

T-0230. MKCC, Parsonage St, Manchester M15 5WD

Proposed Front Extension, Internal & External Refurbishment

Parsonage St, Manchester M15 5WD

INITIAL PROJECT APPRAISAL

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designed by TH3M Architects

Site Address

Site Address: Parsonage Street, Hulme, Manchester, M15 5DW
Site Area: Approx. 1384m2 (14,897ft2)
Local Authority: Manchester City Council.

Project Introduction

TH3M Architects have been instructed to prepare a robust drawing package on behalf of Mawlawi Kurdish Cultural Centre (MKCC, registered charity), the former St Mary's Junior School on Parsonage Street. This statement is to be read in conjunction with the following:

1) Live Site Projects (LSP)
2) Structural Design by Elysium Structures (ES)
3) Highways Report by Paragon Highways (PH)

The current use of the site is primarily an Islamic place of worship, community centre and an Ofsted accredited weekend school. The building is Grade II listed and was formerly a junior school many decades ago. It is assumed the building has been derelict since the 1970s until MKCC acquired the site in 2012 where they have successfully restored the building under the close guidance and cooperation of Mr David Morris, the planning officer who had represented the Local Authority (LA) at that particular time.

The MKCC is a popular and vital community hub in the area with positive links to the local ward councillors, local police, Loreto College and the Kath Locke centre. It has attracted a gradual increase of the congregation throughout the years primarily from students across the road who attend Loreto College or university students around the area. Due to the added pressure of footfall especially during Friday Prayers and the Ramadan period, the MKCC management have had to erect makeshift tents to respond to the demand. However, this is not a sustainable or ideal situation as these present health and safety risks for the congregation. For this reason, they have taken the decision to move forward with a scheme that accommodates the additional demand.

A pre-application meeting had taken place between TH3M Architects and the LA in which feedback was received on the 26th September 2019. Initially, we had drafted a scheme that incorporates an extension at the front and rear of the building that houses the 200 occupancy demand required. It was ascertained from the LA that the likelihood of it being granted consent would be minimal due to the scale and modesty of the centre.

The LA was open to the idea of omitting the rear extension facing the St Mary's Cluster and transferring the area lost within the main hall of the building and introducing a mezzanine level that acts as a temporary and free-standing structure and responds delicately to character and spirit of the hall. As a result the client is only able to achieve half the occupancy required. However, any shortfalls can be potentially mitigated in the future by adapting the internal general arrangement as part of a 3rd phase of development (if so required).

TH3M have been closely coordinating with LSP. The scheme we feel has been heavily heritage driven which has ultimately meant the Client would be forecast to budget for more than double of what they initially anticipated. They are prepared to allow for this which demonstrates their seriousness and urgency in dealing with the increased numbers and passion to deliver a beautiful scheme that brings the community closer together.

The following document will hopefully demonstrate the scheme in its entirety and how it was closely coordinated with the associated stakeholders to achieve a detailed, considered and beautiful design that complements and enhances the existing character and splendour of the Church and its neighbouring cluster.

Statement by TH3M ARCHITECTS

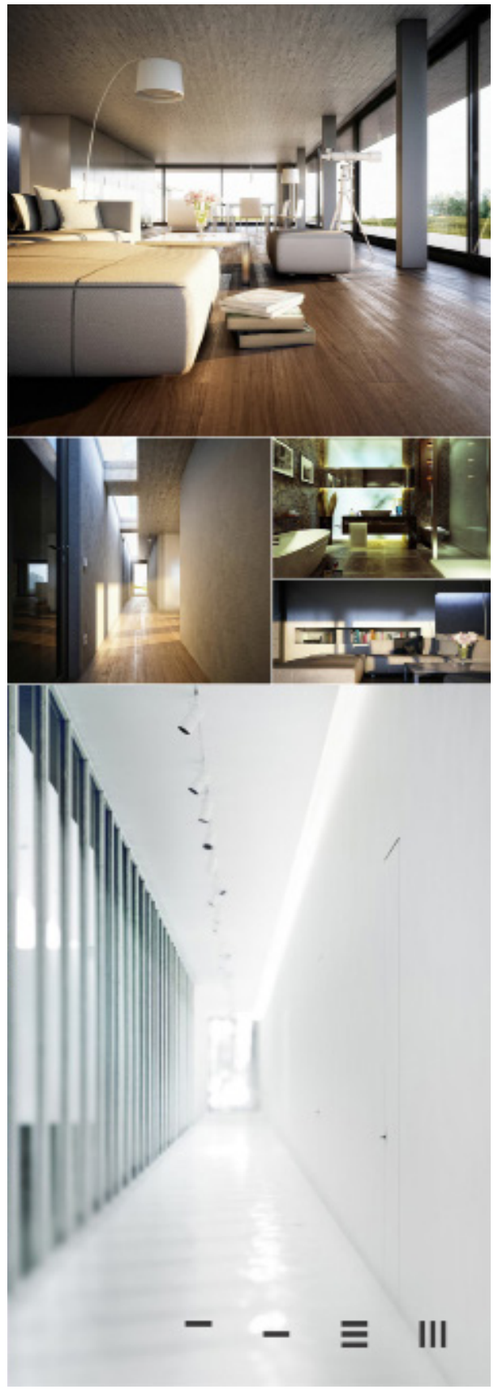
TH3M Architects is a design-led architectural design practice founded by three principles bringing together a comprehensive body of work with projects throughout the United Kingdom, Europe and the Middle East.

Recognised for its work in architecture, urban infrastructure, sculpture, design and strategic thinking, TH3M Architects specialise in providing design services for public, private and international clients in the health, education, transport, retail, residential, leisure, cultural, workplace and industrial sectors.

At the heart of the studio's work is a profound commitment to finding innovative design solutions, with a dedication to artistic thinking and the latent potential of materials and craftsmanship. This is achieved through a working methodology of collaborative rational inquiry, undertaken in a spirit of curiosity and experimentation.

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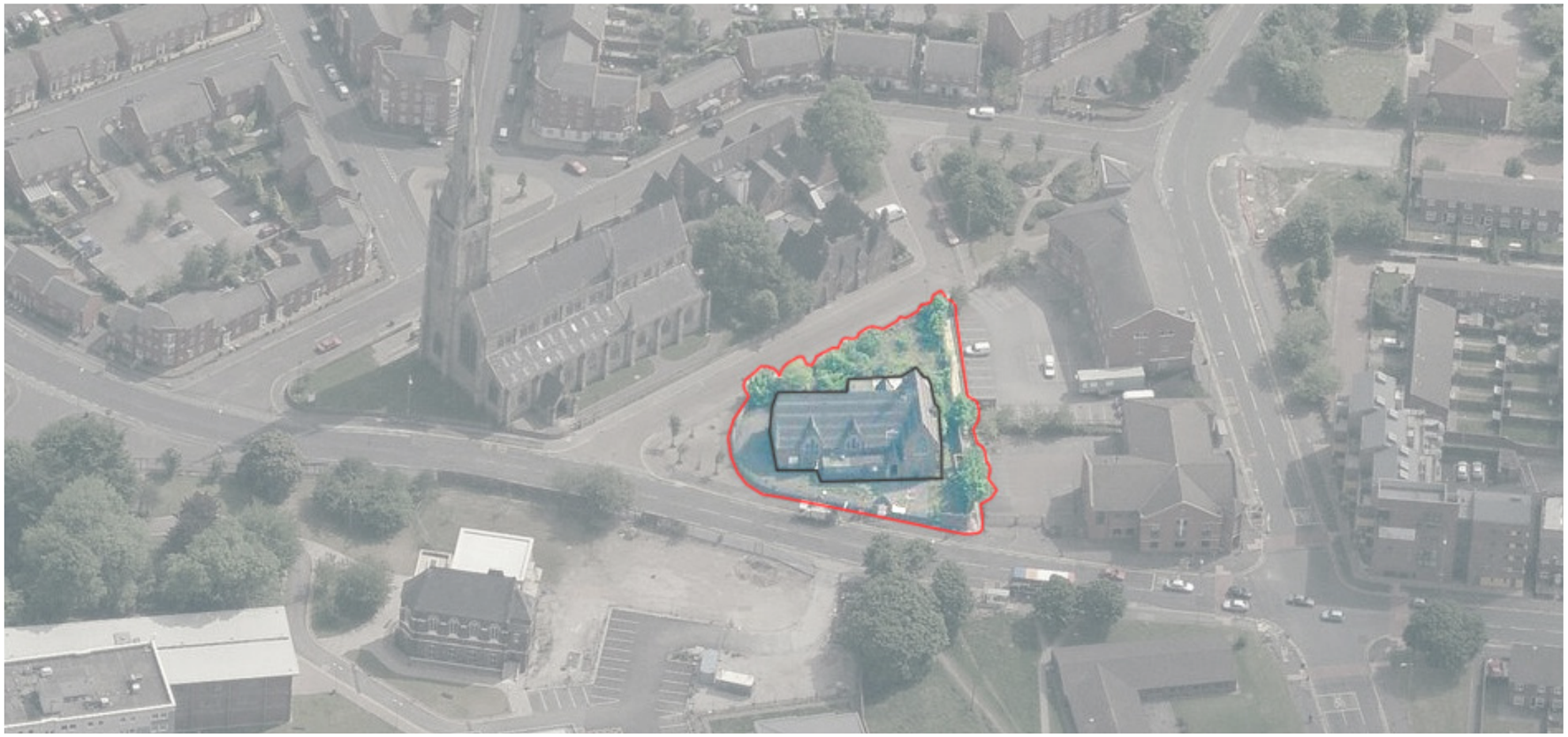


Fig 01 - (Google Earth, 2020)

Mawlawi Kurdish Cultural Centre

The Site

The site is a part of Hulme district located immediately south of Manchester City Centre. It is an area with significant industrial heritage that has undergone a series of social transformations in its recent history and now shows great potential for new developments and constant improvement in terms of building fabric and social cohesion.

The immediate area of the site is characterised by a rich mixture of uses. The east side is in large part residential, populated with low rise housing schemes for flats. Significant percentage of the area is occupied by a variety of social care services and amenities directed to local people, naturally making the site a heart of the local community. The immediate vicinity north of the site is occupied by a designated "Grade 2*" listed building in form of Gothic revival Church of St. Mary, that has now been converted into homes.

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Fig 02 - (TH3M,2020)

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Fig 03 (TH3M)

MKCC Mission Statement

Mawlawi Kurdish Cultural Centre (MKCC), has demonstrated a fantastic level of cooperation with the council and has taken great care and investment in fully refurbishing and restoring to the best of their ability an otherwise derelict asset. MKCC have created a thriving community centre/place of worship that benefits the local community greatly.

They have done a remarkable job in maintaining positive ties with their neighbours and their outreach and open door policy has been well-received. Their relationship with local institutions have allowed the general public to learn about the cultural makeup of the centre. Media Studies students for example have freely used the facility to facilitate their projects and college and University students of all faiths and backgrounds are encouraged to take part in community activities and enjoy weekly refreshments.

