**Design and Access Statement for proposed refurbishment and change-of-use of unit 2, 10 Loom street, Ancoats, Manchester M4 6AN**
26/10/2018

AB
224/D&A01
Architects Britch

A. Introduction.

8 Loom Street is a former warehouse which was refurbished in 2002 to accommodate 8 apartments on upper floors and 2 office units on ground and basement level. This proposal is to refurbish unit 2 and convert it from office use to residential.

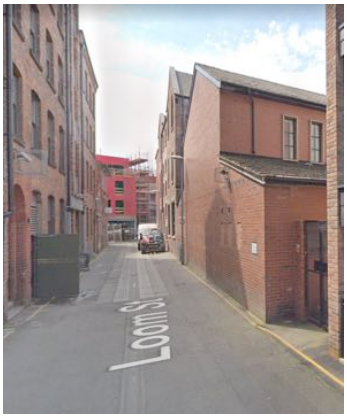
B. Design.

This proposal will have a small but beneficial impact on Loom Street. The intention is to remove the security door, gate and roller shutter and replace it with a contemporary window. The new apartment will be accesses via the door and lobby, which currently provides access to apartments 4,6,8 & 10. The basement will also form part of the dwelling and its 2 existing windows, along with an additional window in the location of the former door, will be opened up and re-glazed. The changes will be subtle but will make the ground floor more open to the street.



C. Context.

This small warehouse is on a narrow street in Ancoats. The area has become more residential in recent years and this project will add ‘eyes on the street’.



C. Use of Land.

The proposal involves a change of use from office to residential.

D. Density.

The proposal does not involve any increase in built space.

E. Appearance.

This proposal will have a subtle yet beneficial effect on the appearance of this building. The existing bricked-up openings at basement level are to be re-glazed and opened up to the street.
The security shutter and gate will be removed and replaced with 2 new windows and an infill panel (see drawing AB224/PA04). The existing ground floor sash windows are to be refurbished and the existing entrance door to the apartments is to be upgraded in conjunction with these works.
So due to the general improvement in the area and the increase in residential units on and around Loom Street it is possible to remove some of the security shutters and open up windows, which had been previously bricked up.

F. Access.

The access to the proposed dwelling will be via the entrance door and lobby, which currently serves the apartments above. The proposal has no car parking provision (as is the case with the other apartments in this building) but is very well located for local amenities and public transport.

