

David Brettell
Senior Planning Officer
Manchester City Council
PO Box 532
Town Hall
Manchester
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17th November 2023

Planning Application Reference: 136957/FO/2023 and 136958/LO/2023

Dear David,

6TH FLOOR, BRIDGEWATER HOUSE, 58-60 WHITWORTH STREET, MANCHESTER, M1 6BB – FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION – REVISED INFORMATION

CBRE Limited, on behalf of our client British Council (hereafter referred to as the ‘Applicant’) hereby provide this letter to respond to the statutory consultation responses received to date in relation to application references 136957/FO/2023 and 136958/LO/2023 at the 6th floor of the Grade II listed Bridgewater House.

This letter provides the Applicant’s response to the comments made by the following statutory consultees:

- Design and Conservation; and
- Environmental Health.

Applicant Response to Statutory Consultee Comments

The following sections set out the statutory consultation responses received to date in relation to the Full planning application and Listed Building Consent application at Bridgewater House and the associated response from the Applicant’s design team.

Design and Conservation

A consultation response was received from Design and Conservation on 6th July 2023. Subsequently, a meeting was undertaken on site between yourself, Paul Mason and the Applicant’s design team to discuss the proposals and comments.

The following design amendments have been made to the scheme proposal to address the concerns raised.

Meeting Rooms

The number of small meeting rooms has been reduced along the rear elevation of the 6th Floor, from 3 meeting rooms to 2, with additional floorspace being used for the IT room. This reduction in meeting room space has allowed the partitions between the rooms to run parallel to the existing columns and remove the previous ‘junction’ design.

A shadow gap has been proposed to partitions to brickwork wall junctions. The meeting rooms proposed have also been designed with a glazed frontage with the exception of a solid door.

Ceiling

An exposed ceiling has been included within the revised scheme with coordinated acoustic rafts and baffles to deal with internal acoustic levels. The suspended ceiling has been retained in shower room, IT room and facilities management room due to the nature of the rooms. All other areas have been exposed.

Louvres

Due to the use of exposed servicing, amendments have been required to the proposed louvre position within the existing windows. There are 10 louvres proposed, unchanged from the original submission, however the size and position of these has been amended and is shown on drawing ref. BCM-HLM-01-XX-DR-I-0032 P02.

Environmental Health

A consultation response was received from Environmental Health on 4th July 2023. Please find enclosed a Construction Management Plan to address this comment.

Supporting Information

To accord with the design amendments summarised above, a number of planning drawings have been updated and are included as supporting information. Please refer to Appendix 1 for details.

Conclusion

If there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,

Laura Pennington
Planner
CBRE National Planning & Development

APPENDIX 1 SCHEDULE OF PLANNING APPLICATION DRAWINGS

Drawing Title	Drawing Reference	Revision	Scale	Full Planning	Listed Building Consent
Site Wide					
Site Location Plan	BCM-HLM-00-00-DR-I-0000	T01	1:1250	X	X
Proposed Site Plan	BCM-HLM-01-00-DR-I-0011	T01	1:1500	X	X
Existing					
Existing 6 th Floor GA Plan	BCM-HLM-01-06-DR-I-0000	T01	1:100@A1		X
Existing GA Elevations	BCM-HLM-01-XX-DR-I-0030	P02	1:100@A1		X
Demolition Plan	BCM-HLM-01-06-DR-I-0002	P04	1:100@A1		X
Existing Roof MEP Layout	RF001	-	1:500	X	
Proposed					
Proposed 6 th Floor GA Plan	BCM-HLM-01-06-DR-I-0001	P11	1:100@A1		X
Proposed GA Elevations	BCM-HLM-01-XX-DR-I-0032	P02	1:100@A1	X	X
Proposed Sections Sheet 01	BCM-HLM-01-XX-DR-I-0022	P03	N/A	X	X
Proposed Sections Sheet 02	BCM-HLM-01-XX-DR-I-0023	P03	N/A	X	X
Internal Wall Type Plan	BCM-HLM-01-06-DR-I-2500	P04	1:100@A1		X
Internal Wall Partitions	BCM-HLM-01-06-DR-I-2501	P03	1:10@A1		X
Folding Partition Details	BCM-HLM-01-06-DR-I-2502	P03	1:10@A1		X
Door Schedule and Patterns Sheet 1	BCM-HLM-01-06-DR-I-2510	P04	1:20@A1		X
Door Schedule and Patterns Sheet 2	BCM-HLM-01-06-DR-I-2512	T01	1:20@A1		X
Internal Screen Schedule And Patterns	BCM-HLM-01-06-DR-I-2511	P04	1:20@A1		X
Reflected Ceiling Plan	BCM-HLM-01-06-DR-I-3001	P06	1:100@A1		X
Ceiling Details	BCM-HLM-01-06-DR-I-3002	P03	1:5@A1		X
Ramp Details	BCM-HLM-01-06-DR-I-3501	T01	1:20@A1		X
Floor Finishes Plan	BCM-HLM-01-06-DR-I-4010	P04	1:100@A1		X
Wall Finishes Plan	BCM-HLM-01-06-DR-I-4011	P05	1:100@A1		X
Floor and Wall Finish Details	BCM-HLM-01-06-DR-I-4012	T01	1:5@A2		X
Proposed 6 th Floor Ventilation Layout	483386-CBR-XX-06-DR-M-5701	T2	1:100@A1	X	
Proposed Roof MEP Layout	483386-CBR-XX-06-DR-ME-7000	T2	1:100@A1	X	
6 th Floor Proposed Fire Strategy	BCM-HLM-01-06-DR-I-7500	P02	1:100@A1		X
Fire Stopping Details Sheet 1	BCM-HLM-01-06-DR-I-7501	T01	1:10@A2		X
Fire Stopping Details Sheet 2	BCM-HLM-01-06-DR-I-7502	T01	1:10@A2		X