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Planning, Development & Heritage Consultants

APAM

3rd Floor, Bridgewater House, 58-60
Whitworth Street

Heritage, Design and Access Statement

09 June 2025

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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1. Introduction

1.1 This Heritage, Design and Access Statement has been prepared by Paul Butler Associates on behalf of APAM (the client). The statement has been provided in support of minor works to part of the 3rd floor of Bridgewater House, Whitworth Street, Manchester. The affected part of the 3rd floor is currently in use but requires the replacement of mechanical and electrical (M&E) equipment, which necessitates the need for some additional louvres to rear facing windows.

1.2 Bridgewater House 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 and comprises a steel frame with cladding of sandstone ashlar and white glazed terracotta. The building has primarily been converted to office use, but some floors are in educational use (including the third floor).

1.3 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).

1.4 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 (undertaken 15 May 2025), in addition to an examination, analysis and assessment of available historic records and cartographic sources.

Design and Access Statement

1.5 This Assessment should also be read as providing the necessary information required in accordance with the National Planning Practice Guidance[1] to be submitted as part of a Design and Access Statement. Applications for listed building consent are required to be supported by a Design and Access Statement, which must include an explanation of the

design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- the special architectural or historic importance of the building;
- the particular physical features of the building that justify its designation as a listed building; and
- the building's setting.

1.6 Design and Access Statements accompanying applications must also explain how issues relating to access to the building have been dealt with.

Pre-Application Consultation

1.7 Pre-application consultation with Manchester City Council (MCC) has also been undertaken. MCC were contacted by email on 21 May 2025 with initial details and a scope of application documents provided. Planning Officer Jack Naven responded on 29 May 2025 to provide some initial comments and queries in relation to the proposals, and to advise on the scope of documents.

2. Application Site and Historical Context

Application Site

2.1 Bridgewater House is Grade II Listed. It is a former shipping warehouse constructed in 1912, and designed by Harry S. Fairhurst. It is eight storeys, with an additional two attic storeys, and basement and sub-basement; rectangular in plan, with loading bay to rear. The building's listing description is set out in Appendix 3.

2.2 The subject application specifically relates to part of the 3rd floor of the building which comprises academic teaching facilities. Photographs of the application floorspace are provided at Appendix 2. The subject part of the 3rd floor, located within the western part of the building has undergone a previous modern fitout with four classrooms, and two laboratories. The spaces have suspended ceilings and hard tile flooring within laboratories whilst classroom spaces are carpetted. There is limited visibility of historic features and

historic windows have been replaced. In general, the works are required so that the laboratories and classrooms are able to meet modern workspace comfort requirements.



Fig 2.1 View from Whitworth Street

Whitworth Street Conservation Area

2.3 The Whitworth 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 Manchester 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.

2.4 The conservation area is dominated by architecture associated with Manchester's textile industry, particularly cotton. Manchester was ideally placed to capitalise on the cotton industry with humid conditions ideal for its processing. The growth of the cotton industry 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 Conservation Area.

2.5 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. Bridgewater House is such an example of this.

2.6 Some of the cotton warehouses have been given a new lease of life by being converted into flats from the 1980s, thus providing more opportunity for people to live in the city centre. Canal Street and the immediate area is known as 'the Gay Village'. This is now a vibrant area, with many cafe bars, public houses and restaurants bringing former vacant buildings back into active use.

Historical Context

2.7 This section should be read in conjunction with the historical maps in Appendix 1.

2.8 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.9 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially. Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

2.10 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading

goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester. As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.

2.11 Swire's map of 1824 shows the site in detail although the building was not present at this time. The Rochdale Canal can be observed to the north with a small wharf coming off this and located in the site's location. A group of smaller buildings can also be observed with Hunt Street reflecting the current route of Whitworth Street, although only running between Oxford Street and Garret Road (now Princess Street).

2.12 By 1848 the canal wharf that appeared previously no longer appears with additional buildings present on the site. Hunt Street appears to narrow to its west end where it links with Oxford Street. A similar situation exists by 1891 but with Eagle Quay Saw Mill identified. This appears a large complex spanning from the Rochdale Canal in the north to the River Medlock to the south. By 1896 significant change can be observed. The Palace Theatre and the Refuge Assurance building are now present with Hunt Street expanded and changed to Whitworth Street. Whitworth Street was named after the engineer Joseph Whitworth whose works stood along the route. In 1841 Joseph Whitworth devised the British Standard Whitworth system, which created an accepted standard for screw threads. Whitworth also created the Whitworth rifle, often called the "sharpshooter" because of its accuracy, which is considered one of the earliest examples of a sniper rifle. On the site itself Eagle Mill and a group of smaller buildings are present. A similar situation is present in 1908. By 1922 Bridgewater House is present with frontage to Whitworth Street and the Rochdale Canal to the north, with a similar situation also present in 1932.

