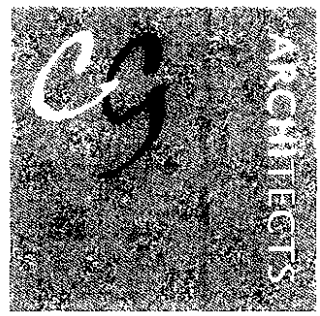


This statement is intended to accompany the application for Change of Use from class B1 (general office) to D1 (medical) at 12 St Anns Square, 2nd Floor Rear Suite, Manchester. Prepared by Cartwright & Gross on behalf of Fraterdrive, trading as Manchester Pregnancy Advisory Service.

The application relates to an office suite within a building fronting St Anns Square. The suite the application refers to is on the second floor at the rear of the building and faces Barton Square, a narrow road located to the rear of the Barton Arcade.

The building is not listed, and has been recently refurbished to a high standard, having been let as offices for many years. There is lift access to all floors and level access into the building. Therefore the proposed change of use involves no building works.

Whilst the appropriate use class is D1 (medical), there will be no invasive procedures carried out on site. The main function of the premises will be as consulting rooms, initial meetings intended to best direct clients to appropriate facilities. Any small amount of medical waste will be stored in an appropriately marked locked cupboard and collected by an officially recognised waste management company, as required to meet guidelines set down by the registration board for medical premises. General waste and recycling will be dealt with as part of the current waste disposal system for the building.

Our client currently has premises on Lever Street and very much wish to relocate within the city centre, retaining employment in the area and providing an important service to the public.

Cartwright & Gross Chartered Architects
The Golden Lion Middle Hillgate Stockport SK1 3EH
Tel - 0161 480 1119 Fax - 0161 480 3371 www.cartwrightandgross.co.uk