SMITHERS PURSLOW
ENGINEERING SURVEYING ARCHITECTURE
Independent Professional Expertise

JOB	**:**	**Saint James Church, Moss Side** **Proposed Extension and Re-ordering**
CLIENT	**:**	**The Vicar and PCC of St James' Church, Moss Side**
DATE	**:**	**September 2020**
JOB NO	**:**	**200925**
DOCUMENT	**:**	**Design & Access Statement**

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1.0 INTRODUCTION

1.1 This Statement has been prepared in support of the Application for Planning Permission regarding the proposed extension and re-ordering works at Saint James Church, Moss Side, 95 Princess Road, Moss Side, Manchester M14 4TH.

1.2 The proposals have been approved by a legal faculty to allow the extension to proceed on 21 January 2020.

2.0 BACKGROUND / HISTORY

2.1 The existing Church is not listed and does not fall into a Conservation Area. Existing drawings are included in Appendix 1.

2.2 The Church dates from 1990 and replaces the earlier brick Church which was built in 1879. Appendix 2 shows images of the Old Saint James' Church. It is likely that the foundations of the old Church will be exposed when the new extension is built.

2.3 The Church sits on a rectangular site with a funeral undertaker to the north which now occupies what was the Old Vicarage. The site earmarked for the new extension infills the 'L' shaped floor plan of the existing Church. The Church lease the land, to the east of Barnhill Street, to Mosscare St Vincent's Housing Association. This land had been the site of the Sunday School.

3.0 PREVIOUS PLANNING APPLICATIONS

3.1 Planning application ref. 118380/FO/2017 was granted consent on 21 February 2018 for a proposal which entailed the erection of a two-storey extension, elevational alterations and internal remodelling of church.

3.2 The current application is a much reduced and modest iteration of the previous application submission.

4.0 SITE

4.1 Site levels

The site topography rises 300mm from Princess Road, on the west side of the site, to Barnhill Street, on the east side, see Appendix 3. The Environmental Agency flood plan shows the present building in Zone 2, but the site for the new extension falls outside the flood risk area, see Appendix 4.

4.2 Site context

The Church is flanked by Princess Road, a busy multi-laned dual carriageway along the north-south axis to the west; and Great Western Street along the east-west axis to the south. The Church has a car park with 22 spaces to the east of the site, accessed from Barnhill Street.

The surrounding context is two-storey housing and retail units. There is a funeral operator next door on Princess Road.

4.3 **Site photos**

A selection of site photos are included in Appendix 5.

4.4 **Site analysis**

The Church location is well situated in the Moss Side area and accessible by foot, public transport and car. The perimeter of the Church is buffered with strips of land which provides a buffer from the pavements.

4.5 **Site constraints**

Existing site levels will necessitate the need to introduce new ramps to ensure level access is gained for the new extension and re-ordering of the existing Church building.

4.6 **Site opportunities**

The area of land to the east of the existing Church is available to locate the new extension and an external area for spilling out from the new community space proposed.

4.7 **Internal levels**

The existing entrance has a slight ramp to the threshold. The ground floor has no level change. The upper room (housing the archive), storage spaces and boiler room are accessible via a stair.

5.0 USE

5.1 The existing building is currently used as a Place of Worship and is also a valuable community facility. 9 different groups use the building on a regular basis including a parent and toddler group.

5.2 The current proposals are not intending to change this use, but rather enhance the provision for community use. The proposed new extension is to serve as a community space with café facilities. The new space can also be hired for private events, conferences and social gatherings.

The Church has identified the 'needs' within the community. This survey helped shape the requirements listed in the Brief Statement of Need (Appendix 5).

5.3 The existing main space can seat up to 100 people, used principally for worship, but is effectively the only significant space the Church can offer to the community.

The existing building lacks community space. The second largest room is rented out to a community group who serve the elderly south Asian community, an arrangement that has been in place since the year 1965. The Church wish to continue to host them in the future.

5.4 The Parochial Church Council want to create the following:

- a large church/community space for meeting, eating, conferencing etc. with the possibility that we may at some point run a church community café.
- Community space to be served by a kitchen to commercial standards

- new extension to be linked to the main space with a removeable screen to create a large useable space when required e.g. Worship, conferencing or large funerals.
- new social space and the existing main space would join together when required with a joint capacity of 150 seats or more.
- all spaces will be accessible to all, with level access for wheelchairs, buggies and mobility scooters.
- an external landscaped area to allow the café to spill out (loose seating), parent and toddler groups to play outside and generally enhance the community space in it's immediate setting.

5.5 A new external fire escape door will be created to provide an alternative means of escape in the event of a fire.

5.6 The existing external elevations will remain as existing apart from where the new extension is proposed to the east and south elevations. A new ramp is proposed to the North Elevation to provide level and safe ingress / egress into and out of the building.

6.0 AMOUNT OF DEVELOPMENT

6.1 The plan area of the extension squares off the "L" shaped plan form of the existing church. The plan is set back slightly from the existing church building on the south and east elevations to reinforce where the new meets the old.

6.2 It will be a single storey space with a generous floor to ceiling height to offer borrowed light into the Main Hall via internal fan lights at high level. The windows puncturing the external envelope will double up as window seats internally to activate the street frontage.

6.3 An intensive green roof is proposed over the extension to satisfy the sustainable requirements of the project.

6.4 The landscape design is covered in section 9.0.

7.0 LAYOUT

The layout is intended to provide level access to the new extension with safe ingress / egress at the two external doors to the extension and the newly formed fire exit door to the existing church building. Ramps are designed to accommodate changes in level.

8.0 SCALE, MASSING AND HEIGHTS

The proposed height of the extension is set to line through with the eaves on the east elevation. The existing building has suffered with roof leaks in the past, the new roof layouts will rationalise the surface water drainage strategy, discharging it away from the building via downpipes on the east elevation.

9.0 LANDSCAPE AND PUBLIC REALM

9.1 The new outdoor seating area will be paved with a living wall screen to the car park.

A new pedestrian access will be created from the car park to the external paved area to the east elevation.

9.2 To the north elevation a new ramp and bin store enclosure is proposed. Community allotment raised beds and bee hives are proposed for future implementation.

9.3 **External Lighting**

New lighting is proposed at the entrance to the new extension to aid way-finding. Service lighting will be provided along the north elevation to assist with placing rubbish in bins, and also to light the escape route via the new fire escape door.

9.4 **Parking**

There are presently 22 spaces in the car park discounting a hatched area. There are presently no disabled car parking spaces. The proposal shows the removal of the hatched area and the formation of one disabled car parking space.

9.5 **Hard Landscape**

The existing paths are to be re-graded to the north, south and east elevations to provide level access to the church. Paving slabs are proposed to the immediate perimeter of the new extension with tarmac surfaces to match the existing elsewhere.

9.4 **Outdoor furniture**

No fixed furniture is proposed, an area for the café to spill out has been designed to accommodate table and chairs to be placed out periodically.

9.5 **Tree and Planting Strategy**

There are no trees on the existing site. The Church are proposing to plant an ornamental tree in the south east corner of the site. Low level shrub planting to the east elevation will be renewed

9.6 **Boundary treatment**

A perimeter low fence is proposed along the east elevation between the church and the car park, as well as Barnhill Street. Screening with a living wall incorporating low level planters is also proposed between the car park and external space for recreation. New secure gates are proposed form the car park to the perimeter area to the east of the church.

9.7 **Maintenance**

The Parochial Church Council, with churchwardens as principal officers, are responsible for care-taking of the church and its grounds.

10.0 APPEARANCE AND MATERIALS PROPOSED

10.1 Design approach

The design approach adopted by the Architect is to design a modern contemporary building which echoes the architectural features of the existing Church. One of the key requirements of the Brief is to have the community space visible from the road.

The new alterations are intended to be sympathetic to the appearance of St. James' Church.

10.2 The Church were concerned about the loss of daylight in the Main Space caused by the new extension. An internal fan-light window over the sliding folding partition will provide borrowed light into the main space.

10.3 The red brick to the existing building appears to be reclaimed brick from the previous Church and will be difficult to match. A facing red brick with a slight texture is proposed for the extension to provide some contrast between the old and the new.

The roof to the new extension is proposed to be an intensive green roof to enhance the sustainable aspects of the project.

The windows to the new extension will be a colour coated aluminium grey. The entrance doors to the east elevation will be colour coated aluminium grey to match the windows.

11.0 ACCESS

11.1 Emergency / Fire strategy

The new extension has a main entrance door and a secondary fire exit door. To compensate for the loss of the external door to the existing south elevation, a new fire escape door is proposed to the north elevation.