2.13 A description of the building from the Manchester Guardian in 1913 is provided below:

'One hundred and seventy feet of delicate lines tapering up to the sky, rosy with the afternoon's dying gleam — lines which lose none of their grace, though the frontage and sides, and the rear for that matter, are mostly windows and flat windows alternating so far as the front is concerned." In these words a writer has described the external appearance of Bridgewater House. Lloyd's new Packing warehouse. He adds "By these large ubiquitous

windows every inch of the floor space in this great structure is assured of all the daylight allotted to Manchester. The aggregate area of floor space is a little over 7 acres, which is equal to four and a half times the length of Mosley Street from Piccadilly to St. Peter's Square." Bridgewater House is 170 feet high (14 storeys), and has a frontage on Whitworth Street of 240 feet. It is the highest building in the country and the biggest packing warehouse in the world. Its internal arrangements are quite in keeping with its up-to-date character. The idea has been to provide accommodation for large shippers and for small shippers, and whether a man takes half a floor or a quarter floor he will be equally conveniently situated for dealing with his goods. Packages for all parts of the world will leave this large industrial hive. (There are fourteen others belonging to the same firm in Manchester already.) First of all five powerful hoists will convey them to the shippers' warerooms where they will undergo all necessary examinations; then back down into the basement, where they will be packed and despatched. From a little street to the right of the building the lurries will enter a covered way, which is really a street 44 feet wide, and loading banks, provided with every necessary equipment stretch along each side to such a length that some twenty or thirty lurries can load and unload at the same time. And all the time there will be a clear space for the passage to and fro of other vehicles. Those who have seen the old methods of narrow streets and waiting lurries can easily realise what an acceleration of industry this will mean. [Manchester Guardian 29 December 1913 page 3]'

Planning History

2.14 There is an extensive planning history associated with the building with various applications for planning permission and listed building consent being submitted and approved for alterations and alternative uses. It is notable that numerous applications have been granted for various refurbishment of office spaces in order to meet the needs and requirements of occupiers. This application proposal represents a continued need to invest and improve the building in terms of its educational offering.

2.15 In 2023 there was a planning application (136957/FO/2023) which included the 'installation of louvres to the sixth floor' in association with an office refurbishment. This was approved on the 31st May 2023. There was another application, this time for listed building consent, (104337/LO/2013/C2) in 2014 which also included the installation of louvres on the rear

elevation. This was also approved in January 2014. Therefore, there is a precedent for louvres being proposed and approved on this building, particularly on the rear elevation.

3. The Proposed Scheme

3.1 The works relate to part of the third floor and are part of a broader package of works comprising the replacement of internal ventilation and air conditioning equipment. This equipment is concealed behind a lay-in grid ceiling. The equipment can be replaced via the removal of ceiling tiles, installation and re-laying of ceiling tiles. No historic or original fabric will be affected, and the equipment will remain concealed from view once the ceiling tiles are placed back in position. The replacement of the equipment will not in itself therefore require listed building consent as there is no direct impact on the fabric of the building, and the works will not affect the building's character or appearance as a building of special architectural / historic interest.

3.2 Whilst existing window louvre locations will be re-used where possible, 18 additional louvres will be required, triggering a requirement for planning permission. The majority of new louvres are to the west 'Palace Theatre' elevation which is not visible beyond the site. Whilst the east 'courtyard' elevation is more visible, only four new louvred windows are required and these reflect the arrangement on the floors above. All windows to these elevations are modern.

3.3 The works are necessary to extend and replace the existing HVAC systems; due to the educational use of these spaces (several of which are laboratory environments), and to enhance the rooms so that they are in accordance with current legislation.

3.4 Laboratories and prep rooms require consistent ventilation in order to meet the guidelines laid out in BB101 section 5.7.5 Laboratories and Chemical stores, which at the moment is variable and requires opening windows. The educational provider (INTO) is unable to measure the current airflow rates with any accuracy. In order to meet these requirements, the installation of full HVAC systems will give comfort that INTO are meeting these guidelines.

