

8015 | Welsh Baptist Church

Design and Assess Statement

December 2015

Buttress

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8015 Design and Access Statement

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1 Introduction

This report has been prepared to support applications for Planning Approval and Listed Building Consent for works associated with the Former Welsh Baptist Chapel, the proposals to bring the buildings back into sustainable use, and remove it from Historic England's At Risk register.

1.1 Purpose

The purpose of this report is firstly to explain and justify proposed amendments under a section 73 planning application to the original application, and section 19 application to the Listed Building Consent. Secondly it is to accompany a new planning application for a basement level to the new build element of the approved scheme. This document uses the design and access statement provided by Latham Architects as a basis to highlight where alterations have been made. The changes primarily focus around bringing the Former Welsh Baptist Chapel back into a functional, sustainable use, through repairing and enhancing existing fabric, and interventions of minimal harm. It is believed that as a result of these changes, the chapel will provide high quality private residential apartments. Please refer to Scott Hobbs Planning report in conjunction with this report.

1.2 Background

Planning Reference: 102531/FO/2013/N2

Listed Building Consent Reference: 1022532/LO/2013/N2

Both Planning and Listed Building Consent was granted by Manchester City Council on 01 April 2014 for the Former Welsh Baptist Chapel. The richness and complexity of the site is reflected in its statutory designation as a Grade II* listed Chapel and Sunday school building. The chapel's roof has been removed in an attempt to save the building, however this led to a more rapid deterioration of the internal fabric. Both buildings are now vacant and the site is currently on Historic England's At Risk register.

1.3 Location and Site Overview

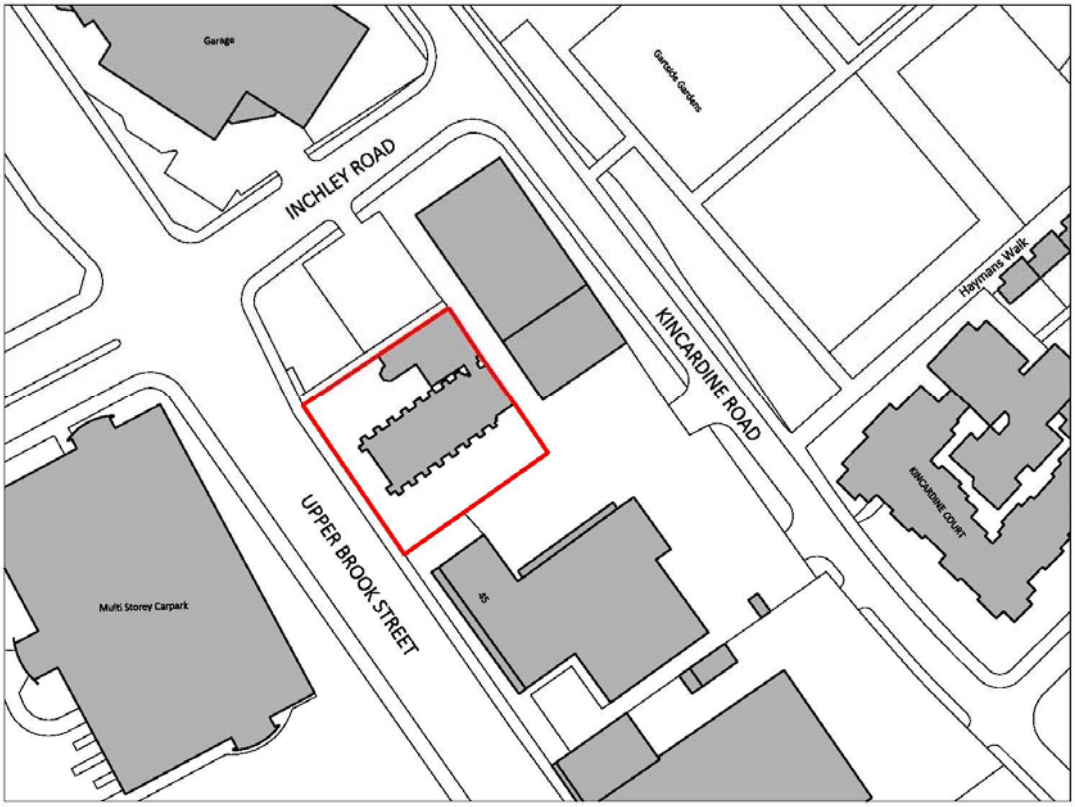


Figure 1 *Location Plan*

The location of the building remains the same as in the original planning application. From Latham's Design and Access Report:

> *'The site on Upper Brook Street is bounded by car dealerships and distributors to the north-east and south-east, with the Sunday School facing north-west towards Inchley Road. There is an area of open ground at the junction of Upper Brook Street and Inchley Road.*
>
> *The surrounding area comprises a variety of different land uses, with residential and recreational open space to the east (Brunswick) and Higher Education campus (including student residences, teaching blocks and leisure facilities) to the west.*
>
> *The A34 Upper Brook Street is a major radial route, with the site being served by frequent public transport which links to the city centre, major rail and Metrolink networks, and road connections to the M60 orbital and national motorway network. These links give effective connectivity to universities and hospitals.*
>
> *The Chapel and Sunday School site is approximately 0.15 hectares in the Ardwick ward of the city, and is classed as "unallocated" in the Manchester Unitary Development Plan. The Manchester C.C. "Draft*

Development Brief" of Dec. 2007 referred to suitable range of uses including office space, educational services, residential and leisure facilities.

Whilst the Chapel is derelict, the Sunday School annex is currently occupied by the Islamic Academy. The grounds to the south-east of the Chapel are believed to contain funerary memorials which will be surveyed and re-interred as required, in line with procedures set out by the Department of Constitutional Affairs.'

2 Design Development for Discharge of Conditions + S73, S19

The current scheme has been developed to deal with design issues from previous design proposals and discharge the conditions placed on the initial planning approval. The original design development was as follows, outlined in the Latham Design and Access Statement with additional amendments from Buttress in sub-bullets.