11.2 Refuse

A new bin store enclosure of timber construction is proposed to be located in the area to the north of the church. The bin store is in close proximity to the car park and bins will be placed kerb-side through the secure gate at the car park by the church warden. See Waste Management drawing for layout.

11.3 Servicing

The access point for servicing the building will be via the car park through the two secure gates.

Delivery vehicles can park in the car park to make drop offs / deliveries serving the church and new extension.

11.4 Security

A low perimeter knee rail is proposed along Barnhill Street and to the east elevation between the car park. A living wall incorporated with low level planters will offer some perimeter screening

and privacy from the car park. External lighting will be incorporated to assist with way-finding and fire escape. Secure gates are located to the north and east elevations which are the least overlooked sides of the church. Princess Road and Great Western Street elevations are not perimeter protected but passing traffic / footfall keeps these two elevations overlooked.

11.5 **Access and circulation**

The new extension is single storey and level access is incorporated throughout and at ingress / egress points to the church building and new community space.

11.6 **Roof access / maintenance**

The roof will be accessible via a fixed point access ladder which will be attached to anchor points fixed to the building façade along the East Elevation, incorporating a mansafe system. A designated walkway will be clearly marked on the roof which will be designed to carry the loads of site operatives and inspections.

12.0 CONCLUSION

12.1 The principle objectives set out in the Client Brief (see Appendix 5) can be met by the construction of a new extension on the southeast side of the Church. This will provide additional community facilities which are lacking in Moss Side. The new Social Space will provide opportunity for people to be served refreshments from a new servery and to provide an extension from the Main Space for larger community functions. The new extension will be an asset to the wider community

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Chartered Architect

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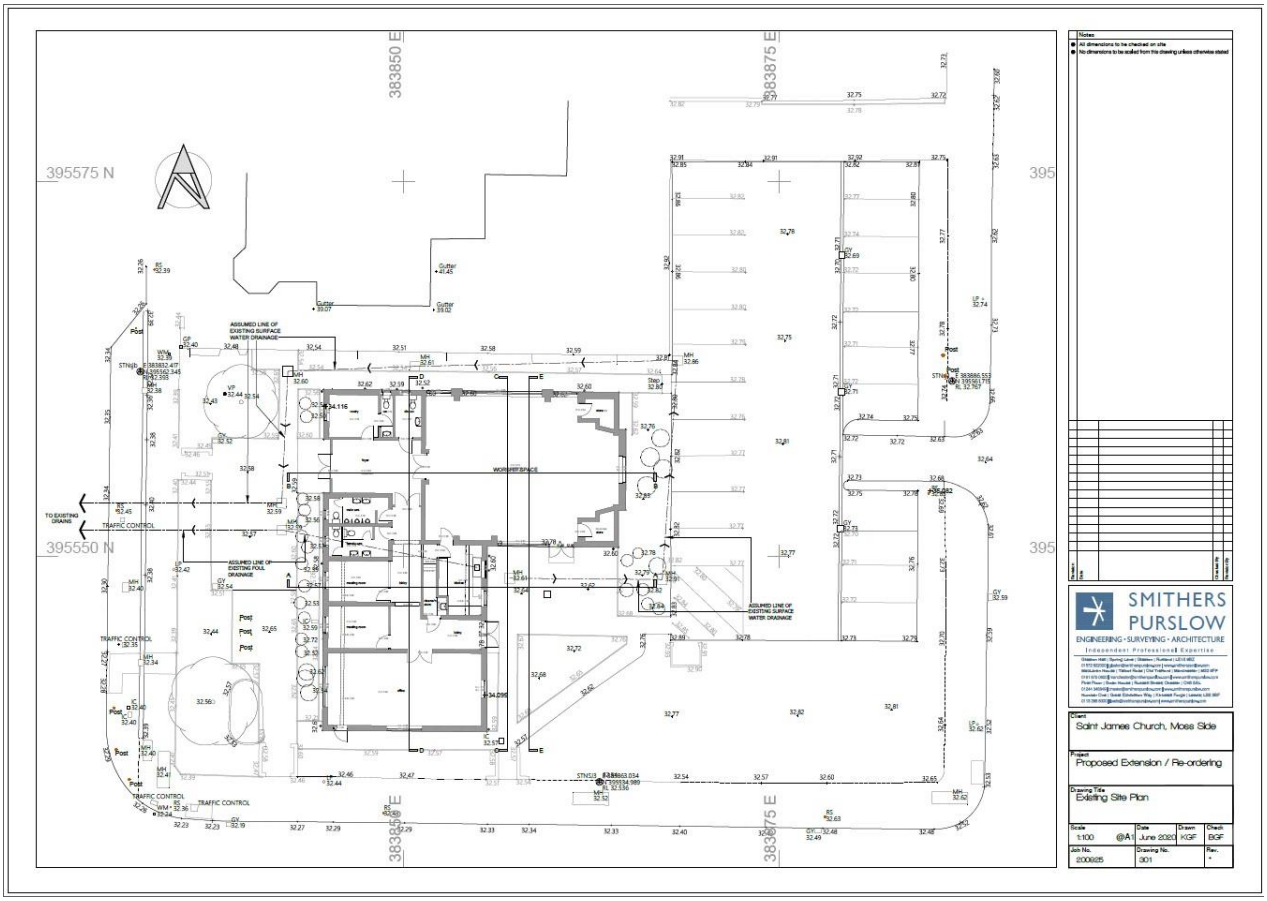
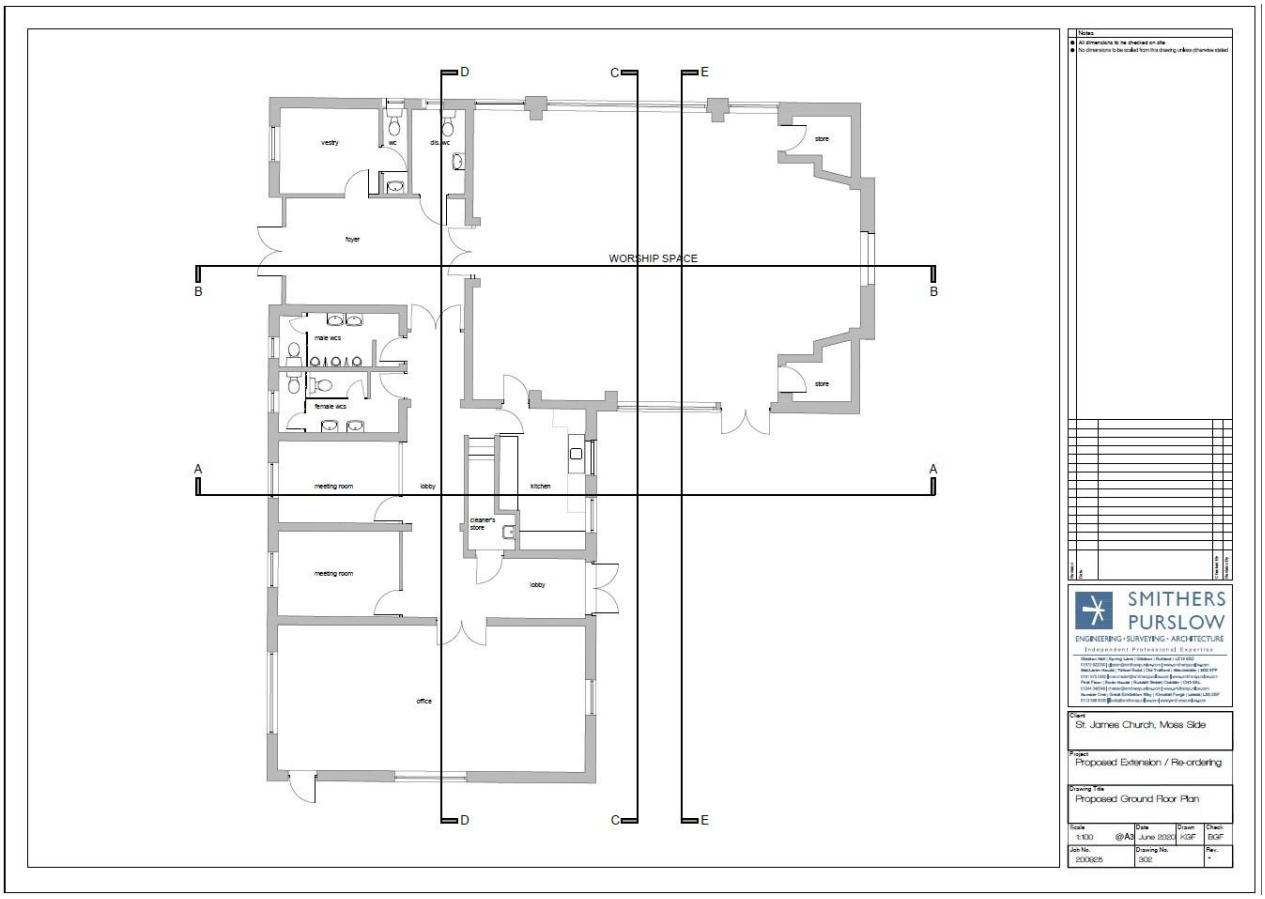
APPENDICES

