



Paul Butler Associates

Planning, Development & Heritage Consultants

27 March 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

22.1742

FAO Max Gibson

Dear Mrs Roscoe,

**St James Buildings, 77 Oxford Street, M1 6FQ
Enhancement Works to Entrance**

On behalf of our client, St James' Safe Deposit Co Ltd we are pleased to submit this application for planning permission and listed building consent for 'Alterations to entrance comprising replacement of door with glazed door, retiling of steps and landing, and installation of handrail'.

The Site and St James' Safe Deposit Co Ltd

St James' Building was constructed in 1912 as a commercial warehouse and office building. The building is Grade II listed and located within the Whitworth Street Conservation Area.

The St James' Safe Deposit Co Ltd has been present at the building since the building's construction in 1912 and original operation.

The Proposed Scheme

The works are proposed to a secondary entrance, to the immediate north of the building's historic main entrance. The entrance door is a modern part glazed, framed door, likely dating from the 1980s. This can be reached via steps and a platform landing which have been tiled in modern quarry tiles.

The proposed scheme involves the removal of existing modern door and modern tiles to steps and external landing; installation of fully 'frameless' glazed door with brass push plates and kick plate; re-tiling of steps and landing with terrazzo tiles and brushed brass stair nosings; and the installation of a handrail in brushed brass to right hand side of entrance way.

The proposals have been carefully designed by AXI Architects alongside the applicant. A conservation-design approach has been taken which has sought to minimise impact on the heritage significance of the building, and exploit opportunities for enhancement.

The proposed door will be located in the same position as the existing and will utilise existing fixing points as far as possible. An assessment of the heritage impact of the scheme is contained within the submitted Heritage, Design and Access Statement.

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Application Information

In addition to this covering letter and the completed planning application forms, the following information has been submitted as part of the application:

- Application Forms for Planning Permission and Listed Building Consent and Certificates.
- Covering Letter (this letter) prepared by Paul Butler Associates.
- Heritage, Design and Access Statement prepared by Paul Butler Associates, including photographs.
- Architectural Drawings prepared by AXI:
 - Location Plan (Ref: 149570 02 Rev B)
 - Ground Floor Entrance Door As Existing, including existing section (Ref: 252-100)
 - Ground Floor Entrance Door As Proposed (Ref: 252-101)
 - Ground Floor Entrance Door As Proposed, including proposed section and details of nosing, handrail and materiality (Ref: 252-102)

The Heritage, Design and Access Statement includes details of the pre-application consultation which has taken place.

The planning application fee (£363.00) will be paid to Manchester City Council by the applicant on submission of the application.

We trust that this information is sufficient to enable the positive determination of this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DM' with a large loop at the start and a horizontal line underneath.

Don Murphy MPLAN MRPTI IHBC
Director