



RDK Civil Engineering Limited

PROPOSED COMMUNITY/RELIGIOUS DEVELOPMENT

DESIGN AND ACCESS STATEMENT - JULY 2025

PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

DAS

Prepared by RDK Civil Engineering Limited

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01

Introduction



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Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed change of use of the existing warehouse building at Mirage House, 25–27 St Chad's Street, Manchester, M8 8QA. The application seeks to change the use from B2 (General Industrial) to F1(f) (Public Worship or Religious Instruction).

Mirage House is a prominent, detached single-storey warehouse building extending to approximately 6,560 sq. ft (610 sq. m). Constructed in brick with a pitched and decked roof supported by light steel trusses, the property features solid concrete flooring and an open-plan internal layout divided by partition walls. It benefits from dual access via St Chad's Street and Stocks Street, offering flexibility for servicing and circulation. Located within the Strangeways trading district, less than half a mile north of Manchester city centre, the building sits in a highly connected and diverse neighbourhood, characterised by a mix of wholesale, faith-based, fashion, and service uses. Its proximity to Cheetham Hill Road (A665), the Green Quarter, AO Arena, and Manchester Victoria Station further enhances its accessibility and suitability for adaptive reuse.

The purpose of this statement is to outline the rationale behind the proposed development, demonstrate compliance with national and local planning policy, and provide clarity on how the proposal has been designed in response to the site's specific urban and community context. This document also explains how the scheme accords with the relevant planning framework adopted by Manchester City Council and complies with building regulations and design guidance applicable to this type of community use.

The proposal aims to transform an underutilised industrial premises into a valuable community facility that will provide a safe, inclusive, and accessible space for public worship, learning, and community engagement. The new use will support local spiritual and cultural life while contributing positively to the vibrancy and wellbeing of the surrounding neighbourhood.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF), Manchester's Core Strategy, and relevant local development documents. It reflects the applicant's commitment to ensuring the proposed change of use is sensitive to its setting, beneficial to the local population, and delivered in a sustainable and policy-compliant manner.

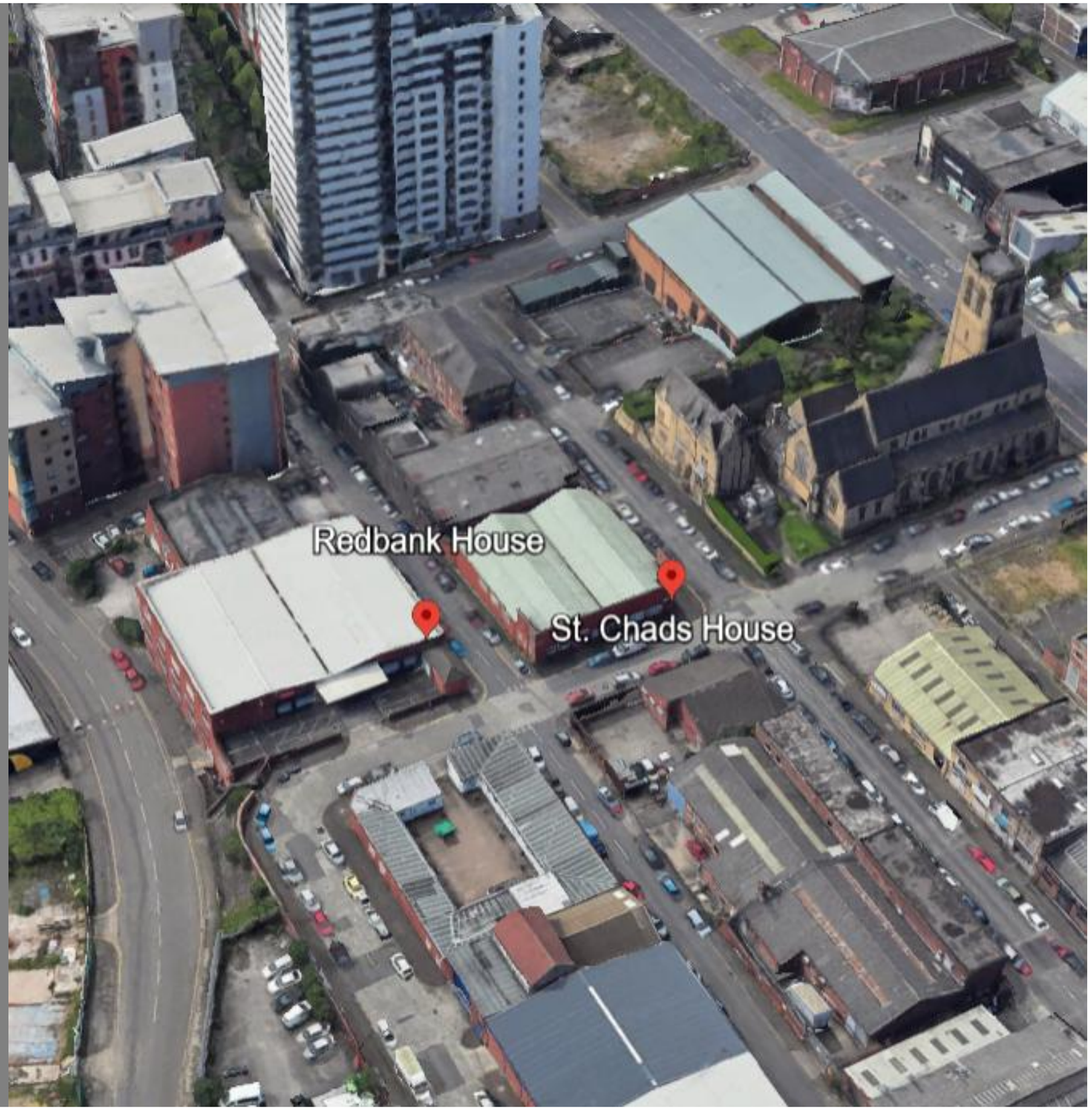
Careful consideration has been given to design, access, and integration with the surrounding urban fabric. The proposed use has been planned to minimise any potential impact on residential amenity or local infrastructure, while enhancing the building's contribution to the street scene and local community life.

The proposed development represents a responsible and appropriate reuse of a commercial building in a mixed-use area. It supports social inclusion and the delivery of much-needed community services in alignment with local needs. This statement sets out the approach adopted to achieve a high standard of design, ensure accessibility, and promote long-term community benefit.



02

Site Assessment & Local Context



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Physical Nature and Character of Area: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

1. Location Overview:

- **Address:** Mirage House, 25–27 St Chads Street, Manchester, M8 8QA
- **City:** Manchester
- **Region:** Northwest England
- **Postcode:** M8 8QA
- **Local Authority:** Manchester City Council

2. Physical and Environmental Character:

a) Urban Structure:

St Chads Street is situated within a predominantly commercial and light industrial area of North Manchester, just off Cheetham Hill Road, a key arterial route connecting the city centre with northern suburbs.

The surrounding urban environment comprises a mix of commercial warehouses, light industrial units, community buildings, and some residential developments. The area features a compact and functional street layout, with close-set building plots and a mixture of building scales.

The subject site benefits from its strategic position within a mixed-use neighbourhood that is well-connected, diverse, and evolving. The site is surrounded by a range of services, public institutions, and local businesses, making it a practical location for a community-focused facility.

Public footpaths, street lighting, and designated parking bays are present, ensuring ease of pedestrian access and movement within the locality.

b) Architectural Style:

The local architectural vernacular is largely utilitarian and functional in nature, reflecting the area's historical industrial use. Building forms in the vicinity typically feature brick or rendered façades, flat or shallow-pitched roofs, and simple geometric massing.

Mirage House itself is a two-storey warehouse with a brick exterior, flat roof, and regular window openings. The building presents a modest but robust appearance consistent with the adjoining industrial properties.

