



Paul Butler Associates

Planning, Development & Heritage Consultants

12 July 2022

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

22.1730

FAO James Hughes

Dear Mrs Roscoe,

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

On behalf of our client Britannia Invest A/S C/O APAM we are pleased to submit this application for Listed Building Consent. The application is for 'Refurbishment of 5th and 6th floor offices'.

The proposal 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.

No change of use is associated with the proposals and no external changes are involved.

The application is supported by the following documents and drawings which together provide an understanding of the extent of works, the methodology and impact on the heritage significance of the building:

1. Covering Letter (22.1730) prepared by Paul Butler Associates.
2. Completed Application Forms for Listed Building Consent and Ownership Certificates.
3. Heritage Statement prepared by Paul Butler Associates.
4. Bridgewater House Design Statement prepared by AXI.
5. Schedule of Repair and Renovation prepared by Blok Projects.
6. Drawings prepared by AXI:

EXISTING DRAWINGS

S00	SITE PLAN LOCATION AND BLOCK PLAN	1:1250 & 1:500 A1
005	GA FIFTH FLOOR PLAN	1:100 A1

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

006 GA SIXTH FLOOR PLAN 1:100 A1

DEMOLITION DRAWINGS

075 GA FIFTH FLOOR DEMOLITION PLAN 1:100 A1

076 GA SIXTH FLOOR DEMOLITION FLOOR PLAN 1:100 A1

PROPOSED DRAWINGS

105 GA FIFTH FLOOR PLAN 1:50 A1

106 GA SIXTH FLOOR PLAN 1:50 A1

160 PROPOSED 5TH & 6TH FLOOR ENTRANCE LOBBY 1:20 A1

161 PROPOSED 5TH INTERNAL ELEVATIONS 1:20 A1

162 PROPOSED 6TH INTERNAL ELEVATIONS 1:20 A1

PROPOSED DETAILS

201 5TH FLOOR WALL SETTING OUT 1:20 A1

202 6TH FLOOR WALL SETTING OUT 1:20 A1

INTERIOR CEILING

300 FIFTH REFLECTED CEILING PLAN 1:20 A1

301 SIXTH FLOOR REFLECTED CEILING PLAN 1:20 A1

INTERIOR FINISHES

600 5th FLOOR FINISHES PLAN 1:20 A1

601 5TH WALL FINISHES PLAN 1:20 A1

602 6TH FLOOR FINISHES PLAN 1:20 A1

603 6TH FLOOR FINISHES PLAN 1:20 A1

MECHANICAL DRAWINGS

C1210-M01 5TH FLOOR PROPOSED 1:100 A1

C1210-M02 6TH FLOOR PROPOSED 1:100 A1

As the application is for listed building consent no application fee is payable.

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



Tom Flanagan MTCP MRTPI
Director