Paul Butler Associates
Planning, Development & Heritage Consultants

Dr Beckmann Group

8th Floor, Bridgewater House, 58-60
Whitworth Street

Heritage Addendum

15 May 2026

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Professional Planning, Development & Heritage Advisors since 1992.
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1. Introduction

1.1 This Heritage Addendum has been prepared by Paul Butler Associates on behalf of the Dr Beckmann Group. The statement has been provided in support of an application for Listed Building Consent relating to the 8th Floor of Bridgewater House on Whitworth Street, Manchester. The proposed scheme relates to the internal fit out of one of the office suites on the eighth floor, with works primarily comprising the installation of solid and glazed partitions.

1.2 The building is Grade II listed and within the Whitworth Street Conservation Area. The main purpose of this statement is to identify the heritage significance of affected heritage assets and to appraise the impact of the proposed scheme on this significance.

1.3 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) December 2024, following a visual and photographic survey of the affected part of the building (undertaken on 11th May 2026). The office suite underwent a comprehensive 'CAT A' refurbishment in 2025.

1.4 Where appropriate, this statement will refer to previous reporting undertaken at the site rather than repeating this. In particular the previous Heritage Statement issued by Paul Butler Associates in January 2025, which gives a more detailed historic background to the site and presents substantial significance analysis

1.5 A photographic survey of the eighth floor office suite is set out in Appendix A.

2. The Application Site and Surrounding Area

2.1 Bridgewater House is located on Whitworth Street, within Manchester City Centre. The building has steadily been refurbished, with various floors having undergone comprehensive refurbishment to increase its attractiveness to high quality occupiers.