Options Appraisal

3.5 The proposed installation of louvres is regarded to be the option which both enables the required improvement to the comfort and cooling of the classroom and laboratory spaces,

whilst also limiting impact upon the Listed Building. The M&E designer Thornley Lumb have confirmed the following in relation to other options which were considered during the design process:

- The utilisation of existing internal risers were considered as an alternative to window louvres, but the risers are not large enough to accommodate the newly proposed ductwork required to provide adequate fresh air to the new work areas. These can only accommodate the new Air conditioning pipework.
- Utilising existing louvres was considered, and 2 existing louvres can be re-utilised. As is evident from the submitted plan and elevations, these 2 louvres would not give sufficient capacity or coverage for the enhanced ventilation scheme.
- The number of louvres have been minimised based on the maximum airflow achievable through the existing louvres size/window frames to match other floors.
- All new ventilation is based on heat recovery fresh air intake and exhaust, the affected rooms are primarily classrooms, therefore we advise an odour assessment is not necessary as the exhaust air being extracted does not contain odour / toxic air.

3.6 As is evident from the submitted existing elevational plans and photographs, a precedent has previously been set at the building whereby louvres have been required to be installed to the building's rear elevations, so that the internal spaces can satisfy modern comfort / cooling requirements.

4. The Heritage Planning Policy Context

4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making

document when considering planning applications. In this instance the development plan currently comprises the Places for Everyone joint plan (2024), Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.3 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.

4.4 Section 66 advises that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.5 Section 69(1) defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Whitworth Street Conservation Area was designated in 1974 and it is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.

4.6 Section 72 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.7 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

National Planning Policy Framework (NPPF)

4.8 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

4.9 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

4.10 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.11 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications -

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.12 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

4.13 Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

National Planning Practice Guidance (NPPG)

4.14 The NPPG was published in March 2014 (updated February 2024). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

4.15 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker,

having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723)

Historic England Guidance

4.16 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

4.17 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

4.18 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'

4.19 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Places for Everyone (March 2024)

4.20 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place….This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy… Proposals should be informed, as necessary, by the findings and recommendations of the appropriate

heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Manchester Core Strategy Development Plan Document (July 2012)

4.21 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.

4.22 Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.

- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.

- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.

- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.

- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

4.23 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New

developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas'.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

4.24 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved', including Policy DC18 'Conservation Areas' which advises that 'The Council will seek to preserve and enhance the character of its designated conservation areas.

Other Relevant Policy Documents

Guide to Development in Manchester Supplementary Planning Document (April 2007)

4.25 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; paragraph 11.45 states that proposals should preserve or enhance the character of a conservation area; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

Whitworth Street Conservation Area

4.26 The Whitworth Street Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.

5. Description and Heritage Significance of St James Building

Description of Building

5.1 The Historic England entry describes the building thus:

'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, fasces, 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.).'

5.2 A description of the building from the Manchester Victorian Architect's website is provided below:

'Steel frames shipping warehouse on a site adjacent to the Palace Theatre, bounded by Whitworth Street, Atwood Street and the Rochdale Canal. Rusticated base of stone. Upper floors white glazed terra cotta. Classically derived elevation with a strong cornice line. Offices extended out in oriel bay windows. Over the main entrances are profiled medallions of the Duke of Bridgewater, the man who initiated canal building in England. Speedy delivery and loading were essential to the smooth and efficient workings of the new packing warehouses and Fairhurst revolutionised the way this was achieved. Half the ground floor area was given over to loading facilities with a one-way traffic system introduced. Vehicles entered the loading area

from Atwood Street and left on to Whitworth Street at the Palace Theatre end of the building. In this manner, twenty-six lurries could be dealt with simultaneously. Lifts and staircases were so placed to maximise useable space.'

3rd Floor

5.3 The subject application specifically relates to the west side of the 3rd floor of the building and comprises educational facilities, including four classrooms and two laboratories. These are of varying sizes and are set out in different formats, some resembling lecture theatres and others contain desks for students. The spaces have a mix of floor tiles / carpets, and suspended ceilings which enclose the ventilation system. Photographs of the application floorspace are provided at Appendix 2.

Heritage Significance

5.4 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest** which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.5 An assessment of the significance of the building is made against these values. This assessment is partly based on a visual inspection which has been carried out to enable analysis of the age of fabric and establish the heritage significance of fixtures/features found with the application area. The criteria for relative levels of significance is outlined below.

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

Archaeological interest

5.6 The archaeological interest is of medium significance. The building dates from the early 20th century and has been altered internally throughout its life. It has a high potential for holding evidence of past human activity worthy of expert investigation.

Architectural and Artistic interest

5.7 The building was built by the renowned architected Harry S. Fairhurst in a Classically derived style. The building maintains its original front façade, where the majority of its significance is derived from. The architectural and aesthetic significance is considered high.