The proposed change of use will retain the existing structure and architectural rhythm, with minimal external alterations planned. Enhancements will be made to the frontage and access points to better serve the building's new public function, while respecting the street's character.

c) Natural Environment and Green Spaces:

Although the area is predominantly built-up, public parks and green spaces such as Queens Park and Smedley Recreation Ground are within reasonable walking distance, providing valuable outdoor amenities for local residents.

Opportunities for landscaping and greening around the site are limited due to the urban context; however, the proposal includes modest planting and public realm improvements at the entrance to soften the building's frontage and create a welcoming atmosphere.

3. Connectivity and Accessibility:

The site benefits from strong transport connectivity. St Chads Street is easily accessible via Cheetham Hill Road and is well served by frequent bus routes connecting to Manchester city centre and surrounding districts.

Manchester Victoria Station is located approximately 1.2 miles away, offering rail and tram connections to wider Greater Manchester and regional destinations. The site is also well connected to the strategic road network, including the A665 and A56 corridors.

Pedestrian access to the building is direct and level from the street. The site includes off-street parking to the rear, which can be allocated to staff, visitors, and disabled users as required. Cycle access and secure bike storage will be incorporated into the scheme to encourage sustainable travel.

4. Amenities and Services:

Shops and Community Services: The surrounding area includes a broad range of shops, eateries, and local services along Cheetham Hill Road, supporting the day-to-day needs of the congregation and visitors.

Education and Youth Facilities: The area is served by several schools and youth support organisations, underlining its role as a socially active and family-oriented neighbourhood.

Healthcare and Faith Centres: Numerous GP practices, dental surgeries, and other places of worship (churches, mosques, synagogues) operate nearby, reinforcing the area's established community and multi-faith character.

5. Local Community:

The local population is diverse, with a rich cultural and religious mix that includes long-established communities and newer migrant populations. This diversity is reflected in the area's strong sense of identity, social cohesion, and high levels of community engagement.

Faith-based institutions play an essential role in the social infrastructure of the area, offering both spiritual guidance and practical support to individuals and families.

6. Economic Character and Development:

The local economy is driven by a mix of retail, logistics, light manufacturing, and service industries. The reuse of an existing industrial building for a place of public worship aligns with Manchester's sustainable development goals, promoting adaptive reuse and supporting social infrastructure in a compact urban area.

Ongoing regeneration and investment in the wider Cheetham Hill corridor highlight the area's potential for balanced growth, with an emphasis on community value, inclusivity, and cultural vibrancy.



Access Report for Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

The application site lies just off Cheetham Hill Road in North Manchester, within a well-connected and diverse area. It benefits from strong public transport links, walkability, and road access, making it a suitable location for a community and religious facility.

Public Transport Access

Several frequent bus services operate within a 3–5 minute walk, including:

- **59:** Oldham – Middleton – Cheetham Hill – Manchester
- **135:** Bury – Cheetham Hill – Manchester Piccadilly
- **112/114:** Circular routes covering Harpurhey, Cheetham Hill, and city centre
- **41/42:** Middleton – Manchester – Sale
- **52/53:** Salford – Cheetham Hill – Hulme (Inner Circle)
- **17:** Rochdale – Cheetham Hill – Manchester

Manchester Victoria Station, around 15 minutes' walk away, offers both **tram** and **rail** services connecting to Bury, Rochdale, Manchester Airport, Leeds, and Liverpool.

Pedestrian and Cycle Access

St Chad's Street has level, well-lit pavements and connects to key walking and cycling routes. Secure on-site **cycle storage** is planned to promote active travel.

Vehicle Access and Parking

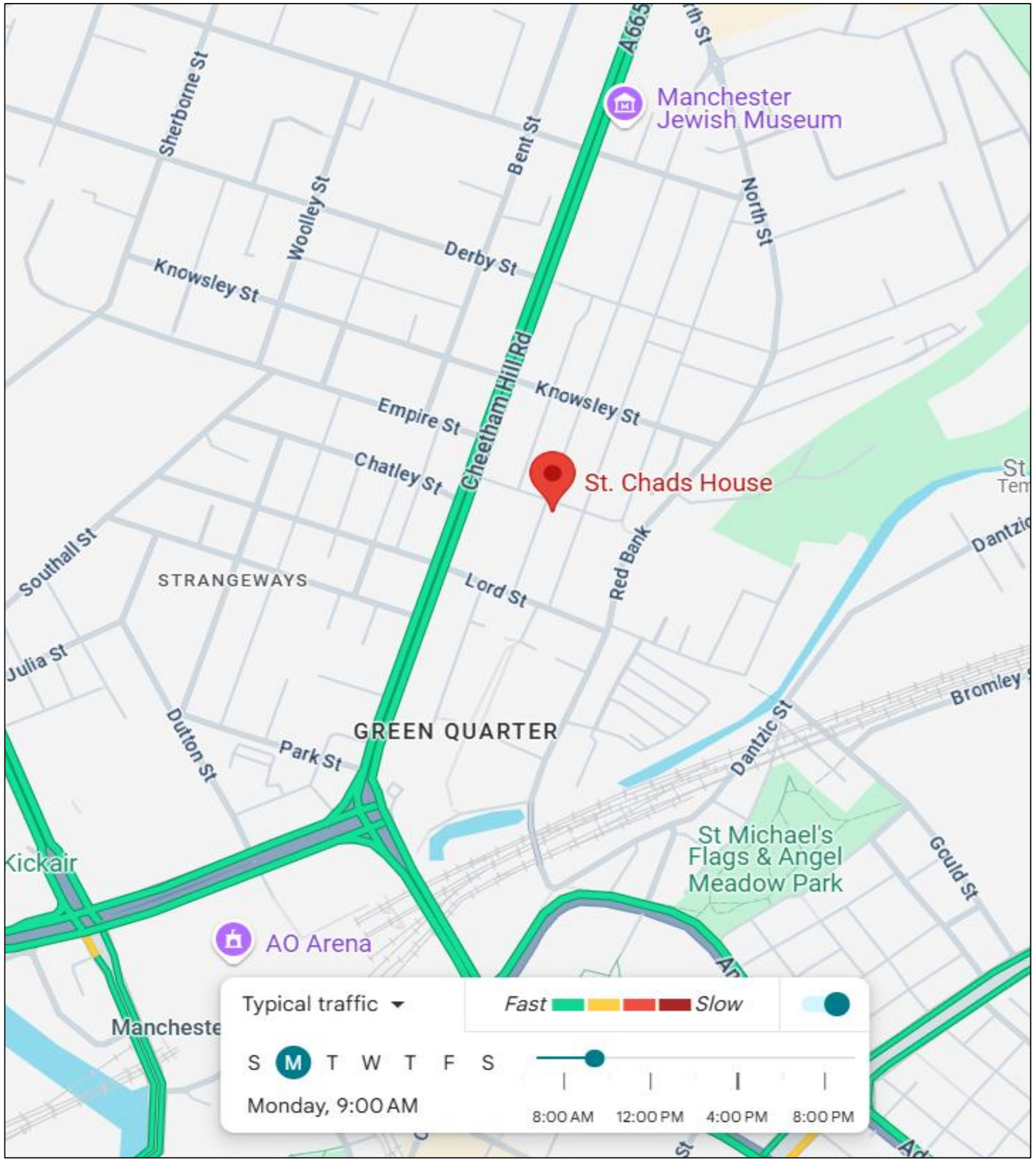
Access is via St Chad's Street, linking to Cheetham Hill Road and the Inner Ring Road. The site includes a **rear yard** offering:

- **Off-street parking**
- **Accessible bays**
- **Drop-off/pick-up space**
- **Service access**

A **Parking Management** will be in place to manage visitor numbers during peak periods.

Conclusion

The site offers safe, inclusive, and sustainable access by public transport, car, and foot. Its connectivity supports the proposed use as a place of worship, in line with Manchester's planning policies.



