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Britannia Invest A/S C/O APAM

Bridgewater House, 58-60 Whitworth Street, Manchester, M1 6LT

Heritage Statement

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Britannia Invest A/S C/O APAM to support a listed building application for the refurbishment of the 5th floor and part of the 6th floor of Bridgewater House, Whitworth Street, Manchester. The proposal seeks to improve the existing office space which is largely vacant to improve its attractiveness and ultimately facilitate its reuse and occupation. The subject property is located in Manchester City Centre and is Grade II listed. The property is identified (edged in red) on the location plan submitted as part of the application.

1.2 Bridgewater House was constructed as a shipping warehouse in 1912, designed by Harry S. Fairhurst for the Lloyds Packing Company. It is eight storeys above a basement and comprises a steel frame with cladding of sandstone ashlar and white glazed terracotta. The building has been converted to offices including the subject floorspace on the 5th and 6th floors. The floorspace to which the application relates has undergone a previous modern office fitout but is currently vacant.

1.3 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). Bridgewater House was listed Grade II in June 1994. The listed building description is included in Section 2. The application property lies within the Whitworth Street Conservation Area which was designated in September 1974 and extended in June 1985. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

1.4 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with a suite of drawings and supporting reporting which together comprise the listed building consent application. It has been prepared following a visual and photographic survey of the property, in addition to an analysis and assessment of available historic records and cartographic sources.

1.5 In order to provide a clear understanding of the heritage considerations associated with the proposal this statement includes:

- A description of the application site's location;
- An overview of the proposed scheme;
- A summary of the heritage planning policy guidance context;
- A summary of the application site's archaeological and historical background;
- An assessment of the relative archaeological, historical and architectural significance of the application site; and
- An assessment of the impact of the proposed scheme upon the significance of the site.

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

The Application Property

2.1 Bridgewater House is Grade II Listed. The listed building entry describes it thus:

'Shipping warehouse, now offices. 1912, by Harry S.Fairhurst. Steel frame with cladding of sandstone ashlar and white glazed terracotta (roof concealed). Large rectangular plan, with loading bay at rear. Eclectic style. Eight storeys with basement, 19 bays, symmetrical, with strong horizontal division, the first 2 floors of stone, treated as a rustic with channelled rusticated piers, moulded frieze and prominent modillioned cornice, the upper floors of white glazed terracotta, the 2nd floor with a prominent panelled cornice on coupled brackets, the next 4 floors with tiered canted bay windows in alternate bays, and a modillioned main cornice interrupted in the centre by a 5-bay penthouse with pilastered end bays and a parapet with upstand. The ground floor has a massive sill-band (over rock-faced piers at basement level), interrupted between the 6th and 9th and the 14th and 17th bays by square-headed entrances with doorways which have profile medallions of the Duke of Bridgewater on the lintels and 3-light overlights at 1st-floor level; otherwise, each bay has metal-framed windows to the ground and 1st floors and bronze panels between these. The upper floors have square windows (except the canted bays) and various forms of enrichment including geometric panels, fasces, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level), and continue in plain rectilinear grid form. Interior not inspected. Forms group with Palace Theatre to left (q.v.), and Refuge Assurance Buildings (q.v.) and India House opposite (q.v.).'

View from Whitworth Street

2.2 The subject application specifically relates to the 5th floor and part of the 6th floor of the building which comprise vacant office space. Plates of the application floorspace are provided at Appenidix 2. The spaces have undergone a previous modern office fitout with a largely open-plan arrangement with some subdivision to create private offices and meeting rooms etc. Spaces are carpetted with suspended ceilings. Few historic features exist, with replacement windows and heating systems installed. Small areas of exposed brick walls and steel columns are present within the office spaces which reflect the warehouse function of the building. Toilet blocks exist centrally on each floorplate. These are somewhat tired and overall the subject office spaces are in need of improvement to meet a high standard of office space sought by modern occupiers.

Whitworth Street Conservation Area

2.3 The Whitworth Street Conservation Area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city. The conservation area was designated by Manchester City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct.

2.4 The conservation area is dominated by architecture associated with Manchester's textile industry, particularly cotton. Manchester was ideally placed to capitalise on the cotton industry with humid conditions ideal for its processing. The growth of the cotton industry was directly related to the growth of the city. The earliest cotton mills were in Ancoats, and the need for warehouses to store their products led to specially designed buildings being built nearer the centre of the city. By the middle of the nineteenth century, Manchester had become the largest textile centre in the world. As a result, the need for warehousing grew and it is these buildings, larger than before and built with considerable architectural characteristics that form the Whitworth Street Conservation Area.

2.5 The distinctive architecture which arose was both functional and expressive of the wealth of the owners. The front of the warehouses facing the main street was often used for offices whilst the rear of the building was used for storage space and for the inspection of the cotton goods in natural light. This led to six or seven-storey buildings with opulent and deeply modelled front facades in brick and/or terracotta, whilst the rear was almost entirely glazed either in a vertical plane or a stepped configuration. The building style reached its zenith in the early years of the twentieth century, and culminated in the grand Edwardian commercial architecture of Whitworth Street. Bridgewater House is such an example of this.

2.6 Some of the cotton warehouses have been given a new lease of life by being converted into flats from the 1980s, thus providing more opportunity for people to live in the city

centre. Canal Street and the immediate area is known as 'the Gay Village'. This is now a vibrant area, with many cafe bars, public houses and restaurants bringing former vacant buildings back into active use.

Historical Context

2.7 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.8 Architect Harry S. Fairhurst designed Bridgwater House in 1912 as a shipping warehouse for the Lloyds Packing Company. Fairhurst was born in Blackburn in 1869 and moved to Manchester in 1901. He was a prolific architect in Manchester around the turn of the 20th Century. Buildings of note that he designed include Asia House, India House, Lancaster House, Blackfriars House, Manchester's Liner's Building, Ship Canal House, and Arkwright House amongst others. There is a particular concentration of Fairhurst buildings on Whitworth Street of which Bridgwater House is a notable and prominent building. Other prominent buildings of note in proximity include The Palace Theatre and the Kempton Clocktower Hotel / Former Refuge Assurance Company Offices.

2.9 Fairhurst's warehouses were built using fire-proof techniques and he was known for his high standards. Some buildings were finished with Portland stone façades while the Lloyd's warehouses had Edwardian Baroque frontages built from red brick and orange terracotta or faience, and exposed glazed steel-frame backs. Fairhurst was president of the Manchester Society of Architects in 1926–27. Harry Smith Fairhurst retired in 1941 and died in 1945. The practice was continued by his son, Philip.

Recent Planning History

2.10 There is an extensive planning history associated with the building with various applications for planning permission and listed building consent being submitted and approved for alterations and alternative uses. It is notable that numerous applications have been granted for various refurbishment of office spaces in order to meet the needs and

requirements of occupiers. This application proposal represents a continued need to invest and improve the building in this manner.

3. The Proposed Scheme

3.1 The proposal is for the refurbishment of the 5th and part of the 6th 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 are to tackle the existing 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.

3.2 The works specifically relate to the CAT A refurbishment of the space and include the replacement and installation of a new toilet block on each of the 5th and 6th floors which will utilise existing drainage runs etc. From the lift lobby on each of the 5th and 6th floors two existing doors (non-historic) to the office space will be replaced with new slimline glazed metal doors to improve the entrance experience. Existing timber work and tiling within the lobby areas is to be retained and made good. New decorative finishes will be provided to the office suites and exposed mechanical and electrical services will be installed which will completement the industrial aesthetic of the building.

3.3 The application drawings, Design Statement, and Schedule of Repair and Renovation submitted as part of the application provide full details of the proposals which are duly assessed later within this statement.

