



Paul Butler Associates

Planning, Development & Heritage Consultants

7 June 2024

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 Change of Use Planning Permission and Listed Building Consent

On behalf of our client APAM we are pleased to submit this application for Planning Permission and Listed Building Consent. The application is for the 'Internal Refurbishment of part of Ground floor and 4th floor, and the change of use of part of the 4th floor from office (Class E(g)) to educational (Class F1(a)) use.

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.

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 and Supporting Statement (24.1994) prepared by Paul Butler Associates.
- Completed Application Forms for Planning Permission and Listed Building Consent and Ownership Certificates.
- Heritage Statement prepared by Paul Butler Associates.
- Bridgewater House Design Statement prepared by AXI.
- Drawings prepared by AXI (Please refer to drawing schedule at Appendix 2)
- Completed MCC Waste Proforma.

Application Proposals

The proposals can be subdivided into three distinct elements:

- Ground Floor: Western wing, currently occupied by INTO educational provider. Listed Building Consent required for internal works. Once complete, INTO to reoccupy the space.
- Fourth Floor Western Wing: Currently vacant. Listed Building Consent to refurbish and modernise space (CAT A), and to fit out space (CAT B) to enable INTO to expand into this space. Change of Use planning permission required for 1,167 sqm from office (Class E(g)) to educational (Class F1(a)) use.
- Fourth Floor Eastern Wing: Currently vacant. Listed Building Consent to refurbish and modernise space (CAT A), ready for occupation by future office occupier.

The applicant's broad objectives in making this application are to retain INTO educational provider within the building, tackle vacancy within the building by delivering high quality educational space and a CAT A office space, to facilitate bringing the floor space back into productive use; and to achieve the refurbishment of the identified ground and 4th floor spaces in a manner which is as sensitive as possible to the history and architecture of the listed fabric.

Change of Use / INTO

As noted above, change of use planning permission is sought for the west wing of the fourth floor. The subject floorspace measures c.1,167 sqm, is vacant, and subject to a dated modern fitout, with the majority of historic features concealed / boxed in.

The application proposal will enable its re-use. INTO, a specialist international student further education provider who already operate from the building, will expand into the space hence the reason for the change of use application. INTO already occupy the Ground floor, part of the 1st floor, part of the 2nd floor and all of the 3rd floor.

INTO Manchester is a strategic partner of The University of Manchester and recruits students to progress onto their undergraduate programmes, in line with their internationalisation and growth plans. INTO have operated from Bridgewater House since 2003, initially as City College Manchester and later becoming INTO Manchester from 2008.

The University and INTO Manchester have just extended their partnership until 2029 and INTO Manchester's particular focus over the coming years is to support Priority Two of the University's plan – attracting global talent through targeted growth and diversification of country of origin and programme of study.

The additional space will allow INTO Manchester to recruit 150 more International students per annum. Each student will be studying for at least 4 years in the UK, with an estimated 120 remaining in Manchester for the full 4 years. The contribution to the local economy for each cohort of students can be conservatively estimated at £12m in tuition fees alone with an additional £8m in rent and living costs.

INTO anticipates that expansion into the fourth floor of the building will lead to the creation of approximately 40 new jobs.

The applicant / building owner continually seeks to support the success and expansion of their existing customers including INTO who wishes to expand into the west part of the fourth floor, in order to increase capacity, but also (along with the proposed works to its existing ground floor suite) to improve the quality of their offer.

The application proposal will secure the ongoing use of the ground floor of the building and the re-use of the west wing of the fourth floor. Conversion of the application floorspace will provide teaching facilities for a projected occupancy of circa 190 students, educators and staff members.

Planning History

A search of Manchester City Council's online planning register has identified an extensive planning history relating to Bridgewater House which is set out at Appendix 1 for reference.

The building's extensive planning history reflects the need for it to regularly adapt to the needs of modern occupiers, and the ability of its current owner, along with previous owners, to do this, has been key to its retention. The planning history is also notable in terms of the number of change of use planning approvals from office use to education use.

Planning Policy Context

Planning policy guidance of relevance to the proposed development, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Manchester.

A comprehensive review of the proposed scheme within the context of national and local heritage planning policy is contained within the Heritage Statement.

National Planning Policy Framework (NPPF)

The NPPF was first published on 27th March 2012 with the latest version published in December 2023. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It is a material consideration in planning decisions. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role. The economic objective relates to building a strong, responsive and competitive economy and ensuring that sufficient land of the right types is available in the right places. The social objective seeks to support strong, vibrant and healthy communities. The environmental objective seeks to protect and enhance the natural, built and historic environment and make effective use of land, and minimise waste and pollution (Paragraph 8).

- Requiring that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible (paragraph 47).
- Ensuring that planning decisions help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity (Paragraph 81).
- Ensuring that planning policies support the role that town centres play and taking a positive approach to their growth, management and adaptation (Paragraph 90).
- Stating that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (Paragraph 96).
- Stating that the planning system should actively manage patterns of growth with significant development focussed on locations which are sustainable (Paragraph 109).
- Requiring that planning decisions promote effective use of land including giving substantial weight to the value of using suitable brownfield land within settlements for identified needs, and promoting and supporting the development of under-utilised land and buildings (Paragraph 124).
- Requiring that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history including the surrounding built environment; maintain a strong sense of place; and, create places that are safe, inclusive and accessible (Paragraph 135).
- Advising that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to the impacts that could arise from the development. In doing so amongst other things, they should mitigate and reduce to a minimum potential adverse impacts resulting from the noise from new development and avoid noise giving rise to significant adverse impact on health and quality of life (Paragraph 191).

Development Plan for Manchester

The Development Plan for Manchester comprises the following documents:

- Manchester Core Strategy Development Plan Document (July 2012);
- Saved policies of the Unitary Development Plan for Manchester (July 1995);
- The Guide to Development in Manchester Supplementary Planning Document and Guidance (April 2007); and,
- Design for Access 2 (December 2003).

The Core Strategy was adopted in July 2012 and sets out the long term strategic policies for Manchester's future development. The Core Strategy sets out the key challenges facing the City. These include improving the skills of residents to meet the job opportunities, improving access to employment and education, and continuing to ensure that development is of a consistently high quality.

Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO1 'Spatial Principles' states that the sustainable development of the City can contribute to halting climate change, and that the framework will guide the scale of education (as well as other uses) across the city.
- Spatial Objectives SO2 'Economy' sets out that the Regional Centre will continue to be the main focus for development including educational development, to further its role as a main employment location and primary economic driver of the City region.
- SP 1 'Spatial Principles' sets out the key spatial principles which will guide the strategic development of Manchester to 2027. These include seeking to improve access to education, to reduce the need to travel and provide good access to sustainable transport provision.
- EC 1 'Employment and Economic Growth in Manchester' states that the Council will support significant contributors to economic growth and productivity including education facilities, and other employment generating uses mainly in the City Centre and Eastlands.
- EC 2 'Existing Employment Space' states the Council will support alternative uses of employment space and sites if it can be demonstrated that employment is unviable or an alternative use would bring more benefits to the City.
- CC 7 'Mixed Use Development' states that the City Centre presents the most viable opportunity for mixed-use development. Active ground floor uses will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas; and, that the Council will support high density and mixed use development in the City Centre.
- CC 10 'A Place for Everyone' states that the City Centre will develop as a location which appeals to a wide range of residents/visitors, including uses that increase diversity of activity and high standards of accessibility to buildings and spaces.
- Policy T 2 'Accessible areas of opportunity and need' seeks to ensure that new development is easily accessible by walking/cycling/public transport; provided with an appropriate level of car parking; and, should have regard to the need for disabled and cycle parking.

- Policy EN 19 'Waste' states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- Policy DM 1 'Development Management: sets out various issues that development should have regard to, including: effects on amenity (including proposals which may be sensitive to existing environmental conditions such as noise); accessibility; community safety and crime prevention; vehicular access and car parking; refuse storage and collection; and effects relating to archaeological or built heritage.

The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Core Strategy policies.

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

The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies contained within the UDP which are relevant to the proposed scheme include:

- RC20 Area 5 Sub-Area 18 'Whitworth Street/Princess Street/Portland Street/Oxford Road' states that despite recent refurbishment of many of the substantial buildings to the north of Rochdale Canal in this area, underuse of upper floors is a common problem. The Council will aim to sustain existing activity whilst encouraging a wide range of uses compatible with the broad aims to raise activity levels and to conserve the Victorian Heritage and enhance the important frontages of major streets.
- DC26.1 'Development and Noise' states the Council will consider the implications of new development being exposed to existing noise sources which are effectively outside planning control.

As with the Core Strategy policies, the detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the saved UDP policies listed above.

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

This document aims to support and enhance the on-going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development that everyone wants to see in Manchester. Whilst the proposed development relates only to internal works to the building, the SPD has been useful nonetheless and provides useful guidance, particularly in terms of the following:

- Accessibility (Section 3)
- Environmental Standards (Section 4)
- Parking Guidelines (Section 6)
- Community Safety and Crime Prevention (Section 8)

Design for Access 2 (2003)

This is the Council's best practice guidance on inclusive design standards.

Planning Appraisal

Having regard to the above relevant planning policy guidance, the main material considerations against which the proposal should be considered, and which are discussed in this section, include:

- Principle of the change of use from Office to Educational use
- Principle of Education use
- Sustainable Development: Economic, Social and Environmental Benefits
- Accessibility and Parking Provision
- Noise and Management Considerations
- Access for Disabled People
- Servicing: Waste Management and Deliveries

An assessment of the proposed scheme within the context of heritage planning policy is set out within the submitted Heritage Statement.

Principle of the change of use from Office to Educational use

The principle of educational college use (use class F1(a)) within the mixed-use Bridgewater House accords with local planning policy guidance, which confirms that the City Centre offers the most viable opportunity for mixed-use development. In accordance with CS policy CC 7, ensuring the continued use of the relevant part of the application floorspace will contribute to activity on Whitworth Street, whilst the use will maintain the full utilisation of part of the fourth floor floorspace which has been vacant since January 2023. The proposed education use is wholly appropriate within the building due to the site's City Centre location, good location in terms of activities/infrastructure, the fact that it is located just off Oxford Street at the head of Corridor Manchester, and is accessible by sustainable modes of transport.

As is noted above, the entirety of the building's fourth floor is currently vacant. Planning policy seeks to avoid vacant land and buildings, whilst the under occupancy of former warehouse buildings in the City Centre is an ongoing issue. Providing them with secure and sustainable uses is a priority. In accordance with CS policy EC 2, the proposed scheme enables the efficient use of a building, allowing its long-term future to be secured.

In general terms the scheme will provide a series of benefits which are identified below. The principle of educational college use within Bridgewater House is considered under a separate heading later within this section:

The benefits of the scheme are that it:

- Facilitates the part-occupation of the Grade II Listed building's fourth floor, with a use that will secure its long-term future.
- Supports the expansion of INTO which provides education across a range of different levels, supporting the educational development of its students, whilst also providing employment for teaching and support staff. INTO already occupies several floors at Bridgewater House and change of use of the subject floorspace will provide functional and operational benefits as well as enabling increased capacity.
- Establishes a use that will have a positive impact on the ongoing regeneration of this part of the City Centre. The activity of additional students, teaching staff and other 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.
- Is part of a broader project which will also see the refurbishment of the remainder of the fourth floor, so that it can be brought back into the office use.
- Will encourage further investment into the City Centre and the 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 above points are considered in more detail within the remainder of this section and demonstrate that the scheme wholly accords with national and local planning policy guidance.

Principle of Education Use

Planning policy guidance supports development that makes the best use of previously developed land and vacant buildings within an urban setting, which are well located in terms of existing activities and infrastructure. Furthermore, the proposals are in accordance with Manchester's Adopted Core Strategy as follows:

- Spatial Objective SO2 states that the Regional Centre will continue to be the main focus for higher education development 'in order to further develop its role as main employment location and primary economic driver of the City Region'.
- Policy SP1 'Spatial Principles' states that development should improve access to education by being located to reduce the need to travel and provide good access to sustainable transport provision.

- Policy EC1 'Employment and Economic Growth in Manchester' states that the Council will support other significant contributors to economic growth and productivity including education 'mainly in the City Centre and Eastlands' in line with Policy C1.
- Policy T2 'Accessible areas of opportunity and need' states that MCC will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport that connects residents to educational opportunities.

In addition to the above, UDP policy RC20 (Area 18) confirms that it is necessary to encourage a wide range of uses in this area in order to raise activity levels and conserve the Victorian Heritage. The Policy states:

'The overriding importance of the majority of the existing buildings gives a presumption for their retention so strong as to imply acceptance of virtually any use compatible with the broad aims of conservation.'

'The substantial buildings north of the canal show a higher level of commercial use than those to the south, but despite some recent refurbishment, underuse of upper floors is a common problem and it is clear that not all of the specialised older buildings are suited to present day commerce.'

'Here too, whilst aiming to sustain existing activity, it is clearly necessary to encourage a wide range of uses compatible with the broad aims to raise activity levels and to conserve the Victorian Heritage and enhance the important frontages to the major streets.'

Furthermore, since other parts of the building have been successfully converted to education use, including for operation by INTO, it follows that the proposed use must be appropriate.

The proposed hours of use for the application floorspace are as follows:

- Monday to Friday 6.00am to 6.00pm
- Saturday - Closed
- Sunday - Closed

The above hours are appropriate taking account of the nature of the use and the City Centre location.

Sustainable Development: Economic, Social and Environmental Benefits

The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

The proposed development will bring a number of economic benefits particularly in terms of job creation for teaching and support staff, but also in terms of helping to meet the educational needs of the city. INTO offer education across a range of different levels to international students therefore supporting students' employment aspirations and helping them to achieve their career development.

Social Benefits

The proposed scheme will see the creation of employment through the expansion of INTO, as well as the provision of training to students. Due to the site's location within the City Centre, there is a broad variety of amenities on offer, whilst the site is accessible by all major non-car modes of transport.

Environmental Benefits

The proposed scheme will have significant environmental benefits since it involves the conversion of part of an existing building, much of which has been vacant for a significant period of time. The City Centre location ensures that the site is highly accessible, thereby reducing the need to travel by unsustainable modes of transport. Furthermore, the building provides secure cycle storage and shower / changing facilities for existing and future students and staff.

The replacement of the existing M&E systems to part of the ground floor, and all of the fourth floor, removing the need for gas fired boiler heating, will result in more energy-efficient floorspace, and improve the environmental performance of the building.

In accordance with the provisions of the NPPF, the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits; and, will accord with Core Strategy policy DM 1.

Accessibility and Parking Provision

The site is highly accessible by public transport and therefore future students and staff will have a very good range of public transport travel choices. The site is located within walking distance of a high number of bus stops, tram stops at St Peter's Square and Piccadilly Gardens, and Oxford Road and Manchester Piccadilly Railway Stations.

Whilst Bridgewater House does have a limited level of car parking capacity, the provision of this will remain as existing and will not be affected by the proposed change of use. It is not regarded as necessary due to the site's highly accessible location, and the need to encourage the use of sustainable modes of transport. Notwithstanding this, there is plentiful off-street parking available at two nearby multi-storey car parks. The service area of the building also has secure cycle storage for students and staff, and the applicant has confirmed that there is spare capacity that is more than sufficient to cater for any anticipated demand. Servicing of the scheme along with refuse collection will take place via the servicing entrance on Atwood Street.

Deliveries to the floorspace will be as existing and take place using the existing service area to the rear of the building which can be accessed via Atwood Street which aligns the east of the building. Whilst the proposed use will not generate significant amounts of waste, what waste is produced will be dealt with in accordance with the existing building's refuse management procedures.

In terms of cycle parking provision, students and staff will have access to ample cycle parking facilities with the Bridgewater House servicing area. The building also provides high quality changing and showering facilities.

There are no highway, traffic or transport reasons to withhold planning permission for the scheme. It has been demonstrated that the scheme accords with the transport requirements of the NPPF, policy T2 of the Core Strategy and section 3 'Accessibility' of the Guide to Development in Manchester SPD.

Noise and Management Considerations

The operational hours of the proposed use will reflect the existing office use of the space, and no changes are proposed to externally mounted building services. The educational facilities will be for students aged 16 and over. No external breakout spaces are proposed and the educational facilities will be classrooms / lecture rooms / offices and similar. No music rooms or internal spaces with noisy activities are proposed.

In addition to the above it is also highlighted that Bridgewater House is actively managed by an on-site management team to ensure the smooth running of the building for the benefit of all customers. This includes the use of the common parts and reception ensuring a great arrival and exit experience for all.

Due to the established relationship, operation, management of the common parts and characteristics of INTO's students, loitering or congregation is not a management issue. Should this become the case such instances will be managed by the on-site team by communicating with the individuals themselves and open lines of communication with INTO's management team who will reinforce & remind students of the requirements.

As with all occupiers INTO has to operate in a way that is not a source of nuisance to others under the terms of their lease. To that end there are remedies that can be enacted via the lease to ensure compliance. However, the applicant's preference is always to work proactively and collaboratively with occupiers to resolve any challenges quickly at source.

Based on the above characteristics and measures it is confirmed that there will not be any adverse noise impacts associated with the development which accords with Core Strategy Policy DM1 and Saved UDP Policy DC26.1.

Access for Disabled People

The main access to both the ground floor will remain as existing, with the lift adjacent to this entrance providing access to INTO's upper floors, including the proposed fourth floor. The proposed works will see significant improvement to INTO's ground floor reception area, accessible via its existing dedicated entrance at the western end of the building on Whitworth Street. The building's main entrance, located centrally provides alternative level access to the building's reception area / café.

Servicing: Waste Management and Deliveries

Facilities for the internal storage of refuse and recycled waste will be provided for the application floorspace.

Waste is collected centrally within the building bin store. There are separate bins for waste streams within the building's bin stores to promote segregation and a further segregation is performed on collection by the waste service provider. They collect the rubbish and take it to a Materials Recycling

Facility where it is either reprocessed and ready to be used again, or turned into electricity. Please refer to the enclosed Waste Proforma for further information.

There will be no material change to waste collections / deliveries and the approach ensures that the scheme complies with the provisions of the NPPF, CS policies EN 19, DM 1 and section 4 'Environmental Standards' of the Guide to Development SPD.

Conclusion

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

- Facilitates the occupation of part of the Grade II Listed building's fourth floor, with a use that will help to secure the building's long-term future. The broader scheme will also see the refurbishment of the remainder of the fourth floor so that it can be brought back into office use.
- Supports the expansion of INTO which provides education across a range of different levels, supporting the educational development of its international students, whilst also providing employment for teaching and support staff. INTO already occupy space at Bridgewater House and change of use of the subject floorspace will provide functional and operational benefits as well as additional capacity.
- Establishes a use that will have a positive impact on the ongoing regeneration of this part of the City Centre. The activity of students, teaching staff and other 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.
- Through the replacement of existing dated M&E systems will improve the environmental efficiency of the spaces and the broader building, reducing reliance on fossil fuels.
- Will encourage further investment into the City Centre and the 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 planning permission and listed building consent on behalf of APAM and look forward to working with Manchester City Council in progressing the applications through to a positive determination.

Yours sincerely

A handwritten signature in blue ink that reads "Don Murphy". The signature is stylized with a large, looped "D" and a cursive "Murphy".

Don Murphy MRTPI IHBC
Director

Appendix 1: Planning History

Application Ref	Description	Decision
136957/FO/2023	Elevational alterations including installation of louvres to sixth floor together with installation of rooftop plant in association with office refurbishment.	Approved 31 May 2024
136958/LO/2023	Listed Building Consent for internal and external alterations including installation of louvres to sixth floor, installation of suspended ceilings, raised floors and partitions together with installation of rooftop plant in association with office refurbishment. Full planning permission for the installation of 10 no. louvres to the 6th floor and additional external plant to the roof level of the Grade II Listed Bridgewater House.	Approved 31 May 2024
135486/JO/2022	Variation of condition 2 (approved drawings) attached to application ref no 134350/LO/2022	Approved 20 Jan 2023
134350/LO/2022	Listed Building Consent for the refurbishment of 5th and 6th floor offices including reconfiguration of the lobby entrance doors from lift on 5th and 6th floor and the introduction of new glazed entrance doors	Approved 9 Sep 2022
CDN/21/0185	Discharge of Condition 3 (Historic Cubicle Doors), 4 (Historic Cubicle Panels) and 5 (Works to Windows) of application referenced 127759/LO/2020	Approved 17 May 2021
127759/LO/2020	Internal alterations to provide further changing rooms, lockers and shower facilities within the basement of the building for use by cyclists.	Approved 16 Dec 2020
124420/LO/2019	LISTED BUILDING CONSENT for installation of partitions to part of 3rd floor in association with use of space for non-residential education and training	Approved 11 Nov 2019
124419/FO/2019	Change of use of part of 3rd floor from offices (Use Class B1) to non-residential education and training (Use Class D1)	Approved 11 Nov 2019
LO/2019	Listed Building Consent for internal refurbishment and decoration of the 9th floor	Approved 30th May 2019
119147/LO/2018	Listed Building Consent for internal alterations at basement and ground floor level in conjunction with existing gym use, installation of internally applied graphic vinyls to entrance windows and display of 1 no. illuminated projecting sign.	Approved 21st November 2018
119146/AO/218	Display of 1 no. illuminated projecting sign to Whitworth Street.	Approved 21st November 2018
119091/LO/2018	Listed Building Consent for internal alterations to ground, second and seventh floor office suites together with refurbishment of two separate stair coves between first and tenth floor.	Approved 23rd May 2018

Application Ref	Description	Decision
115760/FO/2017	Remodel of existing entrance and reception including change of use to part of the ground floor for (A3) café use, external alterations, including new doors and cladding and associated works.	Approved 13th June 2017
110877/FO/2015/C2	Façade renovation works including repair/replacement of damaged faience terracotta, render repairs and replacement of external lighting scheme.	Approved 20th May 2016
110878/LO/2015/C2	Façade renovation works including repair/replacement of damaged faience terracotta, render repairs and replacement of external lighting scheme.	Approved 23rd May 2016
105904/LO/2014/C2	Listed Building Consent for internal refurbishment and decoration of the 9th floor	Approved 31st July 2014
105264/FO/2014/C2	Installation of a new backup generator, acoustic enclosure and screen to rear yard.	Approved 8th May 2014
105265/LO/2014/C2	Listed Building Consent for installation of a new generator, acoustic enclosure and screen to rear yard.	Approved 8th May 2014
104336/FO/2013/C2	Elevational alterations including works to pavement/highway, new entrance from Whitworth St via original delivery gates, installation of louvres on rear elevation and change of use of basement from storage to gym and part ground floor from offices (B1) to educational establishment (D1)	Approved 31st January 2014
104337/LO/2013/C2	Elevational alterations including works to pavement/highway, new entrance from Whitworth St via original delivery gates, installation of louvres on rear elevation and change of use of basement from storage to gym and part ground floor from offices (B1) to educational establishment (D1)	Approved 31st January 2014
101030/LO/2012/C2	New entrance from Whitworth St via original delivery gates. Basement conversion from storage to gym. Ground floor suite G01 conversion from offices (B1) to educational establishment (D1)	Approved 12th February 2013
101029/FO/2012/C2	New entrance from Whitworth St via original delivery gates. Basement conversion from storage to gym. Ground floor suite G01 conversion from offices (B1) to educational establishment (D1)	Approved 12th February 2013
100622/LO/2012/C2	Listed Building Consent for soft strip of existing fourth floor office and refurbishment.	Approved 26th November 2012
100453/LO/2012/C2	Listed Building Consent for refurbishment of office suites to part floor plates of floors 8 and 9 including new raised access floor to 9th floor, new partitions and modifications to existing suspended ceilings.	Approved 26th November 2012

Application Ref	Description	Decision
099722/LO/2012/C2	Listed Building Consent for internal works to refurbish office space at the fourth and fifth floors.	Approved 28th August 2012
099666/FO/2012/C2	The installation of six additional air conditioning condenser units and associated equipment at roof top level.	Approved 24th August 2012
099667/LO/2012/C2	Listed Building Consent for the replacement of air conditioning plant and associated equipment at roof top level.	Approved 24th August 2012
097092/LO/2011/C2	Listed Building Consent for internal works comprising the installation of a combination of glazed and timber stud and plasterboard partitions, 9no. electronic wall mounted boards and a kitchen facility and alterations to existing glazed and timber stud partitions	Approved 18th November 2011
094325/REP/2010/C1	Extension of time limit on application 084119/FO/2007/C3 for refurbishment and alteration of building to allow for re-use for use classes A2, B1 and D1.	Approved 9th December 2010
094241/REP/2010/C1	Extension of time limit on application 084122/LO/2007/C3 for refurbishment and alteration of building to allow for re-use for use classes A2, B1 and D1.	Approved 9th December 2010
092717/LO/2010/C2	Listed Building Consent for minor internal alterations at 7th floor level.	Approved 7th June 2010
092395/LO/2010/C2	Listed Building Consent for minor internal alterations.	Approved 6th April 2010
092395/LO/2010/C2	Listed Building Consent for internal alterations at ground floor level, including works to the floor, ceiling and installation of glazed and solid partitions.	Approved 6th April 2010
091090/LO/2009/C2	Listed Building Consent for internal alterations including glazed partition walls	Approved 8th October 2009

Appendix 2: Drawing Schedule

AXI

4th Floor Calico 53-55 Mosley Street,
M2 3HQ
0161 879 7357
info@axi.studio



DRAWING REGISTER

CLIENT INTO
DETAILS EDUCATION FIT-OUT
JOB NUMBER 23-186
REVISION NUMBER REV 3.00
DATE ISSUED 07 June 2024

DRAWING No	DRAWING TITLE	SCALE	SIZE	REVISION DATE									
EXISTING DRAWINGS													
000	GA GROUND FLOOR PLAN	1:100	A1	rev 3.00	07-Jun-24								
004	GA FOURTH FLOOR PLAN	1:100	A1	rev 3.00	07-Jun-24								
010	SITE LOCATION AND BLOCK PLAN	1:1250 / 1:500	A1	rev 3.00	07-Jun-24								
030	GROUND REFLECTED CEILING PLAN	1:100	A1	rev 3.00	07-Jun-24								
034	FOURTH REFLECTED CEILING PLAN	1:100	A1	rev 3.00	07-Jun-24								
PROPOSED DRAWINGS													
100	GA GROUND FLOOR PLAN	1:100	A1	rev 3.00	07-Jun-24								
104	GA FOURTH FLOOR PLAN	1:100	A1	rev 3.00	07-Jun-24								
140	FOURTH FLOOR - INTO WC BLOCK ELEVATIONS	varies	A1	rev 3.00	07-Jun-24								
141	FOURTH FLOOR - INTO NEW LOBBY ELEVATIONS	varies	A1	rev 3.00	07-Jun-24								
142	FOURTH FLOOR -CAT A NEW LOBBY ELEVATIONS	varies	A1	rev 3.00	07-Jun-24								
143	FOURTH FLOOR -CAT A WC BLOCK ELEVATIONS	varies	A1	rev 3.00	07-Jun-24								
INTERIOR CEILING													
300	GROUND FLOOR RCP LIGHTING PLAN	1:100	A1	rev 3.00	07-Jun-24								
304	FOURTH FLOOR RCP LIGHTING PLAN	1:100	A1	rev 3.00	07-Jun-24								
314	FOURTH FLOOR RCP - CAT A SPLIT	1:100	A1	rev 3.00	07-Jun-24								
INTERNAL TECHNICAL DETAILS													
399	PARTITION SPECIFICAITON DETAILS	01:05	A1	rev 3.00	07-Jun-24								
400	GROUND PARTITION PLAN / DETAIL SPECIFICATION	1:100 / 1:5	A1	rev 3.00	07-Jun-24								
404	FOURTH PARTITION PLAN / DETAIL SPECIFICATION	1:100 / 1:5	A1	rev 3.00	07-Jun-24								
410	GROUND SMALL POWER PLAN	1:100	A1	rev 3.00	07-Jun-24								
414	FOURTH SMALL POWER PLAN	1:100	A1	rev 3.00	07-Jun-24								
NESPOKE DETAILS													
501	TYPICAL RAMP DETAILS	varies	A1	rev 3.00	07-Jun-24								
INTERIOR FINISHES													
600	GROUND FLOOR: FLOOR FINISHES PLAN	1:100	A1	rev 3.00	07-Jun-24								
604	FOURTH FLOOR: FLOOR FINISHES PLAN	1:100	A1	rev 3.00	07-Jun-24								
610	GROUND FLOOR: WALL FINISHES PLAN	1:100	A1	rev 3.00	07-Jun-24								
614	FOURTH FLOOR: WALL FINISHES PLAN	1:100	A1	rev 3.00	07-Jun-24								
624	FOURTH FLOOR: FLOOR FINISHES PLAN - CAT A SPLIT	1:100	A1	rev 3.00	07-Jun-24								
634	FOURTH FLOOR: WALL FINISHES PLAN - CAT A SPLIT	1:100	A1	rev 3.00	07-Jun-24								

DISTRIBUTION

POSITION	NAME	COMPANY	DATE	ISSUED
CLIENT	RCAHEL ADAMS	INTO	07-Jun-24	REV 3.00
PROJECT MANAGER	PAUL CROWE	BRAWDIA	07-Jun-24	REV 3.00
QUANTITY SURVEYOR				
MAIN CONTRACTOR				
STRUCTURAL ENGINEER				
ELECTRICAL CONSULTANT				
MECHANICAL CONSULTANT				
PLANNING CONSULTANT	DON MURPHY	PBA	07-Jun-24	REV 3.00

BUILDING CONTROL LOCAL AUTHORITY LANDLORD				
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