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APAM

8th Floor, Bridgewater House, 58-60
Whitworth Street

Heritage Statement

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of APAM to support a listed building application for the refurbishment of part of the 8th floor of Bridgewater House, Whitworth Street, Manchester. The 8th floor was in use until recently, but is now vacant and in need of modernisation. The proposal seeks to improve the existing office space to improve its attractiveness and efficiency, and ultimately facilitate its reoccupation. The subject property is located in Manchester City Centre and is Grade II listed. The property is identified (edged in red) on the location plan submitted as part of the application.
- 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 (including the subject part of the 8th floor), but some floors are in educational use. The floorspace to which the application relates has undergone a previous modern office fitout which has resulted in the 'boxing in' / concealment of the majority of historic features to these spaces.
- 1.3 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). Bridgewater House was listed Grade II in June 1994. The listed building description is included in Section 2. 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. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, 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 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with a suite of drawings and supporting reporting which together comprise the listed building consent application. It has been prepared following a visual and photographic survey of the property, in addition to an analysis and assessment of available historic records and cartographic sources.
- 1.5 In order to provide a clear understanding of the heritage considerations associated with the proposal this statement includes:
- A description of the application site's location;
 - An overview of the proposed scheme;
 - A summary of the heritage planning policy guidance context;
 - A summary of the application site's archaeological and historical background;
 - An assessment of the relative archaeological, historical and architectural significance of the application site; and
 - An assessment of the impact of the proposed scheme upon the significance of the site.
- 1.6 The property has been visited on several occasions to understand the heritage significance of the building and its fabric, and ensure that proposals are designed that are sensitive to this. The relevant part of the building was visited by the design team on 7 January 2024.
- 1.7 This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

The Application Property

- 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 at Section 7.1.



Image 2.1 View from Whitworth Street

- 2.2 The subject application specifically relates to part of the 8th floor of the building which comprises vacant office space. Plates of the application floorspace are provided at Appendix 2. The subject part of the 8th floor, located within the western part of the building has undergone a previous modern office fitout with a largely open-plan arrangement, aside from two partitioned meeting rooms at the rear of the floorplan. The space is

carpetted with suspended ceilings. There is limited visibility of historic features, albeit some historic columns are visible, the remnants of a former lift shaft have been converted into a glazed meeting pod, and some areas of historic brick wall are visible. Historic windows have been replaced. There is a toilet block located at the rear of the floorplan. In general, the subject part of the 8th floor are tired and in need of improvement to meet the high standard of office space required by the applicant, in order to be attractive to prospective office occupiers.

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 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.
- 2.8 Architect Harry S. Fairhurst designed Bridgewater House in 1912 as a shipping warehouse for the Lloyds Packing Company. Fairhurst was born in Blackburn in 1869 and moved to Manchester in 1901. He was a prolific architect in Manchester around the turn of the 20th Century. Buildings of note that he designed include Asia House, India House, Lancaster House, Blackfriars House, Manchester's Liner's Building, Ship Canal House, and Arkwright House amongst others. There is a particular concentration of Fairhurst buildings on Whitworth Street of which Bridgewater House is a notable and prominent building. Other prominent buildings of note in proximity include The Palace Theatre and the Kempton Clocktower Hotel / Former Refuge Assurance Company Offices.

- 2.9 Fairhurst's warehouses were built using fire-proof techniques and he was known for his high standards. Some buildings were finished with Portland stone façades while the Lloyd's warehouses had Edwardian Baroque frontages built from red brick and orange terracotta or faience, and exposed glazed steel-frame backs. Fairhurst was president of the Manchester Society of Architects in 1926–27. Harry Smith Fairhurst retired in 1941 and died in 1945. The practice was continued by his son, Philip.

Recent Planning History

- 2.10 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 this manner.
- 2.11 Listed Building Consent 100453/LO/2012/C2 was granted on 26 November 2012 for the internal refurbishment of the 8th floor as well as the 9th floor. This application did include some works to open up and reveal historic features, but did also re-conceal features, with the reinstatement of suspended ceilings.

