DESIGN & ACCESS STATEMENT

FOR PROPOSED DEMOLITION & RECONSTRUCTION OF THE OPENSHAW SALVATION ARMY CORPS WORSHIP & COMMUNITY HALL,
10 FAIRFIELD STREET, OPENSHAW, MANCHESTER, M11 1EW

DESIGN STATEMENT

Introduction

The site houses a single storey Salvation Army Hall which is of generally solid brick construction, with many of the walls painted.
It has a pitched/angled traditionally slated roof over the main hall with a flat, bitumen felted roof, over the rear section of the building/site.
It has solid ground floors with suspended plaster-boarded ceilings.
The main hall is approximately 90 years old whilst the rear annex is of 1960's origins.
There are some original timber windows and doors although several are of modern PVCu form.
The scheme encompasses an adjacent peace garden and macadamed car parking area, which have fallen into disrepair and the use of the site has become a known problem to neighbours.
The adjacent land is owned by Manchester City Council and as part of the approval to the planning application, it is to be transferred into the ownership of The Salvation Army.
As the current building shape is not square and has developed in a hap hazard way, the new scheme will improve sight lines on the corner of Fairfield Road and Toxteth Street.

Proposed Use / Proposals

The proposed use will remain as existing, generally a Salvation Army Worship & Community Hall, with Sunday Worship but during the rest of the week the building is used extensively for local community uses.
Formerly set into a terraced housing area, the majority of these have now been cleared and the building stands alone on a corner.
There has now been extensive re-development around the site, with commercial and residential units, including the refurbishment of many of the mature buildings on the adjacent Ashton Road and the building looks tired and worn out compared with the new openness and airy feel of the area.
Refurbishment of the building was both expensive and difficult to achieve, also as the current building had only two rooms of adequate size to run services and programmes, one of them had to be accessed through the other.

The existing layout is therefore outdated and the recent initiated programmes require several activities to be running at the same time, or over lapping to an extent where independent access is required to each area.
The new building will be more uniform in shape, making it both more usable, but also more economical to build, service and maintain.
The scheme has been designed so that all areas can be interchanged, with multi-functional uses for each space, with a new level central access with modern facilities.
There will now be ample room in the main hall to run activities but also to hold a Sunday Worship in relative comfort.

Layout

The proposed design layout has been prepared after exhaustive discussions and agreement with the end users, the Openshaw Salvation Army Corps and members of their community programme. The scheme as proposed will realise the Corps aspirations for the furtherance of the Army's work in the Openshaw area.
The building is on a corner site and has been designed to enhance the new extended site size and will be built generally as per the proposed plans.
The building is to be set back to give better site lines to the adjacent roads and the pitched single storey aspect will still give a considerable amount of daylight and openness to the rear of the properties on Ashton Road. Any windows above those ground floor commercial areas will not be affected by the proposals and there are no windows from the new development overlooking them.
Velux style roof lights will be inserted into the side and rear roof slopes to ensure that as much natural light is able to penetrate the inner areas.
The internal arrangements are focused around a centrally located entrance with office/reception facilities. Adjacent toilet accommodation with access routes to three general purpose rooms.
Storage is provided off most rooms.
A new larger electric kitchen is also proposed so that various in-house and external meal programmes can be run and maintained for local residents/groups.
It is proposed that the building is heated by an air source heat pump to be located on the rear corner wall, which will service an internal system to provide under floor heating and hot water for the development. This will be associated with the new energy and heating initiatives as

the systems produce at least three times the energy from that first introduced, giving the site a modern energy efficient system.
Subject to a successful tendering of the scheme, it is hoped but not currently included to also include some solar panels on the rear roof slopes to provide hot water and also for photovoltaic panels to supplement the electrical energy on the site.

Scale

Whilst the new building is going to extend across the peace garden site, which is also not of a rectangular shape, the new structure will be more uniform in shape and it will also be set back from the roadway to enable better pedestrian sight lines along Fairfield Road And will improve both pedestrian and vehicular sight lines form Toxteth Street.
The main structure will be more uniform with two strong ridge lines, and a focused main entrance within the slightly taller ridge line to the main hall.
The longer frontage to Fairfield Street will also add some bulk and connectivity between the taller buildings on the Ashton Road corner and the residential development on the opposite side of Toxteth Street.
Whilst a two storied development may have given even greater impact, the additional cost and loss of internal space due to internal access routes were found to be too costly. To assist this aspect, the ground floor walls have been increased in height and the roof pitch and ridge height increased to increase the presence of the building.
The introduction of low level boundary walling will also add to the integration of the new development to match those on the opposite side of Fairfield Road and also give a difference in level between the inner main structural walls.
The site will be able to be seen form a greater distance in all directions and the longer visual sights lines will help in this respect.

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Landscaping

The low level boundary walls will enable a little perimeter landscaping although this is essentially going to be of a hard nature, to ensure long term maintainability.
There a couple of adjacent trees that can be retained in adjacent garden areas.
The trees within the site and directly affected by the development will be carefully removed and replanted on a MCC site in the local area, with their agreement
The proposed rear play area will be macadamed and surfaced in an artificial grass carpet both for safety and to add a feeling of green space. As this play area is likely to be used extensively as part of the programme, the use of natural grass would be detrimental and hard traditional pavings would be considered too bland.
The introduction of the low level dwarf brick boundary walling and hooped top fencing will break up the relatively small area of external space and the use of a tennis style fencing to the rear will contract with adjacent hedging, but provide adequate security as to what would otherwise be a vulnerable elevation.

Appearance

The existing building and structure, generally of traditional form, will be demolished in an approved form, as part of the redevelopment. The application for the new building includes the obligation for receiving planning permission for prior approval to demolish. All other necessary approvals will be obtained from Building Control and service providers, by the serving of notices, etc.
There will be a positive change in appearance to the property from each of the adjacent roads, the slate effect tiles on the roof will match those on the original building and enhance the original flat roofed scheme.
The use of two bands of brickwork will mirror the new residential development opposite on Toxteth Street and the perimeter dwarf walling and hooped topped fencing will add similar features to those on both sides of Fairfield Road.
There will be a stronger entrance feature on Fairfield Street, further defined by a glazed canopy over the main entrance doors.
The Army's signage will be minimalistic however contemporary, with a surface mounted white cross and a traditional red shield to show the use and strength of the Army's belief in the future of their work in the area.

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It is hoped that the new development will be add strength and character to the street scene and be of a longstanding statement in The Salvation Army's commitment to the residents of the Openshaw area.

ACCESS STATEMENT

Access to the Site

The adjacent footpaths on both adjacent streets are fairly level.
The new building will have a new level entrance from the adjacent footpath on Fairfield Road, with level floors throughout internally, with good access for all.
There will be adequate new DDA facilities within the new building for visitors and users.

APPRAISAL

Assessment

The client is committing a great deal of new finance to this development to ensure their work in this area is maintained and enhanced to a greater level than can be accommodated by the current building.
The Salvation Army have had a long standing presence in the area and they carry out valuable works within the local community.
The redevelopment will improve their current presence, by increasing usable floor space, providing additional accessible facilities, in a simple highly insulated modern building which will be fit for purpose for the next 60+ years.
Maintenance will be much reduced by the use of modern methods of construction and the newer simplicity of the structure, materials and equipment.

Planning Policy

The scheme has been developed with the assistance of the Manchester City Council regeneration section for the improvement of the Fairfield Road, Toxteth Street area. It is hoped that by the approach taken to the design, and the intention to enhance the site features, that the planning department will take a supportive approach towards the scheme.
We are not aware of any planning policy which is likely to be contravened by the proposals.

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Involvement

The scheme is to be wholly funded by the “The Salvation Army Trustee Company”, a registered charity, therefore the design has been developed in close coordination with them to ensure that all of their design objectives are incorporated.

Evaluation

The evaluation process is relatively straightforward. The clients sees a need for continuing their work in the area, their current building is no longer satisfactory. There is a need to enhance the work and appearance of the building on the site within the over-all new street scene that has been developing over the last few years and the reconstruction and extension onto the adjoining site fulfils all the relevant the criteria for a new building.

The scheme will be a positive improvement and addition to the area for the city, the community and its residents.

The design was developed by IGL on behalf of the clients in order to reach the proposed design which satisfies all their design criteria.

As a result of the above, the scheme was developed and is now submitted to the Planning Department for approval.