DESIGN AND ACCESS STATEMENT

Corpus Christie Ecclesiastical Complex, 39 Varley Street, Miles Platting, Manchester M40 8EE

Proposed New Build Reception Unit Not attached or part of the listed build

GENERAL

The new building will be of outside brick exterior with internal blockwork, The roof will be of Tapco simulated slate. To be built in yard area behind the existing administration building.

Site History and Background

The site of approximately 0.8ha comprises of 3no distinct parts of an ecclesiastical complex that include a Church Social Club, a two storey Church administration/accommodation building that is linked to the main Church Basilica
The club and administration building are both approximately 30years old with the Basilica being constructed in 1906
The whole site is Grade2 Listed of which the Basilica building is of Architectural merit
There is a current listed building planning permission which has been granted for the actual basilica building. This unit is separate from this.

Environs

The Grade 2 Listed Buildings and site is located a corner of Varley Street and Sawley Road with a Day Centre adjacent to the site, a Resource Centre opposite and to the rear of the un-used large open area are residential properties
The property has been vacant for the last ten years and has suffered from considerable damage caused by vandalism to the Basilica and Administration Building and so serious fire damage to the Social Club that it has been closed by the Greater Manchester Fire Service

Conservation Statement

Social Club approximately 30 years old

The building appears to have been constructed using brick facings, large window areas all beneath low pitched or flat roofs
The building is totally boarded-up having been closed safety purposes after fire damage and is presently being appraised for the practicalities of usage and it is proposed to present to the Planning Department a separate planning application when the appraisal has been completed

Administration/Accommodation Building approximately 30 years old

The building appears to be slightly older that the Social Club and constructed using brick facings with render to the front first floor all beneath a tiled roof and be in a generally fair condition externally
This two storey building appears to have been used on the ground floor for administration and accommodation on the first floor with approximately eleven bedrooms and three bathroom and toilets. It is difficult to access the usage due to the damage caused by vandalism with broken doors, wardrobes, bathroom fittings and stolen radiators and pipe-work. Windows are boarded up which also has broken glazing
There is also fire and water damage
It is proposed to refurbish all surfaces internally using modern materials with new doors, architraves and skirtings, with new finishes to walls floors and ceilings and new tiles toilet facilities. New heating and electrical services
Externally all brickwork will be cleaned, render re-painted and windows/doors refurbished replaced after removal of boarding-up and full appraisal of the condition of the surfaces

All lower windows have external boarding which requires to be removed and condition accessed, they appear to be watertight
All upper windows appear to be in good condition

External Areas

There is a small walled garden area to the front of the Basilica which is overgrown and required landscaping attention. The narrow section of walling running along the side of the Basilica with a hard top surface requires all weeds and refuse removed and re-sealing
There are no other areas of soft surfaces to the front of all three buildings
To the rear and yard areas is a large area of un-metalled surface with trees which are to be retained that is accessed from a gated entrance from Sawley Road with the perimeter fenced off with chain link fencing and metal railing approximately 2m high with 2no personnel gates from the rear passage ways to the residential properties
The perimeters of the site require all random areas of wild greenery to be replaced with approved landscaping

All details of finishes to be subject to a detailed inspection and agreement with the Conservation Officer, English Heritage etc

The Scheme and Proposal

Our client is perplexed that given the Listing of the site that the previous owners of the building have shown little or no regard to the use or protection of the buildings except for the boarding-up of doors and windows and the scheme is to upgrade all the existing internal and external finishes to the buildings to the satisfaction of the Conservation Officer.

It is proposed to include on the first floor of the administration building a one bedroomed flat for the use of a resident caretaker / security presence.

Our client has identified the need for a large function facility in this area of northern Manchester that is reasonably close to the city centre with a area for potential car-parking. The two main buildings, excluding the Social Club, have structurally sound envelopes with the internal vandalised finishes appearing to be superficial although the recent repairs and a presence of the site has alleviated major vandalism problems

The use of the fire damaged Social Club will be subject to a separate application after appraisals of the building have been completed

Car Parking

There is a space at the rear for 146no car parking facility to the site that includes 6no disabled parking places and 13no staff spaces. It is proposed to provide a 10 space cycle storage area within the service yard area.

152 total car parking spaces @ 2 persons per car = 300 as per the seating capacity of the proposed function room.

Security by Design

The site is secure to the front but un-secure to the rear. It is proposed to install secure entrance gates to all areas with the retention of the existing CCTV coverage to the rear yard area and car park area

Disabled Access

Full access for the disabled has been designed into the main function building and the ground floor of the administration building to comply with DFA2 requirements that include the retention of the existing ramp between the ground floors of the main buildings and a new fully fitted disabled toilet facility has been included adjacent to the main toilets in the administration building.
In order to provide an access to the front of the main Basilica and not deviate from the Listing of the building, a removable ramp will be included that will be stored with the entrance area of the building.
As far as we are concerned the whole of the project complies with DFA2 with the exception of the access to the first floor of the administration building.

Servicing

The building will under normal circumstances be serviced in the AM hours, and deliveries will be scheduled within normal working hours 9-00AM to 5-00PM. It is not anticipated that there will be more than 2 deliveries per day up to three days per week. The delivery vehicles are expected to be of the max 3 ton typical refrigerated van and similar.

Landscaping

There is a small demarcated landscaping area to the front of the Basilica which is sparse and un-maintained and there are 7 immature sycamore trees to the rear. It is proposed to retain all trees on the site, subject to an arboricultural survey a copy of which will be forwarded upon receipt

It is proposed to provide planting to the front and have a new planting strip around the perimeter of the proposed new porous finish to the car parking area with the existing perimeter fencing repaired to match the existing

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned