

3-5 ST JOHN STREET, DEANSGATE M3 4DN

PLANNING AMENDMENTS - JUNE 2025

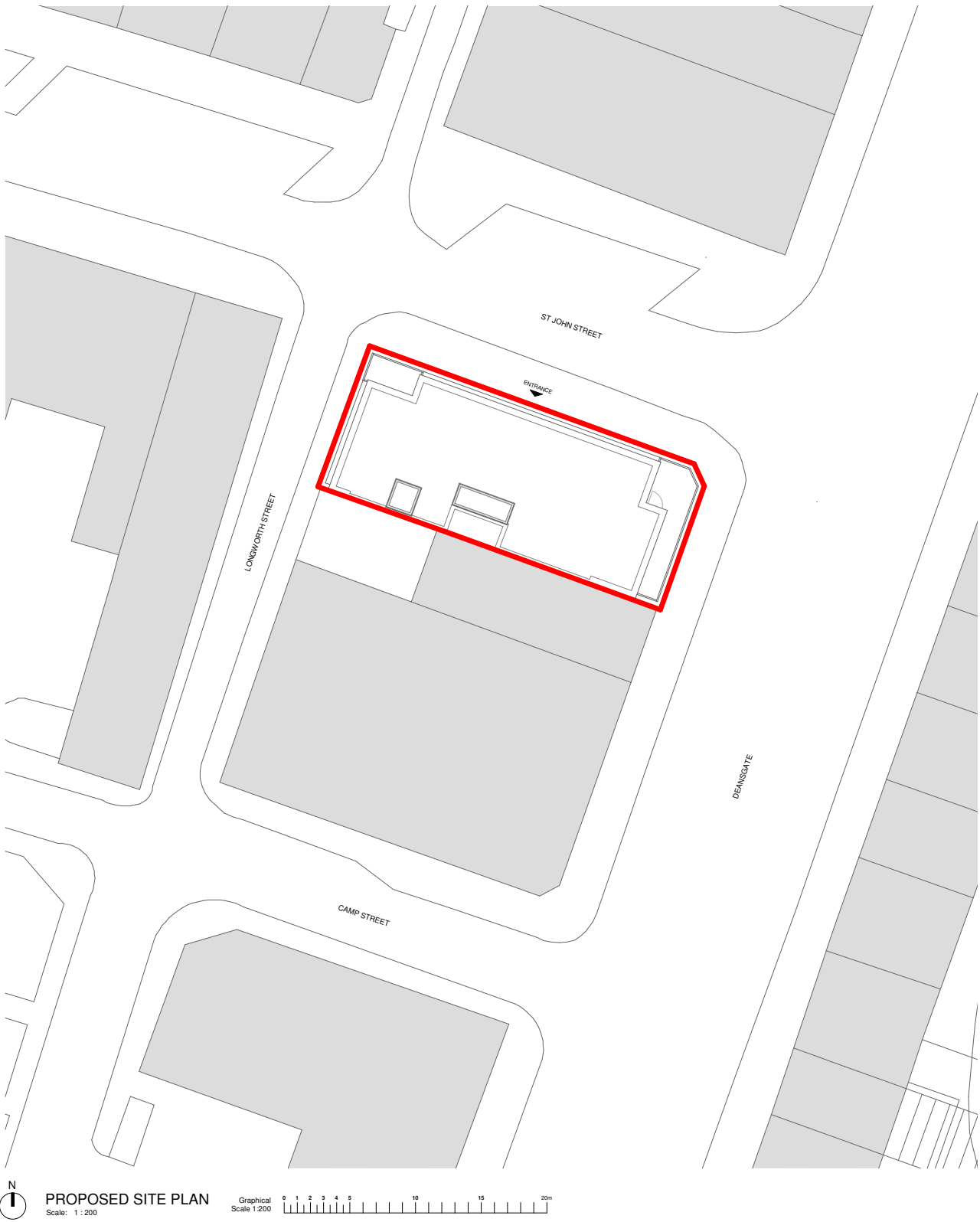


The original planning application for 3-5 St John Street, Manchester M3 4DN was validated on Friday 18th May 2018:

120062/FO/2018

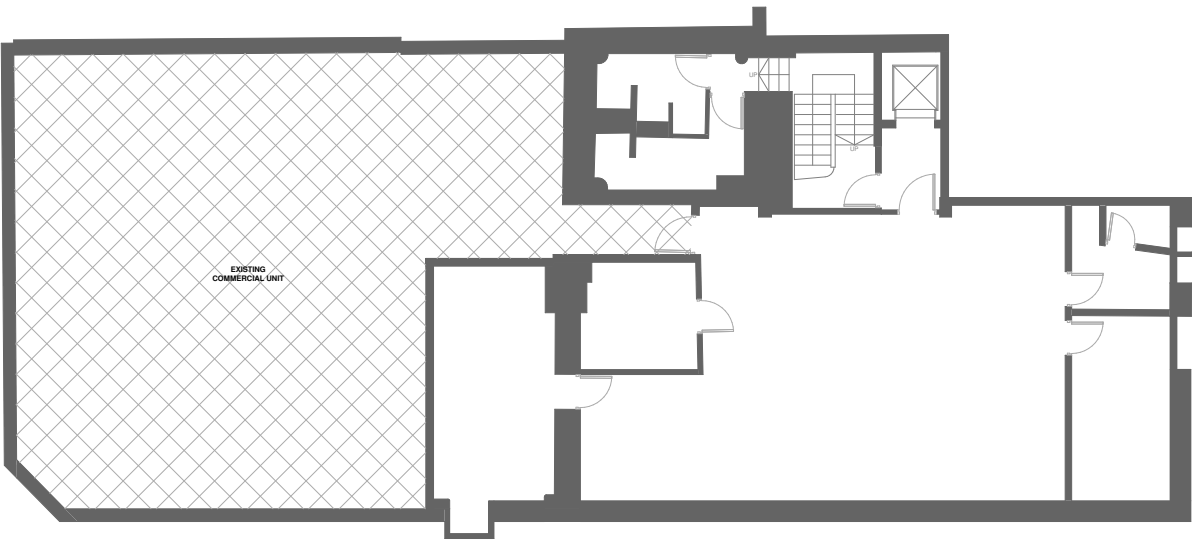
Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments (Class C3), with storage provision at basement level.

This document has been prepared by CODA with the objective of outlining the modifications made during continued design development, addressing comments and feedback provided by the client and addressing the building regulation changes since the previous application.

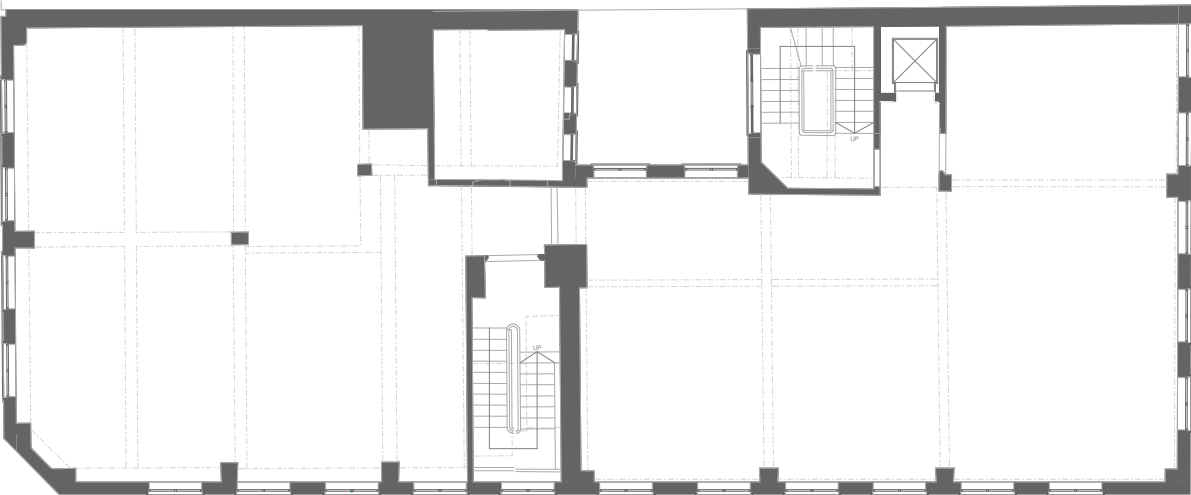


The existing building is a three-storey building on the corner of Deansgate and St John Street, with Longworth Street to the rear, and the majority of the building was constructed c. 1958. The building was constructed as a library facility and following alteration, now includes a corner retail unit occupied by Richer Sounds and a Physiotherapy practice to the rear of ground floor. The upper floors are currently vacant.

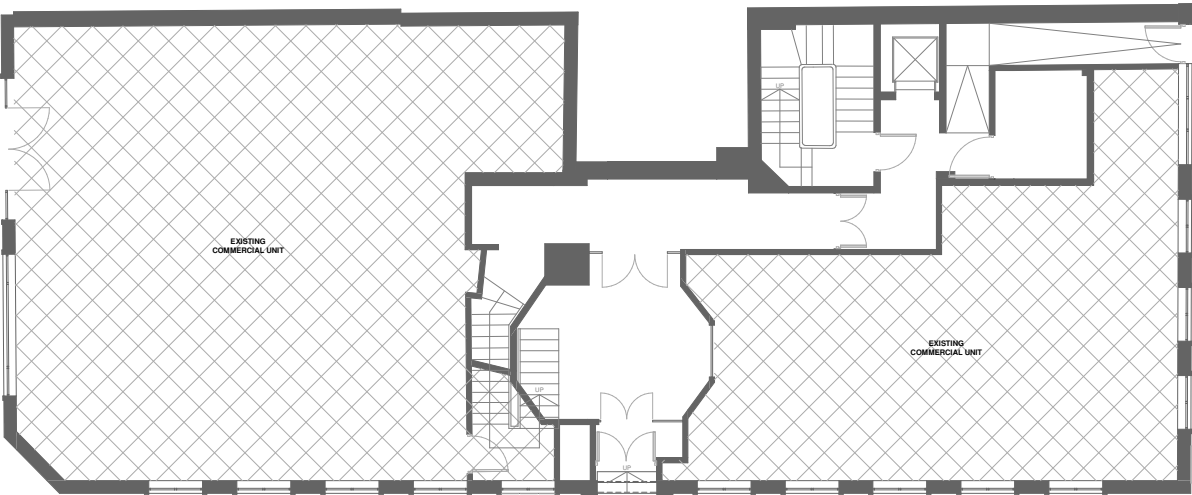




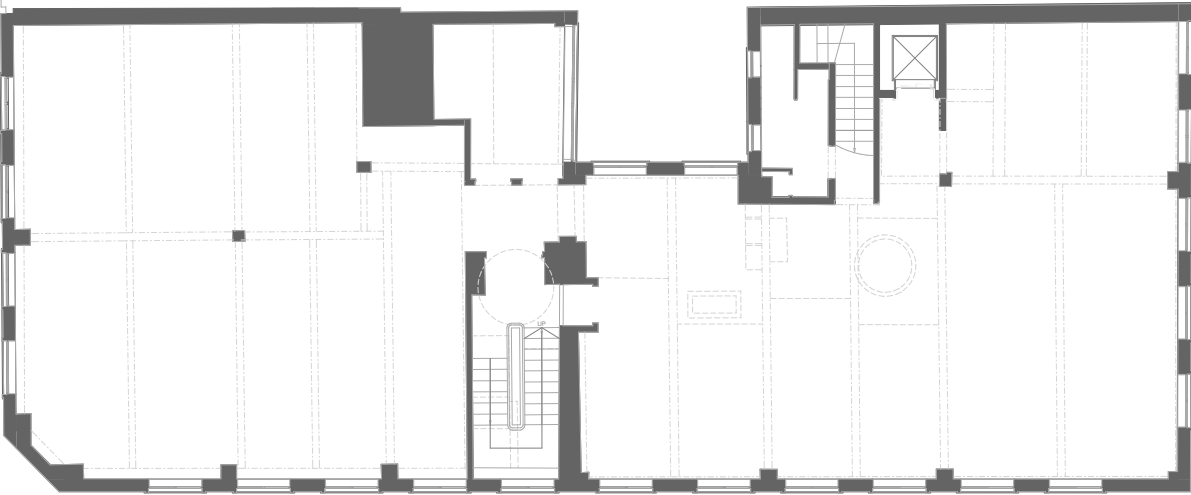
EXISTING BASEMENT
Scale: 1:50



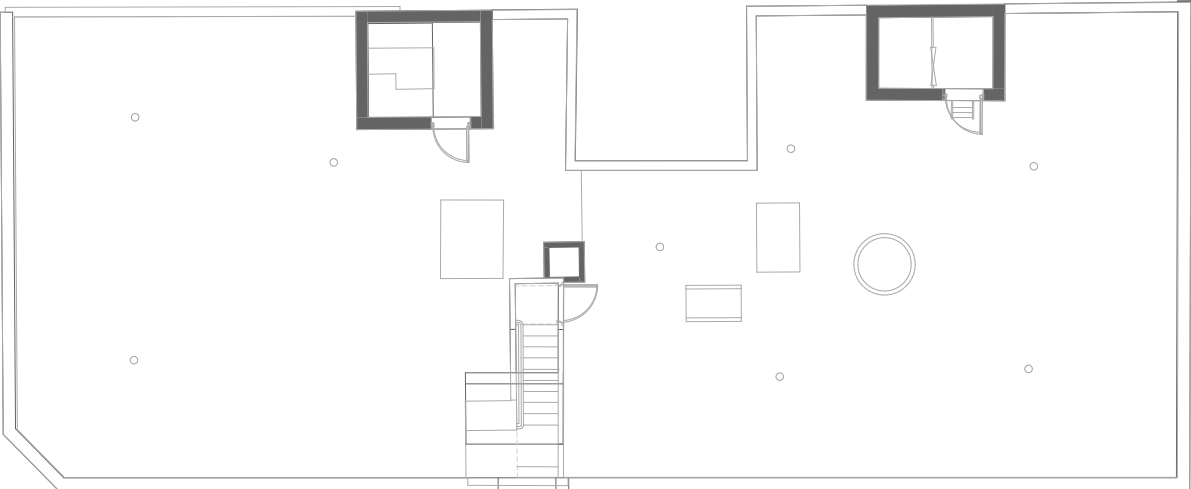
EXISTING FIRST FLOOR
Scale: 1:50



EXISTING GROUND FLOOR
Scale: 1:50



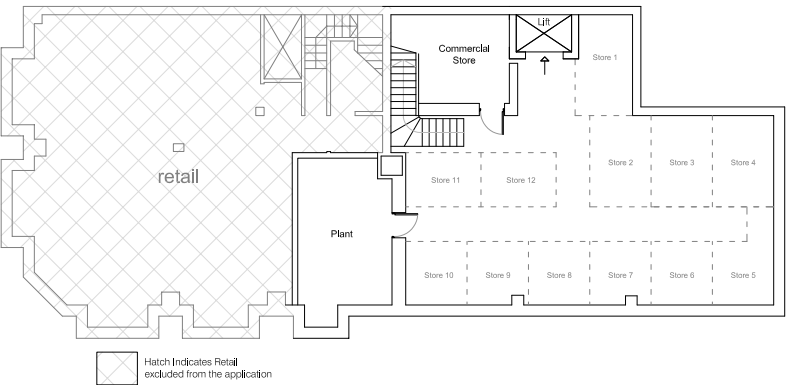
EXISTING SECOND FLOOR
Scale: 1:50



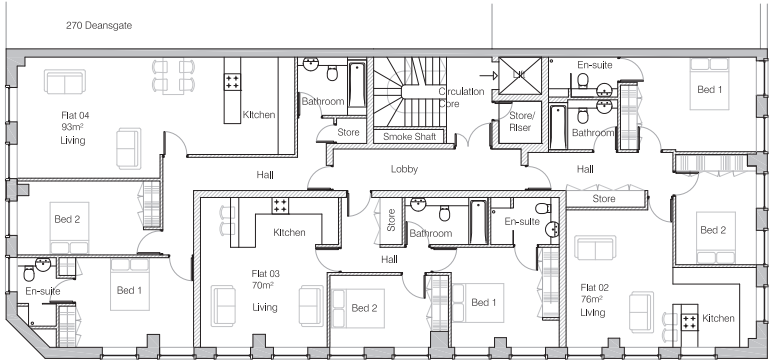
EXISTING ROOF PLAN
Scale: 1:50

The approved planning application, produced by Cartwright and Gross Architects, aimed to retain the existing ground floor retail uses and covert first and second floors into residential use. Additionally, two new levels of residential accommodation were proposed- the third floor being constructed in brick aligned to the existing building footprint, and the top floor being constructed largely in glazing with grey cladding and roof finishes.

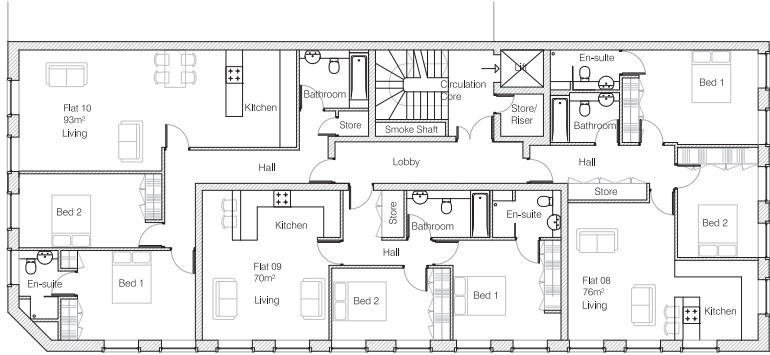
For circulation and access through the building, the proposal infilled the existing light-well situated on the party wall with the adjacent property, 270 Deansgate. This new internal floor area was used to locate a new passenger lift and staircase to access all floors. The existing lift and two staircases were to be removed and from a review of the plan’s following approval, it has been determined that the proposed communal stair was not compliant with the current building regulations and the corridor serving the apartments could not be adequately ventilated in the event of fire.



