PLANNING AND BUILDING CONTROL
14 FEB 2014

**Design and Access Statement**

**Development description – Royal Mills, Ancoats – Change of use**

## 1.0 Introduction

The following should be read in relation to a planning application to change the use of the first floor areas within Royal and Paragon Mills from commercial to residential (similar in scope / layout to the floors above under the existing consent 078181/FO/2006/N1)

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.

## 2.0 Objectives and Summary

### Objectives:

The purpose of this change of use is to allow the maximum benefits in widening the usage of the Royal Mills Scheme and increase the number of persons living in the area and reduce the current extent of empty commercial units. The application seeks to increase the number of residential units in the development by 18 number reducing the extent of the commercial space by 15068 sq ft. There is currently not a question as to whether local services can cope with increased demand, but whether there is sufficient demand for local services to prosper.

The proposal does not seek to change the intended uses of the Royal Mills development, merely a change in the Ratio between commercial and residential.

The proposals do not impact upon the GIFA of the development as a whole. The development is proposing an increase of 9 number residential units to the First Floor of Paragon Mill and 9 number additional residential units to the first floor of Royal Mill.

### Summary:

Since completion of the main building works in autumn 2006, the owners and their agents have offered the extensive commercial space within the development to a wide range of potential users with limited success. The applicant and their agents and the stakeholders within Ancoats believe that the ability to offer this space as Residential use will significantly increase the opportunity of obtaining durable tenancies for the remaining commercial units as footfall and the economy of the local area is supported by increased density of habitants.

We refer to the previous Design and Access statements included within the original Royal Mills submissions but make reference to the following:-

The proposed use of the first floor as residential space is consistent with other occupation of the mills development as a whole, with the potential to bring in a commercial stability with a more consistent and a sociable ebb and flow of human activities.

This application maintains the design philosophy of the existing approval:-

To retain and expose elements of the existing building fabric

To adopt reversible methods and details in so far as possible when fixing to the existing structure

## 3.0 Design

The physical characteristics of the scheme have been informed by a detailed design process which has incorporated the following:-

Assessment – The social and economic aspect and context of the scheme has not changed in comparison to the original approved scheme. The proposals are in line with the MCC policies for the regeneration of Ancoats.

PLANNING AND BUILDING CONTROL
14 FEB 2014

Evaluation – In design terms this should really only cover the social and economic context, i.e. change in demand from commercial to residential. Anything else has not changed in comparison to the previous application and the evaluation of previous applications remains applicable.

Design – The Residential layouts and mix have been driven by analysis of demand and also a desire to duplicate the layouts above and to allow continuous service runs and drainage.

3.1 Use – The demand for residential apartments is demonstrated in the area and line with local planning policy. As demonstrated significant areas of Commercial space remains uncoupled from phase 1 of the development and further significant commercial space will be release following completion of phase 2 works.

3.2 Amount – The planning submission proposes for an additional 9 number apartments on the first floor of the Paragon Building and an additional 9 number apartments on the first floor of Royal Mills. The units generally replicate the layouts of floors 2-4 and are comprised of a mix of 2-1 bed flats, 6 2 bed flats and 1 number 3 bedroom flat. The crime prevention, secure by design implications of the original application are not impacted in any way whatsoever by the additional number units.

3.3 Layout – The layout of the apartments in relation to the upper floors and wider scheme are ad indicated within the submitted drawings. The enclosed drawings in this section indicate wider access considerations and design.

3.4 Scale – The proposed alterations to the previously approved layout are entirely internal and have no implications on scale or external appearance the development.

3.5 Landscaping – The proposed alterations to the previously approved layout are entirely internal and have no implications on the landscaping of this development.

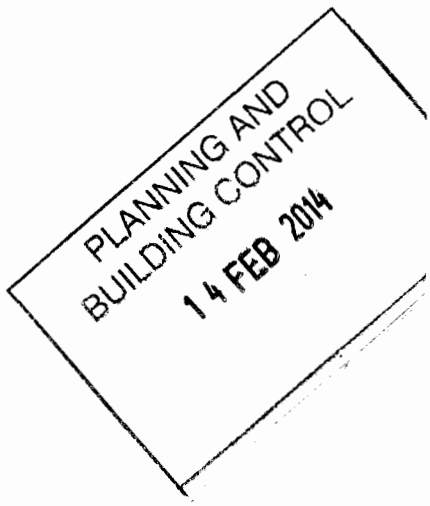
3.6 Appearance – The proposed alterations to the previously approved scheme are entirely internal and have no implications on the scale and or external appearance of the development. The proposal does include some minor alterations to internal elevations due to changes in layout and internal access arrangements which are illustrated below and covered in further detail as part of the application for Listed Building Consent.