4. The Heritage Planning Policy Context

4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and, the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.5 Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.

4.6 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control.

4.7 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Whitworth Street Conservation Area was designated in 1974 and it is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.

4.8 In considering development affecting Bridgewater House, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting Whitworth Street Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework (NPPF)

4.9 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the

conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

4.10 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).

4.11 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.12 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.*

4.13 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when*

considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

4.14 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*

4.15 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness'.

4.16 Paragraph 193 states *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

4.17 Paragraph 199 states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

4.18 Paragraph 200 states *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.*

4.19 Paragraph 201 states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a. *the nature of the heritage asset prevents all reasonable uses of the site; and*

b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

4.20 Paragraph 202 states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

4.21 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*

4.22 Paragraph 206 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.*

4.23 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

4.24 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

National Planning Practice Guidance (NPPG)

4.25 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

4.26 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)

4.27 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.*

4.28 In relation to setting of a heritage asset NPPG states '*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).

4.29 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

Historic England Guidance

4.30 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

4.31 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

4.32 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. The guidance of this document has been considered within the appraisal at section 9 of this statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

4.33 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'

4.34 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

4.35 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.

4.36 Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy CC 9 'Design and Heritage' which states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings.

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

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

4.37 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues: i) the relationship of new structures to neighbouring buildings and spaces; ii) the effect of major changes to the appearance of existing buildings; iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees).

- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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

4.38 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

Manchester City Council Whitworth Street Conservation Area online guidance

4.39 Manchester City Council's website provides guidance in relation to new development proposals within the Whitworth Street Conservation Area. It notes that 'Many properties have been totally or partially vacant since the 1930s, when the city changed its character from warehousing to commerce and administration. Although the area had seen little

investment, efforts are now being made to find uses for vacant property, since active use mitigates against deterioration of the fabric. The general policy in the conservation area is to retain existing structures where feasible, but where it can be shown that this is impossible, proposals for new buildings and extensions to existing ones must achieve a high standard of design which relates to the architectural and urban design character of the area.

4.40 It goes on to advise that 'there is potential for further commercial development in the area, as well as for the conversion of warehouses to residential or other uses'. It notes that 'there remains a large supply of existing vacant floor space within several significant buildings in the conservation area, and it is important in terms of the character of the area that this space is put to beneficial use'.

5. Archaeological and Historical Background

To be read alongside figures at Appendix 1.

5.1 The current understanding of any activity in Manchester during the prehistoric period is very poor, and evidence for Greater Manchester is sparse and based on chance finds. This perhaps reflects the unfavourable geological conditions, as boulder clay predominates in the area, whereas evidence suggests that prehistoric communities preferred well drained sands. However, it is reasonable to suggest that the Castlefield area may have been beneficial for late prehistoric settlement on account of the natural topography and its riverside location. However, physical evidence is fragmentary and the best evidence was yielded from an archaeological excavation that was targeted on a plot of land at 73 - 83 Liverpool Road. An assemblage consisting of 2 Mesolithic flints, 1 Neolithic/Bronze Age waste flake and 1 fragment of Late Bronze Age / Iron Age pottery was found. Also, dugout canoes of the Bronze Age period were discovered during the excavation of the Manchester Ship Canal. In addition to these artefacts, the Greater Manchester HER includes four sites of prehistoric date in the area between Castle Street and Tomlin Street. All of the prehistoric artefacts from the Castlefield area are residual, having come from secondary deposits. This indicates a background level of prehistoric activity for the area which has yet to have any defined foci. No prehistoric finds have been found on the site itself.

5.2 A Roman fort was established in the Castlefield area in 79AD (Fletcher 1989, 3). The original fort comprised a turf rampart with timber gates, and covered an area of cl.2ha. A fort of this size could hold a 480 man infantry unit. The fort was rebuilt in stone around AD 200 (Bryant *et al* 1986) and was supported by a substantial settlement, or vicus. This settlement originated largely during the early 2nd century and incorporated numerous buildings and a concentration of iron-working hearths or furnaces. Much of the current understanding of the Roman vicus in Manchester is derived from the analysed results obtained from three major excavations, which have all focused on the area to the north of the fort (OAN 2005). These excavations revealed extensive evidence for several successive phases of occupation commencing during the late 1" century and continuing into the 3rd century.

Less is known of the settlement to the south of the fort. However, it is believed to have incorporated a bath house on the north bank of the river Medlock, which was discovered during the 1770s and a temple of Mithras (OAN 2005).

5.3 Funerary remains have been discovered near the eastern boundary of Castlefield which represent part of the little understood cemetery of the settlement, which likely flanked the roads to the fort. Graves and artefacts were discovered in 1849 when Pioneer Quay was excavated in 1832 around the area of Great Jackson Street (OAN 2005). No Roman artefacts have been found on the site, although it lies c. 0.6km from the site of the fort.

5.4 There is very little archaeological evidence in the region as a whole that denotes the period between the end of the Roman occupation and the Norman Conquest. However, the supposed remains of four sunken-floored buildings of Anglo-Saxon type were discovered beyond the north gate of the Roman fort, although their date and interpretation was not conclusive. The Anglo-Saxons did however, build a settlement to the north of the fort, founding the beginning of the medieval town of Manchester, around the manor house and parish church of St Mary. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301. The Castlefield area became known as Aldport or The Old Town and a house and park in the area, what would later become known as Aldport Lodge, became the home of the Mosley family in 1601. The Lodge was used by Lord Strange in 1642 as the Royalist headquarters during the Siege of Manchester but was burned down by the victorious Parliamentarians.

5.5 During the 18th century the surrounding area was predominantly agricultural consisting of isolated settlements and market towns with Manchester at the centre. By the middle of the century, Manchester was expanding at a considerable rate, and it was during this period that Deansgate, Market Street and Shude Hill developed commercially. Casson and Berrys map of Manchester from 1741 shows this development and although the site lies off the scope of the map, it shows that the surrounding area was agricultural land.

5.6 The River Irwell was made navigable in the 1720s, allowing access to Liverpool via the River Mersey. In 1734 Edward Byrom financed the first quay on the Irwell for loading and unloading goods, which led to the construction of Quay Street. The first canal in Britain was constructed from 1758 to 1761 by James Brindley, to transport coal from Worsley to Manchester. As early as 1808, 10 of the town's eventual 23 private canal branches had been constructed, the remaining 13 branches being added in the trading booms of 1815–16, the mid-1820s, the early 1830s, and the mid-1840s.

5.7 Swire's map of 1824 shows the site in detail although the building was not present at this time. The Rochdale Canal can be observed to the north with a small wharf coming off this and located in the site's location. A group of smaller buildings can also be observed with Hunt Street reflecting the current route of Whitworth Street, although only running between Oxford Street and Garret Road (now Princess Street).

5.8 By 1848 the canal wharf that appeared previously no longer appears with additional buildings present on the site. Hunt Street appears to narrow to its west end where it links with Oxford Street. A similar situation exists by 1891 but with Eagle Quay Saw Mill identified. This appears a large complex spanning from the Rochdale Canal in the north to the River Medlock to the south. By 1896 significant change can be observed. The Palace Theatre and the Refuge Assurance building are now present with Hunt Street expanded and changed to Whitworth Street. Whitworth Street was named after the engineer Joseph Whitworth whose works stood along the route. In 1841 Joseph Whitworth devised the British Standard Whitworth system, which created an accepted standard for screw threads. Whitworth also created the Whitworth rifle, often called the "sharpshooter" because of its accuracy, which is considered one of the earliest examples of a sniper rifle. On the site itself Eagle Mill and a group of smaller buildings are present. A similar situation is present in 1908. By 1922 Bridgewater House is present with frontage to Whitworth Street and the Rochdale Canal to the north, with a similar situation also present in 1932.

