

NHS Blood and Transplant

Manchester Donor Centre

Planning Statement

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Document History

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Introduction

01

1. Introduction

This statement supports the planning application for the addition of external louvres, forming part of the proposals for a new Blood Donor Centre in Manchester City Centre at 1 St James' Square , Manchester, M2 6DN. The project will transform the existing vacant unit into a blood donation facility for NHS Blood and Transplant (NHSBT).

1.1 Project Overview

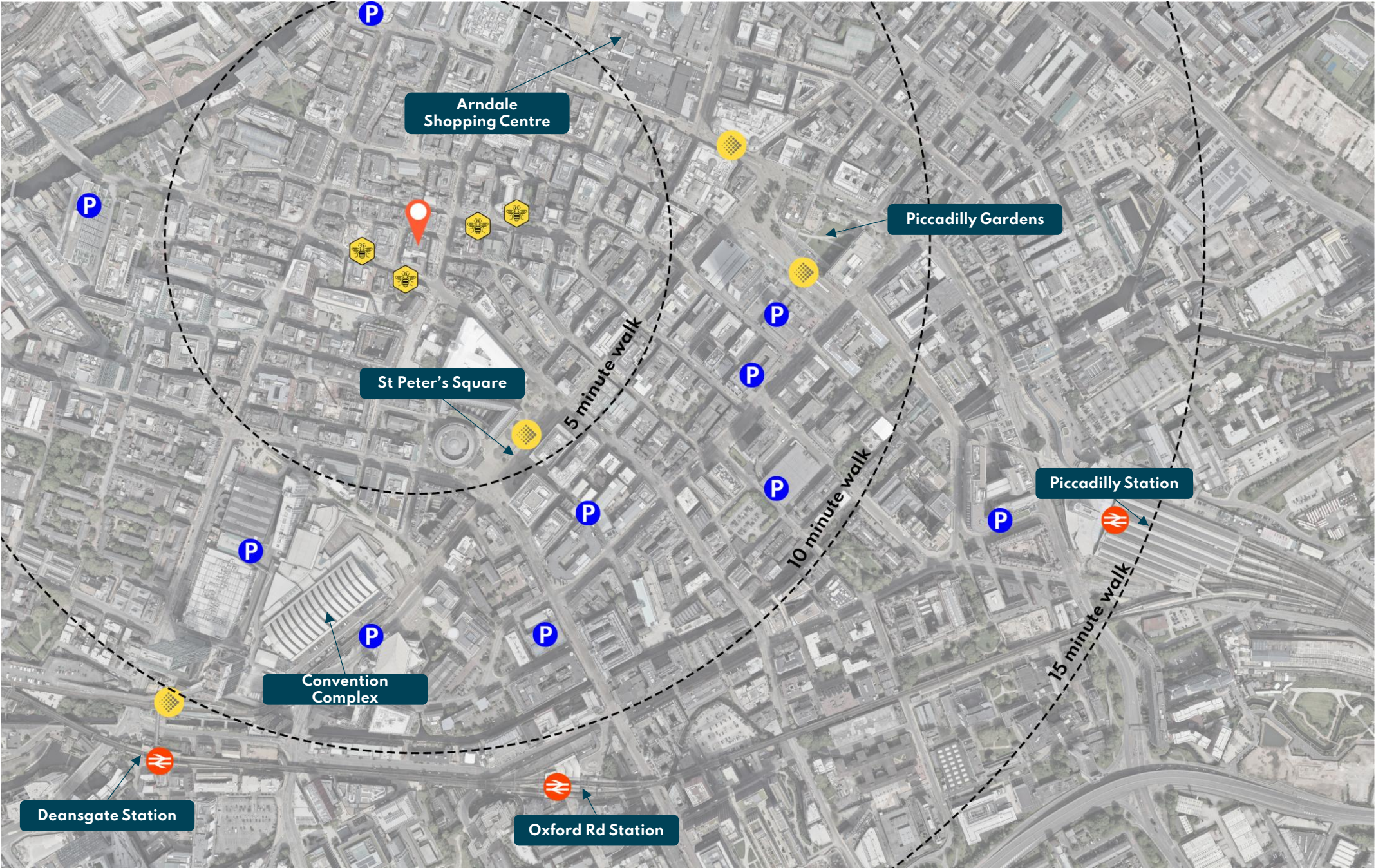
The project will transform approximately 466m² of vacant office space to a Blood Donation Facility for NHS Blood and Transplant (NHSBT). This streamlined approach prioritises programme efficiency while delivering a functional and welcoming environment for both donors and staff. The newly established Blood Donor Centre is being developed collaboratively by NHSBT, Pick Everard, and other key stakeholders. The design concept aims to focus on core functionality while maintaining high standards of safety, compliance, and user experience.