Historic Interest

5.8 The building was erected in 1912 as a shipping warehouse, towards the end of the textile industry boom in Manchester. In 1913, the building was identified as being the highest in the country and the biggest packing warehouse in the world. The building provides a material record of our nation's history as well as being a prominent local landmark in the area. Whilst there are no original features visible within the affected part of the third floor or to its external elevations (due to an absence of such features and/or these being concealed behind suspended ceilings and plasterboard walls), limited original features (including steel columns, brick walls (including the former lift shaft)) are visible within other upper floors. The historic interest is considered to be high.

6. Impact Assessment

6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

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

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

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

6.4 When assessing potential heritage impacts associated with the proposed scheme, the key heritage issues to consider include the direct impact upon the building fabric and any impact upon the building's setting. Any impact the setting of the Whitworth Street Conservation Area must also be considered.

6.5 The table below provides a breakdown of the proposals, summarising each element and assessing the direct impact upon significance of Bridgewater House. Any mitigation which has been undertaken or could further reduce harm has also been identified.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
1.	Addition of louvers to two elevations at third storey level.	The works will not materially impact upon any historic or original fabric; therefore, the works will have a neutral impact on the significance of the Listed Building. The heritage impact is **neutral**.	None required.

6.6 The table above has identified the impact of the works on the significance of the building. The works are minor and will not have a significant direct adverse impact on any original or historic fabric.

Impact upon setting of Bridgewater House

6.7 Externally, Bridgewater House's main south facing elevation (and returns at eastern and western ends) are its most significant. The rear elevations which comprise two large projecting components enclosing the service and access courtyard were constructed to a more utilitarian architectural specification. It is the third floor of the building's west / side elevation and east / courtyard facing elevation which are affected by the installation of 14 new louvred panels.

6.8 With regards to the west elevation, the rear of the Palace Theatre was extended over the former Bridgewater House vehicle exit route during the 20th Century to create a larger stage area / fly tower. This blank elevation is in close proximity to the west elevation of Bridgewater House creating a narrow recess, which is where the majority of the proposed louvres will be located. Views of these will be extremely restricted, likely only possible from some upper floors of the nearby St James' Buildings. Due to these works affecting a mostly obscured, secondary elevation (in terms of the building's significance), the louvres to this elevation are not regarded as materially impacting upon the building's setting or significance.

6.9 The proposed louvres to the east courtyard elevation will however be more visible. Nonetheless these are to be installed to a less sensitive elevation. The scale of the works are very limited, and the louvred panels, of which there are only four proposed to this elevation, have been located to reflect the arrangement of existing louvres on the floor above, thereby limiting their visual impact. The works to this elevation are regarded as having a negligible change to the asset and its setting, and therefore a neutral impact.

Indirect Impact on other Listed Buildings and the Whitworth Street Conservation Area

6.10 The character and appearance of the Whitworth Street Conservation Area is defined by the Victorian and Edwardian warehouse buildings. Whilst Bridgewater house is a significant building within the conservation area, the majority of its significance is derived from its front façade which these proposals do not affect. The proposed works will be visible within views of other Listed Buildings.

