

In Room B36, the ceiling level retains the underside of two short flights of stone steps, indicating that there was once an entrance into the rear of the western dwelling from Crown Street (location of Room G15), which appears to have been covered over and filled with a window at some time in the mid-19th century.

In 1977, the building was substantially altered at ground and first floor levels with the formation of a new, central corridor running south-north through the building at ground floor level, the removal of the main staircase and the creation/blocking of doorways. These works resulted in a number of the original load bearing walls being rebuilt/adapted to accommodate new and enlarged door openings with modern concrete beams and services being inserted. Areas of new concrete raft floors were also inserted into the first floor and small areas of the ground floor at this time.

Table 5: Ground Floor Gazetteer – 1842-43 Office Extension (N.B It should be noted that since 2007 the condition of the building has become significantly worse and full access to the building is now limited due to health and safety reasons).



Figure 105: Room G23 (looking east) – This view shows the original jack-arch construction of the ground floor ceiling, which was originally covered with a suspended lath and plaster ceiling with deep cornice (now mostly collapsed due to water ingress. Note the original shutters to window reveals, intended to provide additional security to the canal company's documents (Source: SLHA 2017)



Figure 106: Room G23 (looking south-east) as seen in 2022 – This large room shows the complete loss of original lath and plaster ceiling, with only a small fragment of cornice left to the south-west corner due to substantial damage caused by water ingress (Source: Snook Architects 2022).



Figure 107: Room G25 (looking south) – This view looks south along the central ground floor corridor, showing the substantial alterations to the lintels and walls undertaken in 1977. (Source: SLHA 2017).



Figure 108: Room G28 - Looking into the 1847 Bridgewater Company strong room (Source: SLHA 2017).

Table 6: First Floor Gazetteer – 1842-43 Office Extension (N.B It should be noted that since 2007 the condition of the building has become significantly worse and full access to the building is now limited due to health and safety reasons).



Figure 109: The original stone staircase to the south of the building (G21) (Source: SLHA 2007).



Figure 110: The original glazed skylight above the staircase to the south of the building (Room F01) (Source: SLHA 2007).



Figure 111 & 112: Room F10 (looking west) - showing the original window shutters in 2007, and the same view in 2017 following substantial loss of plaster surfaces and joinery. The area outlined appears to be an original skylight, which has become revealed following the ceiling collapse. (Source: SLHA 2007 & 2017)



Figure 113: Looking south along the first floor central corridor, showing the 1977 alterations and water damage (Room F13). (Source: SLHA 2017)



Figure 114: Looking north along the central corridor (Room F13) showing the 1977 alterations and water damage. (Source: SLHA 2017)



Figure 114a: Looking south-west to the corner of Room F04 in 2022, showing the partial survival of original lath and plaster ceiling and deep cornice. (Source: Snook Architects 2022).



Figure 114b: Looking west at the chimneybreast to Room F05, showing the almost complete loss of lath and plaster and cornice (Source: Snook Architects 2022).

Table 7: Basement Floor Gazetteer – 1842-43 Office Extension. (N.B It should be noted that since 2007 the condition of the building has become significantly worse and full access to the building is now limited due to health and safety reasons).



Figure 115: Room B24 (looking north) – The original kitchen of the office building, which retains its original kitchen range and stone surround. Note the exposed and plastered jack-arched ceiling. (Source: SLHA 2017)



Figure 116: Room B22 (looking east) – The 1842-3 cold store for the adjoining kitchen in Room B24. Note the cold shelf and small stone window surround which looked out into a lightwell on the east elevation. (Source: SLHA 2017)



Figure 117: Room B37 (looking west) – The remains of what appear to be former outbuildings connected to the rear of the western dwelling and left in-situ when the 1843 building was constructed over and around them. (Source: SLHA 2017)



Figure 118: Room B15/B36 (looking west) – The underside of stone steps leading from the rear of the house to the west, onto Crown Street, and now blocked and floored over. (Source: SLHA 2017)



Figure 119: Room B17 (looking east) – The remains of the 1842-3 stone cantilevered office steps from basement floor to the northern ground floor entrance on Crown Street, which were removed in 1977. (Source: SLHA 2017)

6. ASSESSING HERITAGE SIGNIFICANCE

6.1 Defining significance

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of Bridgewater House (the Site).

Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2010, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance, 2018’ have also been considered.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The below analysis of the significance of the fabric of the Grade II listed Bridgewater House allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to inform and justify the building’s capacity for change, and thus the development of the Proposals. The focus is on providing necessary and proportional amount of information, in order to justify any proposed alterations, based on the perceived level of heritage significance.

The ‘Statement of Significance’ summarises the contribution of the various components of the Site in order to identify the most and least sensitive areas, which has informed development options.

This Significance Assessment will inform the subsequent Heritage Impact Assessment (Section 6), which considers the effects of the proposals in heritage terms upon the significance of the physical fabric of the heritage asset. This in turn allows, in a policy context, the extent of “harm” upon the heritage asset incurred by the proposals to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The below hierarchy of significance is tailored to Bridgewater House to outline individual features and building elements across the Site, and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative interest of its particular fabric components.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.

Medium significance relates to those components of the Site deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the building.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the Site’s Archaeological, Architectural and artistic or Historic interest. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.

None/Detrimental features and elements of the Site that do not contain any special interest. These can detract from the significance of the Site and maybe evidence of poor craftsmanship or ad-hoc additions. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.

6.2 Statement of Significance

The statement of significance provides further details and a summary of the special interest of Bridgewater House:

- The special architectural and historic interest of Bridgewater House is recognised by its Grade II Listed designation.
- The Site is not located within a conservation area; however, it is located next to the southern boundary of the Castlefield Conservation Area and in a prominent location on a major gateway into Manchester city centre.
- The Site is inexplicably linked to the nearby Castlefield Basin, for which it operated as various offices and headquarters for canal companies throughout the 19th and 20th century.
- The building represents a rare survival of a pair of high quality, upper class Georgian villas within Manchester city centre, which pre-dates the rapid 19th century industrial and commercial expansion of city and now forms the oldest surviving Georgian houses remaining in the city centre.
- In recent years the high rise developments to the east and west of the Site, which formed part of the wider masterplan of the area, have had a detrimental visual impact on the domestic setting of the Grade II listed Bridgewater House, and consequently the building's setting is now of low significance.
- The Site yields **high historic interest** through its unique survival of a originally exclusive residential development, which due to its close proximity to the burgeoning Castlefield Canal Basin and the growth and success of canal transportation in the area, became the prime location for various canal companies offices from c1838 to 1975, and is historically important to the understanding to the historic development of this area and daily use and management of the large Castlefield Basin and canal network.
- The Site also yields **high historic interest** through the ability to clearly understand the evolution and development of the Site, the planform of the 18th century domestic dwellings. The survival of two large, upper class Georgian villas is unique within the city centre of Manchester also yields **high historic interest**. Where 18th century dwellings within the city survive today, they are typically terraced townhouses and not double-fronted villas.
- The Site also yields **high historic interest** through its links to the Stretford and Hulme Turnpike Road, which subsequently became Chester Road, and though the Site's close historical associations with the Dukes of Bridgewater and their families, as well as commercial historical associations with significant canal companies, which were important in the commercial/trading boom in the adjoining Castlefield Basin and canal networks.
- The Site also yields **high historic interest** through its long history connected to the running, management, advertising, construction and staffing of various canal companies from c1838 until 1975.

- The Site yields **high architectural and aesthetic interest** through the readability of the two original 18th century dwellings, both of which retain a number of original fixtures and fittings including original cornice, three panelled internal doors to the ground floor level, with some at basement and attic level, architrave and skirting. The attic levels of both former dwellings form the most untouched parts of the building and retain original 18th century doors with hand-forged hinges and hooks, architraves and three chimneypieces.
- The principal western elevation of the c1843 office extension yields **high architectural and aesthetic interest** through its architectural design. The interior of the office extension is of **low architectural and aesthetic interest** due to modern alterations and damage caused by prolonged water ingress.

6.2.1 Original pre-1787 dwellings

The two original dwellings were both constructed within a few years of each other at some point before c1787. Both dwellings were built to a very high standard in terms of scale and decoration.

Elements considered to be of **high significance** include:

- **Exterior** - The surviving parts of the original 18th century perimeter garden wall and garden gate opening along Great Jackson Street, and later, mid-19th century stone entrance portal from Great Jackson Street.
- The remaining original planform of both 18th century dwellings at basement, ground, first and attic floor levels.
- **Basement floor** - The original cast iron basement steps to the eastern house, surviving flagstone floors, the original wine cellar and its battened door/ironmongery with bell board above, surviving kitchen ranges and surrounds.
- **Ground, first floor level** - All surviving internal features of both 18th century buildings, including plaster cornices, skirting boards, ceiling roses, window sashes and internal moulded shutters, architraves, four-panelled doors, window surrounds, early floorboards and surviving early staircase.
- **Attic floor** – The surviving 18th century joinery, including panelling, staircases, partitions, doors and hand-made ironmongery etc.

Elements considered to be of **no/detrimental significance** include:

- All internal alterations carried out in the 1970s/80s.

6.2.2 1842/3 Bridgewater Trustee's office

The building was designed and built as offices for the running of the Bridgewater Trustee's estate in 1842/3. The building is an important element of the development of the Site, which reflects the evolving industrial development of this part of the city and, the Site, and the differing canal companies which occupied the Site throughout the 19th and 20th centuries.

Elements considered to be of **high significance** include:

- The external elevation to Crown Street.

Elements considered to be of **medium significance** include:

- The courtyard elevation of the wing.
- The remaining original internal planform and internal decorative elements, including remaining ceiling cornice, skirting boards, architraves, internal moulded window shutters/surrounds.

Elements considered to be of **no/detrimental significance** include:

- All internal alterations carried out in 1977 and 1985, including the changes to original planform.

7. HERITAGE IMPACT ASSESSMENT

7.1 Physical Impact Assessment

7.1.1 Scope of Physical Impact

The following section summarises the physical (or direct) heritage impact of the proposals on the Grade II listed Bridgewater House. The aim is to demonstrate the cumulative impact of the proposed works to the listed building. A summary of the potential impact of the proposals on the listed building is provided **below in Table 9**.

The key purpose of the Heritage Impact Assessment is to ensure that the Proposals demonstrably balance the degree of change, to deliver both an optimum and sustainable use while contributing to wider conservation objectives established in national and local policy.

There is no standard methodology for the appraisal of physical impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on "*Conservation Principles*" (2008). The assessment is also based on the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable' thus securing the protection or enhancement of the historic environment.

The proposed works will require a degree of intervention and change. Consequently, in evaluating the overall impact of the works careful consideration has been given to the 'balance of benefits' in order to reach a proportionate and justifiable conclusion.

7.1.2 Assessment Methodology

The impact of the Proposals on the individual components and the overall integrity and significance of the building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact.

The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the following criteria in **Table 8 below**:

Table 8: Criteria for defining the degree of physical and visual heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts <i>(physical alteration or change to the site's character)</i>	Indirect heritage impact <i>(visual change to the experience or setting of the site and its context)</i>
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets,</i>	Development/intervention resulting in demolition of a significant historic fabric component which results in total loss of significance/fabric, or fundamentally compromises the	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interests of the identified

<i>should normally be avoided.</i>	setting of a designated heritage asset.	heritage assets in the view, or the view as a whole, or the ability to appreciate those interests and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development/intervention resulting in extensive harmful alterations (but not total demolition or fundamental change) to the fabric or character of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interests of the heritage assets in the view, or the view as a whole, or the ability to appreciate those interests.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development/intervention resulting in alterations which result in a minor compromise of the fabric or erosion of the character of a designated heritage asset or its setting.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interests of the assets in the view, or the view as a whole, or the ability to appreciate those interests.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the interest of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development/intervention resulting from the removal/alteration of a minor historic fabric component, but which avoids diminishing its character or special architectural or historic interest to a designated heritage asset or its setting.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic interests of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be</i>	Development/alteration which either has no impact, or results in an imperceptible physical impact resulting in no apparent change to fabric, character or setting, or can be achieved by removing a component of no heritage interest.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interests of the heritage assets in the view, the

<i>imperceptible or appropriately balanced.</i>		townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development/intervention resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest, the restoration or reintroduction of a minor original feature/building element, or an improvement of the setting/character of a designated heritage asset.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interests of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development/intervention resulting in a minor beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest, the restoration or reintroduction of a minor original feature/building element, or an improvement of the setting/character of a designated heritage asset.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interests of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interests.	Development/intervention resulting in extensive beneficial direct impact on a designated heritage asset which results in the removal of a extensive non-original fabric components that detracts from the character and its special architectural or historic interest, the restoration or reintroduction of principal original features/building elements, or a vast improvement of the setting/character of a designated heritage asset.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interests. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interests of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial Impact. The proposed change would result in substantial improvement	Development/intervention resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a

to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interests.	and historic character and an enhancement of its cultural heritage interests, or a vast improvement of the setting/character of a designated heritage asset.	significant enhancement of its cultural heritage interests. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interests of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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7.2 Physical Impact Appraisal

The following section sets out in tabular form each of the proposed works to Bridgewater House, setting out the proposed impact of each intervention and any mitigating circumstances.

Please note that no internal works are proposed to the basement level of the building as part of this application.

Table 9: Physical Impact Appraisal		
General – 18 th Century dwellings		
Building element	Proposal/intervention	Impact/mitigation
Wall plasterwork – 18 th century former dwellings	General approach to all plasterwork throughout the 18 th century former dwellings is to retain all historic lime plaster and repair/patch areas that are missing or loose/derogated. Subject to further condition survey.	Minor beneficial
Cornice and ceilings – 18 th century former dwellings	Due to the requirement to improve the fire rating of the building through its change of use to apartments, 60 minute fire ratings are required for the ground and first floor ceilings. Consequently, all original lath and plaster ceilings and cornice to all rooms at ground and first floor level of the 18th century dwellings will be boxed-in as part of a new dropped ceiling to all rooms. All lath and plaster and cornice will be left in-situ within the dropped ceiling void, with any loose or fallen elements discarded. The new dropped ceilings will not aim to replicate the original decorative plasterwork and instead will form simple flat surfaces.	Major adverse

	The sole surviving original plaster rose to survive in the building that is located in Room G04 (see figures 56 & 57) and which is now damaged due to falling from ceiling since water ingress started in c2007, will be discarded.	
Joinery – 18th century dwellings	All joinery (skirting, architrave, picture/dado rails) will be retained and repaired. Any missing or damaged elements will be replaced on a like-for-like basis. Subject to further condition survey.	Minor beneficial
Shutters– 18th century dwellings	The original shutters to all ground floor windows of the two former dwellings were sealed shut as part of the 1970s alterations. These shutters will be made to be operable once again, with simple new small brass knobs replacing those removed. Subject to further condition survey.	Moderate beneficial
Floorboards – 18th century dwellings	Following necessary repair work to floor and ceiling structures, and the incorporation of insulation material to voids, the original floorboards will be returned back to their original locations and left exposed in rooms where this is possible. Any missing or damaged boards will be replaced like-for-like.	Minor beneficial
Fireplaces – 18th century dwellings	All original fire surrounds to both dwellings were removed from ground and first floor levels as part of the 1970s alterations, with the fire openings blocked and plastered over. These openings were subsequently reopened approx ten years ago to check for surviving fire surrounds. It is proposed to simply retain these openings as they appear currently, without the addition of fire surrounds.	Minor beneficial
New doors– 18th century dwellings	The ground and first floor levels of the 18 th century dwellings only retain three original panelled doors to the ground floor level, with remaining doors and doorways enlarged and replaced with flush doors during the 1970s. The proposal is to recreate the original panelled doors using the three surviving examples as templates, and to rehang these in original locations once the wider 1970s door widths have been returned to their 18 th century dimensions. This will	Moderate beneficial

	be primarily seen with the doors leading from the staircase hall to the eastern dwelling. Any new doors proposed for new locations/walls, will be flush modern types to avoid confusion between new and old door locations/styles.	
M&E – 18th century dwellings	Install new M&E services throughout building. Please refer to plans by Hulley & Kirkwood.	Negligible adverse
Planform – 18th century dwellings	The two former dwellings will be subdivided to form five separate apartments of both one and two bedrooms at ground floor level, and three one and two bedroom apartments at first floor level. The change of use from office to residential will require a number of new door openings/closing off original door openings and the construction and removal of some walls. The subdivision will also result in an extension of individual apartments across the original party wall dividing the two former dwellings.	Moderate adverse
Kitchen units and bathrooms – 18th century dwellings	Install largely high quality, gally style kitchen units to each apartment. Install modern, high quality bathroom suites to each apartment.	Negligible adverse
General – 1842-3 office		
Building element	Proposal/intervention	Impact/mitigation
Wall plasterwork – 1842-3 office wing	Due to the severe water ingress and subsequent condition of all surfaces in rear office wing, all wall surfaces will have any surviving patches of original and modern plaster removed and replastered throughout with modern plaster.	Minor adverse
Ceilings – 1842-3 office wing	The original design for the ground floor level included suspended/dropped lath and plaster ceilings with deep plaster cornice which concealed a fireproof, brick, jack-arched ceiling beneath. Due to the prolonged water ingress to the former office wing, the majority of the original dropped lath and plaster ceilings have now either perished or survive in small fragments in some rooms. It is proposed to therefore remove any surviving original dropped lath and plaster ceilings and utilise the original brick jack-arched ceilings within the	Moderate adverse

	void beneath, exposing the structural brickwork ceilings throughout the ground floor level. The exposed brickwork and pointing/cast ironwork will be repaired. The first floor level ceilings were designed with flat lath and plaster and deep plaster cornice (no jack-arches). It is proposed to remove all remaining areas of lath and plaster and replace with modern plasterboard.	
Cornice – 1842-3 office wing	As noted above, due to the prolonged water ingress a great number of rooms have been affected in terms of the survival of the original deep plaster corning to the ground and first floor levels. It is proposed to remove all surviving areas of original cornice from the ground and first floor levels and not reproduce or replace these features.	Moderate adverse
Floors – 1842-3 office wing	Due to the extreme damage caused by historic water ingress, it is presumed all original and modern/alterd suspended timber floors will require either total replacement or substantial repair/replacement.	Minor adverse
Doors – 1842-3 office wing	No original doors survive in the office wing. Consequently, all new doors will be modern flush types.	Neutral
M&E – 1842-3 office wing	Install new M&E services throughout building. Please refer to plans by Hulley & Kirkwood.	Negligible adverse
Planform – 1842-3 office wing	Due to the substantial alterations carried out to the office wing in the 1970s a great number of original walls and door openings etc were removed or altered, subsequently the current planform of the wing is of low significance. The proposals will create five one and two bedroomed apartments at ground floor level and five one and two bedroomed apartments at first floor level.	Minor adverse
Kitchen units and bathrooms – 1842-3 office wing	Install largely high quality, gally style kitchen units to each apartment. Install modern, high quality bathroom suites to each apartment.	Neutral