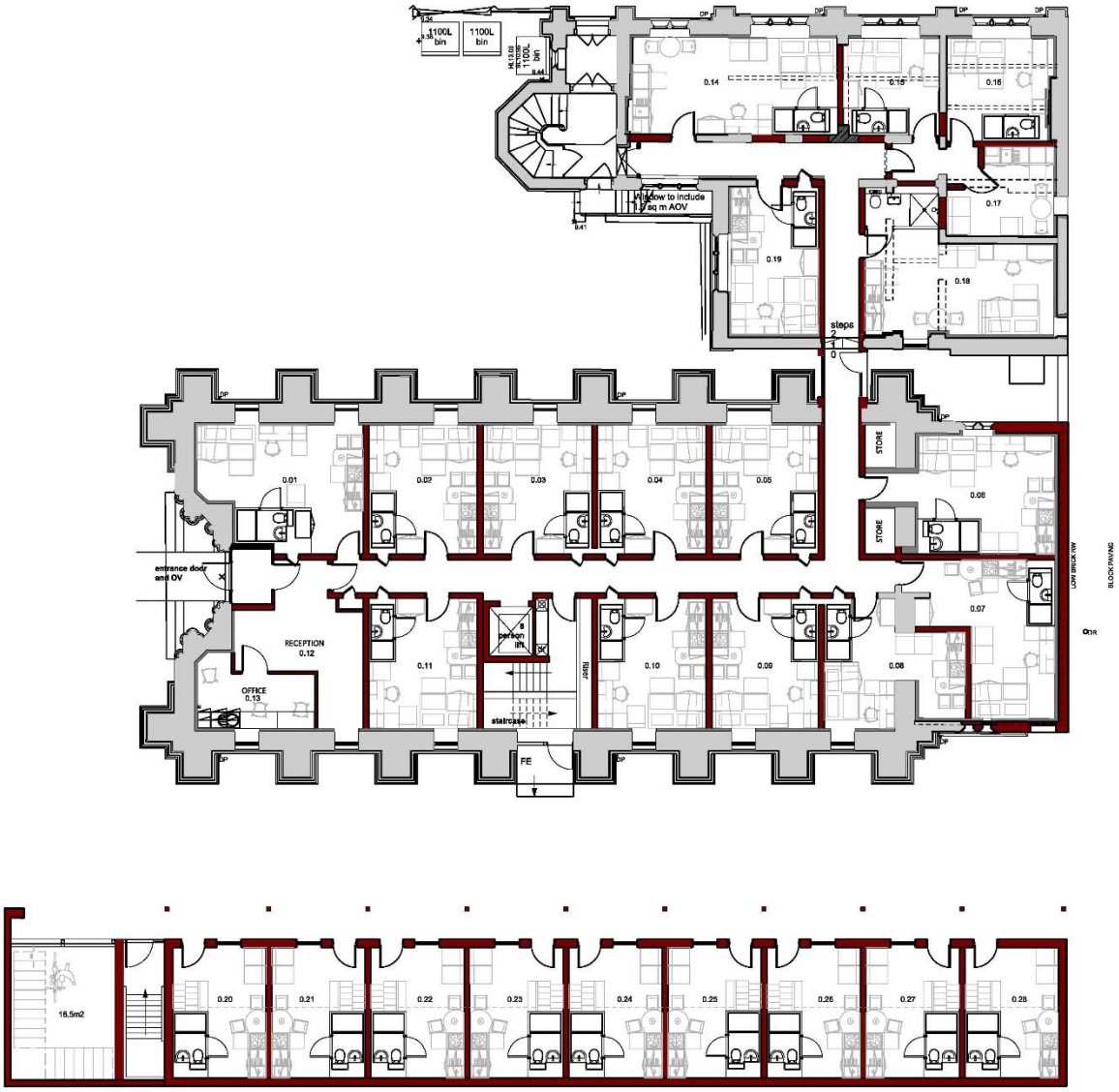


Figure 2 Proposed Ground Floor Plan

1. ***Structural approach*** *- there clearly hasn't been any movement of the main building since its construction (because it isn't cracked) and so placing a new structure inside should be fine as long as existing foundations are not undermined. Geological desk study information suggests there is likely to be sandstone about 6' down, which will provide a sound foundations for any new structure. The structure will be designed to move, for expansion and contraction, differentially to that of the existing masonry. (See Appendix F for typical structural section and further structural analysis)"*

    a. The structural approach remains largely the same with the new structure sitting within the envelope of the existing. Some minor amendments have been made to rationalise and simplify the structural grid which, along with the desire to provide a wider matrix of flat sizes, has meant an overall reduction in the amount of bed spaces from 91 to 87.

The structural design has also been adjusted to miss the existing vaulted springers at second floor level. All structure will be hidden within the partition as much as is possible and in the small instances where this is not possible the structure will be boxed in to comply with statutory regulations.

2. *Chapel roof re-construction - the proposal is to rebuild the roof to the original profile, including the stone parapets, parapet walling and north-east stone gable. However, the small section of existing roof that remains will be carefully dismantled, the roof covering, rafters and purlins that are still in sound condition, set aside for re-use and incorporated within the reconstructed roof.*

3. *Floors spanning across lancet windows - the intermediate floors will come to the back of the glazing, with junction incorporating an intumescent membrane to maintain fire integrity between floors. This will be achieved using a double glazed panel with a glass outer leaf and a ceramic inner leaf colour 'graphite' ie dark grey. An Illustration of the use of such a panel (colour black) at the post grad centre in Nottingham University by Lathams is shown in appendix F Structural Analysis.*

4. *Integration of vertical circulation - both stairs and lift: the lift is located towards the centre of the Chapel and serves 1st to 4th floor. The top floor is accessed by stair only, in order to avoid the lift overrun projecting through the roof line. The main stairs are designed as a protected shaft with direct egress to outside, thus simplifying the compartmentation and escape strategy. The stair does not compromise the lancet window, but head clearance to the 4th floor does require adaption of the main roof profile for this bay; this will be hidden behind the parapet, as viewed from ground level and will appear just as a slightly shallower section of roof slope*

5. *Retention of the east elevation rose window - the intermediate floors pull back from the rose window to allow views of the window from 3rd and 4th floors. Externally, the extension to the former nave is kept below the base level of the rose window.*

    a. To maximise the use of the space within the chapel building the open area that was previously proposed next to the rose window on the third and fourth floor of the chapel has been altered to studios to make the scheme more feasible. This means that the window will be contained within a studio apartment; however the requirement of fire doors in the original scheme would have meant that the window was not visible from the corridor approach.

        The rose window is a key feature of the building and the proposed scheme seeks to protect it. The rose window is currently single glazed, delicate, and a massive cold bridge within the building. The amended proposal seeks to add a secondary window set back from the rose window. This will provide a thermal barrier to the single glazed rose window and add an extra layer of protection to arguably the most vulnerable element of existing fabric in the proposed design.