3. The Proposed Scheme

3.1 The proposal is for the refurbishment of the central suite within the 8th floor of Bridgewater House, to improve the existing accommodation. The proposed works form part of the applicant's broad objective which is to retain existing tenants at the building, and to tackle existing vacancy at the building by delivering high quality office space; and to achieve the internal refurbishment of the building in a manner which is as sensitive as possible to the history and architecture of the listed fabric. The proposed works are reviewed in further detail below:

- The 'soft strip' of the space to remove existing partitions, suspended ceilings and other non-historic fabric, some of which is concealing original and historic fabric.
- Removal of inappropriate company branding to original exposed brick fabric.
- Installation of a new glazed-partition meeting room adjacent to the entrance to the space, within partly concealed alcove area. It is noted that the current office space has two partitioned meeting rooms.
- Refurbishment of existing toilet facilities including replacement of sanitary ware and redecoration.
- Laying of new floor finishes throughout, befitting of a modern office space with carpet to the majority of spaces.
- New decoration finishes throughout to walls, ceilings, and historic steel columns.
- New task lighting throughout.
- Repainting of ceiling soffit and painting of newly exposed services to minimise their visual impact upon the space. The newly exposed ceiling will help to achieve maximum visibility of beams and columns and enable a better appreciation of the proportions of the historic space.
- Retention of glazed meeting pod feature to former lift core located centrally within the floorplan.

- 3.2 The application drawings, Design & Access Statement (including Schedule of Works) submitted as part of the application provide full details of the proposals which are duly assessed later within this statement.

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 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) 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.
- 4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.5 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.
- 4.6 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.
- 4.7 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.
- 4.8 In considering development affecting Bridgewater House, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting Whitworth Street Conservation Area, special attention will 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).

National Planning Policy Framework (NPPF)

- 4.9 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.

- 4.10 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’.
- 4.11 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.
- 4.12 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.
- 4.13 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.
- 4.14 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be

demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. 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.

- 4.15 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly on non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (Para 216).
- 4.16 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 4.17 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.

4.18 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

4.19 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.

4.20 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

- 4.21 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'

- 4.22 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)

- 4.23 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)

- 4.24 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.
- 4.25 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

4.26 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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

4.27 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; 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, and that the need for old buildings to have an economic use is recognised.

Manchester City Council Whitworth Street Conservation Area online guidance

- 4.28 Manchester City Council's website provides guidance in relation to new development proposals within the Whitworth Street Conservation Area. It notes that 'Many properties have been totally or partially vacant since the 1930s, when the city changed its character from warehousing to commerce and administration. Although the area had seen little investment, efforts are now being made to find uses for vacant property, since active use mitigates against deterioration of the fabric. The general policy in the conservation area is to retain existing structures where feasible, but where it can be shown that this is impossible, proposals for new buildings and extensions to existing ones must achieve a high standard of design which relates to the architectural and urban design character of the area.
- 4.29 It goes on to advise that 'there is potential for further commercial development in the area, as well as for the conversion of warehouses to residential or other uses'. It notes that 'there remains a large supply of existing vacant floor space within several significant buildings in the conservation area, and it is important in terms of the character of the area that this space is put to beneficial use'.

5. Historical Background

To be read alongside figures at Appendix 1.

- 5.1 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.
- 5.2 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.
- 5.3 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).
- 5.4 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.

5.5 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 luries 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 luries 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 luries can easily realise what an acceleration of industry this will mean. [Manchester Guardian 29 December 1913 page 3]'

6. Description of Bridgwater House

[To be read with plates provided at Appendix 2]

6.1 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, fascies, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level), and continue in plain rectilinear grid form. Interior not inspected. Forms group with Palace Theatre to left (q.v.), and Refuge Assurance Buildings (q.v.) and India House opposite (q.v).'

