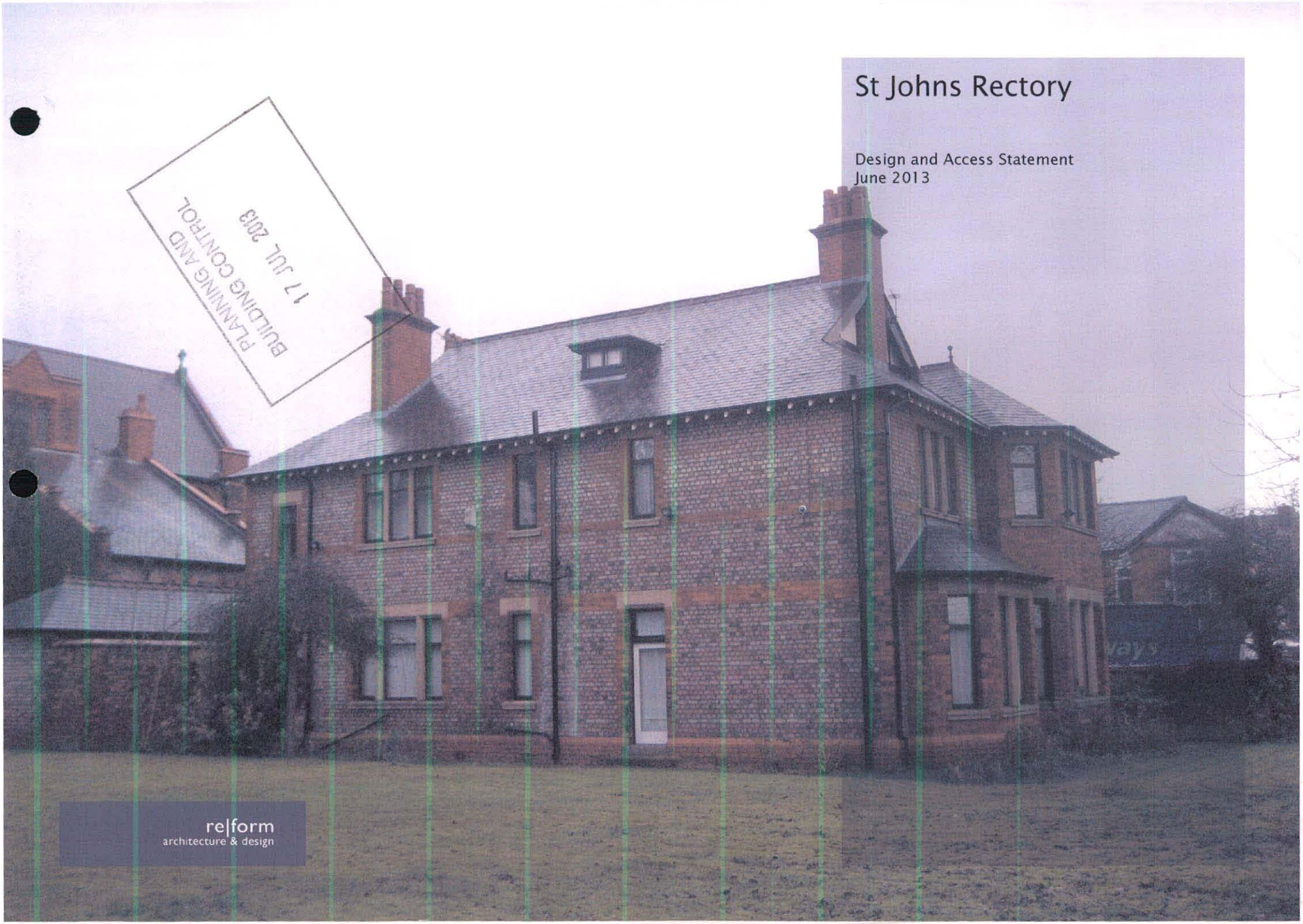
St Johns Rectory

Design and Access Statement
June 2013

PLANNING AND
BUILDING CONTROL
17 JUL 2013



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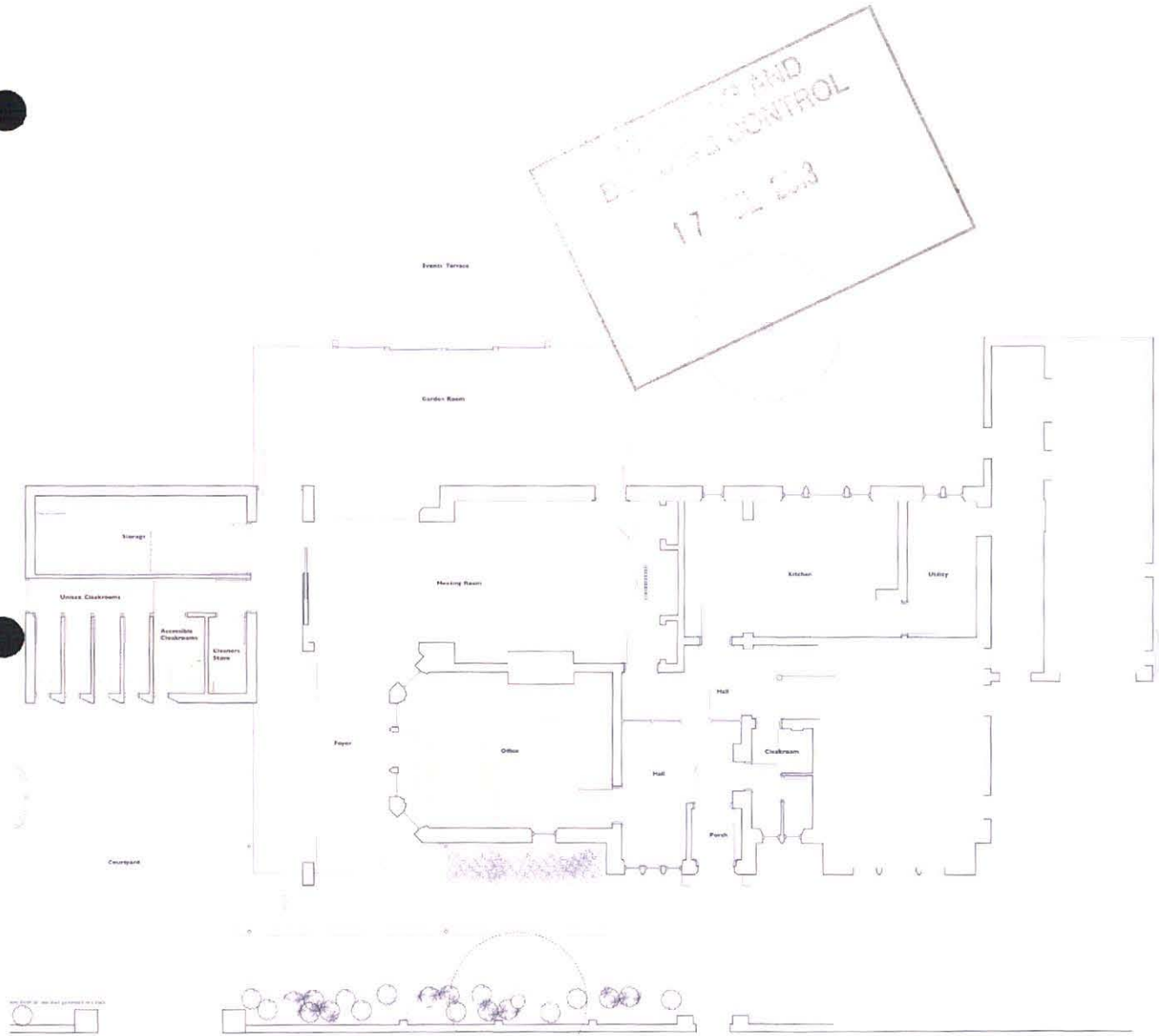
1.0 Introduction

The Christian Way Of Life Church have established themselves at St John's Church in Moston as a centerpiece of the local community. They share the church accommodation with the Church Of England, and are in the process of purchasing the Rectory from the CofE as the first step to establishing a long term commitment to the area and establishing firm links with the local community.

Whilst Church attendance figures are high, the CWL also run smaller prayer and choral groups which meet in the present rectory accommodation in more intimate surroundings conducive to smaller groups than the usual church setting. However, these meetings are proving popular and the current space used for these meetings is incapable of supporting numbers above twenty or so. Additional space is therefore required in which to hold these gatherings.

The rectory is a fine example of arts and crafts architecture, dating from 1908 with much of the original detail and fittings retained. However, in keeping with much of the architecture of this period it benefits from a raised ground floor level with cellar accommodation beneath. This makes access for the disabled and the elderly difficult and as such this situation is to be addressed as part of the proposed works.



2.0 Use

The proposal is to modernise the accommodation in order to facilitate its use as a meeting space for members of the congregation whilst retaining the private accommodation for use by the resident Bishop and his family.

A new main entrance and foyer space is proposed to the southern side of the property with a ramped access and level threshold created to coincide with the existing floor levels. This will create a fully accessible ground floor to the property with access to all of the publicly orientated spaces from this main foyer space.

The Bishops study will benefit from a new access to the foyer space through the existing bay window openings modified to suit, with this doubling as a waiting area, retaining the existing door to the internal spaces as a private access.

The existing meeting room will be enlarged to increase the capacity to 40 persons with a new access to the foyer, and a new cloakroom facility will be constructed adjacent to this with storage for chairs, PA, musical equipment and archived administrative paraphernalia necessary to the running of the Church.

In addition, a new glazed garden room meeting space is proposed, again with a separate access from the foyer to provide increased meeting room flexibility.

Bishop Doyé Agama is active in the local community. He also has responsibilities to several organisations. He is a Director & Trustee of Churches Together in England (CTE), Moderator of Churches Together in England, Co-President of Greater Manchester Churches Together (GMCT), Chair of Trustees of Greater Manchester Churches Together (GMCT), Member of the Greater Manchester Faith Leader's Consultative Forum, Member of the North West (UK) Forum of Faiths, and Co-President of the Manchester Council of Christians and Jews (CCJ). As such the Bishop's home is used from time to time for small executive meetings or for gatherings of small groups for meetings to do with his several duties.



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3.0 Context

The church is the single largest building within the immediate area, which along with the adjacent rectory and walled gardens form a religious centerpiece to the neighborhood synonymous with community spirit and social cohesion.

Most of the adjacent housing stock is relatively standard Victorian terraced housing stock of a 2/3 bedroom nature. Much of the land in the vicinity is vacant although we understand that a substantial residential development by one of the regions major house builders has been approved for the area.

It is suggested that the extension work proposed to the rectory will do much to enhance the existing facilities and improve the access arrangements to a substantial piece of quality, period architecture within the locality. This will be for the benefit of local people who not only enjoy the church events and community ethos that these bring, but also those seeking spiritual guidance from the Bishop and his fellow clergy.

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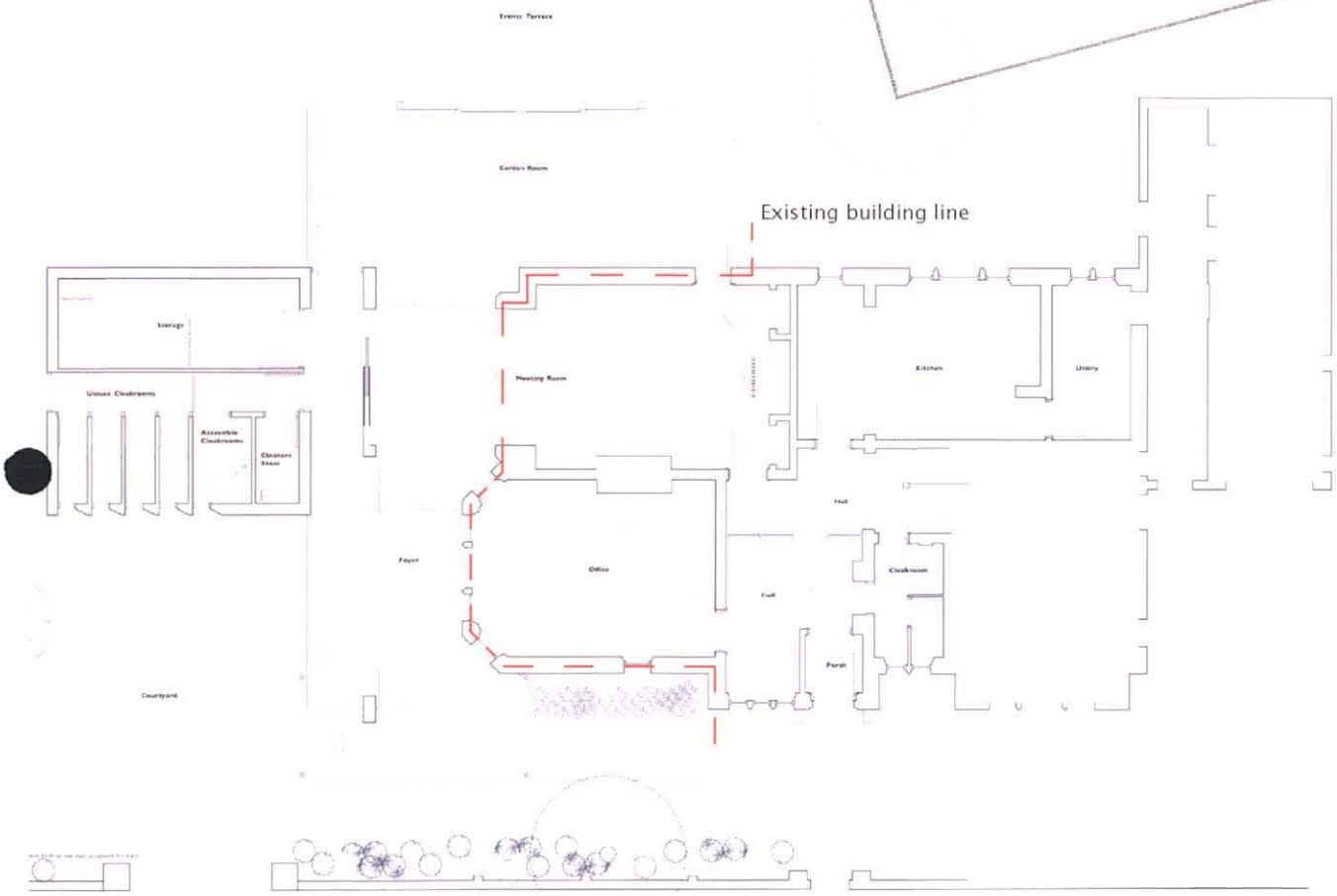


