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6th Floor, Bridgewater House, 58-60
Whitworth Street

Heritage Statement

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1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of OP Group to support a Listed Building Consent application for fit out works to part of the 6th floor of Bridgewater House, Whitworth Street, Manchester. The 6th floor has recently been refurbished to 'CAT A' stage, and is now ready to be fitted out and adapted for its incoming occupier Siemens Mobility - a leading provider of sustainable and efficient transport solutions in the UK & Ireland. 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 plus an additional two attic floors above a basement and sub-basement and comprises a steel frame with cladding of sandstone ashlar and white glazed terracotta. The building has primarily been converted to office use (including the subject part of the 6th floor), but some floors are in educational use.

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 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.

1.6 The property has been visited to understand the heritage significance of the building and its fabric, and ensure that proposals are designed that are sensitive to this. The relevant part of the building was visited by the design team on 19 August 2026.

1.7 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. It is a former shipping warehouse constructed in 1912, and designed by Harry S. Fairhurst. It is eight storeys, with an additional two attic storeys, and basement and sub-basement; rectangular in plan, with loading bay to rear. The building's listing description is set out at Section 7.1.



Image 2.1 View from Whitworth Street

2.2 The subject application specifically relates to part of the 6th floor of the building which comprises vacant, partly-refurbished office space. The subject part of the 6th floor, located within the eastern part of the building had undergone a previous modern office fitout with extensive subdivision to create smaller offices and meeting rooms, as well as some open plan office space. The space was carpetted with suspended ceilings. There had been

limited visibility of historic features. Historic windows have been replaced. There is a toilet block located centrally to the building floorplan. In accordance with a previous Listed Building Consent for the space (Ref: 136958/LO/2023) and subsequent condition discharge approval (Ref: CDN_26_0349), this part of the 6th floor has been stripped out, exposing historic features such as columns, beams, column heads, and some historic brick walls. The space was refurbished, ready for an incoming tenant.

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 Kimpton 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 others 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 adapt and improve the building in this manner, and so that it can be occupied by the incoming tenant Siemens Mobility.

2.11 Listed Building Consent 136958/LO/2023 was granted on 31 May 2024 for the internal refurbishment and re-use of the relevant part of the 6th floor. Whilst the educational occupier who had intended to take the space did not proceed, works were undertaken to strip out and refurbish the space in accordance with that consent.

3. The Proposed Scheme

3.1 The proposed scheme involves the 'CAT B' fit out of an office suite on the 6th floor. This space has already undergone 'CAT A' refurbishment further to securing the 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 adapting the CAT A M&E layout so that it aligns with the proposed subdivision. 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 will be glazed where possible, in order to maintain the perception of the open internal space. Partitions have been located to avoid historic architectural features as far as possible. 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 and focus rooms.
- Installation of suspended acoustic panels to the underside of ceilings in several areas.
- Relocation of strip and feature lighting, and some additional lighting.
- Installation of carpet tiles and wood effect flooring to the raised access floor.

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 primarily located adjacent to the east stair and lift core. This means that a fully open undivided office space can be retained across the northern part of the floor plan, whilst within the eastern part of the plan, meeting rooms are located away from the external wall, enabling long views of the external walls / windows and historic columns and beams. Despite the subdivision, the historic proportions of the space can continue to be understood. This is assisted by the use of glazing where feasible including glazed partitions, glazed doors, and glazed vision panels.

3.6 During pre-application discussions, MCC officers had requested that the focus rooms at the north elevation be glazed as far as possible so as to limit the solidity of this intervention as far as possible. Additional glazing has since been added, but it is still necessary to have a solid door with glazed vision panel rather than a fully glazed door. This is due to the required dB rating. Lab tests confirm that a glazed door only has a 29 dB attenuation rating, whilst a solid door as a 33-34 dB rating. As these are confidential rooms, the need for acoustic privacy is a necessity for the incoming tenant, which only the solid door can provide. The proposal is regarded to strike the right balance between the tenant's requirements and the conservation of the building.

