Full Planning Application at:

# 20 Pollard Street East, Manchester, M40 7FS

## 126630/FO/2020
## REV B

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# Introduction

This supporting planning document is submitted by architecture:m on behalf of our client BoohooMAN in support of a Full Planning Application at 20 Pollard Street East, Manchester.

This document contains the following supporting information for your consideration:

- Drawings; illustrating the existing and proposed details of the development.
- Photography; illustrating the existing implications on proposed details of the development.
- Design and Access Statement; an assessment of the design evolution and principles of the development.

This application seeks approval for the proposed double height office space extension with associated on site parking and elevation alterations as well as the extension of the open plan office space.

# 1.0 Site Description

The property is located on the south east side of Pollard Street East at its junction with Cambrian Street in the Ancoats area of Manchester. Manchester City Centre is approximately 1 mile to the west. The Etihad Stadium and surrounding development is less than a mile to the east. Ancoats is an area of redevelopment on the periphery of the City Centre with a large number of new build apartment and social housing schemes having been completed with several others underway.

# 2.0 Building Description

The property comprises of a 1960's industrial warehouse exterior with double storey offices to the front of brick construction beneath a flat roof. The site is dominated by an large open plan office space of steel portal frame construction with brick elevations beneath a pitched composite roof. Recent modernisation works have taken place under the approval of a previous application to install solar panels to the roof of both the portal frame structure and double storey office block to minimise energy consumption. Located externally to the building is tarmac covered yard and parking area secured with steel palisade fencing around the perimeter of the site.

# 3.0 Proposed Use

The building has been occupied by the online clothing retail company BoohooMAN over the past 3 years as a base for their headquarters of operations. Extension work has been carried out to ensure that the building is a safe and clean environment for its staff and has modernised the fabric of the building including the insulation of the roof and external walls to reduce energy consumption and costs.

The proposal of a new extended section to the open plan portal frame structure is to be used to increase the overall office space due to the business expanding in size over time. An additional extension to the side of the double storey office block is proposed to give greater space and flexibility for communal areas and larger meeting rooms. The proposal includes a balcony at first floor level to allow natural light and air into the meeting room spaces.

# 4.0 Aerial Photography

View of 20 Pollard Street East
Top Down
July 2019



View of 20 Pollard Street East
East Corner
July 2019



View of 20 Pollard Street East
North Corner
July 2019



View of 20 Pollard Street East
West Corner
July 2019



View of 20 Pollard Street East
South Corner
July 2019

