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BRIDGEWATER HOUSE

58–60 BRIDGEWATER HOUSE, WHITWORTH STREET, MANCHESTER M1 6LT

DESIGN & HERITAGE STATEMENT

TO ACCOMPANY LISTED BUILDING APPLICATION FOR
REFURBISHMENT OF GROUND FLOOR RECEPTION LOBBY & CAFÉ

Rev 3

CONTENTS

Introduction	3
Site & Historical Context	4
Existing Photographs of Relevant Areas	5
Proposed Scheme	6
Assessment & Summary of Significance	11
Existing Detail Photographs	12
Conclusion	13



INTRODUCTION

This Heritage and Design Statement has been prepared on behalf of APAM (the client). The statement has been prepared to support minor works to the ground floor reception area and café of Bridgewater House, Whitworth Street, Manchester. The affected part of the ground floor reception and café is currently in use. The proposals have been drawn up to refresh the space and introduce a new decorative screen to be installed on the mezzanine at the back of the reception desk. The purpose of the screen is to provide a visual separation of the entrance and reception from the café, which will help to shield the lobby from noise spilling out from the café. The screen has open elements, which can be seen through to the back of the space.

Background

1.1 Name of the scheme:

58–60 Bridgewater House, Whitworth Street, Manchester M1 6LT

1.2 Applicant:

APAM Ltd

1.3 Designer/Agent:

The Friday Project

Statement of Intent

Bridgewater House is a commercial building providing office and training space for its tenants. The reception and café are the hub of the building and are well used by tenants and visitors. The area was last refurbished in 2017 and is in need of an uplift. The proposals have been developed with the heritage of the building in mind to ensure that a sense of place is achieved, which celebrates the building's history. The client is committed to maintaining the longevity of the building whilst emphasising the rich fabric and history of the site.

This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site in addition to an examination, analysis and assessment of available historic records.

SITE & HISTORICAL CONTEXT

Bridgewater House is Grade II Listed and was constructed as a shipping warehouse in 1912, designed by Harry S. Fairhurst for the Lloyds Packing Company. It is eight storeys plus an additional two attic floors above a basement and sub-basement, rectangular in plan, with loading bay to rear. and comprises a steel frame with cladding of sandstone ashlar and white glazed terracotta. 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.

Today Bridgewater House is an important component of the Whitworth Street Conservation Area and forms a group with the Refuge Assurance building, India House and Lancaster House. They reflect the historical importance of the textile industry.

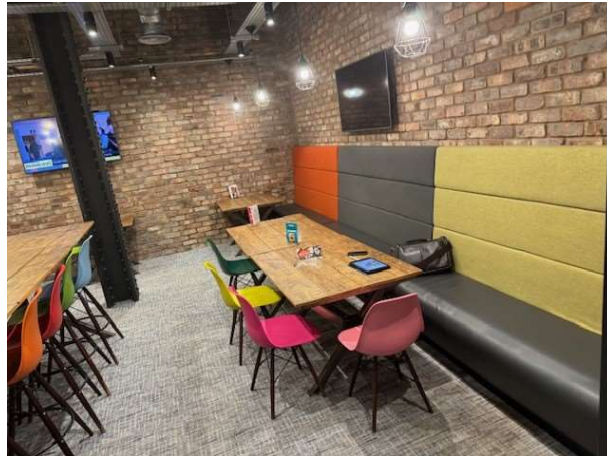
Bridgewater House retains many characteristic, operational features, including the external cantilevered iron structure of the overhanging loading bay, reflecting its important original relationship with the canal. Beautiful original internal features such as decorative tiles exist in circulation stairs and corridors and the ground floor lobby areas.

The building has primarily been converted to office use but some floors are in educational use.

The application property lies within the Whitworth Street Conservation Area which was designated in September 1974 and extended in June 1985. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. For any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

There have been various applications for the site and the last, relating to the ground floor area to which this application deals with was in 2017, planning ref. 115761/LO/2017. This application sought to obtain Listed Building Consent for the remodelling of the existing entrance and reception, including Change of Use to part of Ground Floor for cafe use with external alterations including new doors and cladding plus internal reconfiguration to circulation and reception areas to form new cafe and relocation of WC facilities. This application was approved.

