Proposal for Conversion of unused Boiler House to form 3no Self-contained flats.

Albion Works, 6 Pollard Street, Ancoats, Manchester M4 7BL

Design and Access Statement

On Behalf Of

Artisan H

Prepared by

Philip Lambert
RIBA Chartered Architect

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This Design and access Statement accompanies the full planning application for the proposal.

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Introduction and History

History of urbanisation and development of Ancoats

Ancoats is often referred to as the world's first industrial suburb an edge- of-town industrial estate, built on a Georgian street grid. Within the area were mills, associated housing (and workhouses), community facilities (churches, pubs and, later, schools) and related businesses (cotton spinning, clothing manufacture, furniture makers and glassworks).

The development of Ancoats was the result of two phenomena associated with the economic and industrial expansion of Manchester in the late 18th century. The first was the increased demand for housing arising from the rapidly growing population of the town. The second was the need for suitable sites for the new breed of textile mills that could take advantage of emerging technologies: the development of steam-driven textile machinery.

The housing expansion began at the corner of Great Ancoats Street and Oldham Road, on land owned by the Leigh family, and then spread outwards. Building speculation then drove the further expansion, north- eastwards with plots of land within a grid-iron pattern of streets being sold to the buildings or terraced and back-to-back housing. The earliest houses were built back-to-back around small courts with the 2-up, 2-down terrace becoming popular later.

The mill development came from the marriage of steam power technology and greatly improved spinning machines. The mills were built along the line of the proposed Rochdale Canal, the two developments obviously of mutual benefit to their separate developers.

The Ancoats Conservation Area, at the heart of the old district of Ancoats, contains many buildings which tell the story of Ancoats and the development of the Industrial Revolution in the north of England (it is to be noted that the Albion Mill site, situated on Pollard Street, is not within the Ancoats Conservation Area, which lies further to the west from Pollard Street bounded by Oldham Street and the Rochdale Canal).

The present day renaissance of Ancoats has proceeded apace really only from the development boom of the mid 2000's, and most latterly as a result of a resurgence in the apartment led developments that characterise much of the Manchester City Centre area.

Prior to the 'present day' regeneration of Ancoats, the area has endured a chequered history, which can be traced back to the boom of development in the area during the industrial revolution to steady decline in the post war era.

The development of Ancoats began in the late 1700s, and peaked during the Industrial Revolution, when Manchester became known as 'Cottonopolis'. Immigrant workers from across Europe came to the area, and it retained a cosmopolitan population well into the 20th Century. Irish and Italian rivalry was strong but amicable and there was a tenacious community spirit.

Ancoats saw its fair share of casualties during the two World Wars and contributed to the war effort, with the mills producing military uniforms and parachute silks.

Cotton spinning ceased in Manchester and other textile related uses were found for the mills: clothes manufacture, machinery repairs and warehouses for imported goods' rag trade.

The 1960s witnessed further decline as, during the mass clearance of the area's terraced homes, the population was re-housed in the north and east of the city. The mills, attracting decreasing rents, fell into disrepair.

Newspaper printing, one of Ancoats' 20th Century industries, fell victim to changes in technology, with the Daily Express ceasing to be published from its famous black glass building in 1989. The closure of Express Printers was also the start of Ancoats' renewal, as the impact of low investment and increasing unemployment became recognised.

In 1989, part of Ancoats was designated a Conservation Area and 13 buildings listed, 7 of them at Grade 2*, putting them in the top 6% of listed buildings in the UK. Subsequently, a number of regeneration agencies were established including the Ancoats Urban Village Company. The aim was to rebuild Ancoats as a place where 5,000 people will live, work and relax, either in regenerated historic buildings or new properties of the highest quality.

In the late 1990s English Heritage's Conservation Area Partnership scheme aimed to 'stop the rot' providing funding to preserve key buildings with temporary roof coverings, window boards and the clearance of flammable materials. Gradually, new public realm works are improving street surfaces, lighting and signage, as well as introducing public art.

In 2002 the North West Development Agency implemented a Compulsory Purchase Order Scheme to halt speculative property purchase in the area, helping to attract highly regarded developers to create exciting mixed-use schemes. £14m of Heritage Lottery Fund and government regeneration grants was secured by ABPT to repair and regenerate the area's most important listed buildings.

In the present day renaissance of the area the rebuilding of Ancoats is driven by private sector investment, with organisations such as X1, Manchester Life, Ask, and city living developers appreciating the area offers a rich history that can help to create new modern communities within the context of the historical fabric of the area, breathing new life into the area and ensuring that much of the areas rich tapestry of mills and other historic buildings will continue to be a key part of the future development and growth of Manchester as a global city.

Historical Development of Mills at Pollard Street

Here is a map from 1807. The Ashton Canal (Blue) already exists, Pollard Street exists (Red). The two Mills on Great Ancoats Road - the Pollard Cotton Mill built in 1802 is marked in green, long since gone but perhaps the most interesting mill, Caledon Mill in Purple, also gone (demolished in the 1970's. The site of Albion Mill is behind where the Caledon Mill once stood and just off the map. It is evident that Albion Mill was not established in 1802.

The Establishment of Albion Mill

By 1813, it is evident from the historical map analysis that the Albion Mill building exists (shown in the image below by the 'blue arrow'). The Mill was constructed alongside the SOHO iron works (shown by a purple arrow).

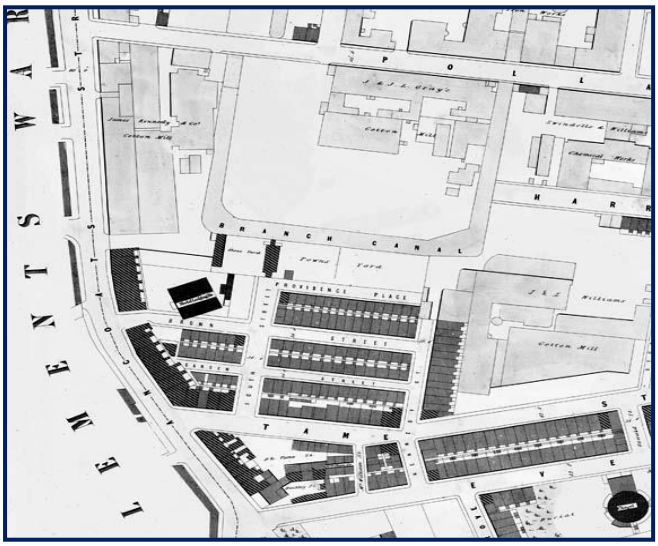
A canal arm called the Soho arm had been created, it went around 3 sides of the Albion Mill site. Later another arm was built virtually turning the site into an island. Nothing is left of the Soho arm now however you can still see the part of the bridge by which Pollard Street crossed the canal. An iron bridge made at the Iron works next door.

In 1818 the research indicates that the Mills at the site were in the ownership of Messrs. J L Gray & Co, and by this time the site was known as 'Ancoats Mill'. (taken from reports related to attacks on the site resulting in Justice Notices being issued on 15 September 1818).

The next stage in the site's history comes from research that indicates the site to be owned by John Hetherington & Sons who made textile machinery in Ancoats. The company was founded in 1830 and as it expanded acquired the site of J. and J. L. Gray's Ancoats Mill, and other works on Pollard Street.

1856 it is recorded that John Hetherington & Sons established the Vulcan Works Mill used largely for chemical works.

The John Hetherington & Sons company moved to the Union Iron Works at West Gorton in 1939 as demand for its products declined.



There is a record of the likely sale of the site in 1881. This is evidence from the sales Advertisement:

> '*ANCOATS MILLS. — VALUABLE FREEHOLD COTTON SPINNING AND DOUBLING MILLS FOR SALE. —TO BE SOLD BY PRIVATE TREATY or LET,*
>
> *as a going concern, all those valuable and lucrative SPINNING and DOUBLING MILLS and PREMISES, belonging to and occupied by Messrs. J. and J. L. Gray, and known as the Ancoats Mills, situate adjoining Pollard- street, Ancoats, in the city of Manchester, together with the goodwill of the business. The property is freehold of inheritance, containing 14,389 square yards or thereabouts, and comprises five mills, three of eight storeys in height, two of which are fireproof, one other mill five storeys high, and the fifth three storeys high, with other buildings, the whole containing 67,000 space of vacant ground which may be utilised for a variety of purposes without interfering with the above-mentioned buildings. The whole is bounded on the north-westerly side by Pollard-street, and on the south- westerly, south-easterly, and north-easterly sides by a branch of the Canal, and subject to chief rents*

amounting in the aggregate to £230 11s. 8d. per annum. The gassed and yarns and doubled warps produced at these mills for the German and Bradford connection are equal to any in the market, the numbers ranging from 120's to 200's.mule spindles, and 31,000 doubling spindles or thereabouts, with all requisite preparation machinery, engines, shafting, and gearing of the best description, and in perfect working order and condition. There is a considerable

The details of the various component parts and structure within the Ancoats Mill are finely detailed in the sales particulars, and reading through the details gives a close insight into the scale and extent of the Mill building, the nature of the industrial operations that would have been carried out in the Mill at that time, and the associated textile plant and machinery used to support the textile manufacturing process.

There is some evidence that the Ancoats Mill (Albion Mill), or part of the complex of mill buildings, would have been used for expansion of chemical works by John Hetherington and sons who owned the Vulcan Mill next door, although this is unclear as to which part of the Ancoats Mill site would have been used for chemical works and if it did, whether it included the large Block A building fronting Pollard Street.

The Co Operative movement started in Rochdale in 1844 and became very strong in Manchester. At some point the ownership of Albion Mill passed from the Hetherington's to the Cooperative Workers Society. Most likely in the early 1940's coinciding with the departure of John Hetherington & Sons from Vulcan Mill as demand for their products declined. CWS used the site for manufacturing, storage and distribution of food products and other household goods provided by the CWS during the post war period.

The Vulcan Works were used as business premises until 2004, when it was converted into flats as Albion Mill and Vulcan Mill.

Today both Albion Mill and Vulcan Works Mills have been converted into flats and offices.

Relevant Policy Context & Statutory Duty

- Planning (Listed Buildings and Conservation Areas) Act 1990

- Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require authorities to have special regard to the desirability of preserving the setting of any listed building that may be affected by the grant of planning permission.

- The National Planning Policy Framework (NPPF)

The NPPF sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth. Local planning authorities are expected to plan positively for new development.

In relation to heritage issues, paragraph 185 of the NPPF states that local authorities should ensure that heritage strategies that take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

- The NPPF defines the significance of a heritage asset as its value 'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

- The NPPF provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of "heritage assets."

- In determining applications, paragraph 189 of the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- Para. 190 of the NPPF require local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

- Policy 192 states that local planning authorities should take account of the desirability of new development sustaining and enhancing the significance of heritage assets; the positive contribution that heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

- Policy 193 sets out policy principles guiding the consideration of impact of development on the significance of a designated heritage asset. The more important the asset, the greater the weight should be given to the asset's conservation. Any harm to or loss should require clear or convincing justification.

- Policy 194 provides a series of tests which should be applied in cases where substantial harm to or total loss of significance will be caused. In the case of development proposals which will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- Policy 195 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
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- Policy 196 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- Policy 199 states that local planning authorities should make information about the significance of the historic environment gathered as part of the development process publicly accessible, and should require developers to record and advance understanding of the heritage asset before it is lost.

- Conservation Principles: Policy and Guidance (English Heritage) 2008

- The English Heritage (hence-forth referred to as Historic England) document considers 'conservation' as managing change in ways that will sustain the significance of places; it recognises change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

- If the significance of a place is to be retained and its historic value sympathetically managed, change will inevitably be needed. Development need not devalue the significance of the place, both its tangible values, such as historic fabric, or its associated values, such as its place within the landscape, provided the work is done with understanding.

- The Historic England Principles state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernible. Integrity likewise depends on an understanding of the values of the heritage asset.

- The Principles state that new work or alteration to a significant place should normally be acceptable if:

- there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.

- the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.

- the proposals aspire to a quality of design and execution which may be valued now and in the future; and

- the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

- The Principles state the important factor in managing change is to respect the values established through an assessment of the significance of the building and its setting.

Manchester Core Strategy

- Manchester Core Strategy is the key planning document in Manchester and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in the future along with planning policies which will be used to deliver that vision.

- The CS Vision is underpinned by a number of spatial objectives, in particular in relation to heritage impacts, the relevant policies are S06 and EN3, which state:-

- 'SO6. Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring the City is inclusive and attractive to residents, workers investors and visitors'

- EN3 Heritage. This highlights that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character,
- setting and accessibility of areas and buildings of acknowledged importance.