The MKCC although for the most part used as a place of worship, has proven to be much more and a proactive addition to the locality. They understand the sensitivities and challenges a place of heritage embodies and that is why as part of this application, they wish to integrate and incorporate a permanent exhibition space throughout the lobby and rest of the building in order to educate the public what this building once represented and how it carries the torch to keep its spirit alive.

In addition, the MKCC have pledged to hold regular events to celebrate the history of the building and have a vast network of people including the local ward councillors to help assist with this initiative.



Fig 04 (TH3M)

Breast Cancer Awareness Event



Fig 05 (TH3M)

Community Engagement

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Landmarks in Manchester From The Site

1. Manchester Museum

Time:
Car 7 min
Bus 14 min
Walk 24 min

2. Manchester Academy

Time:
Car 9 min
Bus 12 min
Walk 24 min

3. Whitworth Gallery

Time:
Car 5 min
Bus 10 min
Walk 23 min

4. Manchester Royal Infirmary

Time:
Car 8 min
Bus 12 min
Walk 28 min

Community Hubs

a. Hulme Park D - 0.85km
b. Moss Side Leisure Centre D - 0.3km

Although there are key community hubs within close vicinity to the site, there does not seem to be any within the locality apart from MKCC.

In its current format the mosque entertains and host many public speaking events of varying degrees including public health, community cohesion, racism and tolerance as well as fun and enjoyable fundraising family friendly events.

It is also an open house to the most vulnerable in society where help and assistance is always provided.

The proposed scheme would have a permanent exhibition showcasing the history of the site.

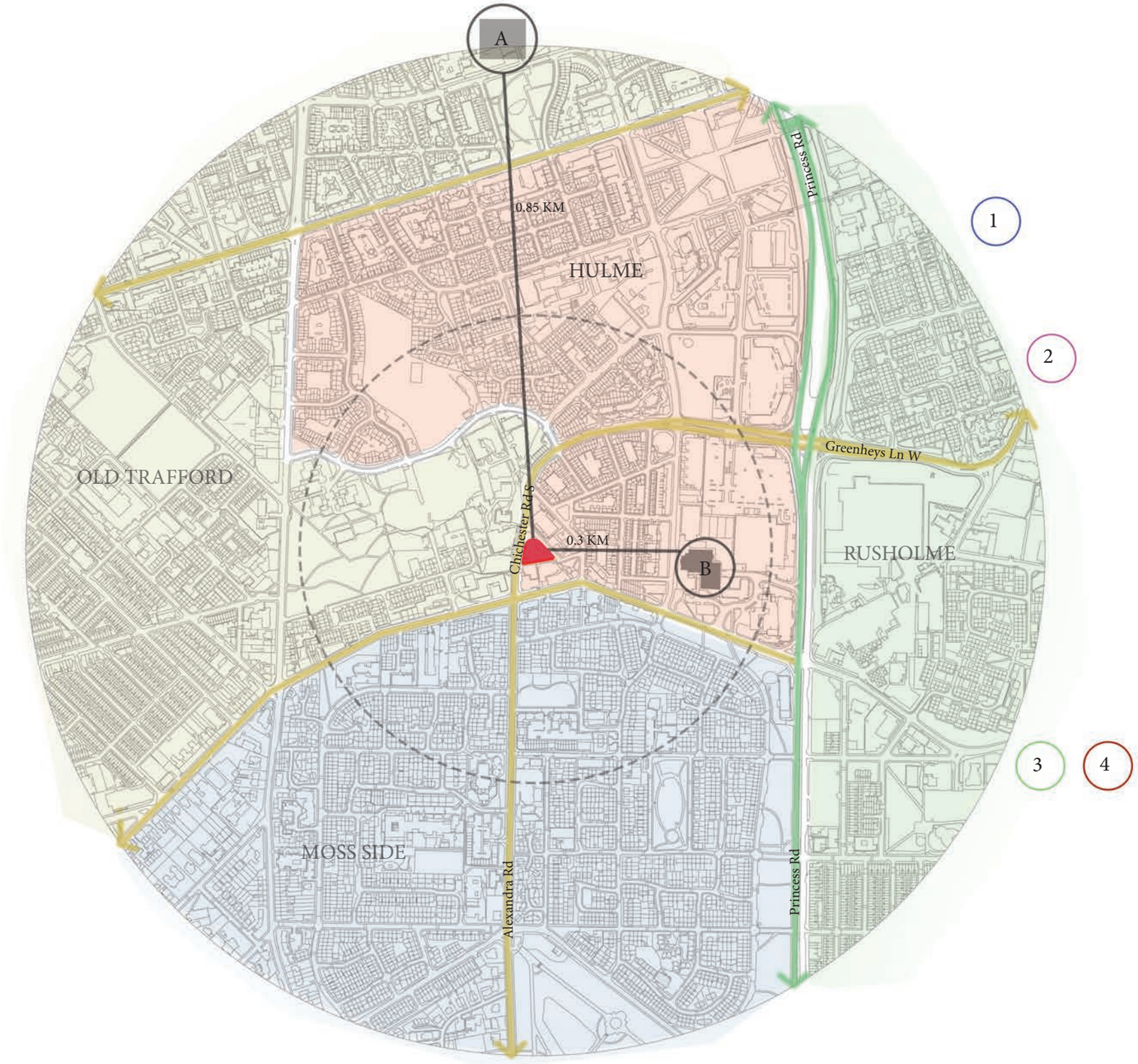


Fig A (Google Earth, 2020)

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Religion

The religious make up of Hulme is 38.8% Christian, 35.2% No religion, 13.1% Muslim, 1.8% Buddhist, 1.4% Hindu, 0.5% Jewish, 0.4% Sikh, 0.2% Atheist.

Islam forms the 2nd largest faith group in the area which proves that the majority of the congregation are from the immediate locality of whom many travel by foot.

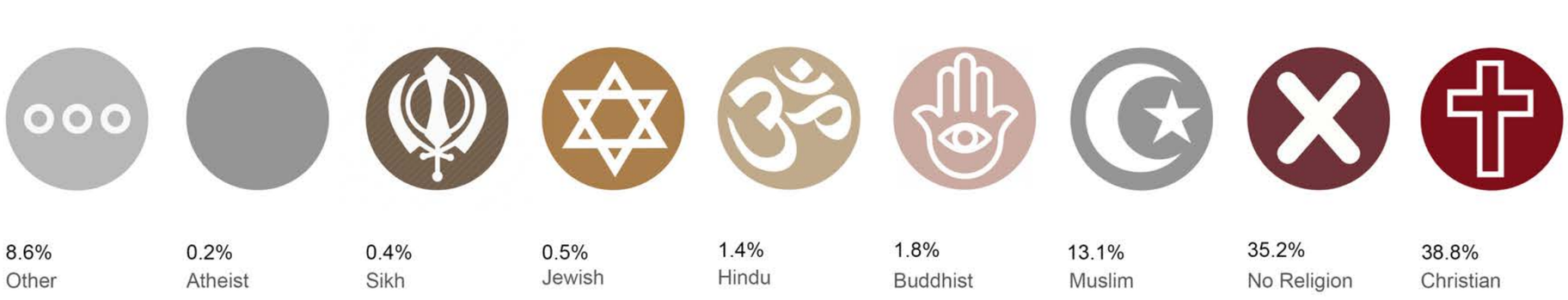


Fig 8 (Cheadle Hulme North Demographics (Stockport, England), 2020)

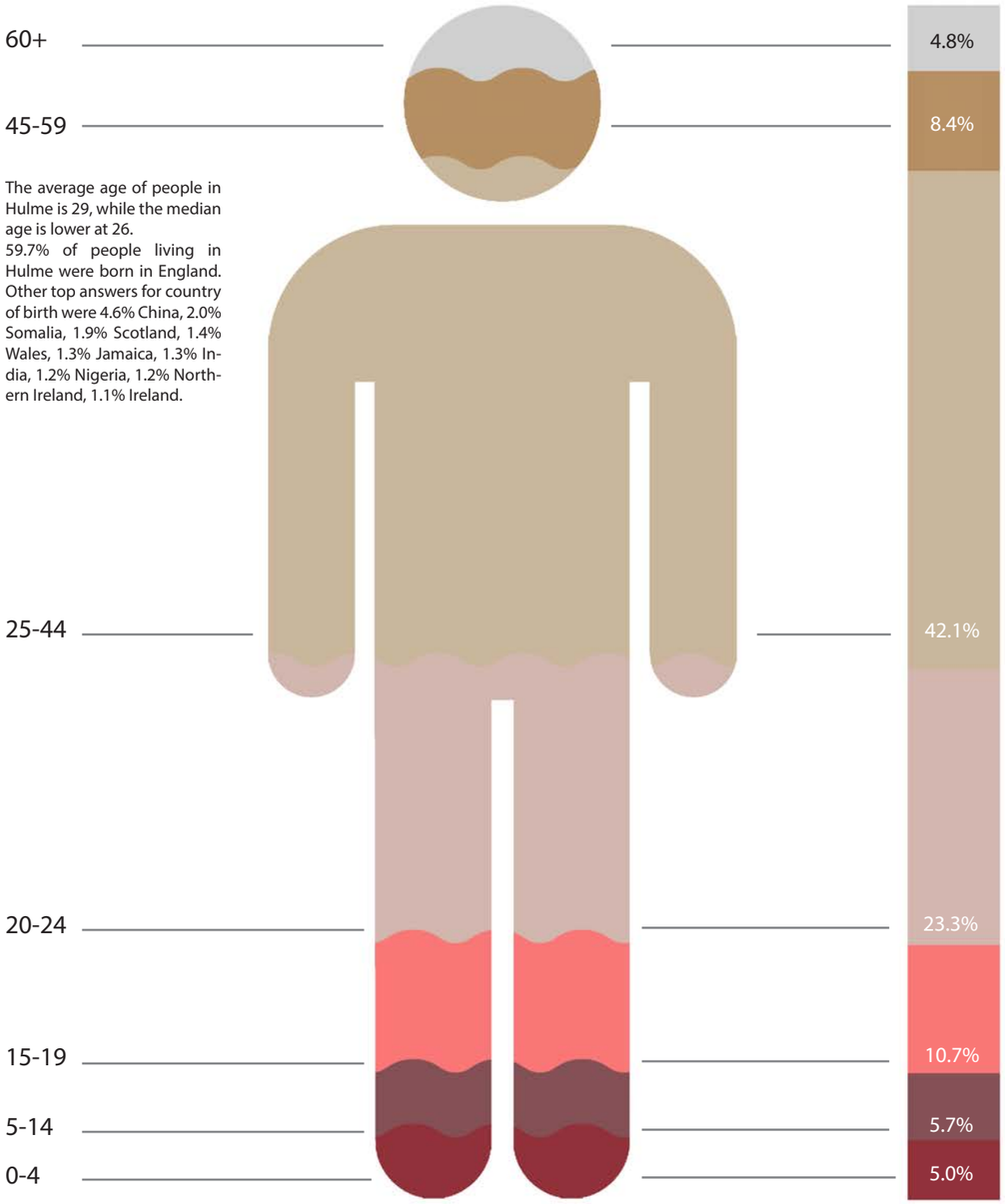
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Age



The average age of people in Hulme is 29, while the median age is lower at 26.
59.7% of people living in Hulme were born in England. Other top answers for country of birth were 4.6% China, 2.0% Somalia, 1.9% Scotland, 1.4% Wales, 1.3% Jamaica, 1.3% India, 1.2% Nigeria, 1.2% Northern Ireland, 1.1% Ireland.

