Proposed Change of Use for A2

Vulcan Mill, Pollard Street, Ancoats, Manchester

Design and Access Statement.

1.0 Description

Vulcan Mill is a mixed use development comprising of 220 apartments and 7 retail units situated along Pollard Street, Manchester.

The development comprises of 2 distinct phases:

Phase1

Phase 1 comprises of the refurbishment of the existing Vulcan Mill and conversion to provide 119 apartments, with 7 retail units situated on the ground floor. Phase 1 was completed in October 2007.

Phase 2

Phase 2 comprises of the new-build construction of 101 apartments with underground and undercroft car parking, Phase 2 has yet to commence on site.

2.0 Proposals

Our planning application relates to the usage of the retail units situated on the ground floor of the refurbished Vulcan Mill.

The units currently have planning consent for A1 retail usage; however 4 of the 7 units are to be occupied by Manchester Carers whose use of the building will be as follows:

"Manchester Carers is a charity who will mainly use the units as offices and meeting rooms to serve the needs of carers who attend for advice and council ling.

Part of the space will be used by the charity for administrative functions, but the main purpose is to provide services to their clientele. Accordingly members of the general public would be attending the offices on frequent basis".

Due to the nature of how Manchester Carers operate the 4 units will require the use class A2.

There are to be no elevational changes, each entrance door is to be installed as per the proposed elevations and those which are not to be in constant use will be sealed shut until they are required for future use.

The elevation along Pollard Street is not a traditional retail frontage, windows to each of the units mirror those of the residential apartments above.

3.0 Access

All 7 of the ground floor retail units are accessed directly from Pollard Street; access to each is unit is mobility compliant with ramped access within the units and level thresholds as required.

4.0 Summary

It is the intention of this planning application is to allow Manchester carers to use 4 no. units at Vulcan Mill lawfully, therefore a change of use is required to permit class A2 usage.