Appendix 1 – Existing Drawings



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female wcs
store
A
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meeting room
lobby
kitchen
cleaner's store
meeting room
lobby
office
D
C
E
Notes
All dimensions to be checked on site
No dimensions to be scaled from this drawing unless otherwise stated
SMITHERS PURSLOW
ENGINEERING · SURVEYING · ARCHITECTURE
Independent Professional Expertise
Client
St. James Church, Moss Side
Project
Proposed Extension / Re-ordering
Drawing Title
Proposed Ground Floor Plan
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Drawn
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Drawing No.
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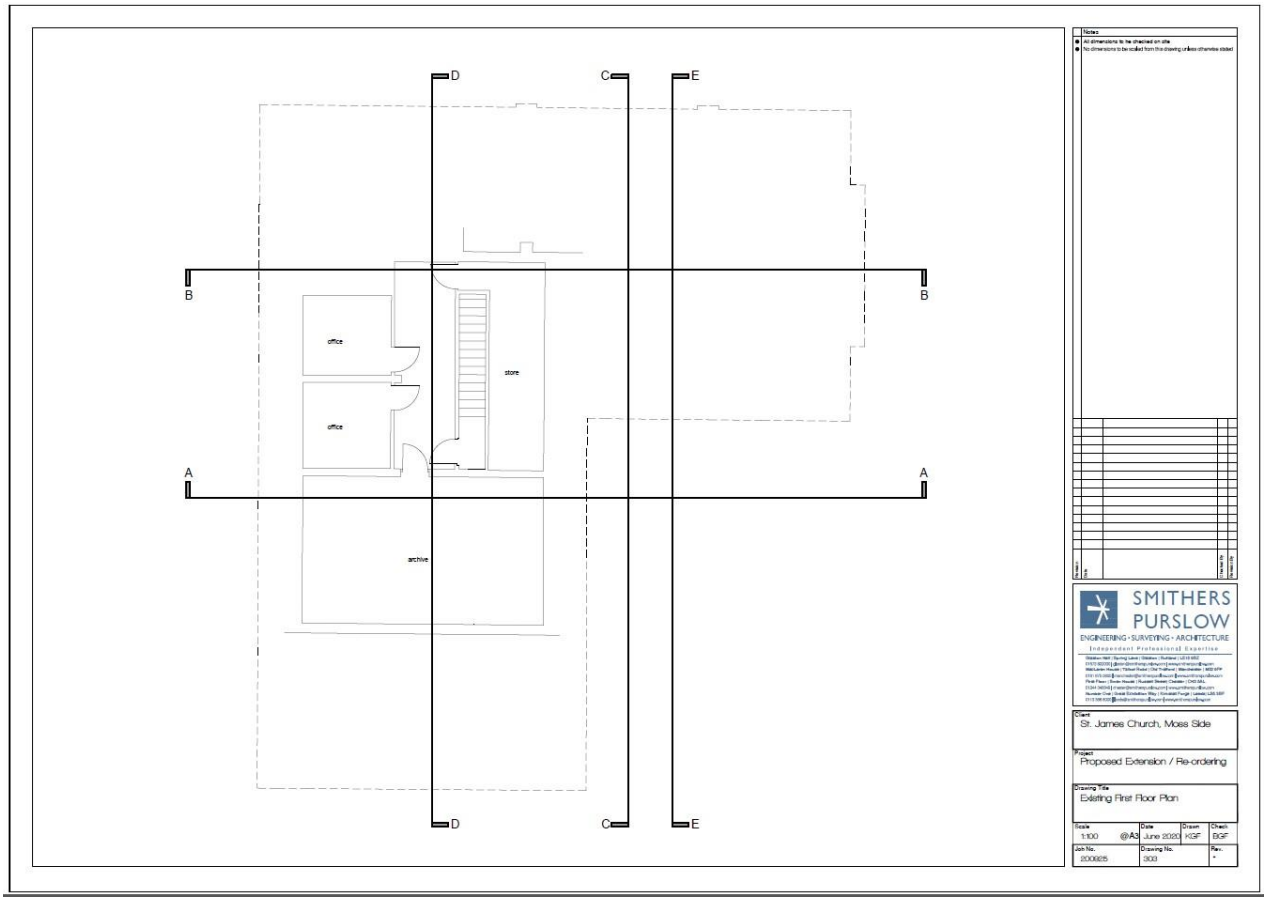
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ENGINEERING · SURVEYING · ARCHITECTURE
Independent Professional Expertise
Client
St. James Church, Moss Side
Project
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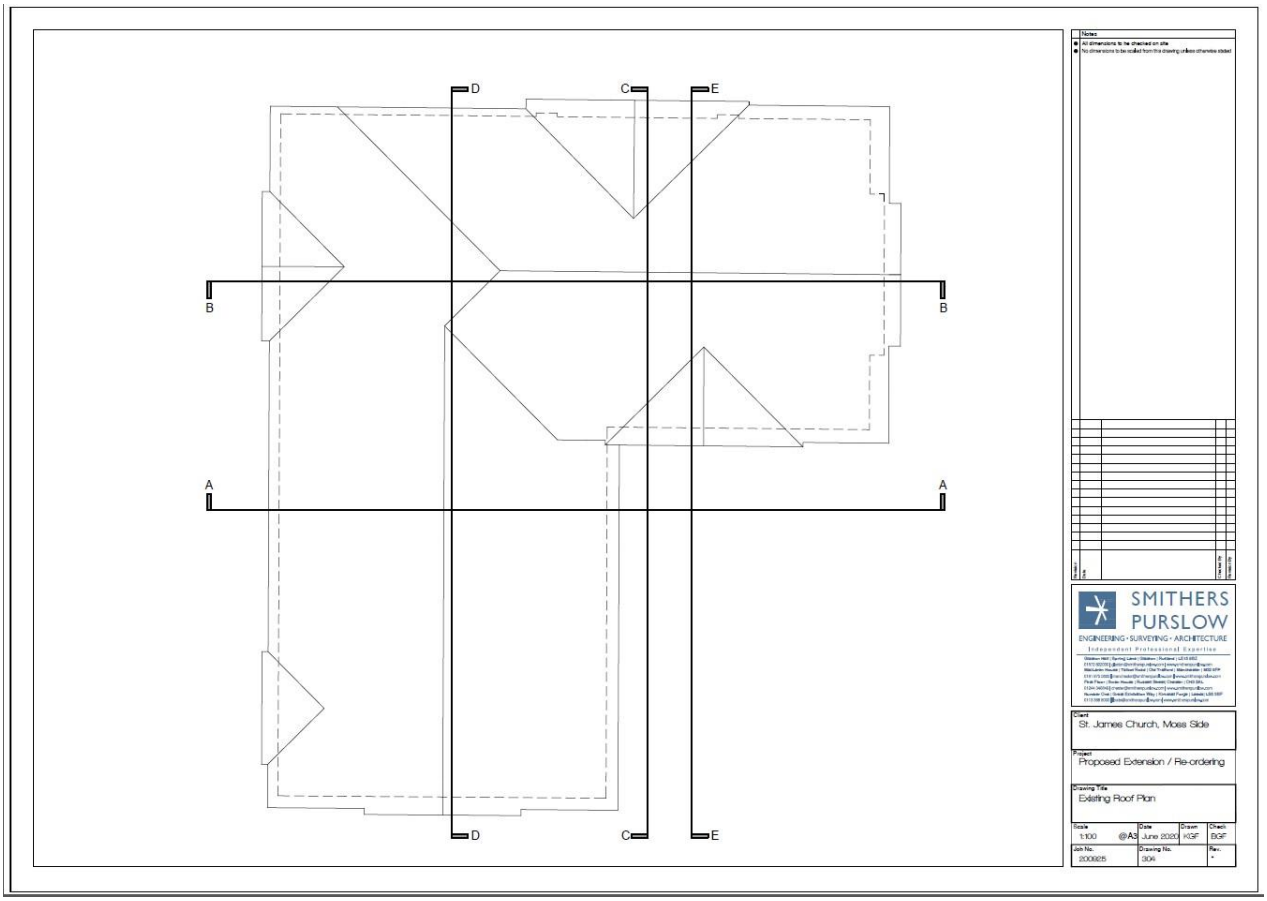
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Drawing Title
Existing Roof Plan
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Date
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Drawing No.
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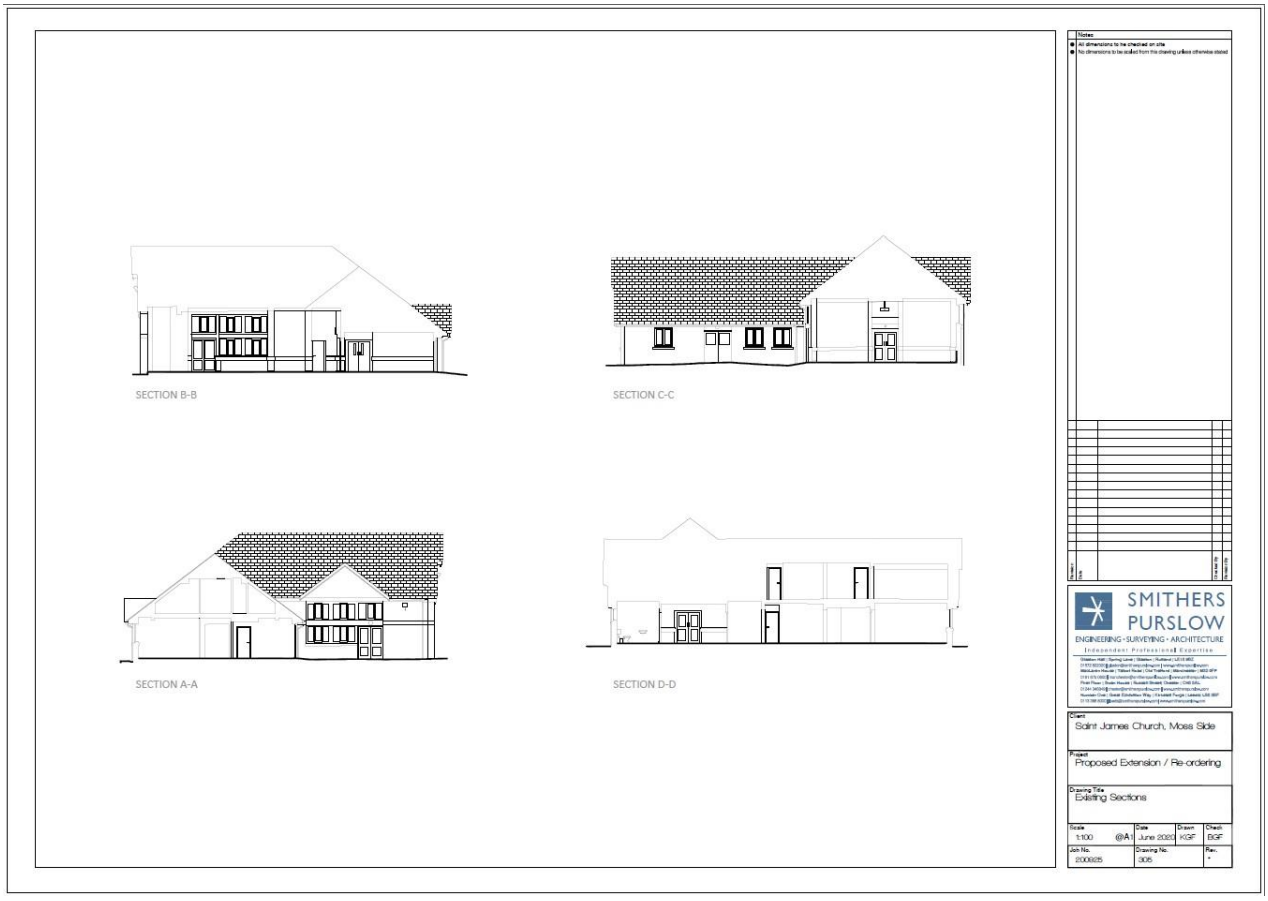
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SECTION C-C
SECTION A-A
SECTION D-D
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Date
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EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
Notes
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Drawing Title
Existing Elevations
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Date
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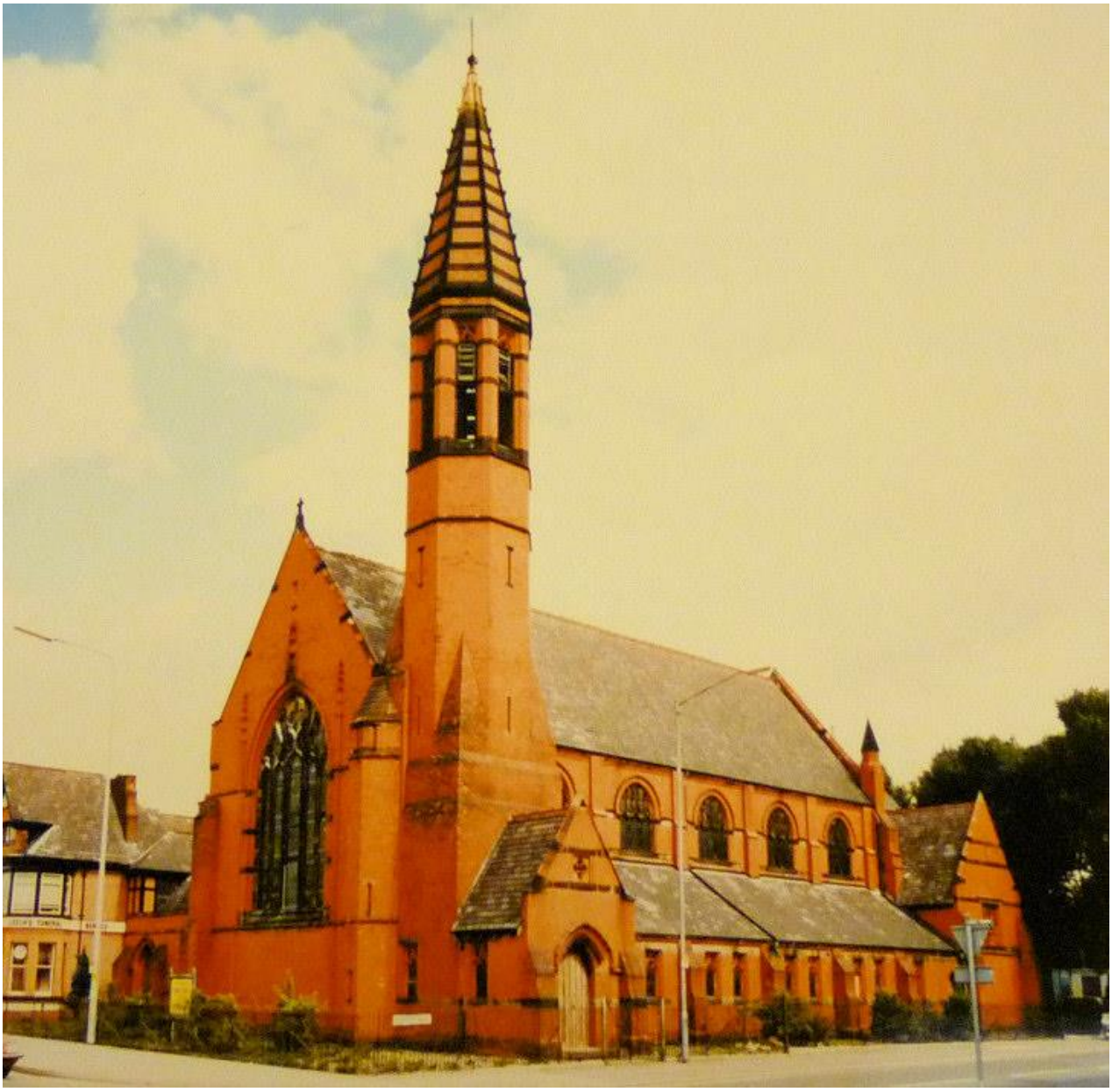
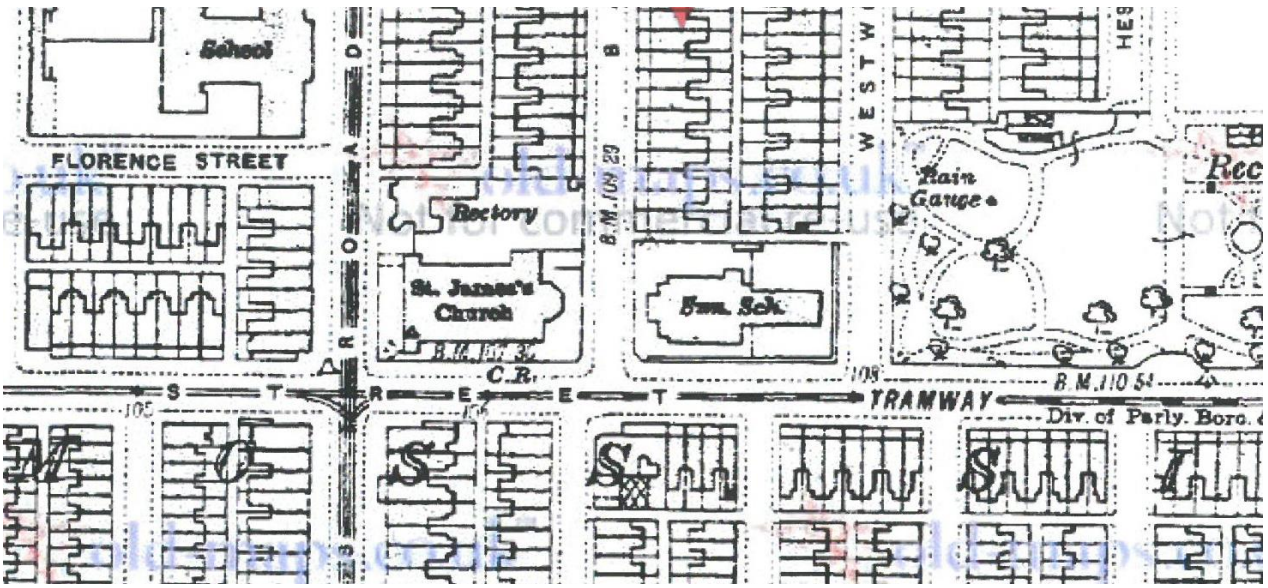
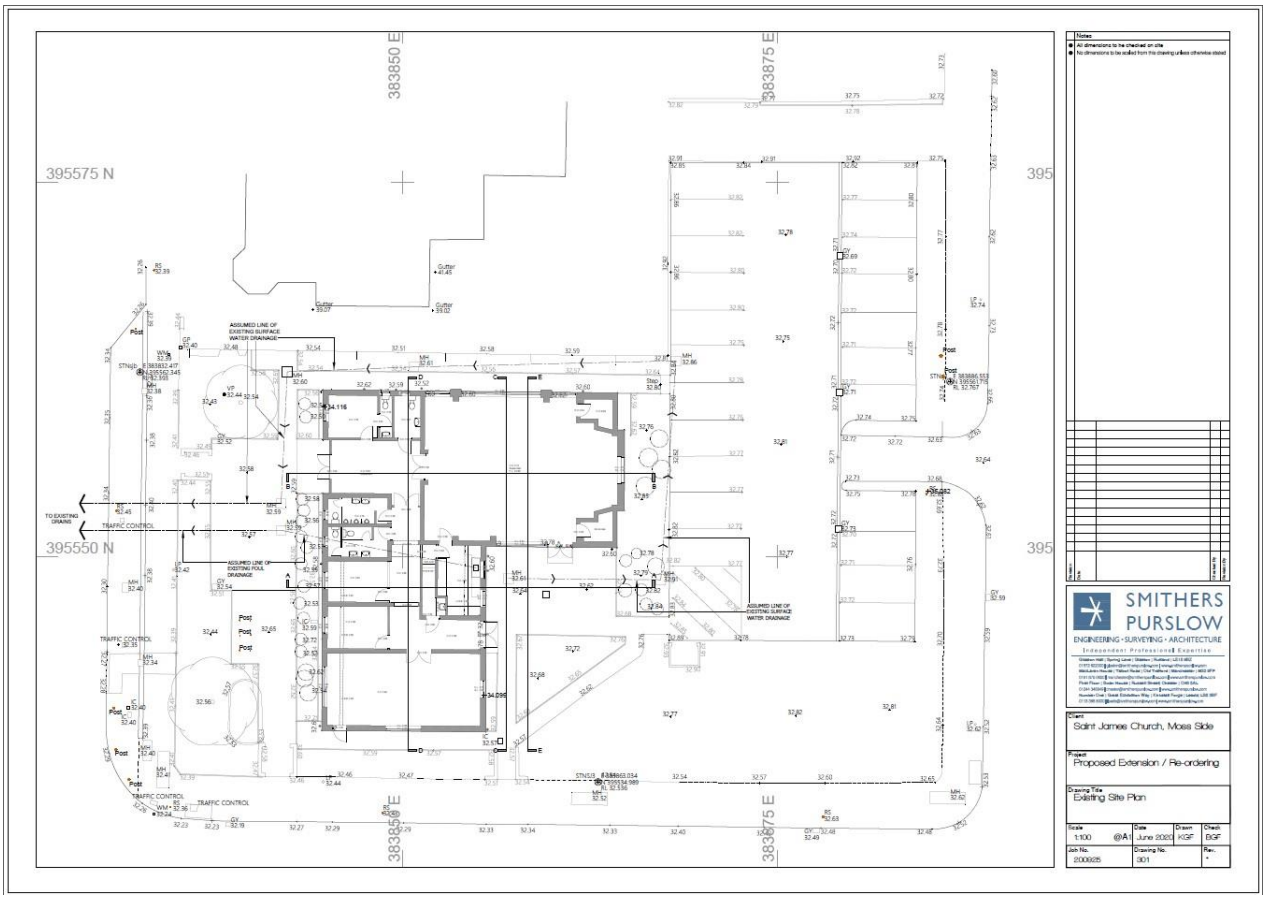
Appendix 2 - Photo and map of the old Saint James' Church