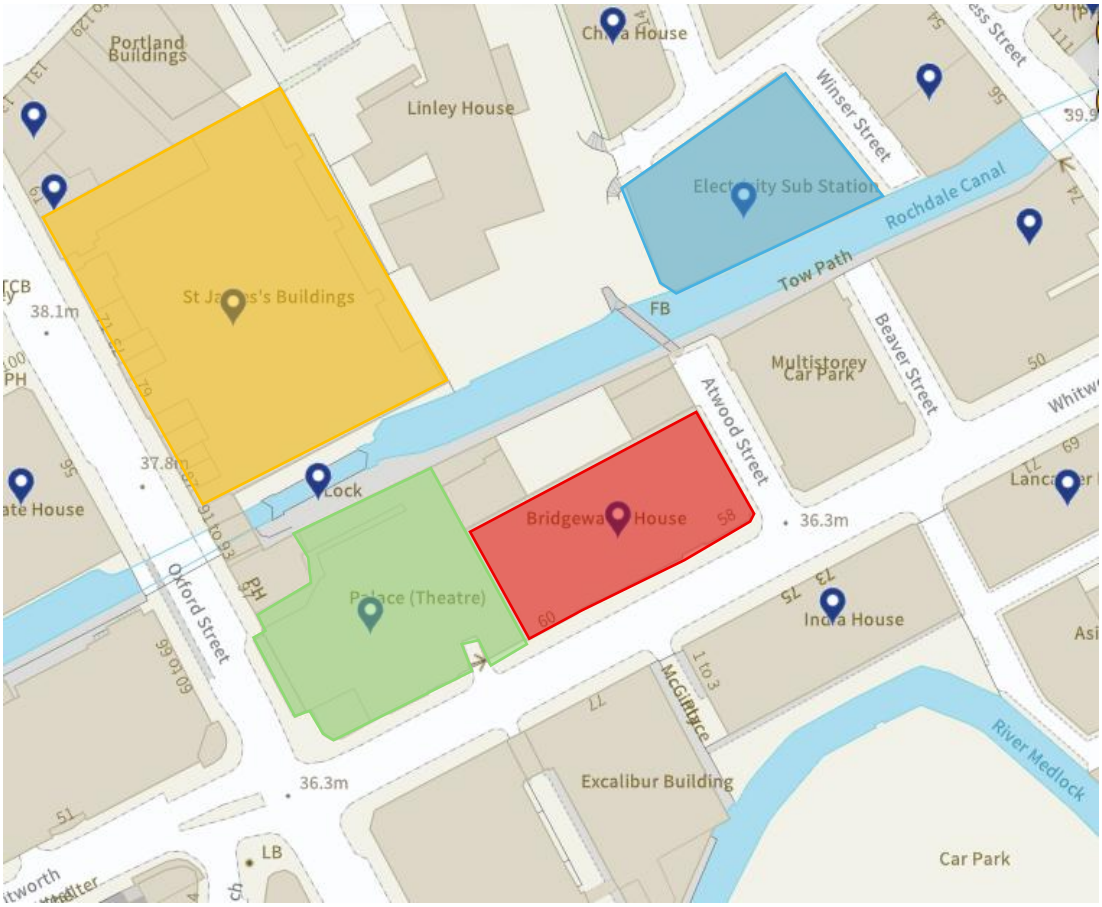


Fig. 6.1 Listed buildings visible from the rear elevation of the site. Red = Bridgewater House (the site), Blue =(Electricity Substation), Green = Palace Theatre, Orange = St James' Buildings

6.11 The proposed louvered window panels will be visible from outside of the grade II listed **Former Electricity Power Station (Grade II Ref: 1255031)**, which is to the northeast of the site and located on Bloom Street (see fig 6.2). Whilst the proposed works would be visible within views of the side elevation of this Listed Building, the limited scale of the works dictate that any impact is localised and there is no harm to its setting. The limited scale of the works and their location, along with the proximity and orientation of nearby Listed Buildings dictates that no other Listed Building will be materially affected.

6.12 The new louvres are also in close proximity to **The Palace Theatre (Grade II Ref: 1271227)** which is Grade II listed. However, the west elevation of Bridgewater House overlooks the blank façade of the extended part of the Theatre which is clad in a corrugated metal cladding. There is therefore no material impact upon the listed Theatre or its setting. The **St James' Buildings (Grade II Ref: 1246571)** is located on the opposite / north side of the Rochdale Canal. The less sensitive rear elevation of St James' Buildings is visible in views of

the east courtyard elevation of Bridgewater House (see fig 6.2). Despite this proximity, the location and limited extent of the works result in no material impact upon the setting of the St James Buildings.

6.13 The very minor scale of the proposed works and their location, proximity and sensitivity of the affected parts of the identified Listed Buildings, means that there will be no material impact upon their settings or significance.



Fig 6.2 View from Bloom Street of Site

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

6.14 This Heritage Statement has concluded that the scheme will have a neutral impact on the significance of the building. The works are considered to improve the facilities within the building and its usability in terms of education. This represents a public benefit to be weighed in support of the application proposal. As such it is demonstrated that the proposal is consistent with paragraph 215 of the NPPF which requires that harm to the significance of a heritage asset 'should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Similarly, the proposal is consistent with relevant legislation, policy and guidance set out within Section 4.

7. Conclusion

7.1 This Heritage, Design and Access Statement provides detailed analysis of the heritage significance of Bridgewater House, Manchester with specific analysis to the affected part of the building which the subject applications relate.

7.2 The identified heritage significance has helped inform the design of the proposed works. The final scheme results in a neutral impact in terms of the appreciation of the heritage significance of the building, and the alterations are reversible.

7.3 Whilst the Listed status of the building, along with its original design does present accessibility challenges to the applicant's premises, level access is available adjacent to the main entrance, and the adopted strategy has operated well.