5.9 A description of the building from the Manchester Guardian in 1913 is provided below:

'One hundred and seventy feet of delicate lines tapering up to the sky, rosy with the afternoon's dying gleam — lines which lose none of their grace, though the frontage and sides, and the rear for that matter, are mostly windows and flat windows alternating so far as the front is concerned." In these words a writer has described the external appearance of Bridgewater House. Lloyd's new Packing warehouse. He adds "By these large ubiquitous windows every inch of the floor space in this great structure is assured of all the daylight allotted to Manchester. The aggregate area of floor space is a little over 7 acres, which is equal to four and a half times the length of Mosley Street from Piccadilly to St. Peter's Square." Bridgewater House is 170 feet high (14 storeys), and has a frontage on Whitworth Street of 240 feet. It is the highest building in the country and the biggest packing warehouse in the world. Its internal arrangements are quite in keeping with its up-to-date character. The idea has been to provide accommodation for large shippers and for small shippers, and whether a man takes half a floor or a quarter floor he will be equally conveniently situated for dealing with his goods. Packages for all parts of the world will leave this large industrial hive. (There are fourteen others belonging to the same firm in Manchester already.) First of all five powerful hoists will convey them to the shippers' warerooms where they will undergo all necessary examinations; then back down into the basement, where they will be packed and despatched. From a little street to the right of the building the lurries will enter a covered way, which is really a street 44 feet wide, and loading banks, provided with every necessary equipment stretch along each side to such a length that some twenty or thirty lurries can load and unload at the same time. And all the time there will be a clear space for the passage to and fro of other vehicles. Those who have seen the old methods of narrow streets and waiting lurries can easily realise what an acceleration of industry this will mean. [Manchester Guardian 29 December 1913 page 3]'

6. Site visit

6.1 The property has been visited on several occasions to understand the heritage significance of the building and its fabric, and ensure that proposals are designed that are sensitive to this.

7. Description of Bridgwater House

[To be read with plates provided at Appendix 2]

7.1 The Historic England entry describes the building thus:

> *'Shipping warehouse, now offices. 1912, by Harry S.Fairhurst. Steel frame with cladding of sandstone ashlar and white glazed terracotta (roof concealed). Large rectangular plan, with loading bay at rear. Eclectic style. Eight storeys with basement, 19 bays, symmetrical, with strong horizontal division, the first 2 floors of stone, treated as a rustic with channelled rusticated piers, moulded frieze and prominent modillioned cornice, the upper floors of white glazed terracotta, the 2nd floor with a prominent panelled cornice on coupled brackets, the next 4 floors with tiered canted bay windows in alternate bays, and a modillioned main cornice interrupted in the centre by a 5-bay penthouse with pilastered end bays and a parapet with upstand. The ground floor has a massive sill-band (over rock-faced piers at basement level), interrupted between the 6th and 9th and the 14th and 17th bays by square-headed entrances with doorways which have profile medallions of the Duke of Bridgewater on the lintels and 3-light overlights at 1st-floor level; otherwise, each bay has metal-framed windows to the ground and 1st floors and bronze panels between these. The upper floors have square windows (except the canted bays) and various forms of enrichment including geometric panels, fasces, wreaths and corrupt-leaf pendants. Return sides have 2 bays in matching style (with monogram at 6th floor level), and continue in plain rectilinear grid form. Interior not inspected. Forms group with Palace Theatre to left (q.v.), and Refuge Assurance Buildings (q.v.) and India House opposite (q.v.).'*

7.2 A description of the building from the Manchester Victorian Architect's website is provided below:

> *'Steel frames shipping warehouse on a site adjacent to the Palace Theatre, bounded by Whitworth Street, Atwood Street and the Rochdale Canal. Rusticated*

base of stone. Upper floors white glazed terra cotta. Classically derived elevation with a strong cornice line. Offices extended out in oriel bay windows. Over the main entrances are profiled medallions of the Duke of Bridgewater, the man who initiated canal building in England. Speedy delivery and loading were essential to the smooth and efficient workings of the new packing warehouses and Fairhurst revolutionised the way this was achieved. Half the ground floor area was given over to loading facilities with a one-way traffic system introduced. Vehicles entered the loading area from Atwood Street and left on to Whitworth Street at the Palace Theatre end of the building. In this manner, twenty-six lurries could be dealt with simultaneously. Lifts and staircases were so placed to maximise useable space.'

5th and 6th Floors

7.3 The subject application specifically relates to the 5th floor and part of the 6th floor of the building which comprise vacant office space. Plates of the application floorspace are provided at Appenidix 2. The spaces have undergone a previous modern office fitout with a largely open-plan arrangement with some subdivision to create private offices and meeting rooms etc. Spaces are carpetted with suspended ceilings. Few historic features exist, with replacement windows and heating systems installed. Small areas of exposed brick walls and steel coulmns are present within the office spaces reflecting the warehouse function of the building. Toilet blocks exist centrally on each floorplate. These are somewhat tired and overall the subject office spaces are in need of improvement to meet a high standard of office space sought by modern occupiers.

8. Heritage Significance of Bridgewater House

8.1 Buildings on the list are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings such Bridgewater House are deemed to be of special interest. This section demonstrates that the applicant has carefully considered the potential impact of the proposal on the listed building. Before appraising the proposal, it is necessary to set the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements constitute its special interest.

8.2 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage assets significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest which 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 which is 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.

Archaeological interest

8.3 The building dates from the early 20th century and has been altered internally throughout its life. It has a high potential for holding evidence of past human activity worthy of expert investigation.

Architectural and artistic interest

8.4 The building was built by the renowned architected Harry S. Fairhurst in a Classically derived style. The architectural and aesthetic significance is considered high.

Historic Interest

8.5 The building was erected in 1912 as a shipping warehouse, towards the end of the textile industry boom in Manchester. The building provides a material record of our nation's history as well as being a prominent local landmark in the area. However, internally few original features were noted and were limited to steel columns, brick walls and tiled hallways within the extent of the application scope. The historic interest is considered to be high.

9. Impact Assessment

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application proposals on the significance.

9.2 As the proposed works relate to internal works on the 5th and 6th floors of the building only, when assessing potential heritage impacts associated with the proposed scheme the key heritage issue to consider relates to direct impact on these spaces.

9.3 No external works are proposed therefore it is not necessary to consider direct impacts on the external appearance of the building, upon the setting of nearby listed buildings, and upon the setting of the Whitworth Street Conservation Area.

9.4 The impact of the proposed works on the application building are assessed in the table below, with appropriate mitigation identified where appropriate. A programme of soft-strip works to remove existing contemporary works has previously been agreed with Manchester City Council. These works do not affect the special character of the building and are not considered further within this statement.

	Proposed Works	**Impact on significance**	**Mitigation required to be undertaken**
1.	Reconfigure lobby entrance doors from lift on 5th and 6th floors to introduce new glazed entrance doors to offer a better approach and visibility into office	Existing lobby entrance doors are modern fabric and are not considered to provide a welcoming and attractive entrance to the office space. Proposed glazed entrance doors will enhance the appearance of the lobby spaces. The heritage impact is **neutral** although the changes represent design	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	suites	enhancements.	
2.	New internal non load bearing partition wall modifications to the office spaces. Walls faced in plasterboard and to receive full decoration.	Works relate to redecoration of existing contemporary fabric. The heritage impact is **neutral.**	No mitigation required.
3.	Office spaces will receive new floor finishes throughout, befitting of a modern office with carpet to the majority to overcome acoustic issues between suites.	Redecoration will not affect any historic fabric and the installation of carpet will be reversible. The heritage impact is **neutral.**	No mitigation required.
4.	New doors will be laminate faced solid doors with glazed sections to meet the requirements of modern offices.	The installation of new doors does not relate to historic fabric. The design of doors is considered appropriate and will allow them to be clearly distinguished as modern fabric. The heritage impact is **neutral.**	No mitigation required.
5.	Installation of new mechanical and electrical system. The strategy will be suspend system beneath the existing structure and configure to achieve maximum visibility of the high-level detailing where	The approach to the mechanical and electrical system will retain the open character of the office spaces and reflect the industrial aesthetic of the building. The subject office spaces presently have suspended ceilings. The change to an open suspended system is considered to have a **minor positive impact.**	Final details / sections to be provided.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	possible.		