3.7 There are some minor alterations proposed to the CAT A ceiling arrangement. This includes some minor relocation of existing strip lighting and some lighting to serve the proposed office layout. Acoustic ceiling tiles are also proposed to be suspended from the soffit in several areas where required.

3.8 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.

3.9 The application drawings and Design & Access Statement submitted as part of the application provide full details of the proposals which are duly assessed later within this statement.

Pre-Application Consultation

3.10 MCC officers have been involved in the application proposals as these have been developed. PBA initially consulted MCC by email on 10 August 2026, and a meeting with MCC planning and conservation officers took place on-site on 19 August 2026. A number of issues were raised by officers, with amendments subsequently made to the scheme as below:

- Partition to office to northwest of plan now connecting with column rather than window mullion.
- Solid door replaced with glazed door to corridor to enable views through to brick wall to core.
- New glass vision panels added to meeting rooms to south east of plan to reduce the solidity of this partition and increase the sense of spaciousness.
- Relocation of folding wall line so as to leave columns fully exposed.
- Additional glazing to focus rooms in north of plan, and a glazed panel connecting partition to historic column so that this can be fully appreciated.

3.11 As per the feedback on site, the architect also explored the potential use of freestanding pods to remove the requirement for the focus rooms to the north of the plan. This was not possible due to the need for these pods to be able to accommodate 2 people. Freestanding pods capable of accommodating 2 people would take up too much floorspace, therefore the retention of the focus rooms makes a more efficient use of the space, whilst the incorporation of glazing seeks to reduce any impact, particularly on views through the building. As set out above, ensuring adequate acoustic protection to the focus rooms has also limited the extent of glazing which can be implemented.

3.12 It was also noted during the pre-application enquiry, that the extent of subdivision and use of solid partitions is similar to the previously approved and partially implemented LBC (136958/LO/2023) for this part of the sixth floor, with the current proposal retaining a greater level of fully open space within the north and central part of the plan.

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 Places for Everyone joint plan (2024), Manchester Core Strategy (2012); and the saved policies of the Unitary Development Plan for Manchester (1995). 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 The NPPF was most recently updated in August 2026, and sets out the Government's planning policies regarding the conservation of the historic environment.

4.10 Section 20, *Conserving and Enhancing the Historic Environment*, and policies HE1 – HE10 of the NPPF sets out the heritage context. The NPPF 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'.

4.11 Policy HE5 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that 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. Assessments of the potential effects of development proposals on the significance of heritage assets should identify whether proposals would be likely to: have a positive effect which is where the significance of a heritage asset would be enhanced or better revealed; or, have no effect on the significance of a heritage asset; result in harm to the significance of a heritage asset; or cause the total loss of the significance of a heritage asset.

4.12 Decision makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

4.13 Policy HE6 states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Development proposals which would have a positive effect on a designated heritage asset should be supported.

4.14 Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

4.15 Policy HE9 states that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and consider the area's special architectural or historic interest in the design of development. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

National Planning Practice Guidance (NPPG)

4.16 The NPPG was published in November 2016 (updated September 2026). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

4.17 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 018 Reference ID: 18a-018-20190723)

Historic England Guidance

4.18 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.

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

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

4.20 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'

4.21 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

Places for Everyone (March 2024)

4.22 The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Manchester Core Strategy Development Plan Document (July 2012)

4.23 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.

4.24 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)

4.25 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.

Manchester City Council Whitworth Street Conservation Area online guidance

4.26 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.

4.27 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. Historical Background

To be read alongside figures at Appendix 1.

5.1 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.

5.2 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.

5.3 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).

5.4 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.

5.5 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. Description of Bridgwater House

[To be read with plates provided at Appendix 2]

6.1 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.).'*

6.2 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.'

6th Floor

6.3 The subject application specifically relates to the eastern part of the 6th floor of the building, and which comprises vacant office space. Plates are provided at Appendix 2. The space had undergone previous modern fitout prior to its recent strip out. Following the strip out and CAT A refurbishment, the space is of a largely open-plan arrangement. Spaces are carpetted whilst the CAT A M&E has been installed to the newly exposed ceilings.