4.0 Area Schedule

Extension to meeting room - 11m²

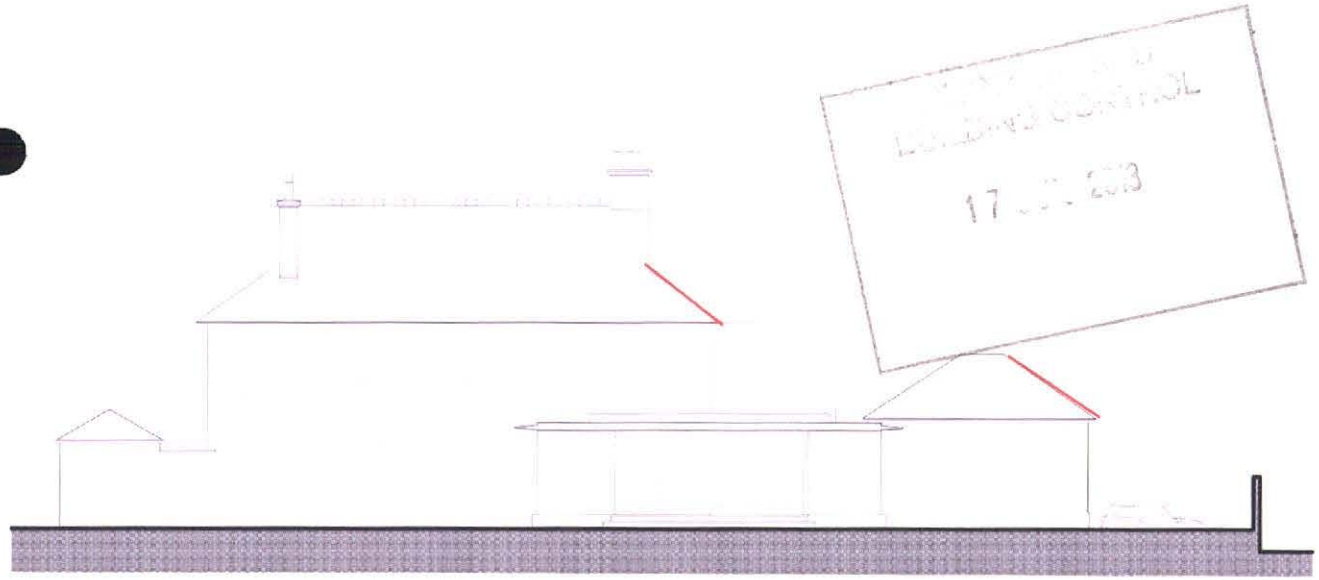
Foyer - 24m²

Toilets / store - 25m²

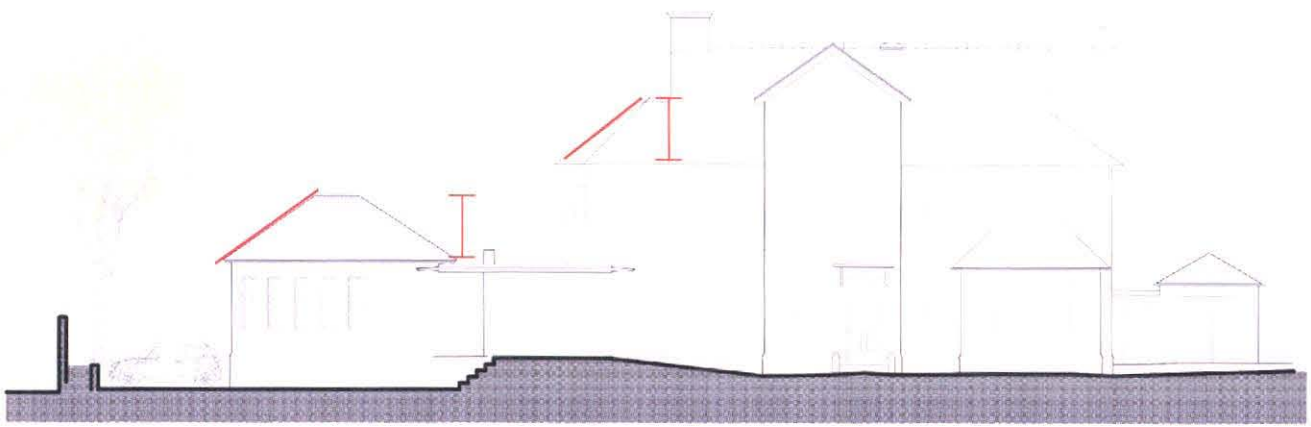
Conservatory - 38m²

Garden room - 45m²

Ground works including access - 150m²



North West Elevation

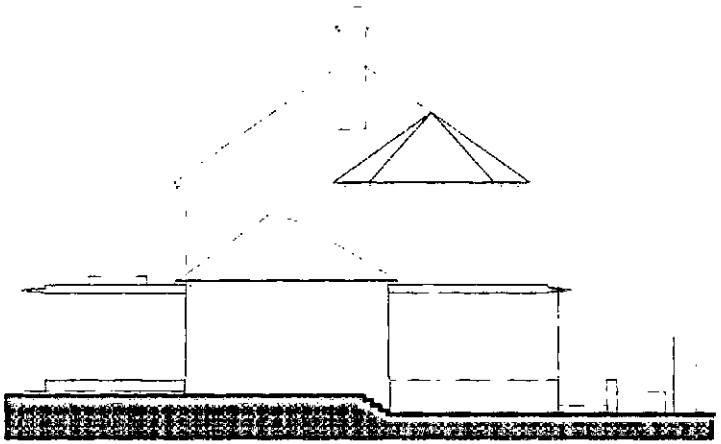


South East Elevation

5.0 Scale

The extension utilises a simple palette of materials, predominantly brickwork and glazing. The glazed 'link' component abuts the existing property and contains the publicly orientated spaces and the circulation zone. This in turn separates the house from the more service zones (cloakrooms and storage), located within a more solid brick volume, restricting public view. This device enables the original volume of the house to be read as a single entity whilst still extending it to provide the much needed additional accommodation.