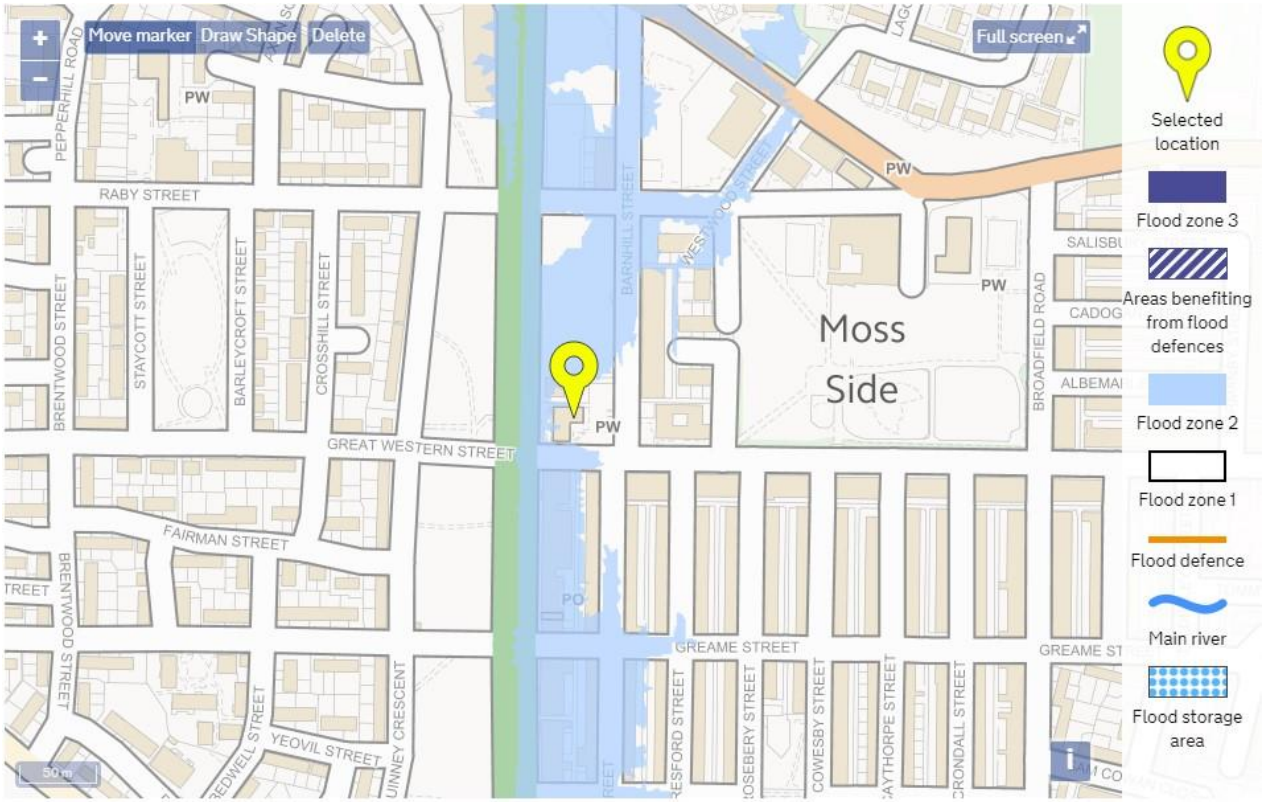




Appendix 3 - Topographical site survey



Appendix 4 - Environmental Agency Flood Risk Plan



Appendix 5 - Site photos



View from Princess Road



View looking along Princess Road



View looking along Great Western Street



View looking towards Barnhill Street



View looking towards Great Western Street



Main Church entrance



South Facade



South Façade



North Facade

Appendix 6 - Brief Statement of need

St James church has been at the heart of the community of Moss Side since its very beginning. It came into being out of community need. We wish to continue to be of service to the community alongside our calling to worship and prayer.