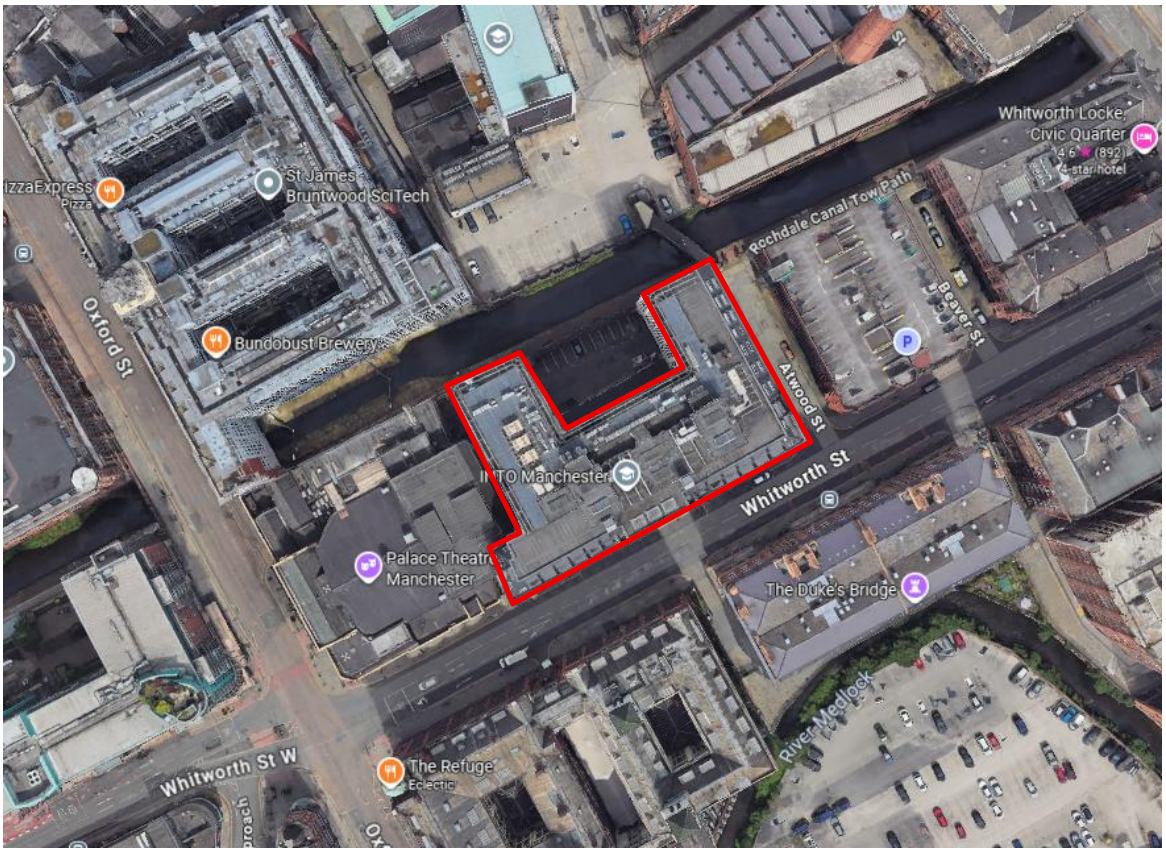


Fig 2.1 Site location plan. Red outline is rough location of site.

2.2 The use of the building is as offices, with the subject application relating to an office suite on the eighth floor. The main reception and access point is via the main entrance at the south side of the building on Whitworth Street, there are also other secondary entrances on this elevation and to the eastern elevation.

2.3 To the west, the site is attached to The Palace Theatre, which is Grade II listed. It opened in 1891 and still operates as a theatre today[1]. To the north, there is a carpark, which is surrounded by three Grade II listed buildings, these are: St James' buildings, China House

[1] https://historicengland.org.uk/listing/the-list/list-entry/1271227

and a former electricity substation. To the south of the site, on the other side of Whitworth Street is India House, which is also Grade II listed.

2.4 The application site covers an area of 0.239 Hectares. The building was constructed in 1912 for the Lloyds Packing Company and was designed by Harry S Fairhurst, who was a prolific early 20th century architect in Manchester[2]. It consists of eight storeys with an additional two in the attic, a basement and a sub-basement. It is in a U-shaped plan form with a loading bay to the rear. The listed building description is set out in Appendix B.

2.5 Recent refurbishment of the building's other floors has enhanced it both on a heritage basis and in terms of it being able to meet the space and facilities' expectations of modern occupiers.

2.6 All of the building's elevations are visible, however it is the southern one that is the principal façade, with it being much more richly decorated than the others. It contains 19 bays and is fronted with ashlar sandstone and white glazed terracotta.

Surrounding Area

2.7 The site is located within the Whitworth Street Conservation Area, which 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 first designated by Manchester City Council in September 1974.

2.8 The conservation area is dominated by architecture associated with Manchester's textile industry, particularly cotton. By the middle of the nineteenth century, Manchester had become the largest textile centre in the world. As a result, the need for warehouses grew and it is these buildings, larger than before and built with considerable architectural characteristics, that form the Whitworth Street Conservation Area.

2.9 The distinctive architecture which arose was both functional and expressive of the wealth of the owners, with the front of the warehouses facing the main street often being used for offices whilst the rear of the building was used for storage space. This led to buildings with

[2] https://manchestervictorianarchitects.org.uk/partnerships/fairhurst-harry-s

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.

2.10 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' and is now a vibrant area, with many cafe bars, public houses and restaurants bringing former vacant buildings back into active use.

Relevant Planning History

2.11 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.

2.12 Of relevance is the approved LBC (ref: 141985/LO/2025), which was issued in January 2025 for the 'CAT A' fit out of the same office suite on the 8th floor. The proposed works will therefore build on this. Listed Building Consent was also approved during 2025 for the extensive renovation of the reception area and café which has subsequently been implemented, (ref: 143765/LO/2025).

3. The Proposed Scheme

3.1 The proposed scheme involves the 'CAT B' fit out of an office suite on the 8th floor. This space has already undergone 'CAT A' refurbishment further to securing the 2025 consent mentioned above. The proposed operator of the suite must make physical alterations to the spaces to enable them to be suitable for their operation. This application submission reflects their specific requirements for this floor, including increased acoustic attenuation and additional meeting rooms.