Through the use of equivalent roof pitches and matching brickwork it is intended to visually connect the existing house and proposed extensions, whilst the intervention of the glazed link will clearly express the extension as a contemporary addition which will allow the original form of the house to remain visible. The use of the 'flat' roof to the glazed extension has been deliberately introduced to minimise the impact of the structure upon the existing house and minimise the visual impact of the abutment detail interface between the two elements. It is intended that the existing brick and stonework of the walls and bay windows be retained exposed internally to add interest to the internal spaces and retain the historic connections of the old house within the new spaces.



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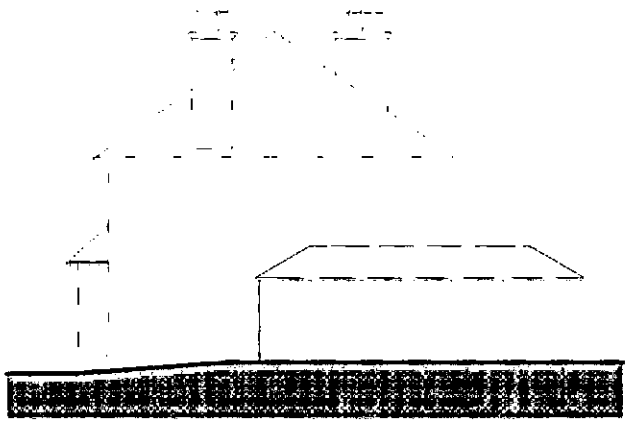

North East Elevation

5.0 Scale

The garden room to the rear has again been logically included as an extension of the glazed link component, which transparently wraps around the outside retaining the visual connection with the existing house through the glazing to the exposed brickwork of the original external walls. Atop the flat roofing structure is a patent glazed roof light behind a parapet up stand that will increase light levels to the internal spaces and allow for natural ventilation to internal spaces.