Cumulative Impact

9.5 The table above has identified the impact of a range of works on the significance of the building. The works proposed affect later fabric and will not have a direct impact on any original or historic fabric. The works are considered to enhance the appearance of the subject office spaces, thus helping to facilitate the reuse of the building. As such there may be indirect positive impacts linked to bringing the spaces back into use. Moreover, through facilitating the active economic reuse of the building this will have a significant beneficial impact on this part of the City Centre and again enhance the wider general setting of nearby listed buildings. In summary, and for the reasons above, the proposed scheme will have a positive impact on the setting of nearby listed buildings. The historic features that do remain within the office space (ie. brick walls, tiled decoration and steel columns) are not affected by the proposed works.

Indirect Impact on Bridgewater House, nearby listed buildings and the Whitworth Street Conservation Area

9.6 The proposed works relate to internal fabric on the 5th and 6th floors of the building with no external changes involved. On this basis there is no direct impact on the external appearance/significance of the building, whilst there will also be no direct impact on any nearby listed buildings or the Whitworth Street Conservation Area. Indirectly however, the scheme will help to improve the attractiveness of the subject office spaces helping to facilitate the reuse of the office spaces. This in turn will have beneficial impacts for Bridgewater House.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

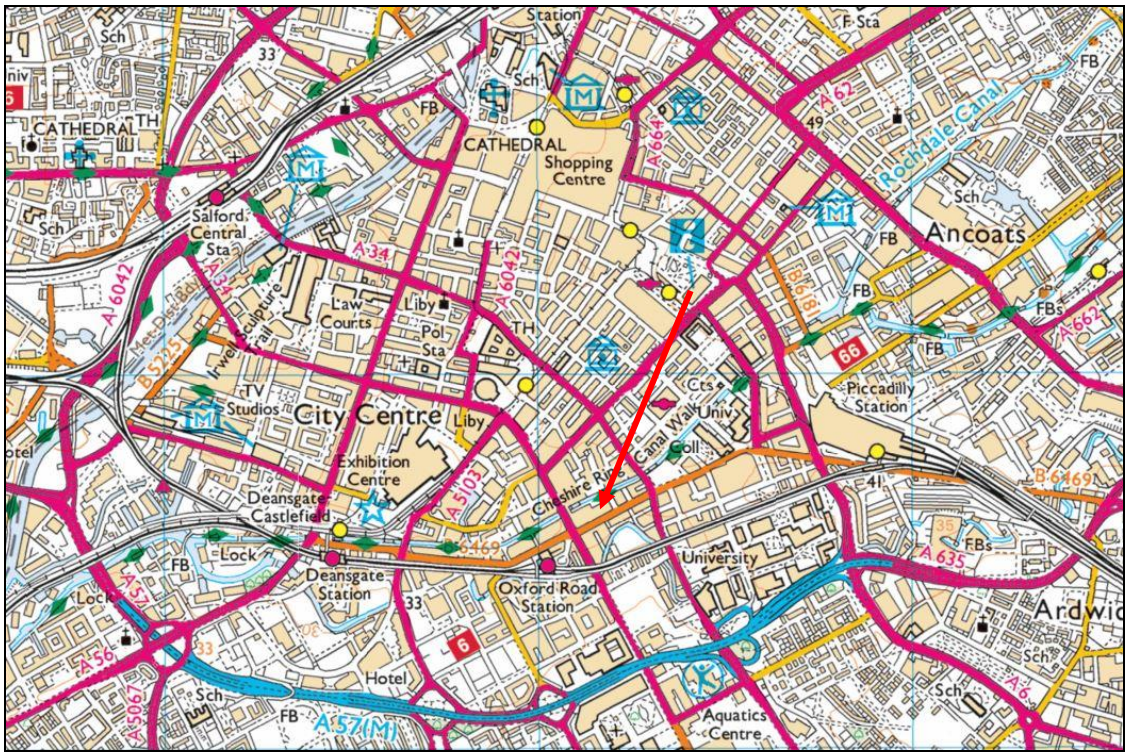
9.7 This Heritage Statement has concluded that the scheme will not affect the significance of the building. The works are considered to enhance the appearance of the office spaces and therefore improve the attractiveness of the building to future office occupiers. This represents a public benefit to be weighed in support of the application proposal. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided. Similarly the proposal is consistent with relevant legislation, policy and guidance set out within Section 4.

10. Conclusion

10.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of Bridgewater House and specifically the 5th and 6th floor office space. It has also considered the potential impact on the setting of nearby listed buildings and impact on the Whitworth Street Conservation Area.

10.2 The report has established that the proposed development has been designed to be sensitive to the heritage significance of the building. Importantly the scheme will improve the 5th and 6th floor office spaces and help to improve their attractiveness and therefore assist in bringing the space into active economic use. Facilitating reuse of the building will in turn make a positive contribution to the Whitworth Street Conservation Area and the wider City Centre environment. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

