

LJ Architects Ltd

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29th March 2021

Brownley Green Methodist Church, Wythenshawe, Manchester, M22 9WF.

Dear Sir/Madam,

We have pleasure in enclosing a Full Planning Application for the above address on behalf of Brownley Green Methodist Church (the Applicant).

The following pages comprise of a Design and Access Statement in support of the proposals.

Please note that the paper form obtained from the Planning Portal appears not to feature the updated Use Classes (revised 1st September 2020). For the avoidance of doubt this application seeks the change of use from C3 dwelling house to F1 and F2 use.

The application fee will be paid separately.

Should you have any queries about the submission, or require any further information, please do not hesitate to contact this office.

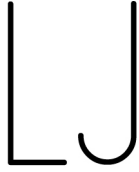
Yours sincerely,

Alexandra Williams
Associate Architect
LJ Architects Ltd

LJ Architects Ltd
Company Number 09613643
VAT Registration Number 328 6792 61

Director
Lee Whittingham

Director
Sarah Whittingham



Design and Access Statement.

This Design and Access Statement has been prepared on behalf of Brownley Green Methodist Church (the Applicant) to accompany a Full Planning Application comprising of the refurbishment and change of use of first floor and ground floor entrance area of the former caretaker's flat (C3) to form a meeting space within Brownley Green Methodist Church (F1 and F2).

Site Location.

The site is located within Brownley Green Methodist Church, Wythenshawe, which is an unlisted 2 storey Church complex set within wider landscaped grounds and car park. Wythenshawe is an area of South Manchester and is the City's largest district. Originally envisaged as a 'Garden City', this once rural area has grown steadily between 1920s and 1960s to become an extensive residential suburban development. The estate was built initially without many amenities, services or local employment resulting in residents having to travel out of the area or a reliance on mobile services. Numerous residents, community and church associations were initiated as a result, such as those that operate from Brownley Green Methodist Church (and Village).

Brownley Green Methodist Church (and Village) is home to a number of organisations including:

- **Brownley Green Methodist Church (and Village).**

Bramhall and Wythenshawe Methodist Circuit is a group of 12 churches including Brownley Green Methodist Church. As well as a worship space, for the last 20 years the Church provides the location for a number of locally led, community enterprises discussed below.

<http://www.bramhallwythenshawemethodists.org.uk/index.php>

- **Mums Mart.**

Mums Mart is a group of local parents who fundraise for family days out and holidays to combat issues such as loneliness and isolation, toxic debt, mental health issues and crime. Mums Mart offer a saving club, a food co-operative and monthly market. Activities take places across a variety of areas throughout the Church currently. The former caretaker's flat has been proposed as a space to enable them (and others) to deliver the range of activities and services they wish to offer their members and the wider community.

<http://unitedestates.org/mums-mart/>

<https://www.facebook.com/wythenshawemumsmart/>

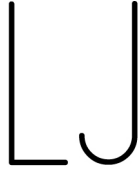
- **United Estates of Wythenshawe (UEW).**

Established in 1996, UEW is the UK's first Inner City Culture Centre providing youth and community services in direct response to youth street gangs and anti-social behaviour in immediate area. Community led enterprises under the UEW banner include a gymnasium and fitness centre, recording studio, dance and performing arts studio, therapy rooms and community shop.

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<http://unitedestates.org/>

The proposal is not located within a Flood Risk Area. The building is not listed or within a Conservation Area.

Application Site History.

The application site comprises of a first-floor space (former 2bed flat) and ground floor entrance lobby accessed externally of the playground area at the rear of the Church. The space originally provided on-site accommodation for the Church caretaker. UEW and later Mums Mart began operating from the Church in 1996 and the flat had been vacant long term prior to this. It is understood that prior to becoming vacant, the flat was used as offices for non-profit and charity organisations during the 1980s.

Relevant Planning History.

051579/FU/SOUTH3/97 – Change of Use of Sanctuary Area into a Gymnasium – Approved 17.07.1997.

