	10) A full internal room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features, including full details of any acoustic/thermal insulation and fire protection works, shall be submitted to and approved in writing by the City Council as local planning authority prior to works to those features commencing. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with	**24.10.25**	**room by room schedule attahced**

	is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
condition no.	condition details	date submitted	date discharged
11	11) Prior to the installation of any M&E services, details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of M&E services shall be submitted to and approved in writing by the City Council as local planning authority. The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	**m&e infiormation attached**
12	12) Prior to the installation of any new stud-partition walls, the type of construction and method of installation of all new stud-partition walls, including cross-sections (scale 1:10 or otherwise as appropriate), details of shadow gaps and junctions to skirting/cornices, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	**detail stud information attached**
13	13) Prior to any works to the windows commencing, a method statement and specifications for repair and replacement works to the windows, based on a detailed survey of the windows, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work 134695/LO/2022 Page 7 of 13 is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	**copy of window survey attached** **note: for means of clarity as illustrated in the survey [and recorded in both the gener condition survey and the peter Cox independent dry rot report] condition of frames are sodamaged windows will need replaing with replacment georgian style sliding sa windows** **copy of window schedule attached** **additonally there is a 1:1 sample frame available for viewing on site**
14	14) Prior to any works to original/historic doors commencing, a method statement and specifications for repair and replacement works to the doors, based on a detailed survey of the doors, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work		

	is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
condition no.	condition details	date submitted	date discharged
15	15) Prior to any works to cornices commencing, a method statement and specifications for repair and restoration works to the cornices, based on a detailed survey of the cornices, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	**as previously agreed with MCC cornices that remain [in orignal building facing chest road and within the main access corridor will be recorded, carefully removed and pla in secure dry storage.** **Following dry rot treatment of exposed area above and installation of new ceiling existing moulds will be reinstated** ***IMPORTANT NOTE: prior to removal of cornices a sample mould will be taken from a rooms such that replacment moulds can be cast and incorprated into refitting of original moulds [to note there is varying levels of damage to all moulds in all rooms - so a level or replacment moulding will be required to all areas***
16	16) Prior to any works to stonework commencing, a method statement and specifications for repair and restoration works to the stonework shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	***no stonework repair required on the building***
17	17) Prior to any works to external joinery commencing, a method statement and specifications for repair and restoration works to the external joinery, based on a detailed survey of the joinery, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. 134695/LO/2022 Page 8 of 13 Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
18	18) Prior to any works to internal joinery (including window shutters) commencing, a method statement and specifications for repair and restoration works to the internal joinery, based on a detailed survey of the joinery, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work		

	Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
condition no.	condition details	date submitted	date discharged
19	19) Prior to any works to metalwork commencing, a method statement and specifications for repair and restoration works to the metalwork, based on a detailed survey of the metalwork, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	***no metal work repair required on the building***
20	20) Prior to any works to install internal and external doors within the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
21	21) Prior to any works to install windows in the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed shall be submitted to and approved in writing by the City Council as local planning authority. 134695/LO/2022 Page 9 of 13 The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	**see item 13 above** **1:1 sample window avaialble for inspection on site**
22	22) Prior to the installation of any secondary glazing to the listed building, full details, including scaled drawings showing locations, elevations and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric, of the secondary glazing shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to first occupation of the development.	**24.10.25**	***N/A not proposed to add any secondary glazing*** ***as agreed with MCC predictive acoustic study being undertaken to anticipate the like dB reduction when utilising an histroic sliding sash***

	Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
condition no.	condition details	date submitted	date discharged
23	23) Prior to any works to install exterior lighting on the building, full details (including appearance, fixings and cabling routes) of all exterior lighting on the building shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	***N/A not proposed to add any lighting to the building***
24	24) Prior to any works to install any fixtures and fittings to the exterior of the building, such as vents, extracts, flues and service boxes, full details of the fixtures and fittings, including locations, size, appearance, materials, finishes and fixings, shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	***copy of dwg 116 [chester road elevation] attached - showing position and type of vent for each aparments whole house ventilation; which for means of clarity [and as illustrated on the dwg are all cast iron]***
25	25) Prior to any cleaning of stonework, brickwork, joinery or metalwork, a detailed method statement for the cleaning shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		***it is not proposed to carry out any cleaning to the brickwork*** ***client carried out a sample panel using a hot hot heat steam method [ie non chemica however the results were no different that the orignal brickwork so client has decide not to do a mass clean of all facades***
26	26) Prior to the re-pointing of any brickwork, details, including a specification and samples, of any mortar proposed to repoint the brickwork shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed	**24.10.25**	***area to be repointed [and the method of repointing] as noted in strucutral engineers information, see condition 10 above and attached associated information***

	prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
condition no.	condition details	date submitted	date discharged
27	27) Prior to the installation of rooflights, full details, including scaled cross sections, of the rooflights shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented as part of the development and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.	**24.10.25**	***detail information of rooflights attached which for means of clarity will be velux conservation heritage rooflights***
28	28) Prior to the commencement of works to re-instate rainwater goods to the listed building, full details (including locations, appearance, materials, finishes and fixings) of any replacement rainwater goods, which shall be constructed of cast iron and coloured black shall be submitted to and approved in writing by the City Council, as local planning authority. The installation of the rainwater goods shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
29	29) Notwithstanding the details approved in condition 2, at least 14 days' notice shall be given in writing to the City Council as local planning authority of the intention to start works on the roof of the listed building. Once access to the roof is secured, the City Council as local planning authority shall be notified in writing and a site meeting arranged with the local planning authority officers to inspect the underlying roof timbers in order to review and agree the extent of repair/replacement works. Details of the repair/replacement works, including a full timber schedule, shall be submitted to and approved in writing by the City Council as local planning authority prior to those works commencing. The works shall be carried out in accordance with the approved details. Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		

condition no.	condition details	date submitted	date discharged
30	30) a. Notwithstanding the details shown in the approved drawings, prior to the commencement of development, a programme for the submission of final details of public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details: (i) Details of the proposed hard landscape materials; (ii) Details of the proposed external furniture including seating, bins and lighting; (iii) Details of any external steps and handrails; and (iv) Details of external walls and railings. b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes. Reason - To ensure that satisfactory public and private realm for the development is carried out that respects the character and appearance of the listed building, a the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.		