Appendix 1: Figures

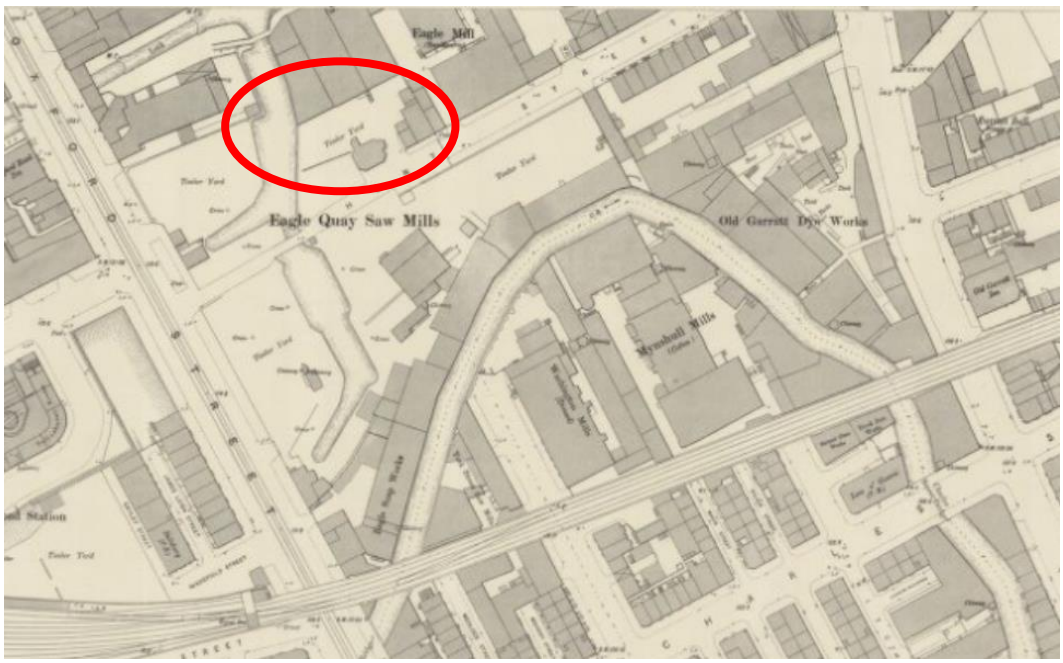


Location Plan

1824

Coal Wharf
Gas Works
GRANBY

1848


Eagle Mill
Eagle Quay Saw Mills
Old Garratt Dye Works

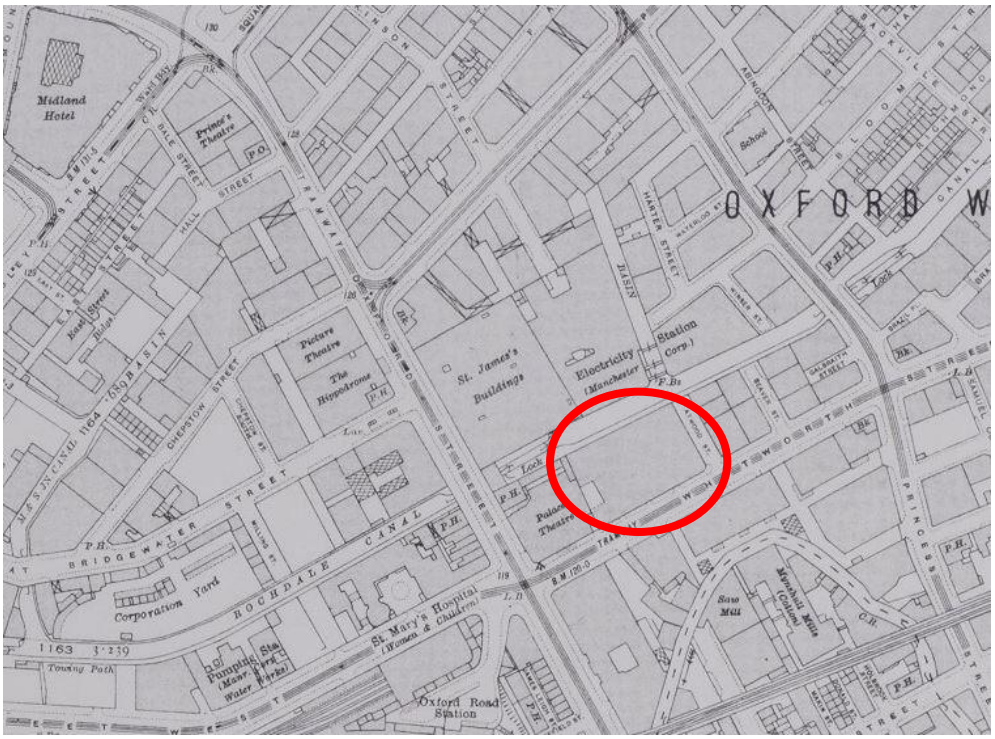
1891

O X F O R D
Prince's Theatre
Timber Yard
Theatre
St. James's Hall
Corporation Electric Light Station
Palace Varieties
Old Garratt Dye Works
Corporation Yard
DALE CANAL
Pumping Station
Oxford Road

1896

Midland Hotel
Prince's Theatre
O X F O R D
School
St. James's Theatre
St. James's Hall
Electricity Station (Corp.)
ROCHDALE CANAL
The Hippodrome
Palace Theatre
Corporation Yard
Towing Path
St. Mary's Hospital
Saw Mill
Oxford Road Station

1908


Midland Hotel
Prince's Theatre
OXFORD W
Picture Theatre
The Hippodrome
St. James's Buildings
Electricity Station (Manchester Corp.)
Palace Theatre
BRIDGEWATER STREET
ROCHDALE CANAL
Corporation Yard
St. Mary's Hospital (Women & Children)
Oxford Road Station
Saw Mill
Towing Path

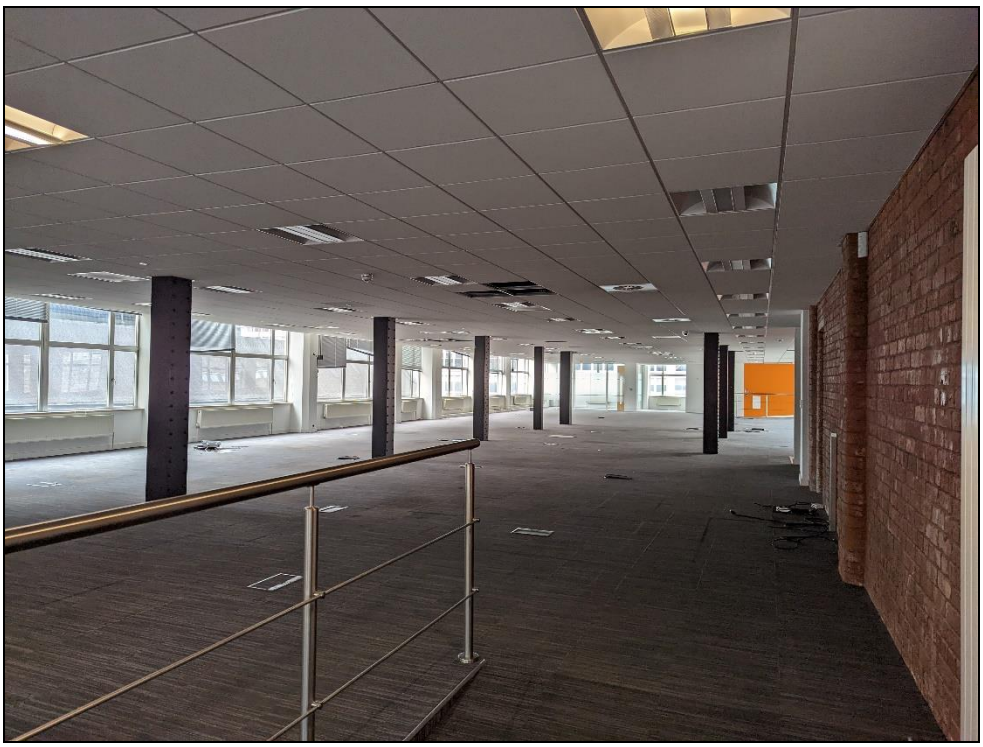
1922

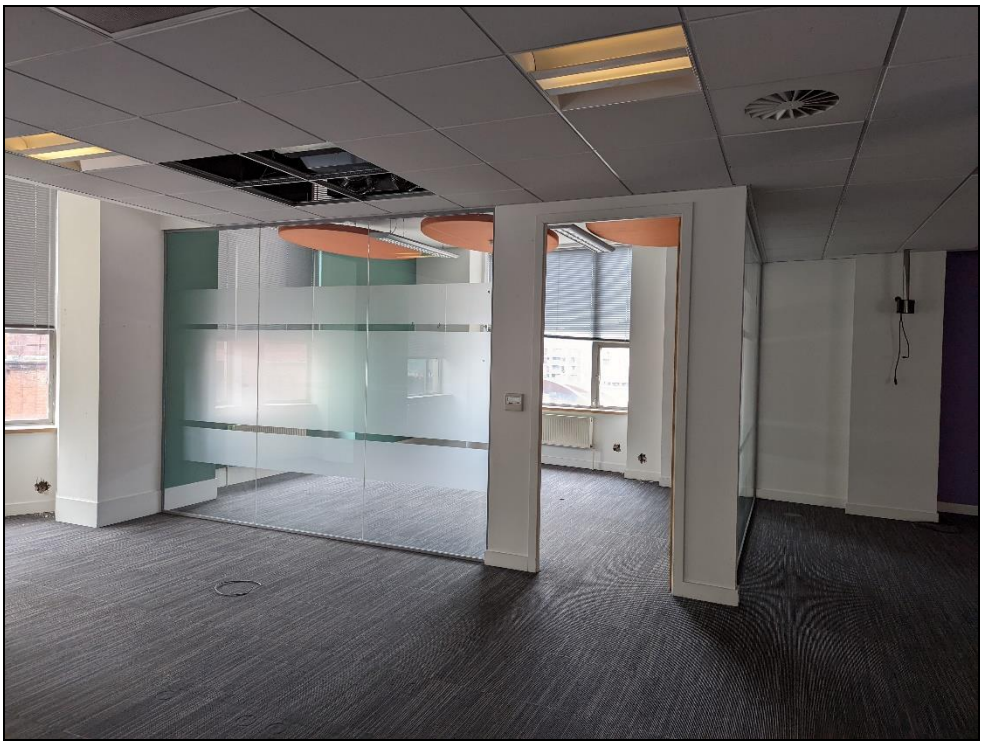
Midland Hotel
Prince's Theatre
Paramount Theatre
OXFORD W
Picture Theatre
The Hippodrome
St. James's Buildings
Bridgewater House
Palace Theatre
India House
Lancaster House
Refuge Assurance Buildings
BRIDGEWATER STREET
ROCHDALE CANAL
Corporation Yard
St. Mary's Hospital (Women & Children)
Oxford Road Station
Towing Path