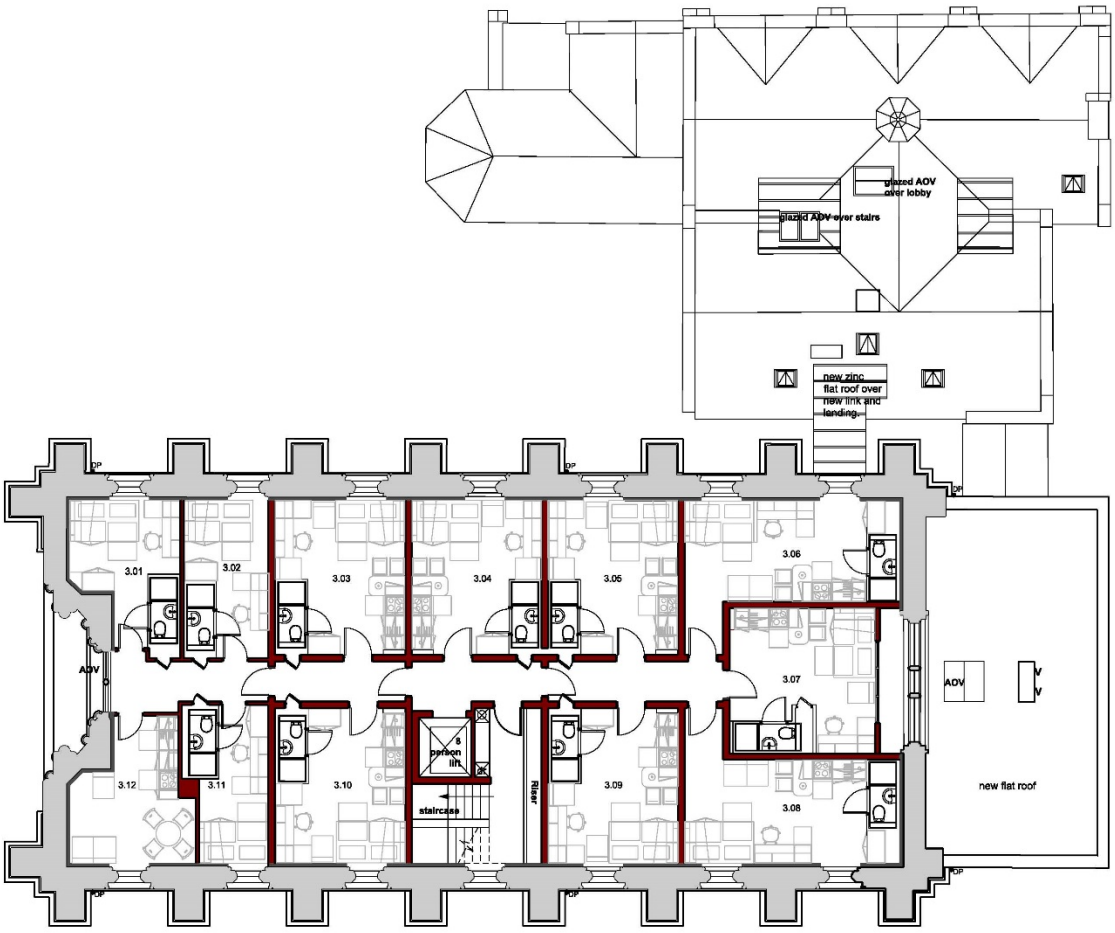


Figure 3 Proposed Third Floor Plan

6. ***Provision of windows to ground floor (below existing window cill level) -*** *the Ground floor accommodation requires windows to be cut into the north-west and south-west walls. The design intent is for these to be clearly contemporary interventions.*

7. ***Provision of windows to north-east elevation -*** *the north-east elevation of the Chapel is close to the boundary with the car dealership, and the proposed windows to 1st and 2nd floor rooms will be subject to agreement with the neighbouring property.*

    a. The amended design seeks to remove these windows from the scheme. It is felt that the previously proposed design is not complimentary to the scheme and it would be preferable to keep this elevation as simple and plain as possible. This will minimise the visual impact on the rose window with the rose window remaining the sole opening in that elevation. The windows also look onto the car garages which abut the site and it is felt that more privacy could be had by just having windows on the north and south elevations.



Figure 4 Remnants of original stain glass in lancet windows

8. ***Incorporation of glazing within roof structure*** *- 4th and 5th floors will have daylighting by conservation rooflights which are placed in line with the lancet windows below. Light tubes are also included (below parapet level) to provide additional daylight to 3rd floor rooms.*

9. ***Connection through to Sunday School at ground, 1st and 2nd floor levels*** *- this area is currently complicated by extensions to take plantrooms, boiler flues etc. It is proposed to rationalise this space between the Chapel and Sunday School, and insert a contemporary linking structure connecting Ground, 1st and 2nd floors. The boiler flue, a later addition, will be removed, but the existing link at the first floor level of the Sunday School will be retained as a small study area of the adjacent studio unit.*

10. ***Main entrance reconfiguration*** *- As the majority of the former ground floor of the chapel has rotted and collapsed under the falling masonry from the walls, it is intended to create the new ground floor level with external ground. This enables upper floor levels to correspond better with window openings, and facilitates disabled access. However to achieve this, the main entrance steps need to be modified and this is shown on detail ..... together with a new glazed door which allows daylight into the ground floor corridor.*

11. ***Rescue of some interior features*** *- Due to the dilapidated state of disrepair of the interior of the chapel none of the interior features can be used insitu. However, it is intended to reuse as many as possible of the corbels which are sound within the first floor rooms as a feature on either side if the party wall; and to reconstruct a section of the balcony and balustrade within the circulation space on the third floor, under the fourth floor balcony. Other interior artefacts found to be in a sound condition will be reused if appropriate locations can be found, or otherwise rescued and made available for reuse elsewhere through Architectural salvage.*

    a. The proposed amendments seek to preserve a larger amount of the interior features within the main chapel building. As per the approved scheme the stone corbels will be relocated to the underside of the second floor and are to sit flush with the plasterboard, highlighting that they have been moved from their original position. Due to the removal of the roof much of the timber balcony has been damaged. As such the amount to be saved will not be known until the timber has been carefully removed and checked. Where the timber can be reused it will be relocated to the stair core and to the reception area to show off the detailed woodwork that existed within the chapel.



Figure 5 Sections of timber to be saved.



Figure 6 Extensive damage to the Balcony.

In the approved design the vaulted springers clashed with the structural frame. By making minor adjustments to the internal layouts 12 of the 14 vaulted springers can remain in situ within the chapel however two springers clash with the steel structure. These will be relocated to the west end of the chapel within the living room and bedroom space in the 3 bedroom apartment (shown in figure 5). The relocated vaulted springers will sit flush to the plasterboard as with the corbels to highlight that they have been moved from their original position within the building.

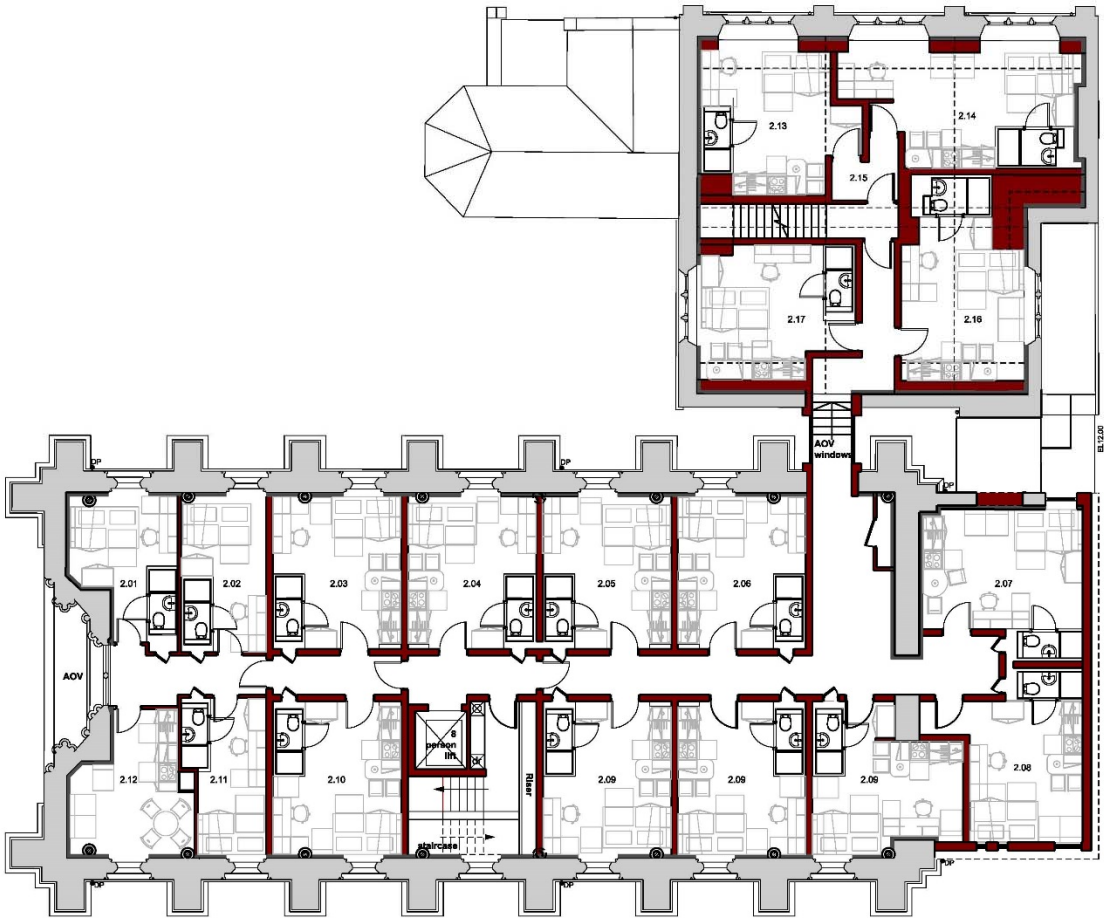


Figure 7 Proposed Second Floor Plan

12. ***Rescue and relocation of remaining sample of stained glass*** *- Similarly there is little left of the glazing that was once in the lancet windows. Nevertheless it is intended to rescue one panel of stained glass that remains in the top of one of the lancets and relocate this, in a back lit purpose built box (see photo in appendix F) within the circulation space outside of the common room as a termination of the ground floor foyer. Artificial lighting in the ground floor corridor will utilise a range of colours to give a rainbow effect to compliment the stained glass at the end of the corridor in the foyer.*

    a. In the approved scheme the intention was to save one stained glass panel that remains in the lancet into the circulation space. The amendment is to retain the stain glass element within the lancet window to the stair core and incorporate it into a double glazed window.

13. *Roof Penetrations*
    a. In the approved scheme the intention was to have large ventilation openings in the roof. The design and ventilation proposals have has developed to mitigate any large vents been needed to the main chapel roof. All ventilation extractions will be done discretely through Ridge vents (Figure 10)