6.2 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 luries could be dealt with simultaneously. Lifts and staircases were so placed to maximise useable space.'

8th Floor

- 6.3 The subject application specifically relates to the central part of the 8th floor of the building, which is the top floor, aside from the two shipping warehouse storeys above, and which comprises vacant office space. Plates of the application floorspace are provided at Appendix 2. The space has undergone previous modern fitout, likely following the approval of Listed Building Consent in November 2012. The space is of a largely open-plan arrangement, with two glazed meeting rooms located to the rear / north-west part of the floor, and a central glazed meeting pod formed out of a former lift shaft. Spaces are carpetted with suspended ceilings.
- 6.4 Aside from the steel columns, few historic features are visible, with replacement windows and heating systems installed. Unlike floors below, angled external columns to the south perimeter of the space supporting the two attic floors above are clearly visible. Although refurbished relatively recently, the space is of a dated appearance, in need of general refurbishment, and the reversal of some unsympathetic paint works to historic fabric is also necessary. Overall the subject space is in need of improvement to meet the high expectations of modern office occupiers.

7. Heritage Significance of Bridgewater House

7.1 Buildings on the list are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings such as Bridgewater House are deemed to be of special interest. This section demonstrates that the applicant has carefully considered the potential impact of the proposal on the listed building. Before appraising the proposal, it is necessary to set the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements constitute its special interest.

7.2 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.

7.3 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.

7.4 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

- 7.5 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

- 7.6 The building was built by the renowned architect Harry S. Fairhurst in a Classically derived style. The building maintains its original façade. The architectural and aesthetic significance is considered **high**.

Historic Interest

- 7.7 The building was erected in 1912 as a shipping warehouse, towards the end of the textile industry boom in Manchester. The building provides a material record of our nation's history as well as being a prominent local landmark in the area. However, internally few original features were noted and were limited to steel columns, brick walls (including the former lift shaft) and external sloping columns to the south elevation (supporting the two attic floors above) within the extent of the application scope. The historic interest is considered to be **high**.

8. Impact Assessment

- 8.1 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.
- 8.2 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.
- 8.3 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.

