

NXQ, Lever Street, Manchester



Office-led mixed-use development in Manchester's Northern Quarter

CLIENT

Soller Group

LPA

Manchester City Council

STATUS

Planning permission granted

SERVICES

Heritage

Our role

- On behalf of Soller Group, our Heritage team contributed to the full planning application for the redevelopment of existing buildings on Lever Street. The scheme involves the part-retention, conversion and extension of non-designed heritage assets, alongside the construction of a new 18-storey building.
- Although outside of its conservation areas and containing no listed buildings, the site forms part of the Northern Quarter of Manchester; sitting at its northern edge on Great Ancoats Street which separates the Northern Quarter from Ancoats. The distinct character and culture which has developed within the Northern Quarter has been a key consideration in developing proposals for the site. Our team researched the history and development of the site and its surrounding context through focused archival research, advising the design team on the local significance of historic buildings within the site to inform the development.
- We prepared a Heritage Assessment to assess the impact of the proposed development on the significance of built heritage assets, utilising a zone of theoretical visibility to understand potential visibility of the tall building across the city centre and advise on viewpoint locations. The assessment forms part of the Environmental Statement (ES) and was prepared as part of an Environment Impact Assessment (EIA) process. Due to the close proximity of the Daily Express Buildings (grade II* listed) we engaged with Historic England as part of the pre-application process.

Results

- The development will deliver 121,000 sq ft of high-quality office space (Use Class E), featuring a ground floor reception, ancillary facilities, rooftop plant, supporting infrastructure and landscaped public realm. It's projected to generate around 800 jobs and inject £60 million annually into Manchester's economy.
- Amenities will include a fitness studio, cycle hub, and tech-focused communal zones to support wellbeing.
- The project is targeting a BREEAM Excellent rating and incorporates passive cooling strategies through exposed thermal mass and night-time ventilation.
- Planning permission was secured in January 2025 and it is expected to be completed by 2027 or 2028.

Turley