Pre-Application Advice.

Manchester City Council confirmed on 22.05.2019 that there are no records held for the Church aside from application 051579/FU/SOUTH3/97 and a Change of Use of the former caretaker's flat from C3 to D1 use would be required.

Brief and Proposals.

In January 2019 LJ Architects was invited to lead a workshop with the community groups and local residents to ascertain which additional services they required and to design a new meeting space in the former caretaker's flat to be implemented in phases as funds become available.

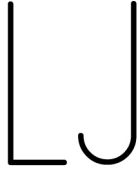
Potential uses for the refurbished space include:

- Benefits advice.
- Counselling.
- Space for young people (youth, after school, holiday clubs and Scouts/Guides).
- Access
- Access to technology and training.
- Kitchenette.
- Revenue generating activities/uses (venue hire).
- Storage for market equipment on non-market days.

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The application proposal is intended to enable the meeting space to be brought into a beneficial use as soon as possible. The existing ground floor entrance (off the playground) and staircase access will be retained and re-used. A new ramp will provide level access from the playground. The external entrance door will be replaced and an external light added for security and to aid in wayfinding.

The first-floor space is to be refurbished and thermally upgraded with replacement windows (to match existing) and new roof lights. A kitchenette and WC will be added to the first floor to provide user amenities thereby allowing operational separation from the rest of the Church (energy use and staffing).

Materials

All proposed new materials will match or be complementary to the existing Church building and recently refurbished areas.

Employment

All roles are voluntary.

Opening Hours

The proposed meeting space opening hours are:

Monday - Friday: 08.00-23.00.

Saturday: 08.00-23.00.

Sunday: 08.00-23.00.

Refuse and Recycling

The proposed meeting space will utilise the existing bin store (located within the car park area) for the storage of recyclable and non-recyclable waste on non-collection days.

Parking

The proposed meeting space will utilise the existing car parking area. There are currently 8no. parking spaces (inclusive of 1no. DDA space) and 1no. cycle space. Brownley Green Methodist Church and associated community organisations are comprised of and support local parents and families who are within easy walking distance of Brownley Green Methodist Church.

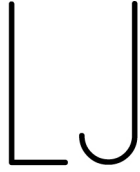
Access

The proposed meeting space is at first floor level and will be accessed via an existing staircase (with new handrail). A new ramp will deliver a level access landing and threshold to the ground floor entrance lobby.

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All core activities and facilities can be delivered from ground floor level of the Church if necessary (including a DDA compliant WC). Ground floor facilities will also be used temporarily prior to installation of a new WC and kitchenette and potentially a platform lift through to the first-floor meeting space.

Position of sockets, switches and handles will demonstrate compliance with Approved Document M of the Building Regulations.

Planning Policy Statement

In preparation of these statements, the following policies have been consulted:

- **NPPF.**
- **The Core Strategy.**
Manchester's Core Strategy was adopted on 11.07.2012 and is the main Development Plan document (replacing elements of the existing Unitary Development Plan) in the Local Development Framework.

Policy C 7 Wythenshawe.
Policy C 2 District Centres.
Policy EC 10 Wythenshawe.
Policy EN 4 reducing CO2.

- **UDP.**

Summary

Broadly it is felt that the proposals are justifiable based on the following main issues:

- The proposals are complimentary to the existing church, community and volunteer activities already operating within the Church.
- The proposals bring back into meaningful use a space that is no longer suitable or fit for purpose as a dwelling.
- The proposals bring forward an opportunity to thermally upgrade the existing building fabric.
- The proposals bring forward an opportunity to ensure the operational and financial security of a long-standing community organisation within the Wythenshawe area.
- The proposals bring forward an opportunity to enable Brownley Green Methodist Church to expand the range of services and activities they currently offer.
- The proposals are sympathetic to the existing Church building and do not involve any structural or significant visual changes that will be harmful to the existing character of the Church.
- Environmentally, socially and economically the proposals accord with the Core Strategy, which reflects the presumption in favour of sustainable development.

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