

Design & Access Statement

Full Planning Application for:

Single Storey Extension to provide a new Main Security Entrance for Pretty Little Thing [PLT].

Wellington Mill, Pollard Street East, Ancoats, Manchester, M40 7FS



PRETTYLITTLETHING

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1 Introduction

- 1.1. Jenkins Design Services has been appointed to seek full Planning Approval for the addition of a single storey extension to provide a new Main Entrance incorporating security to Pretty Little Thing HQ, Wellington Mill. This document accompanies a Planning Application for Full Planning Permission.
- 1.2. This Design and Access statement should be read in conjunction with all associated documents which form the Full Planning Application, Jenkins Design Services drawing package.
- 1.3. The Site is currently owned and occupied by Pretty Little Thing and accommodates PLT HQ and the Manchester branch office. [SI-00-DR-A-1010 – Site Plan]

2 Background

- 2.1. JDS is currently undertaking works on the site for a First-floor extension. With the application number: 127505/FO/2020. Works are currently in the Construction Phase.
- 2.2. This proposal is to be understood alongside the first-floor extension.
- 2.3. With the expansion of Pretty Little Thing, the entrance to the building is vital to the image of the company. For both staff and visitors.
- 2.4. This proposal aims to address these issues of security and entrance appeal.

3 Use

- 3.1. This proposal seeks to uplift the existing entrance, replacing the current security lodge arrangement - a small temporary building located within the curtilage of the site near the entrance. [See JDS existing drawings]
- 3.2. The proposal provides PLT office an integrated security lobby that leads to the building reception, as well as a focal point to the buildings main entrance.
- 3.3. A dedicated DDA wc for use by all better the existing arrangement for the security team who work 24/7 at the main entrance to Wellington Mill.

4 Site & Surroundings

- 4.1. The immediate site of Wellington Mill is bound by Pollard Street East to the southeast and the Ashton Canal to the northwest. To the South-East is Beswick Street and to the North-East is the adjoining Wellington House. Wellington House is a multi-occupancy building home to

several creative businesses including Pinhole Sound Studio, The Photocove, Beehive Studio, and G2 (the Greenhouse Manchester).

- 4.2. Site uplift including facade treatment is being undertaken within the scope of works of the first-floor extension. As agreed in the planning conditions.
- 4.3. The proposed area of works currently makes up part of the hard standing within the curtilage of the site and leads to the main entrance to the building.

5 Amount of Development

- 5.1. The total gross net internal space equates to 28m².

6 Layout & Access

- 6.1. The proposed ground floor plan layout can be seen on drawing B1-00-DR-A-2000 & B1-00-DR-A-2001.
- 6.2. The proposed area of works takes pedestrian and vehicular movements into consideration while seeking to minimize the impact on the existing site and infrastructure.
- 6.3. Entrance to the building remains in the same area of the site. Entrance doors have been relocated from the South-East to the South-West elevation.
- 6.4. Access to the site remains unchanged.

7 Landscaping

- 7.1. The proposal does not remove, later, or add to the existing landscape.

8 Proposal

- 8.1. Refer to proposed drawings.
- 8.2. Included in the extension will be a security desk, entrance doors, DDA WC, and storage room for post.
- 8.3. Staff and visitors will enter the building through the security entrance where they will sign in and be led through to the reception. The security entrance will act as a lobby to the main reception entrance.
- 8.4. A visitors DDA WC has been introduced to replace a Ground Floor WC that have been moved in the first-floor extension design.

- 8.5. The elevation design continues the contemporary style used in the first-floor construction. The bold façade is indicative of the brand aesthetic and provides interest to the building approach.
- 8.6. In order to future-proof the design, the pink façade will be clad onto a simple brick construction. Easily removed for future owners / residents' refurbishment (subject to planning).
- 8.7. Signage subject to client consideration and follow-on application.

9 Parking

- 9.1. Car parking will be unaffected by this proposal.