Proposed Physical Works

3.2 The works which require LBC primarily comprise the installation of partitions, acoustic panelling, relocation and installation of lighting, and repainting. The subdivision of the space through the installation of partitions has been minimised as far as possible whilst also ensuring that the space meets the occupier's operational requirements. Partitions facing circulation space or the main office area will be glazed, in order to maintain the perception of the open internal space. Partitions have been located to avoid historic architectural features as far as possible. Also included is the general refurbishment of the floor, including the painting of areas, the upgrading of the ceiling and floors and the adaptation of the kitchen. Some minor adjustments to the lighting are proposed also.

3.3 The proposed additional elements include:

- Installation of solid and glazed partitions to create meeting rooms.
- Installation of suspended acoustic panels to underside of ceiling.
- Painting of internal surfaces including columns, and four areas of ceiling.
- Installation of joinery including three 'phone booth' study rooms and storage.
- Relocation of strip and feature lighting, and some additional lighting.
- Removal of carpet tiles and replacement with wooden flooring.
- Affixing of TV / presentation screen to brick wall.
- Installation of privacy curtains to meeting rooms.
- Removal of small section of non-original wall.

- Removal of kitchen 'peninsula' and adaptation of other kitchen units.

3.4 The internal fit out has been designed to ensure that architectural features of heritage interest are maintained and remain exposed as far as possible. These physical features are limited to the columns, beams, and external walls, as the flooring is a raised access floor, and the ceilings are plaster boarded.

3.5 In order to allow these areas of interest to be appreciated, meeting rooms have been located to the northern part of the floor, and the south east and south west corners. This means that a fully open undivided office space can be retained across the central part of the floor plan, enabling long views of the external walls / windows and historic columns and beams. Despite the minor level of subdivision, the historic proportions of the space can continue to be understood.

3.6 There are some minor alterations proposed to the CAT A ceiling arrangement. This includes some minor relocation of existing strip lighting and some additional strip / feature lighting to serve the proposed office layout. Acoustic ceiling tiles are also proposed to be suspended from the soffit.

3.7 A light touch design approach has been taken to ensure that the impact of the proposed works on the fabric of the Listed Building is as limited as possible. This includes with regards to the other proposed works which are set out above, all of which have been designed to be sensitive to the character of the Listed Building whilst also providing an office accommodation suitable for the client.

4. The Policy Context

4.1 Section 4 of the Heritage Statement prepared Paul Butler Associates (dated 22nd January 2025) and submitted in support of the applications for the 'CAT A' refurbishment of the eight floor sets out the Policy Context. The following are referred to:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (December 2024)
- Planning Practice Guidance (PPG) (2019 and as subsequently amended)
- Manchester City Core Strategy (2012)
- Manchester City Council Saved UDP Polices (1995)
- Guide to Development in Manchester SPD (April 2007)
- Places for Everyone (PfE) 2024
- Whitworth Street Conservation Area Online Guidance
- Historic England Guidance including:
    - Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019)
    - Historic Environment Good Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' (2015).
    - Technical Advice Note 2: Making Changes to Heritage Assets (2016).

4.2 The above documents remain the key policy and guidance relevant to the application proposals. Whilst there is a new draft of the NPPF, it has not yet been adopted and so is not relevant to this application.

5. Statement of Significance

5.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:

- **Archaeological interest –** Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

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

- **Historic interest –** An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