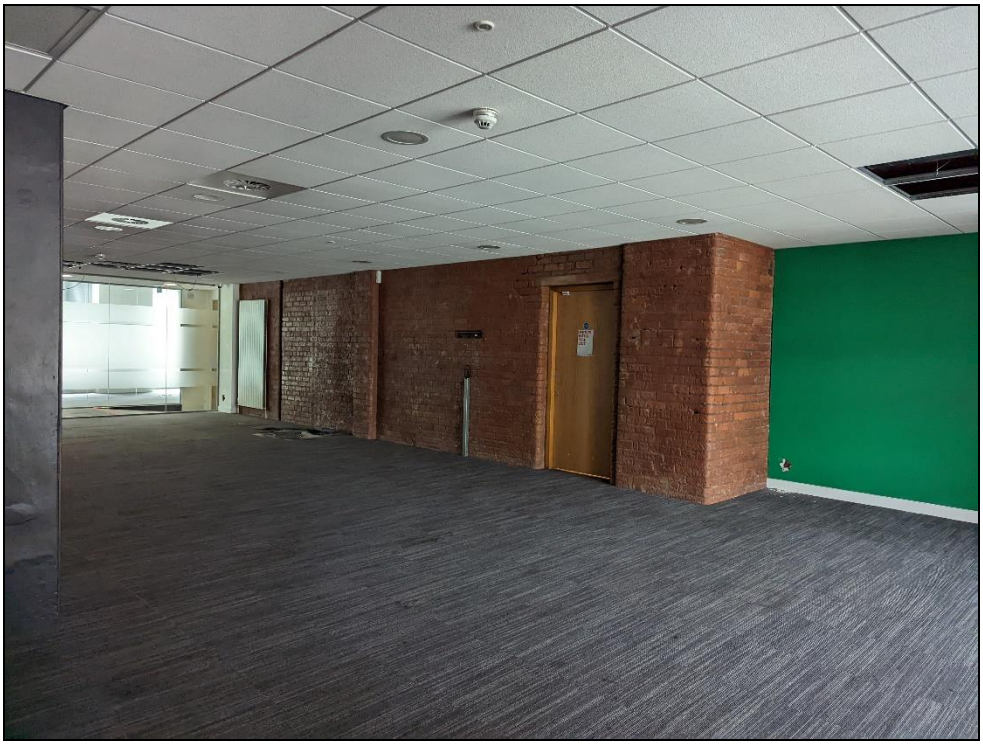
1932

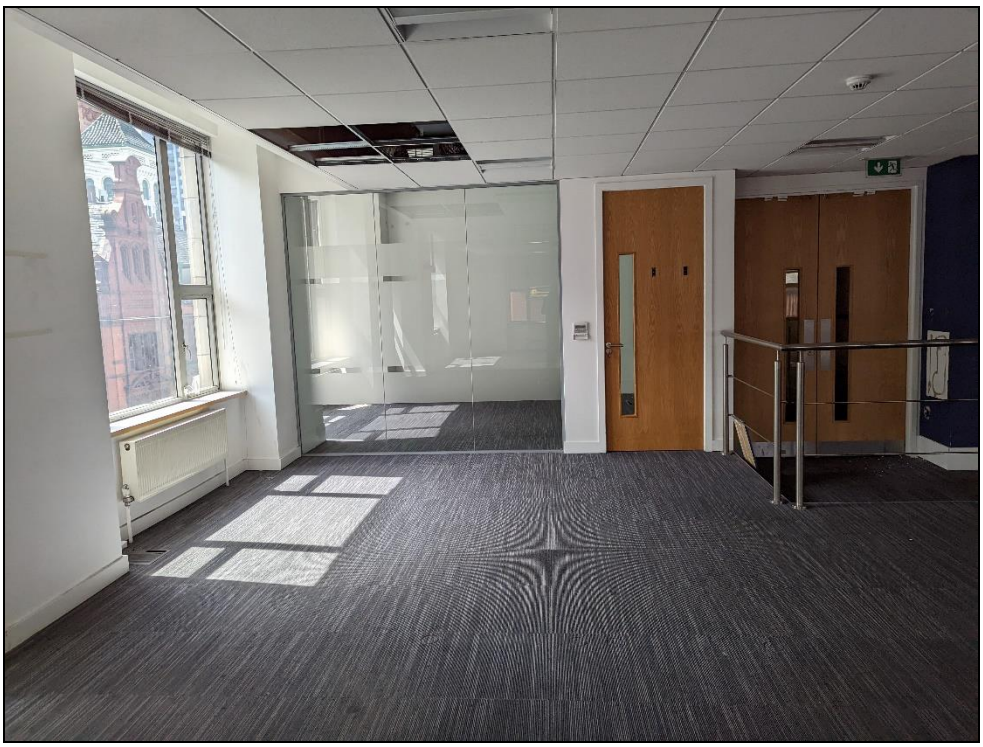
Appendix 2: Plates

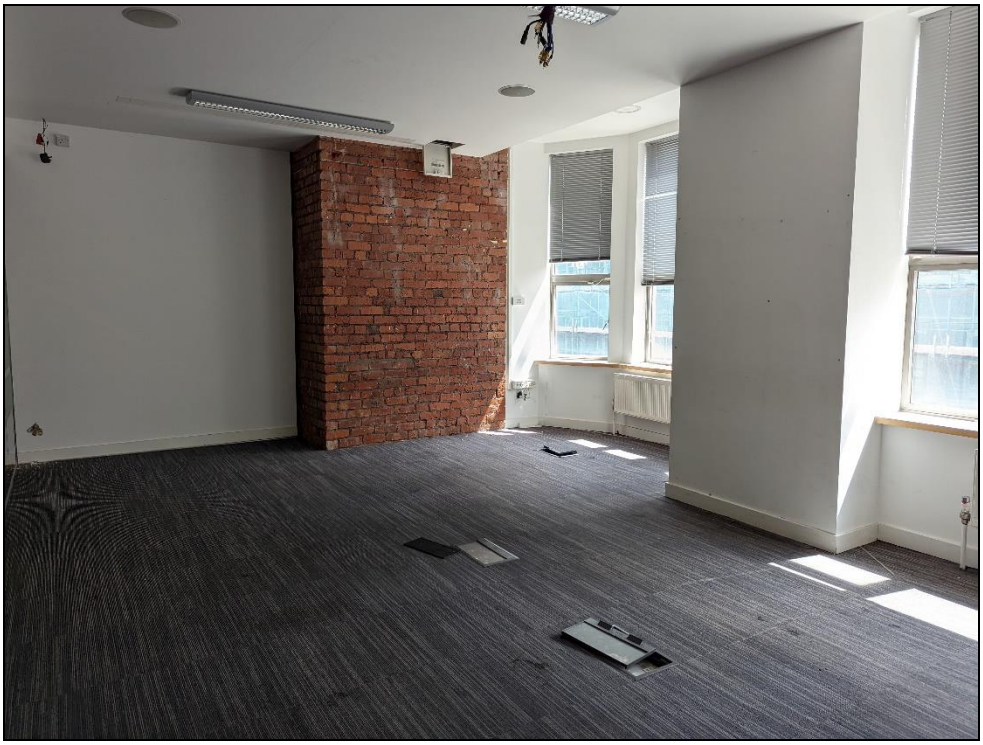
5th Floor