- 8.4 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.
- 8.5 As the proposed works relate to internal works to part of the 8th floor of the building only, when assessing potential heritage impacts associated with the proposed scheme the key heritage issue to consider relates to direct impact on these spaces and how these contribute to the overall significance of the asset.
- 8.6 No external works are proposed therefore it is not necessary to consider direct impacts on the external appearance of the building, upon the setting of nearby listed buildings, and upon the setting of the Whitworth Street Conservation Area.
- 8.7 The impact of the proposed works on the application building are assessed in the table below, with appropriate mitigation identified where appropriate. A programme of soft-strip works to remove existing contemporary works has previously been agreed with Manchester City Council. These works do not affect the special character of the building and are not considered further within this statement.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
1.	Soft strip of internal space including the removal of suspended ceilings, partitions, and other modern additions.	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.	Historic and original fabric to be adequately protected during works.
2.	Installation of new glazed partitions to create meeting room.	The subdivision of the space does result in some adverse impact due to it resulting in the enclosure of a space that historically would likely have been open, and also some physical impact where a glazed partition abuts / connects to the perimeter wall. However, as part of the soft strip, two adjacent glazed meeting rooms in the northwest of the plan will be removed, therefore the extent of	Samples of materials and method statement for installation to be submitted.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		subdivision proposed is less than is currently in place. The vast majority of the floor will remain open plan. The location of the proposed relocated meeting room positively exploits a small part of the floorplan concealed adjacent to the entrance. The impact has been mitigated-by-design through the use of glazed partitions, and the sensitive fixing to original fabric. The glazed partition connects to the pitched wall column but will be fully glazed up to the abutment, enabling the continued visibility of this element of the building's structure. The heritage impact is low adverse .	
3.	Laying of new floor finishes throughout.	Redecoration will not affect any historic fabric and the installation of carpet and tile finishes will be reversible. The heritage impact is neutral .	No mitigation required.
4.	New decoration finishes throughout to walls and ceilings.	Redecoration will not affect any historic fabric. The heritage impact is neutral .	Method of preparation / application can be conditioned if necessary.
5.	Historic exposed steel columns to be repainted.	The steel columns as original building features will remain exposed. Whilst the re-painting of these does have a direct impact on original building fabric, this physical impact is very limited, and the proposed colour (which matches that that has previously been formally agreed on other parts of the building with MCC) is sympathetic to the character of the building and mitigates any adverse visual impact. The works to the columns are therefore regarded to have a neutral impact.	Paint colour and specification, and method of preparation / application can be conditioned if necessary.
6.	Installation of new kitchen units.	The kitchen area will be located at the northeast corner of the plan, with limited impact on the broader space. Although there are additional units, these will replace an existing kitchenette. A gap has been allowed for between the units and the perimeter wall and the units will not be attached to historic / original fabric. The heritage impact is neutral .	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
7.	Retention of exposed brick walls and removal of paint.	Brick walls will remain exposed as part of the proposed scheme, and any insensitive paint / decoration removed. The heritage impact of the removal of paint is regarded as being low beneficial .	Method statement for paint removal.
8.	New task lighting throughout	The proposed ceiling task lighting will have some impact on the internal spaces, but will be more sensitive than current lighting incorporated into the suspended ceilings. The change in lighting is therefore regarded to have a minor positive impact.	Lighting spec and method statement can be conditioned if necessary.
9.	Repair and replacement of existing ramp hand rails, creation of step access.	Works only affect the existing raised access floor and associated fixtures, therefore no historic / original fabric is affected. The heritage impact is neutral .	No mitigation required.
10.	Decorative sprayed out painted finish to exposed ceiling soffit and services which are to be retained.	The subject spaces presently have suspended ceilings with services above. Those services which are to be retained are in good working order, so the strategy is to paint these along with the soffit to reduce their visual impact. The change to an open suspended system is considered to have a low beneficial impact.	Final details / sections to be provided.
11.	Refurbishment of WC facilities including replacement of existing sanitary ware.	The WC area is inserted and no historic fabric is visible. The proposed works are a light-touch refurbishment. The works will have a neutral impact.	No mitigation required.

Cumulative Impact

8.8 The table above has identified the impact of a range of works on the significance of the building. The works proposed primarily affect later fabric and will not have a direct adverse impact on any original or historic fabric. Although forming part of the soft strip works, the removal of the suspended ceiling and the proposed exposed services design approach means that the original proportions of the space can be better understood. The works are considered to enhance the appearance of the 8th floor office suite, thus helping to facilitate the reuse of the building. As such there may be indirect positive impacts

linked to bringing the space back into use. Moreover, through facilitating the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre.

Indirect Impact on Bridgewater House, nearby listed buildings and the Whitworth Street Conservation Area

- 8.9 The proposed works relate to internal fabric on the 8th floor of the building with no external changes involved. On this basis there is no direct impact on the external appearance/significance of the building, there will also be no direct impact on any nearby listed buildings or the Whitworth Street Conservation Area. Indirectly however, the scheme will help to improve the attractiveness of the subject space helping to facilitate its re-use. This in turn will have beneficial impacts for Bridgewater House.

