



Paul Butler Associates
Planning, Development & Heritage Consultants

DF Capital Bank Limited

Express Building – 3rd and 4th Floors

Heritage, Design and Access Statement

04 June 2025

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1. Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared by Paul Butler Associates on behalf of DF Capital Bank Limited. The statement has been provided in support of an application for Listed Building Consent relating to the Express Building at 9 Great Ancoats St, Manchester, M4 5AD. The proposed scheme relates to the internal fit out of the third and fourth floors of the building, with works primarily comprising the installation of solid and glazed partitions.

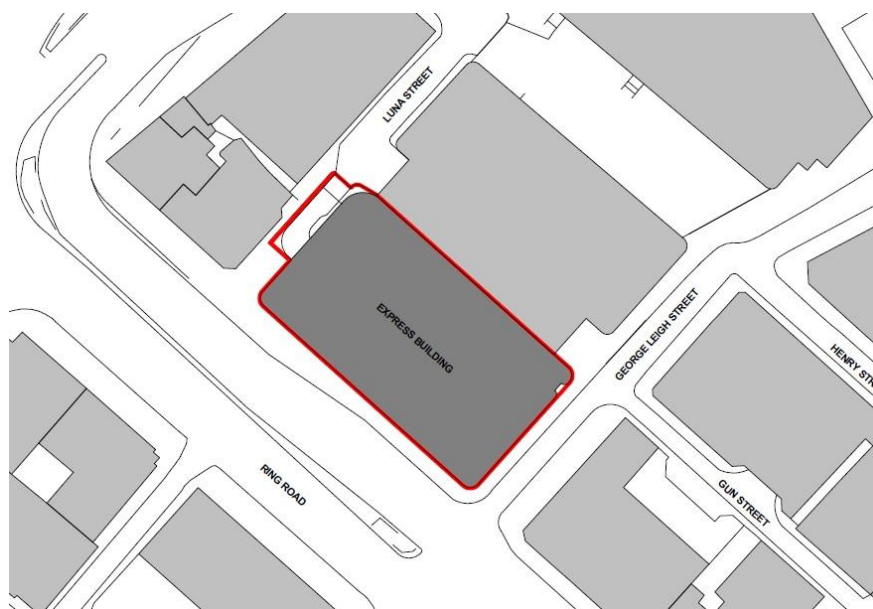


Image 1: Site Location Plan

- 1.2 The building is Grade II* listed and located within the Ancoats Conservation Area. The main purpose of this statement is to consider the heritage significance of the building 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 17 March 2025). In recent years, the building has undergone a comprehensive refurbishment with several floors recently fitted out and now occupied. The application proposals will reflect approved works in other parts of the Listed Building and this Statement will refer to previous reporting undertaken at the site rather than rehearsing this.

- 1.4 This Statement should be read alongside the submitted plans which have been prepared by CBRE.

Design and Access Statement

- 1.5 This Assessment should also be read as providing the necessary information required in accordance with the National Planning Practice Guidance¹ to be submitted as part of a Design and Access Statement. Applications for listed building consent are required to be supported by a Design and Access Statement, which must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- the special architectural or historic importance of the building;
- the particular physical features of the building that justify its designation as a listed building; and
- the building's setting.

- 1.6 Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. As the building is operational, it already must be able to provide access to all.

- 1.7 In accordance with the guidance, Design and Access Statements accompanying applications for listed building consent must also provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works.

2. The Application Site and Surrounding Area

- 2.1 The former Daily Express Building is a Grade II* Listed Building located on Great Ancoats Street within the Ancoats district of Manchester. At its maximum extent the Express Printers business occupied a site bounded by Great Ancoats Street to the west, Luna Street to the north, Cornell Street to the east and George Leigh Street to the south. Following cessation of printing on the site the buildings were refurbished for new uses.