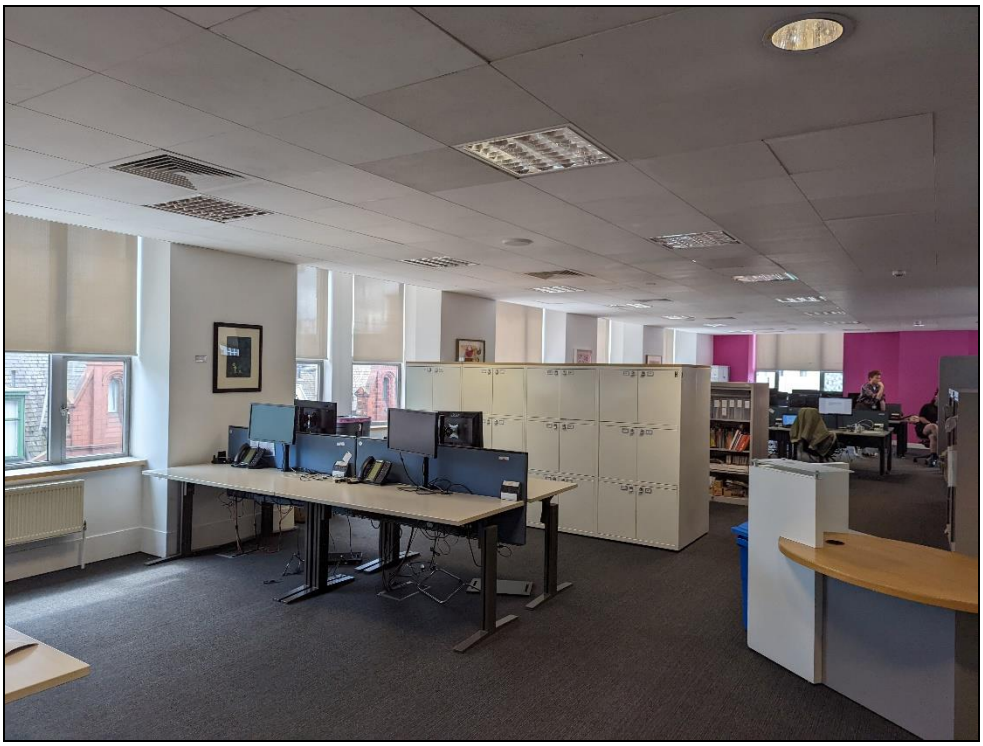


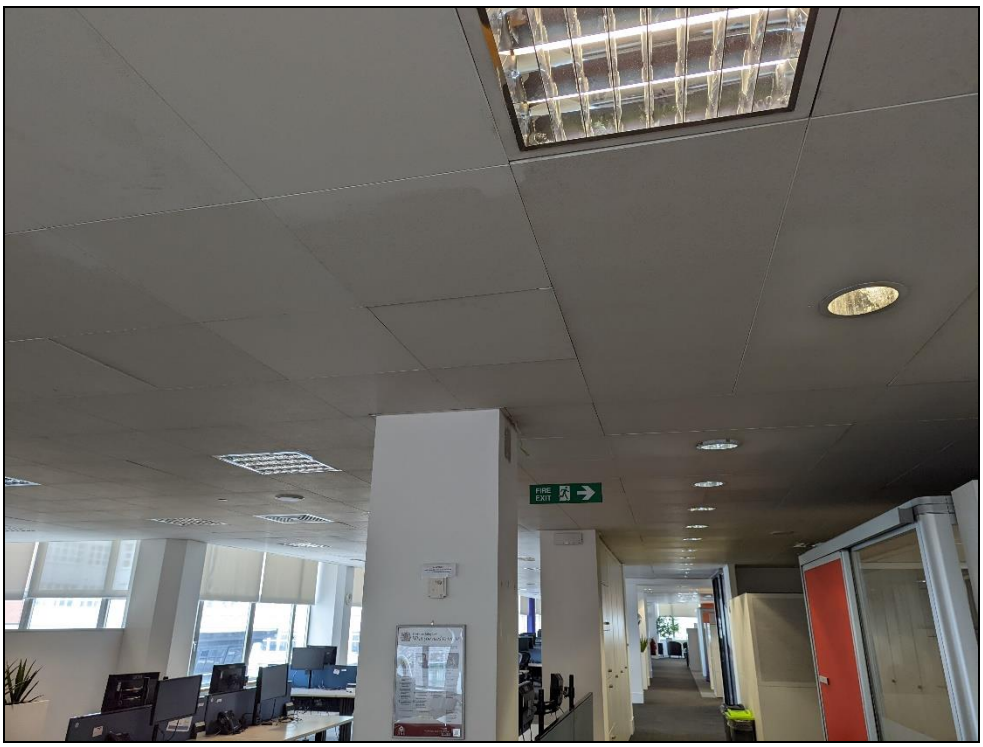


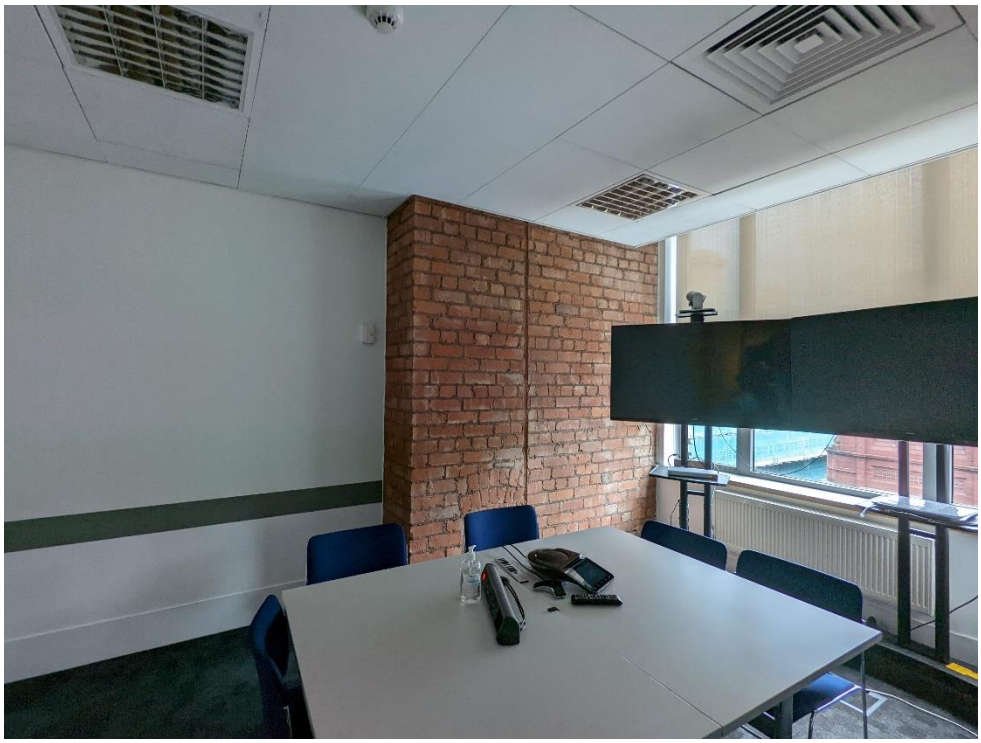


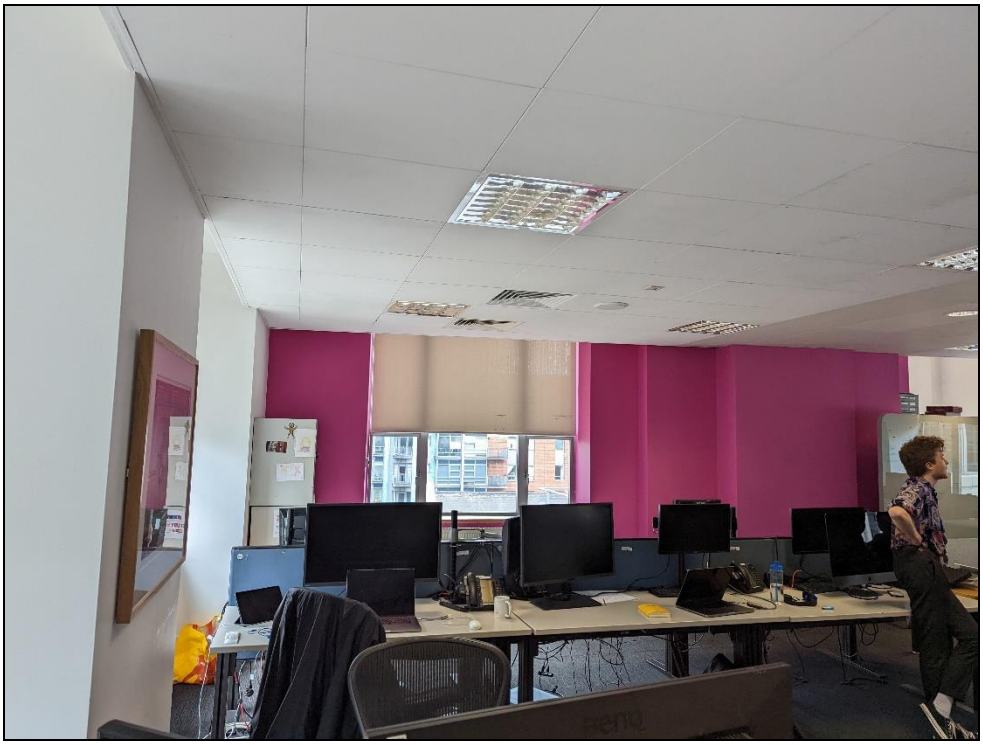