The Site and Surroundings: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

Site Location Overview

The site is located on St Chad's Street in the Cheetham Hill area of Manchester, under Manchester City Council's jurisdiction. It occupies a mid-block position between Dantzic Street and Red Bank, within a historically industrial and commercial zone.

Mirage House is a two-storey brick-built warehouse, currently vacant, formerly used for B2 (General Industrial) purposes. It features a flat roof, regular fenestration, and a functional form typical of mid-20th-century industrial buildings. The site includes a forecourt and rear yard suitable for controlled access, parking, and servicing.

It is within walking distance of Manchester Victoria Station and major bus routes along Cheetham Hill Road. This edge-of-centre location is well placed for adaptive reuse into a community facility.

Surrounding Area

The surrounding context comprises a mix of warehouse, commercial, and residential uses. Neighbouring properties include light industrial units, small businesses, and places of worship. The area is undergoing gradual regeneration, particularly around Red Bank and Angel Meadows.

St Chad's Street has low traffic and is primarily used for local access. It benefits from pedestrian pathways and proximity to active frontages along Cheetham Hill Road, a key mixed-use corridor with retail, educational, and healthcare facilities.

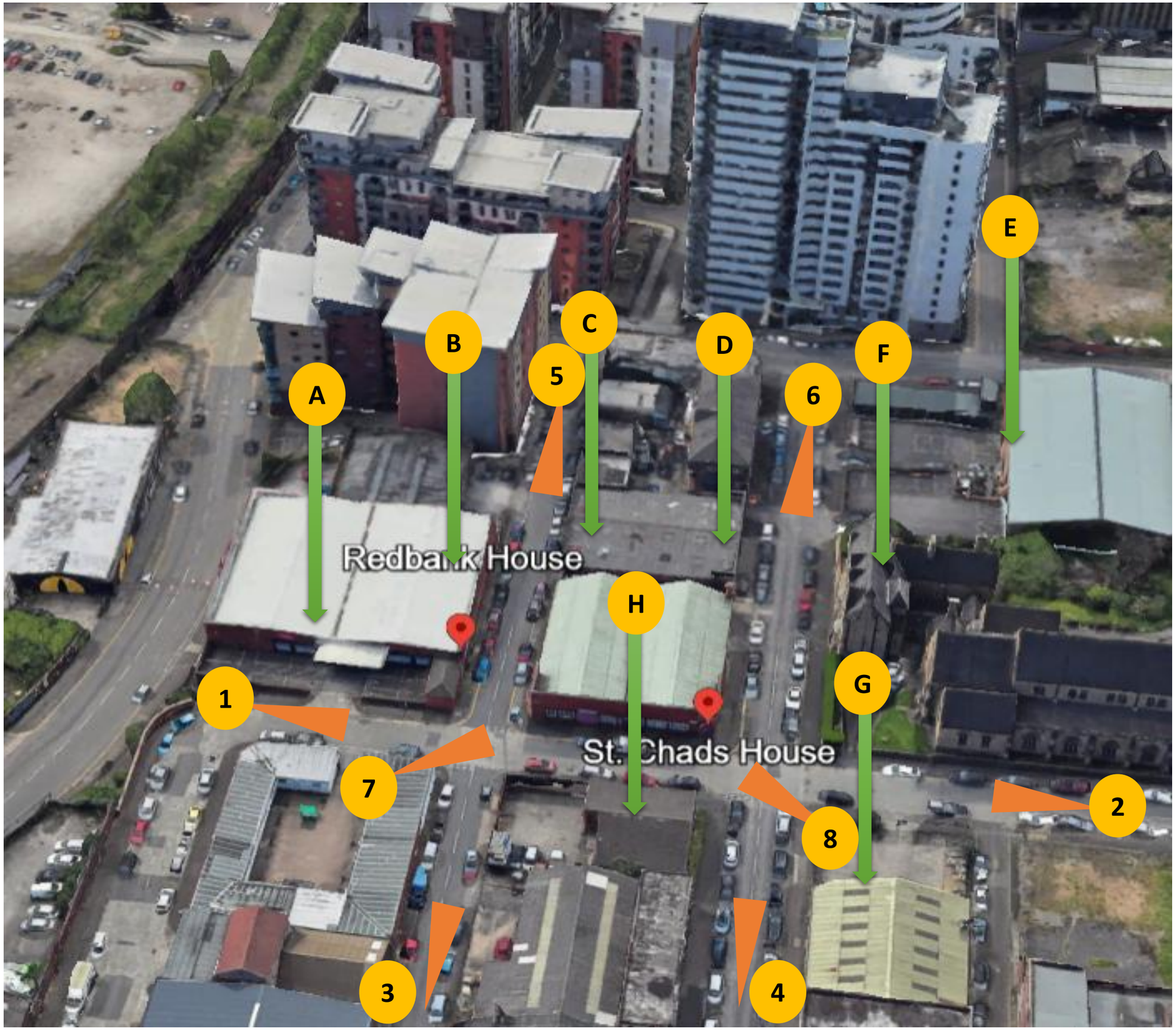
Nearby streets like Julia Street and Lord Street support small enterprises and community activity, reinforcing the area's evolving cultural and social identity.

Environmental and Community Character

Cheetham Hill is known for its cultural and religious diversity, reflected in its many community and faith institutions. The site's use as a public worship space aligns well with this character and local needs.

The surrounding built form includes red and buff brick, render, and cladding, with building heights ranging from one to three storeys. The area's appearance is functional but evolving, shaped by ongoing urban renewal.

There are no listed buildings or conservation areas affecting the site. The proposal presents a low-impact reuse that contributes positively to local context without harming existing urban character.





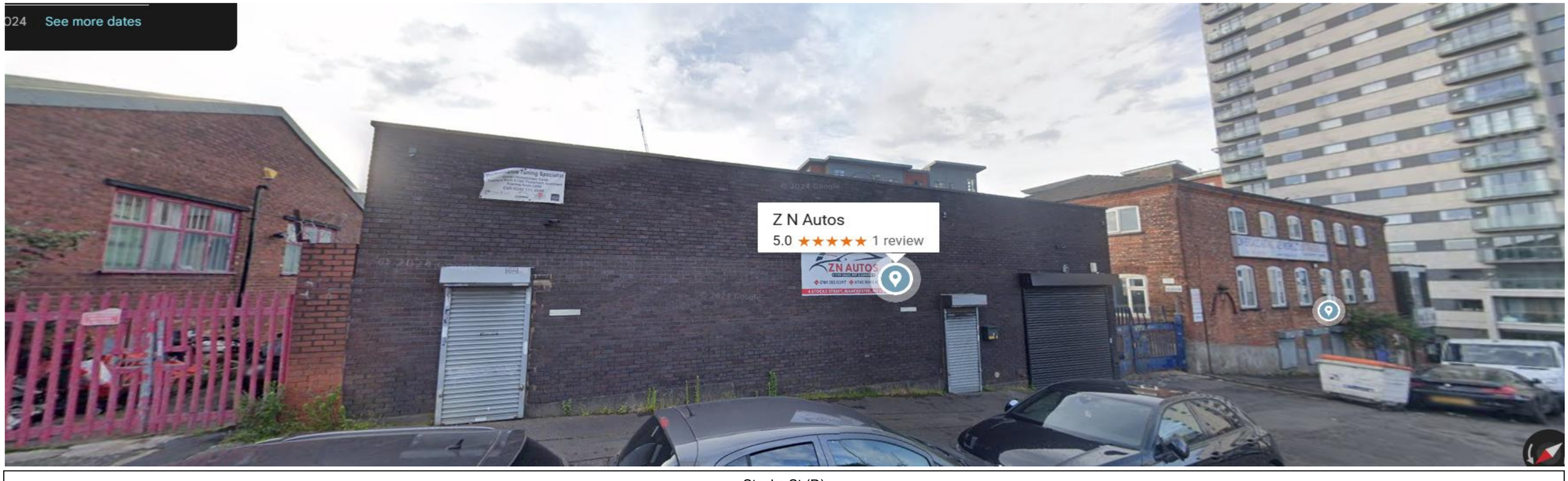
St Chad's St (A)