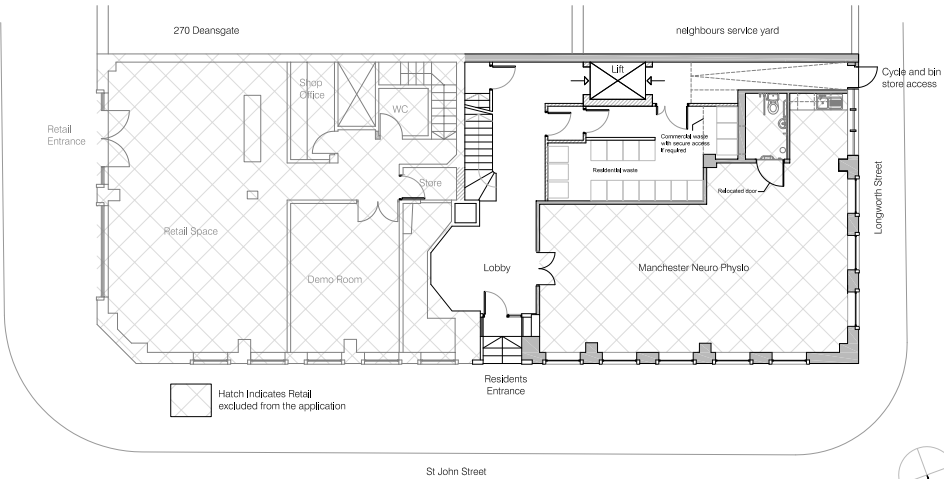
Proposed Basement Floor Plan
1:100



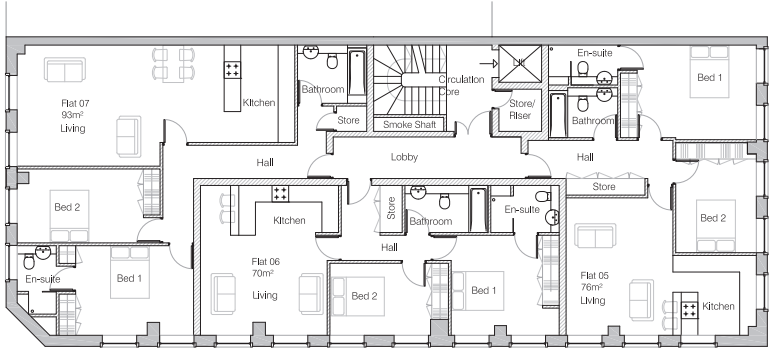
Proposed First Floor Plan
1:100



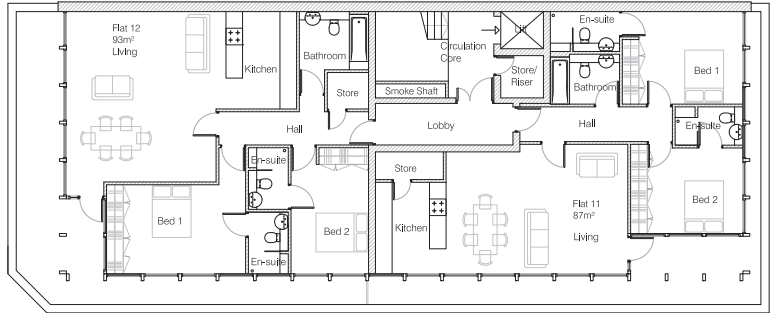
Proposed Third Floor Plan
1:100



Proposed Ground Floor Plan
1:100



Proposed Second Floor Plan
1:100

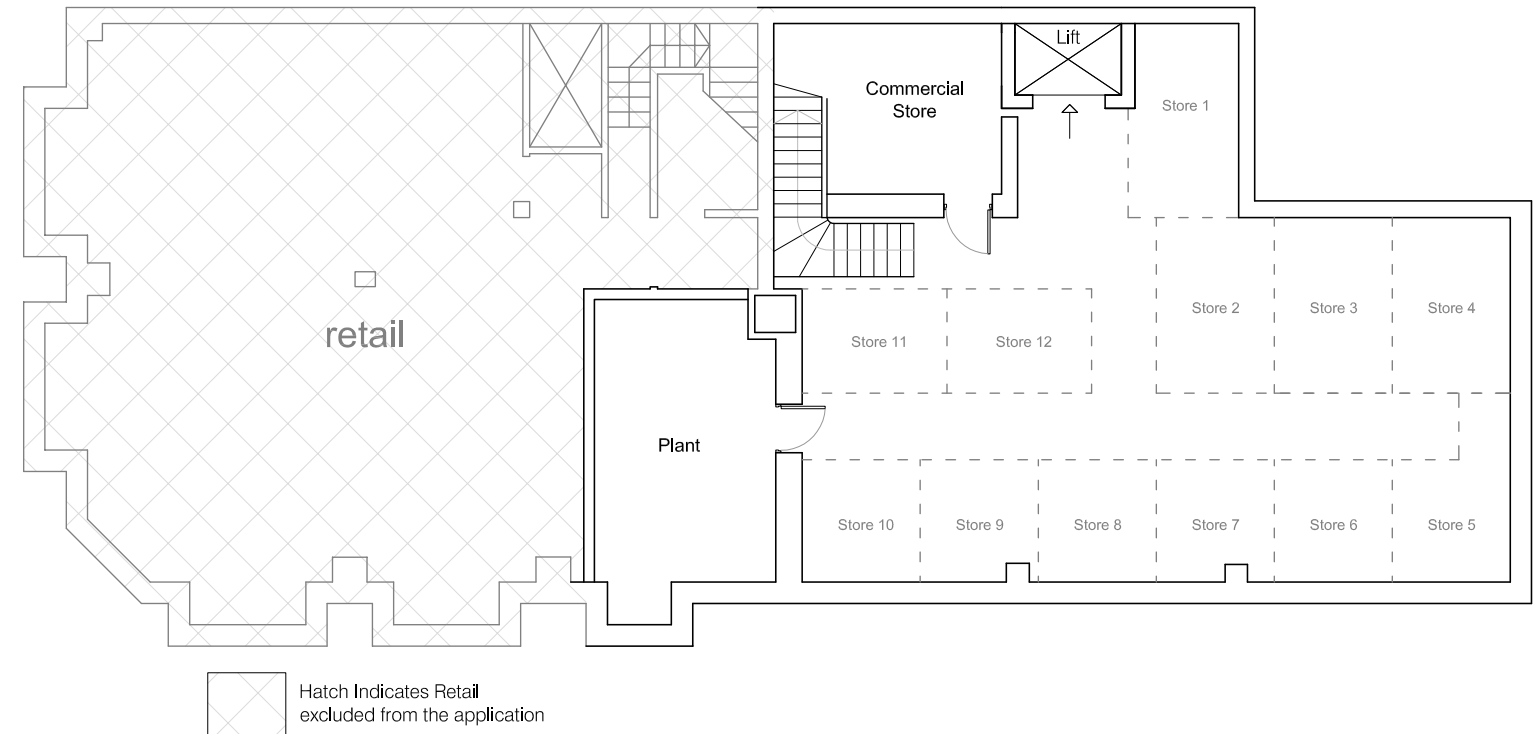


Proposed Fourth Floor Plan
1:100

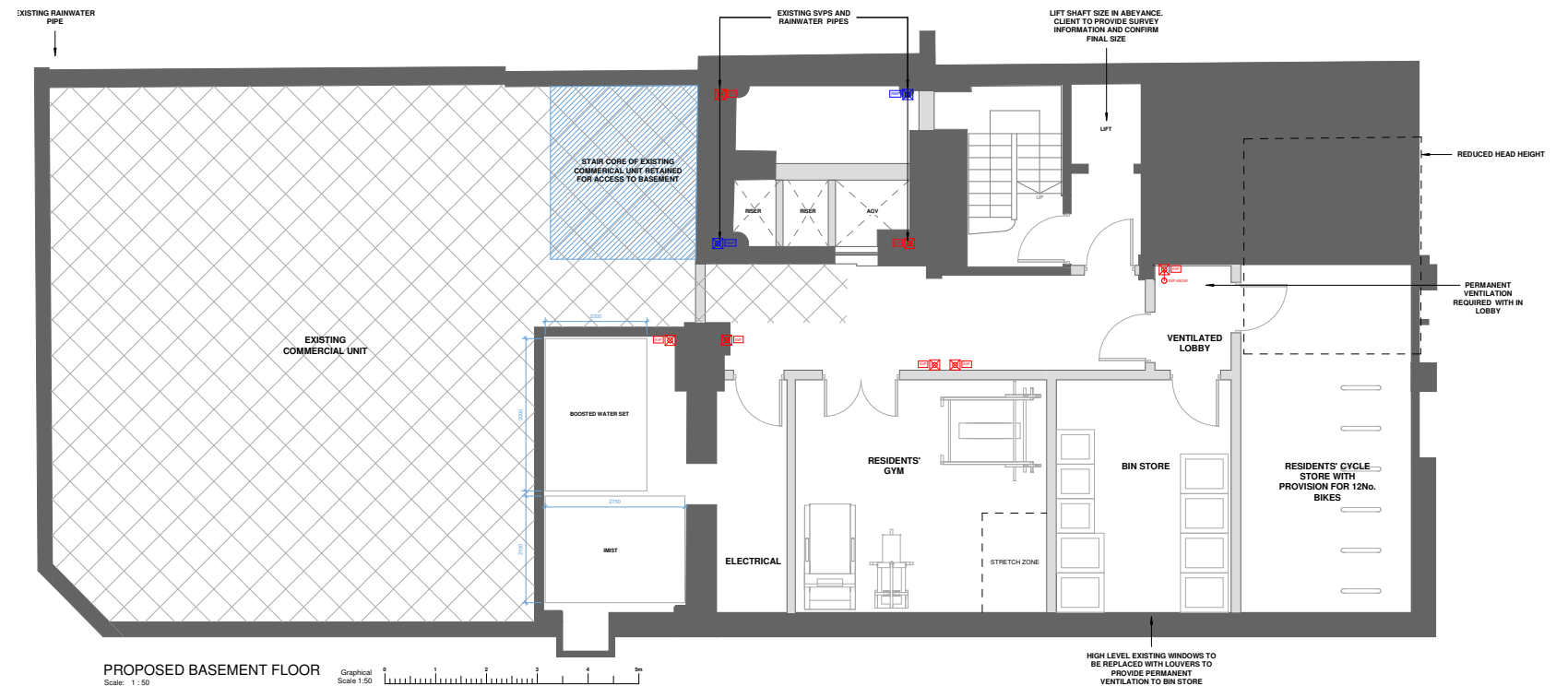
The following amendments have been made to the plans submitted as part of the original planning application:

- Existing stair core adjacent to lightwell to be retained to all existing floor levels.
- Storage areas replaced with residents' gym and residents' cycle store with provision for 12No. bikes. Bin store relocated to basement level in line with MCC refuse strategy guidance. Access via existing lift from Longworth Street to enable collections, to be managed by an external company.
- Plant room, stair and lift lobbied from communal corridor in accordance with fire consultant comments to comply with Approved Document Part B.

