St Michael's Church, Ancoats, Manchester

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WSP

AssociatedArchitects

Design and Access Statement

Introduction

The former St Michael's Church on George Leigh Street in Ancoats, Manchester, is redundant and is to be refurbished for use by the local community.

Use

The refurbishment of the building is part of the The Ancoats Regeneration Strategy being delivered through joint working between the Homes and Communities Agency and Manchester City Council. The intention is to make St Michael's available for community use and the local residents have been heavily engaged in the process to date

Amount

The proposals are primarily to improve the aesthetics of the main façade by replacing the existing security grilles to the windows and bring the building up to current regulations in terms of fire escape which effects the boundary wall along Loom Street.

As part of the internal refurbishment, the existing heating installation is to be replaced, together with other internal electrical and public health (plumbing) services. The proposed heating will be provided by a gas fired heating boiler - located in a new plant-room, situated to the rear of the building (refer to Associated Architects' drawing 3235_AL(0)13 – Proposed Plans). The boiler will require a flue to discharge the products of combustion. The boiler flue will discharge through a fan assisted flue dilution system, with air intake and discharge louvres located at high level on the plant room external wall. The plant room containing the boiler is also required to be permanently ventilated to the outside, with air intake and discharge louvres located at low and high level respectively to the plant room external wall. Please refer to Associated Architects' drawing 3235_AL(0)15 – Proposed Elevations, which indicates the position of the proposed air intake and discharge louvres.

Context

Sitting within the Ancoats conservation area the proposals involve the demolition of the Presbytery link which is being dealt with by Conservation Area Consent Application PP-02370746, this will allow the former St Michaels Church to become a stand-alone building for community use.

Layout

Post demolition of the link corridor, both of the remaining buildings will be walled up and made good. The floor area of demolition will also be made good.

Scale

All new fencing and gates proposed is of a height appropriate to its surroundings.

Appearance

Pre application advice was sought with regards to materials in a meeting with both the local planning and conservation officers.

The present window grills and fixings to the front facade of the building are to be removed due to the bold and industrial appearance; not in keeping with the ornate character of the building. The proposed decorative window grilles will provide a

more subtle and architectural intervention that is in keeping with the character of the church, whilst importantly retaining the same level of security. The proposed grills will be constructed from galvanised steel with a powder coated finish.

The bespoke decorative window grille design takes inspiration from the decorative details both to the interior and exterior of the building. The design mirrors the shape of the windows and surrounding carved stone work detail, ensuring it is in keeping with the exterior façade whilst providing secure and decorative detailing to the frosted glass. The details of the metal work infill draw on shapes, forms and intricate patterns of existing ornamental metal work, reflecting both the distinctive interior and architectural style of the church (refer to drawing D3010.Pcment.Ancoats.001 for proposed grille design).





Photographs of existing metal work inside the building

Landscaping

Paladin fencing is proposed to the George Leigh Street elevation which will be set back from the site boundary in line with the former Presbytery link. The alterations to the boundary wall along Loom Street will utilise bricks to match existing and will be reused where possible from the demolished section of wall; the gates will also be Paladin.

Access

The main entrance will remain as existing, with the doors handed to open outwards in order to comply with Building Regulations Document Part B for its intended capacity.

The existing fire escape is to remain along the North West Elevation; however the ground is to be re graded to ensure a level threshold at the building exit. The fire escape requires gates to open outwards and therefore a new recess with outward opening gates is to be created in the Loom Street boundary wall.