

Bridgewater House

Chester Road

Manchester

Heritage Statement



Prepared by



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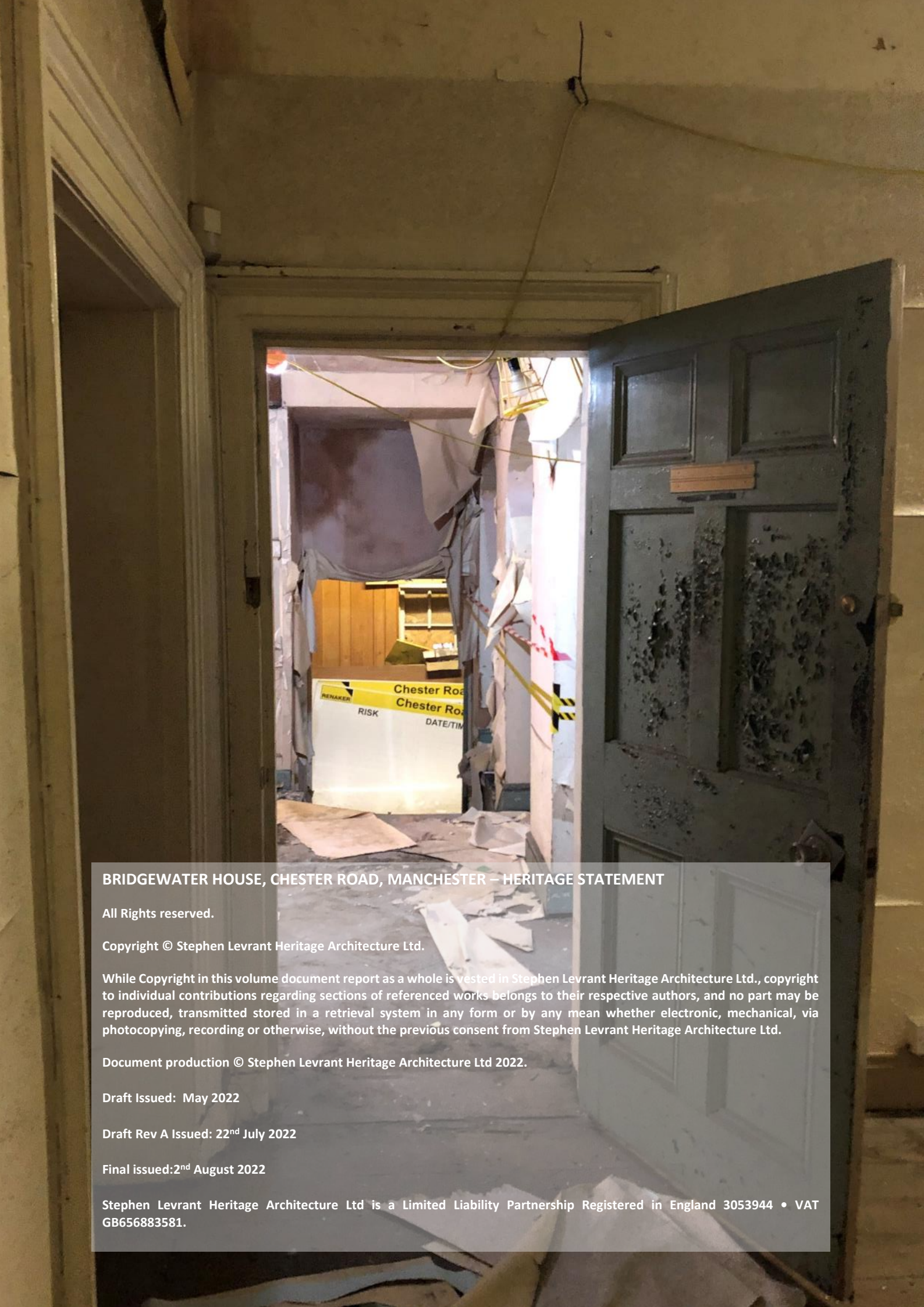
www.heritagearchitecture.co.uk

Prepared for:

Watch This
Space
(Jembrana) Ltd

August

2022



BRIDGEWATER HOUSE, CHESTER ROAD, MANCHESTER – HERITAGE STATEMENT

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Draft Issued: May 2022

Draft Rev A Issued: 22nd July 2022

Final issued: 2nd August 2022

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment.

SLHA were commissioned in September 2021 by Watch This Space (Jembrana) Ltd, to assess the impact of the proposed refurbishment and alteration of the Grade II listed Bridgewater House, Chester Road, Manchester (the Site - **Figure 1**) and the construction of a new build residential element to the rear of the Site. The proposals seek to create apartments within the Grade II listed building, with the addition of a four-storey new build apartment block and amenity space/landscaping located on the present car park area to the rear of the Site.

SLHA have been involved as heritage consultants for various schemes and clients for Bridgewater House since 2005 and have undertaken historic appraisals and visual surveys of the site between 2005-7, with subsequent surveys of the site and surrounding areas being conducted in 2017, 2019 and 2022.

Our scope included heritage and design advice for a suitable scheme for the building's refurbishment, which will include the reintroduction of some lost and missing elements to the building's exterior, and the addition of a new residential wing to the south and east of the Site.



Figure 1 – The principal front elevation of Bridgewater House as seen from Chester Road in 2021.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England’s 2019 advice on the structure of Heritage Statements.

This Statement should be read in conjunction with the plans, drawings and Design and Access Statement by Snook Architects.

1.2 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Lee Hutchings [BSc (Hons)] Senior Historic Building Consultant

2 THE SITE

2.1 Location and Statutory Designations

Bridgewater House (the Site) is located to the immediate south-west of the city centre, between the Castlefield and Hulme districts in Manchester and is bounded by Great Jackson Street to the east, Silvercroft Street to the south, Chester Road to the north, and the now pedestrianised Crown Street to the west. See Figures 1 and 2 below.



Figure 1: Map looking north over the Site in c2015 (outlined red)



Figure 2: A view looking south across the Site in c2015 (outlined red), showing the three distinct parts of Bridgewater House:

- 'A' - The former dwelling house to the west, constructed pre-1787.
- 'B' - The former dwelling house to the east, constructed pre-1787.
- 'C' - The former Bridgewater Trustees Office extension, constructed 1842-3.

2.1.1 Listed Buildings

Bridgewater House was listed Grade II in 1974, and forms two substantial late-18th century former dwellings, with a c1843 office wing constructed by the Bridgewater Trustees extending southwards from the rear of the property, and other various extensions. Below is the full list description:

Name: BRIDGEWATER CANAL OFFICES.

List entry Number: 1283068.

BRIDGEWATER CANAL OFFICES, CHESTER STREET

Grade: II.

Date first listed: 03-Oct-1974.

UID: 388004.

List entry Description

SJ8397 CHESTER ROAD 698-1/19/56 (South side)

03/10/74 Bridgewater Canal Offices

Officers' Mess of Manchester Regiment, subsequently Bridgewater Canal offices, now ..? c.1800; altered. Red brick in Flemish bond, with sandstone dressings and slate roof. L-plan. Georgian style. Two storeys, 10 bays in all but designed to resemble 2 symmetrical 5-bay houses, each with a 3-bay pedimented centre breaking forwards very slightly; with a rendered plinth, 1st-floor sill-band, modillioned wooden eaves cornice and coped gables; 12-pane sashed windows with flat-arched heads. Two chimneys in the centre (either side of ridge). Single-storey 1-bay extension at left end, which is side of porch, the front of which has a moulded stone doorcase with rectangular overlight and cornice. Rear fronting Crown Street (to west) has sashed windows in arched reveals, and 2 arched doorways.

Listing NGR: SJ8319097355.

The listing describes the building as an “Officers’ Mess of Manchester Regiment”, and subsequently the Bridgewater Canal Offices. However, the list description is incorrect in this respect as there is no link between the building and the Manchester Regiment, instead it is believed that the list description has mistakenly confused the Site with another Grade II listed building, 2-4 Chester Road (also sometimes known as Bridgewater House), which was also owned by the canal company’s and located directly opposite the Site until it was demolished following fire damage in the early-2000s.

2.1.2 Conservation Areas

The Site is located within the immediate setting of the Castlefield Conservation Area, with Chester Road forming the southern boundary of the Conservation Area. However, due to the proposed scale and location of development of the Site, it is considered that the Castlefield Conservation Area will not be impacted.

3. POLICY CONTEXT

3.1 Introduction

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on ‘Heritage Impact Assessments’ it is important to test development proposals, *“against existing policy frameworks and the management plan for the property and surrounding area”* (para.5-11). Therefore, this section outlines the legislative and Planning policy framework within which the Proposals for Bridgewater House will be subsequently tested.

In particular, the Proposals are informed by the guidance in Historic England’s guidance on Conservation Principles (2018). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage interest of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles (2018), and the following:

- The relevant legislation relating to both planning and heritage designations.
- The objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- Manchester's Core Strategy (2012)
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

The relevance of the above legislation and planning policy is considered in the following section below.

The Site is located next to the southern boundary of the Castlefield Conservation Area. The Council is required by legislation and national planning policy to have regard to the impact of any Proposed Development as it affects a designated heritage asset (the Castlefield Conservation Area), however, due to the scale and extent of works to the Site, the Proposals are deemed not to have any impact on the setting of the Conservation Area.

3.2 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990, is of relevance to the Current Proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

Section 7 of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets (in the form of Listed Building Consent) where they would affect its

character as a building of special architectural or historic interest. It is, therefore, important to understand the special interest of the listed building, and the potential impact of the works on its fabric and setting. This statement provides such analysis.

The legislation imposes specific requirements to consider the physical and visual impact of any works which may impact on the special architectural or historic interest of the Site, over and above that provided by development management.

The Grade II listing of Bridgewater House requires that it is necessary to evaluate the impact of the Proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and ‘setting’ of the building.

The key test, derived from the legislation and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or an appreciation of the special interest of the designated heritage asset (Bridgewater House). Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed building, or diminish its interests as a designated heritage asset. The focus of the design-development has thus been to avoid/reduce any harm to the significance of Bridgewater House in order to meet the fundamental requirements of Section 66 of the 1990 Act.

In accordance with the requirements of both Section 66, if a negative impact on Bridgewater House is identified, its extent must be determined to define the magnitude of ‘harm’. This is necessary because limited, or “*less than substantial harm*”, should not be afforded the same weight as that which is deemed to be “*substantial*”, and thus requires different considerations in terms of the NPPF and the supporting PPG, which together explain the application of the 1990 Act.

‘Substantial harm’ under the 1990 Act is interpreted as having a fundamental impact on the significance of the heritage asset by means of: total loss, profound physical harm to its fabric, or the complete compromise of its setting. It follows that “*less than substantial harm*” is a physical alteration or development affecting the setting of a designated heritage asset which may alter but does not fundamentally compromise its “*special architectural or historic interest*”.

Therefore, if a negative (but not fundamental) impact is identified, the Council must determine whether the development is mitigated by its balancing ‘planning benefits’. This determination must be made having demonstrably applied the statutory presumption in favour of preservation of listed buildings established in Section 66 to the development proposal when making its decision.

Fundamentally, the legislation requires decision-makers to apply proportionate weight to the desirability of preserving the significant fabric, architectural character and historic interest of designated heritage assets when determining planning proposals, balanced against identifiable public benefits. This requires appropriate analysis of the Site as a whole, and its physical and visual relationship to any neighbouring designated heritage assets (including conservation areas). The key Planning consideration is thus whether the Proposed Development would cause any demonstrable, unmitigated ‘harm’ or erosion of the interests of the identified heritage assets.

The Council must, therefore, use its judgement (based on relevant material evidence) to understand and objectively define the impact on the affected designated heritage asset, noting that change does

not necessarily equate to ‘harm’. Therefore, the weight to be applied by the Council must be proportionate to the status of the affected heritage asset and the nature of the proposed change.

This Heritage Statement aims to provide the evidence to appropriately balance consideration of the Current Proposals in accordance with the requirements of the 1990 Act.

3.3 National Planning Policy Framework (NPPF) (2018 - amended February 2021)

The policies in the National Planning Policy Framework (NPPF) constitute the Government’s view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**NPPF paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (**NPPF paragraph 8c**). It is thus necessary to demonstrate that the Proposals for the Site are demonstrably sustainable.

In accordance with the legislation, the NPPF’s core principles, which underpins decision-taking, requires that Planning decisions should contribute to conserving designated heritage assets in a manner proportionate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (**paragraph 189**). In this instance the ‘heritage asset’ is the Grade II listed Bridgewater House (the Site).

The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), emphasising the more important the asset, the greater the weight should be. The need to avoid “*substantial harm*” to such assets is outlined in terms of: demolition, alteration, or the compromise of its setting.

As “*substantial harm*” is interpreted as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting, it should be avoided. The NPPF (**paragraph 199**) however, notes that “*great weight*” should still be given to conservation regardless of whether “*substantial harm*” is evidenced.

3.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11th July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council’s (MCC) heritage policies focus on the fundamental importance of “*preserving or, where possible, enhancing the historic environment*”. The following policies from Manchester’s Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and

neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values/interests of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the current Proposals.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2 (GPA.2): 'Managing Significance in Decision-Taking in the Historic Environment' was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.

Section 7 of GPA.2 emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:

- particular nature of the heritage asset's significance (as the best means of conservation).
- extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).
- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).

The Proposals have also been developed in the context of the 2016, Historic Environment Advice Note 2: 'Making changes to historic assets' (HEA.2). Historic England thus emphasise that the best way to conserve a historic building is to keep it in use (or to find it an appropriate new use if it has passed out of use) preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:

"An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential".

The emphasis of HEA.2 is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building's overall significance is unaffected. The current restoration-focused proposals have been demonstrably developed in this context.

Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:

- Conservation Principles Policies and Guidance (Consultation Draft 2017),
- Conservation Area Appraisal Designation and Management (2019).

4. HISTORICAL DEVELOPMENT

4.1 Historical Development of the Immediate Area

The immediate area in which Bridgewater House (the Site) is located historically belongs within the Hulme District of Manchester; a name which derives from the Danish word "holmr", meaning flat land by the river. The location of the Site immediately adjacent to the town of Manchester and the emerging Castlefield Basin area proved to be fundamental in the building's long history associated with Manchester's burgeoning early canal growth.

During the early-to-mid 18th century the area to the north, south and west of the Site was characterised by open pastures, farms and isolated buildings, with the edge of Manchester town beginning at the current location of the Bridgewater Viaduct. Between 1758 and 1761 the district of Castlefield was transformed by the cutting of the first purpose-built canal in the world. The new 'Bridgewater Canal' was constructed by the Duke of Bridgewater on land belonging to him and designed by his engineer James Brindley.

The purpose of the new canal was to enable the transport of coal from the Duke's own mines in Worsley into Manchester for shipment. The success of the new canal network saw the development of the Castlefield Basin with a large number of warehouses being built to supply the needs of the rapidly growing population of Manchester (See Figure 3).

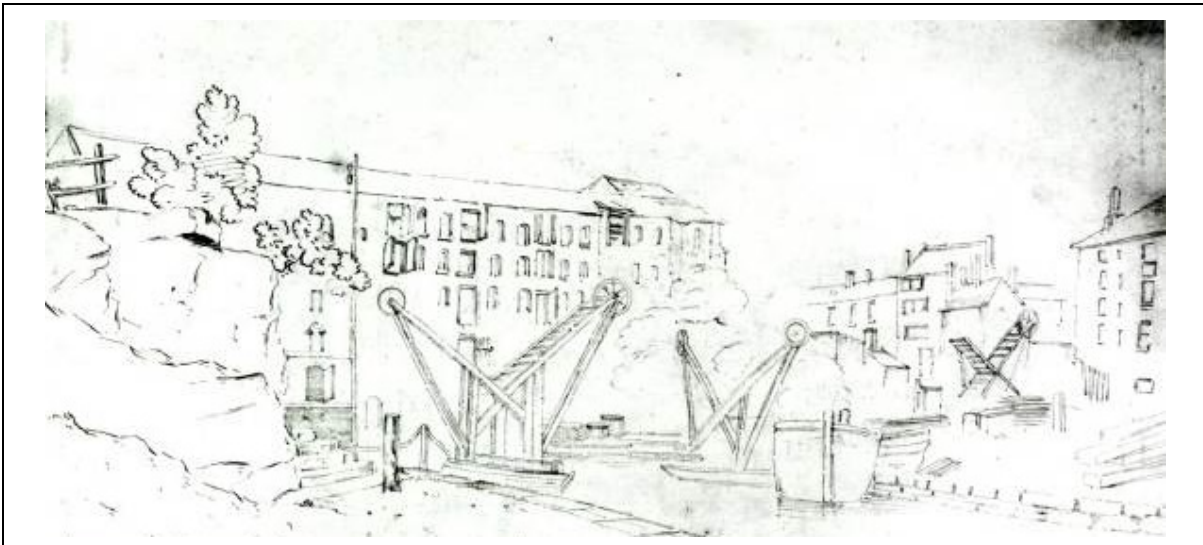


Figure 3: This sketch, drawn by John Claude Nattes in 1807, shows the Castlefield basin in the early-19th century, where the Duke of Bridgewater's coal was unloaded. The warehouses to the left belonged to Henshall, Gilbert and Co., a firm of carrier's who transported goods by canal and road. The main building came to be known as the Grocer's Warehouse.