Population

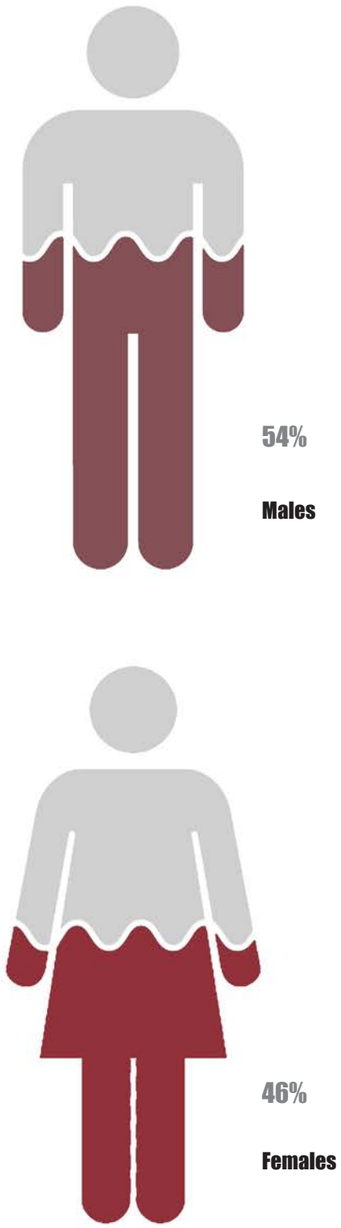


Fig C (Cheadle Hulme North Demographics (Stockport, England),

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Occupation

Students form a large percentage of the population of the area. The majority of MKCC's congregation are made up of students who like the local population mainly travel on foot or the use of public transport of which the site is well connected as evidenced on page 09.

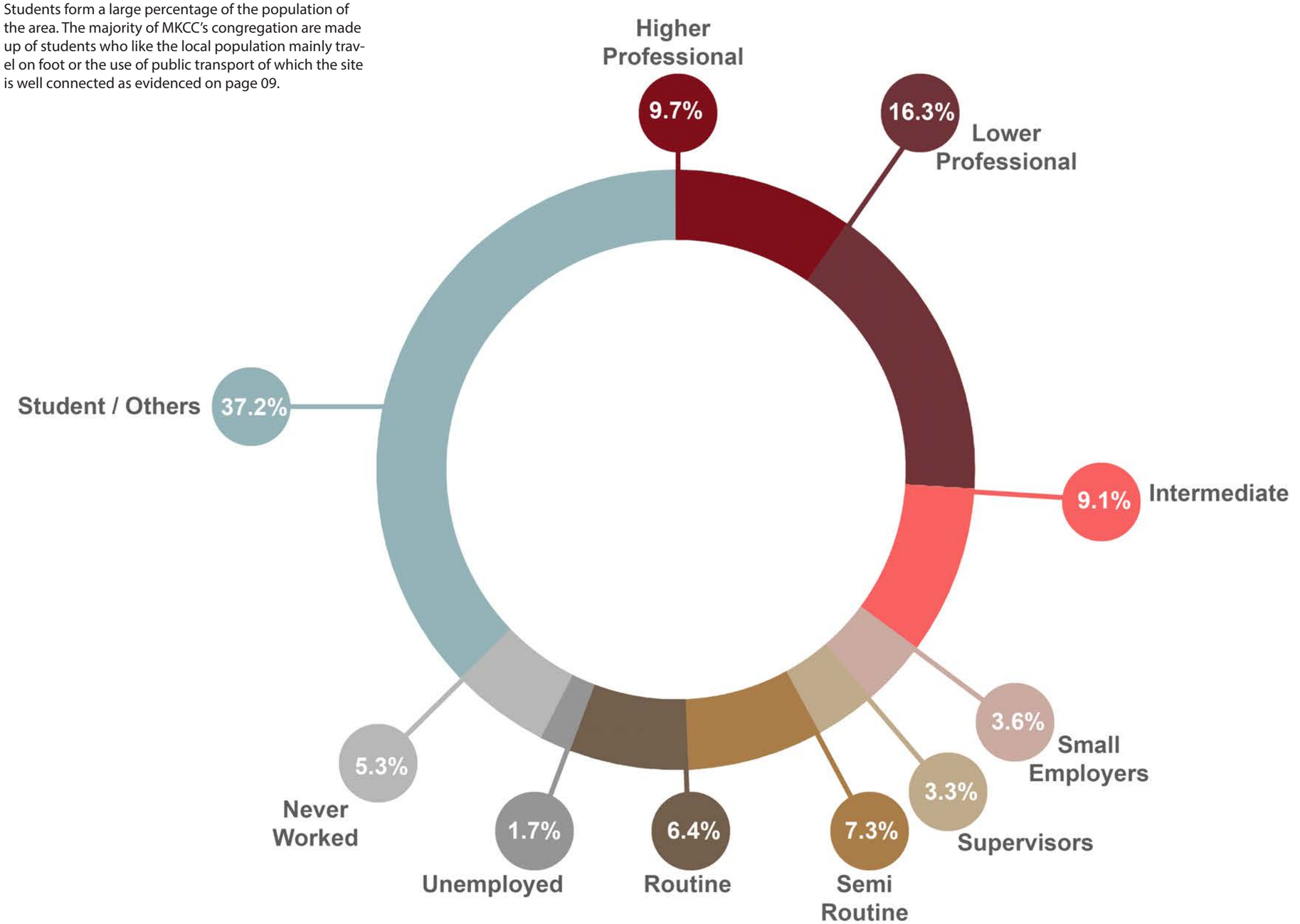


Fig D (Cheadle Hulme North Demographics (Stockport, England), 2020)

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Country of Birth

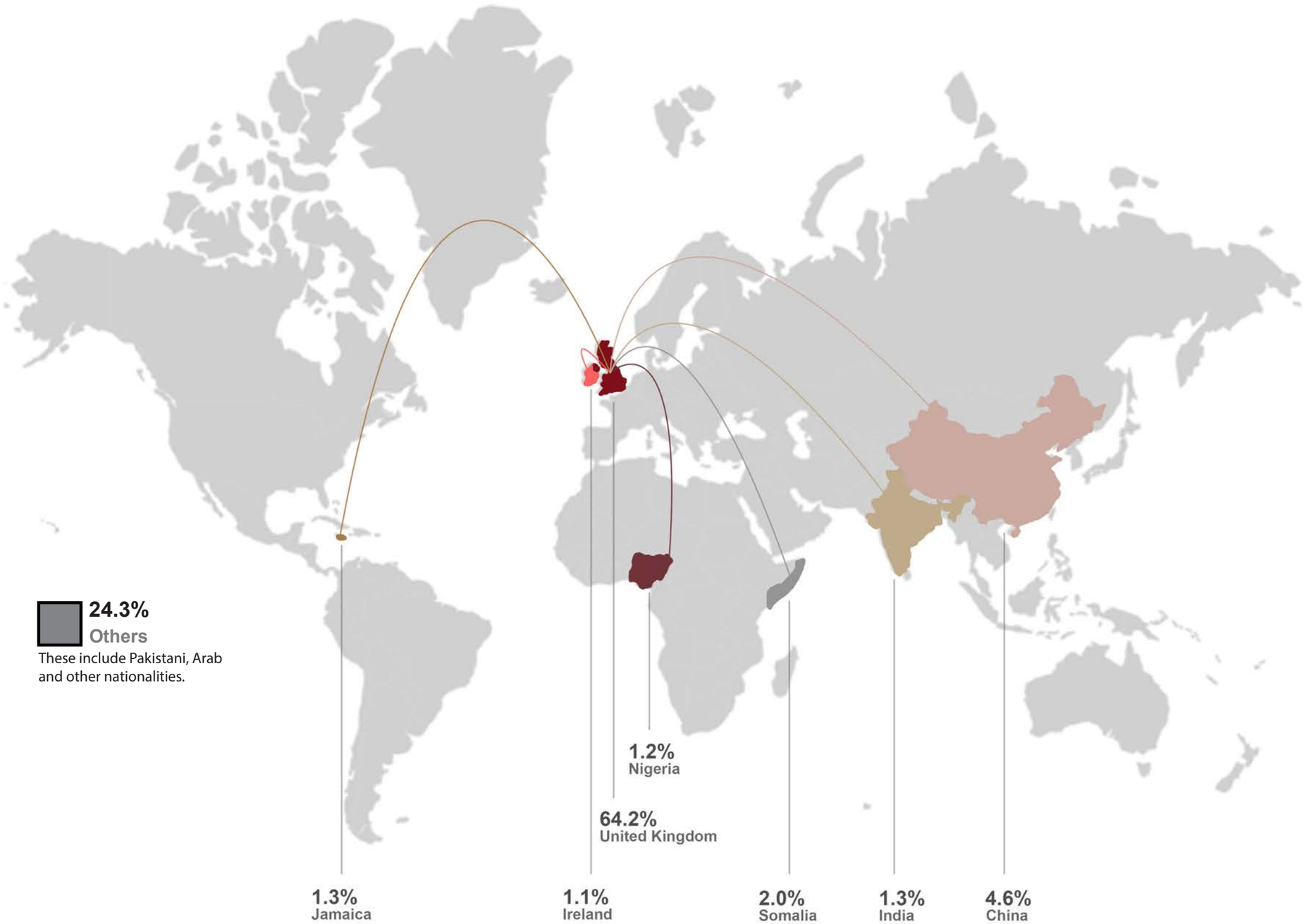


Fig 6 (Cheadle Hulme North Demographics (Stockport, England), 2020)

