Paul Butler Associates
Planning, Development & Heritage Consultants

12 December 2023

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

22.1742

FAO Jack Naven

Dear Mrs Roscoe,

St James Buildings, 79 Oxford Street, M1 6FQ
Alterations to undercroft service area and associated works to provide protected fire escape route

On behalf of our client, Bruntwood, we are pleased to submit this application for planning permission and listed building consent for 'Alterations to undercroft service area and associated works to provide protected fire escape route'.

The Proposed Scheme

The proposal involves creating a protected fire route from four rear staircases out of the building via the undercroft area ultimately leading onto Dickinson Street in front of the Langley Building to the east of St James Building. This will improve the fire strategy of the building and allow for increased occupancy within the building helping to future proof it and sustain its long-term occupation.

The proposal involves the partial removal of an existing platform deck and the installation of a new deck with enclosed corridor constructed of fire rated walls. Three sets of steps will lead from the fire rated corridor into the car park / service area, which then leads out of the building onto Dickinson Street.

To facilitate the proposals a series of other works are involved including provision of fire doors, fire rated partitions and fire curtains and other related adjustments and alterations. Some existing mechanical plant units will also be removed or relocated elsewhere within the service area. Bollards and barriers will be provided within the space to ensure the fire protected route is safe and kept free of obstruction. A fire rated enclosure for the bin store will also be provided.

As part of the proposals three car parking spaces will be retained compared to the existing provision of c.10 spaces within this part of the service area. Bruntwood have confirmed that following this change there will continue to be ample car parking within the building, including disabled provision. A loading bay will be incorporated ensuring servicing to the building and commercial uses is unaffected.

The proposals have been carefully developed by Bruntwood alongside the project fire engineers, structural engineer and architects. The proposals have been developed following an involved and

iterative conservation-led process which has sought to minimise impact on the heritage significance of the building. The proposals have been further modified following a pre-application site meeting with Manchester City Council planning and conservation officers in October 2023. The approach will comply with building regulations and ensures all works are confined to within the undercroft space, avoiding impact on parts of the building of higher heritage value.

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 Statement (including Planning Statement) prepared by Paul Butler Associates.
- Construction Management Plan prepared by Bruntwood.
- Architectural Drawings prepared by AXI:
    - 000 Rev 00 – Ground Floor Plan As Existing
    - 040 Rev 00 – Loading Bay Elevations As Existing
    - 041 Rev 00 – External Elevations As Existing
    - 100 Rev 06 – Ground Floor Plan As Proposed
    - 120 Rev 05 – Loading Bay Fire Corridor Typical Proposed Section
    - 140 Rev 05 – Loading Bay Internal Elevations As Proposed
    - 141 Rev 01 – External Elevations As Proposed
    - 142 Rev 01 – Bin Store & Gantry Access As Proposed
    - 143 Rev 00 – Protected Fire Shutter Details As Proposed
    - 144 Rev 00 – Proposed Boxing in of Servies Elevation Plan & Detail
- Structural Drawings prepared by DW Consulting Engineers:
    - DW2329 01 Rev F GA and Details of Corridor Floor & Roof
    - DW2329 03 Rev G Typical Section Thro' Protected Corridor

The planning application fee (£293.00) 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

Ralph Taylor BSc MPLAN MRTPI
Associate Director