By the c1770s the large areas of open fields and pastures around the Site were quickly developed with a grid pattern of new streets radiating southwards from what is now Chester Road into Hulme. By the late 1780s few buildings had been constructed along these new streets, however, by the 1790s some new buildings had been erected upon these newly laid out streets including the construction of the two, grand Georgian townhouses which form part of Bridgewater House today (See Figure 4).

4.2 Early Development of the Site – c1787 - 1843

The Site was initially developed at some time before 1787 by the construction of a single, double-fronted and pedimented villa on the corner of Chester Road and Great Jackson Street (the dwelling to the east – **marked A in Figure 4 below**).

At some point soon after its construction, and before the below map of 1787, a second, matching villa was constructed attached to its western elevation (**See Figure 4**), and together they were known as “Hulme Place”.

At the time of their construction, the location of the two houses was relatively quiet and still largely rural, but still close enough to the centre of Manchester. William Green’s map of 1787-94 (**Figure 4**) shows the earliest representation of these two dwellings, and depict two substantial, semi-detached villas, set within large front and rear gardens. Although not obvious when viewing the building today, the eastern dwelling (‘A’) is marginally larger than its neighbour (‘B’), and this also extends to the size of the front and rear gardens.

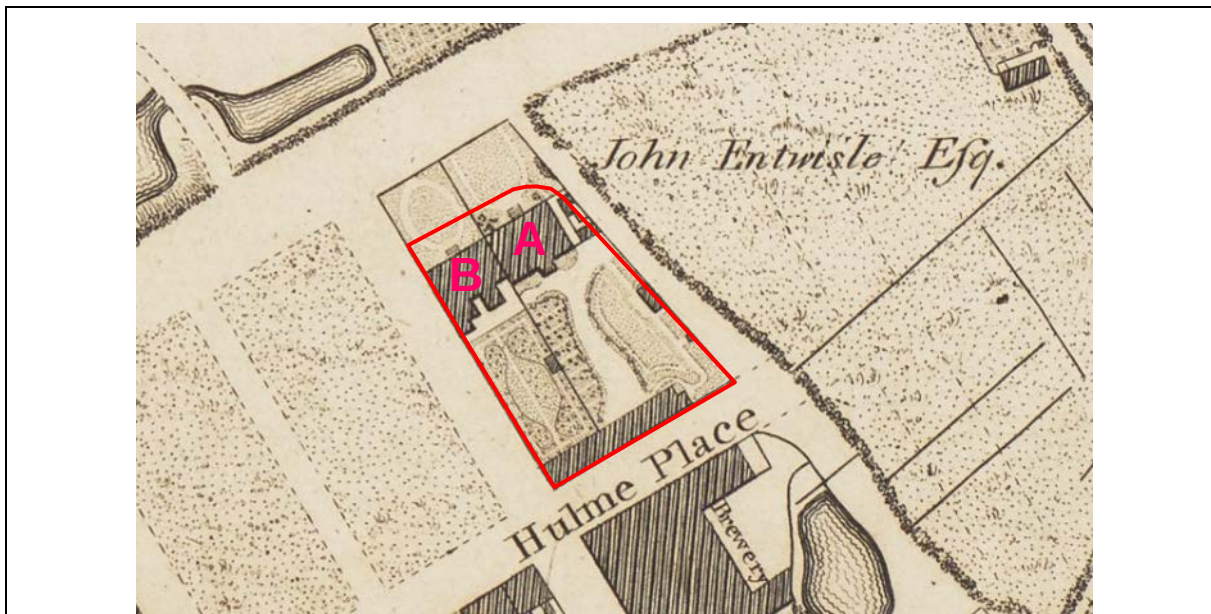


Figure 4: 1787-94 William Green map – This map shows both dwellings being extant by 1787 and known as “Hulme Place”. The map shows the original footprint of both houses as having a central staircase and entrance to their front (north) elevations, and differing arrangements to the rear elevations.

The two, large rear gardens are shown to be formally laid out, with each containing a long row of buildings along the rear (south) boundary onto what is now Silvercroft Street, which provided stabling, coach houses and outhouses for both dwellings. The large brewery to the south-east of the Site (bottom-right) was owned and ran by James Wild, who lived in the eastern dwelling.

Figure 4 shows that the rear (south) of both dwellings originally contained a row of buildings which formed the boundary of the Site, facing Silver Street (since renamed Silvercroft Street). These were contemporary with the two dwellings and acted as stables, outbuildings and coach houses.

To date, archival research has not ascertained an original architect for the two buildings or who they were built for. However, the earliest written records of occupants of the two dwellings can be found records dating to 1792.

Firstly, one of the two dwellings is described in an Indenture dated the 25th December 1792, which records brewer James Wild selling one of the two dwellings to John Kay Esq and Thomas Faulkner Phillips Esq. The second dwelling is first recorded in a newspaper advertisement also dating to 1792, which records its owner, Abraham Clegg, as also residing at one of the houses at “Hulme Place” (Source: Manchester Mercury on the 17th April 1792)

James Wild, who lived in the eastern dwelling (**marked A in Figure 4**), ran a large brewery located to the immediate south-east of the two dwellings. In 1794 James Wild was recorded in the Manchester and Salford Trade Directory as also being the steward to Sir John Parker Mosley, who was Baronet and Lord of the Manor of Manchester. This exclusive social position would explain how Wild, a “common brewer” (as he is often referred to in historic newspaper articles) could afford living at Hulme Place, but also suggests that Wild may have been responsible for its construction.

A further notice (**Figure 5**), placed in the Manchester Mercury in December 1794, gives details of a notice to creditors regarding James Wild, but also gives the name of another resident at Hulme Place called Samuel Beswick, who is noted as being a beer brewer with James Wild, and may have lived with Wild at this time. James Wild was declared bankrupt in 1799 and left Hulme Place between 1802 and 1803.

Upon declaring himself bankrupt, two of Wild’s businesses were dissolved. **Figures 6 and 7** below give details of those two brewing businesses and the partnerships Wild had at this time. **Figure 6** gives details of one of the businesses, which was called Wild, Boardman and Company, and who operated from a large brewery on the banks of the River Medlock in Ardwick (location now approximately at the junction of the Mancunian Way flyover and London Road).

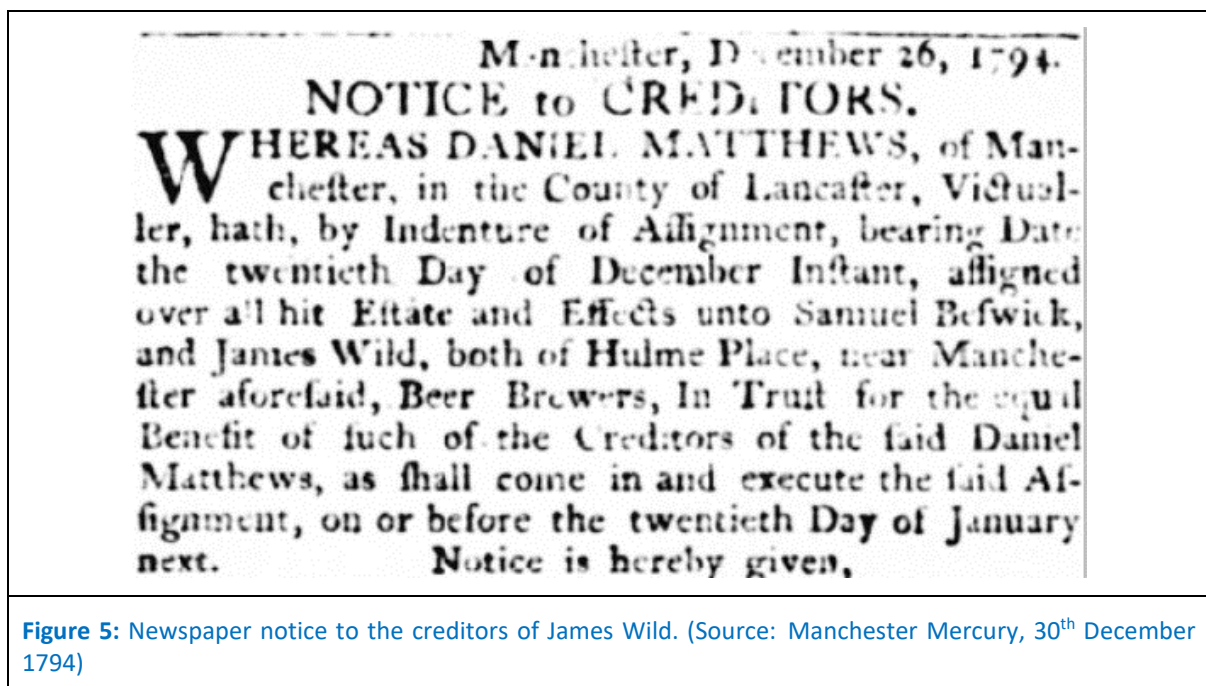


Figure 5: Newspaper notice to the creditors of James Wild. (Source: Manchester Mercury, 30th December 1794)

NOTICE IS HEREBY GIVEN,
THAT the Partnership lately subsisting between
JAMES WILD, of Hulme Place, within Man-
chester, in the county of Lancaster, ROB. BOARD-
MAN, of Swinton, in the said county, and JAMES
WILD, the younger, of Chorlton Row, within Man-
chester aforesaid, common brewers, trading under the
firm of Wild, Boardman and Company, was dissolved
by mutual consent on the 31st day of July last past.
The business has since that day been, and will continue
to be carried on by Samuel Boardman, of Swinton
aforesaid, and the said James Wild the younger, under
the firm of Wild, Boardman and Company As wit-
ness our hands the 16th day of September, 1799.
JAMES WILD,
ROBERT BOARDMAN,
JAMES WILD, Jun.
SAMUEL BOARDMAN.