Stocks St E (B)



Stocks St E (C)



Stocks St (D)



Stocks St (E)



Stocks St (F)



St Chad's St (G)



St Chad's St (H)



St Chad’s St (1)



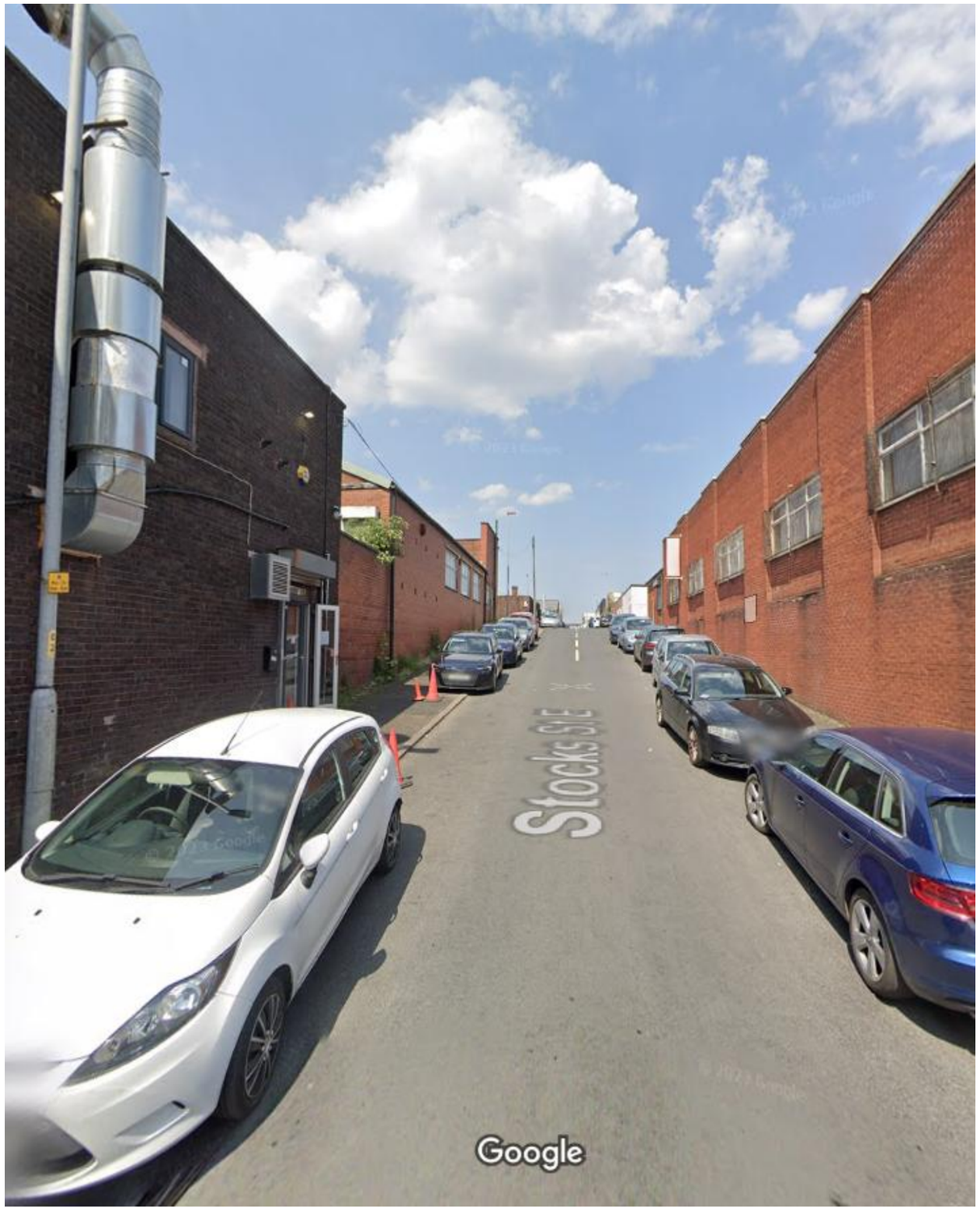
St Chad’s St (2)



Stocks St E (3)



Stocks St (4)



Stocks St E (5)



Stocks St (6)



St Chad’s St (7)



St Chad’s St (8)

Site Photographs: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

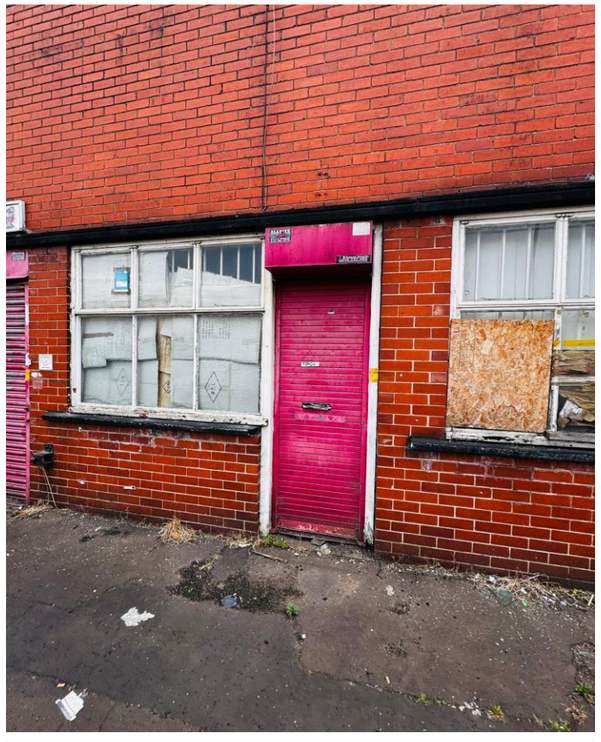


A site visit was conducted by one of our engineers on June 22nd, 2025, to capture the existing condition of the property. The photographs taken provide a detailed representation of the current state of the building and surrounding area, which will serve as a valuable reference for future development and planning.

Internal Images	
External Images	



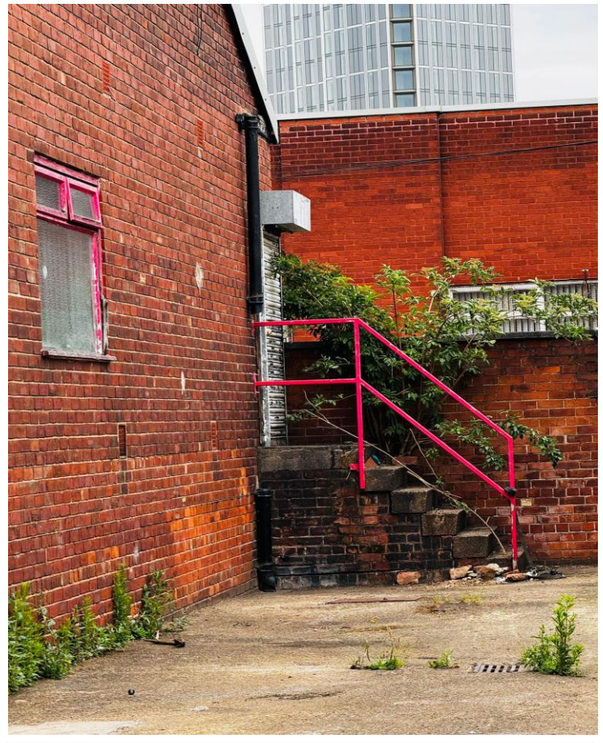
External Image (A)



External Image (B)