1.2 Location and Accessibility

The site is located at 1 St James Square, Manchester, M2 6DN, within a commercial area. The site is within a short walking distance of car parks, metrolink stops, bus stops and train stations, making it easily accessible by multiple transport modes. The central location makes it easier for

Key:

-  Bus Stops
-  Car Parks
-  Metrolink Stops
-  Train Station
-  Site Location



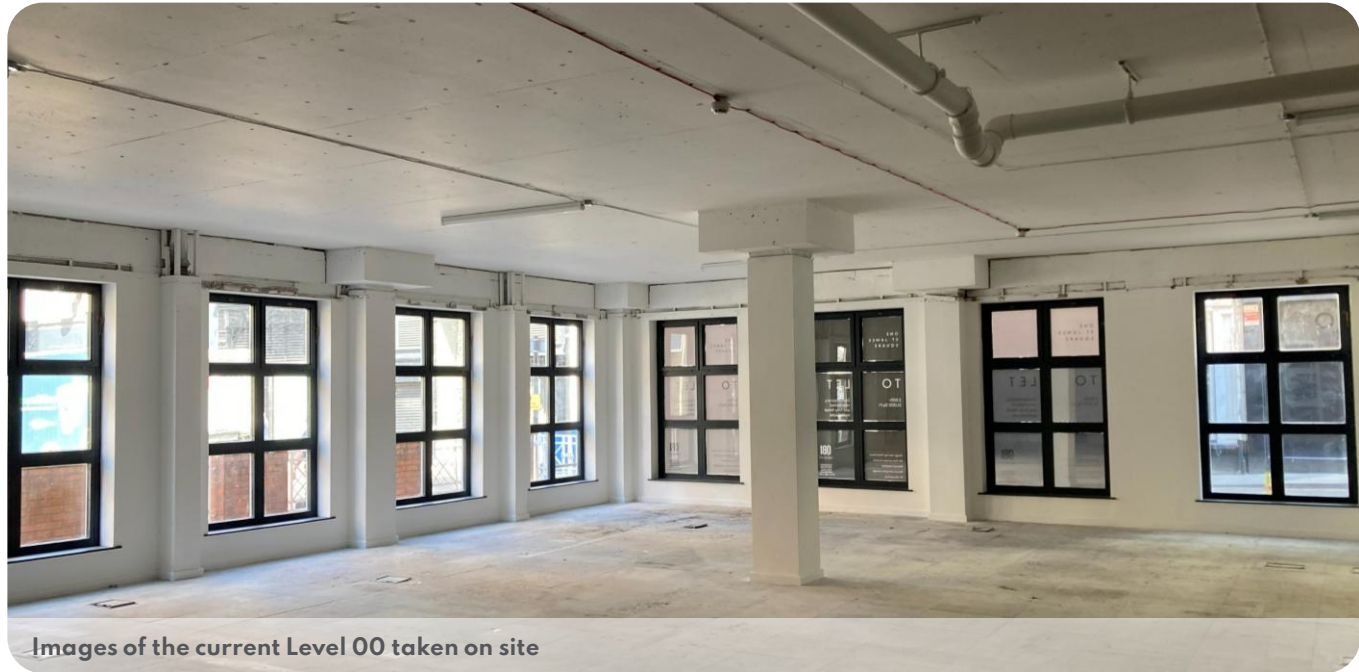
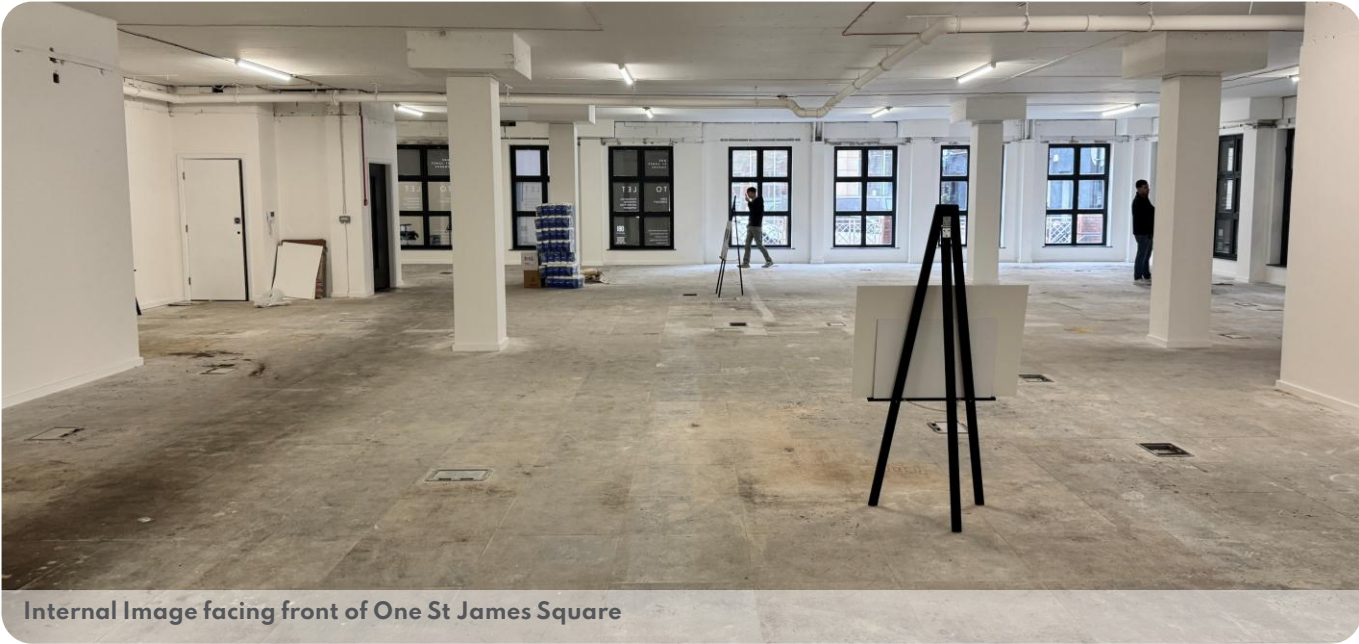
Existing Building

02

2. Existing Building

2.1 Existing Site Photos

The existing site photos show the flexible condition of the existing ground floor unit. The existing toilets will be retained as part of the proposal.



2. Existing Building

2.2 Existing Site Photos -External

Externally, the building is in good condition and therefore the proposals do not intend to enhance or improve the existing elevations. The proposed louvres intend to blend in with the existing language, materiality, and colours to minimise their impact.



View of main entrance of St James Square



Existing plant area on roof to be expanded



View of current window where front entrance is to be replaced

Design Proposals

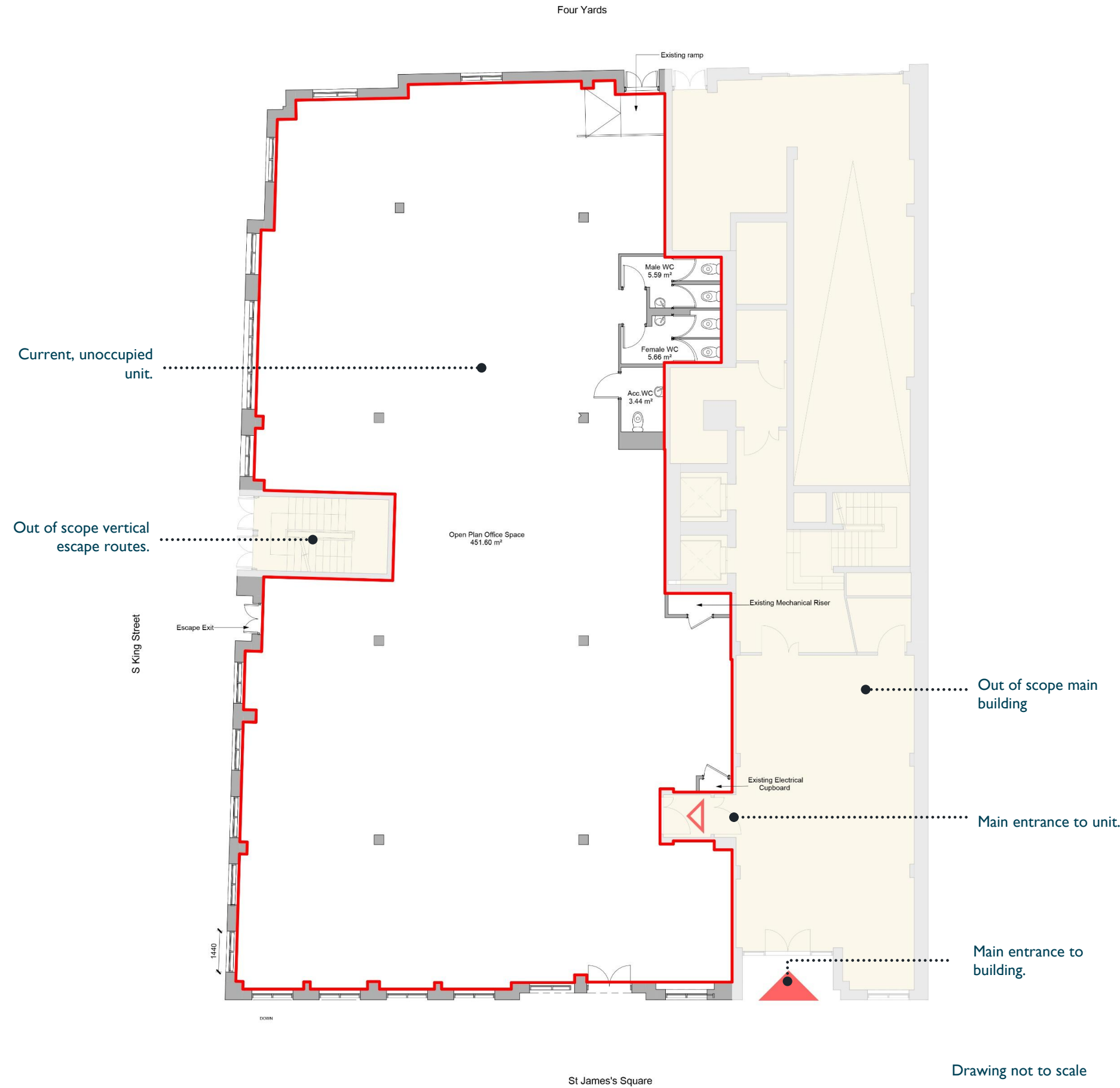
03

3. Design Proposals

3.1 Existing Ground Floor Plan

The current layout is an open-plan office space, incorporating dedicated male and female WC suites along with an accessible toilet.

The current access to the unit is through a shared main entrance door at street level, followed by a dedicated entrance to the unit from the building lobby.