EXISTING PHOTOGRAPHS



PROPOSED SCHEME

The Proposal

The proposal aims to improve the aesthetics of the entrance lobby, reception and café area and create a coherent space complimenting the grand space of this area of the building. Tenant, visitor and general users of the area will have an enhanced experience in a scheme which will include historical references, taken from original grilles found in the basement. New fixings for the decorative screen are minimal and this intervention is easily removable and fixing holes can be made good. Other proposals of the refurbishment replace like for like i.e reupholstery of existing fixed seating (frameworks are retained and reused).

The proposals to the reception and cafe include the following;

- Refurbished reception desk with decorative panels designed using historical decorative elements found within the building.
- A new decorative screen behind reception of which the purpose is to provide a visual separation of the entrance and reception from the café, which will help to shield the lobby from noise spilling out from the café.
- New flooring, furniture, refurbished fixed seating and decorative lighting, replacing like for like.
- General decoration.

The scheme is to be read alongside the following drawings;

AS01 Existing Layout Plan

AL01 Proposed Layout Plan

AL02 Proposed Alterations Plan

AL03 Proposed Partition Types Plan

AL04 Proposed Setting Out Plan

AL05 Proposed New Decorative Lighting Plan

AL06 Proposed Wall Finishes

AL07 Proposed Floor Finishes

AD01 Decorative Screen Details

AD03 Proposed Straight Booth Details

AD04 Proposed Cafe Banquette Details

AD05 Proposed Cafe Booth Details

AD06 Proposed New Building Directory Details

Directory signage boxes 3011-004 rev B

Heritage & Design Statement

Access

The proposals do not affect the existing access or circulation throughout the space.

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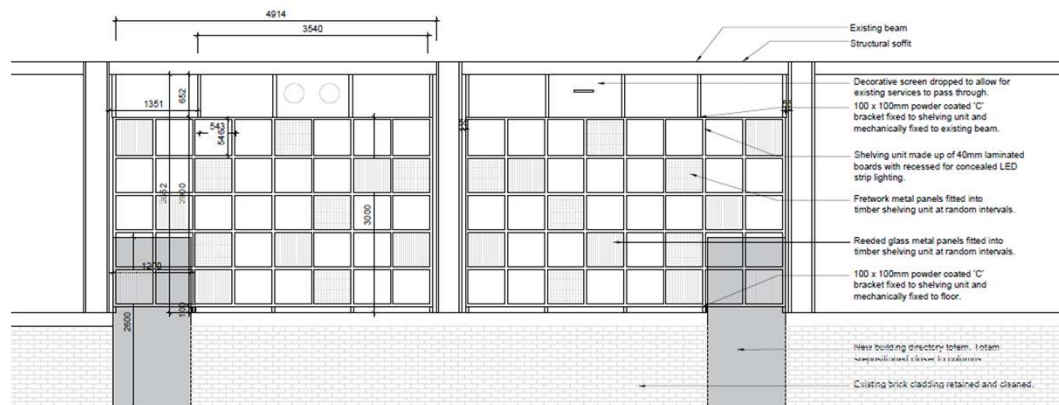
PROPOSED SCHEME

Decorative Screen

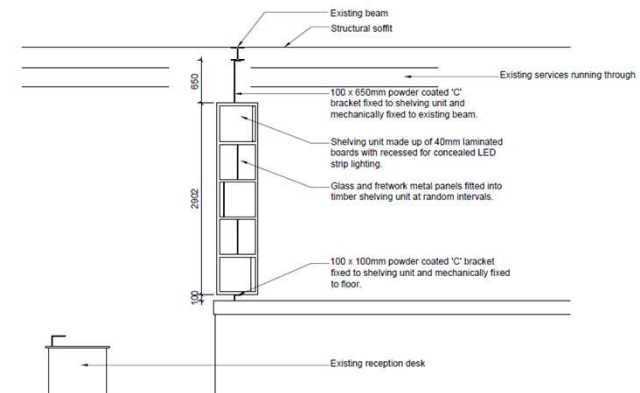
The proposed decorative screen behind reception is a new intervention within the entrance / reception area. The purpose of the screen is to provide a visual separation of the entrance and reception from the café, which will help to shield the lobby from noise spilling out from the café and provide a feature backdrop to reception. The screen has been designed to compliment the space and uses detailing based on existing historic elements of the building, those being the grilles in the basement and colours referencing the decorative green wall tiles.