- Saved Policies - Manchester Unitary Development Plan (UDP)

- The adopted UDP was altered in 2003, Policy EM10 states the Ashton Canal Corridor is a mixed use area comprising residential neighbourhoods and retail and employment uses fronting Great Ancoats Street. The area is characterised by historic buildings and

infrastructure, such as viaducts and bridges, and linear features which cross from east to west, including the Ashton Canal, Old Mill Street, Ashton New Road, the River Medlock and the proposed Metrolink route and development. A new canal side neighbourhood will be developed within the Ashton Canal Corridor which includes:-

- Medium-high density mixed use development along the Ashton Canal Corridor comprising residential and employment uses;

- Re-use and restoration of historic buildings, including former textile buildings along the length of the Ashton Canal Corridor;

- Redevelopment, improvement and modernisation of residential neighbourhoods in consultation with the local community;

- A greater mix of housing types, sizes and tenures, particularly housing for private market renting, owner occupation and live/work units;

- UDP policy DC19.1 deals with listed buildings and says:- In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

- In giving effect to policy DC19.1, the Council will:-

- not grant Listed Building Consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

- not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

- not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

- seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

- permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

- not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The Heritage Significance

- The heritage significance in this case is derived specifically from the application site being a designated heritage asset – it is Grade II listed mill building.

- It is noteworthy, at this point to highlight that the Albion Mill complex and the adjacent Vulcan Works Mill site are not situated in any designated conservation area. The Ancoats Conservation Area is situated some distance from the site to the north, on the far side of the Rochdale Canal.

- Albion Mill was listed in 1994 the key reason for its designation is given in the statutory listing description – copy of which is provided in Appendix 1. The architectural features of the mill building are noted in the listing description. However, the building was listed because it has group value associated with the adjacent Vulcan Works mill site and the other buildings within the Albion Works site.

- The effect of the proposed scheme on these assets will be on the special architectural and historic interest of the listed buildings and their setting.

- The listed buildings in the wider vicinity of the site and the Ancoats Conservation Area are ‘designated heritage assets’, as defined by the National Planning Policy Framework (NPPF). However, these are considered to be too distant from the site that bearing in mind the proposals do not involve any external alteration, there is no grounds to extend the appraisal of heritage impacts beyond the Albion Mill building.

- 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The English Heritage 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.

- 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

- Historical value is described as being illustrative or associative. 'Conservation Principles' says that: "Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation."

'Historic interest', 'Historical value' and 'Evidential value'

- The listed building is one of many surviving mill buildings in the Ancoats area that are located close to each other such that their relationship to one another collectively illustrate the development of what has been called the world's first industrial suburb.

- The Pollard Street mill buildings (Albion Mill & Vulcan Works Mill) are a rare survival of an integral part of the industrialisation of Manchester and the industrialised world. Buildings such as elements of the Albion & Vulcan Mills complex are early for purpose-built steam powered technology and the rarity of upstanding cotton mill or indeed any mill, complexes of the period, within the region is high.

- The firm of L J Gray & Co, whose Pollard Street mills accommodated a substantial workforce in the area, was an early textile mill operation employing circa 1,000 workers.

- Albion Mill, dating from circa 1810 (shown to exist in 1813) is one of the most impressive and imposing mill buildings outside of the designated Ancoats Conservation Area. It is listed for its group value with the range of mill buildings within the site and the close relationship with the adjacent Vulcan Works Mill buildings.

- It is important to recognise the role that the canal played in this development was crucial. First surveyed in 1765 by James Bradley, with the route known by 1793, the canal (completed in 1804) provided the means with which raw goods could be transported in, and finished products could be transported away. The mills started to develop along the canal as soon as its route was known from the early 1790s.

- The buildings and the area also tell us about the rise – and fall – of industrial expansion in this part of Manchester. The substantial economic activity generated by such a

concentration of mills was halted by the slump in the cotton industry in the 1930s. Thereafter, the prosperity of the mills declined steadily.

- In terms of English Heritage's 'Conservation Principles' the mill buildings and associated housing and street pattern provide us with 'evidence about past human activity' and, by means of their fabric, design and appearance, communicate information about its past. Subsequent alteration, demolition and redevelopment has not entirely removed the ability of the older townscape and intact historic buildings to do this. The relationship between the Albion Mill and Vulcan Works Mill complex clearly retains sufficient historic character and appearance to convey the area's historical ethos.

'Architectural interest', 'Artistic interest' or 'Aesthetic value'

- It is clear that the Albion Mill and Vulcan Works Mill have 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value… embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. The site possesses these qualities and is of significant design value.

- The main Block A building within Albion Mill, fronting Pollard Street, possesses these heritage values to a considerable degree. The contributing elements of the aesthetic significance of the area as a piece of historic townscape are the nature of older (listed and unlisted) structures and their contribution to the historic streetscape, and that streetscape itself, including the canal and bridges.

- The relationship between Albion Mill and Vulcan Works Mill in terms of defining the historical significance of Pollard Street is one that reveals the importance of the Albion Mill building to the area.

- Generally, Albion Mill building uses a simple palette of materials and detailing, where it is used, is also simple and robust – no matter what the style of the host building. This is reflected in both Albion Mill and Vulcan Work Mill buildings. Historically the materials were robust red brick, with terracotta or stone detailing. Roofs were slate or, for more utilitarian building, corrugated iron.

- The special architectural and historic interest of the listed buildings lies not only in their physical solidity, dominance and architectural cohesiveness, but in the technological advances that they represented throughout their use, and the advancement in industrial manufacturing processes.

- In summary, Albion Mill and the associated Vulcan Works Mill buildings are a fine example of early nineteenth century mill buildings that define the historical development of Pollard Street area of Ancoats. With the loss of the earlier Pollard Mill fronting Great Ancoats Street, the survival of Albion and Vulcan Works Mill buildings is considered to be of high significance in terms of historic value of the area. The retention of the listed building is of paramount importance.

Assessment of Heritage Impacts

- Heritage Impacts

- The NPPF sets down the presumption in favour of the development unless there are demonstrable and significant adverse impacts arising from the development.

- The NPPF also allows for support to be given to proposals that do have to rely on alterations to listed buildings, so long as the alterations are not considered to significantly damage the heritage asset and there are wider community benefits (policy advice in paragraph 127 and 129 of the NPPF).

- The National Planning Guidance (NPPG) issued in March 2014 sets down detailed guidance on the consideration of the significance of identified heritage assets. In this case there is a single heritage assets:-

- The Albion Mill listed building's special qualities (architectural and historical).

- The NPPG (paragraph 009) advises that heritage assets may be affected by direct physical change or by change in their setting.

- Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

- The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

- Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations.

- It is also important to recognise the vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. The NPPG recognises the importance of putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

- This application to create the 8 no. apartments proposes many improvements to the internal layout, removing unsympathetic modern interventions (suspended ceilings, casing of columns, false flooring) and as the schedule of works highlights, the works to the external façade remain largely unaffected by the proposals, save where required for repairs and cleaning works and replacement of the non-original glazing.

- Previous concerns for a ‘heritage led’ approach to the conversion scheme has been carefully followed, with design approach being to reveal and expose the structural steel columns and create a sub-division of the space in such a way that the integrity of the sense of spaciousness is maintained and each apartment is designed to create an illusion of openness within the private spaces of each apartment unit.

To summarise, the following are considered to be key components with reference to positive, neutral or negative impacts:

Positive Impacts

- Removal of all partitions that are not original to the building.
- Removal of existing modern suspended ceiling tiles.
- Partial reinstatement and refurbishment of original ceilings.
- Removal of plasterboard reveal the original brick walls.
- Exposure and refurbishment of existing columns.

Neutral Impacts

- New internal partitions to align with proposed façade pattern.
- New floors to be set back from the front façade to allow utilisation of the larger format windows as seen in other areas of the site.

Planning History

Planning Permission and Listed Building Consent were granted in December 2001 for the conversion of the existing warehouse to offices at ground floor, part first floor, and second floor, and for the formation of 75 residential units above, and the addition of a single new floor at roof level, with associated parking (061691/061692).

Planning Permission was granted in February 2003 to the rear of this Application site, for the erection of a 5 to 7 storey residential block for 181 residential apartments, and 24 live/work units, together with public square, basement parking, new footbridge over water feature, and a feature clock tower, as previously approved under 061693/OO/NORTH2/01 (066727).

Planning consent for part of Albion Mill, Block A to change of use from offices to education and training centre refused permission (17 March 2011) – MCC reference 094835/FU/2010/N2.

Design

The Albion Works site comprises of 5 blocks, namely Blocks A, B, C, D & E. The site is a mixed-use development of residential units and commercial space.

The space to which this application relates to space that used to house the original boilers for the mill. Over recent years the space was used by the contractor undertaking the work on the mill for their canteen / drying room and toilet facilities.

Car parking is provided externally within a secure car park. The Albion Works development is accessed via a controlled access gate located off Pollard Street, which affords both vehicular and pedestrian access into the site, access to the proposed units will be via a ramped and stepped access to the side of the landscaped Podium area. The client still owns a number of carparking spaces to which spaces have been set aside for these new units.

The whole of Albion Mill is a Grade 2 listed building, the internal layouts of the proposed units have been designed to maximise the proposed window locations giving natural light and ventilation into the units. – of which have been positioned to replicate the façade above.

