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Design and Access Statement

PLANNING APPLICATION FOR ALTERATIONS TO EXTERNAL ELEVATIONS AT ST JOHNS HOUSE, DEANSGATE, MANCHESTER

This Design and Access Statement relates to an application for alterations to the external elevations of St Johns House, Queen Street, Manchester.

In line with Circular 01/06 this statement explains the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, appearance and landscaping of the development. Also in compliance with the guidance, access arrangements to the buildings are outlined below.

Use

The application proposes the creation of a new entrance pod to the St Johns House office building and other minor alterations to the external elevations. It does not seek to alter the consented use at this site and the buildings will continue in office (B1) use.

Amount

The works to the Queen Street entrance will increase the gross quantum of internal floorspace available by 4.29sqm. The proposed entrance will extend 1m from the existing elevation and have an overall height of 2.7metres.

Layout

The proposed entrance pod will not project beyond the existing building Queen Street building line of St Johns House. Similarly it will not exceed the extent of projection of the existing revolving entrance. The entrance pod is proposed to improve the legibility of the building.

Scale/Appearance

The works will improve the appearance of the existing building from Queen Street, Deansgate and Lloyd Street through sensitive refurbishment.

Refurbishment of the Queen Street elevation will incorporate the careful cut out of the existing glazed rotating entrance doors and adjacent swings doors and the construction of a new Design for Access 2 compliant 'entrance pod' with sensor operated double entrance doors. A 600x400mm travertine tile surround will frame the new 'entrance pod' which is to be constructed from 22mm laminated safety glass with acid etched manifestations.

In summary, the proposed new entrance will be of a contemporary, light-weight and transparent design to compliment the architectural design of the host building and be similar to the adjacent entrance way at Starbucks, Centurion House, Deansgate.

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In addition to the new 'entrance pod', the repainting of the metal panels in anthracite grey (RAL 7016) will improve the overall the appearance of the building.

Landscaping

The application consists of elevational alterations only and will have no impact on the existing landscape at the site. This is not, therefore, a relevant consideration under this application.

Access

The refurbishment of the property as proposed will improve the existing access arrangements through the introduction of sensor operated double entrance doors. The level entrance doorways into the properties will be 1000mm wide and will comply with Approved Document M. The 'entrance pod' has been designed to be inclusive and easy for all, regardless of age or disability and will have no impact on the servicing arrangements as each of the existing access routes to the site will be retained.