Royal Mills - Ancoates - Manchester

Car Parking Reconciliation/ Analysis

Residential

Phase 1 (Approved)

Building	A/B Link	Old Sedgwick	New Sedgwick	New North/West McConnel	Remote Henry Street Fairburn
Number of Apartments	10	61	54	51	[22]
Nr of 1 Bed units	2	28	29	6	[5]
Nr of 2 Bed units	8	19	20	33	[13]
Nr of 3 Bed units	0	14	5	12	[4]

Sub Total Phase 1
198
70
93
35

Phase 2 (Approved)

Building	Royal	Paragon	Kennedy (New N/E)
Number of Apartments	40	40	48
Nr of 1 Bed units	8	7	18
Nr of 2 Bed units	31	31	29
Nr of 3 Bed units	1	2	1

Sub Total Phase 2
128
33
91
4

326

Commercial

Phase 1 (Approved)	**119,770**	**sq ft**

Phase 2 (Approved)		
Royal Mill Ground Floor	8,003	sq ft
Royal Mill 1st Floor	7,757	sq ft
Paragon Mill Ground Floor	7,811	sq ft
Paragon Mill 1st Floor	7,311	sq ft
Kennedy Mill Ground Floor	2,078	sq ft
Overall	**32,960**	**sq ft**

152,730

Car Parking (Approved)

Building	
Fairburn:	243
McConnell:	159
Kennedy:	66
Scheme Total:	**468**

Accomm Type	Space Allocation	LOGIC
Residetial	326	1 for 1
Commercial	132	0.86
		per 1000 sq ft
Spare	10	
	468	

PROPOSAL

First floor of Royal & Paragon change to residetial use.

Reduction in commercial space by	-15068	sq ft	**137,662**	sq ft
Increase in residetial homes	+19	Nr	**345**	Nr

Accomm Type	Space Allocation	LOGIC
Residetial	345	1 for 1
Commercial	123	0.89
		per 1000 sq ft
Spare	0	
	468	

Actual Useage/Take Up From Operating Experience

1 Space per two apartments / 50 to 60%

Less than 0.5