¹ Paragraph: 032 Reference ID: 14-032-20140306



Image 2: The Express Building, from Great Ancoats Street

- 2.2 The buildings formerly occupied by Express Printers are located within the Ancoats Conservation Area and the National Grid Reference of the site is SJ 84745 98693. Archive mapping suggests the site was built upon from at least the mid-19th century. The Historic England listed entry notes the Daily Express Building was constructed in 1939 by Sir Owen Williams. The building was extended in 1960 with the addition of what is now the Express Building One, itself extended upwards and to the side in 1979. The site ceased to be a printing location in the 1980s with Express Printers Ltd gradually relocating production to other plants.
- 2.3 The six storey building utilises a steel frame with glazed curtain walling and occupies a back of pavement siting. The two top storeys are set back with a narrow 7-storey tower occupying the left end side when viewed from Great Ancoats Street. The building is noted for its futuristic looks with black glass in continuous bands and strips, with clear glazing between.
- 2.4 The building was listed in 1974 in recognition of its modernist art deco appearance, specifically streamline moderne with its horizontal lines and curved corners. The curtain wall cladding system with its combination of opaque and vitrolite glass was considered radical at the time of construction and this with the early structural use of reinforced concrete is likely to have been an important contributory influence on the decision to list the building. The listed building description acknowledges the 'Early use of glazed curtain walling'. Whilst the building followed similar Daily Express buildings in London and Glasgow, the Manchester

Daily Express building is considered to be the finest and worthy of its prominent position on Great Ancoats Street, the inner ring road.

- 2.5 The former Daily Express building was refurbished for new use in the 2000s when the clear glass was made reflective thereby preventing views in from the pavement outside. Express Building One to the rear occupies a less prominent position although care was taken by Sir Owen William to ensure the appearance of the 1939 building was not compromised by the 1960 addition.
- 2.6 The application proposals relate solely to the interior of the third and fourth floors of the original and main Express Building fronting Great Ancoats Street.

The Ancoats Conservation Area

- 2.7 In addition to being Grade II* listed, the Express Building lies within the Ancoats Conservation Area where it fronts Great Ancoats Street which forms part of its perimeter. The Conservation Area was designated by Manchester City Council in 1979. This densely developed conservation area retains much of its Victorian grid iron street pattern which has shaped the siting of many of the buildings which followed including influencing the siting and evolution of the Daily Express complex.
- 2.8 Between 1780 and 1825, Manchester rapidly developed into the world centre of textile manufacturing. The City was arguably the birthplace of the industrial revolution, and Ancoats developed as the world's first factory suburb. Lying just beyond the north east perimeter of the city, Ancoats provided cheap, accessible land for the establishment of new factories and densely packed workers' housing.
- 2.9 The Conservation Area is bounded by Great Ancoats Street, Oldham Road, Kemp Street and the Rochdale Canal. The Ancoats Conservation Area is described as having historical significance. The Conservation Character appraisal describes the importance of Ancoats noting that the streets were laid out during the latter part of the 18th century, with little development taking place other than small houses and shops along Great Ancoats Street and Oldham Road.

- 2.10 The Manchester City Council Conservation Leaflet for Ancoats references that 'In 1939, the Daily Express newspaper company opened new premises, which were built in the functional style, using new curtain-wall technology identical to that on the company's buildings in London and Glasgow'.
- 2.11 Whilst the great textile mills were the primary reason for the designation of the Ancoats Conservation Area in June 1989 there can be little doubt that the Express Printing building is important since it represents one of the few major new employers to expand in Ancoats as the textile industry declined. The sheer scale of the futuristic printing complex they developed is arguably as important to the Conservation Area as the scale of the nearby renowned textile mills.

Relevant Planning History

- 2.12 Planning Permission (118001/FO/2017) and Listed Building Consent (118002/LO/2017) was secured on 31 January 2018 for external works and the internal refurbishment of the Listed Building. Subsequent to that, further Listed Building Consent applications (122969/LO/2019, 126505/LO/2020, and 135730/LO/2022) have been submitted and approved relating to the internal fit out of the lower ground floor, ground floor, and first floor; the 5th, 6th, and 6th floor mezzanine floors; and the second floor of the building respectively. Reference to these consents has been helpful in terms of confirming the preferred design approach within these spaces, and the scope of information required in support of the application. Listed Building Consent was secured recently for 'internal partitions and lobby areas' (141277/LO/2024) relating to the 3rd and 4th floors which are the subject of this application. This development proposal is not to be proceeded with.

3. The Proposed Scheme

- 3.1 The proposed scheme involves the fit out of the building's vacant third and fourth floors. This space has already undergone 'CAT A' refurbishment further to securing the 2018 consents mentioned above. Following the successful launch and occupation of other floors within the building, DF Capital Bank Limited (a specialist savings and commercial bank) is now ready to fit out the third and fourth floors. This application submission matches DF Capital Bank Limited's specific requirements for this floor. The proposed additional elements include:

- Demountable stud partitions with solid doors.
- Demountable glazed partitions with glazed doors.
- Carpet and vinyl floor finishes.
- Bespoke joinery including 'Town Square' amphitheatre.
- Installation of kitchenette.

3.2 The floors will be operated by a single occupier, meaning that each floor does not need to be subdivided into multiple office suites thereby helping to retain the historic openness of the floors. Notwithstanding this, DF Capital operate an online digital banking operation that requires a high level of confidentiality with not only separation between Front of House client spaces with private meeting rooms, but also a colleague area that is able to cater for private discussions, particularly with management who require separate private offices. This creates a requirement for a number of smaller meeting and work spaces.

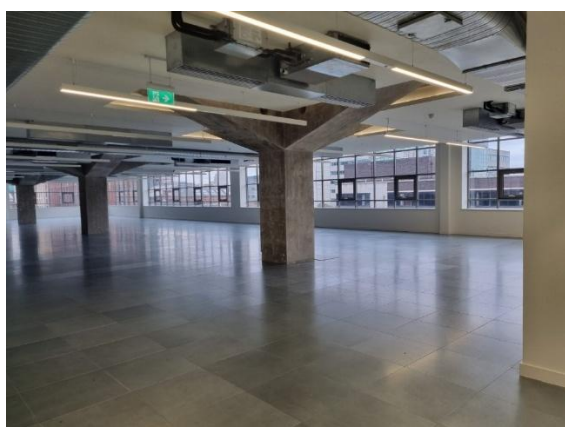


Image 3: 3rd floor interior



Image 4: 3rd floor interior

3.3 The internal fit out has been designed to ensure that architectural features of heritage interest are maintained and remain exposed as far as possible. The large and characterful columns which feature a 'cruciform' arrangement of triangular buttresses have been identified as such a feature. Whilst glazed partitions abutting these columns has been approved in other parts of the building, the layout has been designed in a way to minimise the need for partitions to abut these columns in the 3rd and 4th floors. This allows them to be fully appreciated within the circulation of the space and amongst the open plan desking.

- 3.4 The proposed meeting rooms to be located centrally within the space at 3rd and 4th floor levels have been designed as partial height, will be set well below the CAT A ceiling, further allowing the historic open nature of the floor to be appreciated. Please refer to the submitted interior elevational plans (Ref: 2A130_SHT_PR_E02).
- 3.5 Due to the occupier's requirement for a number of individual offices and meeting rooms, and the need to maximise the capacity of the space, a number of partitions are required which will primarily abut the side elevations of the building. Where partitions are required to the main elevation, these have been located to abut the internal face of external columns rather than windows. Where solid partitions abut windows to the sides and rear of the floor plan, a glazed connecting section will be incorporated between the partition and window mullion to reduce the visual impact of the partition, both internally and externally. This reflects the approach recently taken and approved in relation to internal works to the 5th floor (Application Ref: 135730/LO/2022, approved 17/02/23).

