Mawlawi Centre, Parsonage Street, Manchester

Design and Access Statement including Heritage Statement

Introduction

This design and access statement has been compiled to respond to alterations that have been made on site during the construction process at the Mawlawi Centre to the approved planning scheme. There a number of amendments that require regularising within this new planning application.

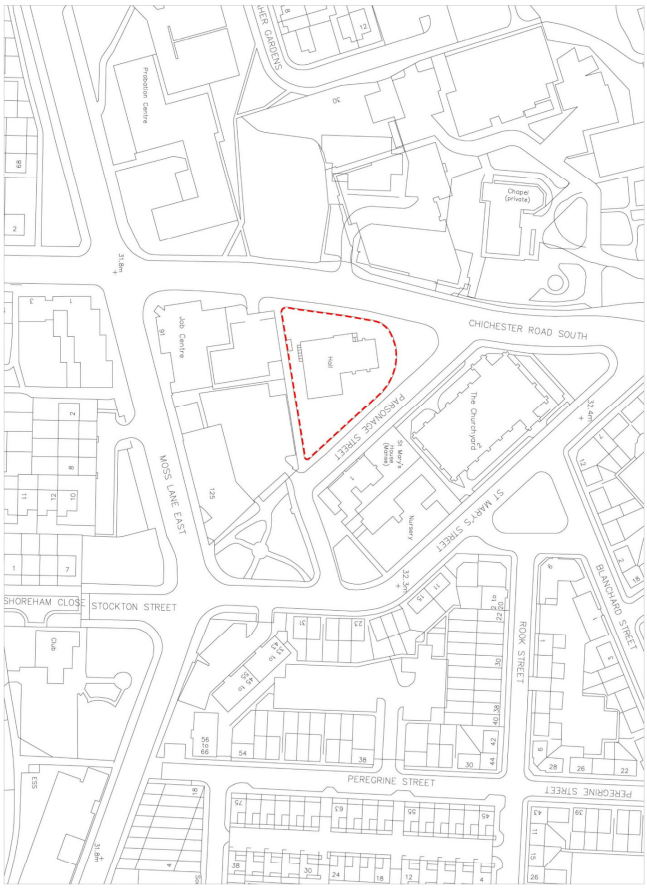
Site Analysis

The existing site is of triangular shape in plan and has a site area 1384m2,with frontage onto Chichester Road South and rear facade facing Parsonage Street.
The development is nearing completion with only external works outstanding