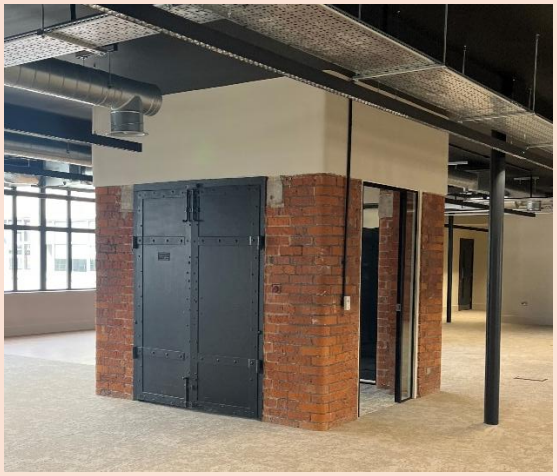
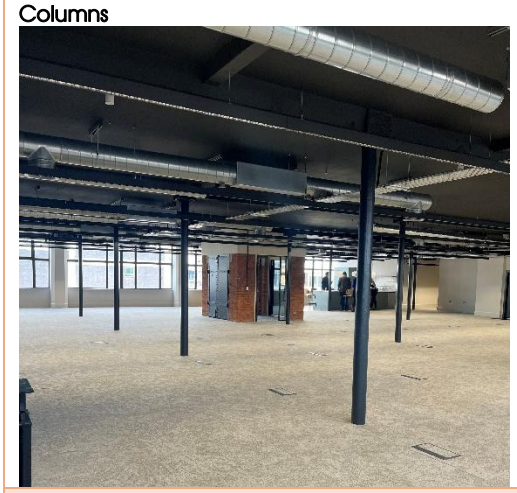
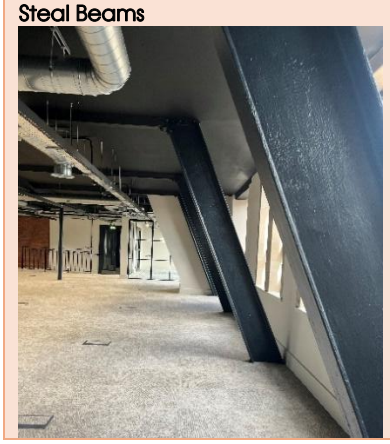
5.2 Following the description of the interests above, the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal will be assessed, or of its setting if it, too, is affected by the proposal.

5.3 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest' sometimes considered of local interest. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

5.4 The following table sets out the areas from which the site predominantly derives its significance. They are then assessed to what level of significance that they have.

Area of Significance (photo)	Description	Why it is significant	Level of significance
Southern Elevation (external) 	Principal elevation onto Whitworth Street, which is clad in sandstone ashlar. The basement, ground floor, first and second floors are more decorative with thicker stone panelling. There is dentilation detailing present between the first and second floors, and between the top floor and the attics. Between the third and sixth floors there are bay windows at every other bay. These are square and reflect the design of the rest of the fenestration.	The majority of the architectural significance of the site is derived from the existing facade as it is original, largely unaltered and highly decorative. It is a good example of the architect, Harry Fairhurst's work. It also carries a substantial element of historical significance as it is reflective of the time period when it was built. This is because it shows the increased need for warehouses and how they had continually grown over the late Victoria/Early Edwardian era. Ultimately, it highlights the importance of the textile industry to Manchester and the northwest more widely during this period.	High
Western, Northern and Eastern elevations (external, eastern elevation pictured) 	Aside from the principal façade features being continued via the slight return to Atwood Street, all elevations are secondary elevations and are glazed with white terracotta, with large, square windows. Unlike the principal elevation, each floor is the same in appearance, with no additional decoration.	Whilst these elevations do provide an element of architectural significance, due to their association with Fairhurst, the main aspect of their significance is derived from their historical importance. This is because they show the functionality of a warehouse during this period, with the rear used as storage for textiles and the need for natural light to inspect the materials.	Medium

Area of Significance (photo)	Description	Why it is significant	Level of significance
Central Lift Shaft 	This central lift shaft runs through the entirety of the building and would have stopped at each floor. This is no longer in operation but has been converted into a use at some of the more recently renovated floors. On this floor it is in use as a small meeting room, with its historic doors still in place (pictured). The doors contain a maker's mark which reads '*J Booth and Sons, Hulton Steels Works, Bolton, 1913.*'	The lift shaft derives its historical significance from its former use, as it would have transported goods between levels of the building and also reflects the original use of the site. It also contains historic fabric. Due to its maker's stamp, which has evidence that the doors are original as the date on it reads 1913, it provides a level or archaeological significance as it provides further details of the buildings past. It also highlights the connection to Booth's Steelwork which had become an internationally known company by the 1930s.	Medium
Columns 	Throughout the floor there are black, steel columns at regular intervals. They are cylindrical and are floor to ceiling.	The columns derive significance from being both an original feature of the site, that contains historic fabric and so provides some architectural significance, but also from representing the original, and purpose-built use of the site, and providing a historical element.	Medium.
Steal Beams 	To the southern side of the floor, several steel beams are visible. They are painted black and cut through the floor diagonally.	The steel beams gain most of their significance from being an element of the historic fabric of the site. They provide insight into how the building has been constructed and also provide information about the original plans designed by Fairhurst. Therefore, the main element of significance that they represent is architectural.	Medium