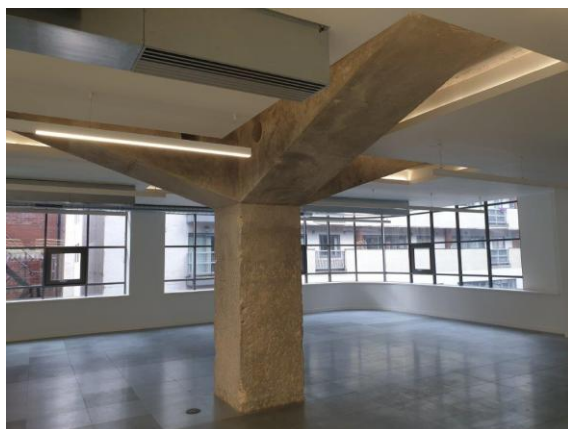


Image 5: Cruciform concrete column



Image 6: Underside of cruciform concrete column

- 3.6 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 a standard of office accommodation suitable for the proposed occupier. No alterations are proposed to the CAT A ceiling arrangement.

Pre-Application Consultation

- 3.7 MCC officers have been involved in the application proposals as these have been developed. PBA initially consulted MCC by email on 11 March 2025, and a meeting with MCC planning and conservation officers took place on site on 17 March 2025. In general, officers were supportive of the principle of the proposals and appreciated the conservation design approach that had been taken, including in terms of minimising impact and maximising visibility of the cruciform columns. A number of issues with the proposals were raised, and which were set out in a follow-up email from the officer on 24 March 2025. These are set out within the table below, with responses provided where appropriate.

Query	Response
It would be preferable if the smaller office subdivisions were sited on the side elevations. This would maintain a more open feel internally, limit visual impact of partitions against the glazed framing as well as allow better appreciation of the glazed frontage generally.	Further design work has been undertaken and this change incorporated to both floors.
Regarding the subdivisions, we would like to see as much glazing as possible and feel a glazed join to the window mullions would be preferable.	The proposed partitions have been glazed as far as possible. In some areas, it has not been possible due to the function of those rooms (i.e. for meetings / discussions regarding sensitive financial information) and the need for acoustic and visual privacy.
Any subdivisions (e.g. Office spaces, semicircular seating area) in the middle of the floorplate should be of the minimum practically achievable height. We would welcome an indicative floor fixing detail for these 'freestanding' elements.	As requested, the height of the central part-height subdivisions has been minimised, whilst also ensuring that the necessary lighting and comfort equipment can be accommodated within the bulkhead. A floor fixing detail is not required as these elements will affix to a modern raised access floor.
Could we please see a detail for the removal of the portion of the suspended ceiling at the 4th floor entrance to understand the extent.	Due to the condition of the original soffit behind the CAT A ceiling, this element has been removed from the proposed scheme.

3.8 Amended layout plans were provided to MCC on 27 March 2025 illustrating the amendments that had been made further to MCC's feedback, including the relocation of the smaller offices to the side elevation. It was noted that the reconfiguration would result in the loss of 20 work stations and 2 six-person collaboration tables which would present significant challenges for DF Capital in terms of being able to operate the space. Further comments were provided by MCC on 4 April 2025, specifically that any partitions at the front of the floorplate should be fully glazed, and if needed, any solid partitions should be at the rear of the floorplate. The final submitted scheme has responded positively to these requests.

4. The Policy Context

4.1 Section 3 of the Heritage Statement: prepared by Stephen Levrant Heritage Architecture (dated October 2017) ('the SLHA statement') and submitted in support of the applications for the broader refurbishment of the building sets out the Policy Context. The following are referred to:

- National Planning Policy Framework (2024)
- Planning Practice Guidance (PPG) (2014)
- Historic England Guidance "Conservation Principles, Policies and Guidance" (2008).

4.2 The above documents remain relevant to the application proposals. Since the SLHA statement was issued in October 2017, there have been further updates to the NPPF (most recent December 2024), along with adoption of the 'Places for Everyone' development plan, but this has not resulted in any policy implications relating to the assessment of the Listed Building's significance.

