

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141985/LO/2025

**Date registered valid:** 31 January 2025

**Proposal:** LISTED BUILDING CONSENT for Internal Refurbishment of part of the 8th floor

**Address:** Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT

**Ward(s):** Piccadilly Ward

**Applicant:** Mr Paul Crowe APAM

**Agent (if any):** Mr Don Murphy Paul Butler Associates

**Case officer:** Max Gibson  
Tel: 0161 219 6359  
Email: maximillian.gibson@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 05/03/2025

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

### Standard consultations:

Printed: 4 February 2025 Expired: 25 February 2025

### Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 2025

### Site notice

Posted: Expired:

### Press advert

Published: 11 February 2025 Expired: 4 March 2025

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

The site relates to the Grade II Listed Bridgewater House, which is an office building. The building is bounded by the Palace Theatre, Whitworth Street, a multi storey car park and the Rochdale Canal. It is located in an area of Manchester City Centre that accommodates a large number of Grade II and Grade II\* former warehouses that are now used as hotels, offices and residential accommodation. The site is also within the Whitworth Street Conservation Area. The building was built in 1912 as a shipping warehouse by Harry S. Fairhurst. It is ten storeys in height including a ground floor. It has a steel frame and is clad with Sandstone Ashlar and White Glazed Terracotta with a concealed roof and is in keeping with the typical construction techniques of the Georgian Period.

**Listed building:** Grade II

**Conservation area:** Whitworth Street Conservation Area 1985

### Tree Preservation Order:

### Description of area

The area relates to Whitworth Street in the South-West of the City Centre. The character of the area comprises many different uses, including the Palace Theatre, shops, restaurants, hotels, residential accommodation, offices, takeaways and cafés.

### Description of development

The application relates to the central portion of the 8th floor. It would propose the removal of 2 no. glazed meeting rooms from the north-west corner of the floorplan and a formation of a new meeting room to the southern end of the floorplate. The existing grid-pattern suspended ceiling would be removed and a new, exposed M&E service arrangement is to be introduced. There

would also be a decorative refresh of the existing WCs without any structural alterations to these areas.

## **Consultations & Notification Responses**

Publicity - a notice was displayed adjacent to the site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

## **Issues**

The main policies that relate to this application area DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage), CC110 (A Place for Everyone) EN1 (Design Principles and Strategic Character Areas) and EN3 (Heritage), saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Section 16 of the National Planning Policy Framework.

### **Principle**

The application seeks renovation works to the central portion of the 8<sup>th</sup> floor of Bridgewater House prior to remarketing the office space for reoccupation. The current fitout is somewhat dated and the applicant wishes to make the space more lettable through a new CAT A fit out due to vacancy issues with the office space in the building.

The works are pursuant to bringing the listed building into a viable economic use, which is supported pursuant to paragraph 215 of the NPPF. However, an assessment of the impact of the works on the listed building is required, and undertaken below thusly.

### **Impact on listed building/ Visual amenity**

The existing office space is largely open plan, with some full height glazed partitions creating a set of meeting rooms in the northwest corner of the space, and a set of glazed partitions creating another small meeting room inside a redundant lift shaft. There is a grid pattern suspended ceiling, obscuring services, and a raised access floor throughout.

The works would improve the appearance of this area of the 8<sup>th</sup> floor. The unsympathetic brand manifestations to the original brick wall would be removed. This would result in a heritage benefit through the exposure of an original feature and the removal of a non-historic treatment to original brickwork.

The suspended ceiling is to be removed, and the soffit is to be exposed, giving more height to the space and allowing a better level of light penetration from the windows on either side. Services would be run on exposed trays, following the approach used on other floors in the building. Whilst not returning the space to its full, original proportions owing to the raised access floor, this would allow for a better appreciation of the space, resulting in a minor heritage benefit.

There is an SVP connected to the toilet block on the floor above. This cannot be removed, so the applicant proposes to box this element for acoustic and aesthetic reasons. It is proposed to run a tray underneath the pipe, suspended from the ceiling via steel rods. This design solution is relatively lightweight and does not fully obscure the ceiling, whilst also allowing the existing

plumbing services to remain, avoid any substantial intervention into historic fabric. On balance, this is considered to be acceptable.

The exposure of the steel trusses between the windows where they had been boxed in would reveal a feature of historic significance and allow for a greater appreciation of the building's underlying structure.

The new meeting space to the southern end of the space would result in a small degree of less than substantial harm through the introduction of subdivision into what would have historically been an open plan space. The use of a lightweight glazed subdivision, which is highly visually permeable, would allow the proportions of the space to still be legible, thereby mitigating some of the harm.