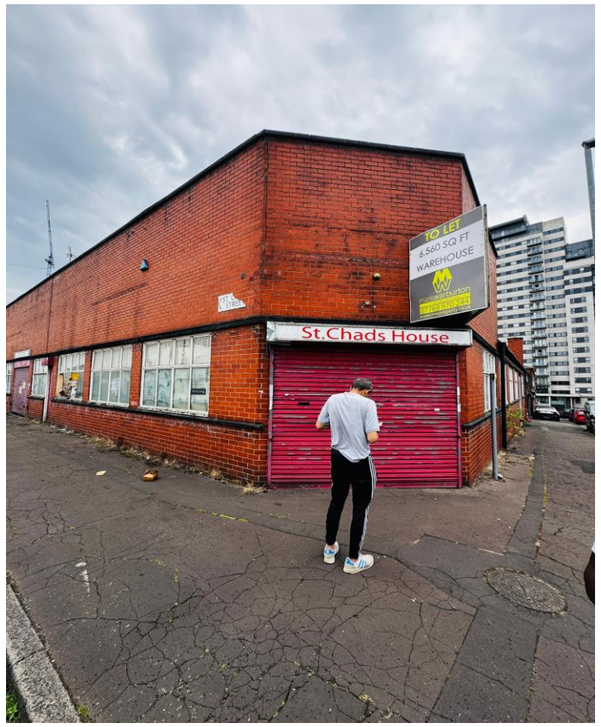
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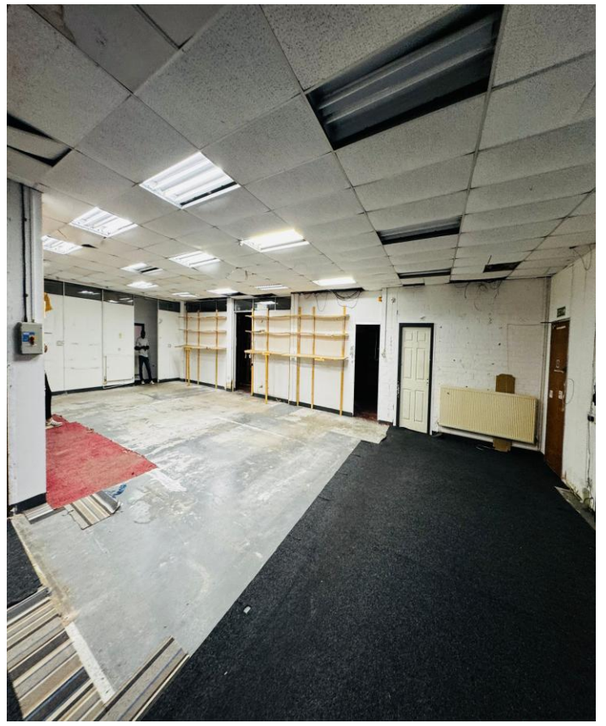
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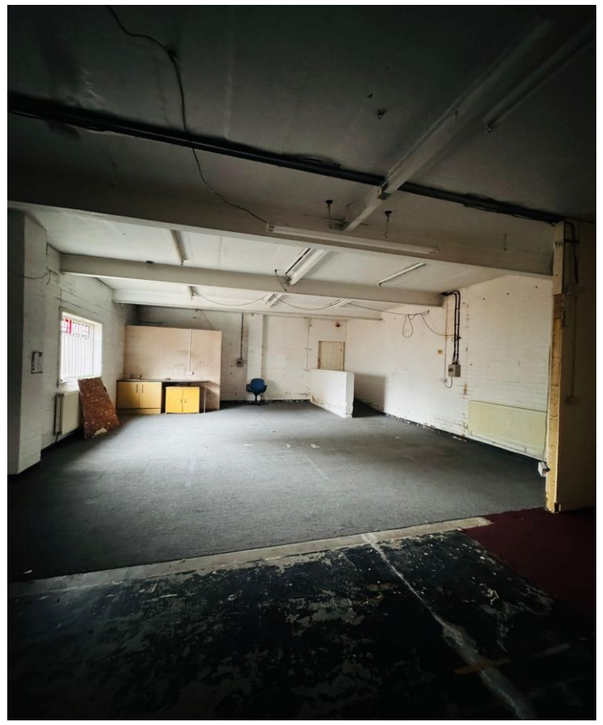
External Image (E)



External Image (F)



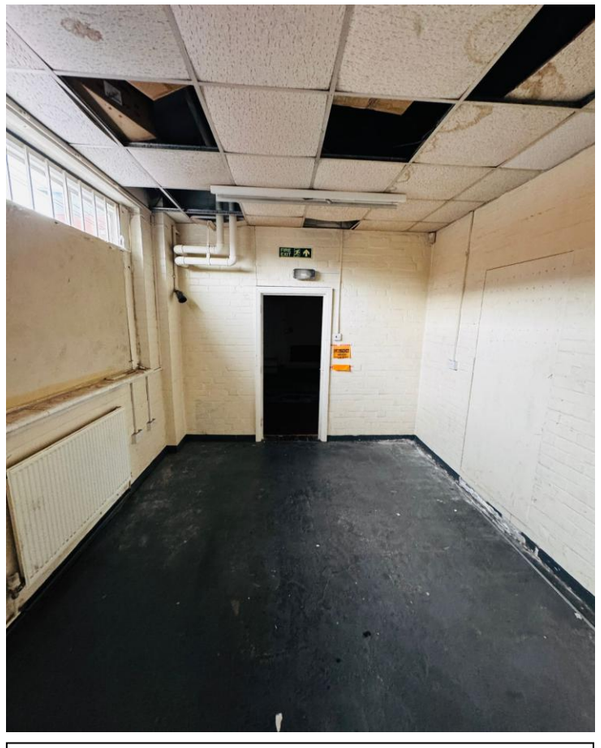
Internal Image (G)