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

10. Bibliography

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- HE – Historic England
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- GMAU - Greater Manchester Archaeology Unit
- HER – Historic Environment Record
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- Taylor, S 2000b "36 Princess Street, Manchester: Architectural Survey Report"
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Trade Directories

- Slater's Directory of Manchester 1906
- Slater's Directory of Manchester 1914
- Slater's Directory of Manchester 1920
- Slater's Directory of Manchester 1936

Maps

- 1851 OS 1:500 town plan
- 1891 OS map Lancashire sheet CIV.10
- 1908 OS map Lancashire sheet CIV.10
- 1922 OS map Lancashire sheet CIV.10
- 1948 OS map Lancashire sheet CIV.10
- 1993 OS map

Appendix 1: Historical Maps



Figure 1: 1824 map



Figure 2: Lancashire Sheet CIV. Published: 1848

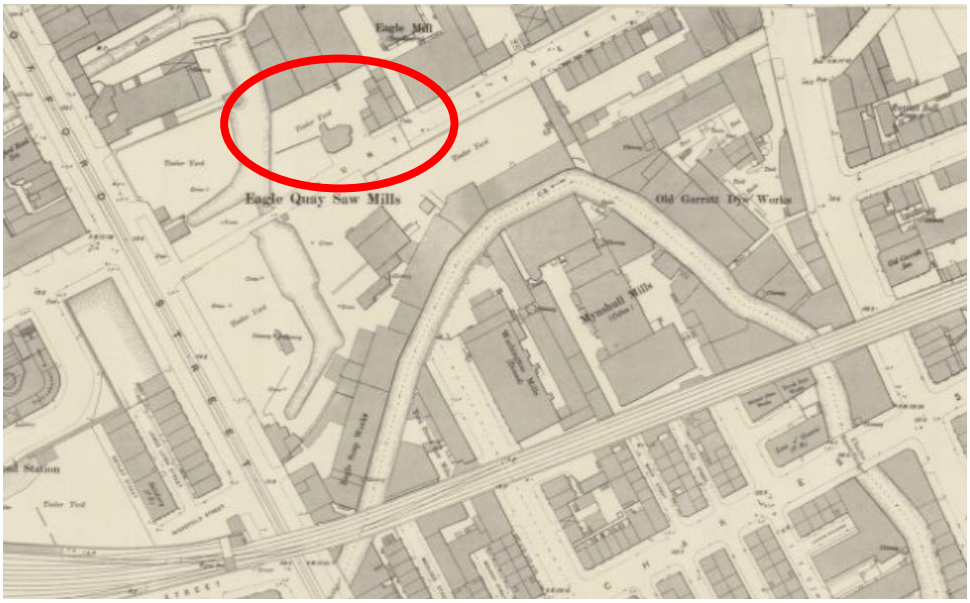


Figure 3: Manchester - Lancashire CIV.10.15 Published 1891



Figure 4: 1896 OS map Lancashire sheet CIV.10



Figure 5: 1908 OS map Lancashire sheet CIV.10



Figure 6: 1922 OS map Lancashire sheet CIV.10



Figure 7: 1932 OS map Lancashire sheet CIV.10

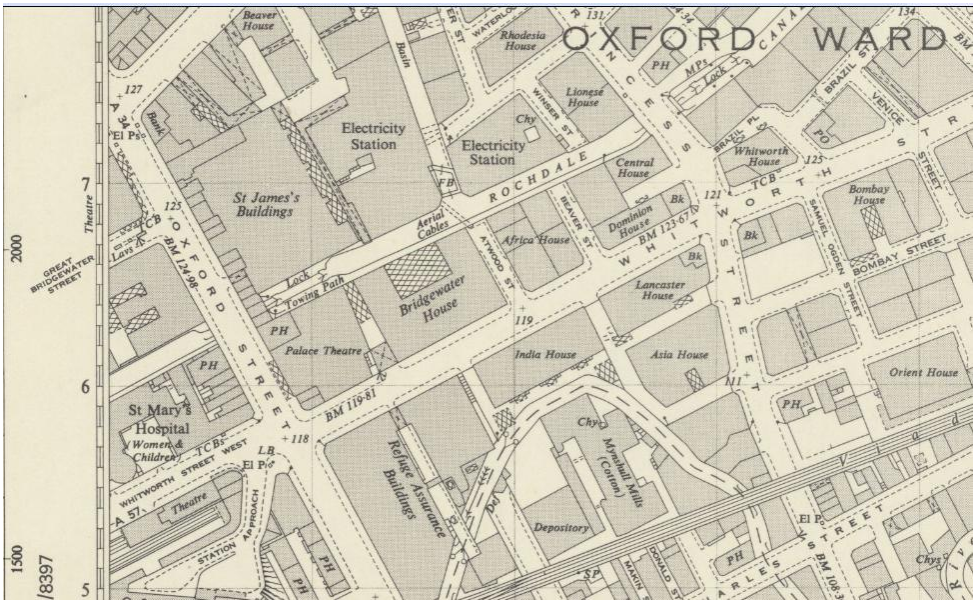


Figure 8: SJ8497 - A Published 1950

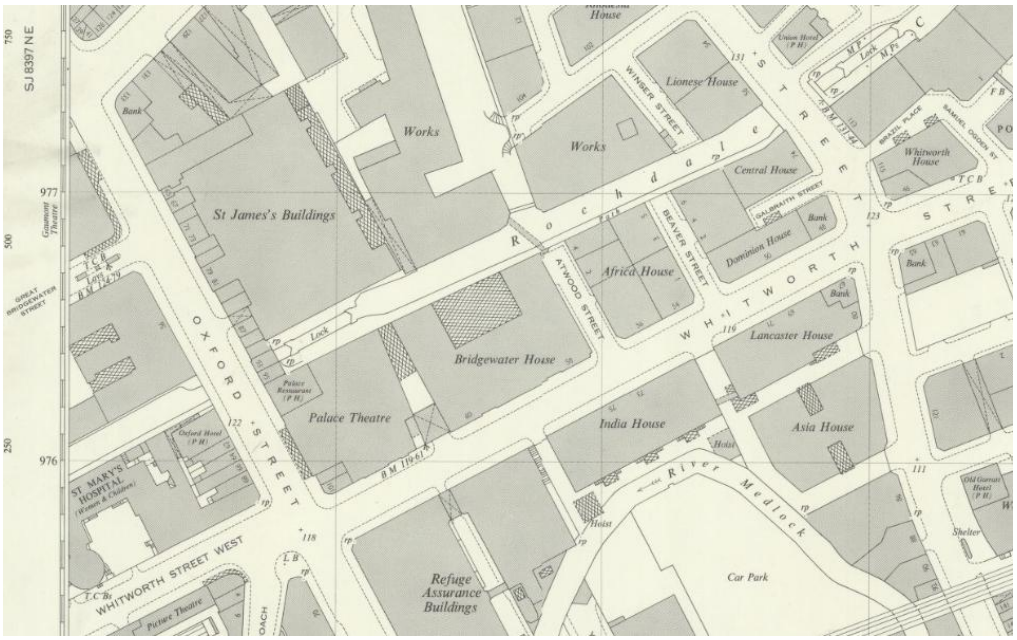


Figure 9: SJ8497NW – B Published 1964

Appendix 2: Photo Record



Photo 1: Lobby / Communal Area



Photo 2: Classroom 3



Photo 3: Classroom 2



Photo 4: Classroom 1

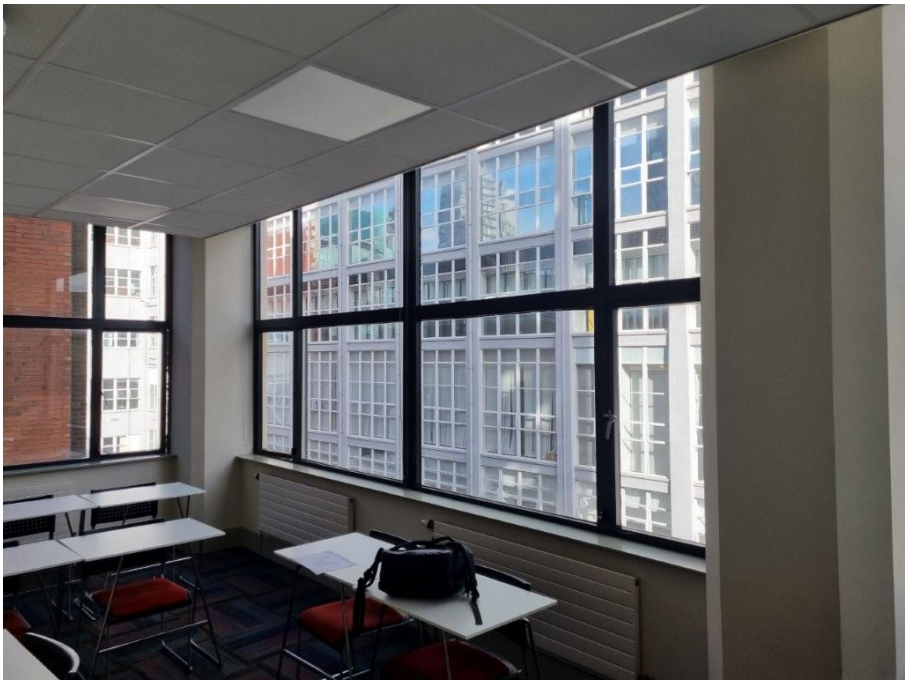


Photo 5: Classroom 1



Photo 6: Classroom 1



Photo 6: Laboratory 1