Ground floor – 18 th Century dwellings		
Building element	Proposal/intervention	Impact/mitigation
Entrance Hall – Room G02		
Entrance hall - Staircase	Repair and damage to original staircase like-for-like, redecorate and re-varnish. Fit appropriately designed central hall runner.	Minor beneficial
Entrance hall – Floor	Remove any remaining modern carpet and latex adhesive from original 18 th century stone flags, repair and clean.	Moderate beneficial
Entrance hall – Steps to rear entrance	Cover current 1970s concrete steps with stone in order to echo existing original stone flag floor to hall.	Minor beneficial
Entrance hall – Wall to Apartment 8	Block two out of three 1970s arched openings into the proposed Apartment 8 and reposition lost original doorway into room from hallway in third arch, thus returning the original appearance to this part of the hall.	Moderate beneficial
Entrance hall – Door to basement	Remove flush 1970s door and replace with timber panelled door using surviving original doors as template.	Minor beneficial
Entrance hall – Entrance from rear courtyard (Room G01)	Remove all 1970s faux timber linings from entrance and construct cleaner's cupboard.	Minor beneficial
Entrance hall - doors to Apartments 8 and 9	Retain two original panelled doors and seal shut, leaving doors expressed from hall.	Minor adverse
Entrance hall – Archway to Great Jackson Street corridor	Block existing arch, setting back new studwork within width of wall to allow for an appreciation of arched opening.	Moderate adverse
Room G03		
New hall and bathroom	The formation of new studwork walls to northern aspect to incorporate clear glazing to the upper part.	Minor adverse
Corridor linking former dwellings	Block corridor entrance into adjacent dwelling to the west with stud wall.	Negligible adverse

Room G05		
Block original door opening into hallway (G02) and adjacent room (G04)	Seal both original doors shut, remove original timber architrave to openings and seal opening shut flush with modern studwork.	Moderate adverse
Built-in alcove cupboard	Remove built-in alcove cupboard to alcove.	Minor adverse
New door opening	Form new door opening between G05 and G03. Insert modern flush door.	Minor adverse
Room G04		
Original door to G05	Seal shut original panelled door and leave exposed from proposed bathroom of Apartment 9	Minor adverse
Bathroom, bedroom and kitchen walls	The formation of new studwork walls to northern aspect to incorporate clear glazing to the upper part.	Minor adverse
Room G06		
Form new bathroom/hallway	Form new rooms with studwork.	Negligible adverse
Original fitted alcove cupboard	Conceal original fitted cupboard behind proposed shower.	Minor adverse
Room G07		
Steps	Remove any modern lino/carpet layers from original stone steps and clean off adhesive.	Minor beneficial
Proposed office	Form new studwork wall and modern flush door in existing arched opening in corridor.	Minor adverse
Room G08		
Form new office and bathroom in existing corridor	Form new office and bathroom in existing corridor.	Minor adverse

Room G09		
Form new doorway and block existing doorway	Form new doorway into G29 and block existing doorway from corridor (G07).	Negligible adverse
Form bathroom and bedroom enclosures	Form bathroom and bedroom enclosures using studwork to this lower significance space.	Negligible adverse
Room G29		
Modern toilet suites, cubicles, fixtures and fittings	Remove all modern toilet fixtures and fittings and modern door.	Minor beneficial
Room G10		
Remove existing c1970s stud wall and reconstruct new stud wall to former location of original entrance hall wall	Remove existing c1970s stud wall between this room and G11 and reconstruct new stud wall to former location of original entrance hall wall to form division between Apartment 7 and 6.	Neutral
New walls to form lounge and bedroom	The formation of new studwork walls to northern aspect to incorporate clear glazing to the upper part.	Minor adverse
New doors	Install new doors leading into proposed kitchen and bathroom in openings what were widened in the 1970s, reducing this non-historic wider width.	Minor beneficial
Room G11		
New wall	Form new wall in its original location in order to form new bathroom, hallway and utility cupboard.	Minor beneficial
Room G12		
Block openings	Block the two altered, presumed original door openings into rooms G11 and G13. Note – no original doors or architrave survive.	Minor adverse
Panty	Form pantry with built-in shelving in former corridor space	Negligible adverse
New entrance door	Form new entrance door into Apartment 7 from adjacent former office wing by reducing the modern, wide opening.	Minor beneficial

Room G13		
Insert door opening	Insert door opening in existing wall between G11 and G13	Negligible adverse
Room G28		
Remove modern door to former vault	Remove modern flush door to former vault	Negligible beneficial
First floor – 18th Century dwellings		
Room F29 - Landing		
Modern corridor doors	Remove 1970s double doors linking landing with corridor to the west and replace with a reproduction of the original panelled door that would have been positioned in this location originally, using the three surviving examples at ground floor level as a template.	Minor beneficial
Modern corridor doors	Remove 1970s double doors from modern location linking landing with corridor (F24).	Minor beneficial
Doorway from landing into Room F24	Block presumed original location of entrance door into Room F24 with studwork. Note – architrave and door are 1970s.	Minor adverse
Doorway from landing to attic staircase	Replace flush 1970s door with a reproduction of the original panelled door that would have been positioned in this location originally, using the three surviving examples at ground floor level as a template.	Minor beneficial
Rooms F24-5		
Toilet fixtures and fittings	Remove modern toilet fixtures, fittings and surfaces. Remove modern toilet room dividers etc.	Minor beneficial
Remove wall	Remove wall between toilet and corridor to recreate original room dimensions. Extend wall between room and staircase to close off modern corridor.	Minor beneficial
Rooms F21 & F22		
Modern stud wall between rooms	Remove modern stud wall and combine rooms	Minor beneficial

Door opening between F21 and F20	Widen existing door between rooms by 150 mm.	Neutral
Form new bedroom/living room/hall	Construct new stud walls within the combined room to form new enclosures for bedroom, bathroom and hallway with utility cupboard.	Minor adverse
Room F19		
Door opening between F19 and F20	Create new opening in original wall to provide access to proposed bedroom.	Minor adverse
Existing door between F19 and F29	Reduce width of existing, 1970s door opening into corridor in order to receive new door to proposed bedroom.	Negligible beneficial
Existing door between F19 and F18	Block modern, c1970s door opening between rooms.	Minor beneficial
Form two new bedrooms and bathroom	Construct new stud walls within the room to form new enclosures.	Minor adverse
Room F30		
Modern partition wall and door to corridor	Remove modern partition wall and door to corridor and rebuild wall without door opening.	Neutral
Room F31		
Door opening	Form new door opening in location of original window.	Minor adverse
Wall between F31 and F32	Remove and replace 1970s dividing wall without door opening.	Neutral
Room F32		
Form new bathroom and utility cupboard	Form new bathroom and utility cupboard in former corridor.	Negligible adverse
Room F18		
Door opening	Block modern door opening between F18 and F17.	Negligible beneficial
Door opening	Reduce width of existing, 1970s door opening between F32 and F18 in order to receive new door to proposed lounge/kitchen.	Negligible beneficial

Room F17		
Form bathroom/door into proposed bedroom	Form bathroom enclosure and door.	Negligible adverse
Form lobby and utility cupboard	Construct lobby and utility cupboard	Negligible adverse
Door opening	Reduce width of door opening (enlarged in the 1970s) between F17 and F16.	Minor beneficial
Room F34 – Former Servant's staircase to attic accommodation		
Staircase	Repair original 18 th century staircase.	Minor beneficial
Door into staircase space	Replace current, flush 1970s door and architrave with a reproduction of the original panelled door and architrave that would have been positioned in this location originally, using the three surviving examples at ground floor level as a template.	Minor beneficial
Door to understairs cupboard	Recreate the missing door using existing panelled detailing to original staircase and historic research.	Moderate beneficial
Attic – 18 th Century dwellings		
Fireplaces	Retain the three original and early fire surrounds to A02, A05 and A06 – restore and redecorate.	Moderate beneficial
Original loft hatch to corridor A03	Retain and repair/redecorate original 18 th century timber loft space hatch to wall of corridor/head of stairs landing, which retains handmade iron butterfly hinges.	Minor beneficial
Doors	Retain all original 18 th century panelled doors/architrave to attic floor level, repair and redecorate. Care to be taken with any surviving original ironmongery, such as hinges, locks, doorknobs and rim locks etc. Subject to further condition survey.	Moderate beneficial
T&G partition/stairs partition	Retain and repair original 18 th century timber panelled partition wall between A10 and A09. Retain and repair early, enclosure to staircase (A10).	Moderate beneficial
Form new bathroom partition/storage and	Form new bathroom partition/storage and utility cupboards to A15	Negligible adverse

utility cupboards to A15		
Form new bathroom to A12 and utility storage to A14	Form new bathroom and to A12	Negligible adverse
Low ceiling areas	Build-out northern side of Rooms A08 and A12 in order to form new stud walls at head height.	Minor adverse
Exterior – 18th Century dwellings		
Windows	Remove all original and later date multi-pane sash windows and replace with new, timber sash windows using slimline Histoglass panes fixed with putty and using an Ovolo moulding to glazing bars throughout. Original round-headed coloured glass staircase window to Silvercroft Street will be replaced with new timber sash windows which will incorporate surviving panes of coloured glass which will be encapsulated into double glazed units, Any missing coloured glass will be replaced with new. Original pulleys and weights will be reused in new windows subject to condition assessment. New heritage style brass sash locks and pull handles will be fitted.	Major adverse
Windows - Basement	Reintroduce two new sash windows into two blocked original window openings to basement level of western dwelling on Crown Street.	Minor beneficial
Doors – 19th century entrance from Great Jackson Street	Retain 19 th century panelled double doors and relocate them back to their original position to the front building line, following being moved back during the 1970s alterations. Redecorate and attach appropriate styled ironmongery.	Minor beneficial
Doors - Insertion of six new doors openings and doors into front elevation on Chester Road	Create six new door openings (three to each original Georgian dwelling) at ground floor level. The locations of the two original 18th century front entrances to each dwelling (converted to windows in the c1880s) will be reintroduced, whilst two further door openings will be created in original window openings to each dwelling in order to form access from the proposed apartments into their own private gardens to Chester Road.	Moderate adverse

	The new doors will follow the 18th century tradition of using “sash window doors”, which in essence will keep a full sash window to the upper parts of the openings, whilst introducing a pair of small panelled timber doors beneath, thus maintaining the visual appearance of full sash windows from Chester Road. Access from the new doors will be via sets of new brick and stone staircases.	
Doors – Rear door to Silvercroft Street/courtyard	Remove the current 1977 panelled door and surrounding glazed margin lights, and restore the original appearance of the entrance using pre-1977 alteration drawings to include the bricking-up of surrounding glazed screen and insertion of new timber panelled door to the same design as seen in historic plans.	Moderate beneficial
Doors – Door into eastern wing (Apartment 10)	Create new entrance door opening in existing, now blocked window opening. Form new steps to new door.	Negligible adverse
Front garden	Creation of new front gardens for ground floor apartments, which will see new grass lawns, box hedging, planting and heritage-styled cast iron railings replacing the current 1960s railings of no heritage significance. New railings will continue the proposed design for railings along the Crown Street elevation.	Moderate beneficial
Roof – Roof structure	Repair original 18 th century roof structure on a like-for-like basis. Subject to further condition survey.	Neutral
Roof – Roof coverings	Reuse original slates (which were removed approx 10 years ago to allow for temporary blue plastic roof covering, and which are currently stored in the basement) on the original Chester Road elevation of the roof. Any missing slates will be sourced to match.	Minor beneficial
Roof - Dormers	Creation of seven, floor to ceiling dormer windows of a contemporary design, on the rear (Silvercroft Street) elevation of the attic floor (Rooms A02, A05, A06, A08, A09, A11 and A12) in order to create adequate living space and head room for proposed attic apartments.	Moderate adverse

Roof - Skylights	The insertion of seven conservation skylights in original and new locations. The proposals include the reintroduction of two skylights to their original locations to both pitched gables on the Chester Road elevation, and a single skylight to its original position in the attic stairwell to the eastern dwelling. Two skylights will be positioned in new locations to the rear (Silvercroft Street) elevation of the roof to the western dwelling in order to provide light into this apartment, whilst two further skylights will be positioned in new locations to the roofs of both projecting bays to the Silvercroft Street elevation.	Minor beneficial
Roof – Rainwater goods	Replace all existing PVC rainwater gutters and downpipes with new, painted aluminium versions.	Minor beneficial
Brickwork	Original brickwork will be repointed where missing or defective using lime mortar. Missing or defective bricks to be replaced with brickwork proposed to be removed from elevation as part of other interventions. Modern paintwork to red sandstone plinth and windowsills will be redecorated.	Minor beneficial
Decorative timber moulded bargeboards to eaves on Chester Road elevation	Repair and replace missing or defective components of original timber bargeboards to Chester Road, using the surviving components and original carved stone centre section (at the junction of original dwellings) as a template of original dimensions of mouldings.	Minor beneficial
Rear garden wall	Remove later, c1970s reconstructed parts of perimeter wall and railings on to Great Jackson Street, retaining the last surviving element of the original 18th century garden wall closest to Bridgewater House. Shorten this section of wall and reposition original arched garden gate opening marginally northwards to allow for construction of new build apartment building, install contemporary gate to link into proposed courtyard.	Minor adverse
Flagpole	Remove modern flagpole from northern gable of eastern dwelling.	Neutral

Ground floor – 1842/3 office		
Door openings	Block four door openings from corridor (Room G22), two openings to staircase G21 and one opening between G16/17.	Minor adverse
Door openings	Create three door openings to G24/27, G14/15, and G17/18, and G16-22.	Negligible adverse
Doors and door openings	Remove all modern, flush 1970s doors – reduce enlarged openings and fit new modern design doors.	Negligible beneficial
Staircase	Form new staircase to Room G15.	Minor adverse
Staircase	Retain and refurbish original stone staircase/balustrades to south of wing.	Minor beneficial
Partitions	Remove all modern partitions.	Negligible beneficial
Toilet	Remove modern toilet fixtures/fittings and surfaces to Room G18.	Negligible beneficial
Form new apartment rooms	Construct studwork room enclosures throughout apartments to form bedrooms, bathrooms, hallways and lounge/kitchens.	Minor adverse
Form rooms within existing corridor (Room G22)	Form new walk-in wardrobes, bathrooms and switch room in location of original walk-in vaults, partially returning this modern 1970s corridor back to its original planform as individual rooms.	Minor beneficial.
First floor – 1842/3 office		
Door openings	Block four door openings from corridor (Room F13).	Minor adverse
Door openings	Create one door opening between F14/15.	Negligible adverse
Doors and door openings	Remove all modern, flush 1970s doors – reduce enlarged openings and fit new modern design doors.	Negligible beneficial
Partitions	Remove all modern partitions.	Negligible beneficial
Toilet	Remove modern toilet fixtures/fittings and surfaces to Room F15.	Negligible beneficial
Form new apartment rooms	Construct studwork room enclosures throughout apartments to form bedrooms, bathrooms, hallways and lounge/kitchens.	Minor adverse

Form rooms within existing corridor (Room G13)	Form new bathrooms in location of original walk-in vaults, partially returning this modern 1970s corridor back to its original planform as individual rooms.	Minor beneficial.
Exterior – 1842/3 office		
Building element	Proposal/intervention	Impact/mitigation
Crown Street – Create new entrance door in central window opening	Form new external apartment entrance door in existing window opening, using historic photographs of now removing original panelled doors from this elevation as a template for new door. Construct steps up to new threshold.	Minor adverse
Crown street – Former entrance doors	Remove 1970s window and brick infill from both original arched entrance doors to Crown Street. Using historic photographs of original removed doors, recreate panelled doors and refit into openings. Construct new stone steps to replace those lost. Recreate missing original arched fanlight, whilst retaining remaining original fanlight/repair and redecorate.	Moderate beneficial
Lightwell/railings	Form new lightwell to Crown Street elevation within current footpath in order to create defensible space between new apartments and to futureproof the basement level for any future refurbishment. Instal sympathetic metal railings, which will continue the design used on the Chester Road elevation.	Negligible adverse
Brickwork/stonework	Repair and damaged/missing stone/brickwork like-for-like, repair any defective mortar using lime.	Minor beneficial
1980s double doors to Silvercroft Street elevation	Retain and redecorate. Subject to further condition survey.	Neutral
Courtyard – Create four new entrance doors in existing window openings	Form four new external apartment entrance doors in existing window openings, using historic photographs of now removing original panelled doors from Crown Street elevation as a template for new doors. Construct steps up to new thresholds.	Moderate adverse
Current car park	Convert current modern car park with soft and hard landscaping throughout, including new bin stores	Moderate beneficial

	and modern design metal gate/fencing connecting new building with Crown Street elevation of 1842-3 wing.	
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7.3 Indirect (Visual) Impact Assessment

The focus of the following section will focus on the indirect (visual) impact upon the setting of the Grade II listed Bridgewater House (the Site). This principally relates to visual impact, but also takes into consideration the changed experience within the setting of the heritage asset, including traffic, noise, accessibility, permeability and patterns of movement. As set out within Historic England's assessment checklist for assessing the impact on 'setting'.

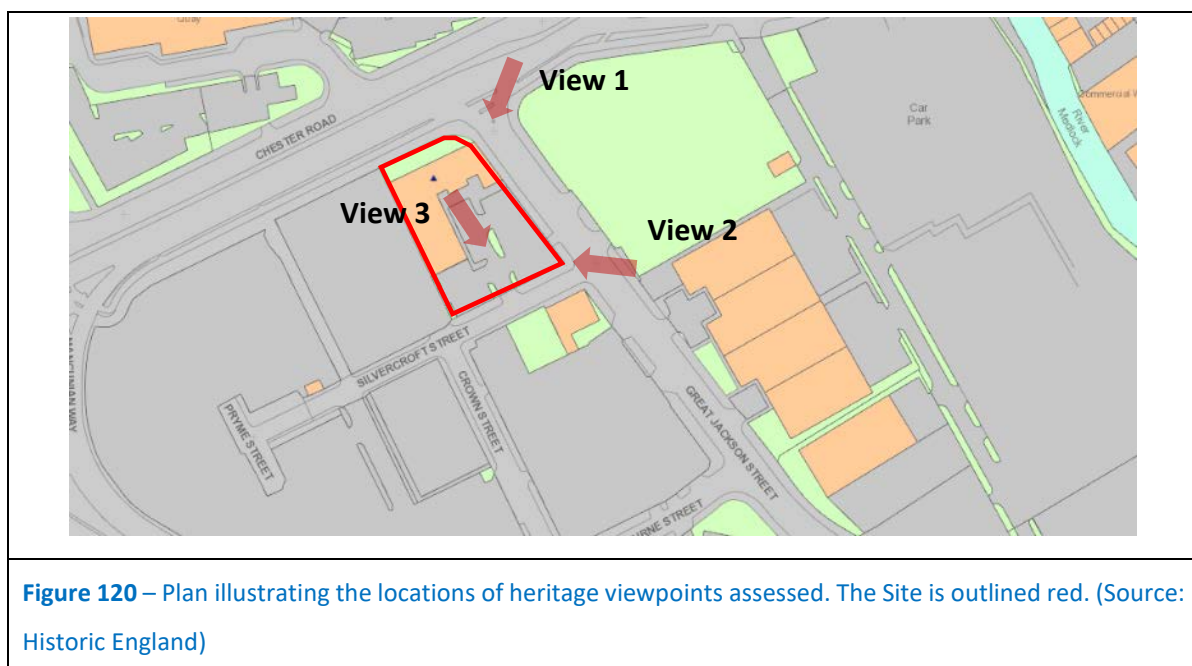
The NPPF (paragraph 199) requires that, when considering the impact of a proposed development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.

For each proposed view below please refer to **Table 8 above** which provides the definition of magnitude and nature of each heritage impact and methodology for the assessment of each concluding visual impact.

To assist in this discussion, two existing and proposed key heritage views have been produced in order to facilitate the Heritage Visual Impact Assessment carried out below.

The selected views have been scoped in where; a) there is a baseline value to the view, in heritage terms, b) where the proposed development is visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible.

Figure 120, below, provides a baseline map with the relative locations of key heritage viewpoints. The existing and proposed views are provided below following the Visual Impact Assessment text.



View 1 - proposed

View 1 is experienced looking south-west towards the principal Chester Road elevation of Bridgewater House (right), and the side elevation of the building on Great Jackson Street (left).

Dominating the view are the recently completed high rise developments that form part of the wider regeneration of the area, and which can be seen to adversely impacted on the domestic scale and setting of Bridgewater House.

This proposed view demonstrates the restoration of Bridgewater House, which can be seen to include the repair of the original brickwork to the elevations, and the reintroduction of the previously removed original slates to the roofs.

The current garden to the front (north) of the Chester Road elevation can be seen to have had its 1960s railings removed and replaced with sensitive metal railings, which are in keeping with the date of the building. The railings can also be seen to be complimented by the addition of planning and box hedging.

The ground floor level of the Chester Road elevation can be seen to have had six new “sash window doors” inserted in the location of the current sash windows. The use of this type of “garden door” allows for the appearance of the existing multi-pane window fenestration to be preserved, whilst

allowing access into the garden from the proposed apartments by using a historic, 18th century design. This will also allow for the elevation to remain as existing when viewed from Chester Road.

To the Great Jackson Street elevation of the listed building, although not fully appreciated from the CGI, the original double panelled doors into the former “porch office” will be returned to their original back of pavement position (moved backwards in the 1970s). The original 18th century garden wall can be seen to have been almost entirely retained, having its altered largely 20th century elements removed in order to construct the new build element.

The new build apartment block can be seen to partially occupy the historic location of the original rear outbuildings and shops which were demolished in the mid-20th century. Although the view illustrates a new building in this location; its height of four storeys and use of a contrasting colour palate allows for the listed building and garden wall to largely remain the primary focus of the view, however, the addition of a new building element partly upon the original garden of the eastern dwelling does partially remove the sense of open space to the rear of the building.

Consequently, it is considered that the proposed development will marginally affect the setting of the Grade II listed Bridgewater House, and is considered to have an overall negligible adverse impact on its setting within the view.

View 2 - proposed

View 2 is experienced looking in a westerly direction towards the side elevation of the site/building on Great Jackson Street (right) and oblique view looking west into Silvercroft Street (left).

This proposed view demonstrates the newbuild element of the scheme, which comprises a four-storey residential apartment building on the corner of Great Jackson Street and Silvercroft Street that uses a contrasting material palette in order to not create a pastiche of the listed building. The new building occupies the partial location of

Again, the view is dominated by the recently completed high rise developments to the western end of Chester Road, which has introduced a new, vertical emphasis to the view.

the original coach house, stables, outbuildings and shops which originally fronted onto Silvercroft Street to the left (see historic image in Figure 24).

The addition of a new building in this location will in part obscure and conceal views towards the rear aspects of the listed building, however views of these lesser significant aspects of Bridgewater House will remain fully appreciable from more intimate locations from the proposed new courtyard area between the existing and the new building.

Consequently, it is considered that the proposed development will partly affect the setting of the Grade II listed Bridgewater House, and is considered to have an overall minor adverse impact on its setting within the view.

View 3 - proposed

View 3 is experienced looking southwards from the rear of Bridgewater House towards the inward-facing aspect of the proposed new apartment building.

This proposed view demonstrates the proposed relationship between the new and existing buildings and shows that the currently exposed and largely open nature of the car park has now been enclosed by the construction of the new building, which can be seen to partially reintroduce the sense of an enclosed, planted garden space originally experienced here during the 18th-20th centuries.

The new building does not aim to form a pastiche of the existing, 18th and 19th century red brick character of the listed building, but instead introduces a new built form of a non-overbearing height that uses modern materials with a contrasting colour palette.

The 1842-43 office wing to the far right of the view can be seen to have new entrances created to access the proposed apartments in this wing. The new steps and handrails enhance the sense of an intimate and enclosed private garden space and the sense of community.

Consequently, it is considered that the proposed development will positively affect the setting and character of the Grade II listed Bridgewater House site, and is considered to have an overall moderate beneficial impact.

7.3.1 Summary

The visual impact assessment has concluded that there will be one instance of negligible adverse impact, one instance of minor adverse impact and one instance of moderate beneficial impact, consequently it is considered the visual impact assessment will result in an overall **minor adverse impact** on the setting and character of Bridgewater House.

The proposals will not have any impact on the settings of any surrounding listed building or on the setting of the Castlefield Conservation Area.

8 CONCLUSIONS

8.1 Overview of significance and proposals

It is a fundamental requirement of the NPPF (2021) that planning proposals contribute to the achievement of “*sustainable development*” (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of a site delivers a viable long-term use for the wider built historic environment, whilst avoiding any unmitigated negative impact. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset, as has been outlined in this Heritage Statement.

The Grade II listed Bridgewater House forms Manchester’s oldest surviving pair of 18th century upper class dwellings, originally both built at some time before 1787. Following their early life as high quality and exclusive residences, both buildings and the wider site became used as the principal offices for a number of successive canal companies, the first of which being the Trustees of the Bridgewater Canal, who constructed a purpose-built office to the rear of the site in 1842-3.

Following the leaving of the last occupants in the early-2000s, the building has been left empty, and in the last approximate 10 years its condition has quickly worsened to a state of its present near dereliction, which now poses health and safety issues and has prevented a number of surveys being undertaken.

The current proposals have stived to restore and refurbish the listed building, with the focus of restoration/conservation being on the earliest and highest significance parts comprising the original 18th century dwellings fronting Chester Road, whose condition is marginally better than that found in the later, office wing to the rear. This focus has allowed for a great many detrimental alterations that were undertaken during the 1970s to be bettered or reversed.

The proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the earliest part of the building, whilst allowing for changes in order accommodate a number of new apartments as part of the building’s change of use back to its original residential use.

In order to allow for a viable scheme, a new build apartment building has been designed to be constructed on the current open car park area to the rear of the site. The new building will be of four storeys and designed using a contrasting palate of materials and colours.

8.2 Statutory and policy requirements.

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2021**, set out the Government’s planning legislation and policies for England and how these are expected to be applied.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**).

It will be clear the proposals will result in various instances of both adverse and beneficial impacts upon the listed building (both direct and indirect).

Instances of minor and moderate beneficial impact focus on the restoration and repair of original high significance elements, such as cornicing, stone flag floors, main staircase, surviving original fire surrounds and joinery to the attic floor level, or the reintroduction of lost historic features, such as internal and external panelled doors. These interventions actively return certain spaces and features back to their original appearance and thus consequently enhancing these spaces and the appreciation and understanding of the listed building.

Adverse interventions concentrate on the need to provide a certain quantum of development to allow the scheme to be viable and operate successfully as apartments. Along with a number of minor and negligible adverse impacts from the scheme arising from examples such as the creation or blocking of doorways, the formation of new room enclosures, a number of moderate adverse impacts are incurred through the interventions proposed for the original ceilings throughout the building, the changes to planform and the addition of a number of new external doors to all parts of the listed building.

Two examples of major adverse impact have arisen from the proposal to remove all 18th, 19th and 20th century sash windows across the entire building and replace them with a standardised new timber sash window design which incorporates slimline Histoglass units, and the construction of a new dropped ceiling to all rooms to the ground and first floor level of the former 18th century dwellings in order allow for 60 minute fire resistance.

The total loss of existing windows will remove a high quality of original and early historic building fabric, will remove the fabric authenticity relating to the replacement with new timber windows, and will alter the character of this 18th century pair of former dwellings, as well as the later, 1840s wing. Please refer to accompanying window survey undertaken by Snook Architects.

The boxing-out of all high significance original lath and plaster ceilings, plaster ceiling rose and plaster cornicing will substantially alter the character, appearance and understanding of the main parts of the two former 18th century dwellings, and will does not allow for any examples of their restoration. Please refer to note provided by the fire engineer.

Consequently, overall it is considered that the combined physical (direct) impacts on the Grade II listed Bridgewater House will be **moderate adverse**.

8.3 Embedded mitigation and conclusions

The visual and physical impact of the current proposals are considered to result in an **overall moderate adverse impact** on the Grade II listed building, which equates to “less than substantial harm”. This subsequently triggers the required ‘tests’ outlined within Para.202 of the NPPF (2021) and requires clear public benefits to outweigh the level of “*less than substantial*” harm identified. Public benefits arising from the scheme will be outlined and discussed in full in the accompany planning statement.

As explained above, due to the prolonged deteriorating condition of the building since the early-2000s, a number of interventions have been deemed necessary in order to futureproof the building and remedy some of the inherent issues that have arisen, as well as facilitating changes to allow the

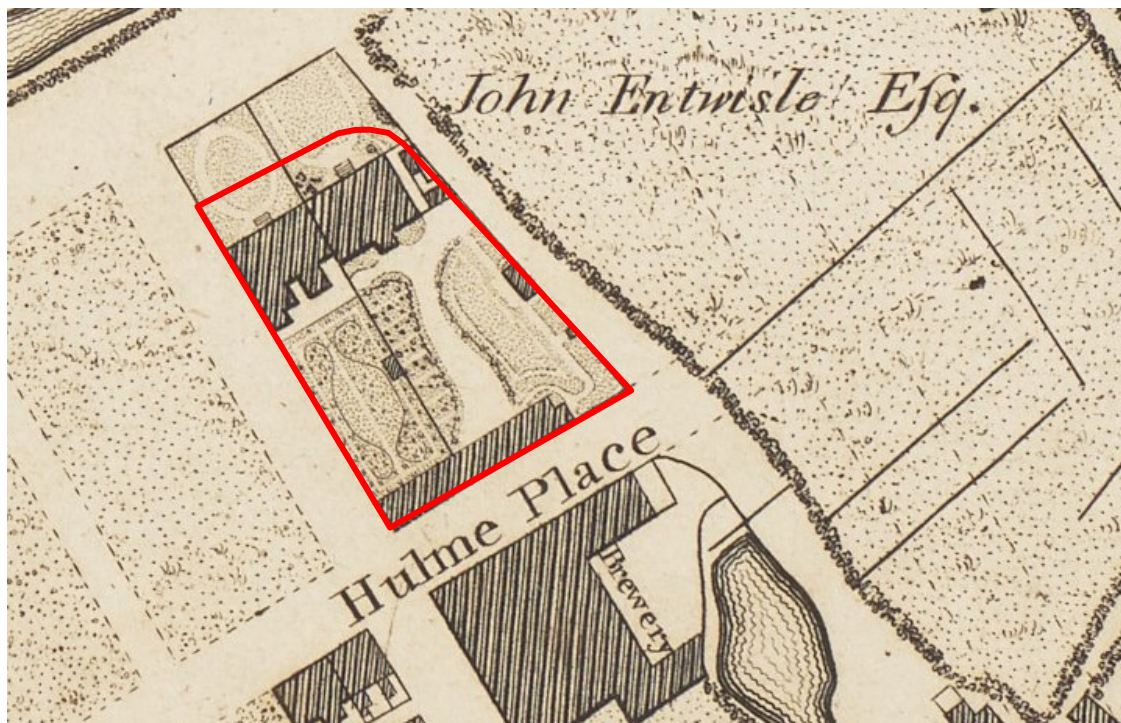
building to be successfully converted into apartments, which is considered to be both the building's optimum viable use and its original and intended use.

9 APPENDICES

9.1 Map Regression

In order to understand how the site and the area around it have developed in detail historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

This section will chronologically chart these phases and developments highlighting the historic context of Bridgewater House and its surroundings by analysing and interpreting historic maps, and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.



1787-94 William Green – This early map illustrates the area during the late 18th century; a period in which much social, industrial and commercial development was taking place. The map shows the two original townhouses located in almost isolation on the southern side of Chester Road, and shown to be called 'Hulme Place'. This map shows the close proximity of the two houses and the growing Castlefield Basin immediately north of the site, which formed new shipping warehouses and coal/timber wharves.

Both houses appear largely symmetrical along their principal north elevations, whereas their rear elevations differ considerably. The house to the left can be seen to have an extension projecting from its rear (south) elevation, along its Crown Street aspect, whilst the house on the right has a central projecting section. The house on the right also has a large side yard along Jackson's Lane, which contains two small outbuildings.

Both houses have large gardens to their frontages, each with a flight of steps leading to their front doors. Both houses have a small extension projecting from the centre of their rear elevations, with large landscaped

gardens leading to a range of outbuildings and stables located along the southern boundary of the site on Silver Street, later renamed Silvercroft Street.



1793 – Although the earlier map showed the name 'Hulme Place' to the rear of the two dwellings on Silvercroft Street, the location of the name on this to the north of the dwellings on this map from approximately the same period confirms that the two original dwellings were called Hulme Place.



1800 – Plan of Manchester and Salford – A Pocket Plan – The Site remains unchanged.

1824 Swire – This map clearly illustrates the development of the southern side of Chester Road, whilst the northern side forms remains part of the industrial Castlefield Basin.

Mr Jackson's farm survives on a now straightened Jackson's Lane. To the rear of the Site Silver Street is recorded for the first time.

The Site appears to be largely unchanged, with the exception of a small building now having been constructed at the south-east corner of the rear garden of the larger dwelling to the east, filling-in the empty space which had existed during the late 18th century.



1829 A New Plan of Manchester and Salford with their Vicinities – The Site remains unaltered, with the immediate area to the south and south-east becoming further developed. Jackson's Lane has now been renamed Jackson Street.



1831 – Bancks & Co – This 1831 map presents a detailed depiction of the Site, and shows the formal laid out gardens to the front and rear of both dwellings.



1836 Plan of Manchester and Salford – Pigot – The Site remains unaltered, with the immediate area to the south and south-east becoming further developed.



1843 Plan of Manchester and Salford – Pigot & Slater – The 1843 map shows the construction of the large office extension for the first time to the rear of the dwelling to the left. This building formed a purpose-built building for the Bridgewater Trusts Offices. The offices were not originally linked into the existing dwelling, instead it was accessed from Crown Street.

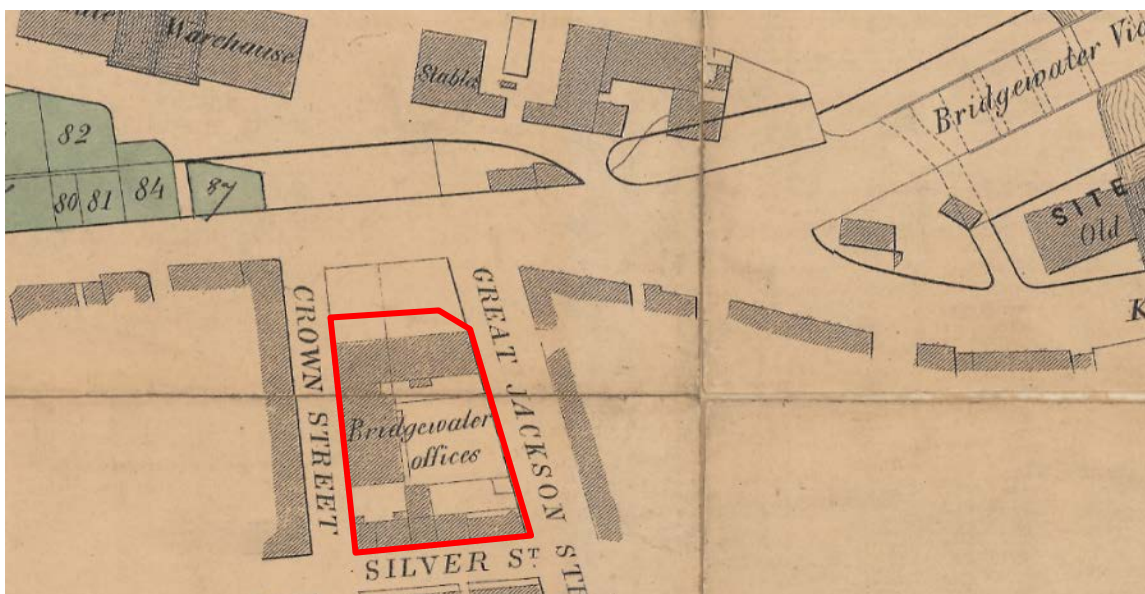
The map shows that the two dwellings were still divided into two ownerships. Jackson Street can now be seen to have been renamed Great Jackson Street.



1845 OS – This map shows the Site to remain largely unaltered except for the construction of a small outbuilding connected to the northern elevation of the rear outbuildings on Silver Street.



1848-50 OS – This detailed map shows “The Bridgewater Trustees Office” being marked for the first time, however, although the name extends across the house to the left, this was still used as a dwelling at this time. The yard to the side of the house to the right (on Great Jackson Street) remains unaltered since the 18th century, retaining both its original outbuildings. The outbuilding to the south can now be seen to be connected to the main house by a small extension.



1857 – Plan of land in the township of Hulme, belonging to the trustees of the late Duke of Bridgewater - This indicative map records all buildings and land to be sold for development by the Bridgewater Trust, and was drawn within the Bridgewater Trust offices (the Site).

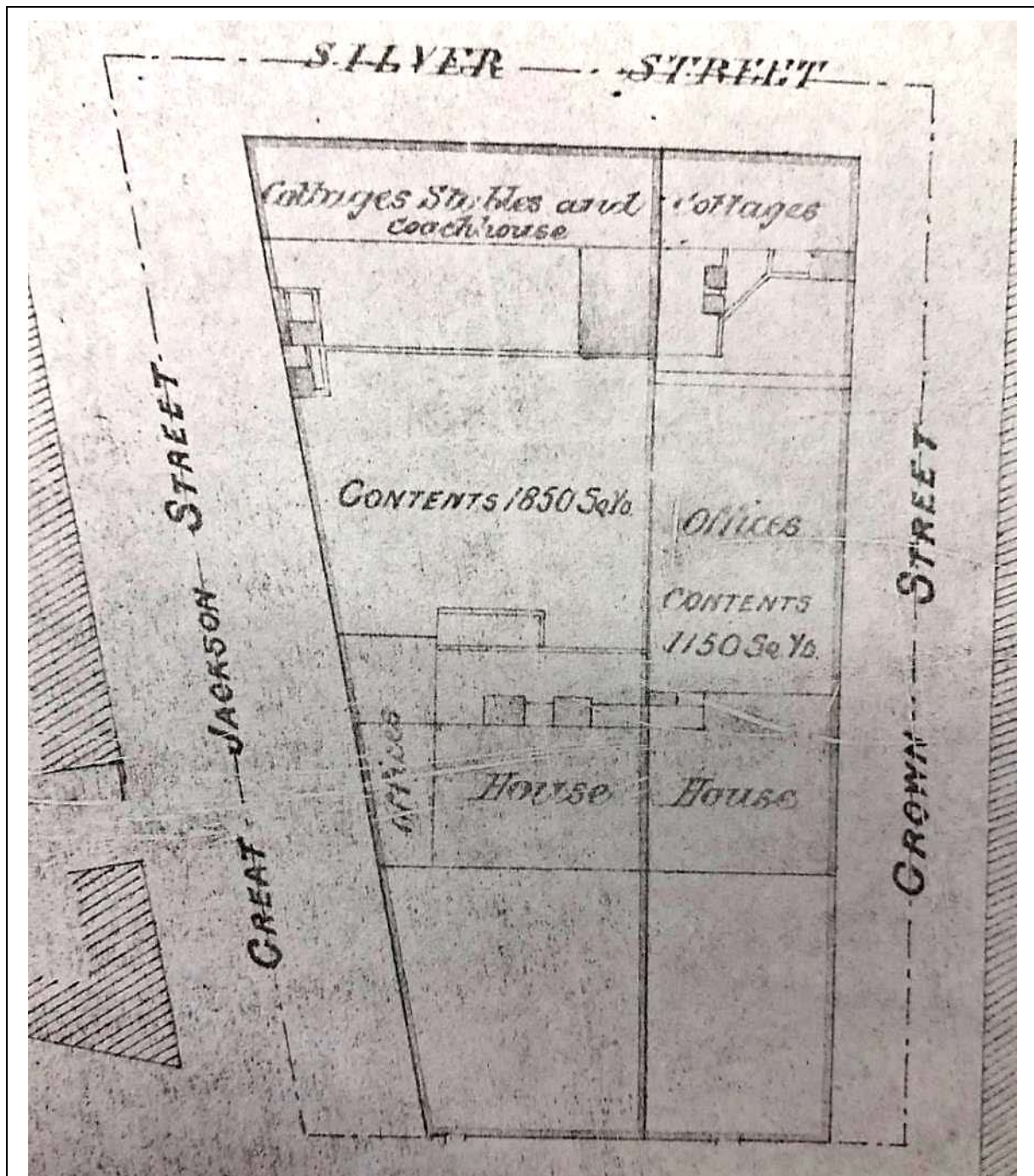


1858 – City of Manchester and its Environs – Simms – This plan is indicative, and incorrectly drawn as it shows the c1843 office extension being connected with the stables/cottages on Silver Street, when in fact these buildings were always separated.



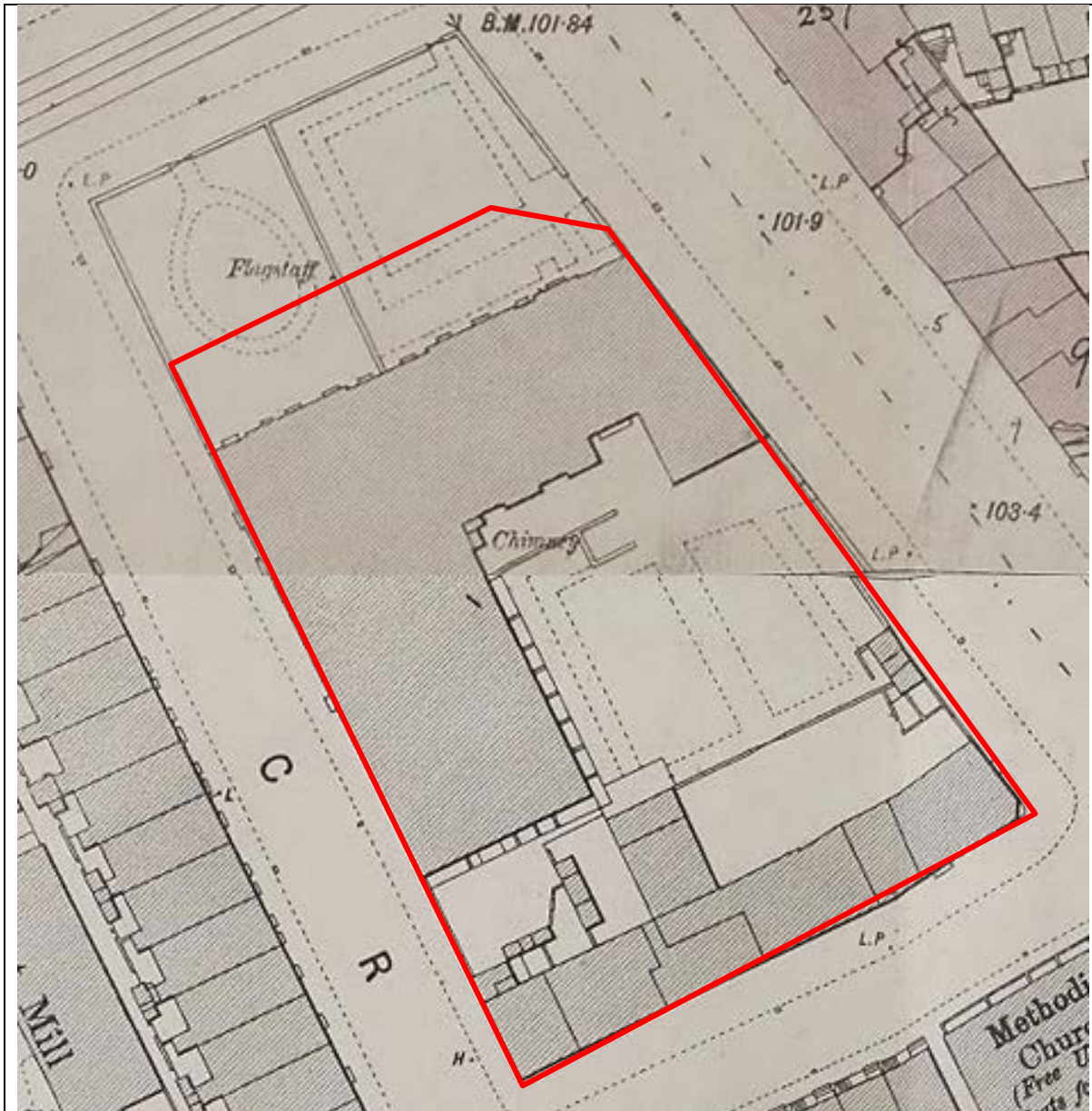
1871 Slater's New Plan of Manchester and Salford – This map is also drawn indicatively, and incorrectly shows the dimensions and shape of the two buildings. However, the map does indicate that a building has been constructed against the eastern boundary wall on Great Jackson Street. The map also shows the demolition of the corner building to the rear of the garden on the corner of Silver Street and Great Jackson Street.

This map shows that an extension has been constructed projecting from the side elevation of the house to the east, fronting Great Jackson Street, which forms the current single-storey extension with classical stone doorway into Great Jackson Street, which was referred to in the 1879 valuation report as being the “Porch office fronting Jackson Street”.

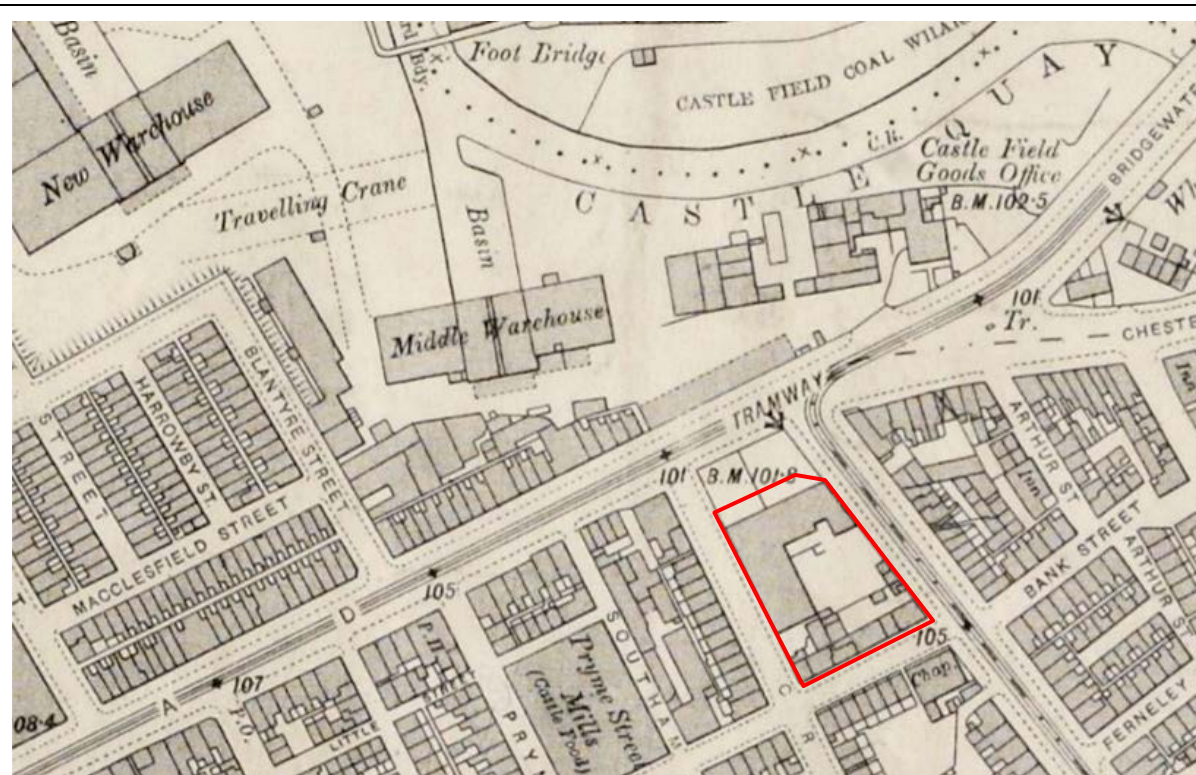


1879 map included in the sales valuation – This map was drawn-up as in inclusion to the sales valuation for the Site undertaken by Land Agent J. S. Patterson.

The map clearly indicates that by 1879 both houses were still in use as dwellings, whilst the single-storey “porch office” building to the left (east) is used as offices, along with the c1843 office extension along Crown Street. The map also gives details of the early cottages, stables and coach house to the rear of the Site on Silver Street. The map also shows the small outrigger containing the service staircase has now been constructed to the rear of the eastern dwelling.



1891 OS – The 1891 OS map shows the empty corner plot on the corner of Great Jackson's Street and Silver Street has now been filled with a new building containing a splayed corner. This building formed a shop with accommodation over. The map also shows that the area between the house on the left (west) and the c1843 office extension has now been completely filled, illustrating that all three buildings are now linked as one.



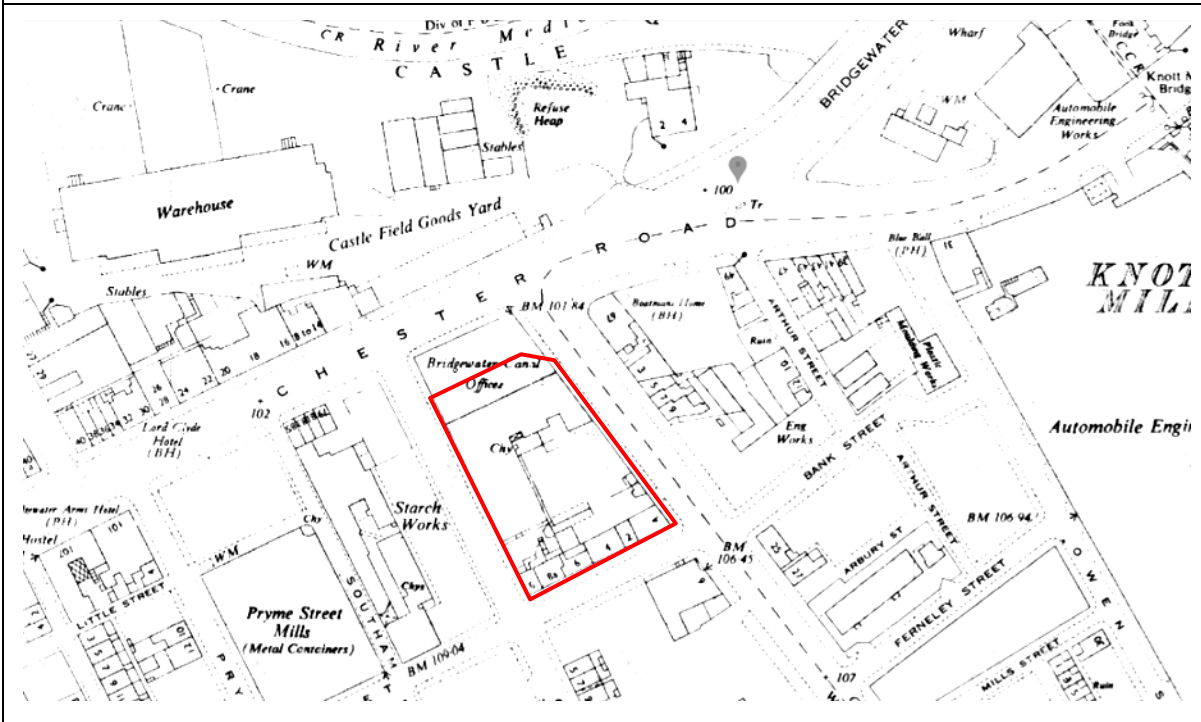
1908 OS – The Site remains largely unaltered except for some minor alterations to the rear outbuildings.



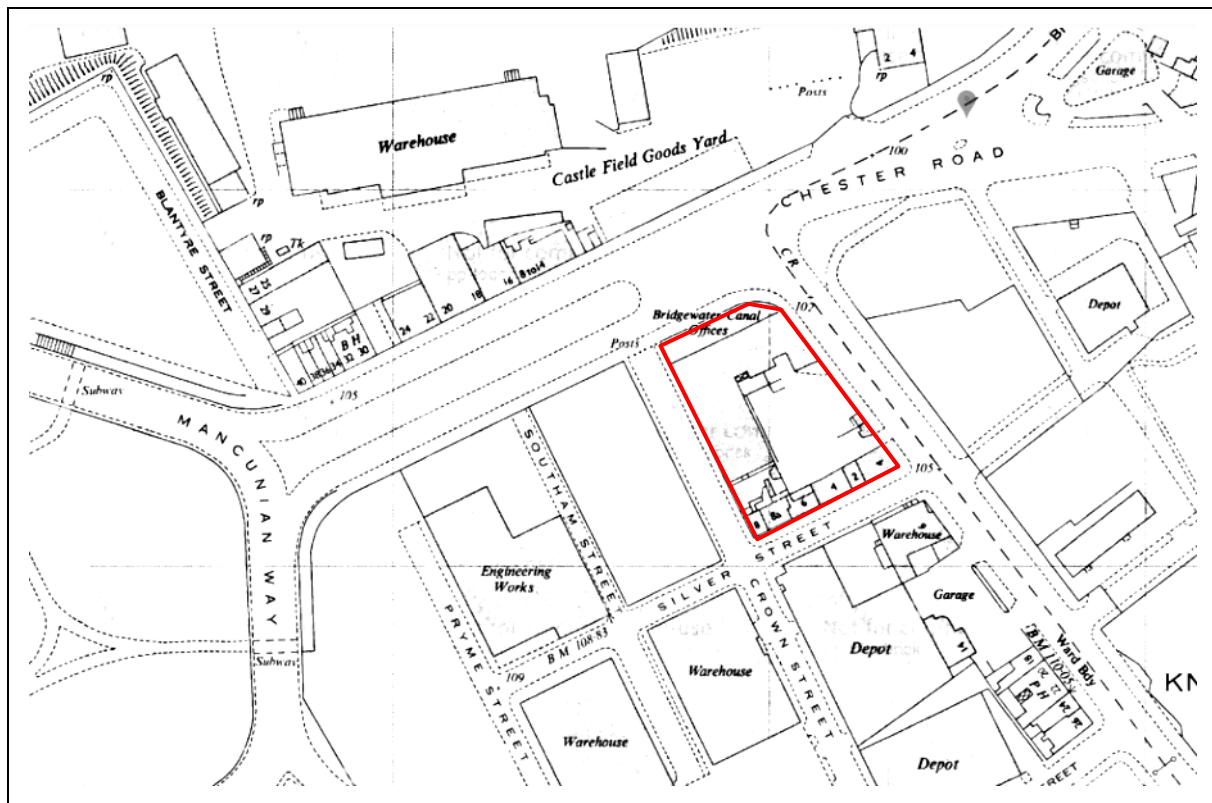
1922 OS – The site remains unaltered.



1934 OS – The site remains unaltered.



1948 OS – The site remains unaltered.



1969 OS – This map shows the widening of Chester Road and the resulting removal of the majority of the two original front gardens to both dwellings. Note the largescale slum clearances to the immediate south and west of the site, and the construction of the Mancunian Way traffic island to the west.



Stephen Levrant Heritage Architecture Ltd

CONSERVATION ARCHITECTS & HERITAGE CONSULTANTS

62 British Grove, Chiswick, London

0208 748 5501

Canada House, 3 Chepstow Street, Manchester, M1 5FW

0161 806 0410