

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140228/LO/2024

Date registered valid: 11 June 2024

Proposal: Listed Building Consent for internal alterations to part of ground floor and fourth floor including refurbishment works, installation of partitions, and new toilet block to fourth floor.

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

Ward(s): Piccadilly Ward

Applicant: Mr Paul Crowe Britannia Invest A/S C/o 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: 19/08/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 19 June 2024 Expired: 10 July 2024

Neighbour notifications

Printed: 19 June 2024 Expired: 10 July 2024

Site notice

Posted: Expired:

Press advert

Published: 25 June 2024 Expired: 9 July 2024

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 West, in an area historically known as Gaythorn, 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

Internal alterations to part of ground floor and fourth floor including refurbishment works, installation of partitions, and new toilet block to fourth floor.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. An advert was placed in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development.

Issues

The main policies that relate to this application are SP1 (Spatial Principles), EC1 (Employment and Economic Growth in Manchester), EC2 (Existing Employment Space), Policy CC1 (Primary Economic Development Focus : City Centre and Fringe), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN3 (Heritage), T1 (Sustainable Transport) and DM1 (Development Management) of the Manchester Core Strategy (2012), DC18 (Conservation Areas), DC19 (Listed Buildings) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995), policy JP-P2 (Heritage) of the Places for Everyone Joint Development Plan and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Issues

Ground floor principle

The works to the ground floor would see the removal of a large number of partitions to create classrooms and offices. This includes three classrooms on the southern edge of the INTO demise and three offices on the northern edge.

These functions would be amalgamated into a much smaller number, to create an open plan office at the rear of the space and a breakout space at the front. Three small counselling rooms would be provided here, along the southern edge.

Overall, this reconfiguration is considered to be positive, allowing the space under occupation to be better appreciated and its proportions more easily legible. This would be further facilitated by the glass partition between the breakout space and office, allowing for through views out the rear window into the courtyard.

Fourth Floor Principle

The internal refurbishments to the fourth floor relate to the requirements of its new occupier, and educational organisation. Hence, the development would see the floorplate subdivided to create the necessary classrooms, offices and ancillary areas.

The upper floors of Bridgewater House would have originally been open plan for usage as warehousing. Hence it is considered that the introduction of subdivisions across the floorplate would result in a degree of less than substantial harm through a significant alteration to the building's historic arrangement, obscuring the legibility of its original proportions and impacting the appreciation of the building's special character and appearance.

Given the development would result in less than substantial harm, as per the requirements of paragraph 208 of the NPPF, the harm must be weighed against the public benefits of the proposal, including securing its optimum viable use.

Evidence submitted in support of the application states that take up of open plan office space in the building is low, with other floors marketed without success for 12 months. Therefore, the building management company is seeking alternative uses that would allow these unused spaces back into a viable economic use.

INTO is an established business in Manchester, which already occupies other areas of the building on the ground and third floor and needs further space within which to grow the business. Hence, the existing fourth floor open plan space would be subdivided into these smaller spaces in support of this viable economic use.

Assessment of works

There are some heritage benefits that would be created by the proposal. To facilitate the works, the fourth floor and portion of the ground floor under consideration have undergone a soft strip, agreed with the City Council, which has removed an unsympathetic office fit out which included suspended ceilings and stud walls. The removal of these elements has allowed for the exposure of a number of areas of historic brickwork, particularly around the stair core, as well as the removal of boxing in from around original iron columns and the exposure of the concrete slab ceiling.

The partitions themselves have been designed to so that the majority of the new rooms would have an area of glazing onto the corridors, to allow some visibility across the floorplate and thus allowing the space to remain somewhat legible. These are not full height, stopping at the nominal level of the exposed service trays. A translucent manifestation would be placed on the centre of the glazing for building control requirements.

Partition abutments with the historic walls and columns are designed to avoid any interventions into historic fabric and would be fully reversible, thereby avoiding any long-term damage to the listed building. Gyprock sealant would be used to create an acoustic seal between the partitions and the columns. A shadow gap to the abutments would create a degree of legibility to these elements.

Joins to the floor would go into the existing raised access floor, thereby avoiding any interventions into the historic floors. There would also be mechanical fixings into the soffit, which is concrete slab at this level and hence can be easily repaired. Whilst this approach does create some minor interventions into the original ceiling, this element is of low significance and allows fixings into historic brickwork and iron columns to be avoided.

On both floors, the existing raised access floor would be retained, as this is required to maintain the existing access arrangements such as at lift thresholds. This ensures that the proposed modern floor treatments, mainly carpets, can be used without requiring bonding to any historic flooring. Whilst it would be optimal to expose historic flooring, on balance, the retention of existing level access arrangements is considered to be of maximal importance when considered against the heritage benefits that would result from exposing the original floor, which would be concrete and of low aesthetic value.

M&E

On both floors, the services would be mounted on exposed service trays, which would avoid the introduction of suspended ceilings which would even more dramatically alter the proportions of the space. These would be mounted to the slab soffit, which would be repainted.

There is to be a full CAT A fit out of the fourth floor, beyond the demise of the INTO educational facility. This is to allow for the ventilation system to be updated to current standards for potential new office occupancy of the northern wing of the floor.

The new fourth floor toilet block is to be located at broadly the same location as existing, thereby ensuring connection with the existing wider service arrangements. The full and final details of the M&E fit out are to be agreed by condition.

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:

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

Condition(s) 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 AXI - 100 GROUND FLOOR GENERAL ARRANGEMENT PLAN
- Drawing - Proposed AXI - 300 GROUND FLOOR REFLECTED CEILING LIGHTING PLAN
- Drawing - Proposed AXI - 314 FOURTH FLOOR REFLECTED CEILING LIGHTING PLAN
- Drawing - Proposed AXI - 399 PARTITION SPECIFICATION DETAILS AND SECTIONS
- Drawing - Proposed AXI - 400 GROUND FLOOR PARTITION PLAN AND DETAILS
- Drawing - Proposed AXI - 410 GROUND FLOOR SMALL POWER PLAN

All received by the City Council, as Local Planning Authority, on 10/06/2024

- Drawing - Proposed AXI - 145 FOURTH FLOOR TYPICAL OFFICE GLAZING ELEVATION
- Drawing - Proposed AXI - 141 FOURTH FLOOR INTO NEW LOBBY ELEVATION
- Drawing - Proposed AXI - 146 GROUND FLOOR - STAFF ROOM GLAZING ELEVATION
- Drawing - Proposed AXI - 146 GROUND FLOOR STAFF ROOM GLAZING ELEVATION
- Drawing - Proposed AXI - 501 FOURTH FLOOR - TYPICAL RAMP DETAILS
- Drawing - Proposed AXI - 610 GROUND FLOOR - WALL FINISHES PLAN
- Drawing - Proposed AXI - 614 FOURTH FLOOR - WALL FINISHES PLAN
- Drawing - Proposed C8787-TLP-00-GF-DR-M-201 P1 GROUND FLOOR VENTILATION & AIR CONDITIONING SERVICES LAYOUT

All received by the City Council, as Local Planning Authority, on 13/08/2024

- Drawing - Existing INTO CYCLE STORE PROVISION
- Drawing - Proposed AXI - 104 REV 03 FOURTH FLOOR GENERAL ARRANGEMENT PLAN
- Drawing - Proposed AXI - 304 REV 02 FOURTH FLOOR REFLECTED CEILING LIGHTING PLAN
- Drawing - Proposed AXI - 404 REV 02 FOURTH FLOOR PARTITION PLAN AND DTAILS
- Drawing - Proposed AXI - 414 REV 02 FOURTH FLOOR SMALL POWER PLAN
- Drawing - Proposed C8787-TLP-00-GF-DR-M-203 P1 FOURTH FLOOR VENTILATION SERVICES LAYOUT

All received by the City Council, as Local Planning Authority, on 16/08/2024

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Notwithstanding the details in the approved document (-Drawing - Proposed AXI - 610 GROUND FLOOR - WALL FINISHES PLAN

-Drawing - Proposed AXI - 614 FOURTH FLOOR - WALL FINISHES PLAN received by the City Council, as Local Planning Authority, on 13/08/2024) prior to the application to any finishes to historic walls and columns, full and final details of the finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of , method statements, in situ samples and product specifications as appropriate. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity, and because 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) Notwithstanding the approved document (Drawing - Proposed AXI - 141 FOURTH FLOOR INTO NEW LOBBY ELEVATION received by the City Council, as Local Planning Authority, on 13/08/2024) prior to installation of the lobby door, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include scaled drawings and cross section, joinery details, fixtures and fittings and specifications of materials including ironmongery. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity, and because 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) Prior to the commencement of the development hereby approved, full and final specifications and details of all M&E services to the listed building (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - 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.

6) Prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specification, physical samples and scaled drawings as appropriate of the following:

- a) any new joinery
- b) doors including fixtures and fittings
- c) glazed screens
- d) light fixtures
- e) paintwork
- f) plasterwork
- g) sanitary finishes
- h) floor finishes
- i) heating goods
- j) trunking
- k) ductwork
- l) windows including fixtures and fittings

The approved materials shall be implemented in full as part of the development unless otherwise agreed in writing by the City Council, as Local Planning Authority.