Our building is modern, but very limited in space. We have one large space seating 70-100 people used principally for worship, but this is effectively the only significant space we can offer for use by the church and community. In addition, we have two smaller rooms which each have a maximum capacity of just 8 people.

Our problem with space is in part because our second largest room is rented out to a community group who serve the elderly south Asian community, an arrangement that has been in place since the 1965. We wish to continue to host them and the new extension can accommodate other uses.

Even in these circumstances, 11 different groups use the building on a regular basis, but we are regularly having to refuse groups who approach us to hire space.

The need for community facilities is Moss Side is great. The social needs in our community are many, varied and for many are quite severe. We believe that it is central to our Christian mission to help to meet those social needs and we wish to do so by continuing to provide a useful building which is a home to a variety of social enterprises, groups and projects.

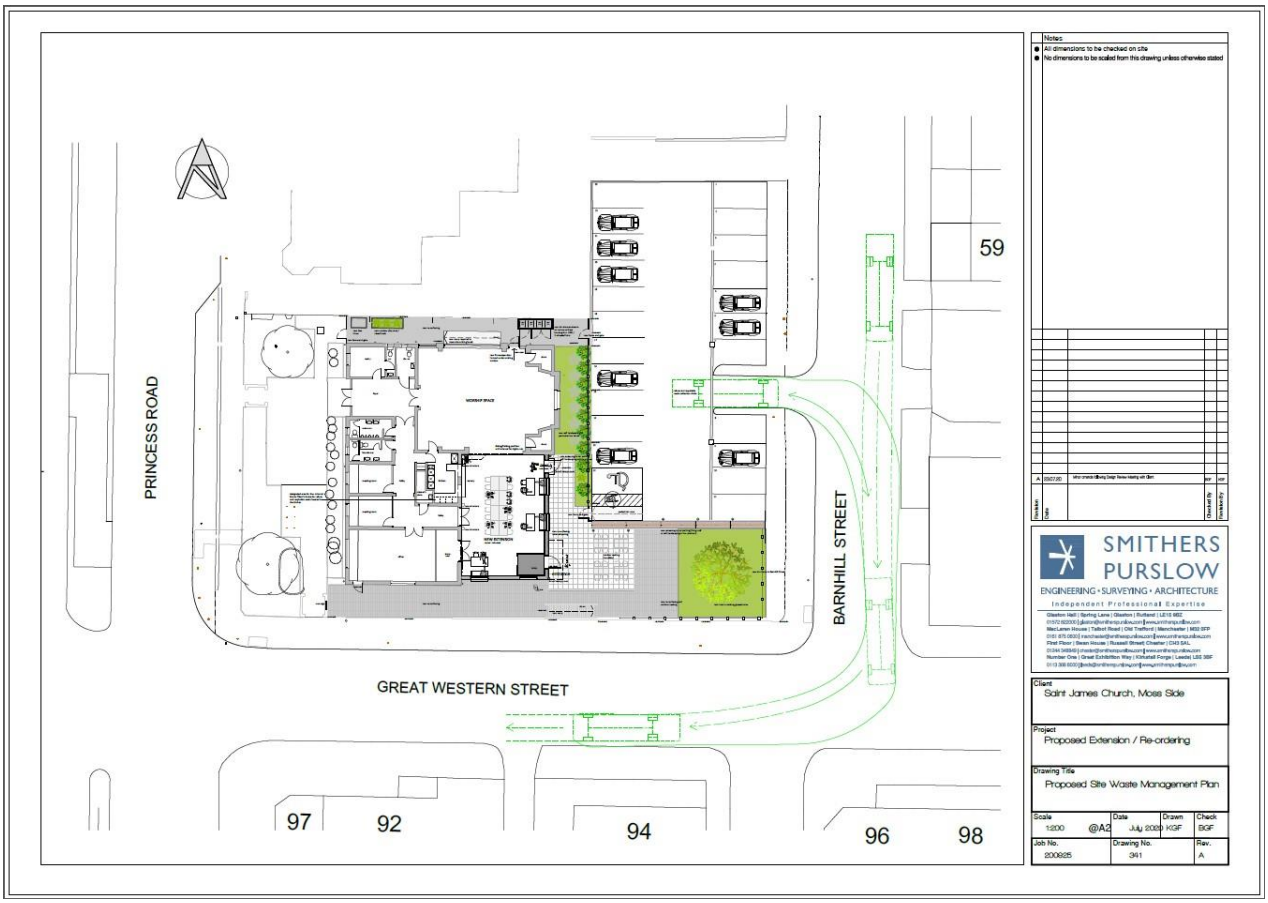
The brief requirements, considering the needs of church and community of Moss Side, are:

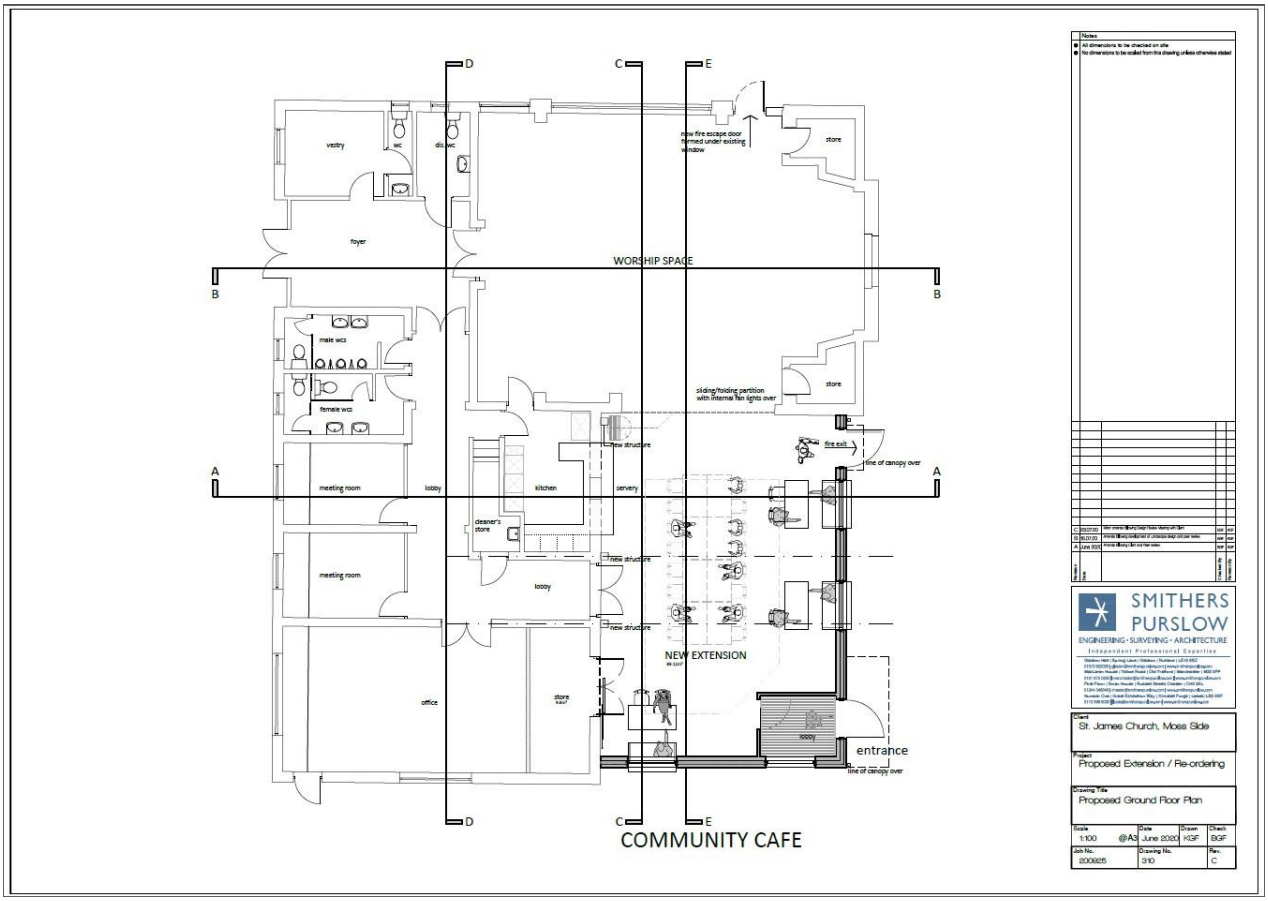
- provide a large church/community space for meeting, eating, conferencing etc. with the possibility that we may at some point run a church community café.
- This space to be served by a kitchen to commercial standards looking for ways in which the size of the existing kitchen be increased and/or improved re the efficient use of space.
- The new extension should be linked to the main space with a removeable screen to create a large useable space when required e.g. Worship, conferencing or large funerals. Sound-proofing is a consideration when operating as two separate rooms.
- The new social space and the existing main space would join together when required with a joint capacity of 150 seats or more.