The new kitchen/ tea point is to be installed in the same location as the existing, ensuring that no new services are required to create this element. The fit out itself would be freestanding with a gap between the cabinets and the historic wall and full reversible. This would avoid any new interventions into historic fabric. Thus, it is considered that the installation of the kitchen would have a neutral impact on the listed building.

### Access

The raised access floor is to be retained. This floor obscures the original floor and alters the proportions of the space, thereby diminishing the full appreciation of the space and leading a moderate degree of less than substantial harm, this ensures there is level access throughout the space. This is considered to accord with the aims of policy CC10 of the Manchester Core Strategy (2012), which supports development with high quality, permanent access arrangements. Thus, on balance, the retention of this access floor is considered to be acceptable.

### Conclusion

The proposed works to the central portion of the eighth floor would be largely positive, resulting in a number of public benefits. These include the removal of the suspended ceiling, the removal of manifestations to original brickwork, the exposure of steel trusses and the removal of a large subdivided area. There would be a small degree of less than substantial harm as a result of the introduction of a meeting room. This harm is mitigated by the glazed design of the subdividing wall and considered to be outweighed by the aforementioned benefits of the screen. Given the above, the application is recommended for approval.

### Other Legislative Requirements

#### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

#### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Article 35 Declaration**

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

### **Conditions to be attached to decision for approval**

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Drawing - Proposed AXL-008 EIGHTH FLOOR BWIC PLAN
- Drawing - Proposed AXL-008 EIGHTH FLOOR PLAN
- Drawing - Proposed AXL-038 EIGHTH FLOOR REFLECTED CEILING PLAN
- Drawing - Proposed AXL-078 EIGHTH FLOOR REFLECTED CEILING STRIP OUT PLAN
- Drawing - Proposed AXL-108 EIGHTH FLOOR CAT A GENERAL ARRANGEMENT PLAN
- Drawing - Proposed AXL-308 EIGHTH FLOOR CAT A REFLECTED CEILING LIGHTING PLAN
- Drawing - Proposed AXL-318 EIGHTH FLOOR CAT A REFLECTED CEILING M&E PLAN
- Drawing - Proposed AXL-328 EIGHTH FLOOR CAT A RCP CLASH DETECTION PLAN
- Drawing - Proposed AXL-408 EIGHTH FLOOR CAT A PARTITIONS PLAN
- Drawing - Proposed AXL-418 EIGHTH FLOOR CAT A SMALL POWER PLAN
- Drawing - Proposed AXL-500 EIGHTH FLOOR CAT A KITCHEN DETAILS PLAN
- Drawing - Proposed AXL-501 EIGHTH FLOOR CAT A WC DETAILS PLAN
- Drawing - Proposed AXL-502 EIGHTH FLOOR CAT A MEETING ROOM DETAILS
- Drawing - Proposed AXL-608 EIGHTH FLOOR CAT A FLOOR FINISHES PLAN

All received by the City Council, as Local Planning Authority, on 24/01/2025

-Drawing - Proposed 24-247 AXI 148 EIGHTH FLOOR CROSS SECTIONS-REV 3.00.PDF  
received by the City Council, as Local Planning Authority, on 30/01/2025

-Drawing - Proposed 24 - 247 AXI 502 REV 3.01 MEETING ROOM DETAILS

-Drawing - Proposed 24 - 247 AXI 503 REV 3.00 WASTE PIPE COVERING DETAILS  
-Drawing - Proposed AXL-618 REV 3.01 EIGHTH FLOOR CAT A WALL FINISHES PLAN  
All received by the City Council, as Local Planning Authority, on 20/02/2025

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 and the National Planning Policy Framework

3) The meeting room glazed screen shall be installed in accordance with the approved detail (Drawing - Proposed 24 - 247 AXI 502 REV 3.01 MEETING ROOM DETAILS received by the City Council, as Local Planning Authority, on 20/02/2025). The approved detail shall be implemented in full as part of the development.

Reason - in the interest of visual amenity and as 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.

4) The waste pipe screening shall be installed in accordance with the approved detail (Drawing - Proposed 24 - 247 AXI 503 REV 3.00 WASTE PIPE COVERING DETAILS received by the City Council, as Local Planning Authority, on 20/02/2025). The approved detail shall be implemented in full as part of the development.

Reason - in the interest of visual amenity and as 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.

5) Finishes shall be applied in accordance with the approved scheme (Drawing - Proposed AXL-618 REV 3.01 EIGHTH FLOOR CAT A WALL FINISHES PLAN received by the City Council, as Local Planning Authority, on 20/02/2025). The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity and as 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.

## **Appendix 1 – List of consultees & neighbours notified**

### Heritage & Urban Design

Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
PIZZAEXPRESS, Unit B, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ  
67 - 73 Oxford Street, Manchester, M1 6EQ  
95 Oxford Street, Manchester, M1 6ET  
Flat 133, 75 Whitworth Street, Manchester, M1 6HB  
Flat 55, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 80, 75 Whitworth Street, Manchester, M1 6HB  
Flat 120, 75 Whitworth Street, Manchester, M1 6HB  
Flat 115, 75 Whitworth Street, Manchester, M1 6HB  
Flat 128, 75 Whitworth Street, Manchester, M1 6HB  
Flat 24, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 5, India House, 73 Whitworth Street, Manchester, M1 6LG  
75 Whitworth Street, Manchester, M1 6HB  
Flat 44, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 139, 75 Whitworth Street, Manchester, M1 6HB  
Flat 138, 75 Whitworth Street, Manchester, M1 6HB  
Flat 95, 75 Whitworth Street, Manchester, M1 6HB  
Flat 132, 75 Whitworth Street, Manchester, M1 6HB  
Tenth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Seventh Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
83 Oxford Street, Manchester, M1 6EG  
St James Court, Oxford Street, Manchester, M1 6FQ  
First Floor Suite 7, St James Court, Oxford Street, Manchester, M1 6FQ  
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ  
Flat 2, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 117, 75 Whitworth Street, Manchester, M1 6HB  
Flat 105, 75 Whitworth Street, Manchester, M1 6HB  
Flat 1, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 36, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 125, 75 Whitworth Street, Manchester, M1 6HB  
Flat 121, 75 Whitworth Street, Manchester, M1 6HB  
Flat 136, 75 Whitworth Street, Manchester, M1 6HB  
Sixth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 17, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 127, 75 Whitworth Street, Manchester, M1 6HB  
Flat 119, 75 Whitworth Street, Manchester, M1 6HB  
Flat 14, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 58, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 30, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 28, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 114, 75 Whitworth Street, Manchester, M1 6HB  
Flat 134, 75 Whitworth Street, Manchester, M1 6HB  
Flat 51, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 93, 75 Whitworth Street, Manchester, M1 6HB  
Flat 123, 75 Whitworth Street, Manchester, M1 6HB  
Flat 57, India House, 73 Whitworth Street, Manchester, M1 6LG  
Fifth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
Second Floor Suite 201, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Ground Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Sub Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

Eighth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Seventh Floor Suites 701-705, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ  
Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ  
Suite 9, 67 - 73 Oxford Street, Manchester, M1 6EQ  
MY HOME MOVE LTD, Fifth And Sixth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Flat 124, 75 Whitworth Street, Manchester, M1 6HB  
Flat 60, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 40, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 110, 75 Whitworth Street, Manchester, M1 6HB  
Second Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 66, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 29, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 18, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 15, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 69, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 46, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 35, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 103, 75 Whitworth Street, Manchester, M1 6HB  
Third Floor Suite 306, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Ninth Floor Suites 902 And 902A, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Suites 101 To 103, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Third Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
87 Oxford Street, Manchester, M1 6EG  
Cafe Nero, Unit C, St James Buildings, 61 - 73 Oxford Street, Manchester, M1 6EQ  
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT  
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
Basement, 67 - 73 Oxford Street, Manchester, M1 6EQ  
Eighth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Flat 54, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 65, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 26, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 49, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 27, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 88, 75 Whitworth Street, Manchester, M1 6HB  
Flat 130, 75 Whitworth Street, Manchester, M1 6HB  
Ground Floor Suite G02, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Flat 81, 75 Whitworth Street, Manchester, M1 6HB  
Flat 37, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 85, 75 Whitworth Street, Manchester, M1 6HB  
Flat 102, 75 Whitworth Street, Manchester, M1 6HB  
Flat 56, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 23, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 52, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 6, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 90, 75 Whitworth Street, Manchester, M1 6HB  
Flat 129, 75 Whitworth Street, Manchester, M1 6HB  
Flat 137, 75 Whitworth Street, Manchester, M1 6HB  
Flat 62, India House, 73 Whitworth Street, Manchester, M1 6LG  
Ninth Floor Suite 904, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Ninth Floor Suite 903, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