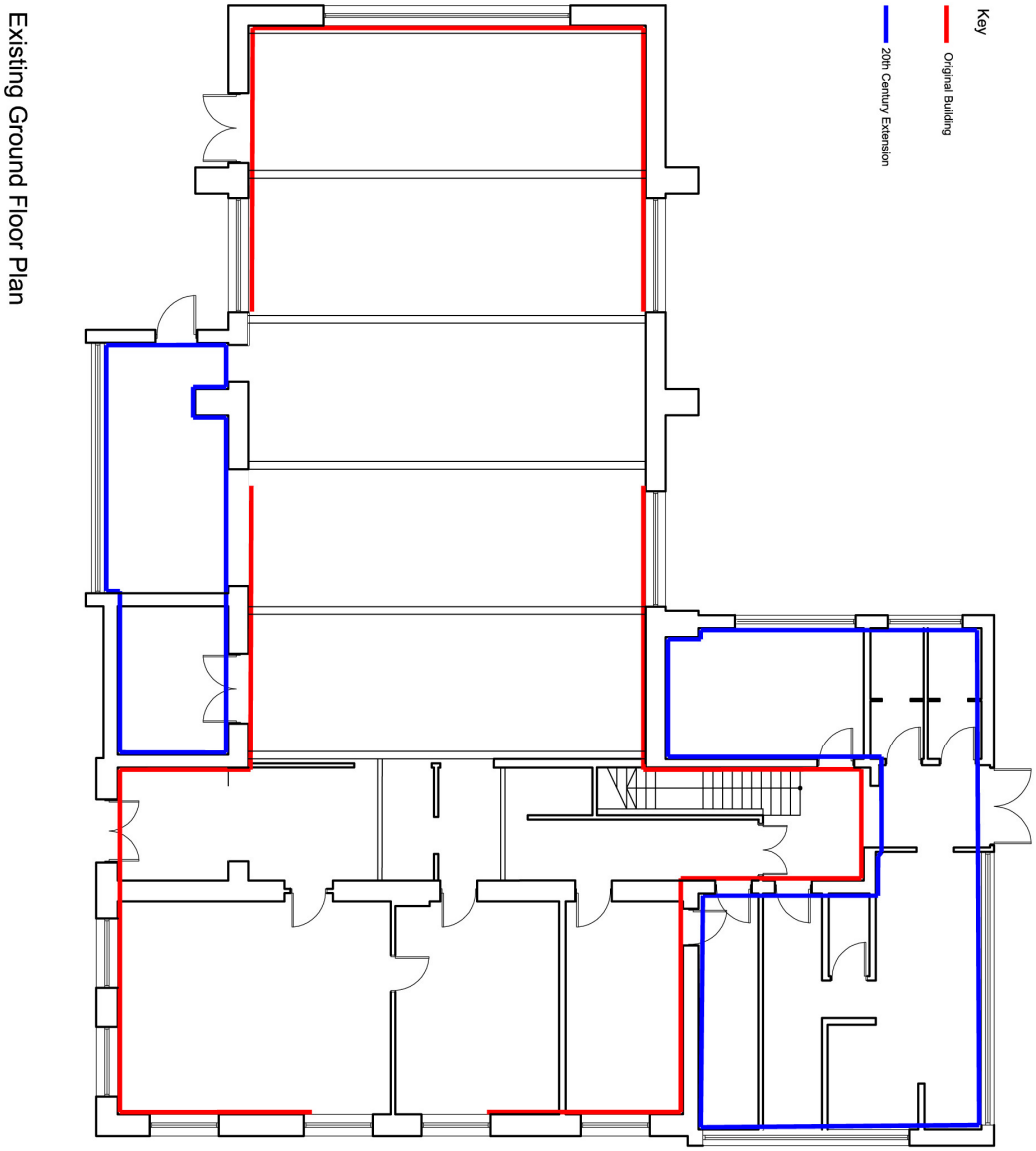
Location Plan



Layout and Relative Significance

The layout of the building remains very much as existing but there are new functions within exg spaces. There have been minor amendments to the layout from the original approval which are in the toilet areas.The building is grade 2 listed and was a Sunday school for the larger building opposite on Parsonage Street Church of St Mary.

An existing structure on Chichester Road South has been retained as existing but has been refurbished

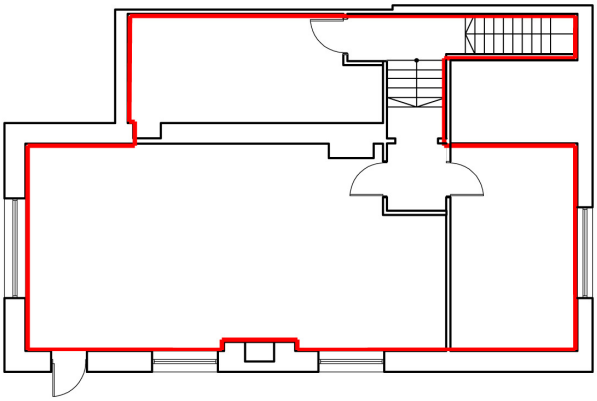


Key

Original Building

20th Century Extension

Existing First Floor Plan

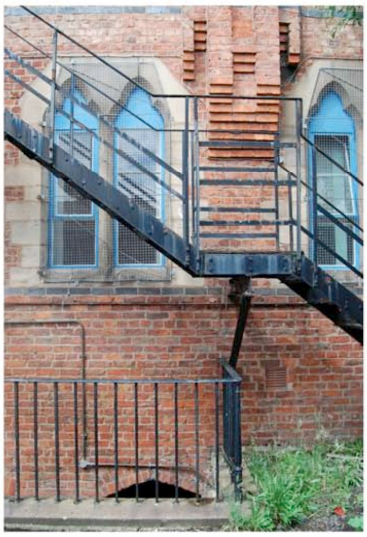


The images below show the most significant asserts of the building. Which have all been retained and now are back to their former glory.





7-window arch within the main hall. 3-window arch within the main hall, two on either wings of the main hall. The last photo shows the existing entrance to the building. All as before refurbishment


Gable ends to the two storey section of the building. 2 window arch along the two-storey section along the ground and 1st floor. The extended brickwork on both sides of the main hall.

Below work as completed











Rainwater goods have been refurbished externally and replaced with new where appropriate

Flashings have been replaced where missing or defective and missing slates have been replaced to ensure the building envelope is watertight.

The existing 20th century structure to the rear has been retained as existing prior to development



The existing modern structure facing Chichester Road has been retained as part of the overall development



External boundary





The picture above shows the main pedestrian entrance from Chichester road and the iron railing detail, stone coping and brickwork that from the listed wall, all of which have been retained.

Internal asserts





Internally the two images above show the most important architectural elements that have been saved through the renovation of the church, theses are the window to the left of the main entrance. And the timber trusses to the main hall, which have beautifully restored.