6.4 Aside from the steel columns, few historic features are visible, with replacement windows and heating systems installed. A former goods lift remains present within the northern part of the floor.

7. Heritage Significance of Bridgewater House

7.1 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.

7.2 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.

7.3 An assessment of the significance of the building is made against these values. This assessment is partly based on a visual inspection which has been carried out to enable analysis of the age of fabric and establish the heritage significance of fixtures/features found with the application area.

7.4 The criteria for relative levels of significance 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.

Archaeological interest

7.5 The archaeological interest is of **medium** significance. 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

7.6 The building was built by the renowned architected Harry S. Fairhurst in a Classically derived style. The building maintains its original façade. The architectural and aesthetic significance is considered **high**.

Historic Interest

7.7 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, heads, and beams; and brick walls (including a former lift shaft) within the extent of the application scope. The historic interest is considered to be **high**.

8. Impact Assessment

8.1 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 does not prescribe a format for analysis of heritage significance and/or impact.

8.2 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, or have a neutral impact.

8.3 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.
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.

8.4 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.

8.5 As the proposed works relate to internal works to part of the 6th floor 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 and how these contribute to the overall significance of the asset.

8.6 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.

8.7 The impact 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**
1.	Installation of new solid and glazed partitions to create meeting rooms.	The subdivision of the space does result in some adverse impact due to it resulting in the enclosure of a space that historically would likely have been open, and also some physical impact where partitions abut / connect to perimeter walls and ceilings. However, prior to strip out and CAT A refurbishment, the spaces were more extensively subdivided. Aside from three glazed focus rooms to the northern elevation, the northern section of the floor will remain fully open plan. The majority of subdivision has been located adjacent to the main east stair and lift core, and away from the east and south elevations so as to retain a sense of the proportions of the floor plan as far as possible. The impact of subdivision has been partially mitigated through the use of glazed partitions where possible, and the sensitive fixing to original fabric. The heritage impact is **low adverse**.	Samples of materials and method statement for installation to be submitted.
2.	Laying of new floor finishes throughout.	Redecoration will not affect any historic fabric and carpet and wood effect finishes will sit upon and existing raised access floor. The heritage impact is **neutral**.	No mitigation required.
3.	New decoration finishes throughout to walls and ceilings.	Decoration will not affect any historic fabric, with proposed painting limited to modern partitions to be installed. The heritage impact is **neutral**.	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
4.	Alterations to lighting and M&E within ceiling area.	These works will only affect modern fabric, specifically those systems which have recently been installed as part of the CAT A works. The proposed works will adapt those systems so that they work around the proposed layout. As no historic fabric will be affected, and these works will not have a material visual impact on the spaces, these works are regarded to have a **neutral** impact.	No mitigation required.

Cumulative Impact

8.8 The table above has identified the impact of a range of works on the significance of the building. The works proposed primarily affect later fabric and will not have a direct adverse impact on any original or historic fabric. The works are required to adapt the 6th floor office suite, to enable its re-occupation, thus helping to facilitate the reuse of the building. As such there are indirect positive impacts linked to bringing the space 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.

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

8.9 The proposed works relate to internal fabric on the 6th floor of the building with no external changes involved. On this basis there is no direct impact on the external appearance/significance of the building, 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 facilitate the re-use of part of the 6th floor. This in turn will have beneficial impacts for Bridgewater House.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

8.10 This Heritage Statement has concluded that the scheme will not significantly adversely impact upon the significance of the building. Any harm has been found to be low adverse. The works are considered to enable the re-use of a significant part of the building

which represents a public benefit to be weighed in support of the application proposal. As such it is demonstrated that the proposal is consistent with Policy HE6 of the NPPF which states that 'where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal'. The Policy notes that 'important public benefits can include securing the long-term reuse of a vacant or underused listed building'. The proposals will secure the long-term reuse of part of an underused listed building. Similarly the proposal is consistent with relevant legislation, policy and guidance set out within Section 4.