Third Floor Front Right, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
62 Whitworth Street, Manchester, M1 6LT  
58 - 60 Whitworth Street, Manchester, M1 6JQ  
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT  
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
81 Oxford Street, Manchester, M1 6EG  
75 Oxford Street, Manchester, M1 6EQ  
91 - 93 Oxford Street, Manchester, M1 6ET  
Flat 25, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 53, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 19, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 4, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 16, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 92, 75 Whitworth Street, Manchester, M1 6HB  
Flat 11, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 91, 75 Whitworth Street, Manchester, M1 6HB  
Flat 106, 75 Whitworth Street, Manchester, M1 6HB  
Flat 42, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 104, 75 Whitworth Street, Manchester, M1 6HB  
Flat 13, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 109, 75 Whitworth Street, Manchester, M1 6HB  
Seventh Floor Royscot Retailer Serv Ltd, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ  
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT  
Second And Third Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Ground Floor And First Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA  
The Stage Door, 97 Oxford Street, Manchester, M1 6ET  
Palace Theatre, Oxford Street, Manchester, M1 6FT  
Flat 10, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 22, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 64, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 100, 75 Whitworth Street, Manchester, M1 6HB  
Flat 43, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 38, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 111, 75 Whitworth Street, Manchester, M1 6HB  
Fourth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
Flat 84, 75 Whitworth Street, Manchester, M1 6HB  
Flat 107, 75 Whitworth Street, Manchester, M1 6HB  
Flat 118, 75 Whitworth Street, Manchester, M1 6HB  
Flat 20, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 9, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 41, India House, 73 Whitworth Street, Manchester, M1 6LG  
Third Floor Suite 301, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
Grd Floor Suite G01, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LS  
First Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
St. James Safe Deposit Company Ltd, 77 Oxford Street, Manchester, M1 6EG  
First Floor Suite 8-9, St James Court, Oxford Street, Manchester, M1 6FQ  
First Floor, St James Building, 79 Oxford Street, Manchester, M1 6PP  
Ground Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
Second Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
Flat 48, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 50, India House, 73 Whitworth Street, Manchester, M1 6LG

73 - 75 Whitworth Street, Manchester, M1 6LG  
Flat 83, 75 Whitworth Street, Manchester, M1 6HB  
Flat 140, 75 Whitworth Street, Manchester, M1 6HB  
Flat 113, 75 Whitworth Street, Manchester, M1 6HB  
Flat 98, 75 Whitworth Street, Manchester, M1 6HB  
Flat 21, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 122, 75 Whitworth Street, Manchester, M1 6HB  
Flat 99, 75 Whitworth Street, Manchester, M1 6HB  
Flat 67, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 89, 75 Whitworth Street, Manchester, M1 6HB  
Flat 63, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 126, 75 Whitworth Street, Manchester, M1 6HB  
Flat 34, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 108, 75 Whitworth Street, Manchester, M1 6HB  
Flat 61, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 31, India House, 73 Whitworth Street, Manchester, M1 6LG  
India House, 73 - 75 Whitworth Street, Manchester, M1 6LG  
Flat 116, 75 Whitworth Street, Manchester, M1 6HB  
Flat 112, 75 Whitworth Street, Manchester, M1 6HB  
Ninth Floor Suite 905, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ  
64 Whitworth Street, Manchester, M1 6LT  
Ninth Floor, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6LT  
85 Oxford Street, Manchester, M1 6ET  
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ  
Fourth Floor, Linley House, Dickinson Street, Manchester, M1 4LF  
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA  
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ  
Flat 87, 75 Whitworth Street, Manchester, M1 6HB  
Flat 79, 75 Whitworth Street, Manchester, M1 6HB  
Flat 33, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 3, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 70, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 59, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 39, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 131, 75 Whitworth Street, Manchester, M1 6HB  
Flat 101, 75 Whitworth Street, Manchester, M1 6HB  
Flat 94, 75 Whitworth Street, Manchester, M1 6HB  
Flat 68, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 82, 75 Whitworth Street, Manchester, M1 6HB  
Flat 32, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 135, 75 Whitworth Street, Manchester, M1 6HB  
Flat 97, 75 Whitworth Street, Manchester, M1 6HB  
Flat 47, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 12, India House, 73 Whitworth Street, Manchester, M1 6LG  
Flat 86, 75 Whitworth Street, Manchester, M1 6HB  
Flat 96, 75 Whitworth Street, Manchester, M1 6HB  
Flat 45, India House, 73 Whitworth Street, Manchester, M1 6LG  
Basement, Bridgewater House, 58 - 60 Whitworth Street, Manchester, M1 6JQ

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Conservation Area - Whitworth Street Conservation Area 1985

Area Team Boundary - Name: CENTRAL