ST JOHN'S
TRANSMISSION



Design & Access Statement
April 2026

space invader

AVIVA

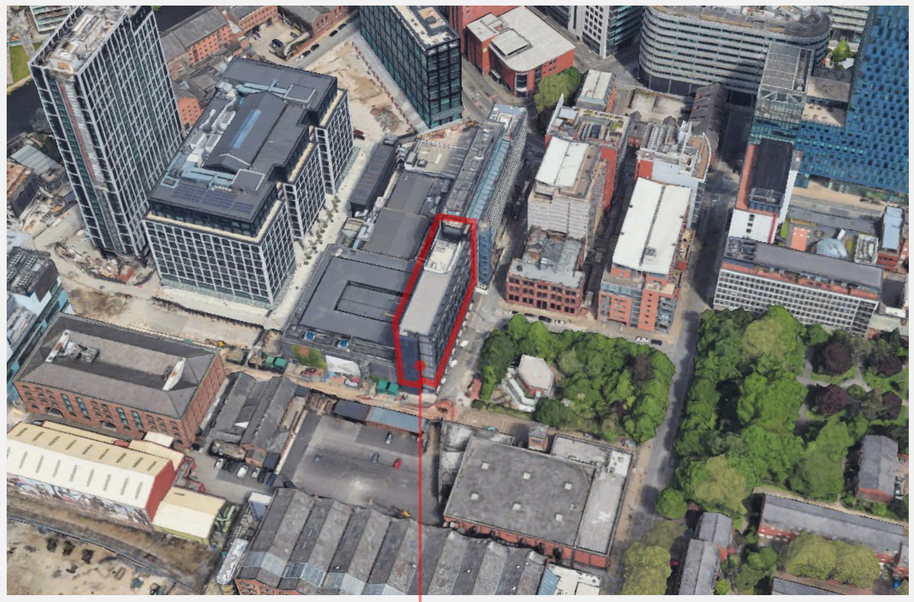
INTRODUCTION

This Design & Access Statement has been prepared to support the planning application for the works proposed on the roof terrace of Transmission Building on Atherton Street in Manchester. The building sits within the Castlefield Conservation Area in the St John's neighbourhood (formerly the Granada Studios Site).

The proposal includes the addition of an external teapoint facility with planting and loose seating for 80 users, part of which will be sheltered by a new canopy structure. This canopy structure comprises of two sections; a fixed solid canopy and a retractable fabric canopy, which sits next to the existing plant enclosure. The terrace is available for building tenants to access and utilise as an amenity, although it's current vacant state means it is little used. The proposed design is intended to maximise the potential and purpose for the space for better utilisation by the building tenants.

Initial informal consultation has taken place regarding this proposal, with general positive feedback given.





Transmission Building

SITE & SURROUNDINGS

Transmission Building was constructed as part of the recent redevelopment of the adjacent building former ITV Granada Studios HQ Building (Granada House). It is a ten-storey building for commercial office use, with ground floor retail and workspaces. The building has a grey brick facade with bays of capped curtain walling and intermediate black metal panels. An expanded mesh screen is clad over the external escape stair to the South.

To the west is Manchester Goods Yard, which provides over 250,000 sq. ft. of commercial office development. Beyond this to the west is Aviva Studios, home of Factory International.
Residential properties are located in Bauhaus on Atherton Street adjacent to the Great John Street Hotel with St. John's Gardens and adjoining residential area beyond, located to the east of the Site.
To the south of the Site, there are leisure uses associated with the Science and Museum Industry.

The existing roof terrace is accessed via the main lift lobby to the North side of the building, with a secondary external fire escape stair at the South. The terrace is partly occupied by an external plant with off-white coloured louvred enclosure, which is accessed through a separate door from the main lift lobby on the North West side. The remaining area is vacant, with paved slab flooring and surrounding glass balustrade.



Existing roof terrace photos

DESIGN PRINCIPLES & CONCEPT

The intent of the proposal is to improve the building amenities by converting an existing largely vacant roof terrace to a shared outdoor space for social interaction, collaboration, events etc. to promote a community culture. The building currently doesn't have a shared amenity space other than the roof terrace that can cater for gatherings or cross-tenant interaction. As wellbeing is strongly linked to spending time outdoors, access to fresh air and sunlight, and opportunities for social interaction, it is increasingly important to ensure that buildings provide suitable amenities and healthy environments to support this.

The application involves adding the below structures, fixtures and loose furniture to the roof terrace that will give the terrace more of a purpose, and will allow building users to enjoy the surrounding view:

- addition of a teapoint to cater for those using the terrace
- addition of a canopy for shelter and shading through the seasons
- provision of furniture settings for socialising, with planting to complement

The design, finishes and colour scheme are in keeping with the architecture of the building and surrounding buildings; with the canopy framework in black, the canopy panels/fabric and planters in grey tones; and subtle addition of colours to the joinery and furniture that takes inspiration from the surrounding landscape.



Visual for illustrative purposes only

SCALE, LAYOUT & APPEARANCE

The new canopy is a freestanding structure located adjacent to the existing plant enclosure, with a black RAL powder coated metal frame. Half of the canopy (adjacent to the plant enclosure) will be fixed with light grey coloured roof panels over the new teapoint, whilst the other half will have a retractable waterproof fabric/PVC (again in light grey colour) to provide flexibility for sheltering to the seating area. Lighting and hanging planting will also be fixed to the underside of the canopy.

Underneath the canopy, the teapoint will back onto a partition sat against the existing plant enclosure. The remaining terrace is populated with a mix of furniture settings and low level planters for zoning, giving a total capacity of 80 people.

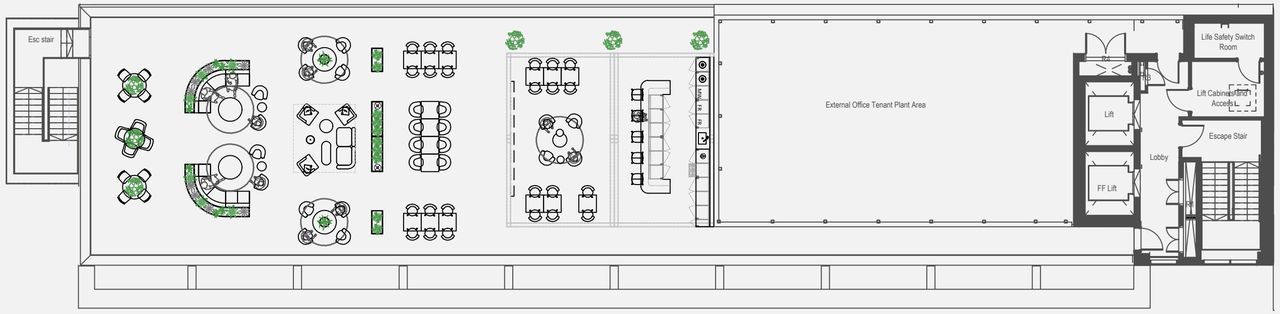
Access will be retained, which is via the existing lift lobby, with the secondary external fire escape stair to the South.

Visibility of the new structure and fittings will be mainly from the surrounding buildings, with limited view from street level due to it's location on the tenth floor. This intervention will have a positive impact on the roofscape, with the addition of biophilia to inject more nature and greenery, and the activation of an open space.

In the event that this intervention needs to be removed, the majority is loose furniture that can be relocated/transported off site. The key fixed elements being the canopy structure, partition and teapoint can be dismantled and transported off site, with additional remedial works required to the paving slabs.



Visual for illustrative purposes only

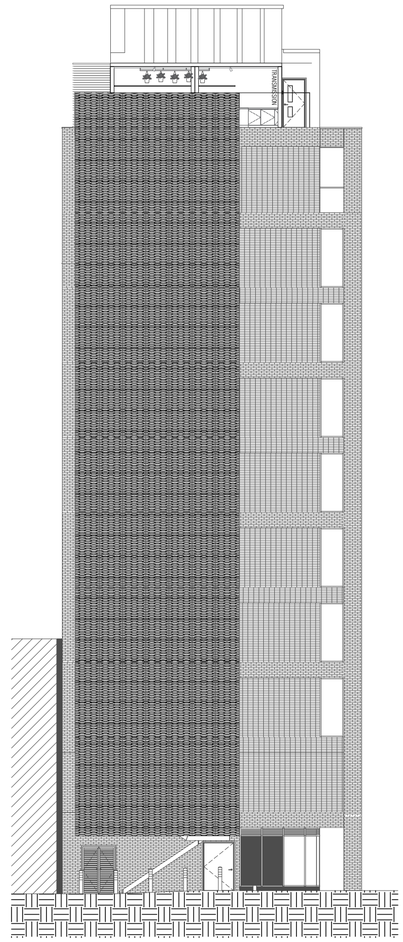


Roof terrace layout

PROPOSED ELEVATIONS



Proposed East Elevation



Proposed South Elevation

PROPOSED ELEVATIONS



Proposed West Elevation

ACCESS, USE, MANAGEMENT & SECURITY

Access to the roof terrace will be as per existing, via the existing lift lobby to the North of the building, which includes a staircase and two elevators to and from lower floors. Internal signage will be added within the building for clear wayfinding. The terrace will retain it's existing paved flooring and glass balustrade. The secondary external fire escape stair is retained to the South, and used only in the event of emergency.

All access is as existing and complies with building regulation Part M2. All threshold are level as existing and no new step will be created or formed. All internal WC provision remain as existing. Loose seating will allow accessibility for all potential user.

The intention is for this space to be used by the building tenants as a general shared amenity and offering of the building during business hours of 8am-6pm. There is an ambition to host events outside of business hours and enable occupiers to continue operating if required to 10pm. Events will be managed/facilitated/co-ordinated with the building management team employed by Aviva.

To support the amenity, there will be standard speakers installed onto the roof terrace, with the additional provision of power for potential installation of a large screen TV for events.

Existing building security will remain in place with no access permitted outside of designated hours.

CONCLUSION

The design proposal for the roof terrace enhances the existing building amenity and makes use of an existing space that is little used due to its current vacant nature. By providing furniture and fittings for users, and a canopy to shelter through the seasons, it encourages more social interaction, and time spent outdoors to support tenant wellbeing.

THANK YOU

This report has been prepared by

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AVIVA