APPROVED PLAN

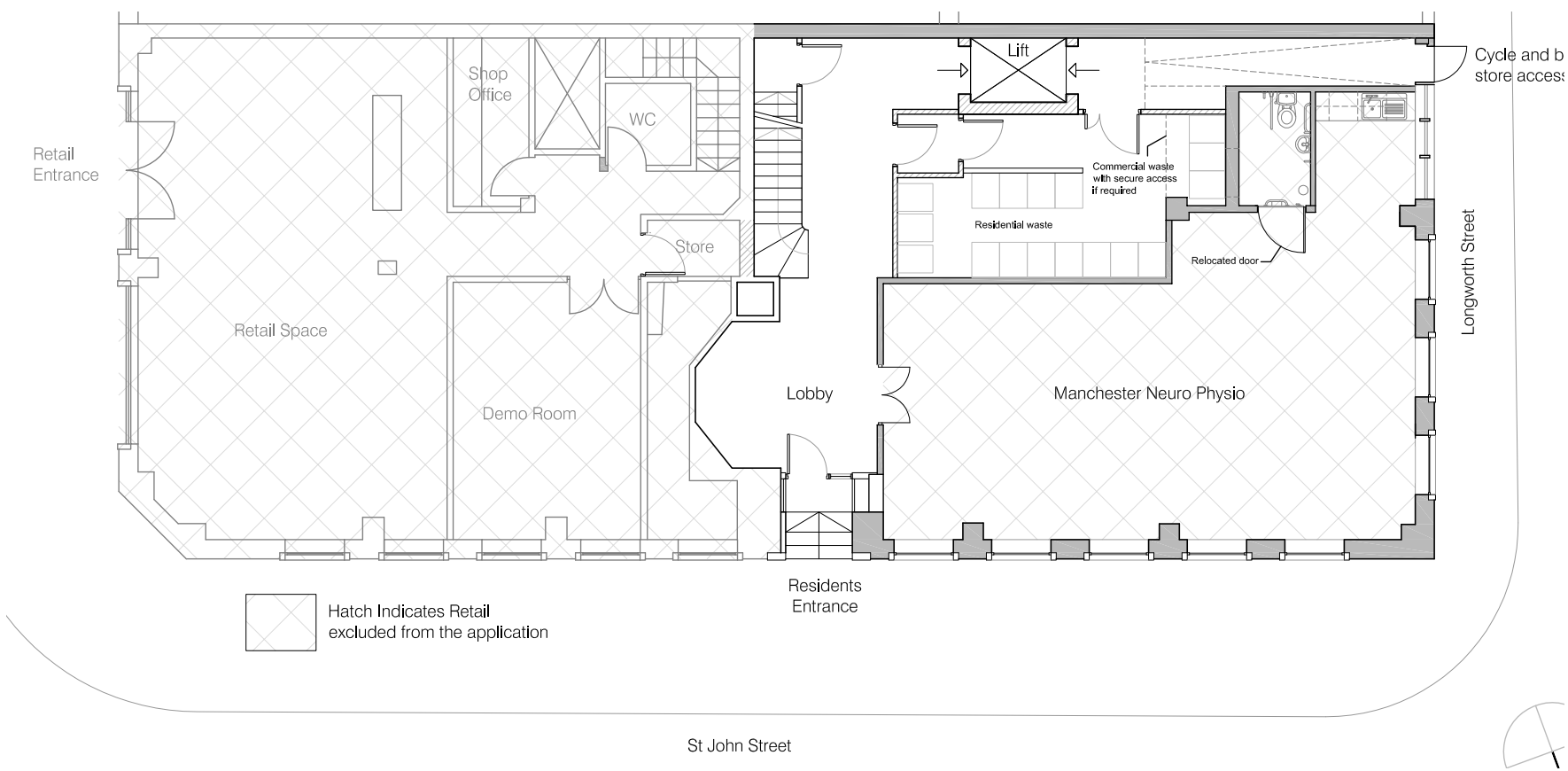


AMENDED PLAN

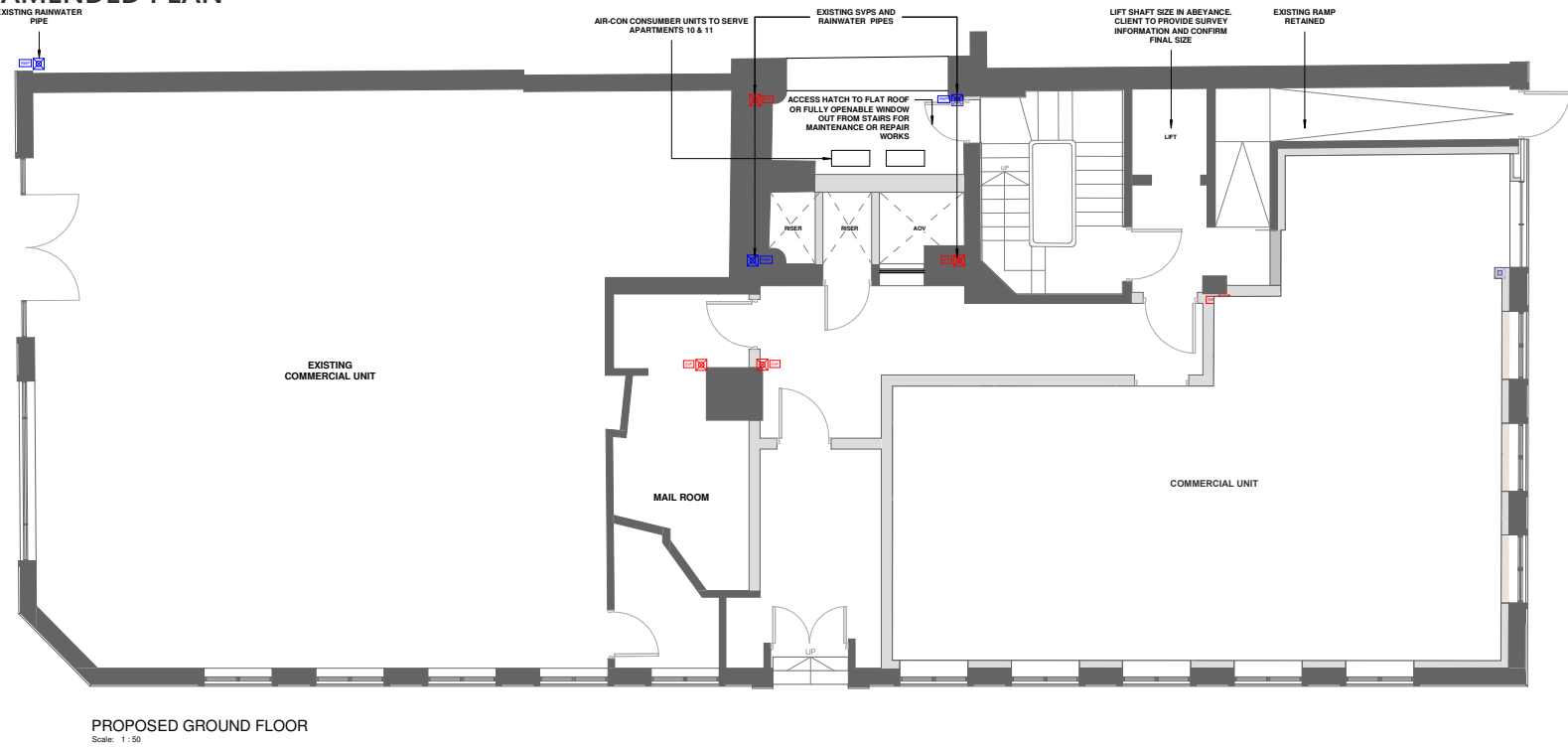


- Residents' mail room added to the left of the main building access from St John Street.
- Existing stair core adjacent to lightwell to be retained to all existing floor levels.
- General arrangement of ground floor ancillary space updated due to retention of existing stair core
- Existing lift shaft to be retained to all existing floor levels.

APPROVED PLAN

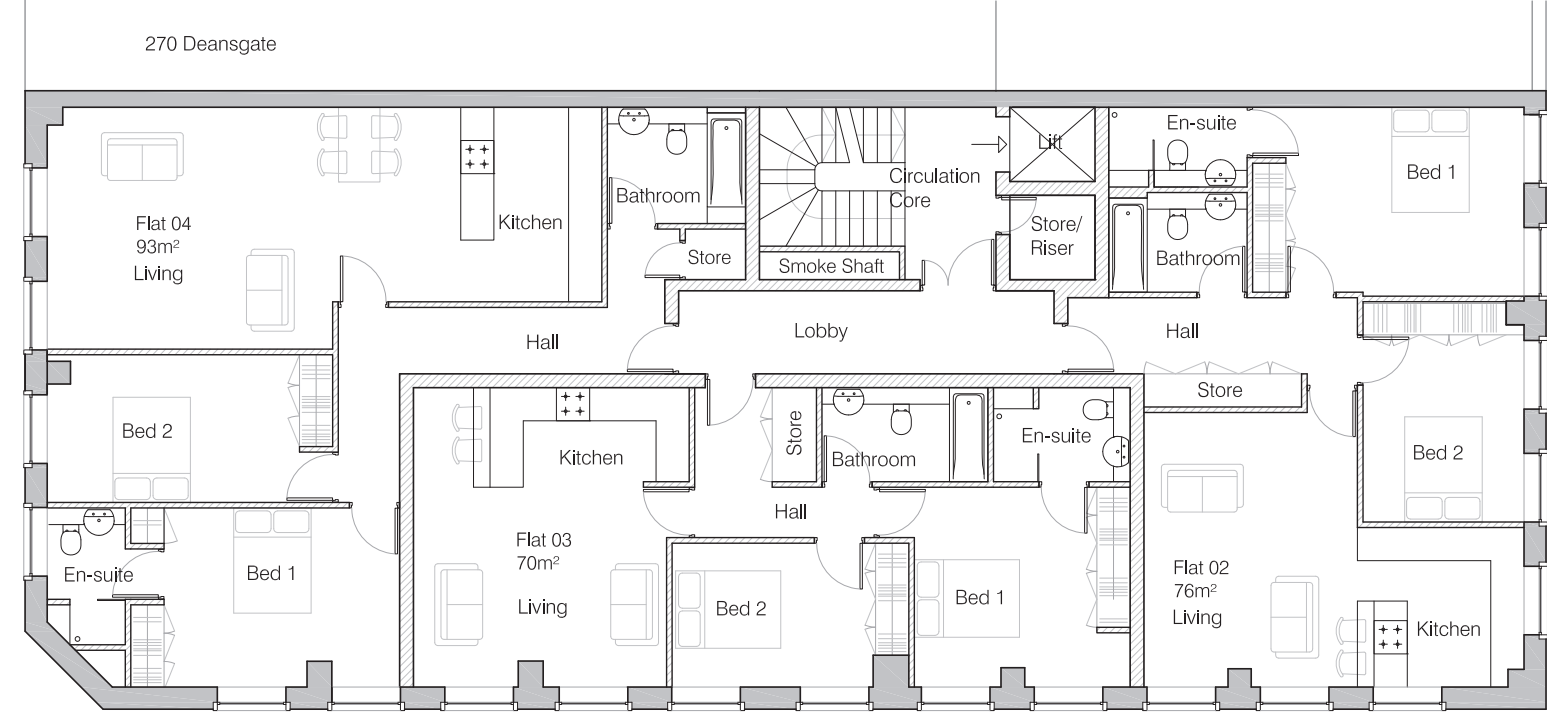


AMENDED PLAN

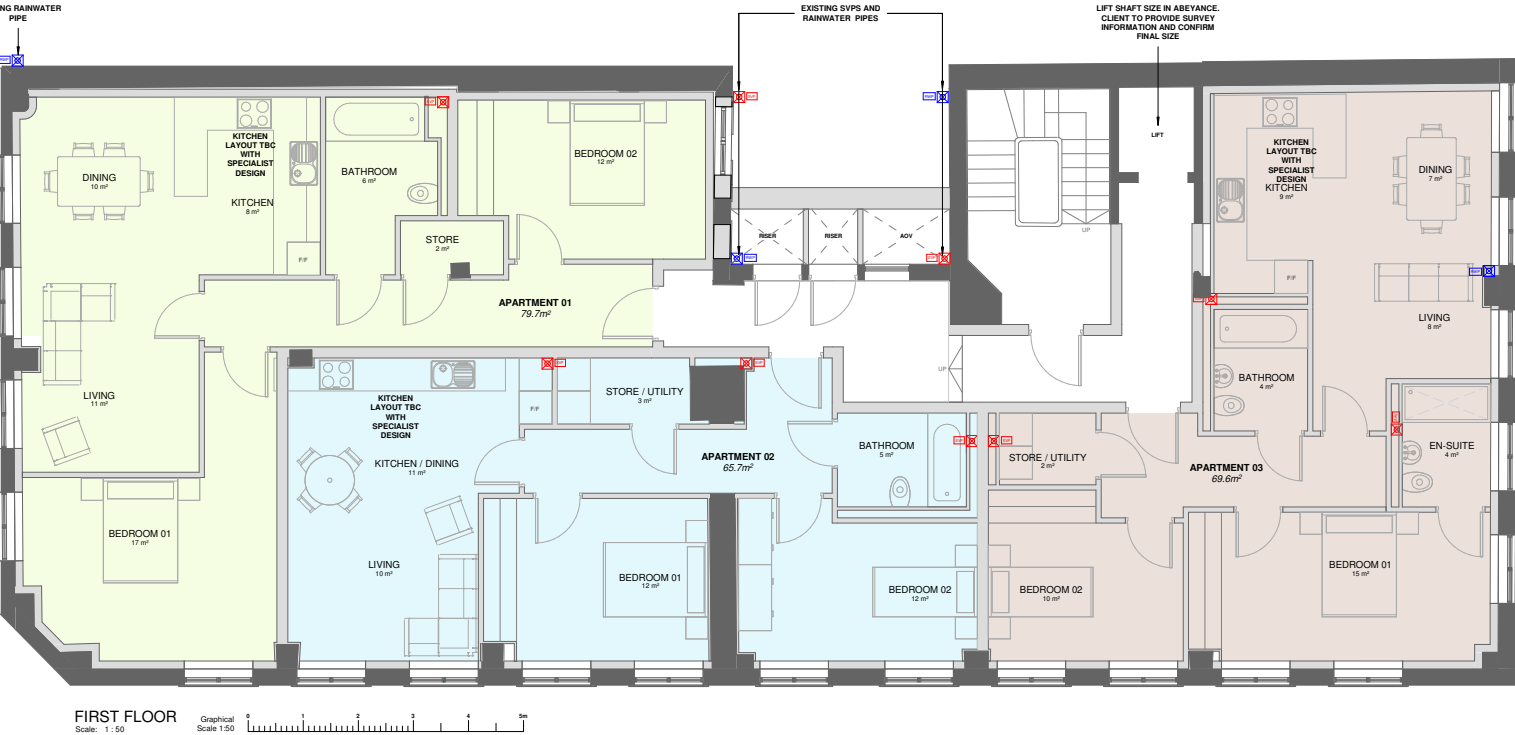


- Existing stair core adjacent to lightwell to be retained to all existing floor levels.
- General layout updated following retention of lightwell and existing staircore.
- Apartment layouts reconfigured to retain existing structure and shear walls as required by structural engineer.
- 3No. 2 bed apartments retained from approved scheme.

APPROVED PLAN

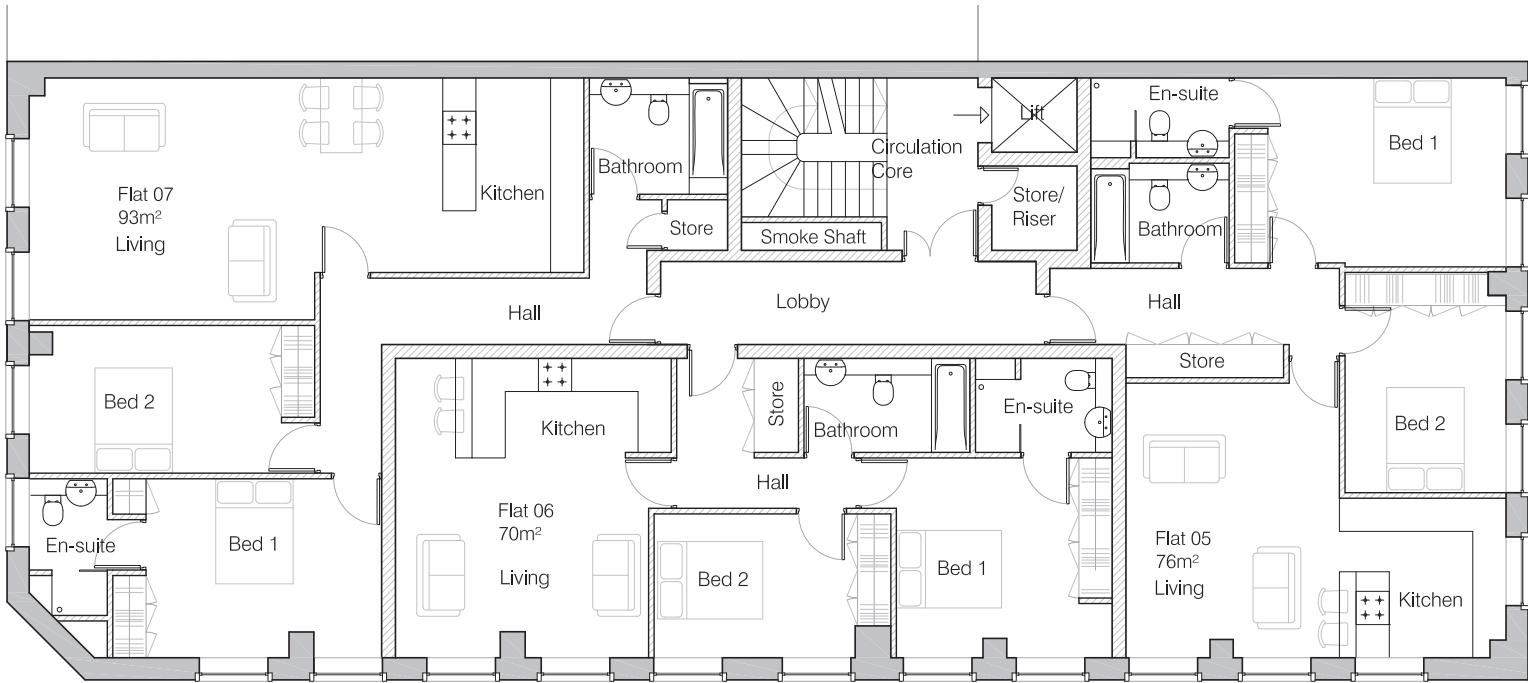


AMENDED PLAN

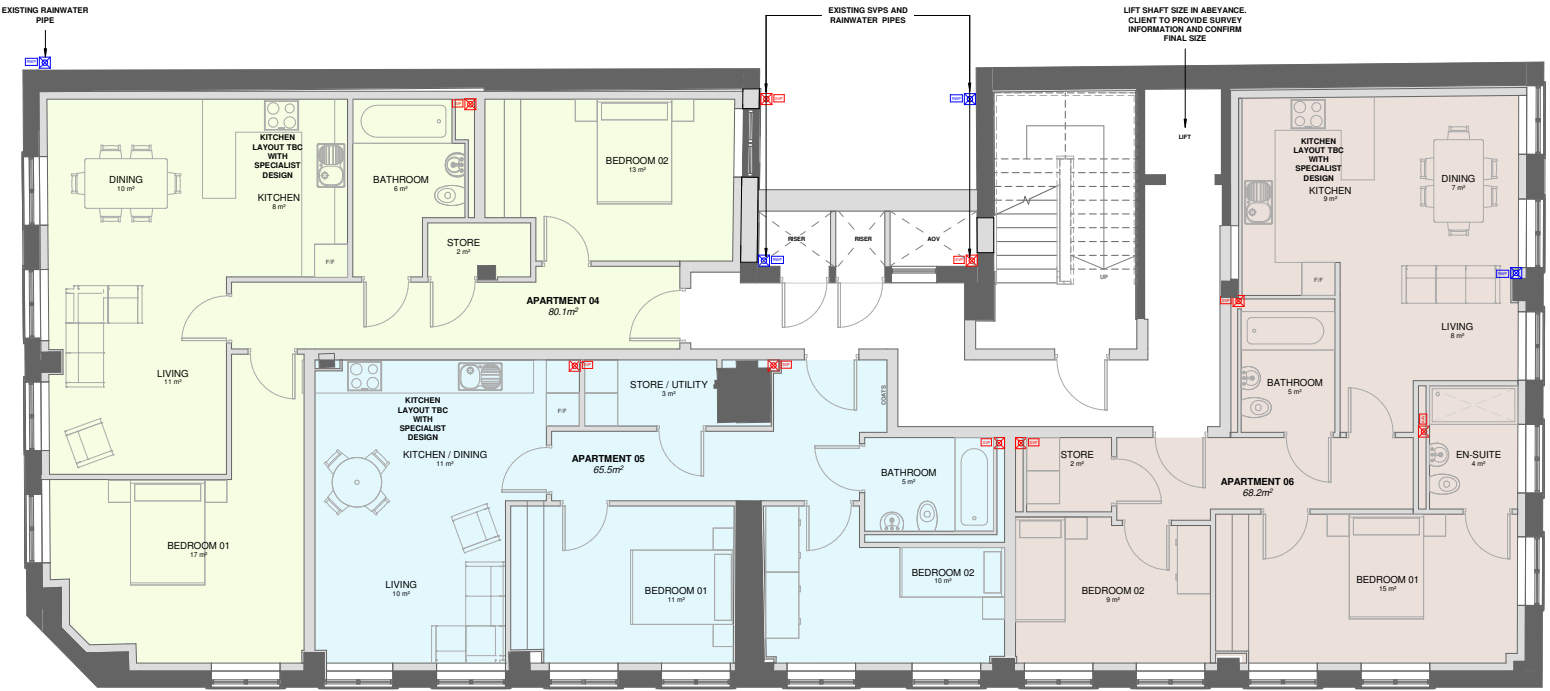


- General layout updated following retention of lightwell and existing staircore.
- New compliant staircase added from second to fourth floor above the existing stair core.
- 3No. 2 bed apartments retained from approved scheme.

APPROVED PLAN



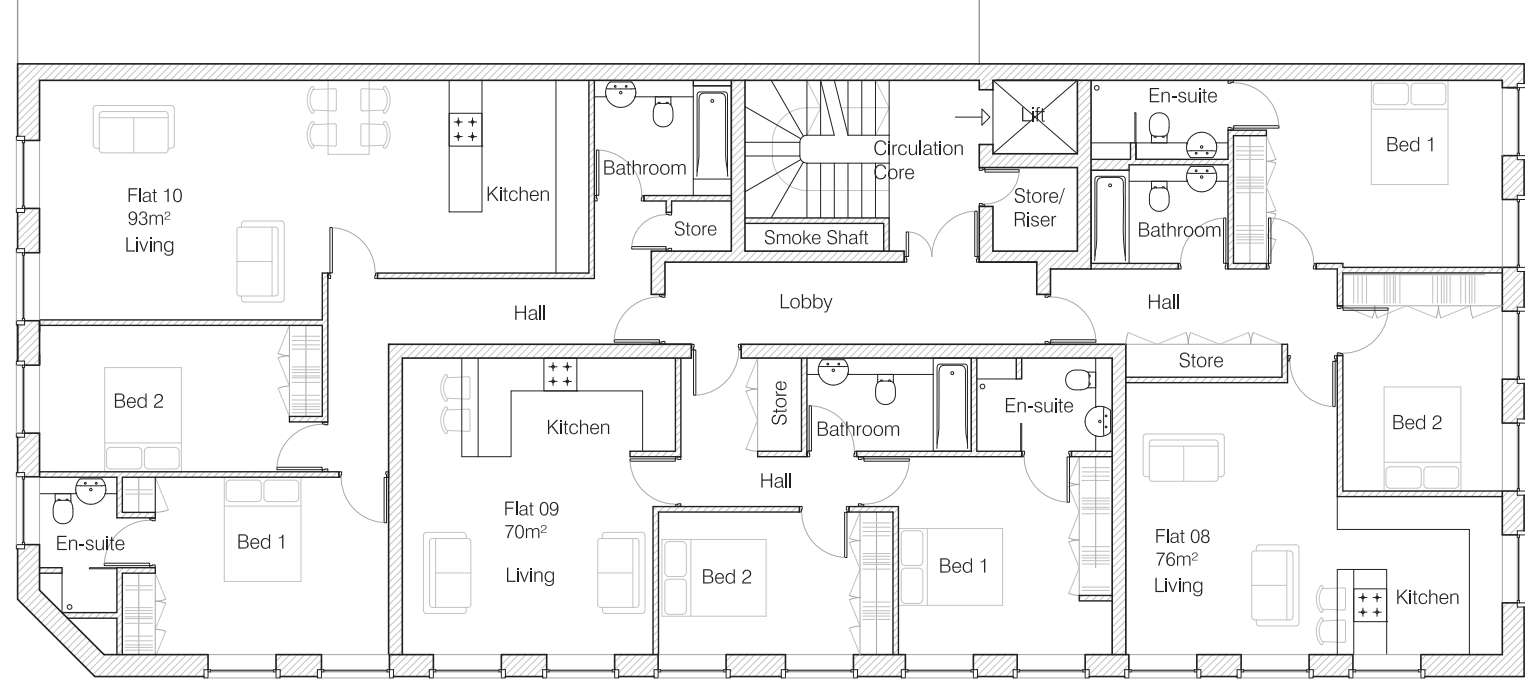
AMENDED PLAN



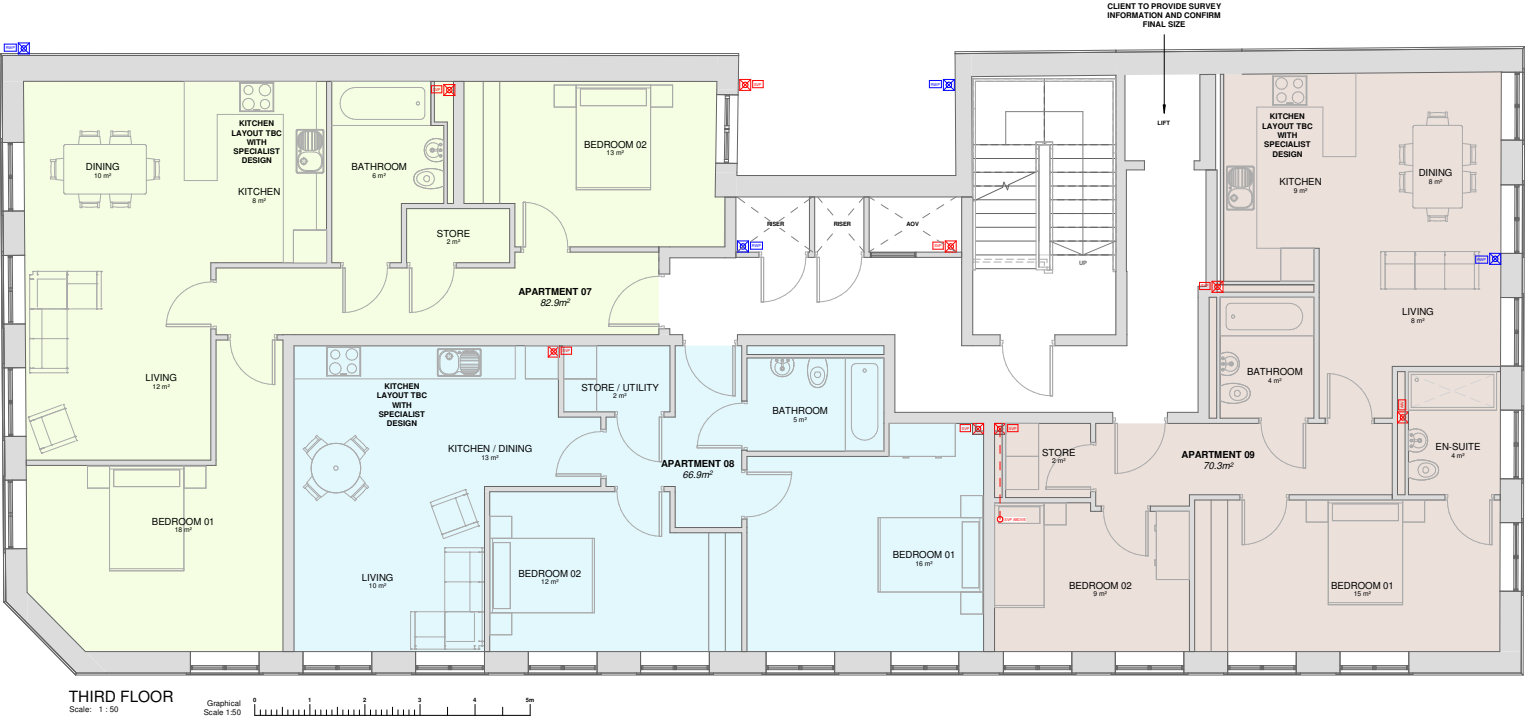
SECOND FLOOR
Scale: 1:50

- General layout updated following retention of lightwell and new staircore from second to fourth floor.
- 3No. 2 bed apartments retained from approved scheme.

