Vineyard Christian Missionary, The Glorious Church of God.

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PLANNING AND BUILDING CONTROL
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Ref:-6428

DESIGN AND ACCESS STATEMENT

1.00 OBJECTIVE

The purpose of this document is to form part of the Planning Application to acieve a change of use of the Public House " White Lion" 52 Old Church Street, Newton Heath, Manchester, M40 2JF to a Church of God and ancillary rooms for admin, vestry and toilets. This statement must be taken in context and read in conjunction with the submitted Plans and Access Statement.

2.00 SITE and PLANNING HISTORY.

The site proposed is that of an existing Public House, the White Lion. This Property fronts onto Old Church Street and has been used as a Pub for some years. It has a two bed flat over and a rear yard and garage. The cellar area has the beer cellar, stepped drop and male and female toilets. The frontage forms an integral part of the Street scene. This elevation will not alter.
There is clear access to the rear, from which is the rear access to the premises and to the flat. The existing garage will be demolished, and the area created will be used as an individual church car park with a disabled space.
Up until a short while ago the Pub held its own Music and Entertainment License. There were no complaints raised regards Noise levels in the area.
The existing Church is in Moston, 227 Lightbourne Road. This building was leased by the Church. This lease has come to an end. The church wish to remain central to their 40/45 parishioners.

3.00 SITE INFORMATION

In consideration of a new use, the change would not cause an intensification of use. It would not cause a conflict of interest. It would not cause a problem with vehicular access or parking. Such use would be limited to the schedule of opening times used by the Parishioners. There is no intent to change the existing Street scene. The use will blend with the frontage and will not remove a retail frontage.
There is access and specific parking to the rear. There are also 4 other large car parks in close proximity to the site on both sides of Old Church Street. Parking is not seen as a problem.

4.00 THE DESIGN

The use will not influence the design. The street scene will not alter, and the look will not change. At the rear the garage will be demolished and the area will be used as a car park with disabled space. The garage door will be replaced with galvanized pallisaide fencing of the same height as existing. This to copy the existing rear fencing. The red brick and tiled pitched roof will remain.
Internally the bars will be removed and a ramp put in to aid wheelchairs from the street. There will be little other alteration on the ground floor except the inclusion of a Disabled wc --see plans. The flat will change to office admin and vestry use. The kitchen and bathroom will remain.

ACCESS STATEMENT.

1.00 OBJECTIVE

The purpose of this part of the statement is to draw attention to the present access arrangements to the site, and to show that no conflict exists with the surround. This section must be considered with the drawings, the Design statement and a clear site visit to the property in question and its location.

2.00 LOCATION AND SITE ACCESS

The location of the White Lion is historic, this will not vary. The front Street access will remain with the aid of a small lobby ramp to allow for wheel chairs and disabled. The internal ground floor of the Church will be at one level. This will also afford access to a uni sex wc. The main toilets will be at the lower level and reused. These require no alterations. The flat over will be used for admin and vestry together with the bathroom.
The rear area will be the Church designated car park and will have disabled parking. The rear will also be used for bins, as it is now. There will be no change in the LA collection / waste services. There will be no drays. The rear will be for cars only.

The Church has its own van which it uses to collect certain parishioners on a Sunday. A small number arrive by car or use the Bus route to Oldham and Manchester which carry passengers on Old Church Street. The tramway is accessible on the other side of Manchester Road. There are large free car parks and open ground within 100M of this site which were almost empty (on my visit). When the main Sunday service occurs, it is expected that they will be empty. 11 am -- 1:30 pm Sunday. The other use is that of choir practice on Saturday 1pm -- 3pm. It is attended by 7/8 members and their practice is singing. They do not use amplified sound. Any evening use, which at present concludes at 8pm on Friday; is a Prayer meeting which does not have any music. There is a meeting for Bible Study on a Wednesday 7pm -- 8:30pm. None of these uses is considered alien to the High Street.

As This is at present a public house, the security is good. The rear is protected by pallisaide fencing and the front has Street presence. There is passing traffic and localised cctv.



FRONT ELEVATION TO OLD CHURCH STREET

GARAGE →



REAR ELEVATION, YARD, FENCE, GARAGE & ACCESS.







OPEN ACCESSIBLE FREE CAR PARKS WITHIN 100M OF SITE.