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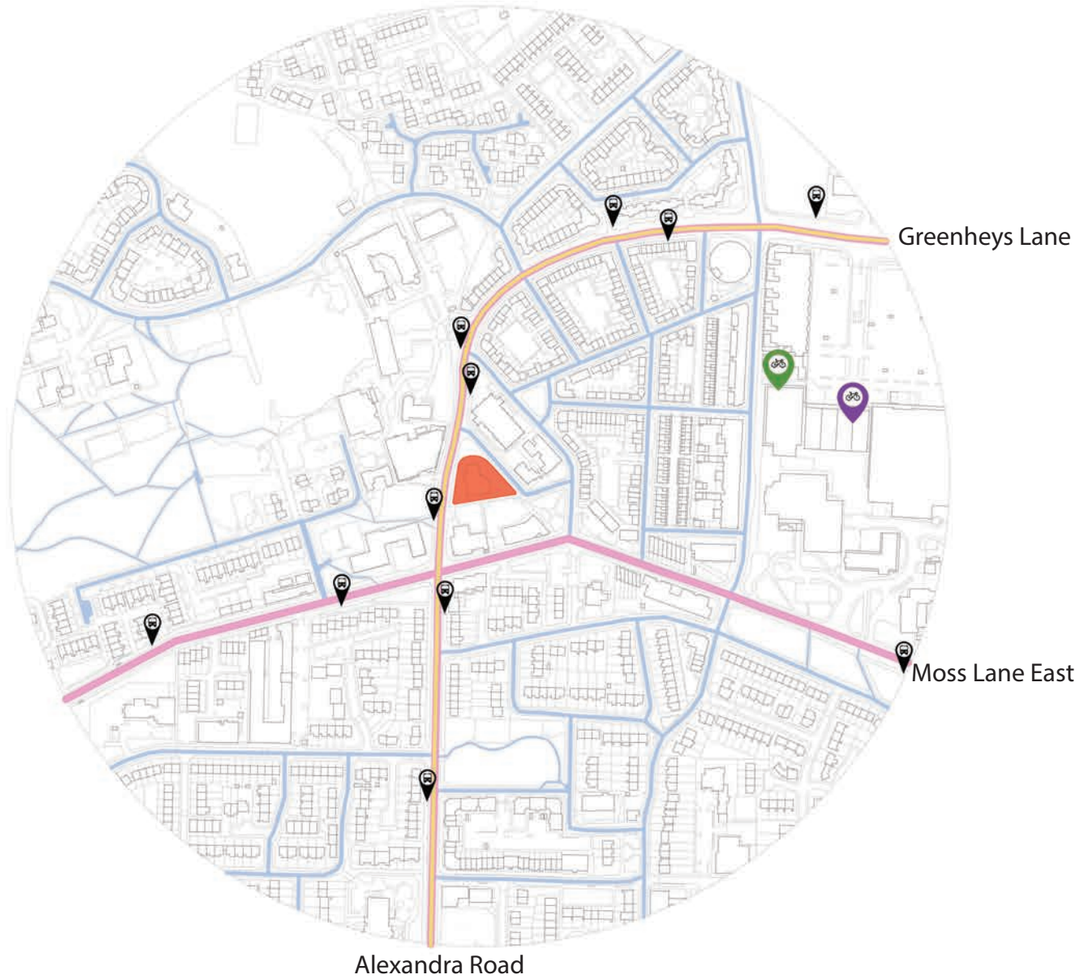
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B & M Bike Equipment

Argos Bike & Accessories

Bicycle Route Around Rusholme

Bus Stop



Moss Lane E and Alexandra road are well catered for in terms of bus frequency and connections to the wider network, the site is easily accessible by bus.

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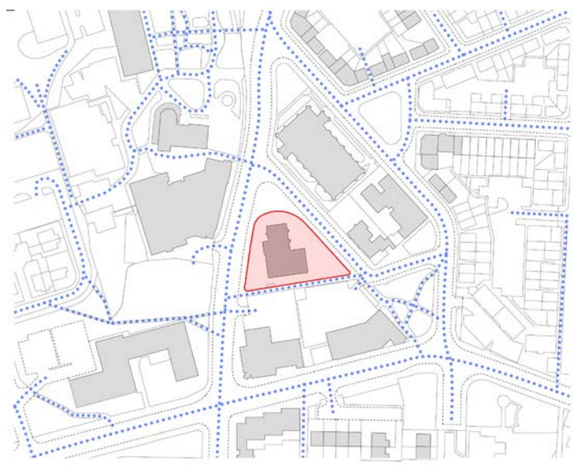
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Vehicle



Public Route



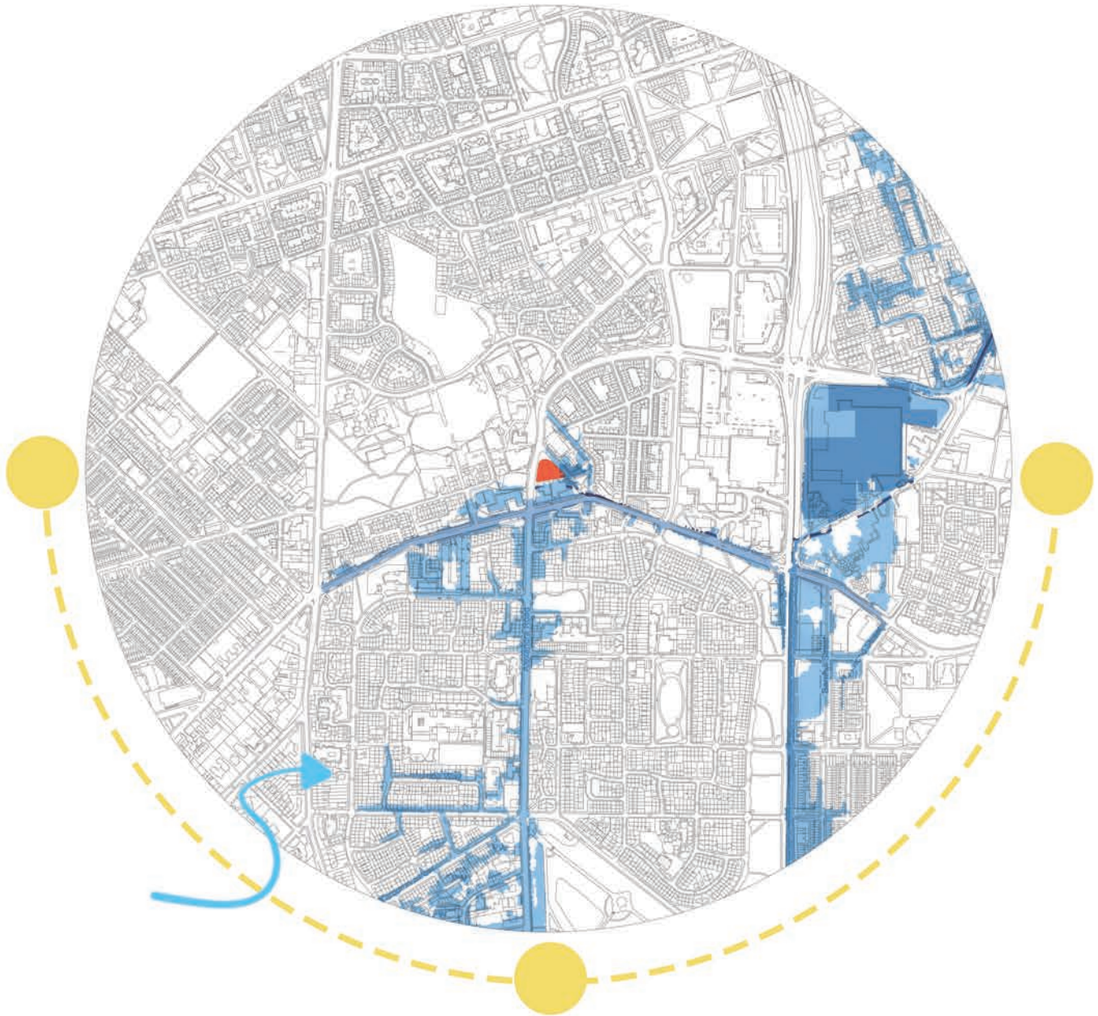
Vegetation

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Over 2M

Between 0.3M & 2M

Below 0.3M

Fig F (Flood map for planning - GOV.UK, 2020)

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Fig 06 - (Council, M., 2020. Parks And Open Spaces – Hulme)

Hulme Park (A)

Hulme Park is the first large scale new park to have been built in Manchester for over 50 years, and was built in 1999.



Fig 07 - (Museum.manchester.ac.uk. 2020. History)

Manchester Museum (B)

Origins of The Manchester Museum lie in the collection of John Leigh Philips. After his death, a small group of men bougth his 'cabinet', and in 1821 they set up the Manchester Natural History Society. By1860 the society had little money and was full so transferred ownership in 1868 to Owens College, which later became the University of Manchester.



Fig 08 - (Manchester Academy. 2020. Manchester Academy)

Manchester Academy (C)

The Manchester Academy is composed of four concert venues, located on the campus of the University of Manchester.



Fig 09 - (Better.org.uk. 2020. Moss Side Leisure Centre)

Moss Side Leisure Centre (D)

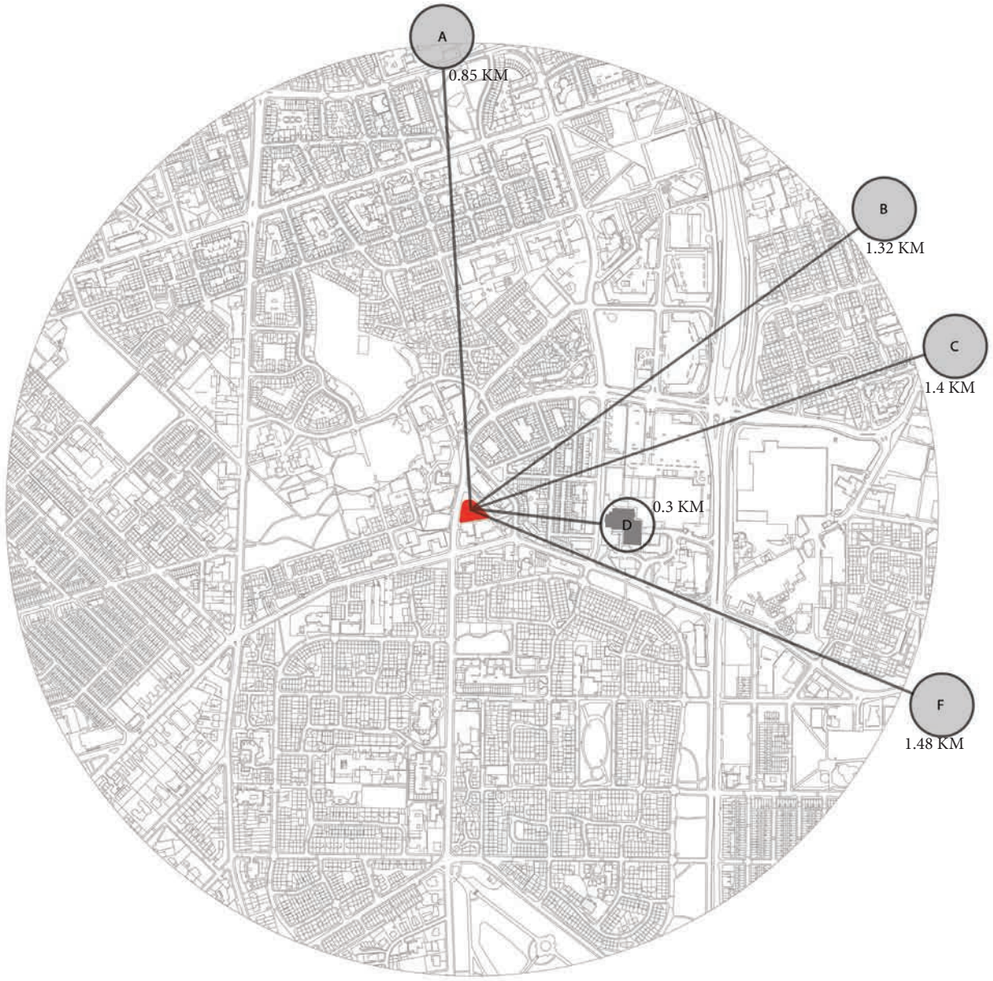
Moss Side Leisure Centre features a state of the art gym, swimming and relaxation space. Also home to Hulme High Street Library, which is part of a unique collection of community and elite facilities governed by MCRactive, a not for profit organisation established and overseen by Manchester City Council.



