

DESIGN AND ACCESS STATEMENT



Full Planning Application For:

Manchester Chinese Christian Church

100 Yarburgh Street, Manchester, M16 7EH

Introduction

Jenkins Design Services Ltd. are instructed by Manchester Chinese Christian Church (MCCC) to seek full planning permission for works associated with their existing church building at 100 Yarburgh Street in Walley Range, Manchester.

This Design and Access statement should be read in conjunction with Jenkins Design Services drawing package and Trevor Bridge Associates' (TBA) Landscape design drawings, reports and document.

JDS drawing as numbered:

- B1-00-DR-A-0800 - Site Location Plan
- B1-00-DR-A-0801A - Existing Site Plan
- B1-00-DR-A-0810 - Existing Ground Floor Plan
- B1-01-DR-A-0811 - Existing Roof Plan
- B1-XX-DR-A-0812 - Existing Elevations 1
- B1-XX-DR-A-0813 - Existing Elevations 2
- B1-XX-DR-A-0814 - Existing Site Elevations
- B1-00-DR-A-2001 - Proposed Site Plan
- B1-00-DR-A-2010 - Proposed Ground Floor Plan
- B1-01-DR-A-2011 - Proposed Roof Plan
- B1-XX-DR-A-2012 - Proposed Elevations 1
- B1-XX-DR-A-2013 - Proposed Elevations 2
- B1-XX-DR-A-2014 - Proposed Site Elevations
- B1-XX-DR-A-2020 - Proposed Annexe Floor Plans
- B1-XX-DR-A-2021 - Proposed Annexe Elevations

TBA drawing and documents as numbered:

- 6714.01 TS – Tree Survey and Roof Protection Area
- 6714.02A TPP – Tree Protection Plan
- PD/6714/TSR/SEP21 – Tree Survey Report
- MG/6714/AIA&AMS/SEP21 – Arboricultural Impact Assessment and Method Statement
- 6714.03 – Landscape proposal

This site is currently owned by Manchester City Council and leased by MCCC. The site is edged in red on JDS drawing number B1-00-DR-A-0800 - Site Location Plan.

Client & Brief

The church has been serving the Chinese community since 1966 and currently has 6 congregations scattered across Greater Manchester. Its main hub is the property at 100 Yarburgh Street which was opened in 1977.

The client requires improvements of the facilities at 100 Yarburgh Street by providing more space for children's Sunday School and other activities and extending the kitchen to make it more suitable for large occasions of celebration.

Site Location and Layout

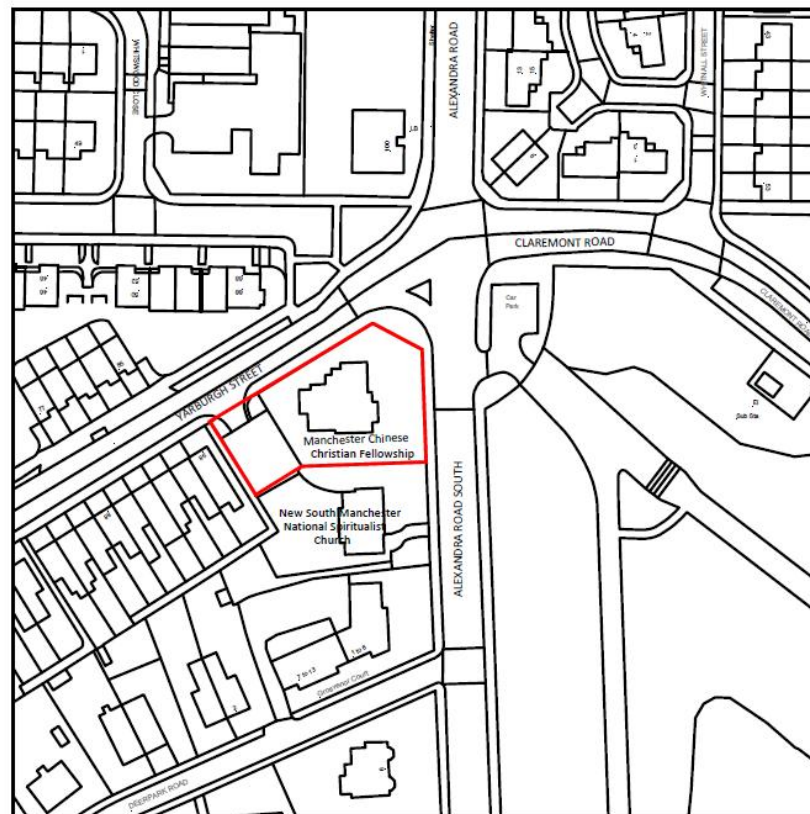
The application site is located at the junction of Yarburgh Street and Alexandra Road South in Whalley Range, Manchester. The rear of the site is bounded by Manchester National Spiritualist Church and residential homes to the right. The site is situated near to Alexandra Park, which is located across the road from Alexandra Road South.

The total site covers an area of 0.14 hectares (0.346 acres) 1400m² (15,070ft²).

Access and car parking

The main entrance is situated on Yarburgh Street and is set back from the main road.

The existing car park provides approximately 12 spaces, which is located to the right of the main building and is accessed from Yarburgh Street. The Manchester National Spiritualist Church has a Right of Access through MCCC's car park to enter their site car park. The proposal does not remove, alter, or add to the existing car park spaces.



Site Occupation

Extension clause (dated 18.08.1986) declares that the plot of land should not be built over to a greater extent than two thirds thereof nor erect any part of the said building nearer than 10 feet from the side and rear boundaries of the said plot of land. [B1-00-DR-A-0801A - Existing Site Plan]

Our client requires a change of clause from 10 feet to 5 feet to allow sufficient space for the proposed annexe. [Please refer to Dwg. B1-00-DR-A-2001 - Proposed Site Plan]

The Proposal

The scheme focus to maximise the use of space within the curtilage of the site while maintaining the existing facilities.

This proposal consists of an extension to the existing kitchen and a new two-storey annexe at the rear yard. [B1-00-DR-A-2010 - Proposed Ground Floor Plan]

The single storey extension to the side of the existing kitchen provides an extra 12.5m² of space facilitating much needed room for appliances and circulation.

The two-storey annexe contains three large multi-purpose rooms alongside a small pantry with a sink and an Accessible WC on ground floor. An accessible ramp provides access to the side of the building and into the main lobby. [B1-XX-DR-A-2020 - Proposed Annexe Floor Plans]

The annexe elevations have been designed to attain the same appearance and using the same materials of the existing elevations, which creates consistent scheme throughout. [B1-XX-DR-A-2012 - Proposed Elevations 1]

Landscaping

A pre-development tree survey and report was undertaken by Trevor Bridge Associates (TBA) on the behalf of Manchester Chinese Christian Church. The report identifies a total of 12 individual trees that would be affected by the proposed development. These items comprised of 1no. Norway Maple, which would be affected by the proposed kitchen extension and 11no. Leylandi trees along the south boundary of the site for the provision of the annexe. Please refer to TBA's Tree survey and root protection area plan (Dwg. 6714.01). From the tree survey, an Arboricultural Impact Assessment (AIA) and Method Statement (AMS) document was prepared that identifies the potential impacts to trees as a consequence of the development proposals, as well as specifying the necessary methodologies required during construction to ensure that the trees being retained are given adequate protection from harm. Please refer to TBA's Arboricultural Impact Assessment and Method Statement document for more information.

TBA produced a landscape proposal (Dwg. 6714.03) to indicate the location of proposed newly planted trees. With the site constraints, a total of 7no. trees are proposed to replace the 12no. fell trees. The proposed trees consist of a mix of species including Betula Pendula, Malus Sylvestris, Sorbus Aria and Tilia Cordata 'Greenspire', which are carefully selected to enhance the landscape and would be a far superior replacement to the existing Leylandi.