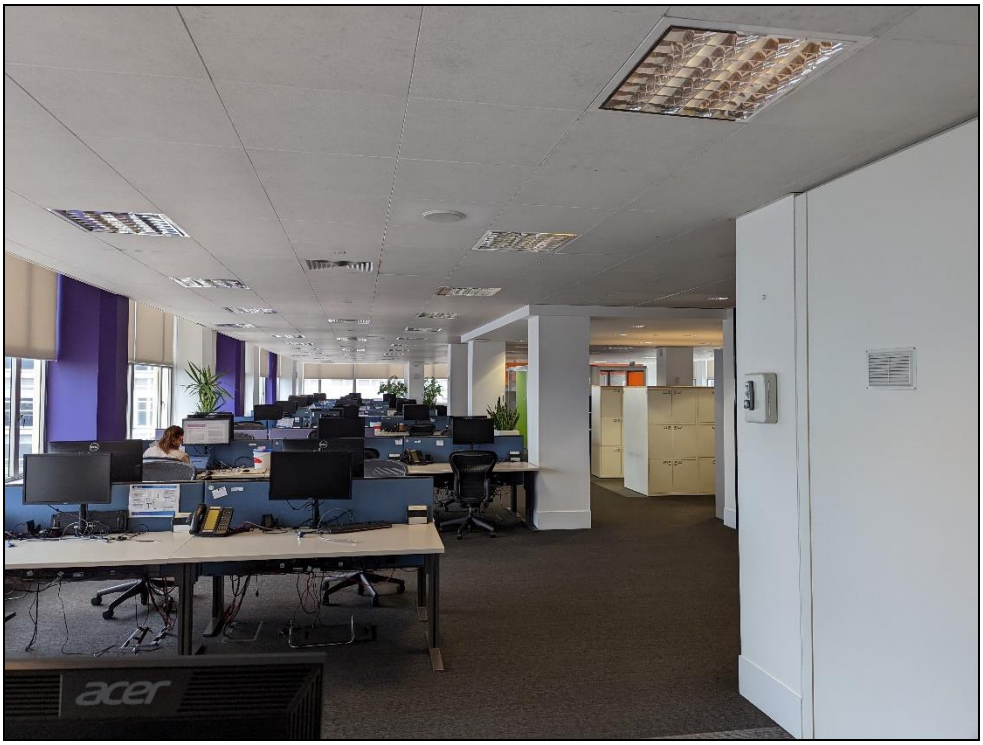
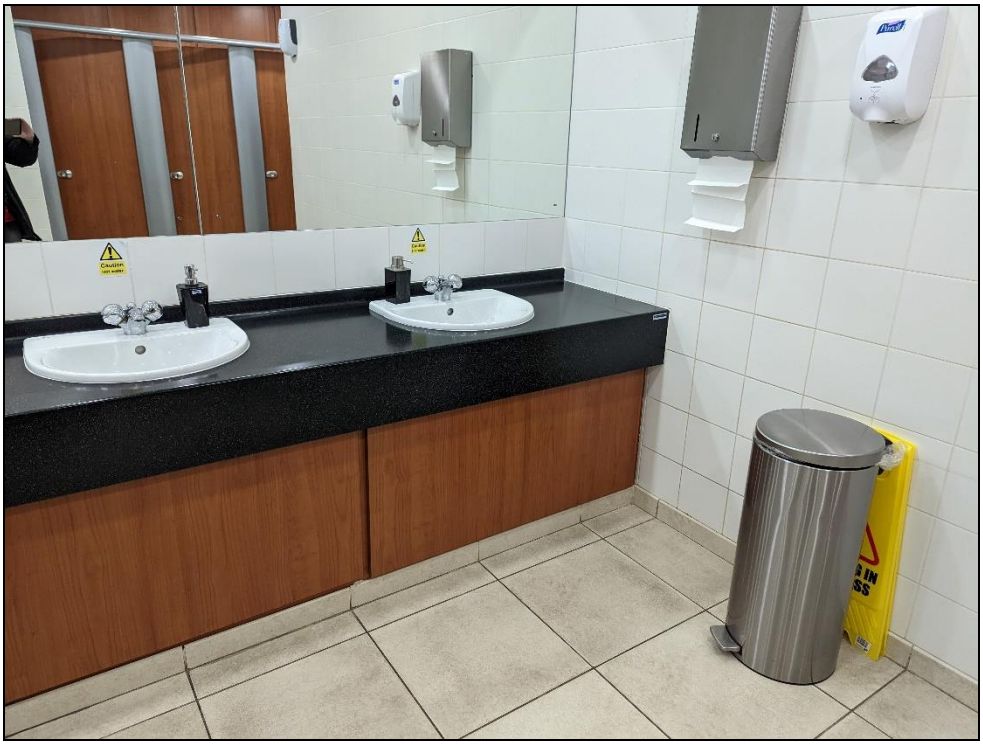
6th Floor




FIRE
EXIT



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