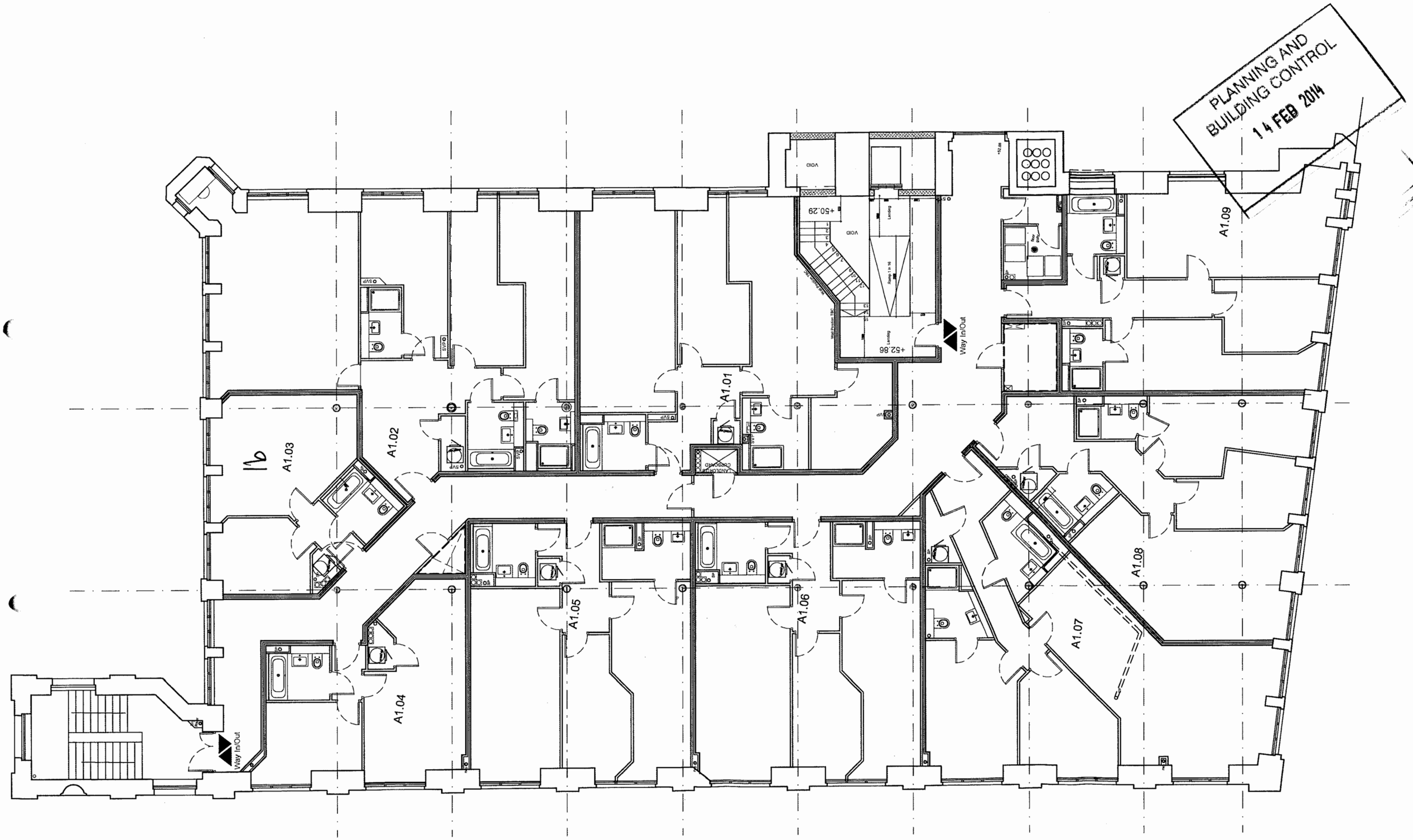
3.7 Access – External access arrangement won't be rearranged and stay as shown in approved Planning Permission 078181/FO/2006/N1 Submitted 11th January 2006.