Development Proposals

Refurbish fabric of existing original building, repairs to roof, walls, windows internal trusses and plaster work.



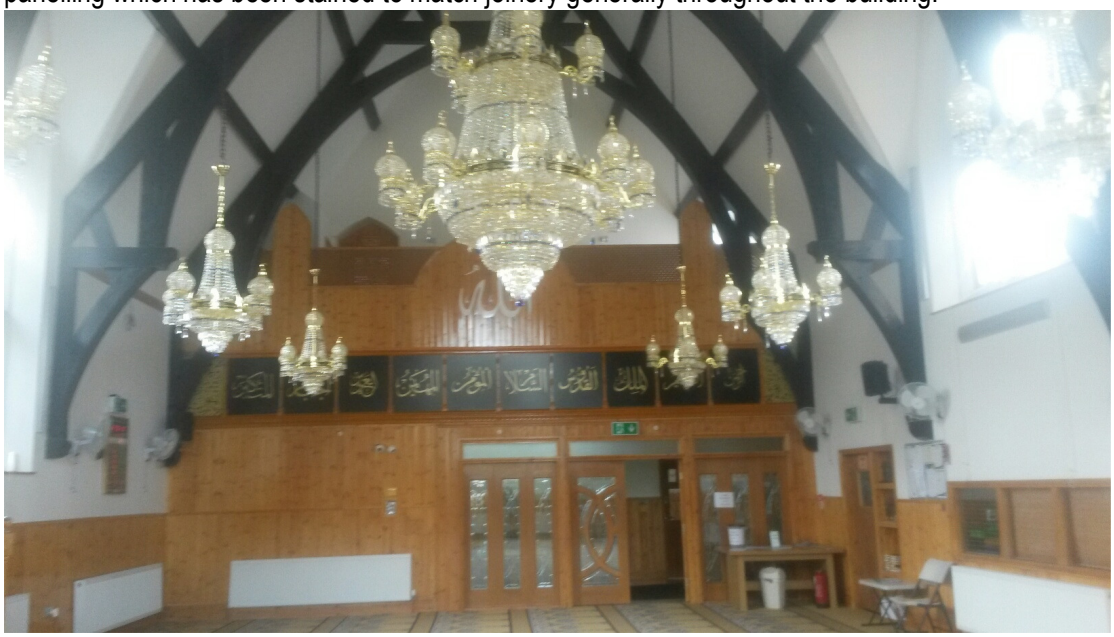
Above
The completed refurbishment of the main hall at ground floor.Trusses have been refurbished,timber panelling has been introduced to provide a robust finish to dado height. Repairs to plaster work have been completed and redecoration has been undertaken throughout.
New heating systems have been incorporated to make the internal spaces habitable and new decorative and emergency lighting has been installed.

The existing metal windows have been retained and restored. These have been prepare for painting and redecorated internally and externally



Below

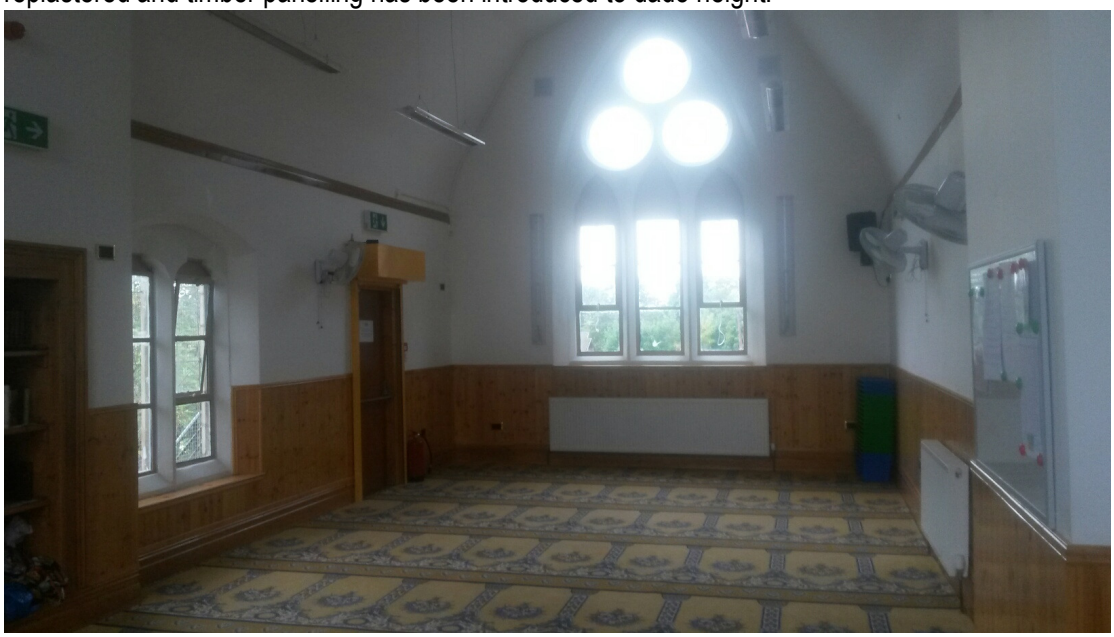
Opposite view of main hall showing refurbishment looking towards the entrance hall. New timber doors have been installed and the end mezzanine wall has been refurbished and clad in timber panelling which has been stained to match joinery generally throughout the building.



