



Paul Butler Associates

Planning, Development & Heritage Consultants

15 November 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

22.1730

FAO Eve Woolstencroft

Dear Mrs Roscoe,

Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT Submission of Application to Vary Listed Building Consent

On behalf of our client Britannia Invest A/S C/O APAM we are pleased to submit this application to vary Condition 2 of Listed Building Consent 134350/LO/2022 which was approved on 9 September 2022 for the 'refurbishment of 5th and 6th floor offices including reconfiguration of the lobby entrance doors from lift on 5th and 6th floor and the introduction of new glazed entrance doors'.

Background

The development involves the refurbishment of the fifth and sixth floors of Bridgewater House to improve the existing office accommodation and thereby assist in finding new occupiers for the space. The applicant's broad objectives in making this application are to tackle the vacancy of the building by delivering a CAT A office space to facilitate bringing the floor space back into productive use for office purposes; and to achieve the refurbishment of the identified 5th and 6th floor spaces in a manner which is as sensitive as possible to the history and architecture of the listed fabric.

Since approval of the Listed Building Consent further design work has been undertaken. It has been established that the reinstatement of entrance lobbies to both 5th and 6th floors are required for fire safety reasons, and an opportunity has been identified to re-purpose parts of the former lift shaft as break-out areas. This application seeks approval for those works by varying the wording of Condition 2 attached to the above consent.

The Proposals

The amendments to the scheme for which approval is now sought comprise:

- Re-purposing 5th floor former lift shaft space as breakout areas, with historic lift features to be retained.
- The creation of additional entrance / fire lobbies at 5th and 6th floor levels within the office space, adjacent to lift lobbies.

- Lift lobby to fire lobby doors to be glazed hardwood faced solid doors rather than glazed metal doors.

Submission Documents

In addition to this covering letter, the application is supported by the following documents. Where these supersede documents approved as part of LBC 134350/LO/2022, the superseded document is identified.

- Completed Application Forms for Listed Building Consent and Ownership Certificates.
- Amended Heritage Statement prepared by Paul Butler Associates dated November 2022 (supersedes approved Statement dated July 2022).
- Bridgewater House Design Statement prepared by AXI dated 7.11.22 (supersedes approved Statement dated 6.7.22).
- Schedule of Repair and Renovation prepared by Blok Projects dated 7.11.22 (supersedes approved Schedule dated 6.7.22).
- Fire Safety Strategy by SPL Fire Engineering Ltd.
- Fire Risk Assessment Report by Ligtas Ltd.
- Proposed GA Fifth Floor Plan Ref 105 Rev 01 (supersedes approved plan Ref 105).
- Proposed GA Sixth floor Plan Ref 106 Rev 03 (supersedes approved plan Ref 105).
- Proposed 5th & 6th Floor Entrance Lobby Plan and elevations Ref 164.
- Proposed 5th Floor Lift Shaft Refurbishment Plan Ref 165.

The plans, design statement and schedule of repair and renovation works provide detailed information in terms of the proposed re-purposing of the former lift shaft and the amendments to the scheme including the proposed additional fire lobbies. The fire safety (p14) and risk assessment (p45) reports confirm the necessity for the additional fire lobbies which is due to the height of the building being over 18m.

We trust that this information is sufficient to enable the positive determination of this application and we look forward to working with you in progressing it through to determination.

Yours sincerely



Don Murphy MPLAN MRTPI IHBC
Director