Whitworth Street Conservation Area

5.5 The Whitworth Street Conservation Area mainly attributes its significance to the Victorian and Edwardian buildings which were mostly built in the period 1850-1920. The architecture of the warehouses reflects the historical importance of the textile industry in Manchester and how it has specifically shaped this area. It is also representative of the wider national historical importance of Manchester and its prominence in the international textile industry, particularly in terms of cotton.

5.6 The Whitworth Street Conservation Area is of **high significance.**

Contribution Made by Setting

5.7 The site is situated within an area of similar buildings, both in style and date. This is reflected in it being in the Whitworth street conservation area. As mentioned in chapter 2, it is surrounded by multiple listed buildings, for example India House and The Palace theatre, both of which are grade II listed. These help to provide context to the site and present an idea of its original setting and crucially, how the architect intended for the building to be perceived. Therefore, an important element of significance can be derived from the setting in terms of the both the historical and architectural elements, as it is a landmark building amongst its counterparts.

6. Impact upon Significance

6.1 This section appraises the proposals against the heritage significance of the building. It should be highlighted that from the outset of developing the proposed scheme, the architect has sought to design a solution which has little or no impact upon the Listed Building's heritage significance. The scheme involves the works set out within Section 3.

6.2 The works have been designed in such a way as to have as limited an impact as possible on the fabric of the listed building, as well as seeking to ensure that the internal elements of significance and the historical operation of the spaces can continue to be read and understood as far as possible.

6.3 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.

6.4 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.

6.5 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.

Impact Grading	Criteria
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

6.6 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance. Any mitigation which has been undertaken or could further reduce harm has also been identified.

6.7 The proposed works relate to internal works on part of the eighth floor of the building and are entirely internal meaning no surrounding heritage assets are affected. When assessing potential heritage impacts associated with the proposed scheme the key heritage issue to consider relates to both the direct impact on this floor and the overall significance of the building.

6.8 The impacts of the proposed works on the application building are assessed in the table below, with appropriate mitigation identified where appropriate.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	Eighth Floor		
1.	Installation of solid and glazed partitions to create meeting rooms.	The installation of partitions will result in some subdivision of the office suite, which would likely have been open historically due to the building being a warehouse. There will also be some physical impact where partitions are required to abut original walls. Partitions separating the meeting rooms in the north of the floorplan will be solid in order to provide the required acoustic separation and privacy within the otherwise largely open plan office.	Where possible, the partitions will be glazed in order to minimise the loss of views / sense of openness and they will be located where they will cause the least harm to the architectural features of the building.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		It is noted that prior to the CAT A fit out, the previous office layout featured meeting rooms in similar positions. The impact is considered to be **low adverse.**	
2.	Installation of suspended acoustic panels to underside of ceiling.	, white painted, ceiling panels will result in them being noticeable and so affect the original height of the ceiling. The installation of suspended acoustic ceiling panels are required in order to improve the internal acoustics and create a more effective working environment. The panels will be painted white to increase the brightness and sense of space within the suite, but this will make them visually prominent. The impact is regarded to be **low adverse.**	The panels will be suspended just 5mm from the soffit thereby having a negligible effect on the openness of the suite, and they will not interfere with views of columns / column heads.
3.	Painting of internal surfaces including columns, and four areas of ceiling.	The surfaces to be painted have all been painted recently as part of the 'CAT A' works. As with the existing paint finishes which are non-original, the proposed colours are regarded to be appropriate for this listed building. Therefore, the heritage impact is seen as being **neutral.**	Original brick and stone walls will be protected during all works.
4.	Installation of joinery including three 'phone booth' study rooms and storage.	The three individual study rooms and storage will not affect the significance of the site as they have been specifically designed and located to minimise impact on the space. They will be located adjacent to an existing wall and will not encroach on the open plan space of the larger office. Fixings will be to non-original building fabric. The heritage impact is considered to be **neutral.**	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
5.	Relocation of strip and feature lighting, and some additional lighting.	The relocation of the strip lighting and additional lighting is required in order to facilitate the proposed office layout and functionality of the space. per the existing 'CAT A' lighting, units will be attached to the existing plasterboard ceiling with minimal fixings, therefore historic fabric will not be affected. Therefore, the significance will not be affected, and the impact can be defined as **neutral.**	No mitigation required.
6.	Removal of carpet tiles and replacement with wooden flooring and other floor finishes.	The removal of carpet tiles and their replacement with wooden flooring will not affect historic building fabric, as these works will be to the raised access floor. However, it will enhance the space with floor treatments which reference the building's history due to the use of a more traditional and in keeping material. The impact is regarded to be **neutral.**	No mitigation required.
7.	Affixing of TV / presentation screen to original brick wall.	The TV screen is required for AV presentations / meetings etc. The level of impact is **low adverse.**	The number and size of fixings will be minimised and fixing points will be to the mortar rather than the brick face, therefore minimising impact upon historic fabric, and ensuring the works are fully reversible.
8.	Installation of privacy curtains to meeting rooms.	The installation of curtains to the glazed meeting room partitions are required to enable privacy during sensitive meetings. On the basis that curtains will only be drawn during occasional meetings, any impact upon the space will be temporary. Therefore, the impact can be deemed as **neutral.**	No mitigation required.
9.	Removal of small section	A small protruding section of non-original wall adjacent to the access to the toilets is not required as part of the proposed	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	of non-original wall.	layout, and its removal will marginally help to expand views and increase accessibility, thereby enhancing the working environment. Therefore, the heritage impact is regarded to be **low beneficial.**	
10.	Removal of kitchen 'peninsula' and adaptation of other kitchen units.	The removal of the kitchen peninsula and adaptation of other kitchen units is required in accordance with the operator's specific workplace requirements. As the kitchen was recently installed as part of the CAT A works, its adaptation will not affect the significance of the building. Therefore, the overall impact is **neutral.**	No mitigation required.

Cumulative Impact

6.9 The table above has identified the impact of a range of works on the significance of the building. The works proposed primarily affect modern additions to the building rather than historic fabric, and most are not permanent fixtures meaning that they are reversible. The works will enable the spaces to be used by the confirmed operator, Dr Beckmann Group, thus helping to facilitate the ongoing use of the building. As such there may be indirect positive impacts linked to bringing the spaces back into use. Moreover, through helping to facilitate the active economic reuse of the building, this will have a beneficial impact on the ongoing regeneration of this part of the City Centre.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

6.10 This Heritage Addendum has confirmed that the majority of the proposed works will have a 'neutral' impact on the building's significance, whilst the installation of partitions, the affixing of the TV and the addition of suspended ceiling panels will have a 'low adverse' impact. This low level of harm is considered to be at the lowest end of the scale of 'less than substantial' as per paragraph 208 of the NPPF. The works will however enable the office suite

to be re-used by the incoming operator whilst ensuring that the historic internal character of the spaces are preserved. 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 208 of the NPPF which requires that harm to the significance of a heritage asset 'should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Similarly, the proposal is consistent with relevant legislation, policy and guidance set out and referred to within Section 4.

6.11 The proposed works are entirely internal to the building. This will therefore mean that any nearby and surrounding heritage assets are not impacted.

7. Conclusion

7.1 This Heritage Addendum sets out analysis of the heritage significance of Bridgewater House, Manchester, with specific analysis to the affected parts of the building which the subject application relates to.

7.2 The broader internal refurbishment of the 8th floor office suite has preserved and enhanced its architectural significance whilst also making it fit for contemporary professional use. The proposed fit-out and adaptation of the space will make it suitable for use for the proposed occupier. The design and layout has sought to limit any adverse heritage impact as far as possible.

7.3 The identified heritage significance has helped inform the design of the proposed works. The proposed works have been designed in such a way as to ensure that the appreciation of the heritage significance of the building is unaffected and interventions to the Listed Building's original fabric will be extremely minor and largely reversible.

