FSP Architects & Planners Limited

DESIGN & ACCESS STATEMENT

Edition: *Planning Application for Change of Use*
Date: *December 2009*
Project: Application B – Change of Use to Units 6 & 7,
New Sedgwick Building, Cotton/Jersey Street, Royal Mills, Ancoats

The Format of this Statement is based upon the Government Guidance Circular 0106. The Statement will be completed proportionately to the complexity of the application; not all categories will be applicable to all cases.

Objectives & Summary

Objectives:
To allow a broader scope of commercial usage than the present permitted uses in line with the general mixed use development ethic behind the original planning and listed building consents for the redevelopment of this site.

To allow better opportunities for achieving tenancy lettings where none has been forthcoming for the originally permitted uses over the past 3 years.

Summary:
To facilitate use as general office use B1a, research and development B1b and financial and professional services A2 in addition to the existing permitted use for retail A1.

Design Philosophy

Assessment and Influence of Context, Design Process and Principles, Pre-application Consultations, Design Quality.
Scale, Layout, Appearance, Materials, Landscaping + Sustainability of the Development.

This application is for change of use only and does not of itself involve building works or alterations to the structure.

Units 6 & 7 – These units were planned as small shops on the proposed former Maria Street Mall through the Royal Mills development leading to the busy entrance to the Murray Mills development on Murray Street. The former Maria Street Mall was planned with shops on both north and south sides. Those on the south comprising the Phase 1 Royal Mill and those on the north being part of the Phase 2 Royal Mill developments. The mall was to have been a covered glazed structure and would have provided attractive mixed units in a protected environment on a busy pedestrian thoroughfare linking this development with town centre and Murray Mills.

In the light of the downturn in the property market over the last 2 years however, neither the conversion of Murray Mills nor the development of the Royal Mills Phase 2 with the enclosing mall over Maria Street has proceeded and units 6 and 7 have become isolated and with very little passing trade there is no prospect of letting these units as shops.

Both these units have been marketed over a period of some 3 years for their originally planned and permitted occupations bar/restaurant. However, no takers have been forthcoming for this use and notwithstanding preference for interactive use with the atrium, the developer seeks the opportunity to offer these spaces additionally as office and A2 as well as A3 and A1.

Current commercial tenants within the Sedgwick Buildings are "Northern Source" – fashion wholesalers in Unit 5 and "Wigs up North" – theatre accessories in Unit 8.

To support this change of use application the client current has interest in the following units:-

Unit 1	Shoreditch Ltd	– Skiware wholesalers
Unit 13/14	Matt Carden	– Fashion wholesalers
Unit 9	Avanta Business Centres	– Managing a coffee bar
Unit 2a/2	Marketing Company	

Historical and Listed Building Issues

Special Architectural or Historical Features of the Building, Listed, Setting, Preservation and Enhancement of the Character of the Building.

These spaces form part of the 1818/19 Old Sedgwick building developed by McConnel and Kennedy opposite to the Rochdale Canal on Redhilll Street. The history of the mills is fully documented in the exhaustive papers and PPG15 statements previously deposited with the council and others during the course of the refurbishments of the mills

As this application is for change of use only and any material fit out works will require a separate listed building consent, no further details are provided on building works at this stage.

Access Issues

Equality of Access to the building for All, Access for Emergency Services

These units have level access directly off the pavement to Redhill Street and from the paved atrium courtyard within the development. It is intended that the principle entrance will be from within the atrium. Disabled persons will have full and free access to the units via suitably installed existing doorways. There are drop off facilities on Redhill Street and parking spaces allocated elsewhere in the development as part of the overall Phase 1 implementation previously carried out.