The elevation and section drawings below are taken from drawing AD01 rev B which is submitted with the application. The screen was specifically designed to maintain visibility through the space, as the team were conscious that this is an important aspect of the entrance area. The screen is easily removable and has been secured with fixings similar to those already used in the other pre-existing modern interventions in the vicinity.

The decorative screen will replace the existing glass and steel balustrade which is bolted through the floor. The screen will be fixed to the floor in a similar manner as the balustrade, through the floor tiles and secured to the ceiling with threaded rods, a detail which has been used on the existing service trays. The screen sits between the three existing steel columns and stops short of the structure by 90mm.



SCREEN ELEVATION



SCREEN SECTION



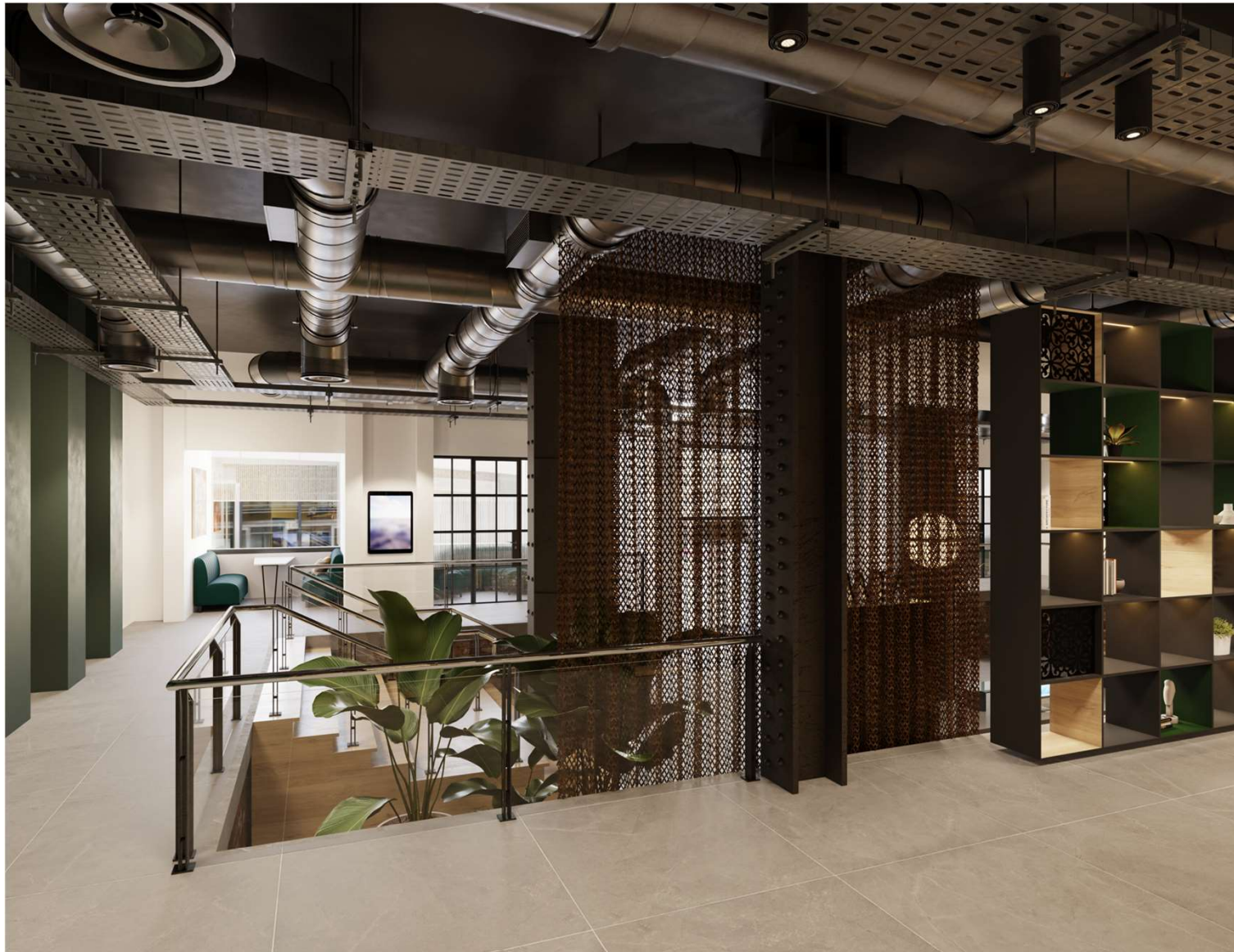