4.3 Additional policy and guidance which has been considered has included:

Historic England Advice Note 2: Making Changes to Heritage Assets

4.4 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 Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

4.5 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets

4.6 Additional planning policy which has been considered includes:

Manchester Core Strategy Development Plan Document (July 2012)

4.7 The Core Strategy, adopted in July 2012, sets out the long term strategic policies for Manchester's future development. Core Strategy objectives and policies of particular relevance to the proposed scheme include:

- Spatial Objective SO6 'Environment' seeks to protect and enhance the natural and built environment of the city, and secure a high standard of design in all development proposals.
- Policy SP 1 'Spatial Principles' states that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity; and, that development should create well-designed places that enhance or create character; protect and enhance the built and natural environment.
- CC 9 'Design and Heritage' states that development in the City Centre should preserve or enhance heritage assets including listed buildings and conservation areas.
- Policy EN 1 'Design Principles and Strategic Character Areas' sets out that opportunities for good design to enhance the overall image of the City should be fully realised. In the City Centre, consideration should be given to the City's heritage; there will be opportunities to contribute to the experience at street level.
- Policy EN 3 'Heritage' states that new developments must preserve or enhance the character and setting of areas and buildings of acknowledged importance.

- Policy DM 1 'Development Management': sets out various issues that development should have regard to, including: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; effects on amenity; accessibility; community safety and crime prevention; effects relating to built heritage.

4.8 Policy EN 3 'Heritage' advises that 'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings and conservation areas'.

Other Relevant Policy Documents

Places for Everyone (March 2024)

4.9 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.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

- 4.10 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; paragraph 11.45 states that proposals should preserve or enhance the character of a conservation area; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place within the City Centre, and that the need for old buildings to have an economic use is recognised.

Ancoats Conservation Area

- 4.11 The Ancoats Conservation Area Appraisal will be a material consideration in the determination of the proposed scheme. The guidance sets out the various elements that contribute to the character and appearance of the conservation area, against which any development proposals should be assessed.

5. Statement of Significance

- 5.1 A Heritage Statement (dated October 2017) was prepared by Stephen Levrant Heritage Architecture (SLHA) and submitted in support of applications 118001/FO/2017 and 118002/LO/2017 which were approved on 31 January 2018. This included a review of the

site's historical development (Section 3) and a statement of significance (Chapter 4). With regards to the statement of significance, the elements of significance which are of relevance to the submitted proposals are set out at Section 4.2 and summarised below:

- *The building retains much of its original open-plan planform, and original structural concrete frame/floors and cruciform columns which are of high significance.*
- *The building retains few original internal fixtures and fittings – where these exist they are considered to be of high significance:*
 - *the two original internal concrete staircases;*
 - *The internal concrete cruciform columns, and*
 - *The original main entrance steps (although partially altered).*
- *The unique concrete structure incorporating Williams characteristic 'cruciform' columns, which are a key part of the design and structure of the building, which can be seen in many other buildings he designed during this period, and are of high significance.*
- *Due to the substantial alterations and refurbishments in 1992-5, the significance of the building largely focuses on the remaining completeness of its structural design, planform and unique futuristic Modernist design/Art Deco style.*
- *The building has high streetscape value and is a positive contributor to the Ancoats Conservation Area.*
- *The heritage values that the building yields are primarily related to its associative connection to its architect: Sir Owen Williams, and the unique and advanced structural frame and unusual Modernist design. The heritage values of the building are:*
- **Considerable Evidential value** *The building is an important and unusual building type of a 1930s printing works, and was designed with interiors, decorations and fixtures/fittings which were purely functional, and although substantial alterations have taken place during the 1990s, including extension, rebuilding, replacement of curtain-walling and the*

total refurbishment of the building, these have not entirely impacted on the understanding of the building's original design or circulation/planform.