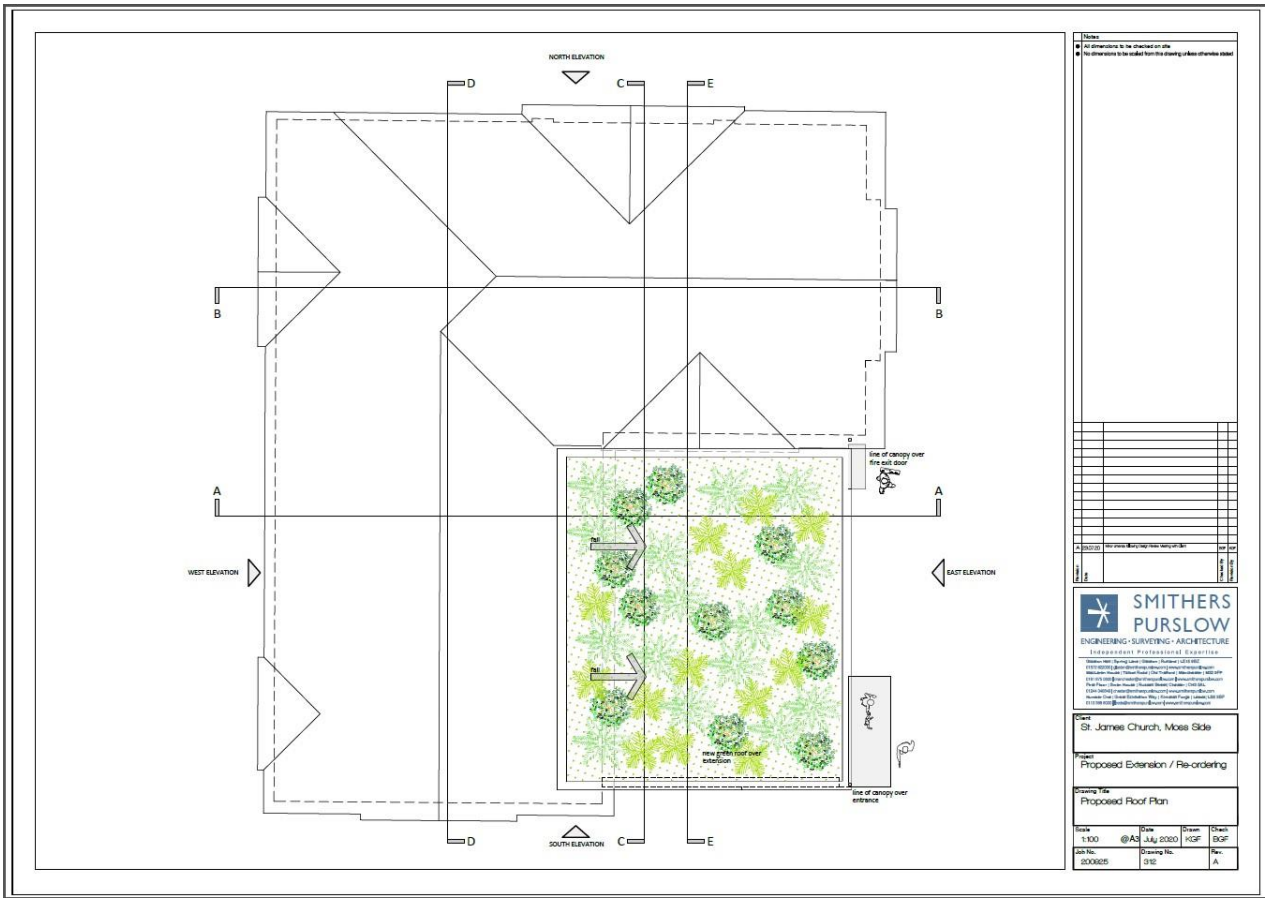
There are significant new residential building projects in the area which will increase the need for community facilities and café.

We have a significant and historical friendship with the housing providers Mosscare St Vincent's whose offices are built on our church land and are themselves being enlarged. MSV are hugely supportive of our project, indicating that they will come to us to meet their catering needs and whose staff of over 100 people will welcome a café facility next door.