7.4 This statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

8. References

Architects of Greater Manchester, 1800-1940. 'Fairhurst Harry S.' Available at https://manchestervictorianarchitects.org.uk/partnerships/fairhurst-harry-s

Booth Industries. 'History.' Available at https://www.booth-industries.co.uk/history/

Historic England, 'The Palace Theatre.' Available at https://historicengland.org.uk/listing/the-list/list-entry/1271227

Manchester City Council. 'Whitworth Street Conservation Area.' Available at https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction10

Appendix A: Site Photos



Image 1: Diagonal steel beams supporting attic floors above

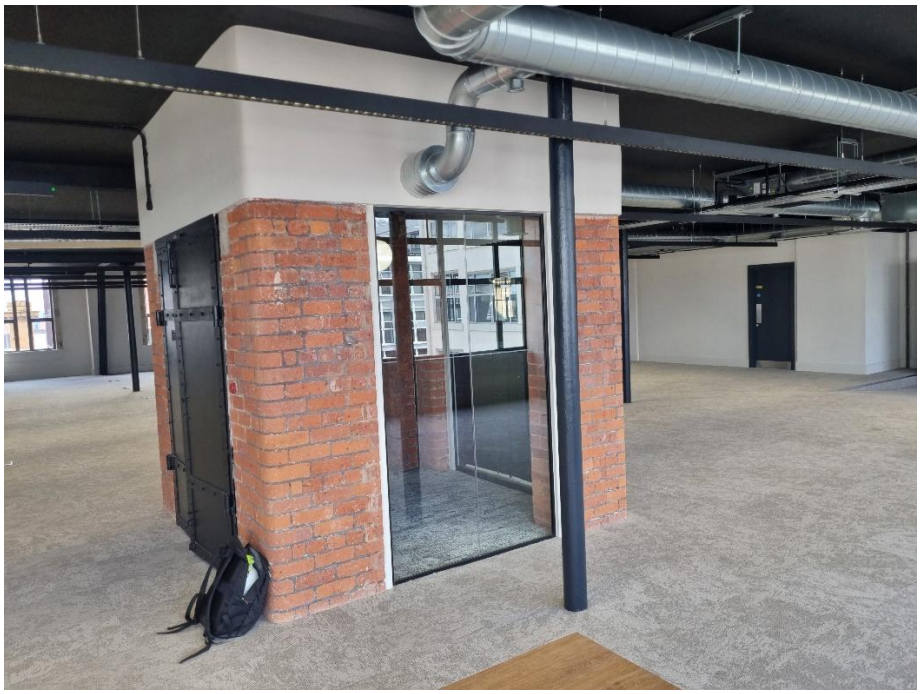


Image 2: Lift Shaft adapted to meeting room



Image 3: View looking towards the north (rear) of the building. Meeting rooms will be along that wall.

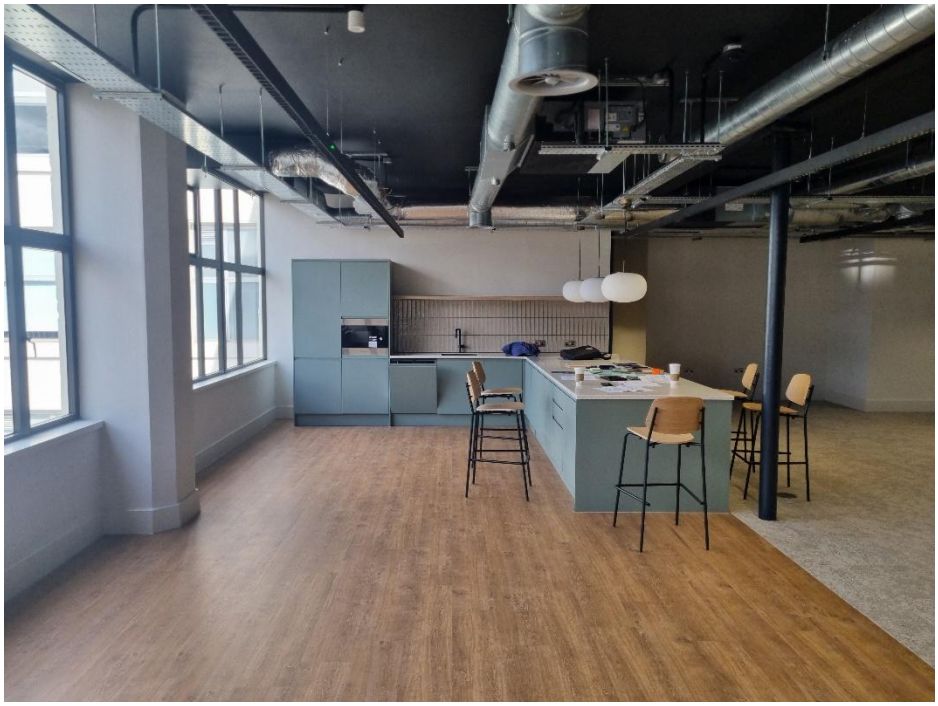


Image 4: Existing Kitchen

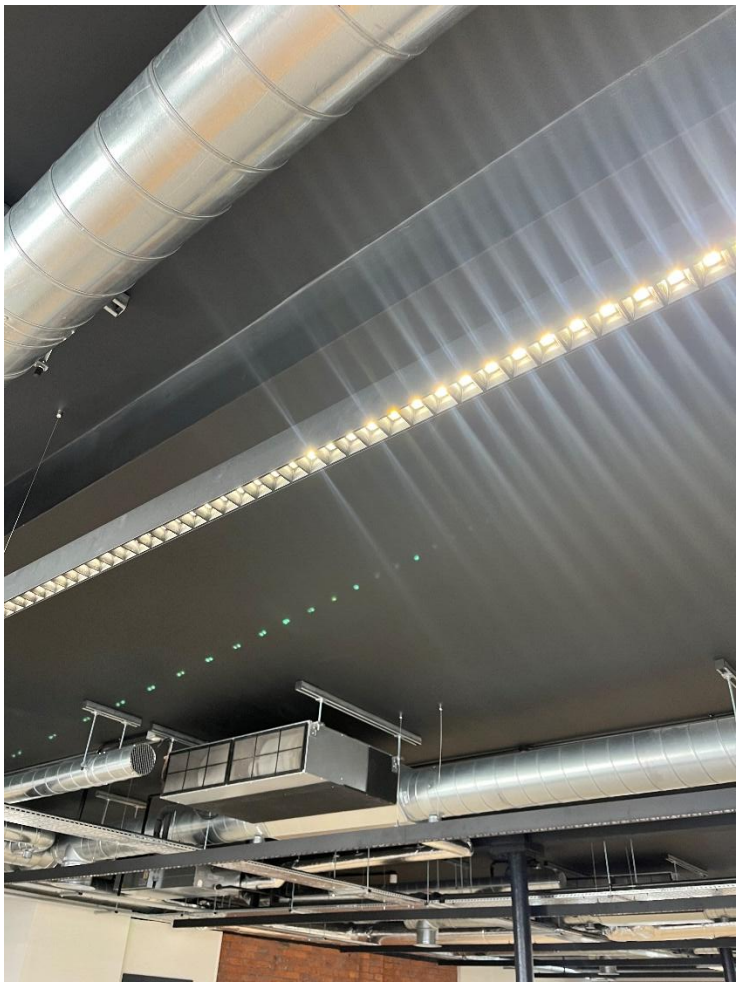


Image 5: Existing M and E / strip lighting



Image 6: View from rear elevation out onto car park.



Image 7: Window and view from rear elevation. Modern frames.

Appendix B: Listed Building Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1270606
Date first listed: 06-Jun-1994
Date of most recent amendment: 06-Jun-1995
List Entry Name: Bridgewater House
Statutory Address 1: BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET
Statutory Address: BRIDGEWATER HOUSE, 58 AND 60, WHITWORTH STREET
District: Manchester (Metropolitan Authority)
National Grid Reference: SJ 84165 97639

Details

MANCHESTER

SJ8497NW WHITWORTH STREET 698-1/32/438 (North side) Nos.58 AND 60 Bridgewater House

GV II

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.).

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