HERITAGE STATEMENT REVISION A

PROPOSED INTERNAL AND EXTERNAL REFURBISHMENT WORKS

SANTANDER, 28/34 CROSS STREET, MANCHESTER, M2 7AQ

22ND JULY 2026

architecture
interiors
strategy
masterplanning

1. INTRODUCTION

This Heritage Statement has been prepared by LOM on behalf of Santander in support of Listed Building Consent (LBC), Advertisement Consent (ADV) and Full Planning applications for internal and external works to a Santander branch.

This document should be read in conjunction with the architectural drawings submitted as supporting material.

2. DESCRIPTION OF SITE

The site (Santander, 28/34 Cross Street, Manchester, M2 7AQ) is a Grade II Listed Building in Manchester city centre. The site sits in the St Ann's Square Conservation Area.

3. ASSESSMENT

Historic England (List Entry Number 1209486) describes the building as follows:

> *"Sandstone ashlar, slate roof. Trapeziform plan on end-of-block site. Eclectic style with French Renaissance elements. Four storeys and attic plus 2-stage turret, with 6-bay facade to Cross Street and 3-bay facade to St Ann Street hinged on an octagonal corner turret, with cornices over the 2nd and 3rd floors and shaped-gable dormers to the attic with parapets and chimneys between them; ground floor altered. The 2nd and 6th bays to Cross Street, and the centre bay to St Ann Street, project slightly through the 1st and 2nd floors, with coupled windows to both floors, carved spandrels to the upper windows and balustraded parapets above; otherwise, all windows on these floors are single-light sashes without glazing bars, those at 2nd floor round-headed; the 3rd floor has coupled round-headed windows with diagonal shafts and recessed sashes, and the attic dormers have sashes with 2-pane lower leaves and enriched gables with finials. The corner has curved sashes set behind free-standing colonnettes, a balustraded parapet over the 2nd floor with carved cresting surmounted by a pedestalled statue displaying a shield; the turret rising behind her has single-light windows to the 2nd stage, a pierced parapet with finials, and a domed cupola."*

The conservation area appraisal written by Manchester City Council describes the area as follows:

> *"St. Ann's Square was the first conservation area to be designated by Manchester City Council, on 29 July 1970. It comprises an important part of the city centre around St. Ann's Square."*
>
> *"(…) almost all the buildings in the conservation area are shops or offices, or a combination of both. There is a wealth of buildings of architectural quality, the majority of them being Victorian with some Edwardian and a few*

continued

of more recent origin. Few properties remain from the 18th century. Many buildings are listed for their special architectural or historic interest."

"The Church of St. Ann, constructed in red sandstone, has two tiers of round-headed windows, a semi-circular apse to the east and a square tower to the west."

"St. Ann's Square was laid out in the Georgian period, early in the 18th century, and is one of the main spaces in the city centre. The church, which dominates the southern end of the Square is the only surviving building of that time in the area, the remainder being later replacements which continue to enclose the Square in a satisfactory and coherent manner. As these buildings were constructed in various styles over a long period, they create a rich tapestry of built form."

"The typical Manchester characteristic of acknowledging the corners of buildings, usually for an entrance, is well represented in most of the buildings in this area which are built on street corners."

As the building occupies the entire site footprint, there is no garden or open space. There are many other listed buildings nearby in the conservation area, particularly around St Ann's Square, along King Street and Cross Street.

4. PROPOSAL

The proposal comprises of internal and external refurbishment works are mainly the updating of internal and external shop fitting items with up-to-date modern shop fittings typical of a Santander Work Café branch refurbishment.

The proposed internal works include altering the customer-facing rooms, agile room, staff room, kitchen, offices, and toilets at ground, first and second floor levels.

The external works consists of updating the projecting signs and wall/window graphics to Santander's Work Café versions and replacing the existing external ATMs with new in the same locations. New air-conditioning units are to be mounted in the existing roof plant space. The second floor windows in the lightwell will have new air intake and exhaust louvres. All the exterior changes will not significantly change the building's external appearance.

There are elements that are applicable to special care and detail within the building. The extent of the proposed works is shown on the architectural drawings and described in more detail in the Design and Access Statement, which will be submitted with the LBC and ADV planning applications.

5. IMPACT

The proposed works covered by this planning application are mostly internal works. The external works consist of updating the projecting signs, window graphics and external ATMs to newer versions and installing new roof plant. Therefore, the visual impact on the property and surrounding area will be minimal and will not significantly change the building's appearance due to the small-scale and discreet nature of the works. The colour scheme has been thought about and is sympathetic to the building itself, surrounding buildings and the area.

Being a Grade II listed building within a conservation area, the proposed internal and external works are an opportunity to restore and protect the building for further years.