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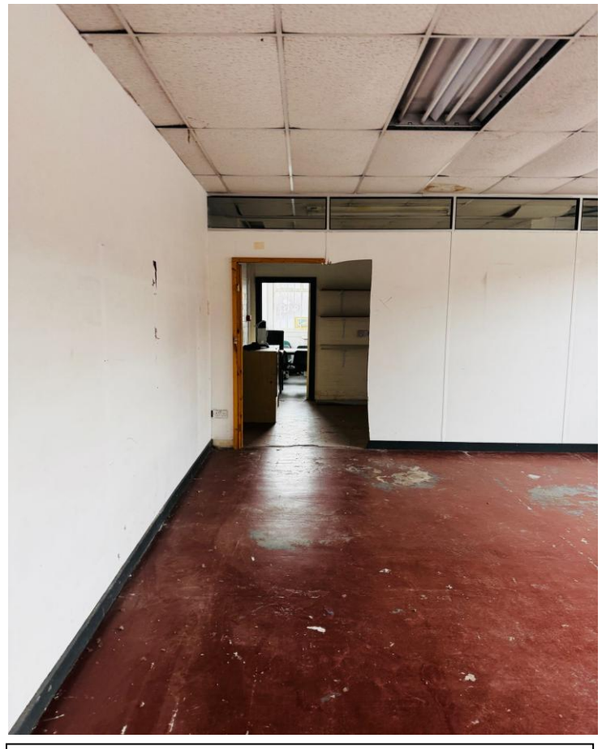
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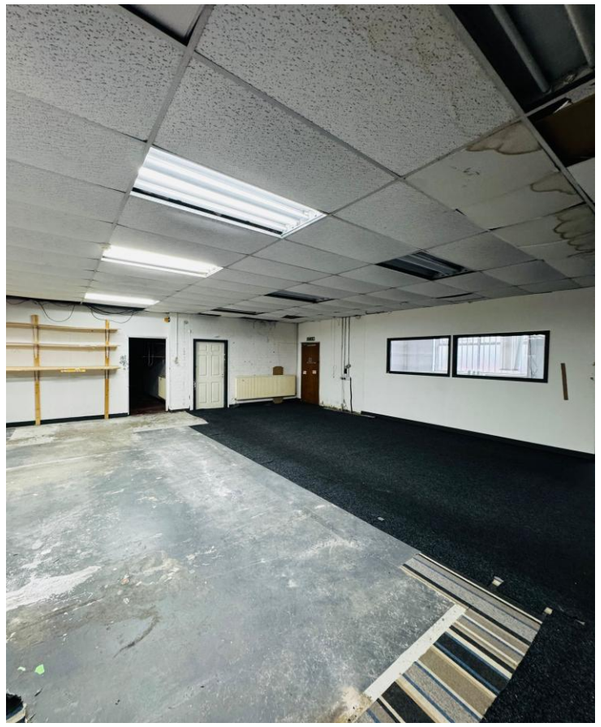
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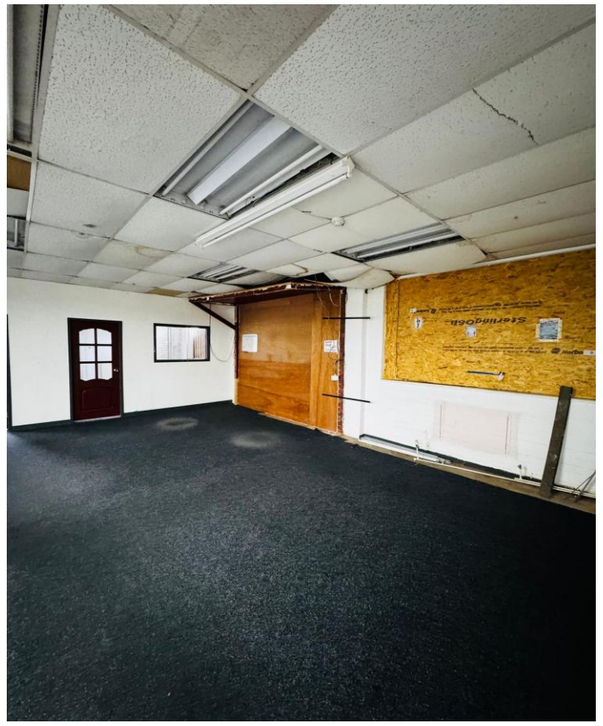
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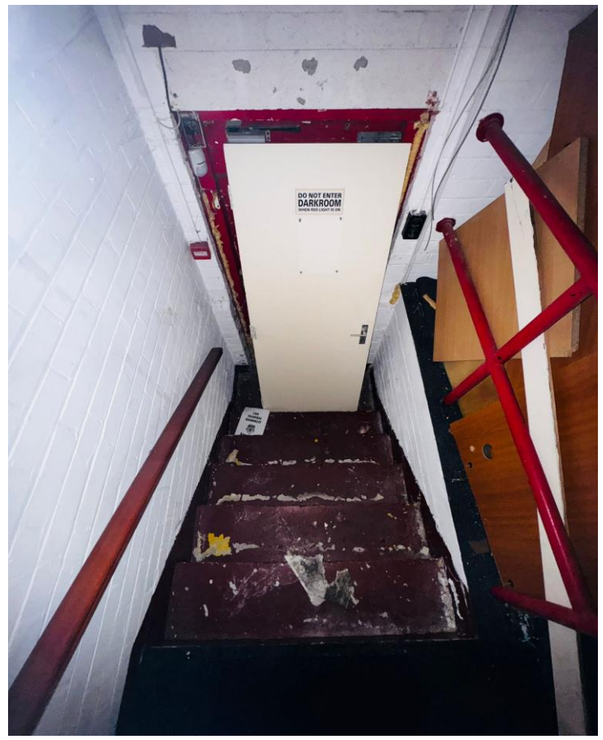
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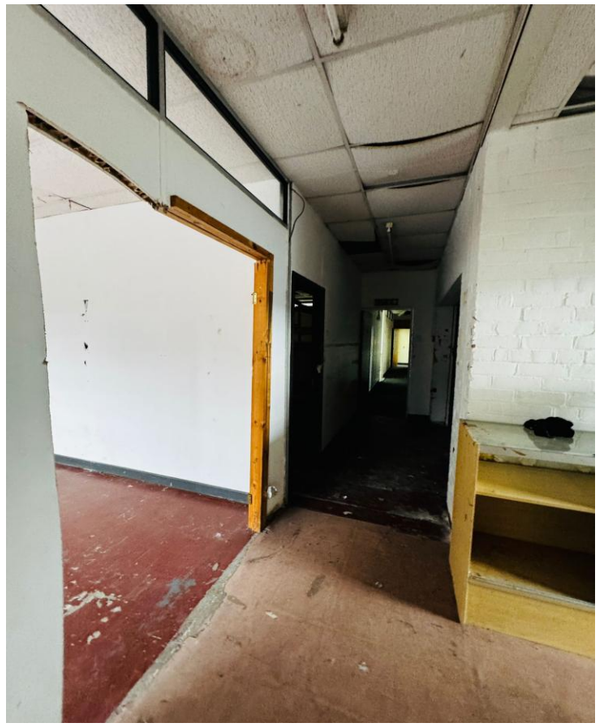
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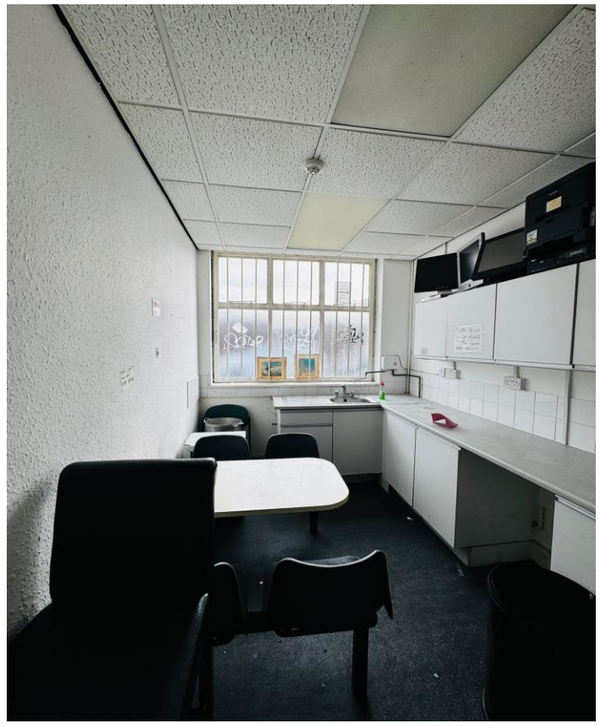
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Local Architectural Style: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

Introduction

The architectural context of St Chad's Street reflects Manchester's industrial heritage, shaped by early 20th-century warehouse and commercial development. The area comprises a mix of brick-built industrial units, modest workshops, and more recently adapted spaces now serving community or educational purposes. The street character is defined by its utilitarian design language, with simple forms, minimal ornamentation, and consistent material use—primarily red and brown brick, metal cladding, and rendered panels. Mirage House, a two-storey brick warehouse, sits comfortably within this context, echoing the scale and visual rhythm of neighbouring properties.

Mid-20th-Century Industrial Character

Buildings along St Chad's Street are typically one to three storeys in height, with flat or shallow-pitched roofs and solid, geometric massing. Front façades are largely uniform, featuring large window bays, roller shutters, and brick detailing. Many properties, including Mirage House, were originally designed for light industrial use, prioritising durability, flexibility, and ease of access.

Setbacks are minimal, with most buildings abutting the pavement or having shallow forecourts for servicing. This layout contributes to a dense and linear street form, suitable for adaptation to commercial or community uses.



Md-20th-century light industrial architecture, with a flat roof, repetitive window bands, and a utilitarian brick and rendered façade.

