



Paul Butler Associates

Planning, Development & Heritage Consultants

22 June 2022

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

22.1752

Dear Mrs Roscoe

Application for Listed Building Consent - Floor 2, Express Building, Ancoats, Manchester

On behalf of the applicant Huckletree 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 second floor of the building so that it can be occupied by the applicant Huckletree which is a workspace operator and provider.

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

LISTED BUILDING CONSENT for the installation of internal partitions and alterations to the second floor.

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 (Ref: LP000)
- Existing Second Floor Layout (Ref A222 C)
- Proposed Second Floor Layout (Ref 00_200)
- Feature Lighting Layout and Reflective Ceiling Plan (Ref 14_200)
- Wall Type Plan (Ref 16_200)
- Floor Finishes Plan (Ref 17_200)
- Wall Finishes Plan (Ref 18_200)
- Typical Details (Ref 34_002)

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 and 126505/LO/2020) have been submitted and approved relating to the internal fit out of the lower ground floor, ground floor, and first floor, and the 5th, 6th, and 6th floor mezzanine floors of the building respectively. This application extends similar works to the second floor of the building.

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

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