Paul Butler Associates
Planning, Development & Heritage Consultants

7 October 2026

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

FAO Jack Naven

26.2364

Dear Jack

Application for Listed Building Consent – 6th Floor, Bridgewater House

On behalf of the applicant OP 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 a 6th floor office suite so that it can be occupied by Siemens Mobility.

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

Listed Building Consent for the installation of internal partitions and other internal fit-out works.

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

- Heritage Statement by Paul Butler Associates.
- Design and Access Statement by OP Group.

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

Works to 6th Floor

A 'CAT A' refurbishment of the 6th floor east office suite has recently been completed in accordance with Listed Building Consent 136958/LO/2023 and a subsequent condition discharge approval (Ref: CDN_26_0349). This comprised a strip out of the dated 1990s office fit out, exposing historic features such as columns, beams, column heads, and some historic brick walls. The space has been refurbished, ready for a 'CAT B' fit out, so as to adapt the space in accordance with the incoming tenant's requirements.

The office suite will be occupied by Siemens Mobility which is a leading provider of sustainable and efficient transport solutions in the UK and Ireland. Siemens Mobility employ more than 5,500 people, helping customers design, deliver and maintain digital signalling and electrification systems for projects including the East Coast Main Line and TransPennine routes.

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 Siemens Mobility, a division of Siemens which is 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 OP 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

[redacted]

Don Murphy MPLAN MRTPI IHBC
Director

Appendix A – Drawing Schedule

- Existing GA Floor Plan (Ref: AXI 106)
- Existing Reflective Ceiling Finishes Plan (Ref: AXI 626)
- Existing Reflective Ceiling M&E Plan (Ref: AXI 306)
- Existing Floor Finishes Plan (Ref: AXI 606)
- Existing Wall Finishes Plan (Ref: AXI 616)
- Existing Cross Section / Wall Elevation (Ref: AXI 200)
- Proposed Floor Plan (Ref: 70635-L06-DR-GA_00 Rev J)
- Proposed Ceiling Plan (Ref: 70635-L06-DR-RCP_00 Rev C)
- Proposed Flooring Finishes Plan (Ref: 70635-L06-DR-FL_00 Rev F)
- Proposed Door Schedule (Ref: 70635-L06-DT-DS-00 Rev D)
- Proposed Partition Plan (Ref: 70635-L00-DR-PT_00 Rev E)
- Proposed M&E Layout Plan (Ref: M-003 Rev D)
- Proposed Section / Wall Elevation Plan (Ref: 70635-L06-DT-WE-00 Rev C)
- Proposed Partition Section Plan (Ref: 70635-L06-DT-SE-00)
- Proposed Internal Wall Treatment Plan (Ref: 70635-L06-DR-WF_00)