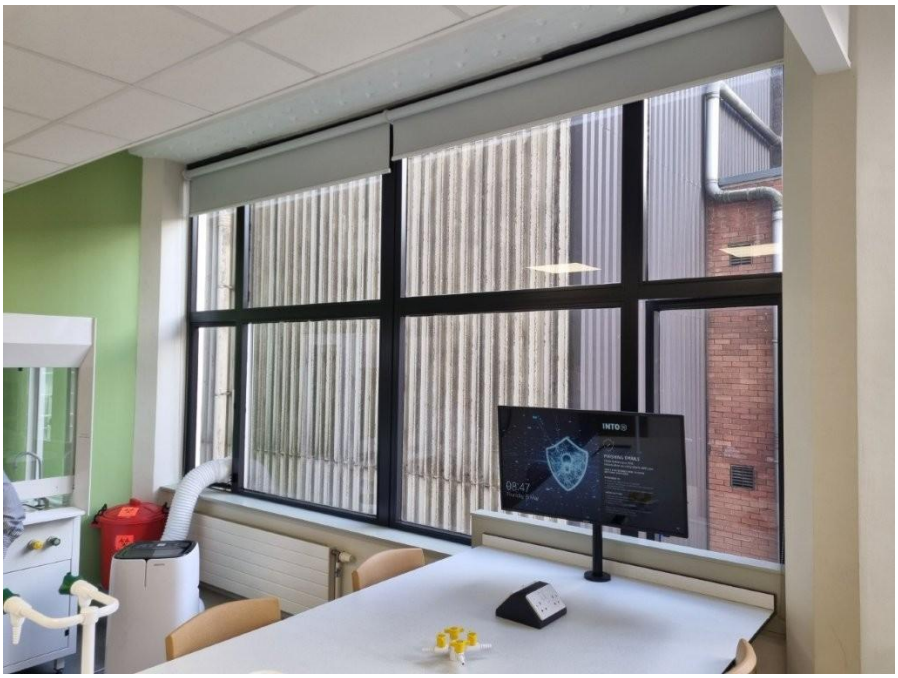


Photo 7: Laboratory 1



Photo 7: Laboratory Prep / Store

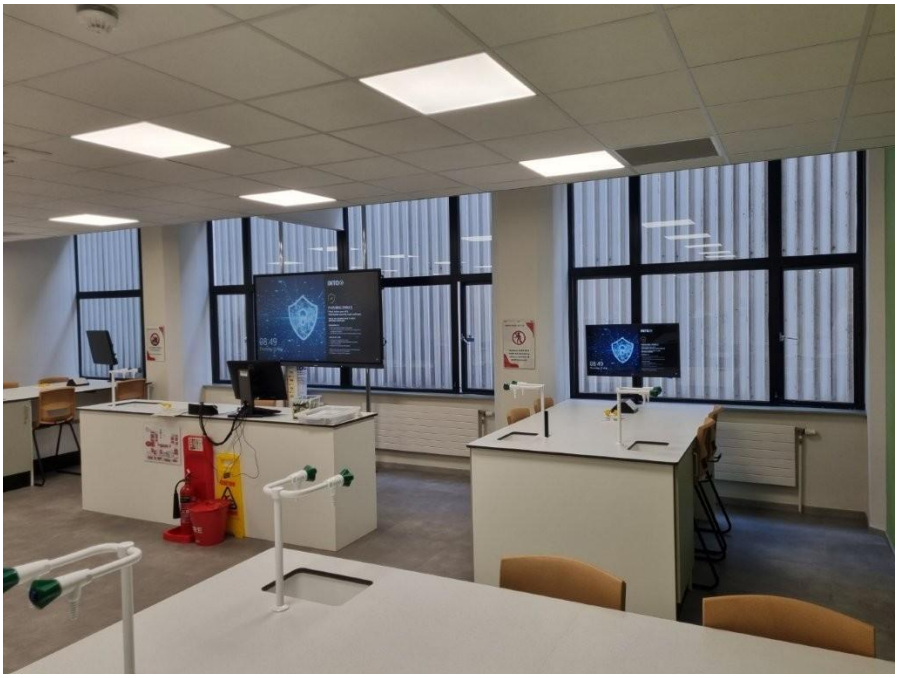


Photo 8: Laboratory 2



Photo 9: Classroom 4



Photo 10: Classroom 4



Photo 11: Courtyard facing east elevation (from third floor level)



Photo 12: Courtyard facing east elevation (from ground level)

Appendix 3: Listed Building Entry

Heritage Category: Listed Building

Grade :II

List Entry Number: 1270606

Date first listed: 06-Jun-1994

Date of most recent amendment: 06-Jun-1995

List Entry Name: BRIDGEWATER HOUSE

Statutory Address 1: BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET

Location

Statutory Address: BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

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, fasces, 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.).