MATERIALS

PROPOSED SCHEME – Visual



DECORATIVE SCREEN - VIEW FROM RECEPTION

PROPOSED SCHEME – Visual



DECORATIVE SCREEN - VIEW FROM CAFE

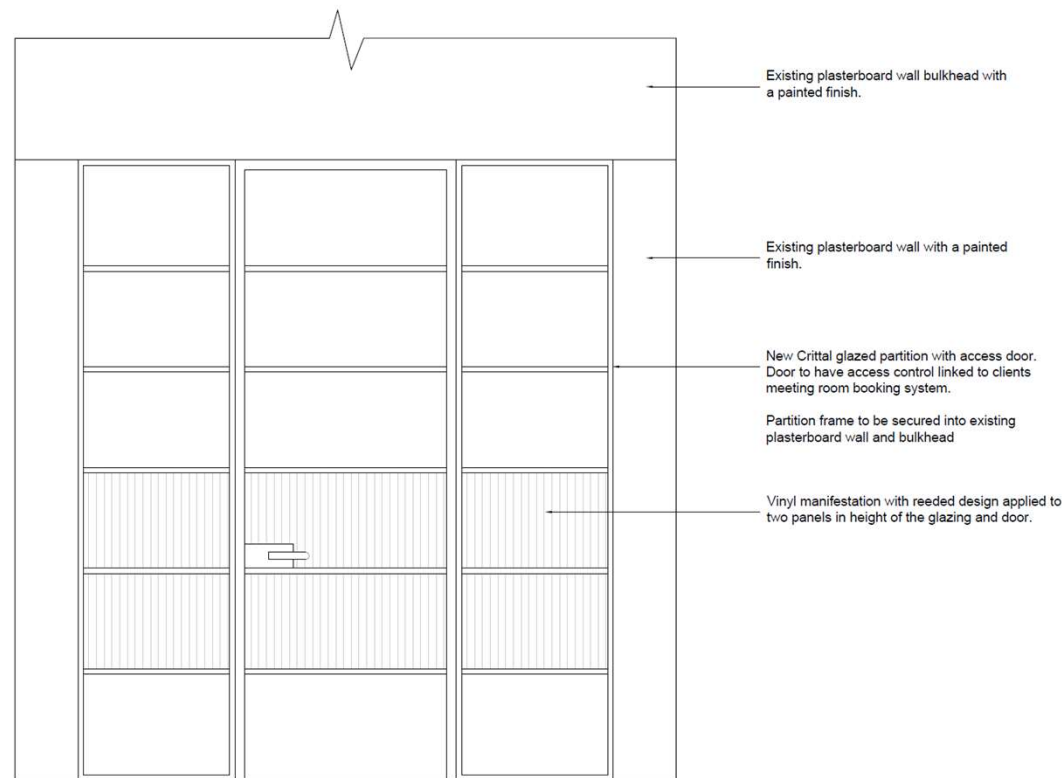
PROPOSED SCHEME

New Glazed Partitions

New glazed partitions are proposed to enclose existing booth areas at the front of the building. The partitions will be fixed into existing plasterboard walls and bulkhead. These existing partitions, into which the glazed screens are fixed are a modern addition to the building and formed of metal studwork, plasterboard skimmed and have a decorative paint finish.

The new glazed partitions are constructed from toughened glass panels set within an aluminium crittal style frame powder coated black. The reason for these areas being 'screened off' is to create usable spaces for the buildings diverse tenant base. The use of the glass helps to maintain the visibility and aspect through the space.