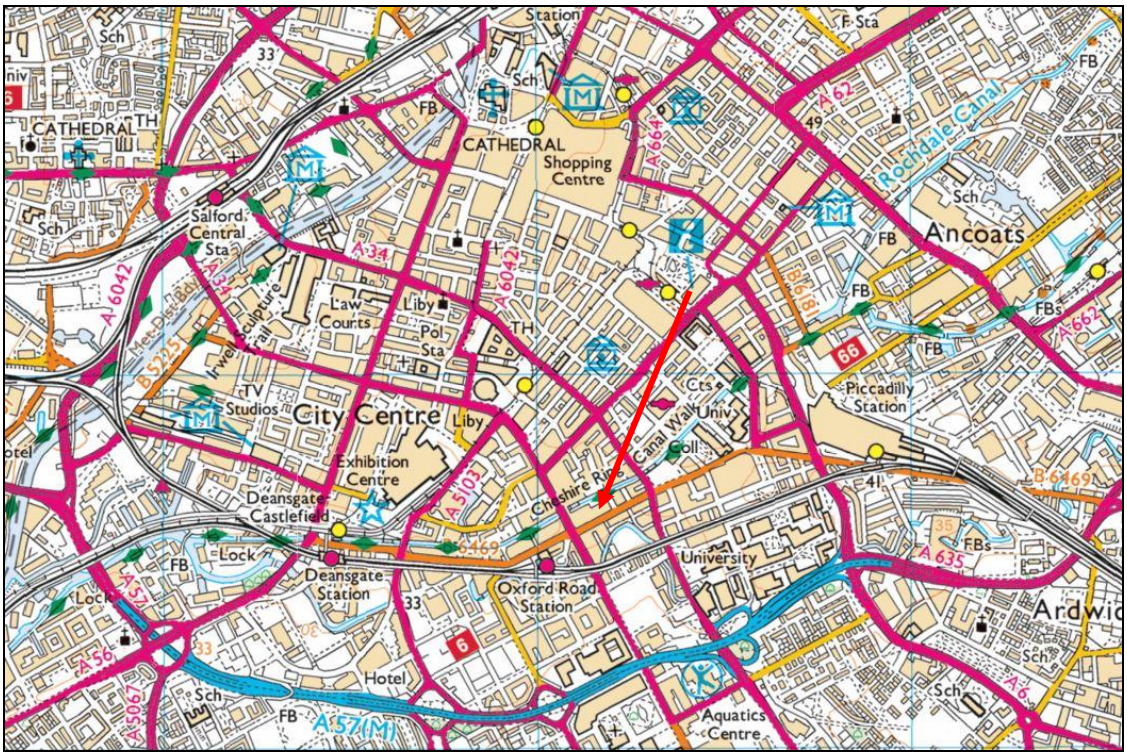
9. Conclusion

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

9.2 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 adapt the relevant part of the 6th floor so that it can be occupied by the incoming tenant, whilst being sensitive to the heritage significance of the Listed Building. The proposals will assist in bringing the space into active economic use.