3 Buttress Additional Application

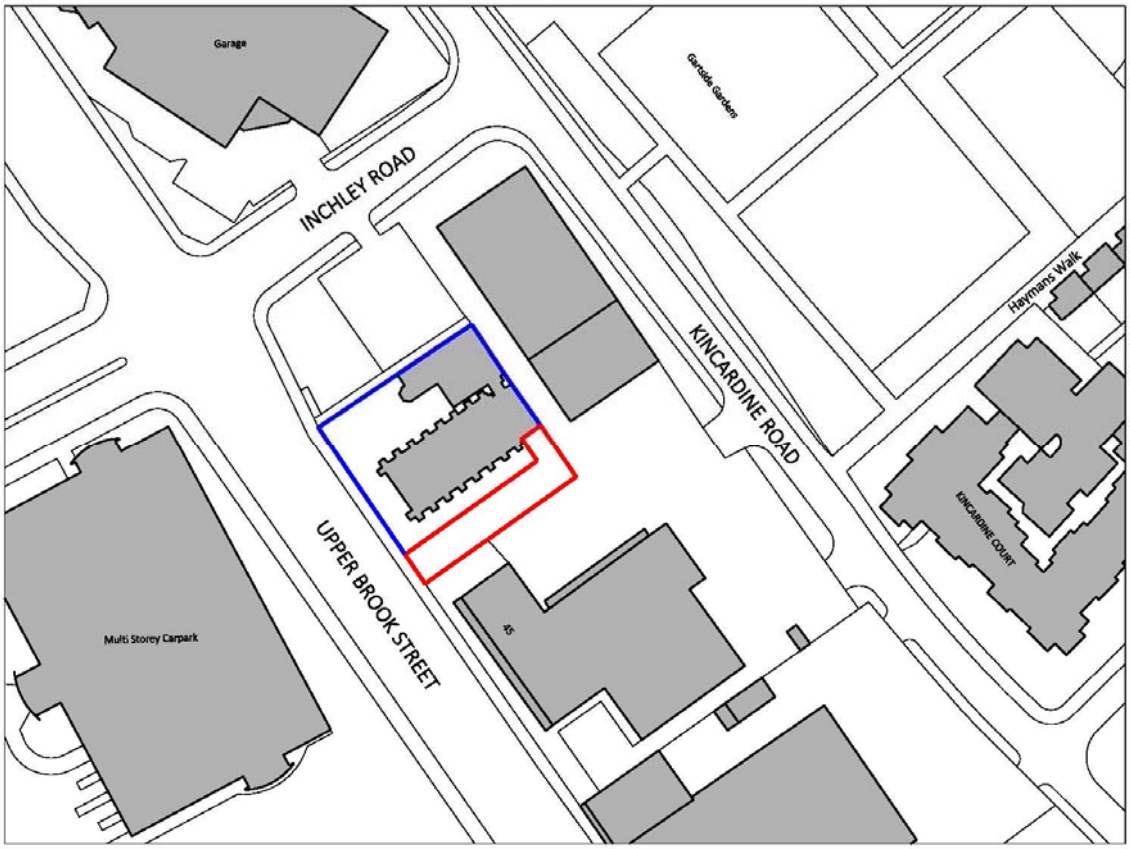


Figure 8 *Location Plan*

This section of the report should accompany the new additional planning application for the proposed basement and external elevation changes. Design development has resulted in minor internal layout changes and the lounge area that was proposed at ground floor level in the vestry has been changed into two apartments. This change

means that the previously proposed entrance, glass canopy and large window opening in this area are no longer necessary.

The proposal is to rebuild the elevation using its original materials and reinstate the ground floor elevation as it was originally. The first floor fabric has been lost and there is no remnant of any additional stone from this part of the building remaining onsite. The amendment to this area would be to swap the large single glass opening for 6 smaller openings, replicating a modern interpretation of the original elevation of the vestry (Figure 9), built in brick as per the approved design and set back from the stone so as to appear subservient to the original fabric (Figure 10).



Figure 9 BB72/00044 Welsh Baptist Chapel (1972), Manchester © Crown copyright. Historic England

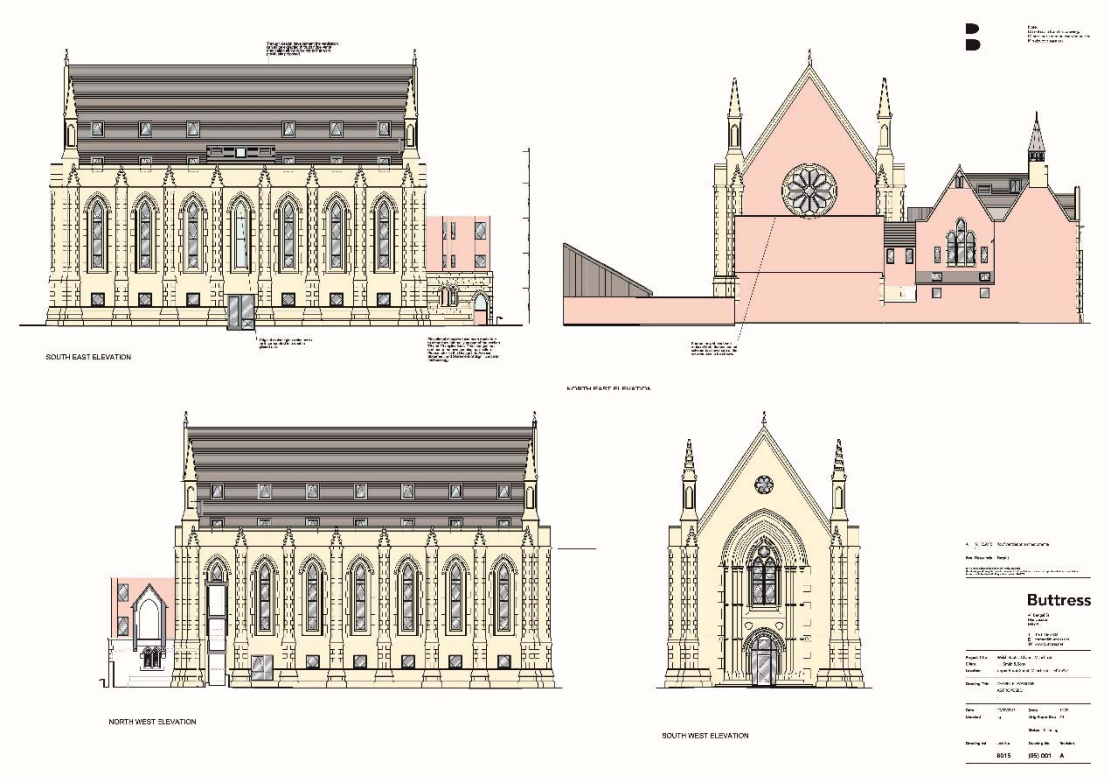


Figure 10 Proposed Elevations

3.1 Additional Basement Design

This section of the report is for a new planning application for a basement floor level and walkway to the new build element of the Former Welsh Baptist Chapel. The design has been developed to incorporate a basement level to the new building south of the chapel which was granted both planning and listed building consent in April 2014. The design will provide a communal TV room, fitness room, residents' lounge, plant room and a laundry room whilst also providing a link from the main chapel building. Access to these areas will be for the sole use of the residents and will be accessed through a fob system as per the rest of the site. Provision of these facilities will improve the marketability and differentiation of the development in the market. It is not uncommon now for residential schemes to have leisure facilities on the premises.