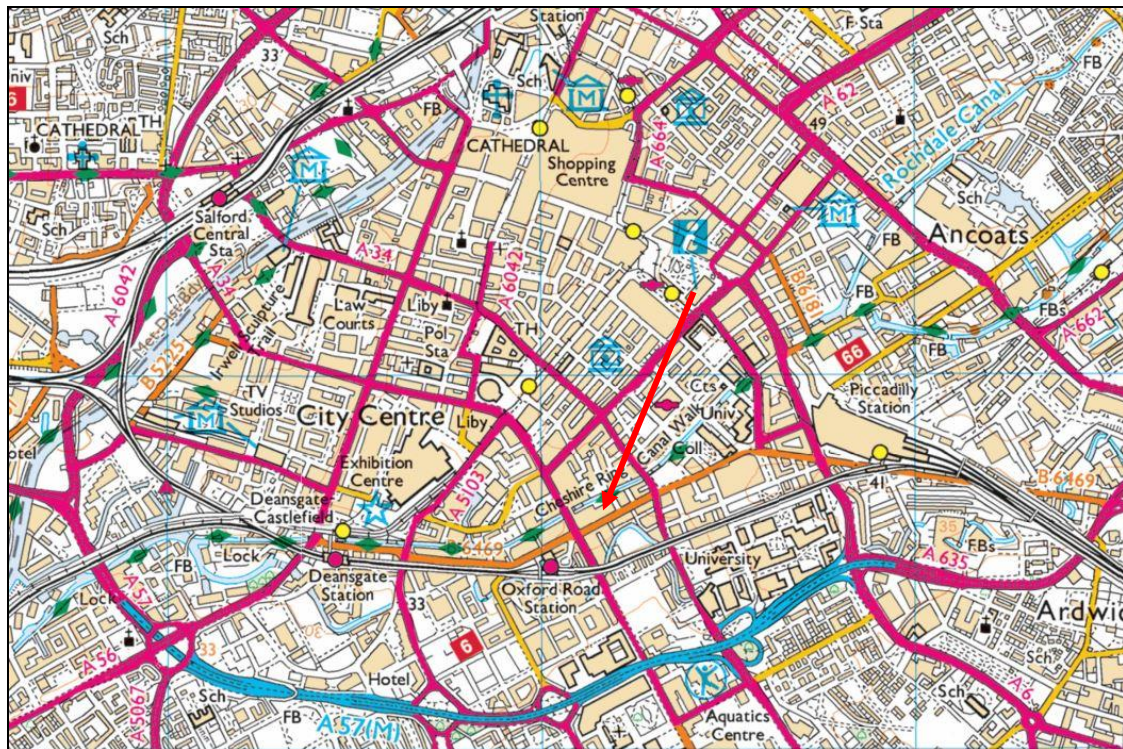
Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 8.10 This Heritage Statement has concluded that the scheme will enhance the significance of the building. The works are considered to enhance the appearance of the internal spaces and therefore improve the attractiveness of the building to potential future occupiers. 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.

9. Conclusion

- 9.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of Bridgewater House and specifically part of the 8th floor. It has also considered the potential impact on the setting of nearby listed buildings and impact on the Whitworth Street Conservation Area.
- 9.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme will improve the 8th floor central office suite and help to improve its attractiveness and therefore assist in bringing the space into active economic use.
- 9.3 On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Appendix 1: Figures



Location Plan



1824



1848



1891



1896



1908



1922



1932

Appendix 2: Plates



Plate 1: Main office space

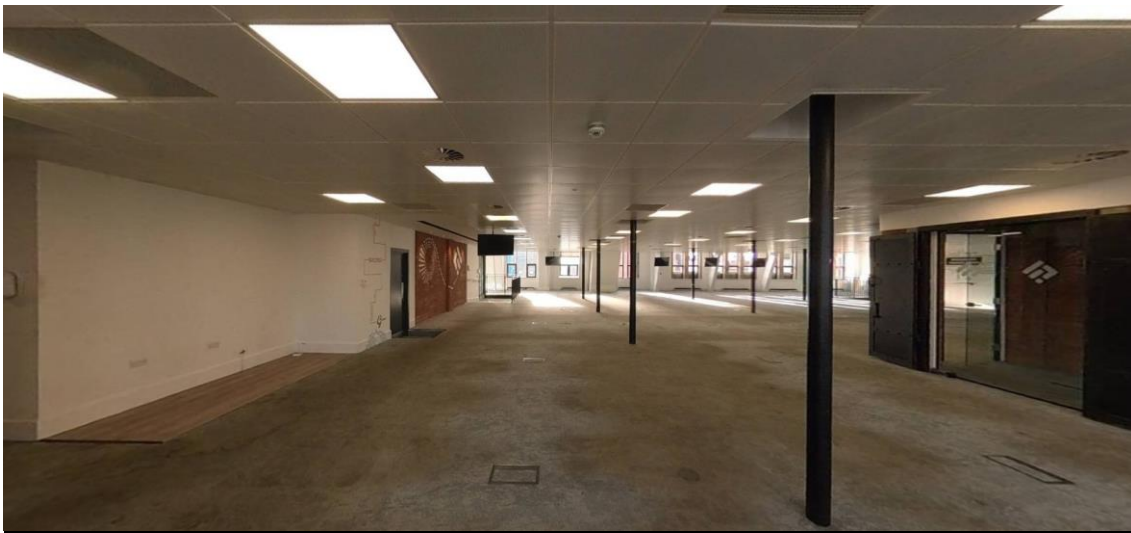


Plate 2: Main office space



Plate 3: Main office space. Existing kitchen area.



Plate 4: Main office space. Former lift shaft.



Plate 5: Main office space



Plate 6: Main office space. Within lift shaft meeting space.



Plate 7: Main office space



Plate 8: Main office space



Plate 9: Main office space



Plate 10: Main office space



Plate 11: Main office space

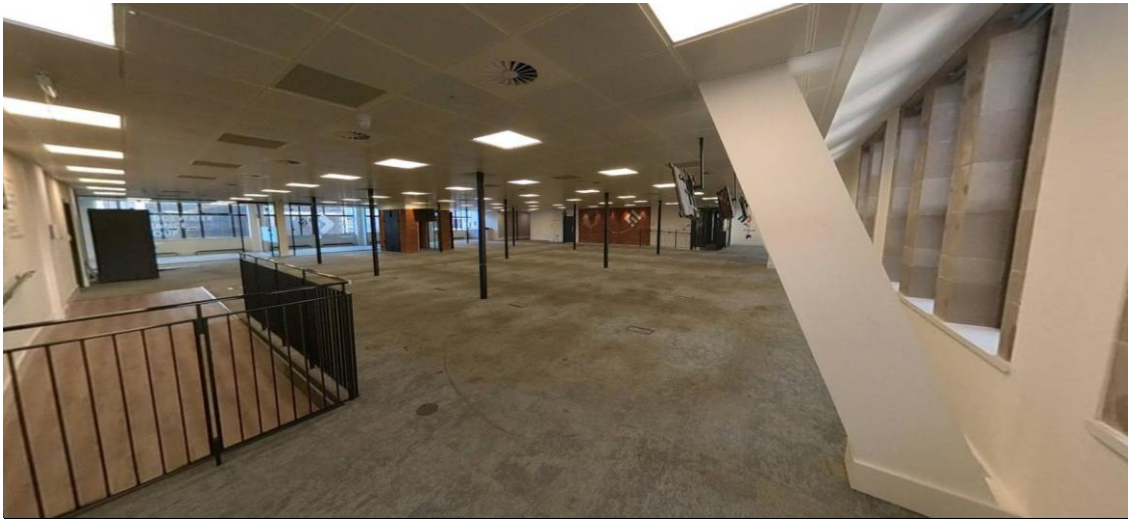


Plate 12: Main office space



Plate 13: Main office space

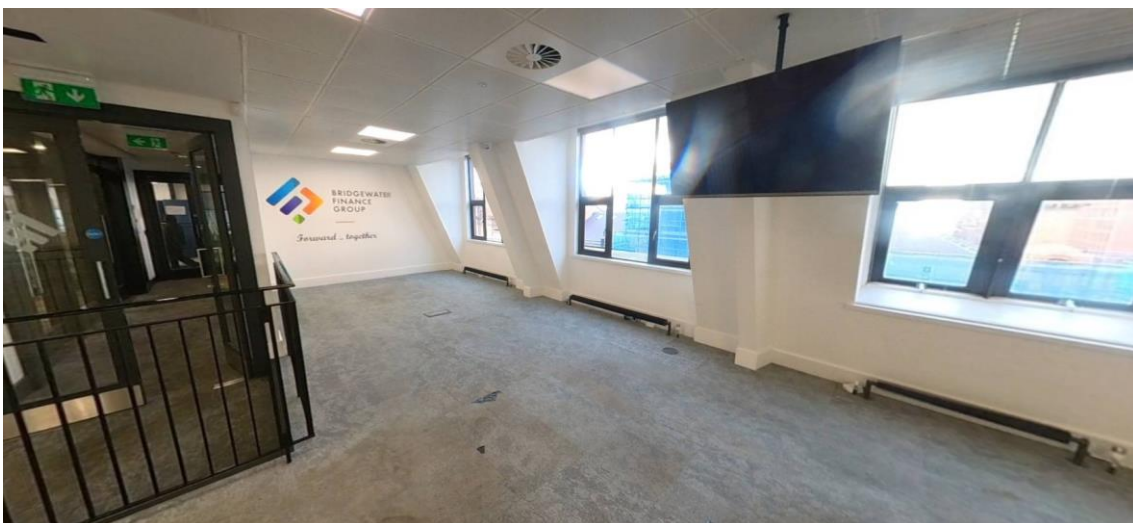


Plate 14: Main office space



Plate 15: Main office space. Existing meeting rooms.



Plate 16: Main office space



Plate 17: Column recess through suspended ceiling.



Plate 18: Main office space

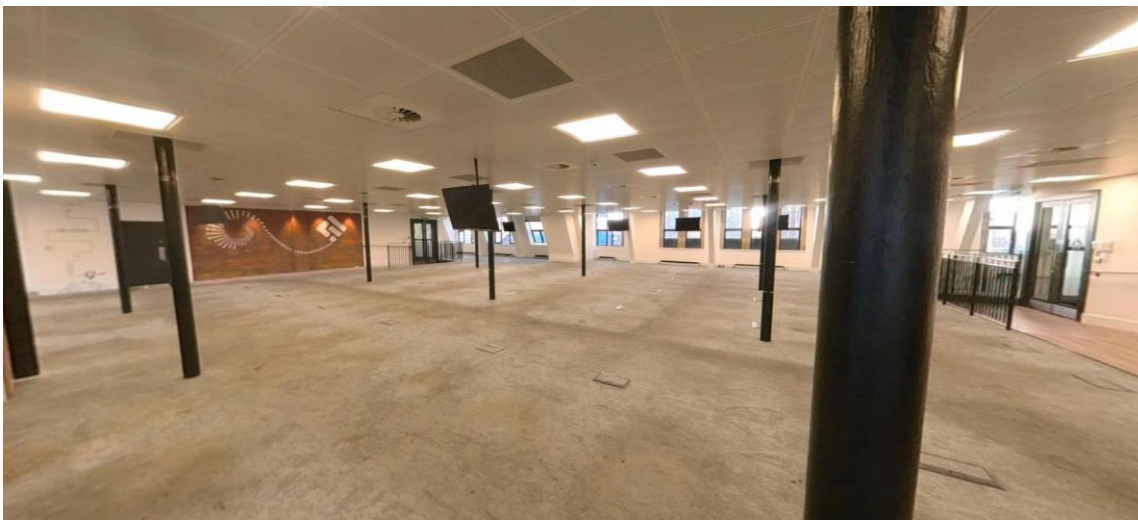


Plate 19: Main office space



Plate 20: Main office space. Within meeting room.



Plate 21: Main office space. Within meeting room

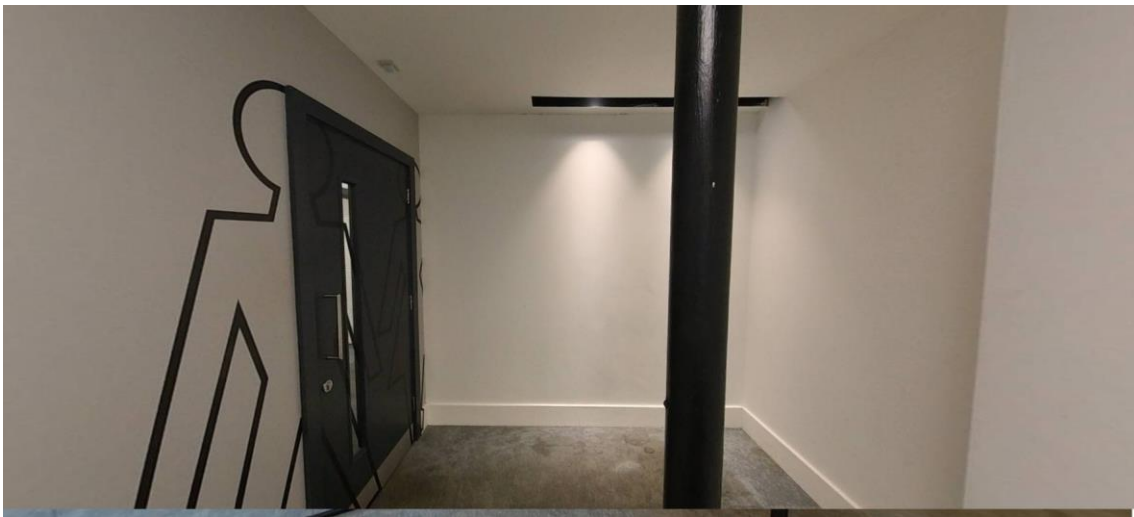


Plate 22: Corridor to toilets



Plate 23: Within toilets.



Plate 24: Within toilets.



Plate 25: Main office space

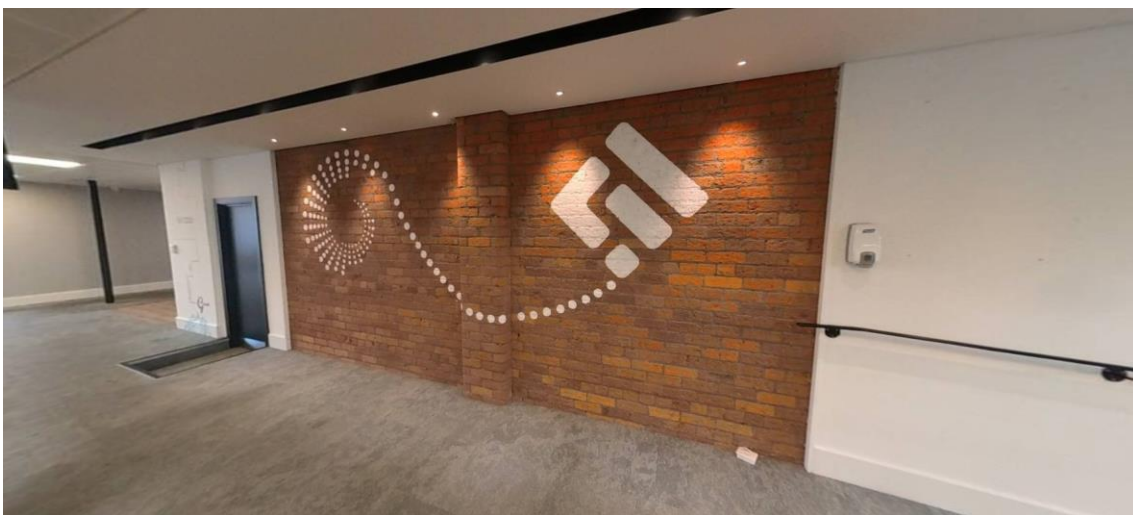


Plate 26: Main office space. Original brickwork with painted branding.



Plate 27: Above suspended ceiling line.