



Paul Butler Associates

Planning, Development & Heritage Consultants

24 January 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

24.1994

FAO Max Gibson

Dear Max

Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT Submission of Application for Listed Building Consent

On behalf of our client APAM we are pleased to submit this application for Listed Building Consent. The application is for the 'Internal Refurbishment of part of the 8th floor'. The building is Grade II listed and located within the Whitworth Street Conservation Area, although no external works are required as part of the application. The relevant part of the 8th floor is in Class E office use, and no change of use is proposed.

Supporting Documents

The application is supported by the following documents and drawings which together provide an understanding of the extent of works, the methodology, and impact on the heritage significance of the building:

- Covering Letter including schedules of plans and documents (24.1994) prepared by Paul Butler Associates.
- Completed Application Forms for Listed Building Consent and Ownership Certificates.
- Heritage Statement prepared by Paul Butler Associates.
- Bridgewater House Design and Access Statement prepared by AXI.
- Drawings prepared by AXI (Please refer to drawing schedule at Appendix 1)

Application Proposals

The proposals comprise the 'soft strip' of the existing space, removing modern fixtures and fittings including suspended ceilings, ceiling-mounted TV monitors, floor coverings, kitchen and toilet fixtures, and partitions. The proposals include the general refurbishment of the space including the re-painting of non-historic fabric (ceilings / walls) and original steel columns; new floor coverings, kitchen and toilet fixtures, the creation of a single glazed meeting room, and the painting of existing M&E equipment (which will remain exposed) to reduce any visual impact.

The applicant's broad objective in making this application is to tackle vacancy within the building by delivering high quality CAT A office space, to facilitate bringing the relevant part of the 8th floor back into productive use; in a manner which is as sensitive as possible to the history and architecture of the Listed Building. The submitted Heritage Statement considers the potential impact of the proposed works on the significance of the Listed Building.

The proposed development will provide a series of economic, social and environmental benefits. These include:

- Facilitating the reoccupation of part of the Grade II Listed Building's 8th floor helping to secure the building's long-term future.
- This reoccupation will have a positive impact on the ongoing regeneration of this part of the City Centre. Future employees will have a positive impact on the local economy through spending in nearby retail and leisure facilities.
- Involves the reuse of part of a building which is in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- Results in a number of heritage benefits including the improved exposure of historic fabric and features, and the more sympathetic general refurbishment and fitting out of the office, kitchen, and toilet facilities.
- Will encourage further investment into the City Centre and the re-provision of a use that will encourage natural surveillance to help reduce crime and the fear of crime.
- The application site and building are not affected by any development constraints which cannot be mitigated through the planning process.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application for listed building consent on behalf of APAM and look forward to working with Manchester City Council in progressing the application through to a positive determination.

Yours sincerely



Don Murphy MRTPI IHBC
Director

Appendix 1: Drawing Schedule

DRAWING No	DRAWING TITLE	SCALE	SIZE	CURRENT REV
EXISTING DRAWINGS				
008	GA EIGHTH FLOOR PLAN	1:100	A1	rev 3.00
038	EIGHTH FLOOR REFLECTED CEILING PLAN	1:100	A1	rev 3.00
L01	SITE LOCATION AND BLOCK PLAN	1:1250/1:500	A1	rev 3.00
DEMOLITION DRAWINGS				
068	GA EIGHTH DEMOLITION PLAN	1:100	A1	rev 3.00
PROPOSED DRAWINGS				
108	GA EIGHTH FLOOR PLAN	1:100	A1	rev 3.00
INTERIOR CEILING				
308	8th FLOOR RCP - LIGHTING	1:100	A1	rev 3.00
318	8th FLOOR RCP - M&E	1:100	A1	rev 3.00
328	8th FLOOR RCP - CLASH DETECTION	1:100	A1	rev 3.00
P24-039-PRE-XX-08-M-0001	HVAC LAYOUT 8th FLOOR	1:50	A0	rev 3.00
INTERNAL TECHNICAL DETAILS				
408	PARTITION PLAN / DETAIL SPECIFICATION	1:100/1:5	A1	rev 3.00
418	SMALL POWER PLAN	1:100	A1	rev 3.00
INTERIOR BESPOKE JOINERY DETAILS				
500	KITCHEN DETAILS	varies	A1	rev 3.00
501	WC DETAILS	1:20	A1	rev 3.00
502	MEETING ROOM DETAILS	varies	A1	rev 3.00
INTERIOR FINISHES				
608	EIGHTH FLOOR: FLOOR FINISHES PLAN	NTS	A1	rev 3.00
618	EIGHTH FLOOR: WALL FINISHES PLAN	NTS	A1	rev 3.00