Figure 6: Newspaper article giving notice of Wild, Boardman and Company being dissolved. (Source: Manchester Mercury, 05th November 1799)

NOTICE IS HEREBY GIVEN,
THAT the Partnership of SAMUEL BESWICK
and JAMES WILD, of Hulme, near Manches-
ter, in the county of Lancaster, common Brewers, is
dissolved in consequence of a separate commission of
bankrupt having been awarded and issued against the
said James Wild. The business will in future be car-
ried on by the said Samuel Beswick, by whom the
debts and credits of the late partnership will be paid
and received.
Dated the 2d day of December, 1799.
SAMUEL BESWICK.

Figure 7: Newspaper article giving notice of the partnership of James Wild and Samuel Beswick as being dissolved, and Beswick continuing the business on his own (Source: Manchester Mercury, 03rd December 1799)

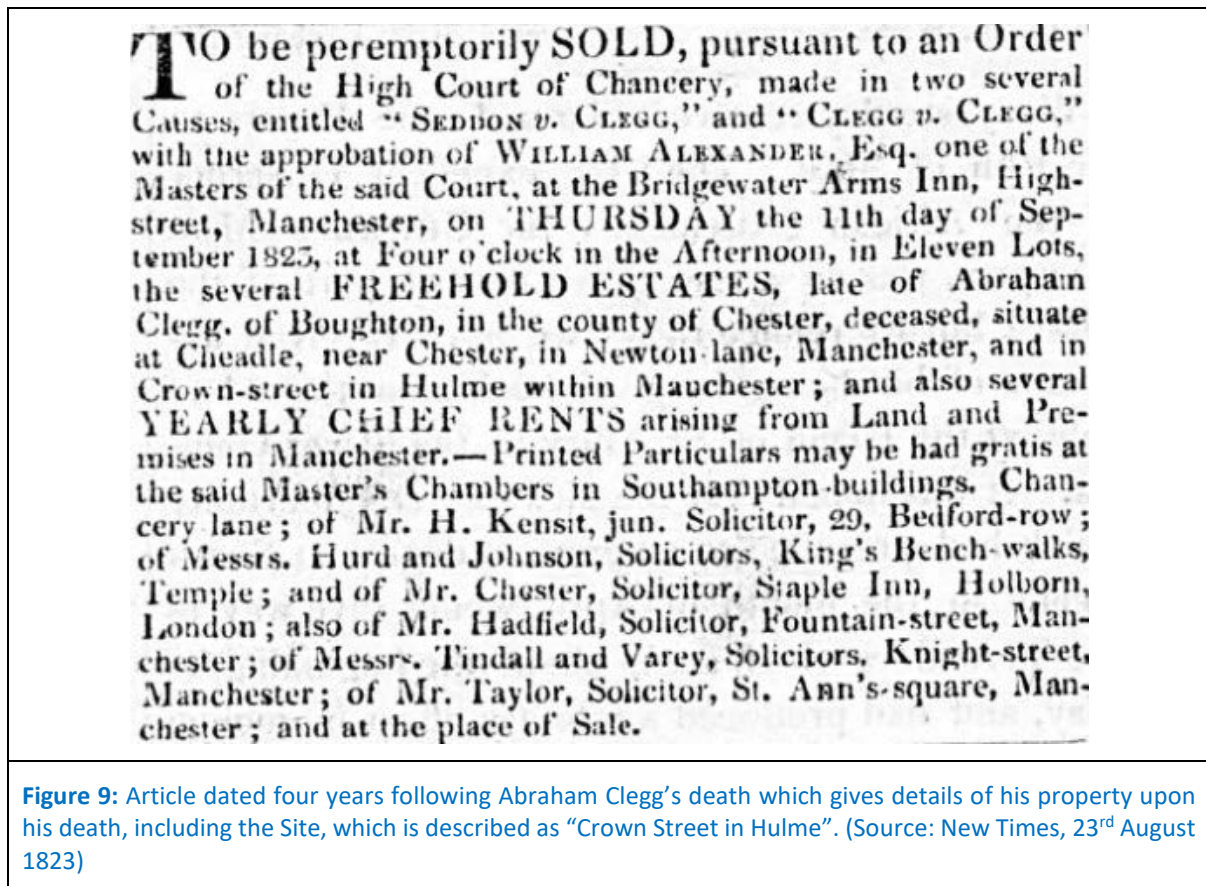
TO BE SOLD BY AUCTION,
 (By Order of the Assignees and Mortgagees of James Wild, a Bankrupt)
 At Spencer's Tavern in the Market-place, in Manchester, on Wednesday the 12th day of February next, at the hour of four o'clock in the afternoon subject to such Conditions as will be then produced :
THE Fee Simple and Inheritance of and in all that capital MESSUAGE or DWELLING-HOUSE, with the Coach House, and Stables for six horses, and other Out buildings thereunto belonging, situate, standing and being at Hulme-place, within the Townshipp of Hulme, and Parish of Manchester, and now in the occupation of the said James Wild.
 The scite of the above Dwelling-house, Stables and Coach-house, together with the Courts, Yards and Garden thereunto belonging, contain 1376 square yards, and the whole are subject to a small chief rent of only £11 14 6, payable to George Lloyd, Esq
 Mr. Wild will shew the premises and other particulars may be had of him and at the office of Messrs. Kay and Renshaw, in Manchester

Figure 8: Auction advert for the sale of one of the two original dwellings that form the Site in January 1800, stating that following bankruptcy, James Wild is selling his house with coach house and stables for six horses along with other outbuildings including yards, courts and garden all located at Hulme Place. (Manchester Mercury - Tuesday 14 January 1800)

John Kay Esq and Thomas Faulkner Phillips Esq, who were recorded as purchasing James Wild's house in 1792, were the Clerk and Treasurer for the Stretford and Hulme Turnpike Road, on which the Site is located (now called Chester Road). It is possible that Kay and Phillips lived/worked in one or two of the dwellings, which would have allowed them unprecedented access and visibility of the construction and the daily running of the turnpike road directly outside their homes.

This early ownership may also explain why the slightly later dwelling to the west (**marked B**) has unusually large window openings on its western elevation on Crown Street, which would have given direct and uninterrupted views looking west up the length of the turnpike road.

The owner of the second Hulme Place dwelling in 1792 was Abraham Clegg, who is noted as being a Gentleman originally of Great Boughton, Chester, and owning other property in Cheadle and Newton Lane in Manchester. Clegg is recorded as living at Hulme Place in 1794 and 1797, and passed away in 1819 after leaving the dwelling. **Figure 9** below provides a newspaper notice from four years following Clegg's death which gives details of his property upon his death, including the Site, which is described as "Crown Street in Hulme".



The next record relating the Site (**Figure 10 below**) records Rev Samuel Bradshaw as selling his household contents at Hulme Place at auction in 1820 due to leaving Manchester.

The advert gives a good illustration as to the very high class and superior quality of the dwelling through its furniture, which included several sets of mahogany chairs and two dining tables, four-poster beds with tented tops including moreen and printed hangings and matching window curtains with cornices, twelve armed painted and gilt drawing room chairs with hair cushions, and engravings and paintings in gilt frames.