- **High Historical value** is derived from the Modernist/Art Deco design of the building, and its use of modern materials to create a unique example of this style and date that was not rivalled in Manchester, as well as through the associative links to the renowned Modernist architect and concrete engineer Sir Owen Williams. The building forms one of three similarly designed printing works designed for the Daily Express by Sir Owen Williams during the 1930s in London, and Glasgow, with the Manchester example being thought to be the only one entirely designed by him.
- **High Aesthetic value** is derived from the conscious design of the building including, which uses a futuristic Modernist/Art Deco style, incorporating many finely designed and artistic detailing. This includes the strong and clear architectural composition, form, proportions and massing, and the use and exploitation of modern materials such as Crittal metal-framed windows, structural concrete, continual curtain walling in clear and black glass, and remaining internal features such as the original concrete staircases and tiling.
- The survival of the structural concrete frame, which was advanced for the period, allowing for wide open spans for the accommodation of modern printing presses, along with the two remaining original concrete stair cores (now altered) and key elements of the original planform and structure of the building.
- The building is located in a position which commands medium-range/long-range views of its principal elevations, and is enjoyed as a component of the historic streetscape.
- **Considerable Communal value** is derived from the fact the building was home to a long-running and large employer of local workers. Communal value is also yielded by the original design intent to position the double-height press hall on Great Ancoats Street and George Leigh Street so as to allow for the public to witness the many large newspaper presses in active use day and night.

- *The building was also originally designed with several large, sometimes electrically-lit signs around its perimeter, which would have been seen for some distance and would have formed local focal points.*

5.2 Whilst there have been some policy changes since the SLHA report was completed and some additional guidance published, none of this would impact upon the way the report was completed or its findings and the statement of significance is therefore regarded as being up to date. Further information on the significance of the Express Building is set out within the SLHA report.

6. Impact upon Significance

6.1 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.

6.2 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.

6.3 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.

Impact Grading	Criteria
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.

6.4 When assessing potential heritage impacts associated with the proposed scheme, the key heritage issues to consider include the direct impact upon the building fabric, and the impact upon the internal space affected, and any impact upon the building's setting. Any impact upon the setting of the Ancoats Conservation Area must also be considered. Whilst there are a number of Listed Buildings in close proximity to the Express Buildings, the fully internal nature of the proposed work dictates that no other Listed Building will be materially affected.

6.5 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 internal partition walls, which are necessary in order to meet the operational requirements of DF Capital Bank Limited.	The subdivision of the space does result in some adverse impact due to it resulting in the enclosure of spaces that historically would have generally been open (as a printing works), and also some physical impact where partitions are required to abut / connect to original external walls, external columns, and mullions. A positive element of the design is that the office space retains a large open plan area within the central part of the floorplan ensuring that the original proportions of the space can continue to be understood. The adverse impact of the installation of partitions / meeting rooms has been mitigated-by-design, through the use of glazed partitions where possible, the incorporation of a shadow	Samples of materials and method statement for installation to be submitted.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
		gap where partitions meet historic walls, and the sensitive fixing to original fabric. The extent of subdivision has been limited as far as possible, whilst also ensuring the space will meet DF Capital Bank Limited's sensitive operational requirements. The heritage impact is low adverse.	
2.	Laying of new floor finishes throughout.	Due to the presence throughout of a raised access floor, installation of floor finishes will not affect any historic fabric and its installation will be reversible. The heritage impact is neutral .	No mitigation required.
3.	New decoration finishes throughout to walls.	All external walls are behind plasterboard containment, so any painting works will not affect historic fabric. The heritage impact is neutral .	No mitigation required.
4.	Minor alterations to recently installed mechanical and electrical system.	The works will adapt an existing system, and will not result in a greater amount of equipment, nor will the alterations create any additional impact to historic fabric or features. The changes are considered to have a neutral impact.	No mitigation required.
5.	New doors will be laminate faced solid doors with glazed sections.	The installation of new doors does not affect historic fabric. The design of doors is considered appropriate and will allow them to be clearly distinguished as modern fabric. The heritage impact is neutral .	No mitigation required.
6.	Internal feature lighting.	Feature lighting will be attached to the CAT A ceiling and other modern interventions, therefore there will be no physical impact on historic building fabric. All lighting will be appropriate within the space. The heritage impact is neutral .	No mitigation required.
7.	Penetration (c 10cm diameter) through ceiling to enable data cable access between floors.	A very minor amount of fabric will be required to be removed to enable vital cabling between the third and fourth floors. Whilst this will result in the loss of some original fabric, there is precedent for such works across the building, which are necessary to enable its modification for contemporary use, the resultant impact is regarded to be neutral .	No mitigation required.
8.	Bespoke joinery including 'Town	The joinery will be part height and so will not prevent the openness of the spaces being appreciated. The heritage impact is neutral .	No mitigation required.