Drawing not to scale

3. Design Proposals

3.2 Project Scope

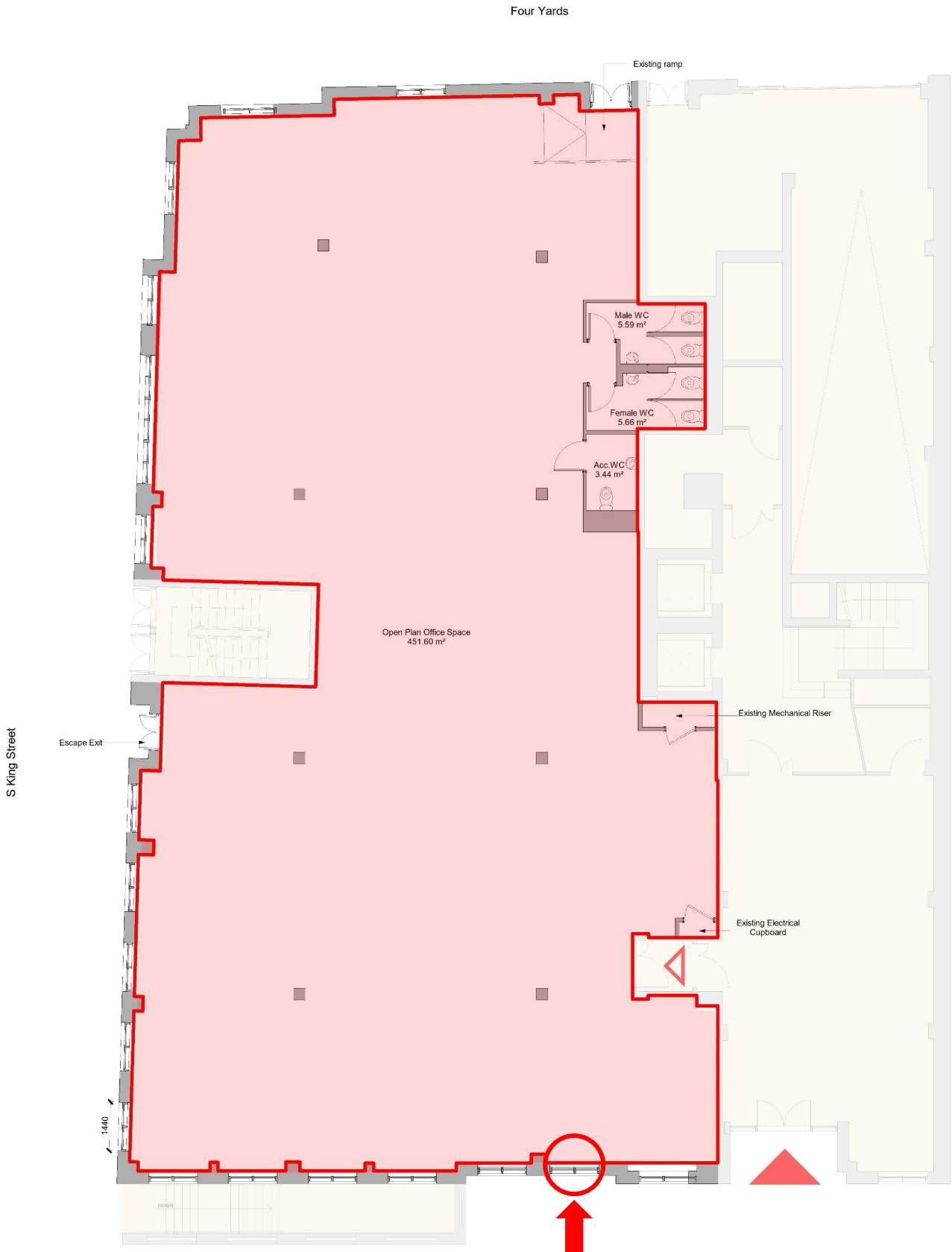
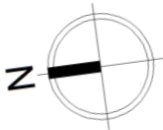
The project scope for NHSBT Manchester Blood Donor Centre encompasses approximately 466m² of the ground floor of One St James Square in an area currently existing as unoccupied office space. This area is illustrated in red.

Access to the proposed area is currently available via the building’s Shared main entrance from St James Square, then the dedicated unit entrance via the shared lobby area.

Planning permission was submitted by the landlord for a new entrance door from St James Square, providing direct access to the unit and removing the need to use the shared main entrance. This was required because the Donor Centre intends to operate beyond the building’s standard opening hours. The construction of the new door will be undertaken by the landlord, not NHSBT.

Out of Scope

Project Scope – Approx. 466m²



Proposed Main Entrance as approved
(Application Ref 143997/FO/2025)

Drawing not to scale

3. Design Proposals

3.1 Proposed Layout

The proposed louvres will allow for the installation of a new MVHR system which will provide a clinical, safe environment for donors and staff working within the centre.