Internal alterations to form new toilet arrangements and a kitchen to the non original asset.

In the part of the extended building completed during the 20 century which is of less significance and in particular to back of house areas the ladies and gents toilets have been refurbished to include fully tiled walls and floors.

To the first floor room below is photograph showing the completed restoration which has been completed in a finish to match the building in other areas. The walls and ceilings have been replastered and timber panelling has been introduced to dado height.



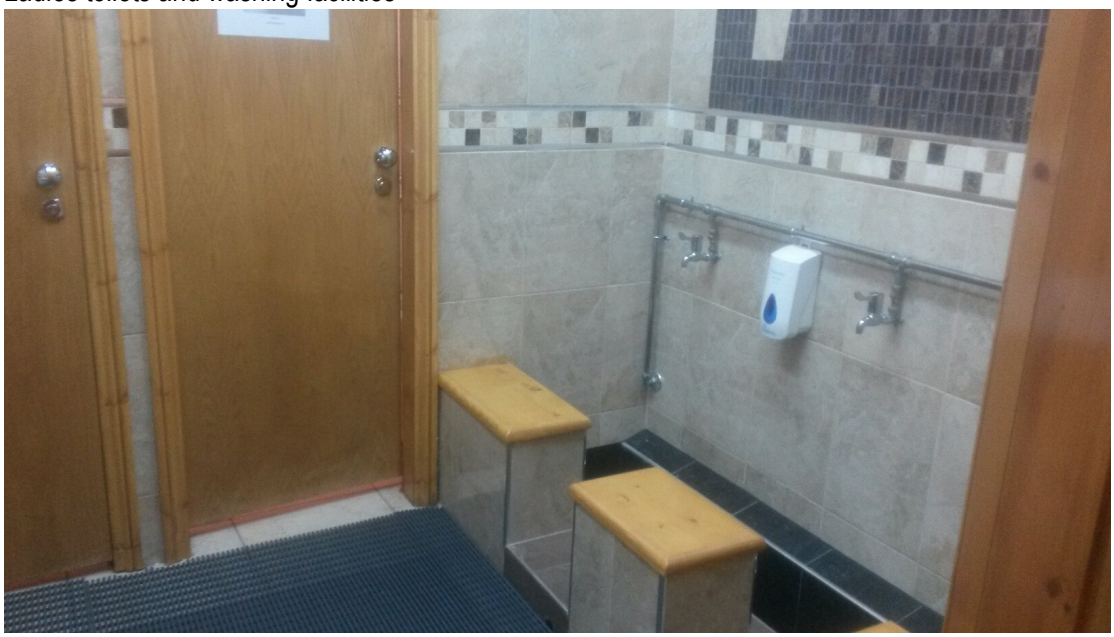
Below

Gents toilets and changing/ washing facilities facilities



Below

Ladies toilets and washing facilities



Site Constraints

The building is grade 2 listed

Landscaping

Details of external landscaping can be approved in detail with this application

Below photographs of completed works





Appearance

The existing appearance and character of the listed building has been retained .There have been significant restoration works internally and externally as can be seen from the photographs.

Access

Easy access for ambulant people has been provided for a range of people with varying mobility. Doorways, lobbies and halls are clear from unnecessary obstructions and made wide enough to allow unhindered access and manoeuvre of wheelchair users. A disabled toilet is provided at ground level which is the principal access level.

The proposed car park will include 2 accessible parking bays.

Assessment of Impact

Apart from the minor amendments to the more recent developed site i.e 20 century extensions The fabric of the original listed building remains intact and therefore the alterations are of little impact. The setting of the building is remains as original with some improvements to the fabric of boundary walls by means of repairs etc.

Conclusion

The grade 2 listed building has undergone a major refurbishment and this has contributed significantly in safeguarding the heritage asset going forward for many years to come.
My client has made a significant financial investment to protect the heritage asset investing in repairs to structure and fabric of the building, windows, beams, internal walls, finishes, doors, walls, and railings etc.
The changes to the approved scheme have been identified of some existing structures, alterations to toilet, washing and changing facilities and landscape.