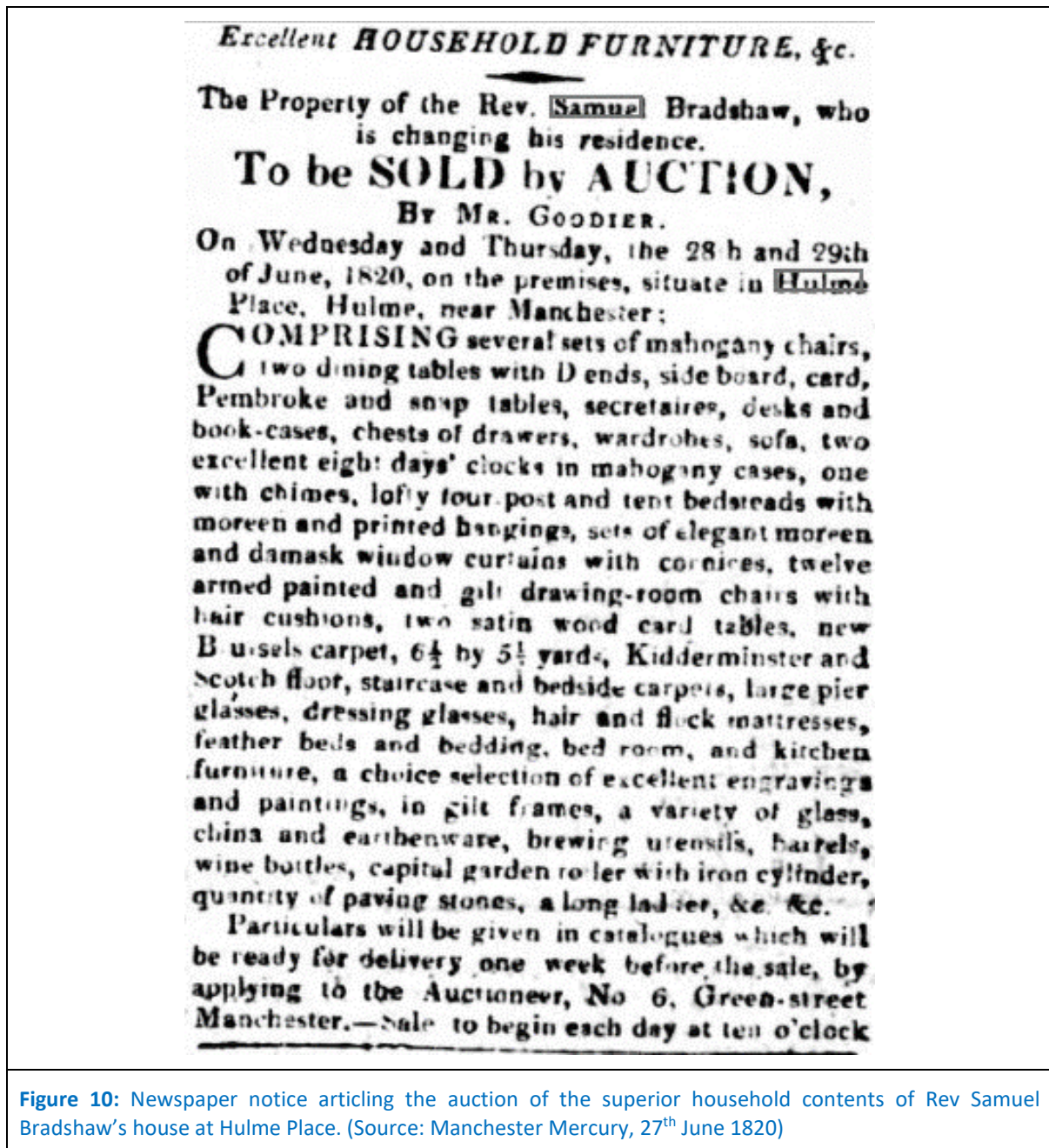


Figure 10: Newspaper notice articling the auction of the superior household contents of Rev Samuel Bradshaw's house at Hulme Place. (Source: Manchester Mercury, 27th June 1820)

An indenture dated the 19th April 1826 records that the two dwellings and land were passed from William Johnson Edensor to cotton merchant Thomas Bateman and innkeeper John Williams. Edensor was a silk-throwster, merchant and mill owner, and had formed a partnership with Peter Fletcher and Charles Fletcher as 'Edensor and Fletchers' in Macclesfield.

Edensor appears to have been a man of means and social standing in Manchester being a Sergeant in the Royal Manchester and Salford Light Horse Volunteers in 1798, a church warden at Manchester Cathedral in 1809, a Senior Town Constable in 1813, and a 'Bouroughreeve' or ancient officer of Manchester in 1816.

4.3 Canal company uses - 1838 - 1976

4.3.1 Bridgewater Canal Company – 1838 - 1872

In 1838 the two dwellings that formed Hulme Place were sold to the Bridgewater Trustees by the then owner, the Honourable Algernon Egerton and the Right Honourable Francis Charles Granville Egerton Earl of Ellesmere. Algernon and Francis Egerton were decedents of the Duke of Bridgewater, with Francis being the current Duke at that time.

Following the death of the previous, third Duke of Bridgewater in 1803, his coal mines and a large estate of land and buildings held by the Bridgewater Canal Company passed to the control of a newly formed ‘trust’ of three men, known as the Bridgewater Trustees.

The ‘Trust’ section of the Bridgewater Canal Company were a large department of the wider Company, and contained several smaller sub-departments, with their first and principal offices being close to the Duke of Bridgewater’s home and the start of the Bridgewater Canal at Worsley, Salford.

Following the purchase of the two Hulme Place dwellings in 1838, in 1842 the Trustees spent over £4,000 on ‘new offices for the Bridgewater Trust in Manchester’, which formed a new purpose-built office building for the Bridgewater Trust to the rear of the western dwelling on Crown Street, and completed in c1843 (**Figure 11**).



Figure 11: The c1842-3 Bridgewater Canal Company office on Crown Street, as seen here in c1920 when used by the Manchester Ship Canal as their offices, note the now removed original ground floor iron security railings to the windows, necessary due to the important records held within and the undesirable nature of the area (Source: Canal & Rivers Trust)



Figure 12: A closer view of the northern entrance door of the Crown Street office in c1920, showing the original panelled double doors. Note the original steps were on the inner side of the door originally (Source: Canal & River Trust)



Figure 13: The same doorway as seen in 2007 showing the alterations undertaken by Securicor Limited in 1976 to convert the doorway into a window. Note the original surviving fanlight. (Source: SLHA 2007)



Figure 13a: The surviving original fanlight to the office extension as seen in 2007. (Source: SLHA 2017)

The original and intended use of the new office on Crown Street was for the Trustees to oversee rent audits for the areas of land and property owned by the company, and as a base for undertaking surveys, producing advertising (including issuing billboard posters for the canal networks) and housed the Company's main cashier's department and superintendent's office. An article in the Windsor and Eton Express on the 4th February 1854 explains how a member of public had been "*posting a letter at the branch post-office in the Duke of Bridgewater's offices in Crown Street*".

The purpose-built nature of the building to safely store paperwork resulted in the original architect (yet unknown) to have designed the building with fireproof construction. The basement and ground floor levels are constructed with shallow brick jack-arches, which were left exposed at basement level, but concealed at ground floor level with the addition of dropped lath and plaster ceilings with deep plaster cornices.



Figure 14: Room G16 as seen in 2007 showing the fireproof brick jack-arches concealed beneath the polite lath and plaster ceiling and cornice. (Note – the condition of office wing has since severely deteriorated with the loss of most original lath and plaster and cornice. (Source: SLHA)

The building was constructed over two floors with basement level, with two entrances from Crown Street. The current planform is unconventional, and this can be appreciated at basement and ground floor levels, where corridors are undulating and of narrow width.

This is the result of the 1976 alterations, which formed a central corridor to run north-south through the centre of the ground floor level through a series of 4-5 presumed safes/stores which originally linked the offices on the east of the floor to those to the west, all of which being of slightly differing widths and dimensions.

It appears that the office building was also originally divided into two parts, with the northern part being accessed from the entrance to the north on Crown Street, and leading into a series of stores and

offices, accessed by a stone staircase, whilst the shorter, southern part was separately accessed from the southern entrance on Crown Street, which appears to have led into a more domestic space possibly housing managers or caretakers.

The two dwellings on Chester Road remained in use as houses during this time, with the office building being entirely separated from them. The Trustees appear to have later used the western dwelling for the use of managers, whilst it appears that the eastern dwelling was simply let out as the Rate Books for this period confirm that the two properties were owned by the Bridgewater Trustees and were partly rented out for residential uses.

In 1847 a new purpose-built strong room, which now forms Room G28, was included in article in the Manchester Guardian on the 6th October 1847. The article describes the construction of the strong room, explaining that *“The principal office of the Bridgewater Trust, in Manchester, is about being fitted up with a strong room for the custody of the deeds and books of that vast estate, which, for security, promises to be unequalled by any office in the kingdom”*. The article goes on to explain that the strong room is fire-proof and fitted with twenty Milner’s iron safes, embedded into the walls, with a further Milner’s iron door securing the room (all of these items no longer survive).

Also during this mid-19th century period the combined western dwelling and office building were collectively known as the “Bridgewater Trust Offices” at 1 & 3 Crown Street. It is likely that it was during this period that the narrow infill link between the rear of the western dwelling and the northern aspect of the office was constructed.