Reason - In the interests of visual amenity, and because 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

Apartment 509, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 504, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 602, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 511, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 402, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 510, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 301, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 308, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 512, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 304, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 202, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 208, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 102, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 612, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 4, Asia House, 82 Princess Street, Manchester, M1 6BD
87 Oxford Street, Manchester, M1 6EG
Second Floor, 56 Princess Street, Manchester, M1 6HS
Seventh Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Basement Store, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
91 - 93 Oxford Street, Manchester, M1 6ET
Flat 10, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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
Flat 27, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 24, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 3, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 41, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 67, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 212, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 506, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 112, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 313, Asia House, 82 Princess Street, Manchester, M1 6BD

Apartment 113, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 210, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 513, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 403, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 411, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 507, Asia House, 82 Princess Street, Manchester, M1 6BE
Fourth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
Basement Office, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
81 Oxford Street, Manchester, M1 6EG
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 25, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 8, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 18, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 4, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
The Lancaster Tavern, 80 Princess Street, Manchester, M1 6NF
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
Flat 12, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12A, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 49, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 65, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 2, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 29, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 43, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 46, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 307, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 106, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 315, Asia House, 82 Princess Street, Manchester, M1 6BD
Flat 10, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 214, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 601, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 11, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 108, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 311, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 603, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 502, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 215, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 7, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 207, Asia House, 82 Princess Street, Manchester, M1 6BD
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
First Floor Suite 2, St James Court, Oxford Street, Manchester, M1 6FQ
Sixth Floor, St. James Building, 79 Oxford Street, Manchester, M1 6HT
Flat 16, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 3, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 14, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 38, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
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
Flat 8, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 18, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 57, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Serviced Apartment 5, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 34, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 7, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 80 Princess Street, Manchester, M1 6NF
48 - 50 Whitworth Street, Manchester, M1 6LS
Apartment 610, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 407, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 604, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 404, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 608, Asia House, 82 Princess Street, Manchester, M1 6BE
48 Whitworth Street, Manchester, M1 6JD
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
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
THE GUINNESS PARTNERSHIP, 1 To 3 McGinty Place, Whitworth Street, Manchester, M1 6BA
Excalibur Building, 77 Whitworth Street, Manchester, M1 6EZ
Flat 22, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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
Flat 14, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 30, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 34, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 54, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 52, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 37, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 5, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 33, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 71, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 56, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 45, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 68, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 42, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 53, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 3, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 405, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 1, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 508, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 406, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 206, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 305, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 310, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 503, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 607, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 111, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 410, Asia House, 82 Princess Street, Manchester, M1 6BE

Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 409, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 204, Asia House, 82 Princess Street, Manchester, M1 6BD
85 Oxford Street, Manchester, M1 6ET
Ninth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
95 Oxford Street, Manchester, M1 6ET
Flat 37, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 4, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 28, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 22, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
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
Flat 27, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 44, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 15, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 10, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 39, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 29, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 1, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Apartment 303, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 414, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 501, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 8, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 401, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 105, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 211, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 505, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 413, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 412, Asia House, 82 Princess Street, Manchester, M1 6BE
Flat 12, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 314, Asia House, 82 Princess Street, Manchester, M1 6BD
Eighth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6FQ
Flat 30, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 16, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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
Flat 13, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 21, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 63, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 48, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 70, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 6, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 1, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 62, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 60, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 21, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 69, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 12, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 35, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 40, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 47, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 25, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 40, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 26, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 514, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 209, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 309, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 213, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 613, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 107, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 306, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 515, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 104, Asia House, 82 Princess Street, Manchester, M1 6BD

Flat 9, Asia House, 82 Princess Street, Manchester, M1 6BD
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
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Suite 1, St James Court, Oxford Street, Manchester, M1 6FQ
Flat 64, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
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
Flat 39, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 41, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 26, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 20, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 23, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 17, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 50, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 58, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 11, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 36, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 9, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Apartment 2, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 203, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 103, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 205, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 408, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 302, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 415, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 109, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 606, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 605, Asia House, 82 Princess Street, Manchester, M1 6BE
Apartment 312, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 101, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD
Apartment 609, Asia House, 82 Princess Street, Manchester, M1 6BE
Third Floor, 56 Princess Street, Manchester, M1 6HS
Third Floor, St. James Building, 79 Oxford Street, Manchester, M1 6FQ

Fifth Floor, St James Buildings, 79 Oxford Street, Manchester, M1 6EQ
Flat 24, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 55, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 17, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 31, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 80 Princess Street, Manchester, M1 6NF
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
Flat 66, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 28, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 2, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 9, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 59, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 32, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 19, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 51, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ
Flat 35, Lancaster House, 80 Princess Street, Manchester, M1 6NF
Flat 6, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL