Paul Butler Associates
Planning, Development & Heritage Consultants

21 May 2026

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

26.2313

Dear Sir, Madam

Application for Listed Building Consent – 8th Floor, Bridgewater House

On behalf of the applicant Dr Beckmann Group, we are pleased to submit an application for Listed Building Consent to seek approval for internal works to the Grade II Listed Bridgewater House. The works comprise the internal fit out of an 8th floor office suite so that it can be occupied by the applicant.

The descriptions of development for the submitted application is as follows:

Listed Building Consent for the installation of internal partitions to eighth floor

In addition to this letter and the completed application forms and notices, the following documents are submitted in support of this application:

- Heritage Addendum by Paul Butler Associates.
- Design and Access Statement by Ippolito Fleitz Group.
- Visualisations Document by Ippolito Fleitz Group.

Please also refer to the drawing schedule, which can be viewed in Appendix A.

Works to Eight Floor

Listed Building Consent (141985/LO/2025) was secured in January 2025 for the internal refurbishment and fit-out of office space with works comprising strip-out of non-original suspended ceilings, installation of a glazed partition and exposed services; exposure and repair / refurbishment of historic and original features. The refurbishment was to a 'CAT A' stage, making it ready for adaptation and fit out by the eventual occupier. The proposed works are for the 'CAT B' works.

The office suite will be occupied by Dr. Beckmann Group which has a global reputation as an expert in household cleaning and fabric care, with sustainability and environmental responsibility at the heart of new product development, production, and processes.

Heritage/Planning Benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The sympathetic internal fit out of part of a Grade II Listed Building which will help to secure its long-term future, ensure the retention and exposure of historic/architectural features and minimise impact on the building's fabric.

- Enabling the occupation of the floor with a use which will have a positive impact on the regeneration of this part of the City Centre. The space will be occupied by Dr. Beckmann group, a global brand.

- Securing direct investment into the local community through the provision of temporary employment during the fit-out stage and spending in nearby facilities by future office workers.

- The encouragement of further investment into the City Centre and enabling reoccupation of this part of the building thereby encouraging natural surveillance to help reduce crime and the fear of crime.

- The delivery of high-quality office space, within a building where this use has previously been established, thereby helping to meet the demand for such commercial space within the City Centre.

- Taking advantage of the site's easy access to high quality public transport linkages, and its proximity to the multitude of services offered within the City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application on behalf of Dr. Beckmann Group and look forward to working with officers in progressing the application through to a positive determination. If you require anything further, please let me know.

Yours sincerely

Don Murphy

Don Murphy MPLAN MRTPI IHBC
Director

Appendix A – Drawing Schedule

- Existing GA Floor Plan (Ref: 24-247 AXI 008)
- Existing Reflective Ceiling Plan (Ref: 24-247 AXI 308)
- Existing Reflective Ceiling M&E Plan (Ref: 24-247 AXI 308)
- Existing Partitions Plan (Ref: 24-247 AXI 408)
- Existing Floor Finishes Plan (Ref: 24-247 AXI 608)
- Existing Wall Finishes Plan (Ref: 24-247 AXI 618)
- Existing Cross Section (Ref: STD-102)
- Proposed Floor Plan (Ref: GR-010)
- Proposed Ceiling Plan (Ref: DS-020)
- Proposed Flooring Plan (Ref: BP-030)
- Proposed Carpentry Plan (Ref: GR-070)
- Proposed Furniture Plan (Ref: GR-071)
- Proposed Demolition Plan (Ref: GR-081)
- Lighting Relocation Plan (Ref: GR-082)
- Proposed Section Plan (Ref: STD-101)
- Proposed Curtain Plan (Ref: VP-061)
- Proposed Wall Surface Plan (Ref: WP-051)