4.3.2 Bridgewater Navigation Co Ltd & Manchester Ship Canal Company – 1883 - 1976

After the acquisition of the Bridgewater Canal and the Mersey & Irwell Navigation by the Bridgewater Navigation Co Ltd in September 1872, the Bridgewater Trustees moved out of the Site and relocated to a newly built office building in Walkden. The Site remained empty for a number of years and was surveyed for valuation purposes in 1879 in anticipation of a sale.

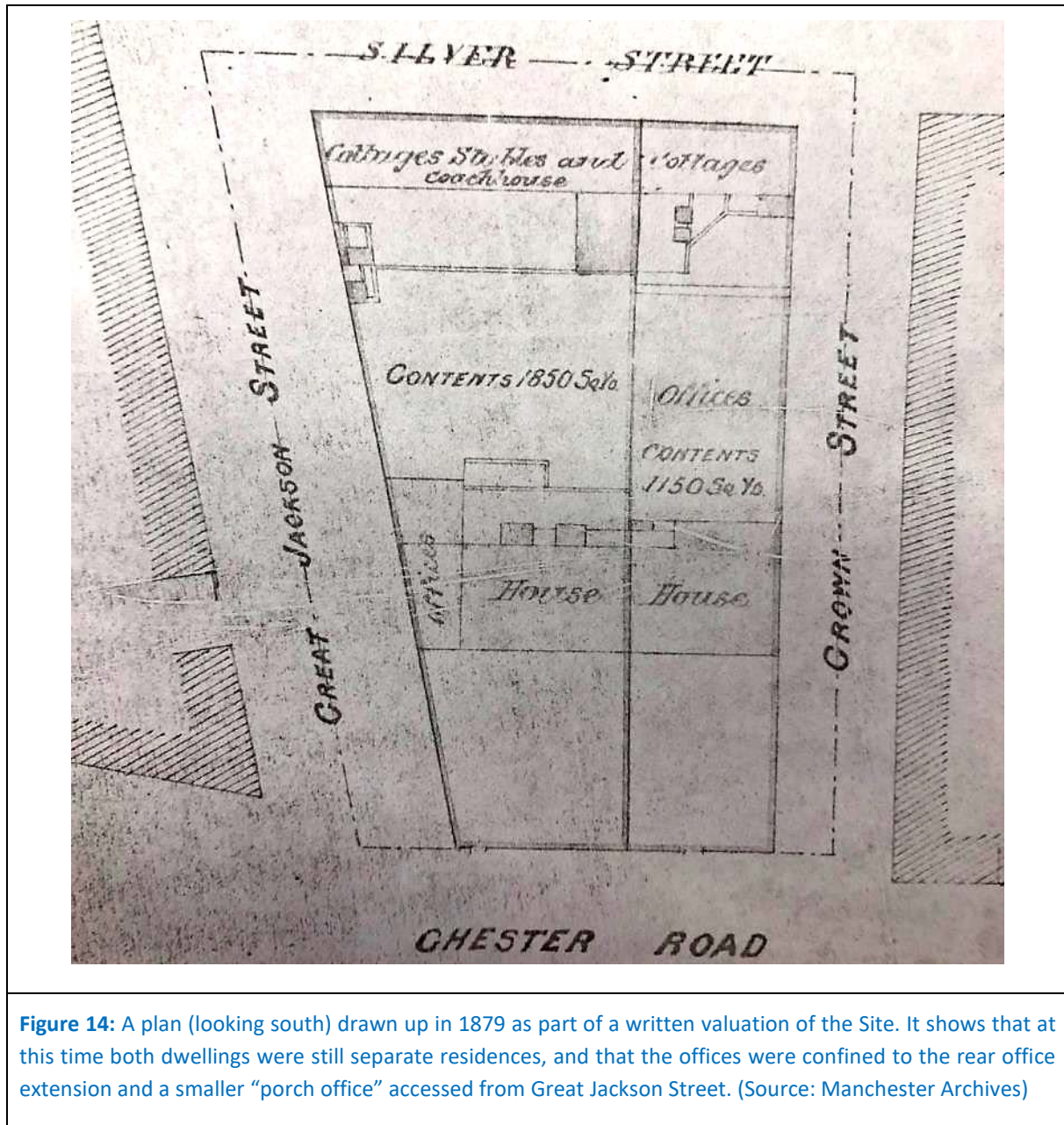


Figure 14: A plan (looking south) drawn up in 1879 as part of a written valuation of the Site. It shows that at this time both dwellings were still separate residences, and that the offices were confined to the rear office extension and a smaller “porch office” accessed from Great Jackson Street. (Source: Manchester Archives)

The valuation (dated December 1879 – see **Figure 14**) gave details of the buildings across the Site that was “lately occupied by the Bridgewater Trustees”. Buildings included: Dwelling house fronting Chester Road, Porch Office etc fronting Jackson Street, back stairs privy etc, Offices fronting Crown Street, stairs etc, Cottages on Silver Street, and Coach house, enclosing walls.

The 1879 plan shows that the current staircase to the rear of the eastern dwelling has been added since the previous 1858 map, likely to have been added to give direct access to the live-in caretaker's flat in the attic of that building.

The valuation also provides notes regarding the building, explaining that *“The houses fronting Chester Road are well built and two stories high with cellars under the entire breadth and attics over contain portions. The cellars are lofty and fitted up and occupied as dwelling houses except a portion which has been converted into a large and very complete fireproof safe with iron doors etc.*

The offices in Crown Street are also two stories high and cellared under. The floor over the cellar is constructed of brick arches on cast iron beams and columns. The cellar is divided into various compartments and was meant to be fireproof. The stairs, cornices and base are stone and the premises were very substantially built about 35 years ago. They contain book safes, water closets, several iron doors etc”. The valuation notes gives an insight into the requirement for the fireproof construction of the Crown Street office building.

Only in 1883 was the Site was sold to the Bridgewater Navigation Company Ltd. The conveyance, dated 24 August 1883, was made between (1) The Honourable Algernon Egerton and others (2) The Right Honourable Francis Charles Granville Egerton Earl of Ellesmere (3) The Bridgewater Navigation Company and (4) Richard Boughey Monk Lingard-Monk (Solicitor to the Great Central Railway Company and Cheshire Lines Committee, and Returning Officer for the Upper Mersey Navigation Commissioners).

An article in the Manchester Courier dated the 9th February 1884 gives details of this move, explaining *“The increased outlay in general charges was owing to the removal of their (Bridgewater Navigation Company Ltd) offices from Albert Square to Chester Road, where they now occupied the old offices of the Bridgewater Trustees, which, he (the Chairman) thought would be convenient for the company”.*

The building was recorded as being the Bridgewater Navigation Offices in a trade directory of 1885, and in 1888 the building was known as the Bridgewater Navigation Company Ltd Offices. In 1885 (completed in 1887) the Canal was again sold when, under the Manchester Ship Canal Act, the Manchester Ship Canal Company paid the Bridgewater Navigation Company £1,710,000 for the whole of their properties.

On the 24th August 1887 when Site became the Bridgewater Department of the Manchester Ship Canal Company, and by 1911 the buildings were partly used as the Advertising department for the Manchester Ship Canal Company.

A further insight into the building's operation as an office can be found in a 1930 internal Manchester Ship Canal Company memo held in Manchester Archives. The memo gives details of the use of each office within the building at this time, with the ground floor containing 9 offices for the traffic, clerk, ledger clerk and rates clerk, accountant, freight and tolls, telegraphist, and cashier. The first floor level contained three offices for estates, engineers and draftsman. The attic storey of the eastern dwelling formed the home of the resident caretaker, whilst a porter also worked in the building.



Figure 15: The Great Jackson Street entrance as seen in c1920, showing Manchester Ship Canal staff T. Lloyd, T.A. Lloyd, Chief Clerk J. Knight and manager S. Hurrell. Note the original, exposed red sandstone door surround and quoins. (Source: Canal & River Trust)



Figure 16: Photo showing the original red sandstone door surround and quoins, which were painted white in the late-20th century.

The original panelled doors were repositioned further into the doorway to allow for outward opening doors as part of the 1976 alterations. (Source: SLHA 2007)



Figure 17: An official date stamp on a document issued from Bridgewater House in 1904, showing the building's official name of Manchester Ship Canal Co (Bridgewater Department). (Source: Manchester Archives)

The note goes on to explain that 12 offices were used by Bridgewater Staff, whilst approximately 17 offices and rooms (including those in the Crown Street office building) were used for storage and filing head office and dock office documents and papers, which again explains the necessary fireproof construction of the Crown Street building.

By the 1930's a programme of slum clearances saw the majority of streets in the area surrounding the Site being cleared of houses, with further clearances continuing until the 1960's.

These cleared sites remained empty until the 1960's when some cleared sites had some light industrial buildings built on them, while others remained empty until the construction of the Mancunian Way and Chester Road Island in the late 1960's.

In c1962 Chester Road was widened, resulting in the loss of the majority of the two original front gardens to both former dwellings, and their walls/railings being replaced and rebuilt in their current location. In c1971 the rear outbuildings, former stables and shops on Silver Street were demolished.