The position and quantum of louvres reflects the needs of the donation centre, accommodating the proposed layout.

Key:

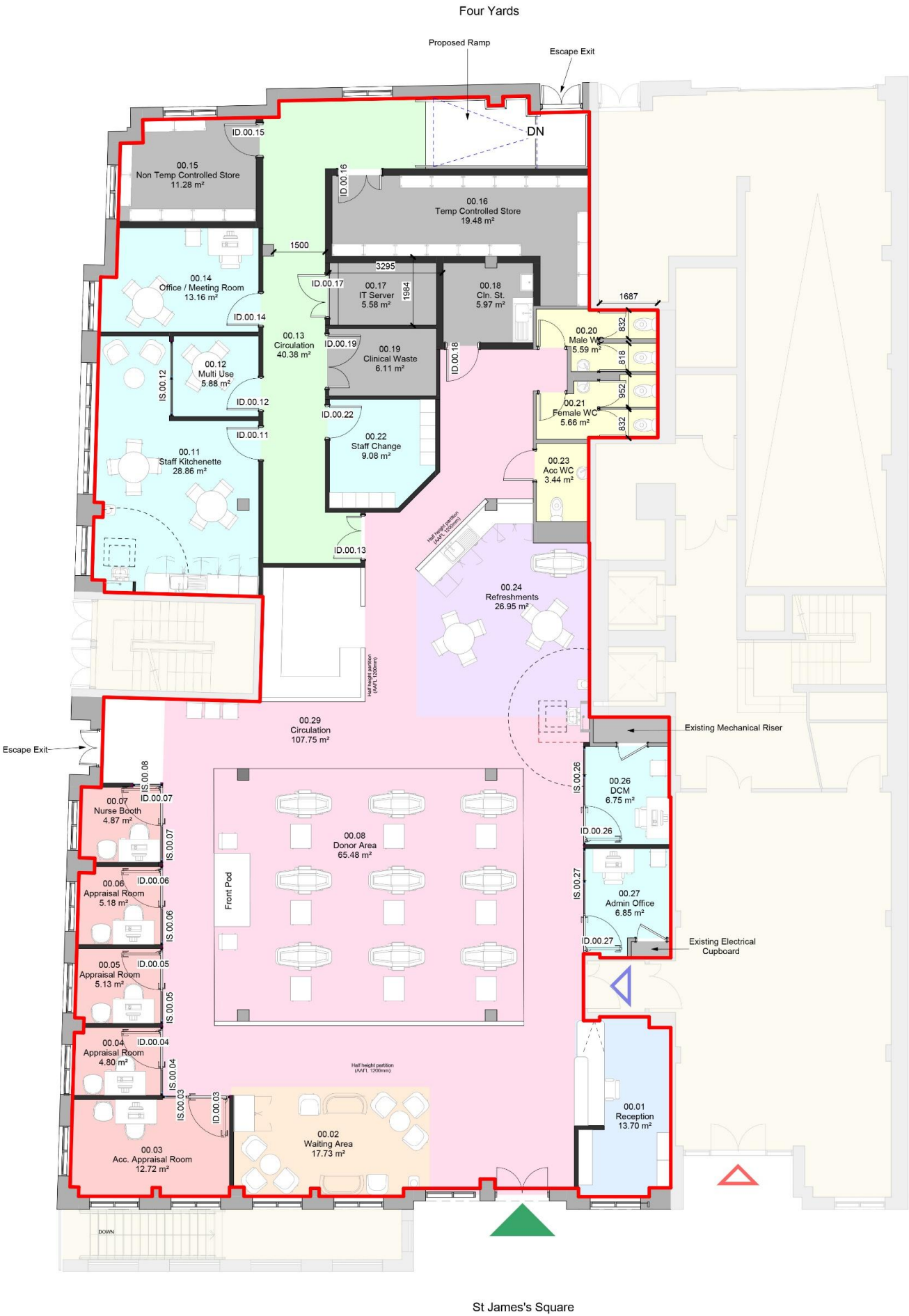
Site Boundary

Out Of Scope

Proposed Dedicated Public Entrance

Existing Communal Main Entrance

Internal Main Entrance (Staff Use Only)



Elevation Treatment

04

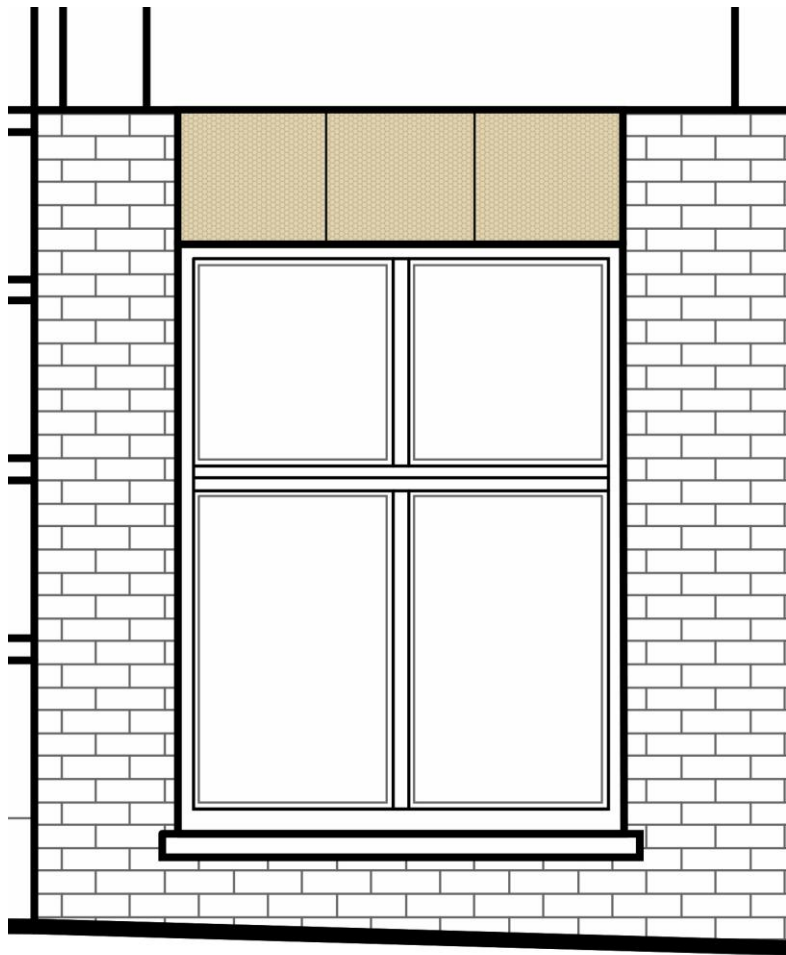
4. Elevation Treatment

4.1 Proposed Louvre Design

The proposed louvre design retains the language of the existing stone lintel fascia, by continuing the vertical lines. The colour matched screening blends into the existing stonework to minimise the visual impact of the proposed louvres.



Existing Stone Lintel Fascia above Window



Proposed Louvre Design



Proposed Louvre Design above existing window

4. Elevation Treatment

4.2 Proposed Louvre Design

The proposed elevation aims to retain the visual consistency of the existing elevation. The colour matching and high-quality products proposed will enable the louvres to blend in and not interfere with the existing visual language of the building.



Existing South King Street Elevation



Proposed screen to new mechanical louvres
Pattern indicative only, PPC RAL
colour to match existing stone fascia

Proposed screen to new mechanical louvres
Pattern indicative only, PPC RAL
colour to match existing door

Proposed screen to new mechanical louvres
Pattern indicative only, PPC RAL
colour to match existing stone fascia

Proposed South King Street Elevation

● Locations of proposed louvres

4. Elevation Treatment

4.3 Proposed St James’ Square Elevation

The St James’ Square Elevation remains unaltered at ground level, with the only change occurring at roof level, with the extension of the existing plant area to accommodate the additional equipment needed for the proposed Blood Donation Centre. The proposed changes at roof level are mostly unnoticeable from ground level and the materials and colours match the existing screening.