Fig 10 - (Policy Documents | Whitworth Art Gallery, 2020)

Whitworth Gallery (E)

The Whitworth reopened to the public on 14 February 2015 with an exhibition by British sculptor and installation artist Cornelia Parker.
Paintings, drawings, sculptures and textile pieces from the gallery's permanent collections, which include over 55,000 historical and contemporary items, are also on show.



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Fig 11 - (Maps.nls.uk. 2020)

1845-1848 Ordnance Survey

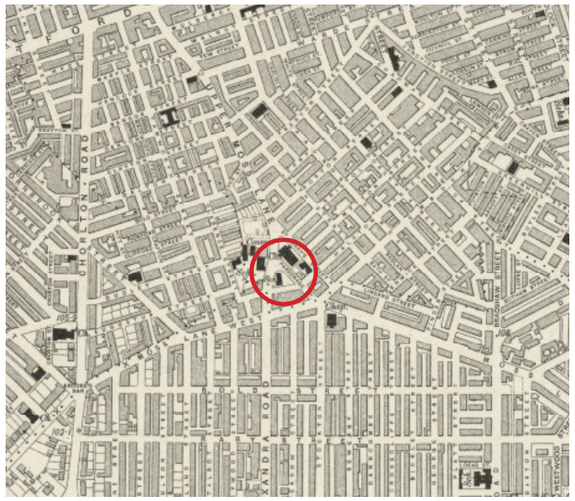


Fig 12 - (Maps.nls.uk. 2020)

1905-1909 Ordnance Survey



Fig 13 - (Maps.nls.uk. 2020)

1931-1936 Ordnance Survey

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Time Line

The historical maps and photographs give us an indication that the St Mary's Church and its surrounding buildings like the St Mary's Junior School was built around 1855-60. At the time of its construction it can be seen that these buildings were constructed collectively to form the centre of the community. Over the years you can start to see that the residential developments grew around the area, it has since shown the significance these buildings have had within Hulme over the last 100 years.

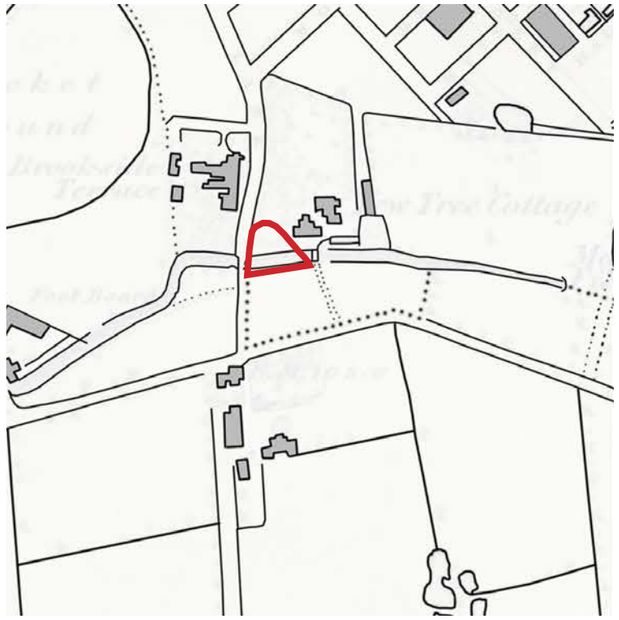
The main building within the cluster of these buildings is clearly St Mary's Church which is Grade II* Listed while the remaining are Grade II. St Mary's House is believed to have been constructed as a residence for the members of St Mary's Church and St Mary's Junior School was also built alongside the Church.

I query this, based on the evidence of the newspaper report written when the church was opened, quoted in the HIA which says the church's benefactor's son gave money for a school was built shortly after the church.

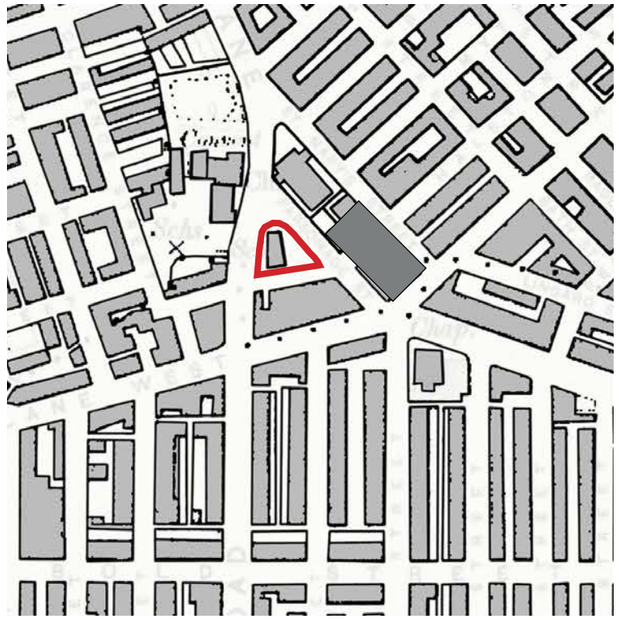
The figure ground maps show the density build-up around the site but more importantly it shows how the footprint of the School had evolved and expanded/reduced in scale over the years. The site area we are proposing to build is in keeping with what was previously constructed and therefore in keeping with its spirit and historic character.

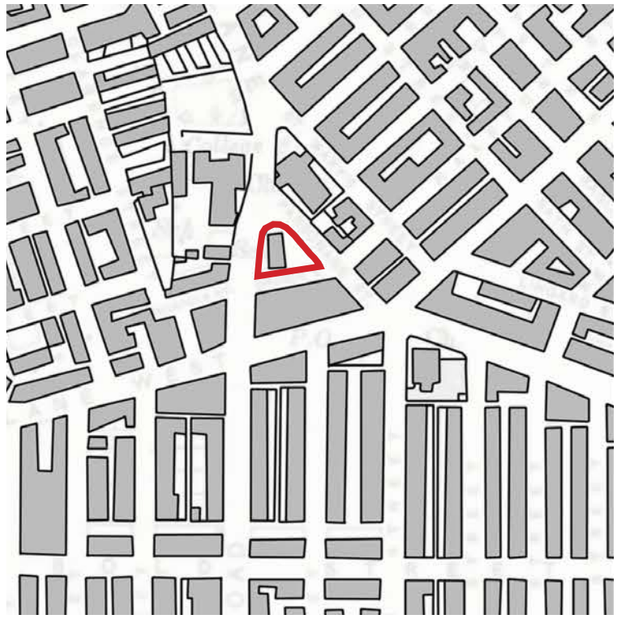
The point in question is that our site falls within a wider cluster of listed buildings, all of which have undergone new uses. St Mary's Church has recently been renovated and is occu¬pied as a residential complex, St Mary's House to the south of the Church has been transformed into a dental clinic. The site in question was in a dire condition for over 15 years and was carefully restored by MKCC who are now wanting to make a modest external extension.

1845-1848



1905-1909





1931-1936



2020

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Listed Building



Fig 14 - (Student Life - Loreto College, 2020)

1

Chapel Building, Loreto College
A Grade II Listed Building in Hulme, Manchester



Fig 15 - (St Mary, Hulme.jpg - Wikimedia)

2

Church of St Mary
A Grade II* Listed Building in Hulme, Manchester



Fig 16 - (St Mary's Day,Nursery, 2020)

3

Bright Horizons St Mary's Day Nursery
A Grade II Listed Building in Hulme, Manchester



Fig 17 - (TH3M)

4

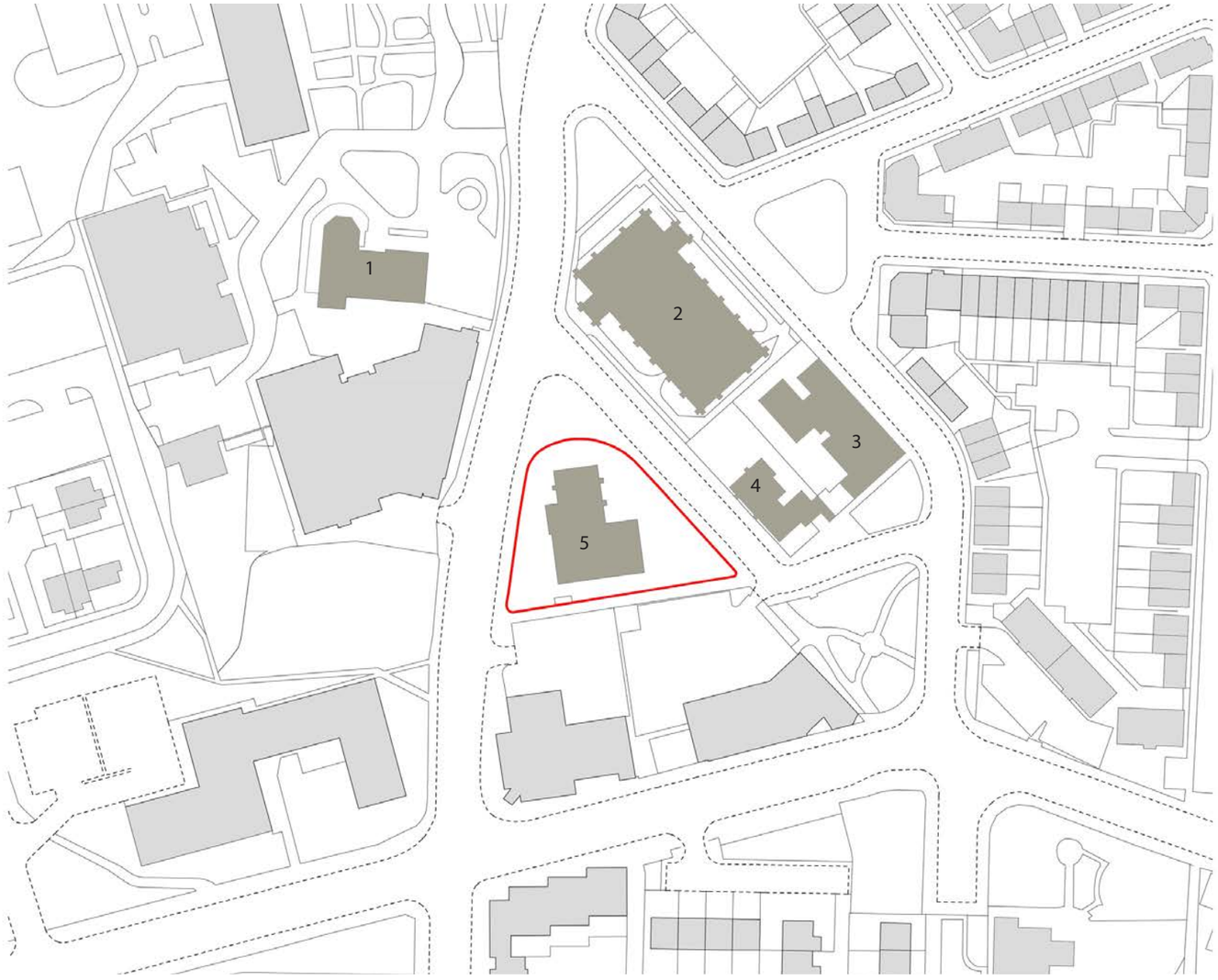
St Marys House
A Grade II Listed Building in Hulme, Manchester