The design of the basement seeks to use the existing graveyard vault as much as possible to allow the building to line through with the structure above to minimise further excavation to that area. The intention is to try to utilise the existing vault walls as formwork for the basement level.

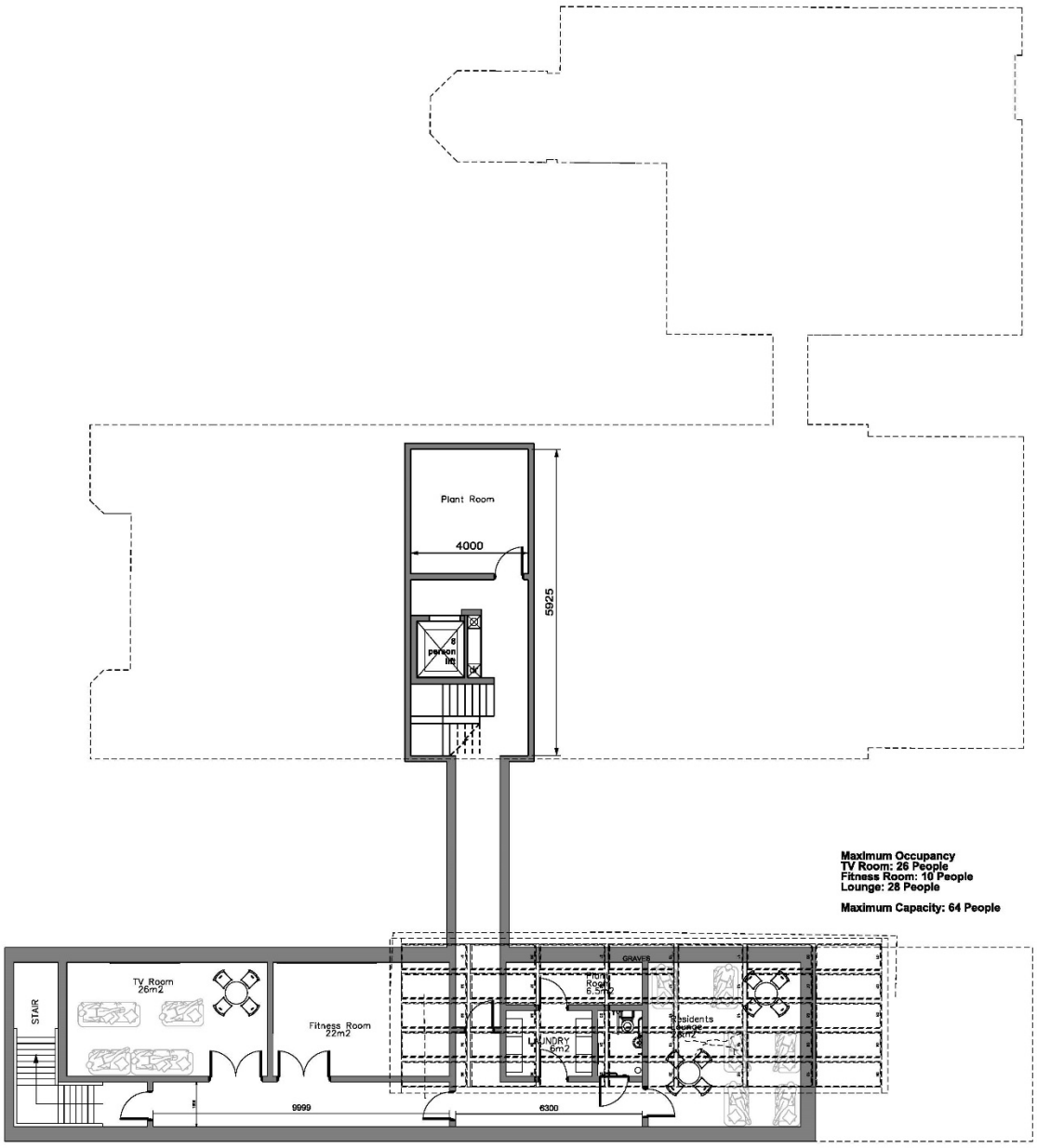


Figure 11 Proposed Basement Design