ERECTION OF TEMPORARY MARQUEE WITH ASSOCIATED ACCESS, SERVICING AND TOILET FACILITIES
at
THE BRITISH MUSLIM HERITAGE CENTRE
COLLEGE ROAD, WHALLEY RANGE M16 8BP

DESIGN, ACCESS AND HERITAGE STATEMENT



BRITISH MUSLIM HERITAGE CENTRE

REV A2 JULY 2013

NUNEHAM COURTENAY ARCHITECTURE

0.0 BACKGROUND

0.1 An application for a similar sized, stand-alone structure to the one now proposed was submitted in August 2012 – located primarily within the West rear courtyard of the existing building. At that time, this was the preferred location for the BMHC as the existing area of hardstanding would simplify initial construction / erection, the recently refurbished main kitchen and other facilities in the building could also serve the marquee and the screening provided by the existing buildings would minimise both the visual impact and potential noise breakout to adjacent residential properties beyond the site boundary.

0.2 Prior to submission of the application BMHC consulted with, and advice was taken from, GM Fire & Rescue Service and their own independent Fire Consultant to ensure that the proposed arrangement could provide a safe and sufficient means of escape in case of fire – in view of the uncommon proximity of the marquee to the existing buildings. The advice received at that time confirmed sufficient exit routes and widths were available to safely evacuate both the proposed new marquee and the existing building with a sufficiently robust fire management and evacuation plan.

0.3 At the end of the originally notified application determination period, representations were made by Manchester Building Control on various matters including means of escape issues. Whilst it was felt that these had been sufficiently addressed by the BMHC's own Building Regulations Approved Inspector, in April 2013 further detailed Fire Risk Assessments were required to be carried out and submitted for approval in respect of both the proposed marquee and the existing building before the applications would be referred to the Planning and Highways Committee.

0.4 At this point, having effectively lost the proposed facility for the entire 2013 season, BMHC re-evaluated the intended marquee position. Based on a favourable initial response to the revised proposals which moved the marquee onto the land to the south of, and away from, the existing building, we now wish to submit these revised proposals for formal approval.

1.0 USE

1.1 The intended use of the main marquee structure remains as previously – a temporary facility which complements the existing spaces within the current buildings and provides an alternative venue which is capable of accommodating the demand for larger, single space functions in order to develop an income stream to enable further refurbishment and upkeep of the existing building whilst a permanent new facility can be developed and brought on-stream in line with the overall development strategy for the site.

1.2 The relocation of the marquee away from the existing building and its facilities has resulted in the need to provide additional temporary toilet, kitchen and associated support spaces to enable a self-contained and self-sufficient entity.

1.3 The BMHC will continue to be fully responsible for all aspects of the operation and will control, manage and supervise all events in the marquee. It is not intended that the marquee will be 'hired-out' unsupervised to third parties.

2.0 AMOUNT

2.1 The proposals provide approximately 900m² gross footprint of internal accommodation excluding the main entrance canopy, perimeter covered walkways and the temporary kitchen, toilet etc accommodation.

2.2 The space is notionally divided internally between a smaller main entrance / reception area at approximately 200m² and the main function area marquee of approximately 700m². A demountable central screen can provide separate male and female areas, if required, albeit that these still remain part of a single event within the overall marquee space, or to accommodate a single, smaller function. Intended guest numbers remain as previously.

3.0 LAYOUT

3.1 The proposed construction sits over an area of existing car parking, and one of the areas previously approved for additional car parking, to the south of the west wing of the existing building. The marquee is now located approximately 13m away from the main existing building.

3.2 The main marquee construction comprises a square plan at nom. 30m x 30m. This gives a more efficient, single-span enclosure of the floorspace than the previous arrangement – being uninhibited by the given dimensions of the existing building. Double fire exit doors are located at each corner of the structure, with associated external escape routes with wheelchair ramps, to enable the space to be quickly and safely evacuated if ever necessary.

3.3 The main entrance is located on the east elevation – immediately adjacent to, and visible from, the main car parking area; and is signified by a single storey external, open canopy to provide a degree of protection in inclement weather. The marquee is surrounded on three sides by an external walkway to provide maintenance access and to accommodate the gradual fall of the land from north to south across the structure.

3.4 The ancillary temporary support kitchen, toilet etc accommodation is located along the west wall of the marquee – opposite the main entrance / reception area. These, slightly more substantially constructed units, will also act as a buffer between the marquee and the west boundary of the site.

4.0 SCALE

4.1 The size of the proposed marquee is commensurate with that required to accommodate up to 600 persons in a banquet style layout, plus sufficient circulation space etc., to meet the demand outlined previously.

4.2 The height to eaves level of the proposed marquee is 4m, as previously, and the height to the ridge is 8.9m. As noted previously, the height to eaves level of the existing building is approximately 11m. The revised proposal will sit lower on the site due to the fall in ground level from the existing building. Accordingly, the proposal remains visually subservient to the existing structure.

5.0 APPEARANCE

5.1 Whilst the proposed structure is to be purpose made to the size required, the materials to be used are standard marquee components and assemblies.

5.2 The roof and gables are clad in double coated pvc polyester fabric, acrylic varnished. The North, South and West elevations have been upgraded to a vacuum-formed rigid pvc cassette panel ABS Solid Wall System as part of the noise reduction strategy for the marquee. The East, main entrance, elevation comprises a fully glazed aluminium frame wall panel system with fully glazed entrance and fire exit doors.

5.3 As a contrasting / complementing element to the busy red brick form of the rear courtyards, the overall appearance effect will be of a simple square white and glass structure sitting within its landscape setting.

6.0 LANDSCAPE

6.1 The proposed new location is over existing car parking or lawn on which additional car parking has been previously approved. The floor level of the marquee will sit above the ground to provide a structure and services void beneath – allowing the ground to be reinstated to its previous condition once the proposed use has expired.

6.2 The placement of the marquee avoids disturbing any of the existing trees around the site so that the extensive planted and landscape grounds remain unaffected by the proposals.

7.0 ACCESS

7.1 As noted above, the floor level of the marquee is slightly raised above the existing ground level. This, combined with the fall of the existing ground level across the site necessitates steps and ramps at strategic points to provide full access to all facilities. Wheelchair accessible, separate male and female toilet provision are included in the temporary toilet accommodation to be provided.

7.2 Access into the site itself for those arriving by car to events will remain via the controlled / enlarged vehicular entrance in the North East corner of the site - from College Road. The existing and proposed new car parking spaces of the previous proposal have been replaced by car parking spaces within the now vacant courtyard such that the total number of car parking spaces provided within the site remains as previous. On this basis, the conclusions of the previously submitted Transport Statement and Travel Plan remain valid for the revised proposals.

7.3 The, now approved, new vehicular exit onto Clarendon Road remains an integral component of the proposals to enable a more even dispersal of traffic onto the surrounding road network at the end of events than is currently possible. It is intended that this exit will be fully operational for large marquee functions.

8.0 HERITAGE STATEMENT

8.1 A comprehensive Appraisal and PPG15 Statement on the existing heritage asset was submitted on behalf of the BMHC with the applications for the extensive repair, refurbishment and alteration programme proposed in 2008, and this remains current and relevant.

8.2 The proposal is for a temporary structure and a limited time period. On that basis, the size of the marquee is considered to be the minimum viable proposition for BMHC in order to recoup the initial expenditure and contribute towards the ongoing maintenance, repair and upkeep costs of the listed building. In this way, it is intended that the proposal will have a positive financial benefit for the listed building.

8.3 The primary concern with the previous proposal appeared to be its close proximity to the existing heritage asset. This has now been addressed in the revised location.

8.4 The marquee is now completely free-standing and self-sufficient within the grounds and does not require the removal or alteration of any part of the existing structure.

8.5 Most components to be used in the proposed structure are intended to be re-useable and / or re-cycleable – as part of a wider green strategy adopted by th BMHC; once the current requirement has been fulfilled and the present building and setting returned to its current state.

8.6 The requested opening times are between 9am and 11pm each day. This is in order to provide flexibility in the type and times of events which can be accommodated. It is not the intention that the marquee will be fully operational for the whole of this period.

8.7 In order to safeguard the amenity of the residential properties beyond the site boundary, after the marquee is erected, a noise survey of the premises will be undertaken and any necessary acoustic treatments identified as being required will be implemented.

8.8 As advised separately by BMHC the hope is that, with the co-operation and support of the Planning Department and other stakeholders, determination of these revised proposals can now proceed speedily to a positive conclusion. In a similar manner, it is hoped that the previous positive dialogue with the Planning Department and other stakeholders regarding the new permanent rear development will continue and enable those proposals to be progressed within a shorter timeframe than was originally anticipated - such that a 3 year operational period could now be sufficient for the temporary marquee.