Fig 18 - (TH3M)

5

MKCC
A Grade II Listed Building in Hulme, Manchester



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Fig 20 - (Maps.nls.uk. 2020)



Fig 19 - (Heritage Photo Archive & Heritage Image Register. 2020)

MKCC, Chichester Rd S with St Mary's Church, Hulme in the background

"During the Manchester Blitz in World War II, several terraces were damaged by bombing and the area became run down. In the period immediately after the end of World War II the City of Manchester Plan of 1945 envisaged wholesale rebuilding, mainly with low-rise housing. Hulme continued to decline further throughout the 1940s, 50s and 60s.

Clearance of the Victorian 'slum' housing didn't take place until the mid to late 1960s and in the 1969 edition of the Buildings of England: South Lancashire described Hulme as "the largest redevelopment area of Manchester, many say of England, some Europe. At the time of writing whole blocks lie waste, streets are blocked and new streets are made." (Please refer to LSP Heritage Statement).

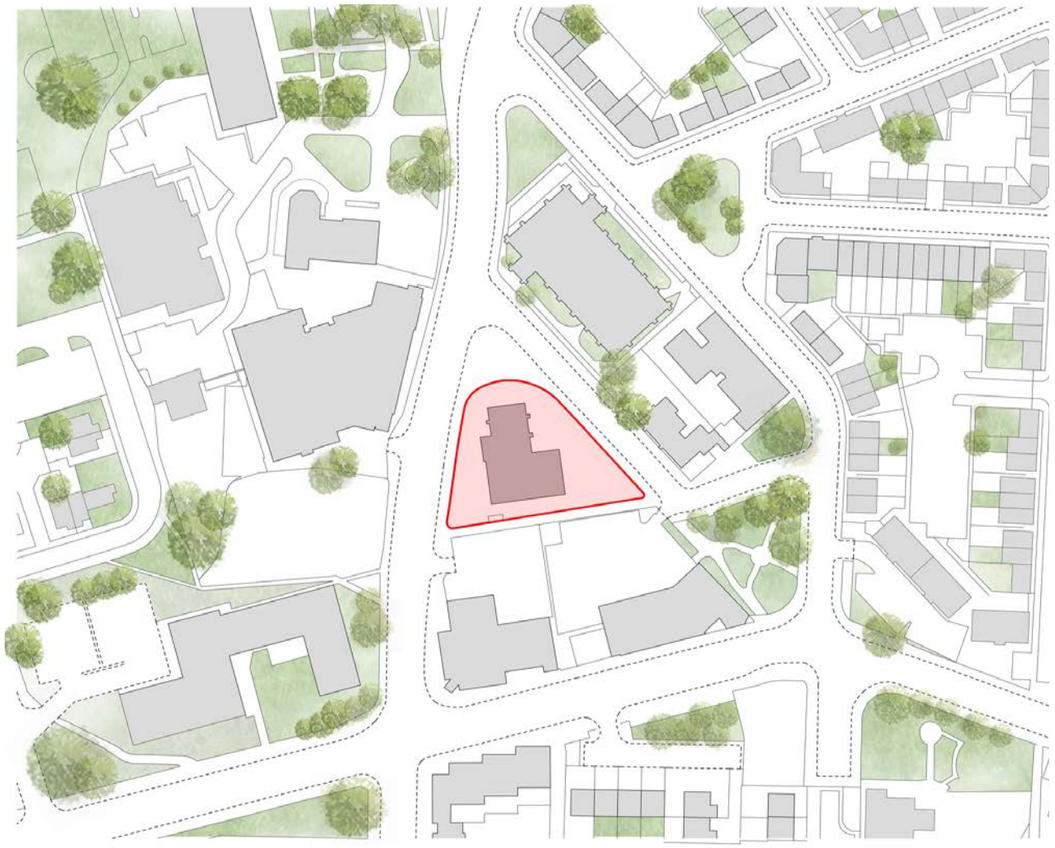
Hulme for the past two decades has seen a wide scale placemaking and regeneration and has acted as a succesful benchmark and model nationally. The MKCC site sits within the heart of that model and is an important cultural and community asset that brings together people from all backgrounds and faiths. The proposed scheme should preserve this notion architecturally which will be explained further along this document.

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Mawlawi Kurdish Cultural Centre Site

Profile

The site is of a triangular shape in plan and has an area of approximately 1384m², with frontage onto Chichester Road South and rear facade facing Parsonage Street. It is currently occupied by MKCC who had already restored and renovated the building in 2012/13.

The outer skin of the building is constructed in red traditional brickwork with stone details and roofed with grey slates. A large part of the surface of the façades is occupied with wide double storey windows introducing a high percentage of natural light. The exteriors to the main part of the double storey construction are in good condition. The doors and windows have been made good and original opening surrounds, head and cill details have been retained.

MKCC



Main Entrance

Fig 21 - (TH3M,2020)



Rear Entrance

Fig 22 - (TH3M,2020)



Rear Entrance

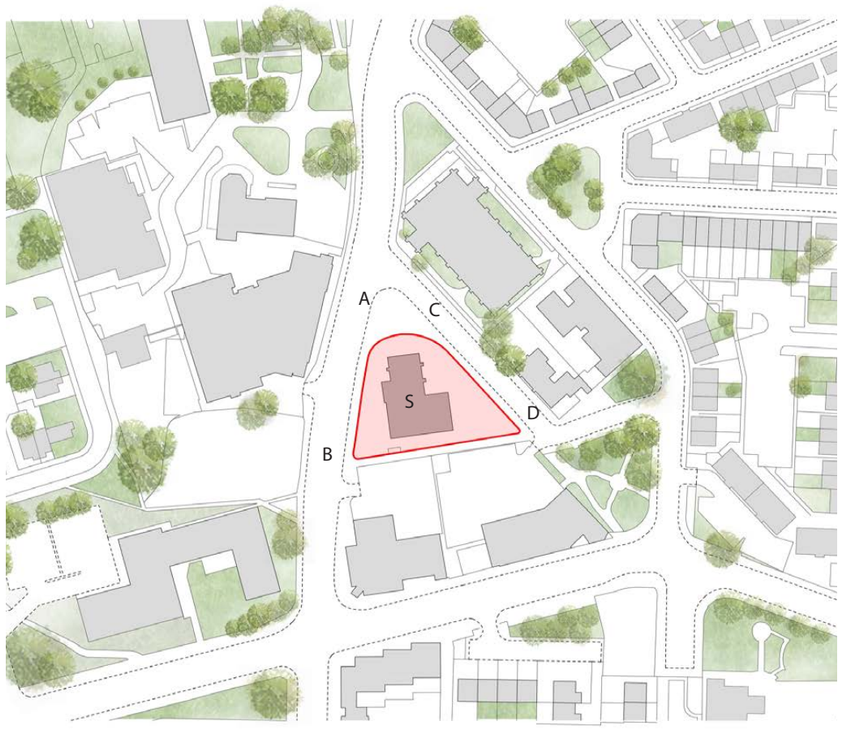
Fig 23 - (TH3M,2020)

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Views A and B are the main access points to the site from Chichester Rd S. Views C and D show the rear entrance to the site.

A



Fig 24 - (TH3M,2020)



Fig 25 - (TH3M,2020)

B

C



Fig 26 - (TH3M,2020)



Fig 27 - (TH3M,2020)

D

S



Fig 28 - (TH3M,2020)

S

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designed by TH3M Architects





Fig 29 - (TH3M,2020)

A



Fig 30 - (TH3M,2020)

