



Heritage Potential successfully secured Listed Building Consent for internal alterations of two vacant floors, within the Grade II* listed Express Building in Manchester to allow a flexible approach to the office layout

Known for its striking and radical Art Deco design, this architectural gem was completed in 1939 by the prominent engineer and architect Sir Owen Williams. The building originally housed the Daily Express newspaper before being repurposed for office and leisure use.

While the building followed a similar architectural approach to other Express Buildings in London and Glasgow, the Manchester site, with its futuristic glazed curtain walls, is considered the finest. It remains a landmark building in Manchester City Centre.

Heritage Potential engaged Manchester City Council in early, informal pre-application discussions to agree the principal of development with the conservation officer. The team also instructed a market appraisal to confirm the interventions were required to meet commercial demand and to secure occupancy of significant floorspace for the long term.

The proposals were also carefully designed to ensure that architectural features of significance, such as the large cruciform columns and the curtain walls, are maintained and celebrated. A relatively open plan form also remains discernible in the new floorspace.

Overall, the sensitive design and public benefit of re-occupying such a large amount of floorspace was compelling and Listed Building Consent was granted prior to the 8-week determination date.

Heritage Potential
London
Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7397 5212