Existing St James’ Square Elevation (West)

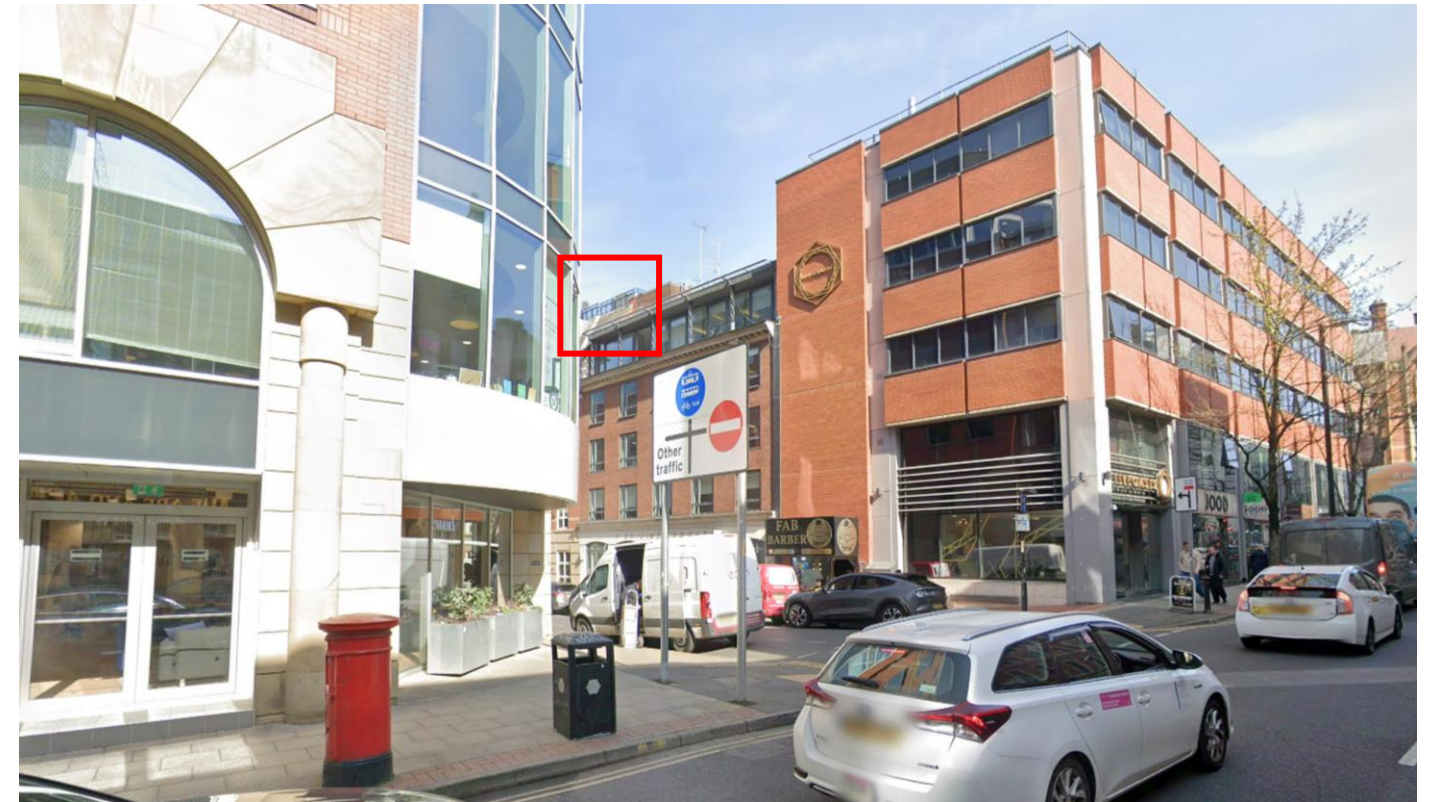


Proposed St James’ Square Elevation (West)

4. Elevation Treatment

4.4 Proposed Plant Alterations Visual Impact

The adjacent visuals demonstrate the minimal impact the proposed additional plant area will have on views of the building. The proposed screening matches that of the existing plant area and therefore has a minimal alteration to the view from the street.



Existing View to | St James Place from John Dalton Street (A34)



Proposed View to | St James Place from John Dalton Street (A34)

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