



Design and Access Statement

FOR Planning Application

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St James's Tower

7 Charlotte Street
Manchester
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DESIGN & ACCESS STATEMENT

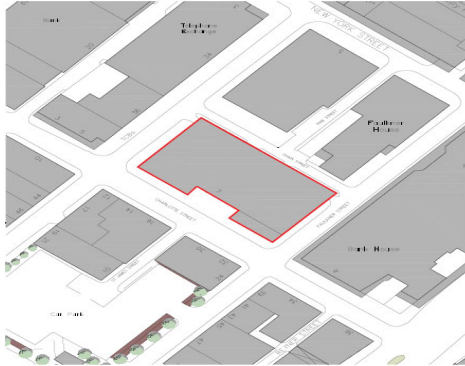
ST JAMES TOWER – MANCHESTER

1.0 INTRODUCTION

This statement will accompany the Planning application for the proposed lighting works to St. James's Tower, Manchester.

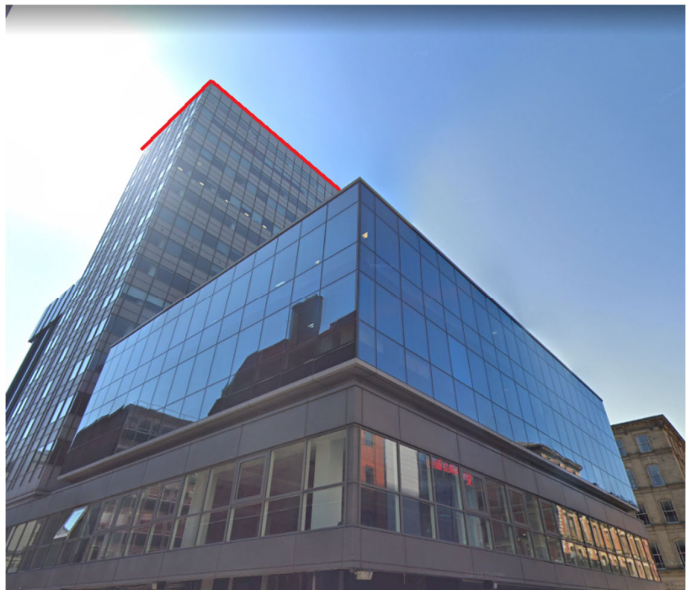
The following works are proposed; -

- Installation LED-Strip tape to the external elevations of St James Tower.
- The LED strips will be predominantly white, however will have the ability to change colour, for example if Manchester City wanted to show support to the NHS and surrounding buildings turned blue, St James Tower could also be a part of the activity.



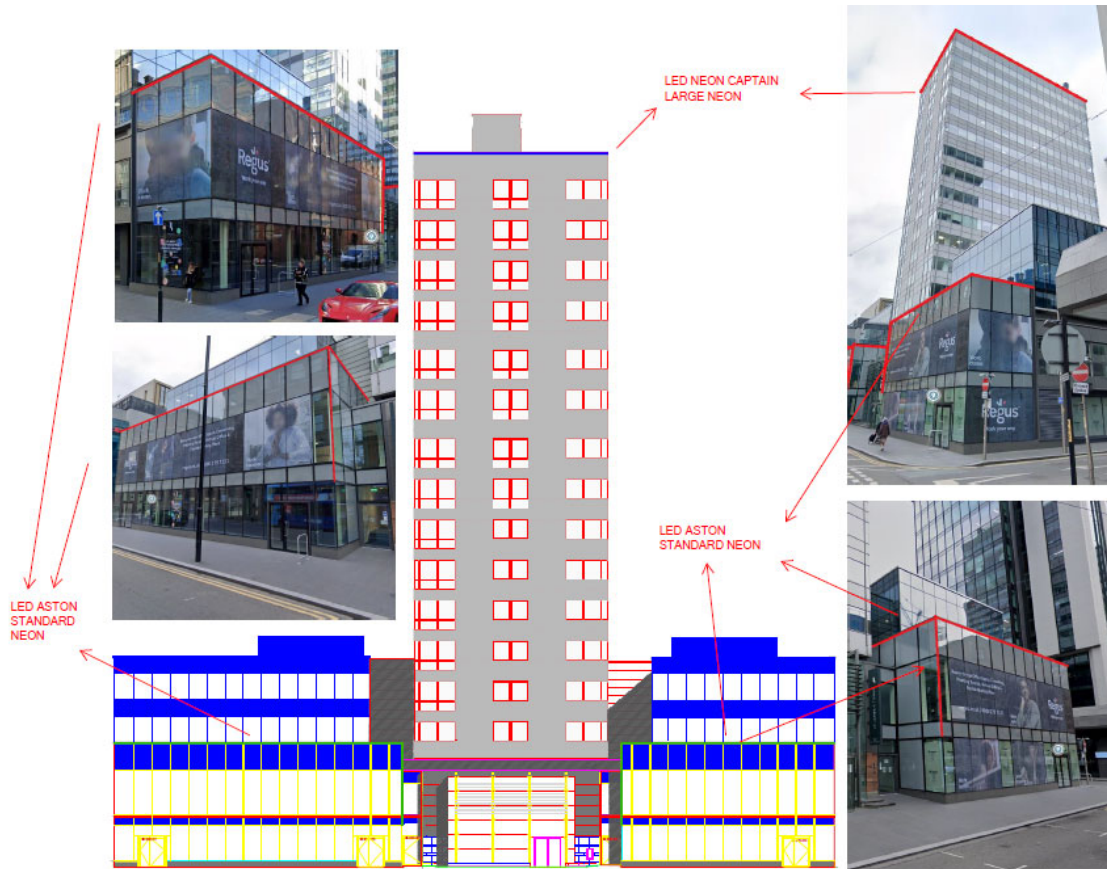
Building locations

Red line – location of LED strip



The Design Statement sets out the description of the appearance and character of the existing building and the impact of the proposals on those criteria.

The Access Statement sets out access issues at Planning Stage and is a framework of how obligations may be met for providing 'reasonable provision' for disabled people under the Disability Discrimination Act (1995), amended in 2005 and repealed and updated by the Equality Act 2010.



2.0 DESIGN STATEMENT

2.1 EXISTING BUILDING CHARACTER AND APPEARANCE

Note; also refer to the justification statement under NPPF Section 12 which outlines the history of the building.

KEY FEATURES OF THE AREAS OF THE BUILDING AFFECTED BY THE PROPOSALS

- The top of the building perimeter.
- The side cheeks of the building.

St James's Tower was constructed in 1964 and was designed as both a purpose-built office and gentleman's club. Over the last 15 years the building has undergone extensive refurbishment which has resulted in a much-altered external appearance.

Originally, the building included a large ground and first floor podium base that allowed for the 14 stories to sit. The year 2000 saw the beginning of several alterations, with a view to modernize and improve the building for office use.

St James's Tower is not within a conservation area itself but simply within the setting of one, and the character of the northern side of Charlotte Street is juxtaposing in form and materiality, forming a contemporary street wall.

2.2 NOTES TO THE PROPOSALS AND HOW THEY AFFECT THE EXISTING BUILDING CHARACTER AND APPEARANCE

The existing building does not include any external lighting. There was an external sign installed early 2021 to the centre of the building which doesn't capture the size of the building's footprint.

The building currently provides a high specification of accommodation and finish and provides attractive and marketable office space. However, the building currently doesn't have a great street present on Charlotte Street.

The proposals have been developed to address this as well as providing a better street present from Portland Street and Mosley Street. This proposal will also help tie in with other recent developments for example Neo also on Charlotte Street. Furthermore, the proposal will knit into the existing character of the business district whilst avoiding any visual intrusion on the adjacent heritage assets.

It is felt the building will benefit from this proposal to capture the recent refurbishment works which has been undertaken. External LED lighting is being installed on many new constructions and newly refurbishment and feel St James Tower should also be recognized. The LED strip should be captured to be on permanently.

3.0 ACCESS STATEMENT

The proposals include no alteration to access and further provisions under DDA as already implemented under the previous consented fit out works.

4.0 Additional Information

Details of external lighting fixtures.



Aluminium Profile
Order Code: AC013-AP
Dimension: 1000x20.5x17.6mm/
39.37"x0.81"x0.69"(LxWxH)
Material: aluminium
Color: silver



Aluminium Profile
Order Code: AC022-AP
Dimension: 1000x32x20mm/
39.37"x1.3"x0.79"(LxWxH)
Material: aluminium
Color: silver