The Site continued to be used by the Manchester Ship Canal Company - (Bridgewater Department) until they vacated the site in June 1976, and the building was purchased by Securicor Limited as their regional offices.

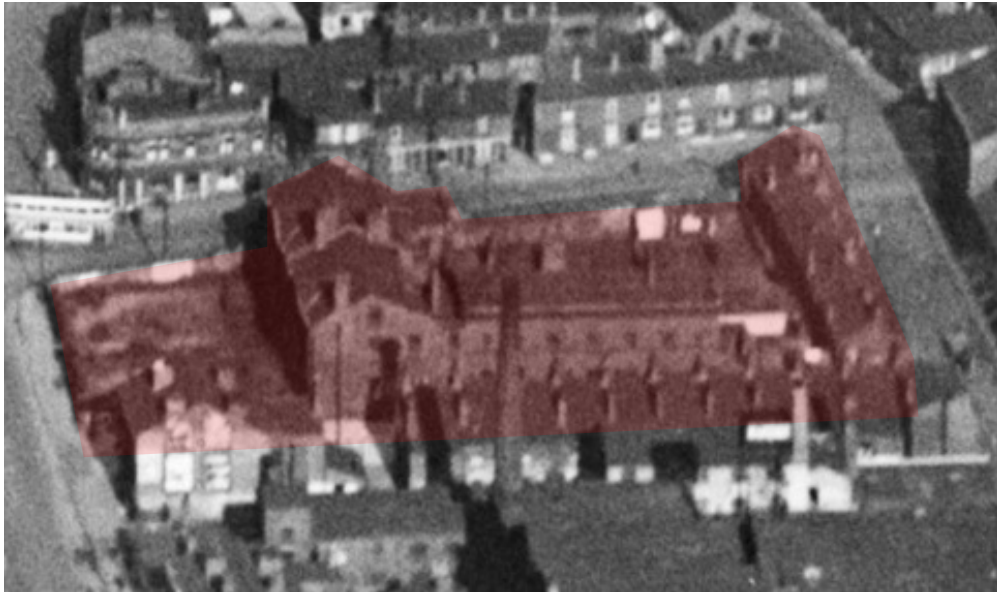


Figure 18: Looking east across the Site in 1934, showing the original extent of the site as a whole. This view shows the early stables/outbuildings to the right of the image. (Source: Britian From Above)



Figure 19: An aerial view looking north over the Site in 1939 (Source: Britian From Above)



Figure 20: A view of the front of Bridgewater House in c1953, showing the original long boundary wall and railings. (Source: Manchester Archives)



Figure 21: A view of the front and Crown Street elevation of Bridgewater House as seen in the early 1960s. (Source: Manchester Archives)



Figure 22: A view of the front and Great Jackson Street elevations of Bridgewater House as seen in the early 1960s, showing the original 18th century curved perimeter wall to the left.

The image also shows the c1860s/70s office entrance portal to the left into the former “Porch Office” which became the main entrance into the building, and a mid-20th century inserted window to its right. Note the original sash window to the attic (circled) which is now blocked (Source: Manchester Archives)



Figure 23: The same view as seen in 1975 following the widening of Chester Road and the subsequent shortening of the original gardens to the dwellings and demolition of the original perimeter walls and fences. Note the attic window has now been bricked-up. (Source: Manchester Archives)



Figure 24: c1961/2 – This image shows the front of the site following the widening of Chester Road and the removal of much of the original front gardens and boundary walls/railings. This image was taken shortly after the construction of the current low-level garden wall in its new location, but before railings were erected. Note the basement windows have now been infilled, and a painted cement plinth added. Note the three original chimney stacks have now been removed. (Source: Manchester Archives)

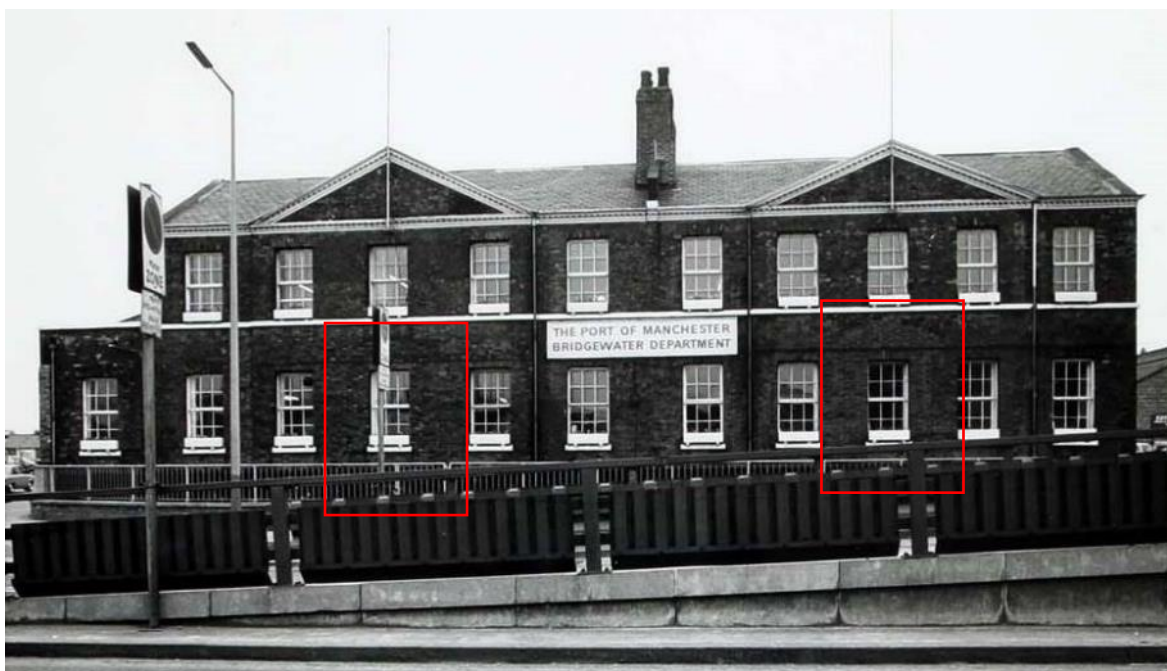


Figure 25: 1975 – Looking at the north front of the building from the now four-lane Chester road, showing its original 'fly-over' central lanes (now removed). This image clearly shows the scars (outlined) of the original pedimented doorcases to the western house (right). (Source: Manchester Archives)



Figure 26: Looking west into Silver Street from Great Jackson Street in 1954, showing the range of early buildings which formed the rear boundary of the Site. Some buildings can be seen to still largely blind, with only small openings to the first floor, which denote the original uses as stables and outbuildings. (Source: Manchester Archives)



Figure 27: A view looking north along Crown Street from Silvercroft Street in the early 1960s, showing the Crown Street Offices of the Bridgewater Trustees to the centre, and the gable end of the original rear cottages/stables to the right. The two windows outlined were located in a former toilet to the mid landing and a bathroom, and were filled in 1977. (Source: Manchester Archives)

4.3.3 Securicor Limited

Following the purchase of the Site by Securicor Ltd In 1976 the building was renamed ‘Bridgewater House’, and in 1977 the company carried out substantial alterations to the buildings.

External alterations (**Figure 30**) carried out included:

- The restoration of approximately thirteen windows.
- The blocking of two small staircase windows and the introduction of double doors to the south elevation of the Crown Street office block.
- Replacement of the two original double panelled doors into the Crown Street office block with windows.
- The infilling of the c-early 20th century window looking onto Great Jackson Street from the porch office.
- The slightly inset repositioning of the double doors/fanlight onto Great Jackson Street.
- The replacement of a sash window with an external door/steps to the former porch office (Room G09).
- The infilling of the area linking the western dwelling and the north elevation of the Crown Street office block.
- The alteration of the rear (south) elevation of the east dwelling, including the infilling of all windows to the two short outriggers, and the extension of the west outrigger to roof level, the replacement of the single rear entrance door with double doors and insertion of two new windows to ground floor level along with the construction of a covered porch.

Other alterations to the south elevation of the eastern dwelling included the removal of a late-19th century lean-to glasshouse from the west of the elevation and the restoration of the brickwork and sash window.

- The removal and slating over of two dormer windows and skylight from the attic level of the eastern dwelling.
- Alterations to the Crown Street office block, including the removal of the original stone staircase (location now room G24) and widening of link corridors from western dwelling to office block.

Planform changes to the office block resulting from the removal of the four presumably original vaults from the centre of the building and its conversion into the present central corridor, and its extension into the northern office staircase (which survives) and its extension into the rear of the western dwelling.

Internal alterations (**Figure 31**) carried out included:

- The removal of later partitions from a number of offices.
- The removal of all historic fire surrounds to ground and first floors.