9.3 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



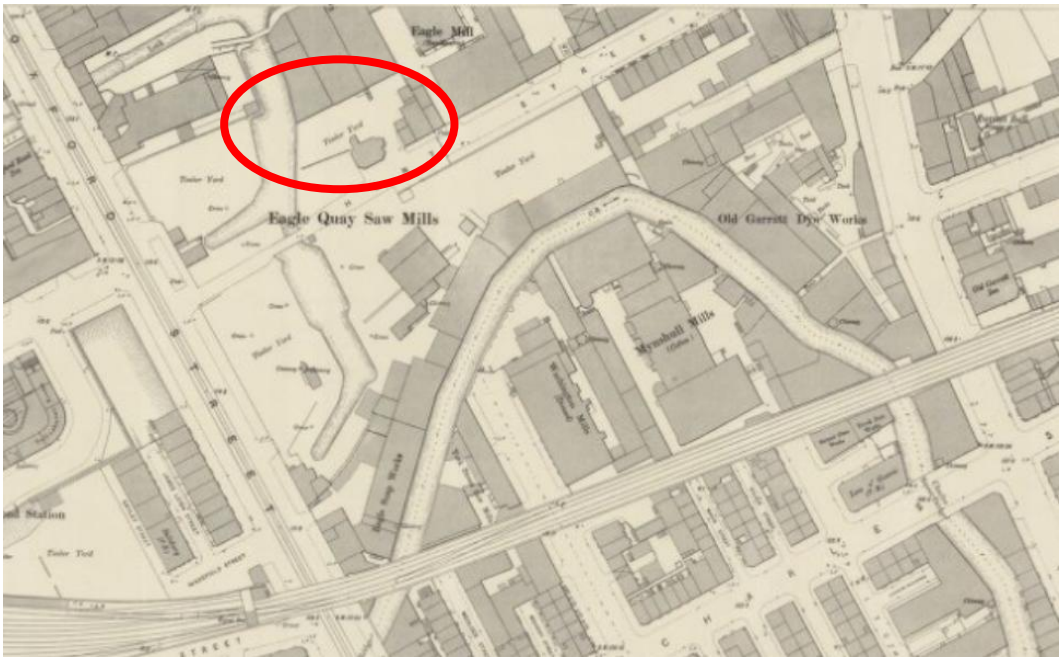
Location Plan



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
Inn
Lock
Palace Varieties
Old Garratt Dye Works
Marshall Mills (Cotton)
Corporation Yard
CANAL
Pumping Station
Oxford Road
1896


Midland Hotel
Prince's Theatre
O X F O R D
St. James's Theatre
St. James's Hall
The Hippodrome
Electricity Station (Corp.)
CANAL
Palace Theatre
Corporation Yard
Towing Path
St. Mary's Hospital
Oxford Road Station
Saw Mill
Marshall Mills (Cotton)
1908


Midland Hotel
Prince's Theatre
Picture Theatre
The Hippodrome
St. James's Buildings
Electricity Station (Manchester Corp.)
Palace Theatre
Corporation Yard
St. Mary's Hospital (Women & Children)
Oxford Road Station
OXFORD

1922


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

1932

Appendix 2: Plates

Precedent images to CAT A Fit Out.

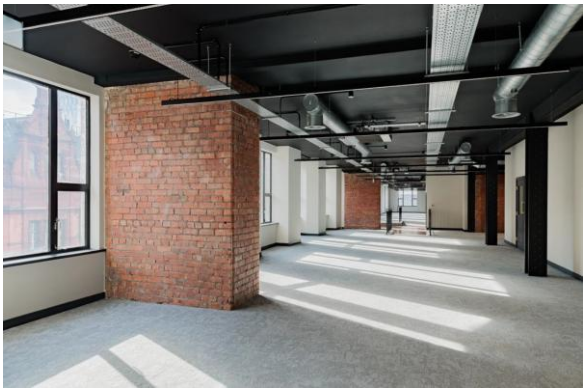


Image 1: Precedent of typical refurbished space

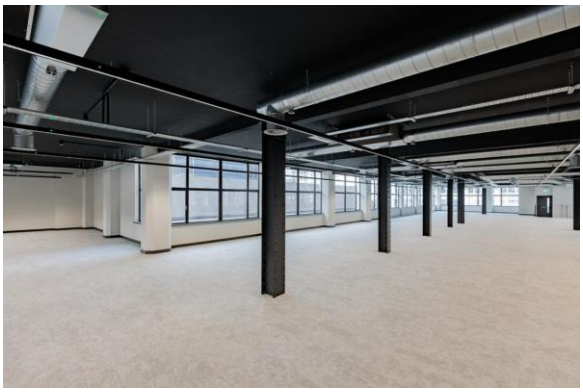


Image 2: Precedent of typical refurbished space



Image 1: Precedent of typical refurbished entrance hall



Image 1: Precedent of refurbished column / ceiling