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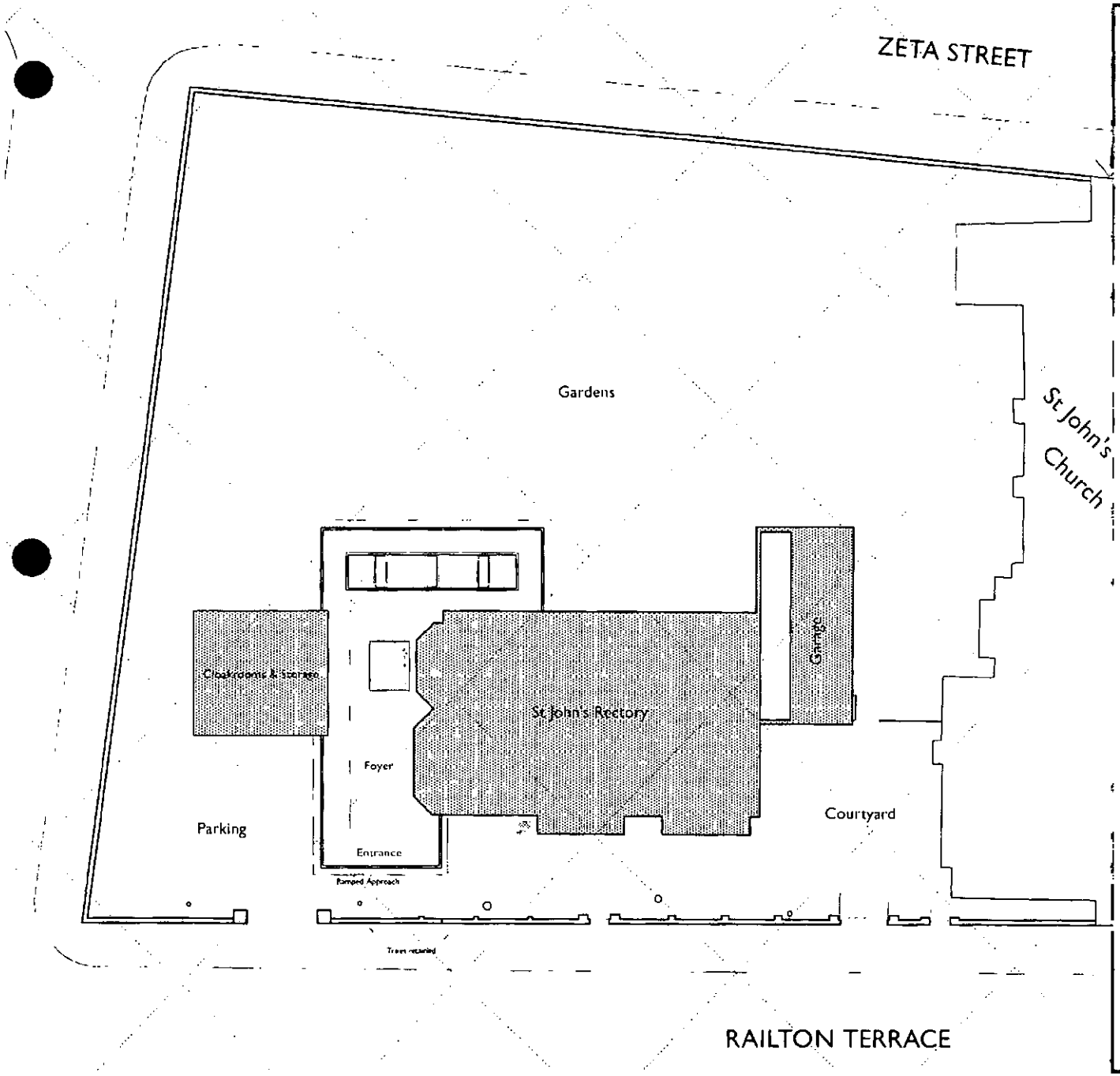

6.0 Landscaping

Simple adaptation and manipulation of the existing landscaping is proposed within the garden area to assimilate the extension within its context of the walled garden. To the southern corner of the site a new access is proposed to a small courtyard space similar in scale to that which exists at the northern extent of the site adjacent to the church. This courtyard will provide two standard, and one accessible parking space with a bound gravel permeable surface finish and new perimeter planting. Existing mature trees are retained with some lesser specimens and shrubbery removed in order to form the access.

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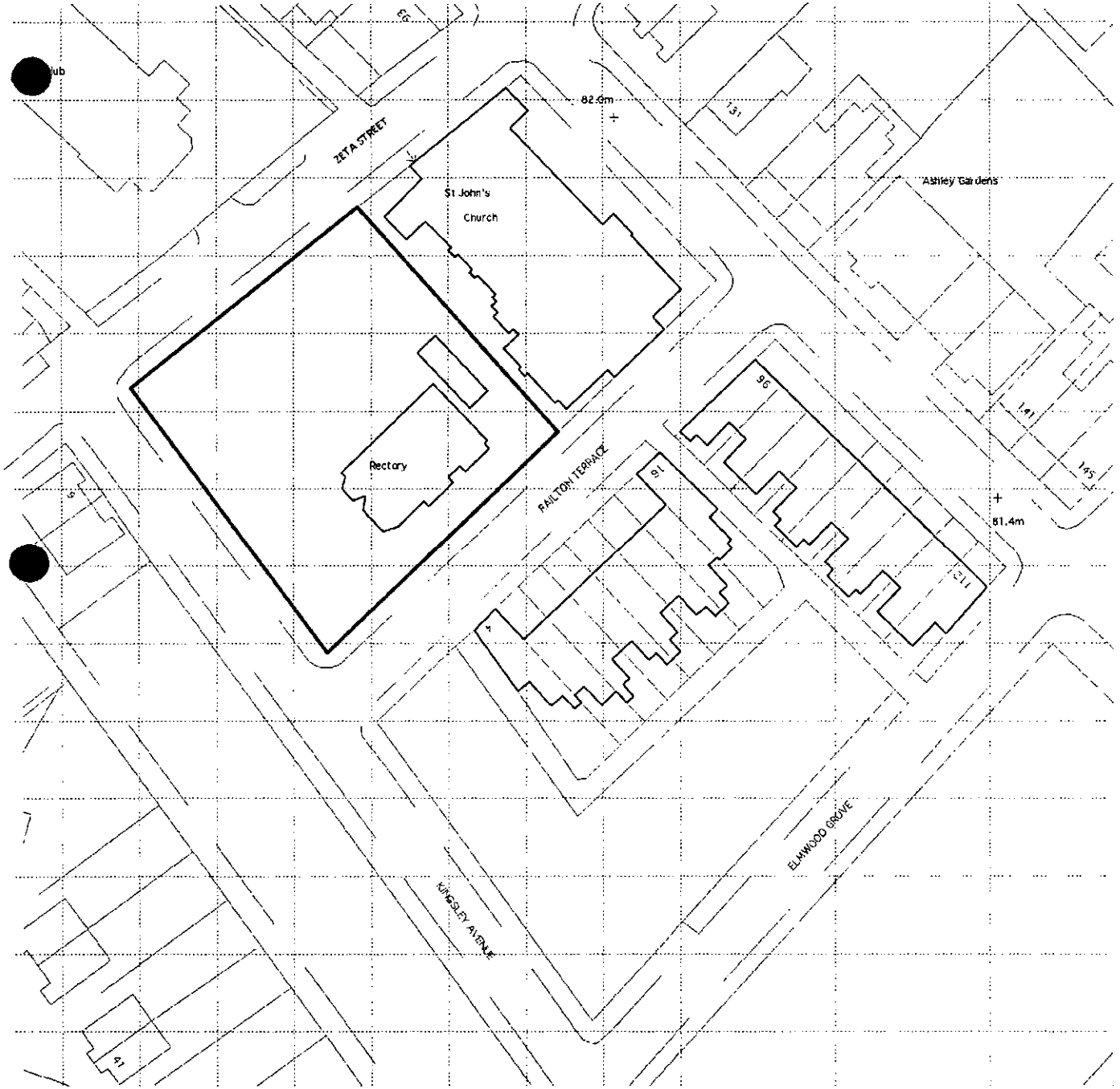
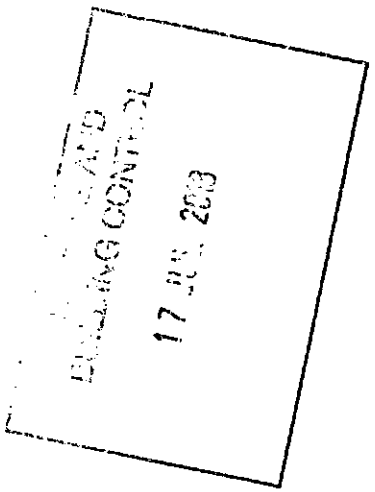


7.0 Access

The proposal provides ramped access to a level entry with door widths in accordance with Part M of the approved documents of the current building regulations.

The rectory is well served by public transport with two metrolink stations within one mile, and more than a dozen bus routes with stops within 500 meters of the building. Routes include 52 Salford - Failsworth, 112 Manchester - Middleton, and 151 Mandley Park - Hollinwood.

In addition the Church provides it's own mini-bus service for members of the congregation, which is a well used and much appreciated facility.





8.0 Environment

The extension has been designed so as to allow all spaces to be naturally illuminated which will reduce the need for artificial lighting and access to natural ventilation means will reduce the reliance on mechanical systems installations.

The introduction of the parapet up stand to the flat roof link component within the design will allow for the retrofit installation of P.V. cells upon the roof in a south facing configuration without visual interruption to the composition.

The use of natural materials in the design from reclaimed sources (brick, slate) will reduce carbon footprint through non-use of new components and timber for the windows and the roof structure within the solid composition will be specified from sustainable sources.

Constructionally, the proposals will meet and where possible exceed the standards required under the latest issue of the building regulations.

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