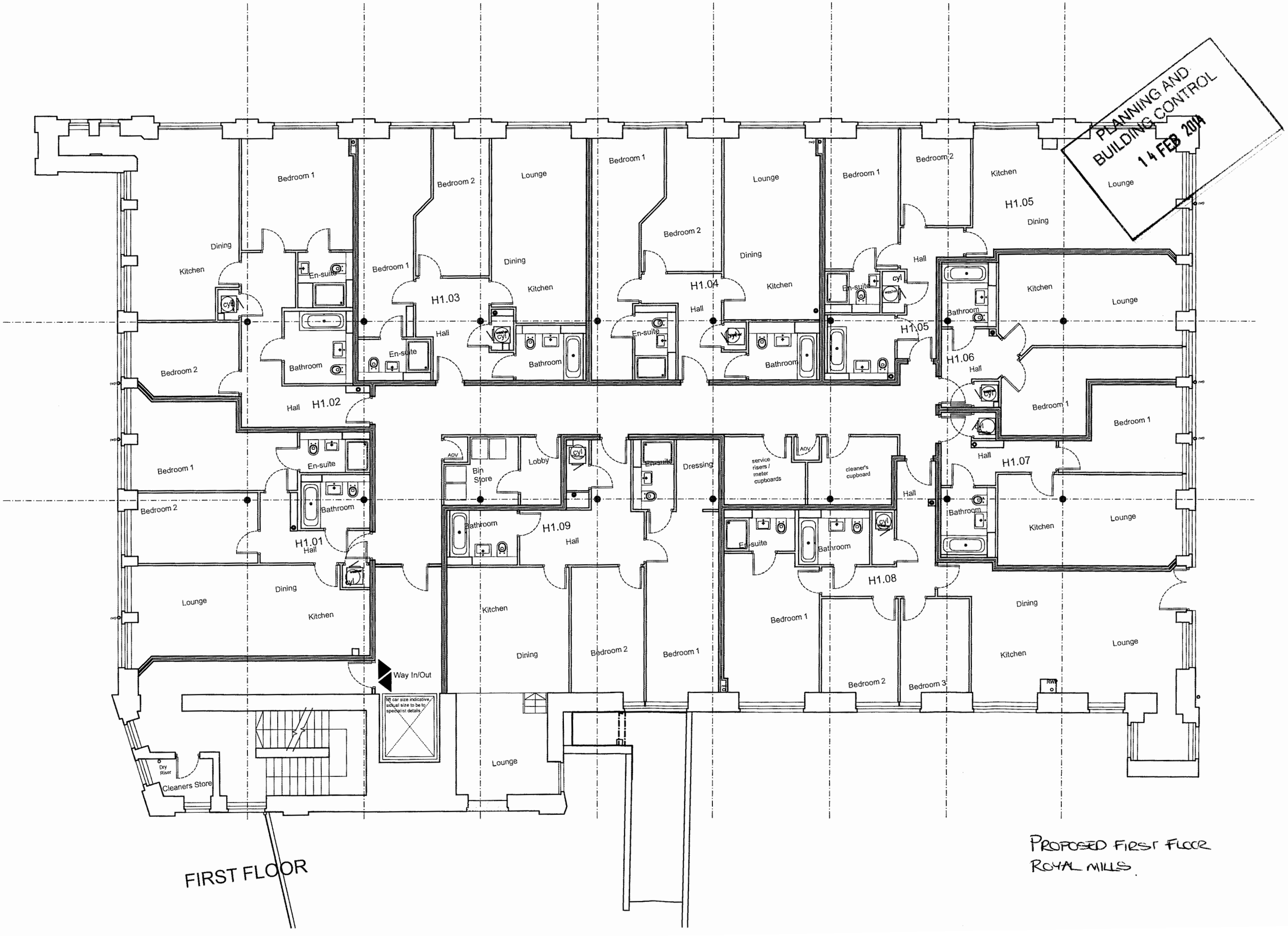
Internal access to new residential at first floor level will be provided by the existing stair cores and lifts, with direct access to the new proposed communal corridor in Paragon Mill and the bridge link of the original scheme crossing the communal entrance lobby slightly relocated for Royal Mill. See attached drawings.

3.8 Vehicular and transport links – The site access routes have been chosen in line with the access and parking provision in mind as provided within phase 1.

3.9 Inclusive Access – The scheme design has factored in Inclusive Access provision. Everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.




PLANNING AND
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14 FEB 2014
A1.01
A1.02
A1.03
A1.04
A1.05
A1.06
A1.07
A1.08
A1.09
VOID
VOID
+50.29
+52.86
Landing
Landing
Ramp 1 in 16
Way In/Out
Way In/Out
LAUNDRY
CHUTE
SVP
SVP
SVP


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14 FEB 2014
Bedroom 1
Dining
Kitchen
En-suite
Bedroom 2
Bathroom
Hall
H1.02
Bedroom 1
En-suite
Bedroom 2
Lounge
Bedroom 1
H1.03
Hall
Dining
Kitchen
Bathroom
Bedroom 1
Bedroom 2
Lounge
H1.04
En-suite
Hall
Dining
Kitchen
Bathroom
Bedroom 1
En-suite
Hall
Bedroom 2
H1.05
Kitchen
Dining
Lounge
Bathroom
H1.06
Hall
Bedroom 1
Bedroom 1
Hall
H1.07
Bedroom 1
En-suite
Bedroom 2
Bathroom
H1.01
Hall
Lounge
Dining
Kitchen
AOV
Bin Store
Lobby
Bathroom
H1.09
Hall
Kitchen
Dining
Bedroom 2
Bedroom 1
Dressing
service risers / meter cupboards
AOV
cleaner's cupboard
Hall
En-suite
Bathroom
H1.08
Bedroom 1
Bathroom
Kitchen
Lounge
Dining
Kitchen
Lounge
Bedroom 2
Bedroom 3
RWP
Way In/Out
lift car size indicative, actual size to be to specialist details
Lounge
Dry Riser
Cleaners Store
FIRST FLOOR
PROPOSED FIRST FLOOR
ROYAL MILLS.