	Proposed Works	Impact on significance	Mitigation required to be undertaken
	Square' amphitheatre. (Fourth Floor)		
9.	Installation of kitchenette. (Fourth Floor)	The kitchenette will be located adjacent to the amphitheatre and will not have a significant impact on the space. Services will be provided to it beneath the raised access floor, therefore there will be no physical impact on historic fabric. The heritage impact is neutral .	No mitigation required.

Cumulative Impact

- 6.6 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 will enable the spaces to be used by the confirmed operator, DF Capital Bank Limited Insurance, thus helping to facilitate the ongoing use and reuse 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 significant beneficial impact on this part of the City Centre. Importantly, partitions will mostly avoid abutting the high significance cruciform columns enabling the majority to be fully visible and read as they would have been within their original context. This has been achieved across all but a single part of the rear of the fourth floor. Where partitions do attach to the columns, these will be glazed.
- 6.7 The scheme involves the works set out within section 3, and these reflect works to other floors which were approved as part of previous consents and which have now been implemented. (See images 7 – 10)

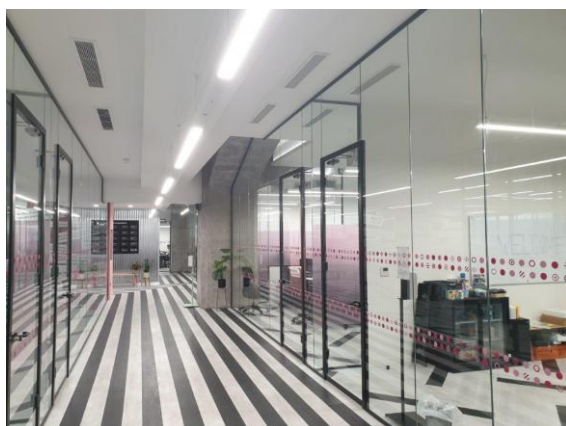


Image 7: Fitted Out Ground floor.



Image 8: Fitted Out Ground floor.

- 6.8 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.



Image 9: Ground floor. Fully exposed cruciform.



Image 10: Ground floor. Glazed partition abutment.

- 6.9 In terms of the visibility of the 'cruciform' columns and the appreciation of the historic open layout of the floor, glazed partitions abutting these have been approved and installed in other parts of the building. Whilst this is a sensitive response, it does still result in some physical and visual impact and a negative impact on the building's significance, which has mostly been avoided in the submitted scheme.

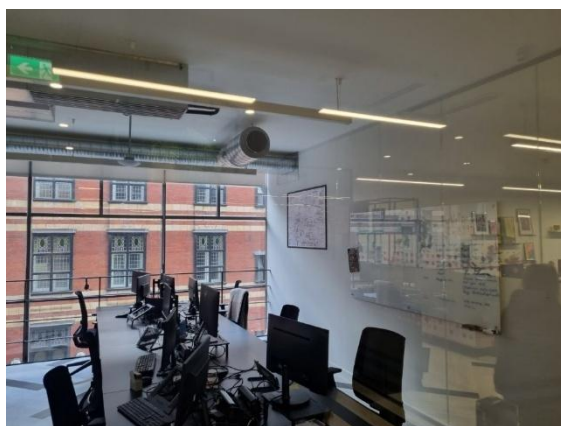


Image 11: Solid partition to window mullion.



Image 12: Glazed partition to ceiling with bulkhead.

- 6.10 With regards to solid partitions, the submitted details confirm that these will include a 'shadow gap' at any abutment with original walls.
- 6.11 In terms of physical impact, where proposed partitions abut the external columns, window mullions and external walls, these will utilise a mastic, but will not require physical fixings, meaning that the physical impact of the proposals on the internal elements of significance is neutral. The partitions can easily be removed with no physical impact upon significant elements of the Listed Building, should building requirements change. The other proposed works and additions set out within Section 3 will not have any material impact upon the significance of the building's interior.