B

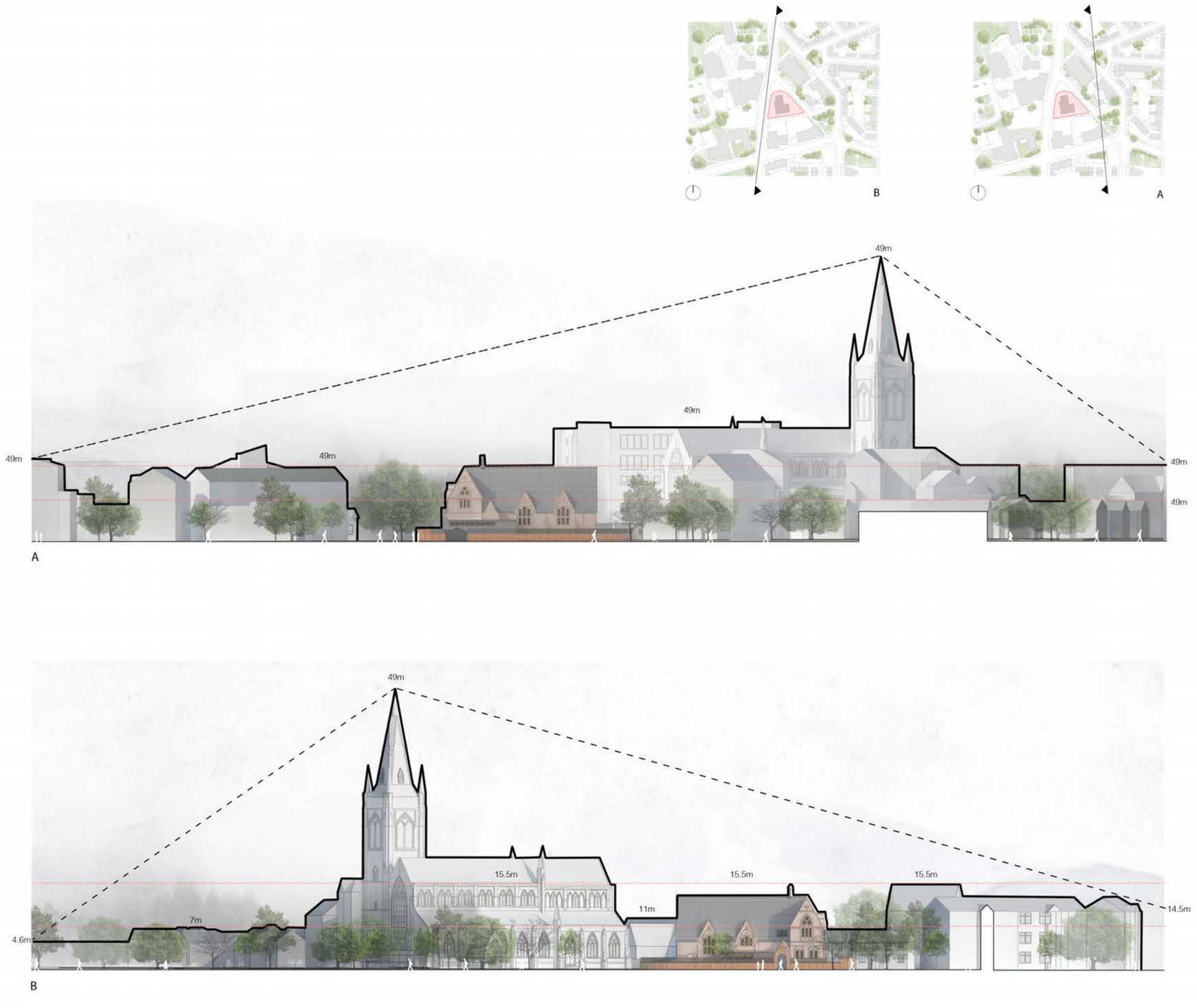
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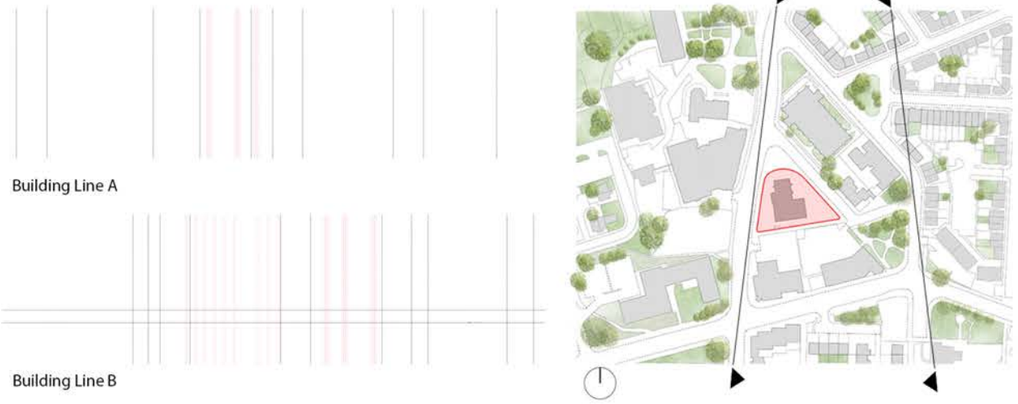


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B

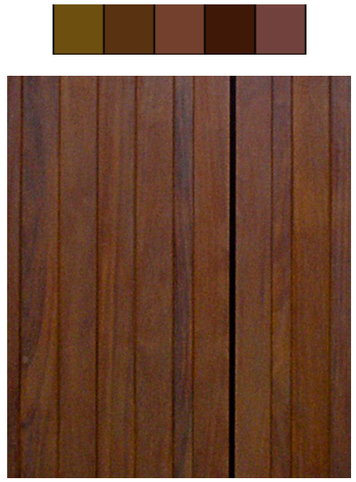
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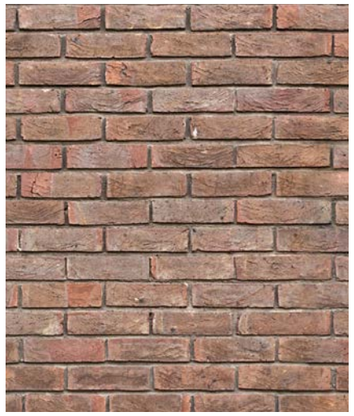
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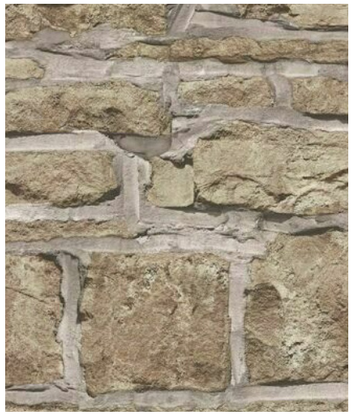
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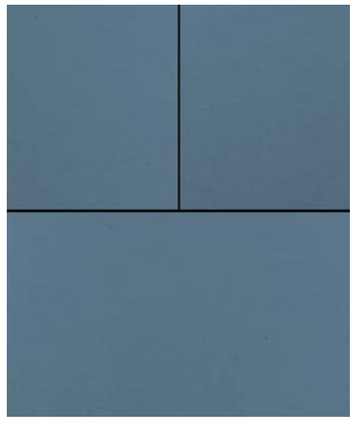
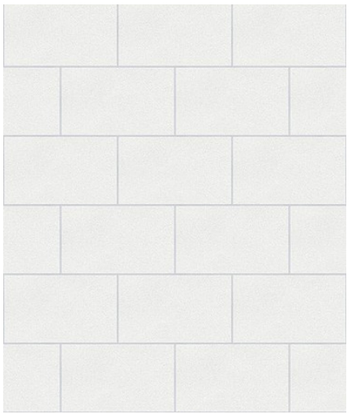
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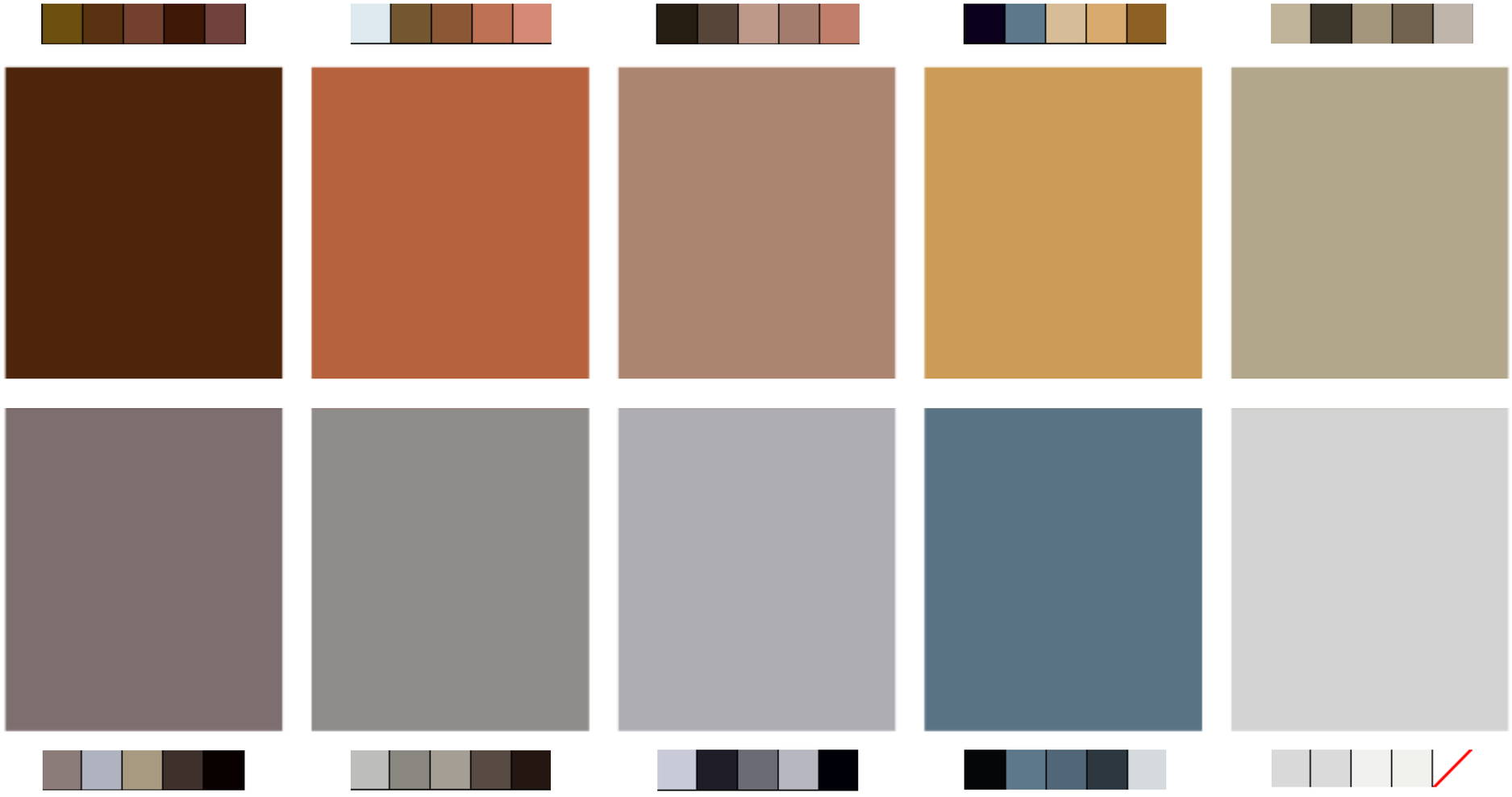



