



Paul Butler Associates

Planning, Development & Heritage Consultants

4 June 2025

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

25.2135

Dear Mrs Roscoe

Application for Listed Building Consent - Floors 3 and 4, Express Building, Ancoats, Manchester

On behalf of the applicant DF Capital Bank Limited we are pleased to submit an application for Listed Building Consent to seek approval for works to the Grade II* Listed Express Building. The works comprise the internal fit out of the third and fourth floors of the building so that it can be occupied by the applicant DF Capital Bank Limited which is a specialist savings and commercial bank.

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

LISTED BUILDING CONSENT for the installation of internal partitions and alterations to the third and fourth floors.

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

- Heritage, Design and Access Statement by Paul Butler Associates.
- Site Location Plan (Planning Portal)
- Level 3 Reflective Ceiling Plan – Existing (Ref: 2A011_SHT_EX_L01)
- Level 4 Reflective Ceiling Plan – Existing (Ref: 2A011_SHT_EX_L02)
- Level 3 General Layout – Proposed (Ref: 2A030_SHT_PR_L03 Rev 02)
- Level 4 General Layout – Proposed (Ref: 2A030_SHT_PR_L04 Rev 02)
- Existing Sections Level 3 and 4 (Ref: 2A060_SHT_PR_S01 Rev 01)
- Level 3 Proposed Sections (Ref: 2A060_SHT_PR_S02)
- Level 4 Proposed Sections (Ref: 2A060_SHT_PR_S03)
- Level 3 Proposed Partitions (Ref: 2A080_SHT_PR_L03 Rev 02)
- Level 4 Proposed Partitions (Ref: 2A080_SHT_PR_L04 Rev 02)
- Proposed Column Abutment Details 1 (Ref: 2A091_SHT_PR_D02 Rev 01)
- Proposed Column Abutment Details 2 (Ref: 2A091_SHT_PR_D01 Rev 01)
- Level 3 Proposed Wall Finishes (Ref: 2A100_SHT_PR_L03)

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- Level 4 Proposed Wall Finishes (Ref: 2A100_SHT_PR_L04)
- Level 3 Proposed Reflective Ceiling Plan (Ref: 2A110_SHT_PR_L03 Rev 02)
- Level 4 Proposed Reflective Ceiling Plan (Ref: 2A110_SHT_PR_L04 Rev 02)
- Level 3 Proposed Floor Finishes and Skirting (Ref: 2A120_SHT_PR_L03 Rev 02)
- Level 4 Proposed Floor Finishes and Skirting (Ref: 2A120_SHT_PR_L04 Rev 02)
- Level 3 Proposed Interior Elevations (Ref: 2A130_SHT_PR_E02)
- Level 4 Proposed Interior Elevations (Ref: 2A130_SHT_PR_E01)
- Typical Details Plan (Ref: 2A030_SHT_PR_D03)

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) were 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. Listed Building Consent was secured recently for 'internal partitions and lobby areas' (141277/LO/2024) relating to the 3rd and 4th floors. This development proposal has not been proceeded with.

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

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

Yours sincerely



Don Murphy MPLAN MRTPI
Director