APPROVED PLAN

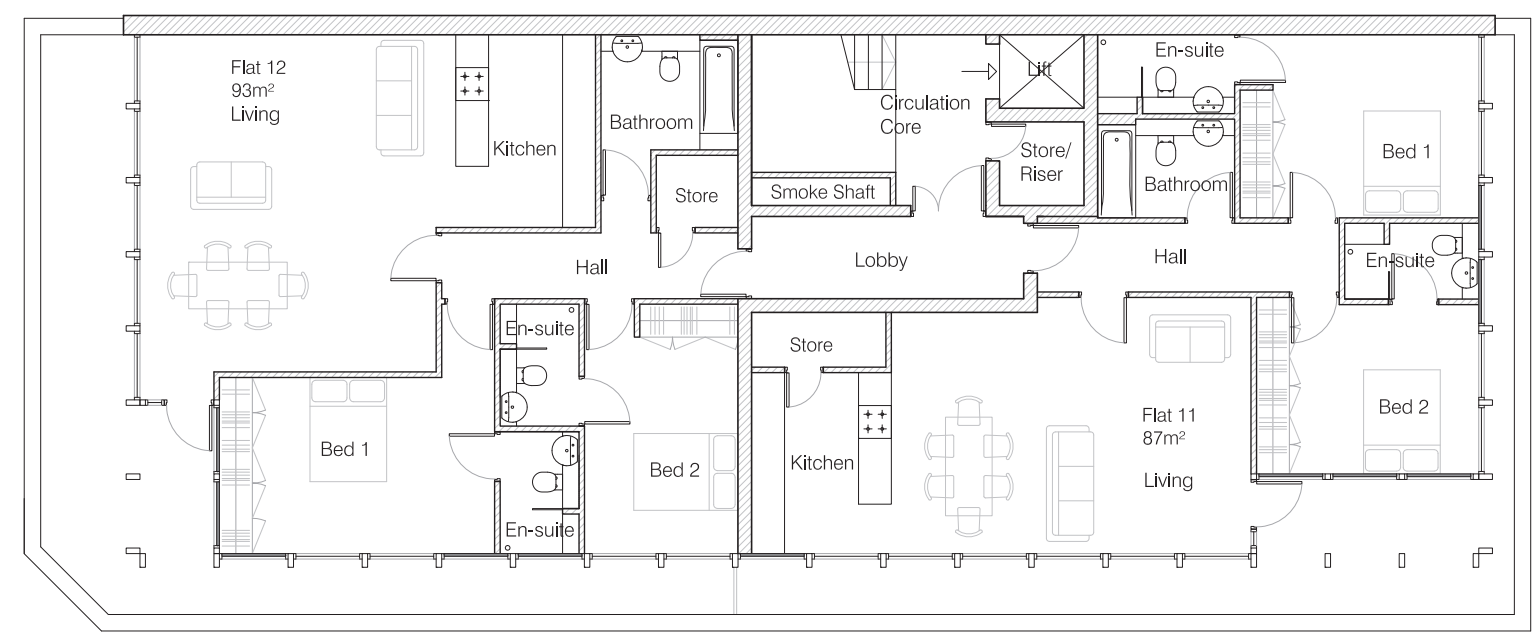


AMENDED PLAN



- General layout updated following retention of lightwell and new staircore from second to fourth floor
- 2No. 2 bed apartments retained from approved scheme.

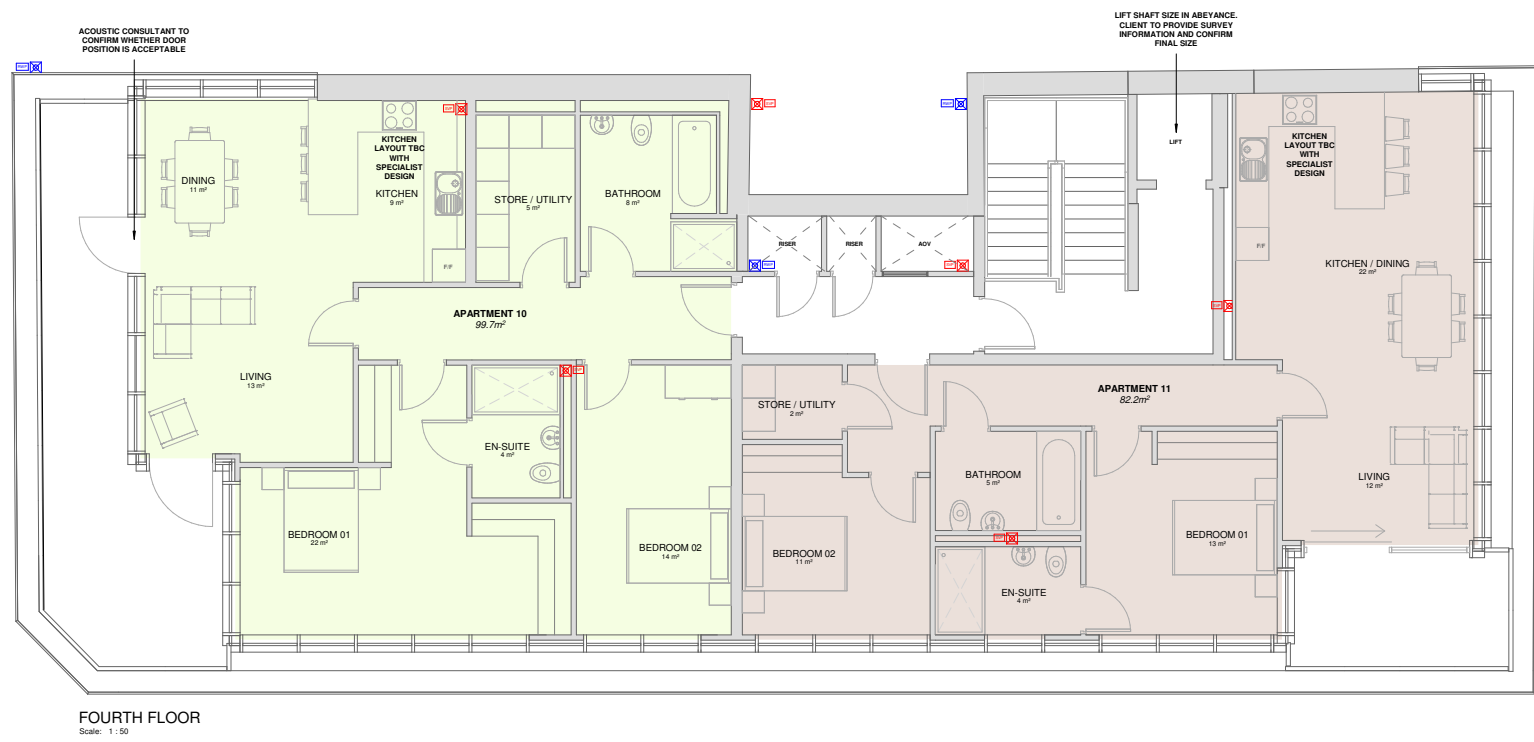
APPROVED PLAN



Schedule of areas showing the floor area comparison between approved scheme and amended proposal. Reduction in floor area as a result of retaining existing lightwell and stair core.

ST JOHN STREET - DEANS GATE		Ref: 3336		Rev: A
UNIT NUMBER	ORIGINAL PLANNING APPLICATION		CURRENT PROPOSAL	
	CALCULATED AREA / m²	ft²	CALCULATED AREA / m²	ft²
FIRST FLOOR				
APT 01	93.0	1001	79.7	858
APT 02	70.0	753	65.7	707
APT 03	76.0	818	69.2	745
SECOND FLOOR				
APT 04	93.0	1001	80.1	862
APT 05	70.0	753	65.5	705
APT 06	76.0	818	68.2	734
THIRD FLOOR				
APT 07	93.0	1001	82.9	892
APT 08	70.0	753	66.9	720
APT 09	76.0	818	70.3	757
FOURTH FLOOR				
APT 10	93.0	1001	99.7	1073
APT 11	87.0	936	82.7	890
TOTAL	897.0	9655	830.9	8944

AMENDED PLAN



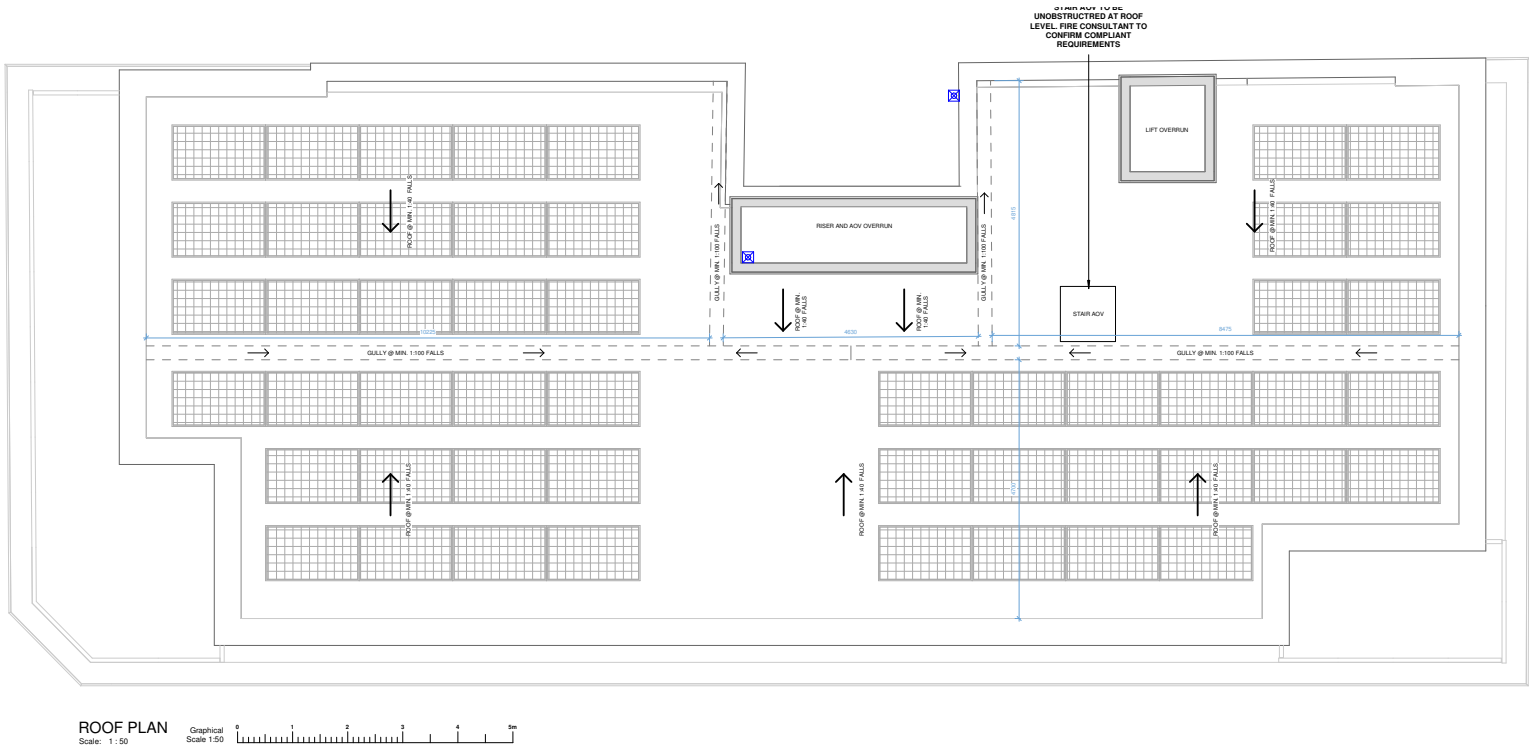
FOURTH FLOOR
Scale: 1:50

- 50 PV units added as part of the renewable energy strategy, along with a SolShare device that allows all residents to access the generated renewable energy

APPROVED PLAN



AMENDED PLAN



Like the original application, the new third floor is to follow the existing building line in red brick that matches the appearance of the existing brick. New window openings are to be the same proportions as those below, with a stone window surround to match the existing. The fourth-floor consists of a glazed facade to the three active elevations.