Access to the apartments will be directly from the external courtyard /parking area. The new entrance doors will comply with Secured by Design Standards.

Access

The Albion Works development is accessed via a controlled access gate located off Pollard Street, which affords both vehicular and pedestrian access into the site.

Access to the proposed units will be via the external courtyard and parking area.

Access to the residential units is possible by both able bodied and disabled occupiers and visitors.

Car Parking

The Albion Mill Development currently has a total of 204 parking spaces

Access to the secure car park is via a fob-controlled gate off Pollard Street.

Car parking is strictly monitored with regular parking patrols visiting the site and issuing tickets to vehicles parked without permission.

Security

When the development was initially completed in 2004 there was a requirement for the building to achieve the Secured by Design accreditation.

To ensure that the new units which are located at Ground Floor level meets the requirements of Secured By Design the following principals will be integrated into the design:

Public Access

The security of the development is enhanced by discouraging casual intrusion by non-residents. Public access should, therefore, be restricted. An access control system is provided. This may be a managed concierge system, Proximity Access Control (PAC) system and door entry phone system, or a combination of both.

Natural Surveillance

Optimum natural surveillance should be incorporated, whereby residents can see and be seen. Measures should include:

An unobstructed view from dwellings of the site, its external spaces and neighbouring homes, to include external paths galleries, roadways, communal areas, drying areas, landscaping, garages and parking areas.

The avoidance / elimination of recesses, blind corners, and hiding places.

Entrance

Entrances are fitted with an access control system. Entrance and exit doors and frames to blocks are robust. Entrances are well lit, both internally and externally.

Apartment Entrance

The new front entrance doorset shall be 44mm solid core doors certified to one of the following standards:

BS PAS24
STS 201
LPS 1175 SR2

Refuse and Recycling

There is currently an existing bin store located near the site entrance, the bin store is used by both commercial and residential units as a result there is sufficient capacity to cater for the additional 3 residential units that will be created.

Within the refuse store are also individual recycle bins.

Conclusion

We are submitting a planning application to obtain planning consent to convert an existing vacant space with in Albion Works, to form 3 residential units. (2 no. Two Bed units and 1 no. One bed unit.)

The reason for the application is the space is currently dead space within the building.

The Albion Works development has sufficient existing parking provision to accommodate the 4 residential units, with applicant owning ample spaces within the site.

It is also deemed that the existing refuse facilities within the Albion Works site are also adequate to accept the additional residential units.

Schedule of Proposed Works to a Listed Building

1.0	Soft strip demolition of existing office partitions, ceilings and termination
2.0	Installation of the following services: Water, Electric, drainage, Ventilation
3.0	First fix electrics, internal wiring etc
4.0	New Window / door openings to be formed and new windows installed.
5.0	Erection of new internal partitions and ceilings
6.0	Installation of sliding partition between living room and bedroom.
7.0	First fix joinery, skirting boards, door frames, doors and architraves.
8.0	Remedial works to timber windows i.e. new locking handles.
9.0	Installation of bathrooms and en-suites including tiling to walls and floors.
10.0	Installation of kitchens and white goods.
11.0	Installation of floor finishes throughout apartment.
12.0	Internal decoration throughout the apartment including exposed columns
13.0	Second fix joinery, ironmongery etc.
14.0	Second fix electric, sockets, switches, smoke detection and light fittings.

Soft Strip Programme / Method Statement

1.1 An internal soft strip of the unit will be carried out by an approved demolition contractor in order to expose elements of the existing structure, and locate existing services.

1.2 Materials that are to be removed by the internal soft strip will include doors, door frames, fixed and non fixed furniture, floor coverings, plasterboard ceilings, air conditioning units and other materials.

1.3 Operatives will strip out all doors, frames, plasterboard, metal studding, timber of any description, (not appertaining to the main structure) toilets, pipe work, ducting, electrical items and any debris.

1.4 Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling by a specialist company. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site.

1.5 Where possible the materials will be loaded by hand method into skips and removed from the site. Where access for skips is not available the materials will be segregated and stored within the building where they will be removed at a later stage.

1.6 Once access for skips is available the materials will be loaded into the skips by use of the excavator and by hand method.

1.7 At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.

1.8 All soft stripped materials will be processed and segregated into individual waste/recycling streams, and transferred from the site to a suitable recycling venue.

1.9 All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

1.10 During the soft strip process the Local Authority Urban Design & Conservation Officer, will be invited to site to inspect progress and approve any detailing etc to be retained.