Impact upon the Setting of the Express Buildings and the Ancoats Conservation Area

- 6.12 The proposed works are fully internal to the thirds and fourth floors of the building with no external changes involved. Notwithstanding this, the building is highly glazed which is a key element of its historic significance, and therefore consideration has been given to the potential external visual impact resulting from internal works – specifically the installation of partitions which abut the external columns and windows. In designing the proposed layouts, the architect has sought to minimise the number of partition abutments to the external envelope of both floors, but the operational and capacity requirements of the applicant dictate that some abutments are necessary.
- 6.13 The scheme has been significantly amended since the pre-application enquiry was submitted, with the smaller offices relocated from the main elevation to the east elevation,

resulting also in the relocation of the majority of abutments. Whilst the visual impact of these partitions to the main elevation would have been limited, the relocation of them to the less prominent side elevation will reduce their visual impact. This impact is further reduced via the use of a glazed connecting section.

- 6.14 It is noted that there are precedents within the building for both glazed and solid partitions abutting both the side elevations and primary south elevation. There is also an extant Listed Building Consent (141277/LO/2024), which in addition to separating the 3rd floor into two, with a solid partition, would also include a solid abutment up to a window mullion. This previous scheme was approved on 28 November 2024, and therefore was assessed against all currently heritage policy and guidance. The now-submitted scheme is therefore regarded as a betterment over that previous scheme.
- 6.15 The scheme will help to improve the attractiveness of the subject spaces helping to facilitate their re-use. This in turn will have beneficial impacts for the Listed Building and Ancoats Conservation Area.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 6.16 This Heritage Statement has confirmed that the majority of the proposed works will have a 'neutral' impact on the building's significance, whilst the installation of partitions 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 215 of the NPPF. The works will however enable the internal floors to be re-used by DF Capital Bank Limited Insurance 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. Public benefits include:
- The sympathetic internal fit out of two floors within a Grade II* Listed Building which will help to secure its long-term future, ensure the retention and exposure of historic/architectural features and minimising impact on the building's fabric.
 - Enabling the occupation of the floors with a use which will have a positive impact on the regeneration of this part of the City Centre. The resumption of office use within the building's third and fourth floors has the potential to result in the creation of full term employment.

- 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.

6.17 As such it is demonstrated that the proposal is consistent with paragraph 215 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.

6.18 As the proposed works are fully internal to the building, the character and appearance of the Ancoats Conservation Area will not be materially affected. Approval and delivery of the proposed scheme will help to secure the future of the Listed Building which significantly contributes to the significance of the Deansgate Conservation Area.

Summary

6.19 Whilst the works result in some harm (primarily due to the subdivision of spaces and the creation of meeting rooms / offices), **such harm is regarded as less than substantial, and extremely minor**, particularly when balanced against the public benefits of the re-occupation of this office space, which ultimately helps to secure the future of this nationally important Grade II* Listed Building within the Ancoats Conservation Area. The proposed scheme will not have a significant adverse impact upon any of the values set out within the SLHA Heritage Statement.

- 6.20 As the proposed works are fully internal to the building and in light of the design mitigation undertaken, the building's setting and the character and appearance of the Ancoats Conservation Area will not be materially affected. Approval and delivery of the proposed scheme will help to secure the future of the Listed Building which significantly contributes to the significance of the Ancoats Conservation Area.

7. Conclusion

- 7.1 This Heritage, Design and Access Statement sets out analysis of the heritage significance of the Express Building, Manchester with specific analysis to the affected parts of the building which the subject application relates to.
- 7.2 The broader internal and external refurbishment of this building 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 by DF Capital Bank Ltd – a national savings bank. 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 reversible.
- 7.4 Whilst the Listed status of the building, along with its original design does present accessibility challenges to parts of the building, these challenges have previously been met with works approved under previous consents ensuring that the third and fourth floors of the building are fully accessible.
- 7.5 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.