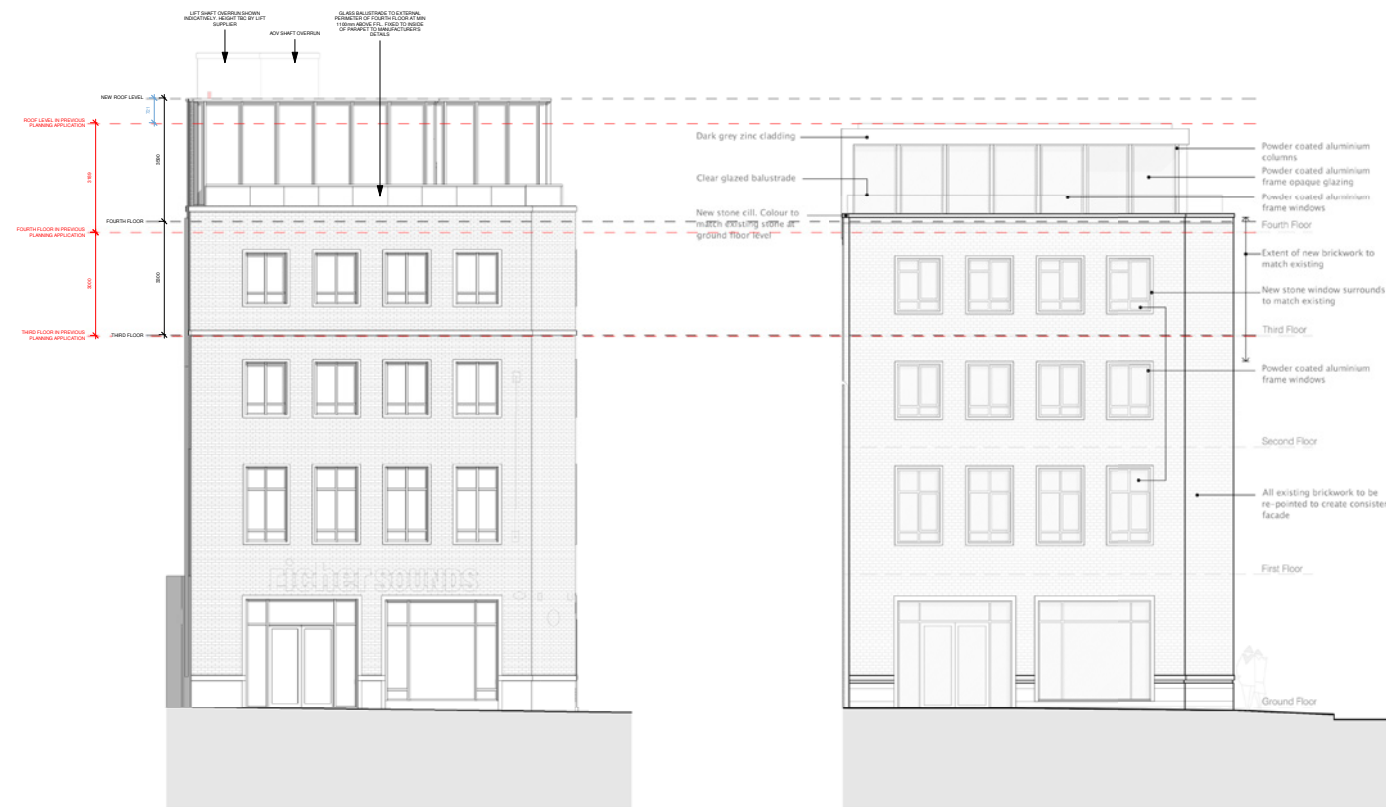
Below are the changes to elevations from the original application:

- All existing windows to be replaced to achieve u-values set out in Approved Document Part L.
- Openable windows added to St John Street and Longworth Street, subject to TM59 and Approved Document Part O calculations.
- Anthracite grey window frame colour to be amended to better reflect the vernacular and materials in the immediate area, RAL to be confirmed as part of the discharge of conditions.
- Continuous stone banding to be added at third floor level to define the extents of the new extensions and provide separation between new and existing brickwork.

- New external louvred door on Longworth Street for the new residential bin store. This will be a code-controlled door for residential and refuse access only.
- Air brick locations added indicatively to elevations. Exact locations to be confirmed by M&E consultant and provided as part of the discharge of conditions



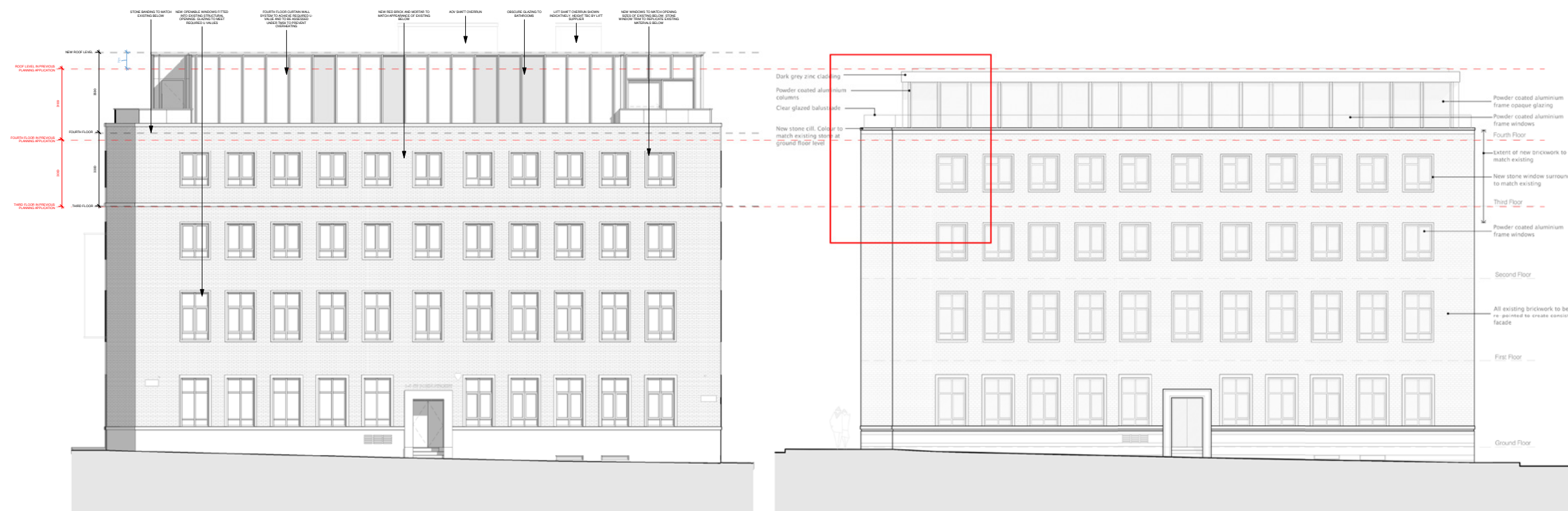
AMENDED ELEVATIONS



AMENDED ELEVATION

APPROVED ELEVATION

- Third floor level of new proposal set 3300mm above second floor level (20mm higher than original application), to ensure both new build floor heights are the same to maintain vertical proportions.
- Fourth floor level set 3300mm above third floor level, compared with 3000mm in original application. This was required to achieve floor to ceiling heights of 2400mm, whilst meeting the lower u-value targets set out in Approved Document Part L since original application, and provide level access between apartments and terraces.
- New fourth floor parapet at a higher level due to raised fourth floor level.
- New roof level 721mm higher than roof level in previous application. This is required to accommodate the larger insulation thickness needed to comply with Approved Document Part L
- Despite this overall height increase, the recess of the building footprint at the top floor and use of thin-profiled window frames, gives the overall extension less visual dominance from Deansgate. The design decision to replace the dark grey zinc-clad roof with glazing up to parapet better reflects the neighbouring development and other exemplar schemes along Deansgate.
- AOV and lift overruns are now indicated on the elevation drawings. These were not included in the previous application drawings, but are a required element.



AMENDED ELEVATION

APPROVED ELEVATION

CONCLUSION

The purpose of this document is to highlight the changes made from the original planning application for 3-5 St John Street.

Through design development and client feedback, the current proposal better reflects the exemplar neighbouring developments and materials commonly found in the local area. Since the original application in 2018, there have been several changes to building regulations which have been addressed through the current design. This includes increased construction build-ups due to the lower u-values set out in Part L, amendments to floor plans through retention of the existing structure, and layout changes to comply with Part B and Part L. Additionally, the layout of the basement has been updated to include a residents' gym, cycle store, bin store and commercial storage. This changes the new application description to:

Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments (Class C3), with storage provision, residents' gym, cycle store and bin store at basement level.