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St Mary's House



St Mary's Day Nursery



Chapel Building,
Loreto College



St Mary's Day Nursery



MKCC



MKCC



Church of St Mary



St Mary's Day Nursery



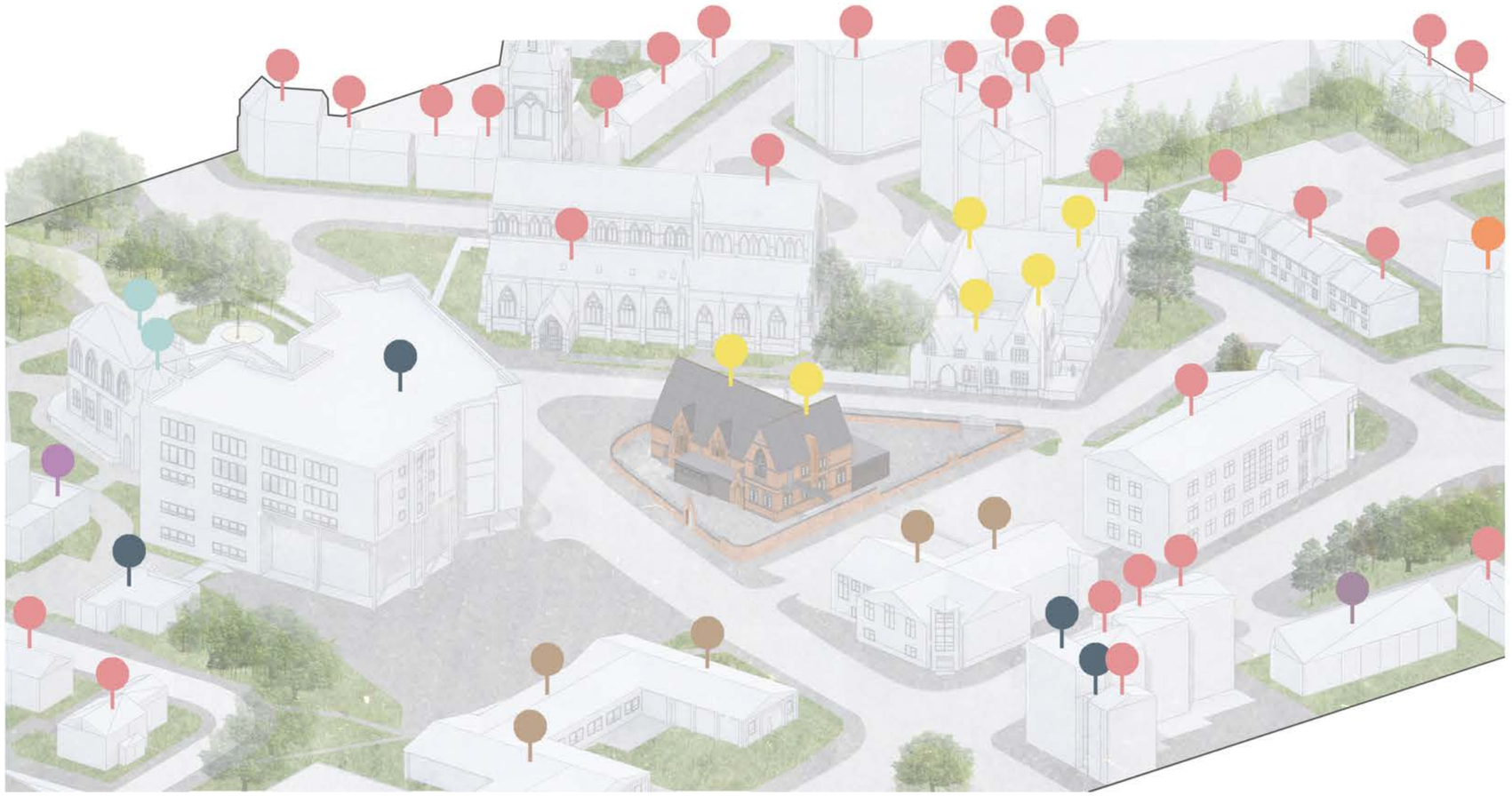
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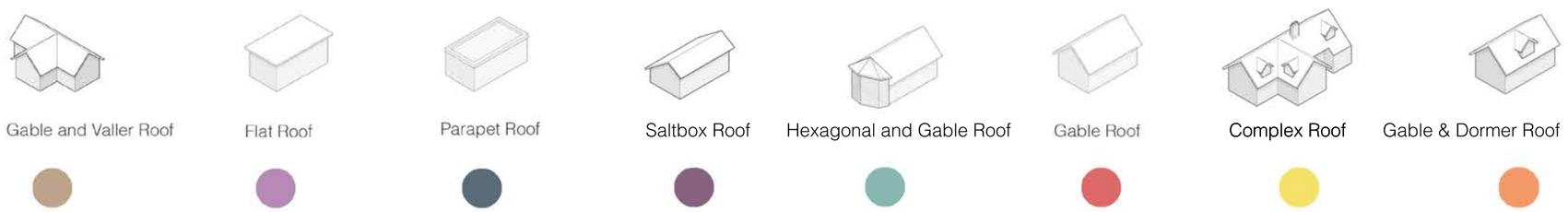
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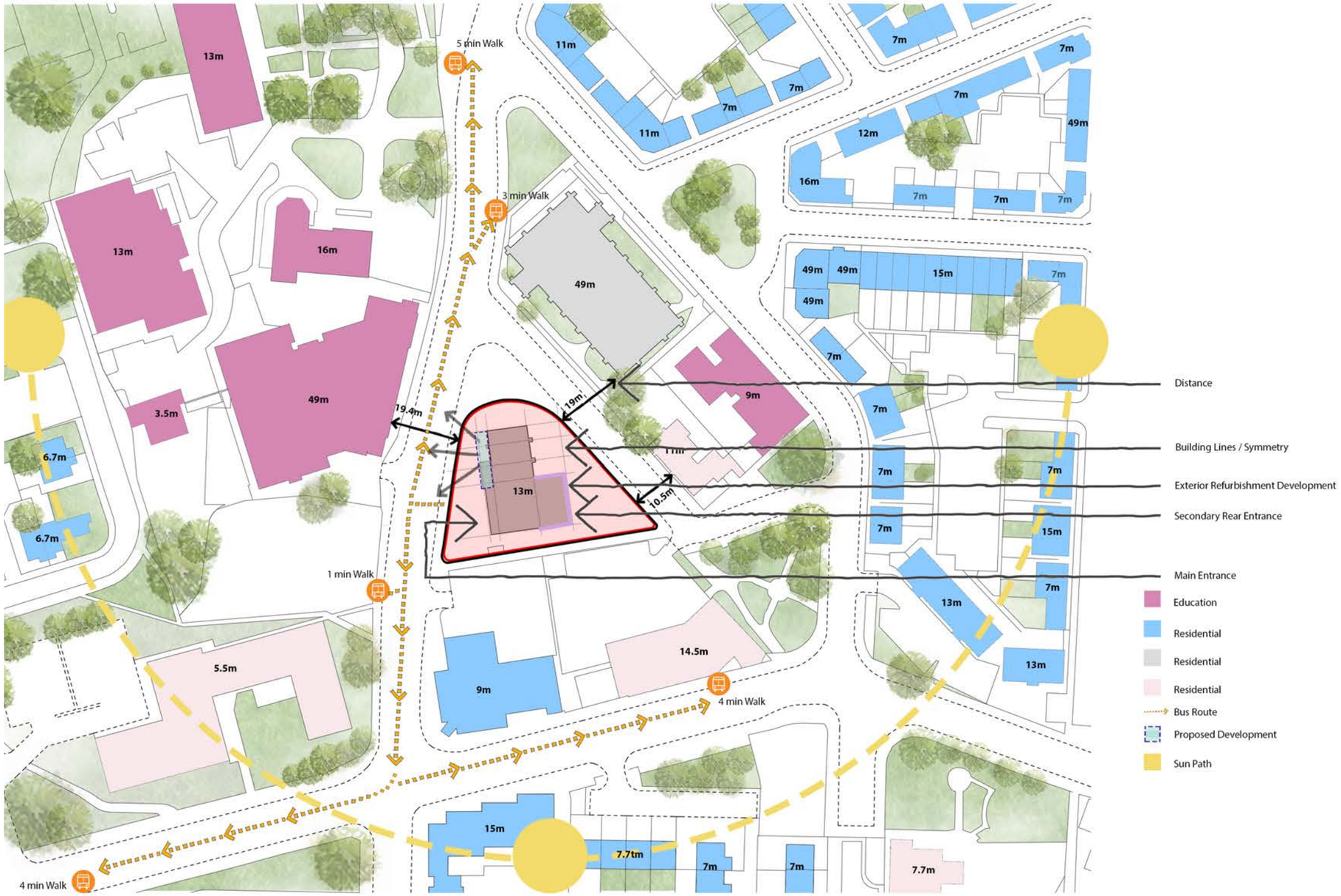
The majority of roof types in the area are Victorian-style gable ends which are strong features within St Mary's School. However, in and around the cluster of old and new buildings there are a variety of roof types. The current extension of the site is a flat roof and whilst the quality of the architecture is low grade, the flat roof does act subservient to the existing elements and would be logical to follow the same principle.

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Fig 30 (Dibbs, J., 2020. Cambridge Central Mosque)

Cambridge Mosque
By Marks Barfield Architects

Location: Cambridge



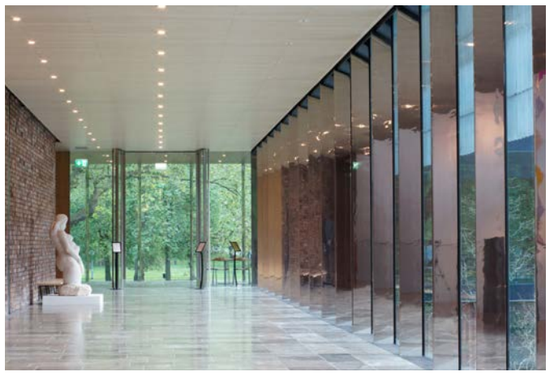




Fig 31 (RIBA Announces 2015 Stirling Prize Shortlist, 2020)

Whitworth Art Gallery
By MUMA Architects

Location: Manchester







Fig 32 (TH3M,2020)

MKCC
Location: Manchester

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Strengths

1. Strong local community spirit
2. Within close proximity to Landmarks and Wilmslow Road which is filled with a vibrant atmosphere, and a limitless choice of places to eat and drink.
3. Short drive to the city centre with designated public transport in abundance
4. Flat terrain, easy to work with.
5. Rich in historical significance, including surrounding buildings
6. Close to schools and local amenities
7. Any development could be considered as a great improvement to the site and area.
8. Community and cultural hub
9. Excellent links and ties to Loreto College, Kathe Locke Centre and local police as well as local ward councillors
10. Diverse demographic mix
11. Place of learning as well as place of worship
12. Primarily local and student congregation
13. Paid parking scheme to prevent driving commuters outside the locality and catchment area from attending.

Weaknesses

1. Congested space with congregation often having to pray outside presenting potential health and safety risk factors.
2. Site constraints such as being listed will limit further expansion and development especially at Chichester Road side facing the heritage cluster.
3. Development of a mezzanine has to be free-standing in nature which presents further costs.
4. Mezzanine area to hold maximum 60 persons to comply with fire safety regulations due to distances to nearest escape stairs.

Opportunities

1. Scheme can act as catalyst for development and regeneration in the area. due to the high quality nature of the architecture.
2. To create more community engagement by educating the public about the heritage DNA via permanent exhibition gallery as well as regular community events to be held by MKCC.
3. Creating a Landmark
4. To engage with Heritage Lottery Fund to assist with restoration, maintenance and development funding

Threats

1. The scheme could potentially not be granted approval or revised to a point where it will not be financially viable to pursue.
2. Delays in planning and development due to unforeseen circumstances such as economic recession, backlog due to public health pandemic or adverse weather conditions.

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