Appendix 7 - Proposed Drawings






NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
A
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line of canopy over fire exit door
new green roof over extension
line of canopy over entrance
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Independent Professional Expertise
St. James Church, Moss Side
Proposed Extension / Re-ordering
Proposed Roof Plan
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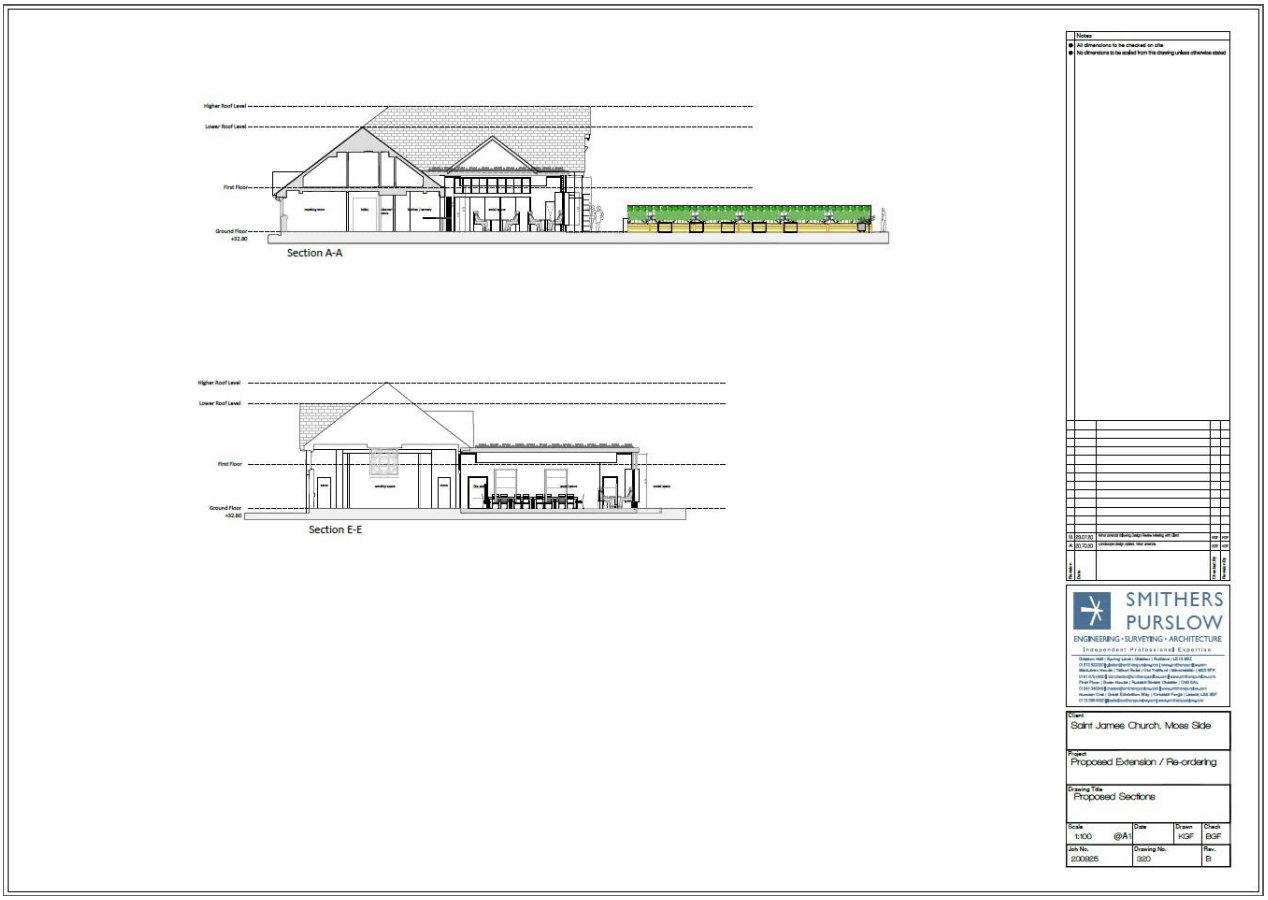
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Lower Roof Level
First Floor
Ground Floor
Section A-A
Section E-E
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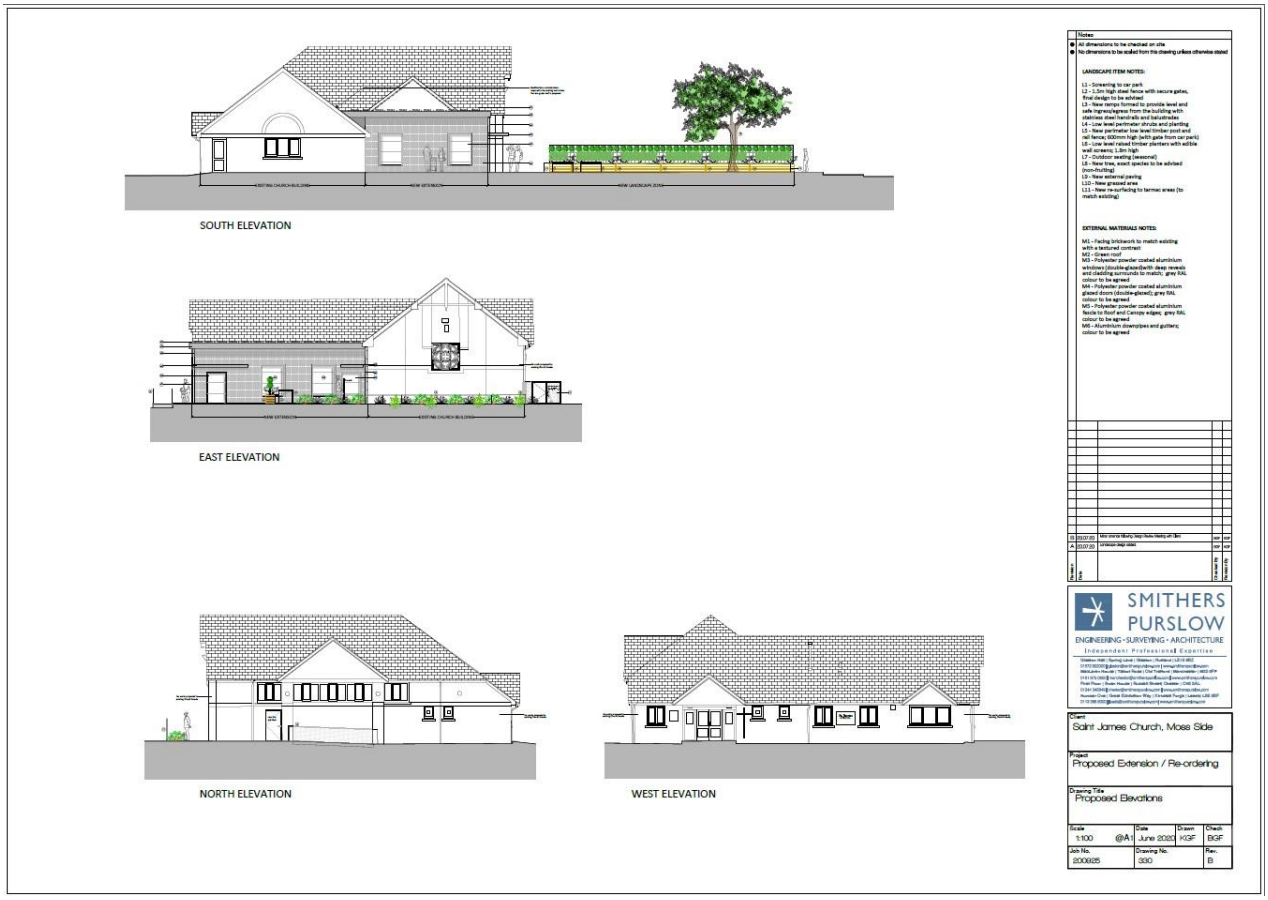
SOUTH ELEVATION
EAST ELEVATION
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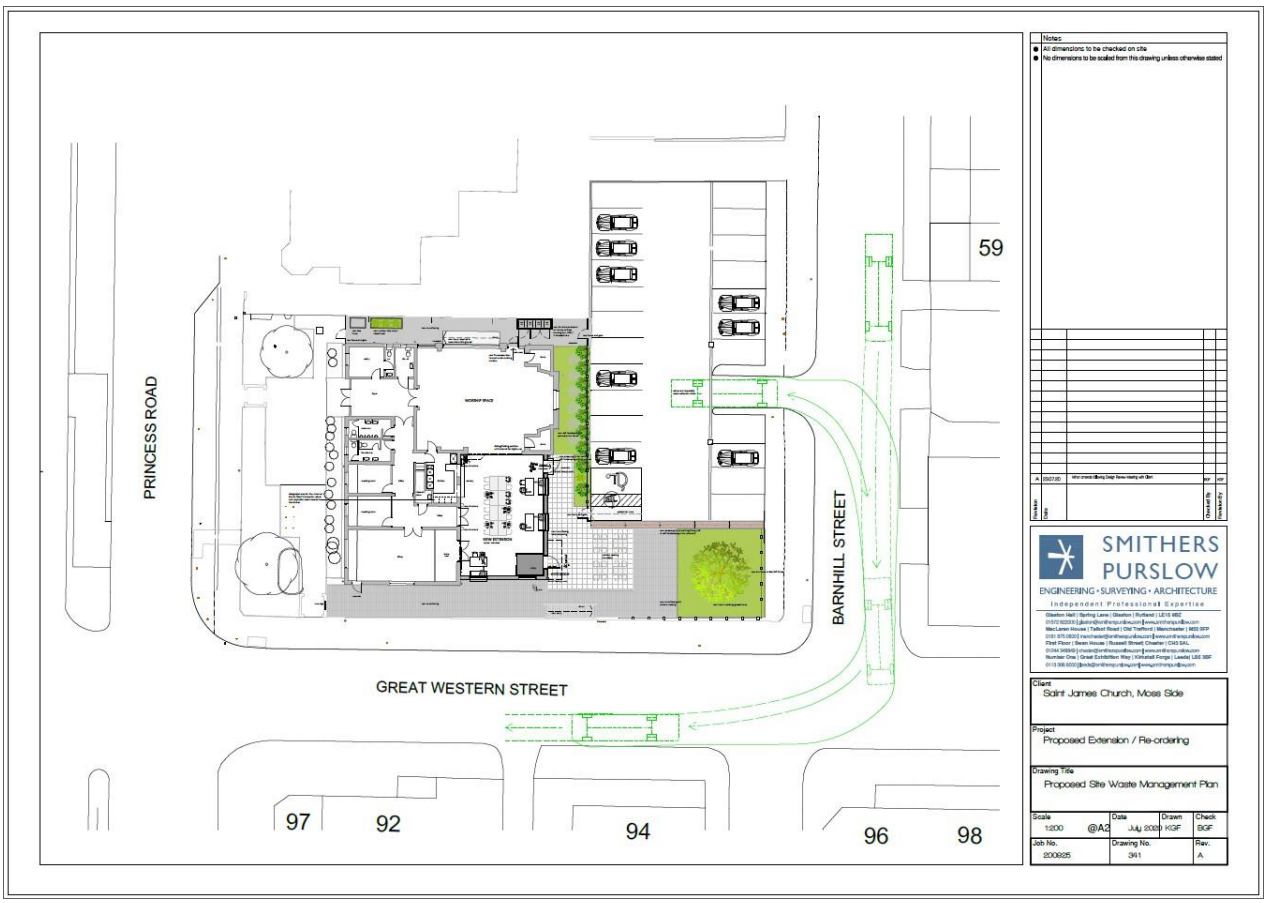
Proposed Elevations


PRINCESS ROAD
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GREAT WESTERN STREET
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SMITHERS PURSLOW
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Saint James Church, Moss Side
Proposed Extension / Re-ordering
Proposed Site Waste Management Plan