- The removal of nearly all historic internal doors and their replacement with wider, double-leaf flush examples.
- A number of new toilets.
- A number of new internal openings/blocking of earlier openings.
- The rearrangement of the rear western outrigger to the eastern dwelling to change it from mid-landing access into a toilet, to first floor access from room F30 to form the new room F35.
- Planform changes to the office block resulting from the removal of the four presumably original vaults from the centre of the building and its conversion into the present central corridor, and its extension into the northern office staircase (which survives) and its extension into the rear of the western dwelling.

In 1985 further small scale alterations were carried out to the Site, comprising the creation of two new window openings onto Great Jackson Street and two onto the rear yard from the former porch office (now Room G09) and the insertion of new sash windows/brick detailing to match historic examples. Please see **Figures 28 - 29 below** for floorplans relating to the works carried out in 1977, other examples can be found below.

In c2005 Securicor Ltd sold and vacated the building/site, and it has remained empty since this date.

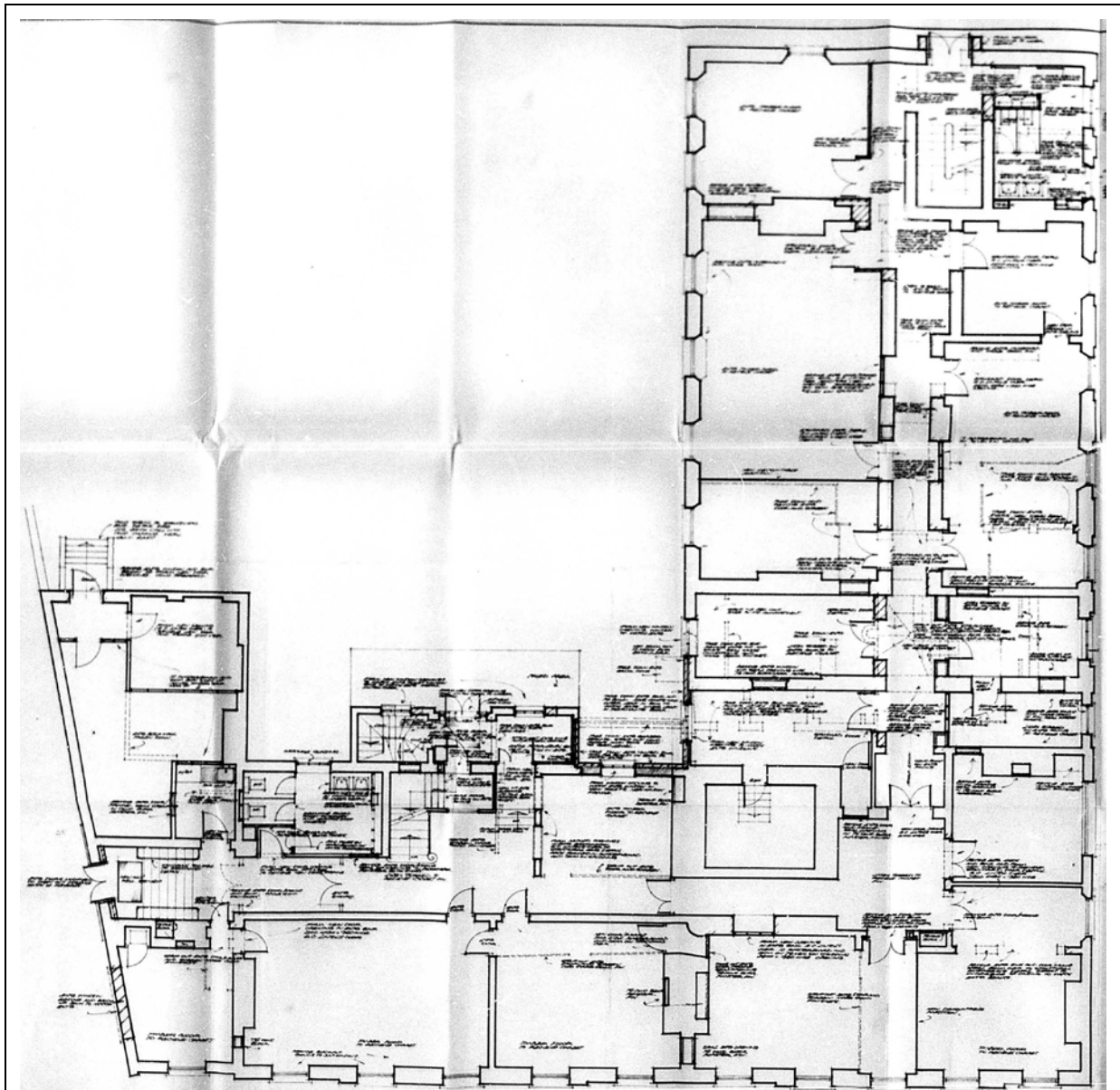


Figure 28: The proposed 1977 ground floor plan of Bridgewater House (looking south). (Source Manchester City Council)

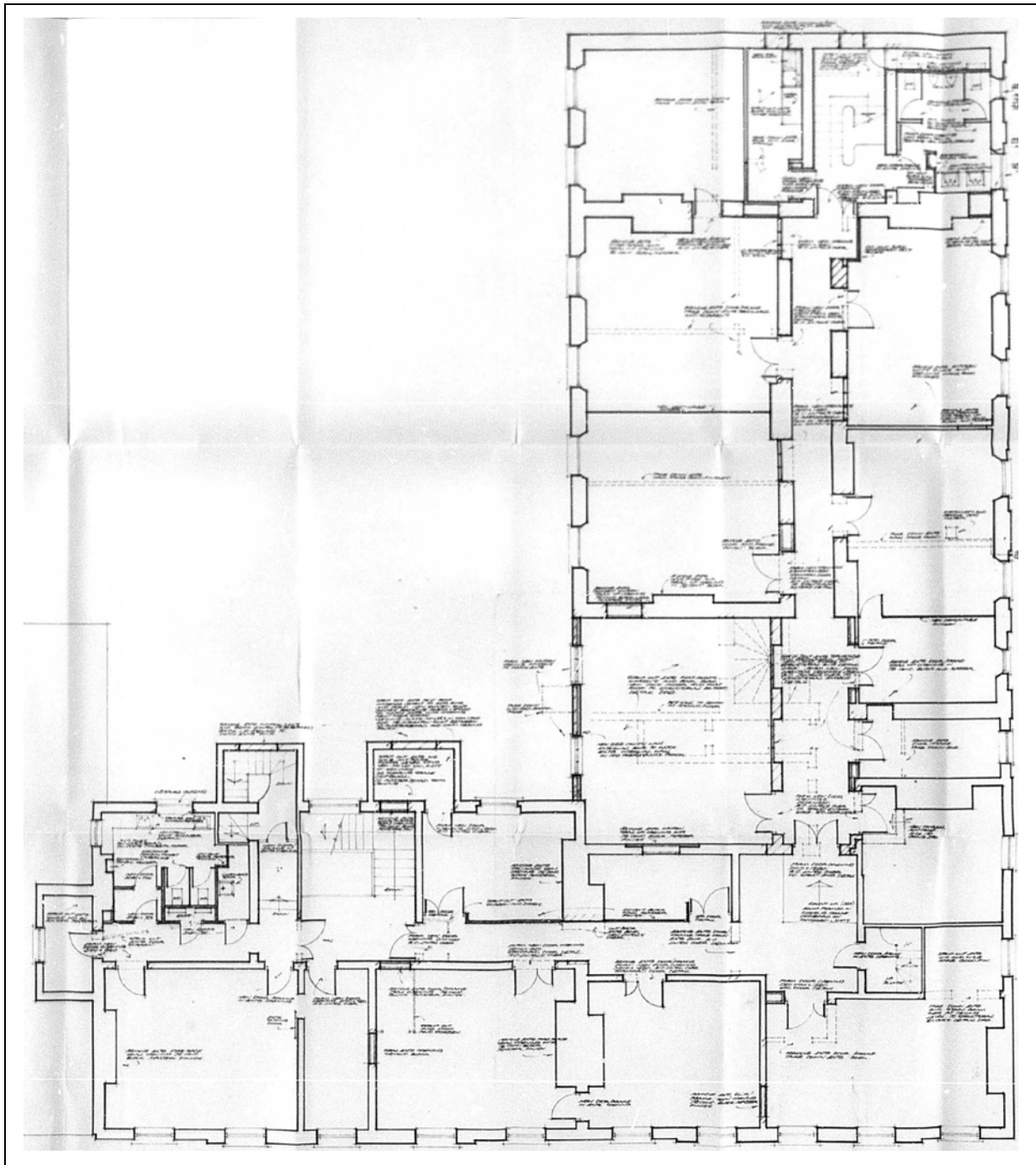


Figure 29: The proposed 1977 first floor plan of Bridgewater House (looking south) (Source Manchester City Council)