These newly formed rooms offer the tenants of the building a valuable asset and provides a facility that they may not otherwise be able to have available in another property. Therefore, this proposal will help to secure long term tenants for the building, which will in turn secure the longevity and upkeeping of the building in it's current use.



ELEVATION OF NEW GLAZED PARTITION

ASSESEMENT OF SIGNIFICANCE

This section identifies the significance of the relevant areas of the proposed works using the following hierarchy of significance: high (national), medium (local/county) and low (slight) significance, including neutral (not important but also does not detract from a site's value) and detrimental (where something has a negative effect on significance) or visually intrusive. These assessments cover the historic, evidential, aesthetic and community values of the heritage asset in question if appropriate.

HIERACHY OF SIGNIFICANCE

High

The exterior façade plays a crucial role in the broader street scene, adding to the character of the conservation area.

- There are no works proposed to the exterior of the building as part of this application.

Medium

Cast iron columns within reception lobby

Lift shaft within café area and it's steel doors.

- There are no works proposed which affect either the existing columns or lift shaft.

Low

None

Neutral

None

Detrimental

None

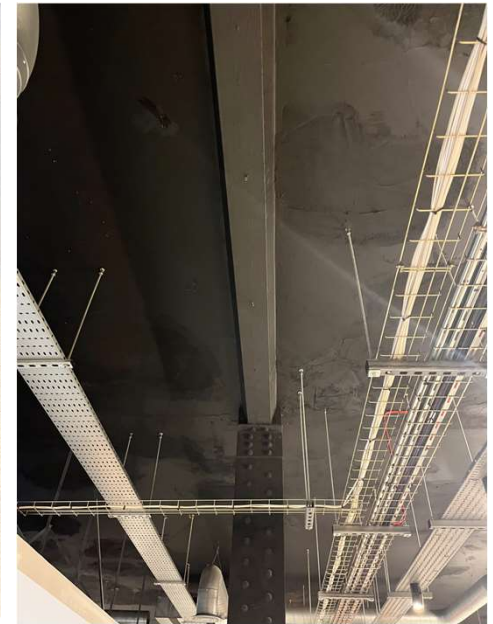
EXISTING PHOTOGRAPHS – Details



Existing steel & glass balustrade



Existing balustrade fixing detail



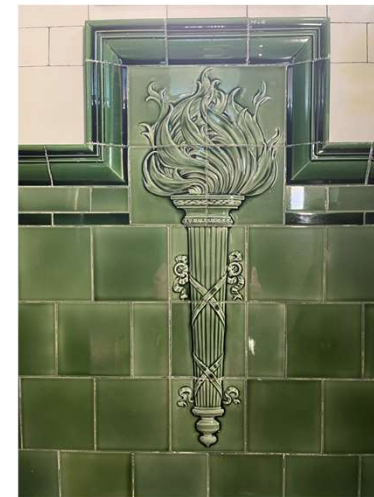
Existing beam & service trays



Existing decorative grille with reeded glass in basement



Existing decorative wall tiles in basement



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CONCLUSION

It is understood that none of the proposed works affect the internal and external areas of significance other than the fixing of the decorative screen to the existing floor and underside of the ceiling slabs in the reception area. All historical features itemised in the assessment of significance are not affected by the proposals and the introduction of the decorative screen although secured to the fabric of the building for stability, will be easily removable and penetrations made good on removal.

Refurbishing the entrance lobby, reception and café will enrich the space and secure a long-term future for Bridgewater House as a class-A office accommodation. The aim is to provide a sense of place by using details not often seen by all tenants and visitors in the scheme and particularly with the introduction of the feature decorative screen. The client has also commissioned photography to be printed at large scale and framed for display in the reception area, café and newly forms meeting rooms. This photographic exercise will capture architectural details of the building and equipment used on site from a bygone era, again, with the sole purpose to proudly celebrate the buildings heritage and making it accessible to tenants and visitors. This will help to reinforce and celebrate the rich history of the building in an endeavour to set the development apart from its competitors in the city.

To summarise, we believe the proposals will greatly benefit the building and its voluminous entrance, in terms of providing a cohesive design which enhances the space for tenants, visitors and employees.

THANK YOU.