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Architects & Designers

British Muslim Heritage Centre
College Road, Manchester

GLASS RECEPTION

Design and Access Statement
A1038

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1. INTRODUCTION

1.1. This Design and Access statement has been prepared by Create It Studio Architects on behalf of our client the Trustees of the British Muslim Heritage Centre to support a full planning application located at 100-106 College Road, Manchester M16 8BP.

1.2. This proposal seeks to attain full planning and listed building consent for the erection of a new single storey glass reception and associated public realm area to the rear of the building.

1.3. This proposal is based on the previously approved schemes **087195/FO/2008/S1** and **096812/FO/2011/S1**

1.4. The main objective of this application is to combined the design of the two consented schemes as there are discrepancies between the design of the 2011 version and the already erected steel structure, which is based on the 2008 version.

1.5. The design and layout of the glass reception is therefore, based on the 2011 consented scheme and is established on the structural grid of the 2008 proposal that is already erected in-situ.

1.6. The proposal aims at creating a high-quality building that will form the primary entrance for the building and provide communal internal and external spaces.

1.7. The glass reception consists of a largely glazed elevation with full height glass walls with certain elements clad in metal flat panels.

1.8. The internal space is to be used as a reception and communal space with cafe style seating and small exhibition area. It connects to the existing classrooms via a glazed corridor and with a lightweight glass roof.

1.9. The proposal also includes an external public realm area with a mixture of hard and soft landscaping and public seating area.

1.10. This application is accompanied by this design and access statement, heritage statement, OS location plan, existing site plan and proposed plans and elevations.

1. PLANNING HISTORY

1.1. In relation to the new reception building, planning has been granted approval for the following

1.1.1. **087195/FO/2008/S1** - Erection of single storey rear extension to form new entrance and change of use from D1 to offices (B1) at first floor level together with additional car parking. **Approved in 2008**

1.1.2. **096812/FO/2011/S1** - Erection of a single storey rear extension to form new entrance and reception area. **Approved in 2011**

1.2. Planning approvals shown above were for the erection of a single storey rear extension to form a new entrance and reception area to complement the internal refurbishment and alteration works being carried out to the Grade II* listed building in order to accommodate the requirements of the British Muslim Heritage Centre.

1.3. A comprehensive Appraisal and PPG15 Statement in relation to the background and significance of the existing heritage asset, together with an assessment of the impact and benefits of the proposals, was carried out and submitted on behalf of the Applicant with that application, and remains relevant.

1.4. Construction of these works commenced in **May 2010** with rebuilding of the service yard wall, installation of the floor slab and erection of the structural steel frame. However, further works were suspended.

1.5. Furthermore, upon being able to appreciate the size of the new reception area for the first time with the erection of the steel frame, it became obvious to the Trustees that the proposals were totally inadequate for the intended use as the principal main entrance and reception / holding area for all visitors to the various accommodation and uses to be provided in the building.

1.6. Accordingly, a revised design proposal was formulated in 2011. However, this design failed to address the existing structural grid of the already erected steel frame and proposed the removal of the steelworks.

1.7. This new proposal aims to consolidate both proposals by being similar in design and scope as the 2011 version whilst being formed on the structural grid of the 2008 version.

2. CONTEXT

2.1. The Building opened as the Lancashire Independent College in 1843, for the teaching of theology and to train men for non-conformist ministry.

2.2. From 1985 to 2005, the Building was owned and used by the GMB Trade Union for their national training centre.

2.3. The building is now owned by the British Muslim Heritage Centre, a Muslim educational organisation and registered charity which aims 'to act as a bridge between the British Muslim and the wider community'.

2.4. The current proposal is for a glass reception and public realm area, to be erected at the rear of the building.

2.5. The Building is situated on the south side of College Road in Whalley Range, approximately two and a half miles from the city centre.

2.6. The proposal site is to the rear of the building, on its south side.

2.7. The address is The British Muslim Heritage Centre, College Road, Manchester, M16 8BP.

3. USE

3.1. The primary use of the new structure is as the principal main entrance and reception area for the British Muslim Heritage Centre.

3.2. The need for such a facility is to accommodate for the wide range of numbers and type of visitors anticipated – from individual delegates attending various concurrent seminars / conferences, to large classroom groups of schoolchildren etc. given the location of the main car parking to the rear of the building, and the limitations for wheelchair etc access via the existing formal front entrance.

3.3. The proposals maintain a secondary access to the refurbished toilet accommodation so that this can be accessed independently from the grounds if / when the reception area and main building is closed.

4. DESIGN PROPOSAL

4.1. The proposals provide approximately 195m² gross footprint of internal accommodation including the reception area, glazed link to the existing building and ancillary spaces.

4.2. The new design maintains the same steelwork section sizes, heights and setting out grid for the width as previously.

4.3. It is intended to reuse the existing structural slab as installed previously, and this will be extended to suit the dimensions of the new layout.

4.4. The structural grid along the length of the building has been rationalised to match that on the existing Central Wing to provide both a structural and visual harmony between the existing and new constructions.

4.5. The reception itself terminates in line with the end of the Central Wing.

4.6. By retaining the same height and width of the previous steel structural frame, the scale of the new proposal will read the same as previously when viewed from the South.

4.7. Whilst the new reception building has been enlarged to provide the required internal floorspace, this has been achieved by elongation along the north / south axis – which follows the grain of the earlier Central Wing. The relationship between the new and the retained area of courtyard is, therefore, maintained.

4.8. The new proposals maintain the contemporary aesthetic established in the original design.

4.9. The South and East elevations, together with the full length mono-pitch roof of the glazed link structure, are clad in frameless double-glazing which retains the relative transparency, and light touch, of the new construction where it connects to the existing historic fabric.

4.10. The elevation treatment comprises an opaque metal panel clad wall to the rear which partly returns along the east elevation to the courtyard. The majority of the East and South elevations comprise relatively transparent full height and width glazing.

4.11. This lightweight and transparent construction allows the outer wall of the retained Central Wing to remain visible and clearly legible.

5. LANDSCAPE

5.1. The landscape are is in keeping with the previously approved scheme.

5.2. Due to the anticipated nature and use of the new Reception space and the existing building itself, and the potential age range and numbers of visitors, the decision has been made to exclude vehicles from within the Courtyard. This will provide an attractive external breakout / gathering space in a safe environment.

5.3. The courtyard layout utilises a mixture of natural stone and granite paving as previously proposed but in a simplified arrangement intended to lend an air of peacefulness and tranquillity to the space. The proposals include for the planting of three specimen trees in the space, as previously.

6. ACCESS

6.1. Where possible, inclusive access will be achieved to all areas of the proposal.

6.2. A fully accessible entrance, with automatic door and level access is provided to the Reception area within a short distance from the car parking area.

6.3. The new Reception Area provides wheelchair access to disabled toilet provision as well as access to the accommodation located within the existing refurbished building via lifts as approved previously.

6.4. The new reception will comply in all respects with Part M of the Building Regulations and will be approached via a ramped access with a maximum with 1:12 slope to a level platform outside the principal front entrances or internally, if required.

6.5. The entrance doorway will be provided with a disabled access compliant threshold, and the door wide enough to accommodate ease of access.

6.6. The whole of the ground floor will be level and will provide a suitably sized DDA toilet for the property to comply with Part M.

7. CONCLUSION

7.1. We consider the proposal will comply with the standards as set out in UDP policies and the NPPF.

7.2. The design and scope of works have already been approved on two separate occasions.

7.3. Given the planning history and the public benefit in relation to the new reception and the wider refurbishment works, we believe that this proposal would be justifiable against the current policies.