Consistency and Urban Rhythm

Despite varied use types, the street exhibits architectural consistency through repeated elements such as brick materiality, rectangular footprints, and minimal roof articulation. Building heights and widths are relatively uniform, maintaining a coherent streetscape. Fenestration patterns are regular, with emphasis on practicality over decorative design.

Where adaptations have occurred—such as changes to entrances, signage, or window treatments—these have generally respected the existing structural rhythm and façade alignment. As a result, the visual continuity of the street remains intact.

Recent Adaptations and Change of Use

Recent years have seen a gradual shift from purely industrial uses to mixed and community-oriented purposes. Some buildings now house places of worship, creative workshops, and training centres. These adaptive reuses have introduced new signage, accessibility features, and minor frontage enhancements, typically implemented with sensitivity to the street's working character.

Rear yard spaces are increasingly used for parking, service access, or community gatherings, without significantly altering the street's visual frontage. Flat roofs, simple detailing, and robust materials help to maintain a cohesive urban identity.



Victorian Gothic architecture, characterised by pointed arches, steep gables, stone construction, and ecclesiastical detailing.

Heritage and Flood Risk Assessment: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

Heritage Designations: Conservation Area:

The site is not located within a designated conservation area. While parts of central Manchester and the Red Bank regeneration area contain conservation designations, St Chad's Street falls outside any such boundaries. The surrounding area is largely commercial and industrial, with no conservation-based planning constraints.

Listed Building Status:

Mirage House itself is not listed on the National Heritage List for England. However, the nearby **Manchester Oratory**, located adjacent to the site on St Chad's Street, is a prominent Victorian Gothic church of local architectural and cultural significance. While not formally listed (subject to confirmation), its historic character and presence contribute to the visual and social identity of the area.

Conclusion (Heritage):

Although the application site has no formal heritage designation, the proposal has been developed with sensitivity to the wider urban context. The scheme respects the architectural setting of nearby buildings such as the Manchester Oratory and ensures that the reuse of the existing structure will not detract from the local historic character. Visual compatibility, scale, and material appropriateness have been prioritised to deliver a contextually responsible intervention.

Flood Risk Assessment: Flood Zone Classification:

The site is in Flood Zone 1, indicating the lowest flood risk, and is suitable for community use without requiring further flood assessments. This application seeks only to change the building's use, with no physical alterations, so no flood-related concerns are anticipated.

Local Watercourse and Surface Water Risk:

There are no significant water bodies or flood records nearby, and the site's moderate elevation further reduces surface water risk. As this application is solely for a change of use with no physical alterations, no flood-related concerns are expected.

Groundwater and Reservoir Flooding:

There is no known risk of flooding from groundwater, reservoirs, or infrastructure failure. The local geology and topography support natural drainage, and no specific mitigation measures are currently required.

Climate Change and Future Resilience:

Although the flood risk is minimal, Sustainable Drainage Systems (SuDS) are generally encouraged; however, since this proposal involves no physical alterations, such measures are not required in this instance.

Conclusion (Flood Risk):

The site is at very low risk of flooding from all known sources and is suitable for the proposed community use. As no physical alterations are proposed, a detailed flood risk assessment or sustainable drainage measures are not necessary in this instance.



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03

Planning Policy



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Planning Policy: Mirage House, 25-27 St Chad's Street, Manchester, M8 8QA

1. Site Context

Mirage House is located within the Cheetham Hill area of Manchester, falling under the administrative jurisdiction of **Manchester City Council**. The site is not within a conservation area and does not contain any designated heritage assets. The proposal involves the **change of use of an existing warehouse building (Class B2)** to a **place of public worship or religious instruction (Class F1(f))**. The scheme represents a community-led reuse of an underused commercial building, consistent with both local and national planning priorities for sustainable development, social inclusion, and appropriate urban intensification.

2. National Planning Policy Framework (NPPF)

The **National Planning Policy Framework (2023)** supports sustainable, inclusive development that makes efficient use of land and strengthens communities.

- **Section 8: Promoting healthy and safe communities**

  Paragraphs 92 and 93 encourage the provision of community facilities such as places of worship in accessible locations to enhance wellbeing, cohesion, and accessibility.

- **Section 11: Making effective use of land**

  Paragraph 120 supports the reuse of underutilised buildings and previously developed land, particularly where it brings community or environmental benefit.

- **Section 12: Achieving well-designed places**

  Paragraph 130 encourages high-quality design that is sympathetic to local character and supports strong, vibrant, and healthy communities.

The proposal contributes positively to these aims by converting a vacant commercial building into a community-serving facility that promotes inclusion, meets local need, and supports walkable access.

3. Local Planning Policy – Manchester Core Strategy (2012)

The Manchester Core Strategy identifies Cheetham Hill as a focus area for regeneration, community infrastructure, and inclusive growth. Relevant policies include:

- **Policy SP1 – Spatial Principles**

  Prioritises economic growth, commercial activity, and cultural development within the Regional Centre, while promoting high-quality urban living and enhancing Manchester's strategic regeneration goals.

- **Policy EN1 – Design Principles**

  Requires new development to respond to the character of its surroundings and promote high-quality, contextually appropriate design.

- **Policy C1 – Community Facilities**

  Supports the provision of new and enhanced community spaces, particularly where they contribute to neighbourhood vitality and inclusivity.

- **Policy EC1 – Growth in Manchester**

  Manchester's Core Strategy supports the development of accessible, inclusive, and sustainable religious and community facilities that meet diverse local needs and contribute to social cohesion and regeneration.

- **Policy CC8 – Change and Renewal**

  supports large-scale developments in Manchester City Centre that enhance employment, retail growth, accessibility, and city character, while contributing to social, economic, or environmental well-being within an approved development framework.

The proposed scheme aligns with these aims by delivering a faith-based facility that is sensitive to the surrounding built environment and responds to the area's cultural needs.

4. Supplementary Guidance and Other Considerations

The proposal also reflects key planning objectives outlined in Manchester's strategic documents, including the **Local Development Framework**, **Places for Everyone Joint Plan**, and emerging neighbourhood strategies. These emphasise:

- Supporting **adaptive reuse** of existing buildings
- Promoting **sustainable urban form** and reduced car dependency
- Enhancing **community resilience and identity**

Where applicable, future building upgrades or minor alterations will follow Manchester City Council's design and access policies to ensure continued compliance.

5. Conclusion

The proposed development supports national, regional, and local planning goals by:

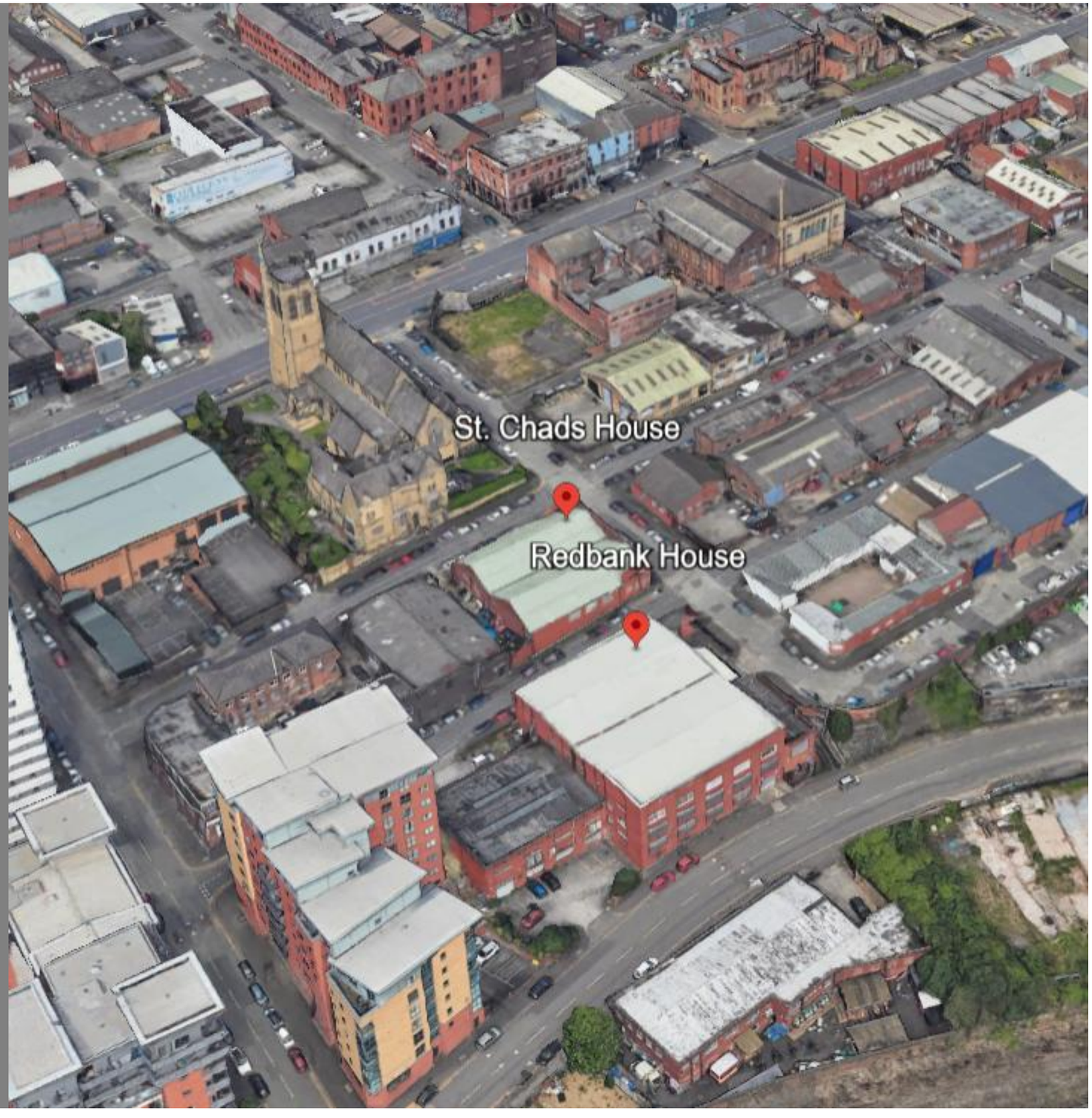
- Promoting the reuse of a site in a sustainable, low-impact manner
- Delivering a valued community facility within an established urban context
- Enhancing local access to inclusive, culturally significant spaces
- Respecting the form, scale, and appearance of the existing built environment
- Aligning with policy objectives for community growth, sustainable land use, and social integration

As such, the proposal is considered **policy-compliant**, socially beneficial, and suitable for planning approval.



04

Proposed Development



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Concept & Design Development

1. Existing Use and Layout

The current layout reflects the building's original B2 industrial use, with clearly demarcated spaces for operational functions, storage, administration, and staff amenities. Key characteristics include:

- Two **large packaging areas** dominate the internal footprint, occupying the central and rear sections.
- Supporting spaces include **admin offices**, a **manager's office**, **equipment store**, **medical room**, **cloak room**, and **changing rooms** (male/female).
- Ancillary service areas such as **toilets**, **worker's lounge**, and **resting areas** are located on the periphery.
- A **segregated entrance lobby** connects to various administrative rooms before opening into the industrial floor.

This configuration prioritised functional workflow and storage, with limited consideration for public circulation, visibility, or gathering.

2. Proposed Use and Layout

The proposed design repurposes the building into a vibrant **community and religious facility**, significantly reconfiguring internal spaces to suit assembly, education, and administration. Key proposed features include:

- **Main Auditoriums (x2):**
  The central and rear packaging areas are converted into two large, open auditoriums for public worship, community gatherings, and events. These form the heart of the new layout and allow flexible use.
- **Youth, Teenagers, and Children's Churches:**
  Three dedicated rooms along the eastern wing cater to specific age groups, enhancing inclusivity and age-appropriate engagement. This reinforces the community's educational and pastoral mission.
- **Reception Area:**
  A clearly defined reception has been introduced, replacing the former raw materials and equipment storage areas. It offers a welcoming space and access point for congregants and visitors.
- **Office Rooms:**
  Existing administrative areas have been consolidated and rationalised into four dedicated **office rooms**, supporting operational needs, counselling, and administrative functions.
- **Toilets and Storage:**
  New toilet blocks and storage areas are sensibly distributed across the plan to support large gatherings and facilitate ease of access. Some former rooms, such as changing and resting areas,

3. Spatial and Functional Enhancements

The proposed layout achieves the following key improvements:

- **Optimised Space Efficiency:**
  The redesign removes internal barriers, enabling large, adaptable spaces suitable for congregation-based functions. Circulation paths are simplified and made intuitive.
- **Enhanced Inclusivity:**
  Provision for children, teens, and youth groups supports the broader social and educational role of the facility. These spaces are well integrated but zoned for clear separation from the main auditoriums.
- **Improved Accessibility and Flow:**
  The repositioned entrance and reception enhance visitor experience and safety. Movement through the building is clear, direct, and logically segmented between public, private, and service areas.
- **Sustainability and Minimal Structural Alteration:**
  The conversion retains the existing external shell and much of the core structural grid, ensuring cost-effectiveness and reduced construction waste. The new internal layout adapts to existing walls where possible, ensuring efficient reuse of space.
- **Exit Doors:**
  This building already contains six openings designed to manage access and facilitate better circulation within the space.

4. Architectural Integration and Design Principles

- **External Massing and Façade Treatment:**
  The proposal involves minimal external alterations, preserving the original building's industrial character. Signage, entrance upgrades, and potential glazing enhancements will be sensitively applied to retain urban coherence.
- **Natural Light and Ventilation:**
  The design introduces open-plan layouts and uses existing window patterns to maximise natural lighting, supporting wellbeing and energy efficiency.
- **Compliance with Building Regulations:**
  The proposed work complies with fire egress, accessibility, and spatial standards for F1(f) use class. Toilet provisions, circulation widths, and zoning address both comfort and safety.

Conclusion

The conversion of Mirage House represents a thoughtful and efficient reuse of a former industrial facility. The proposed internal reconfiguration transforms a functionally obsolete warehouse into a vibrant community hub, without altering the external scale or structure. The design prioritises inclusivity, functionality, and safety, ensuring compliance with planning and building regulations. Overall, the proposal offers a sustainable and policy-compliant model of adaptive reuse, aligned with the needs of the local community.



1. Biodiversity Net Gain

- No biodiversity net gain measures are required for this proposal as the development involves only a change of use of the existing building. No physical alterations, landscaping, or land disturbance will occur, and therefore no impact on biodiversity is anticipated.

2. Noise Impact Assessment

- The proposed development is not intended to generate any noise during its operations; hence, it is expected that a noise impact assessment is not required.



EXISTING GROUND FLOOR PLAN

SCALE : 1:100

THIS DRAWING TO BE PRINTED IN COLOUR ONLY PRINT ON A3 SHEET SIZE .
ONLY SCALE FOR THE PURPOSES OF PLANNING

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3. Verify boundary lines & ground conditions including checking positions and new connections of all gas, electrical, water & other services drainage etc. within the site prior to the commencement of excavations.

Legend

- Proposed cavity walls
- Proposed dormer walls
- Proposed 100mm stud walls
- Existing walls
- To be demolished
- Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: EXISTING GROUND FLOOR PLANS

Date	Drawing No.
JULY. 2025	RDK/SS/25112/DWG-01/R0

Revision:
Date:

Suitability

Ref Archt. Dwg.

Designer :

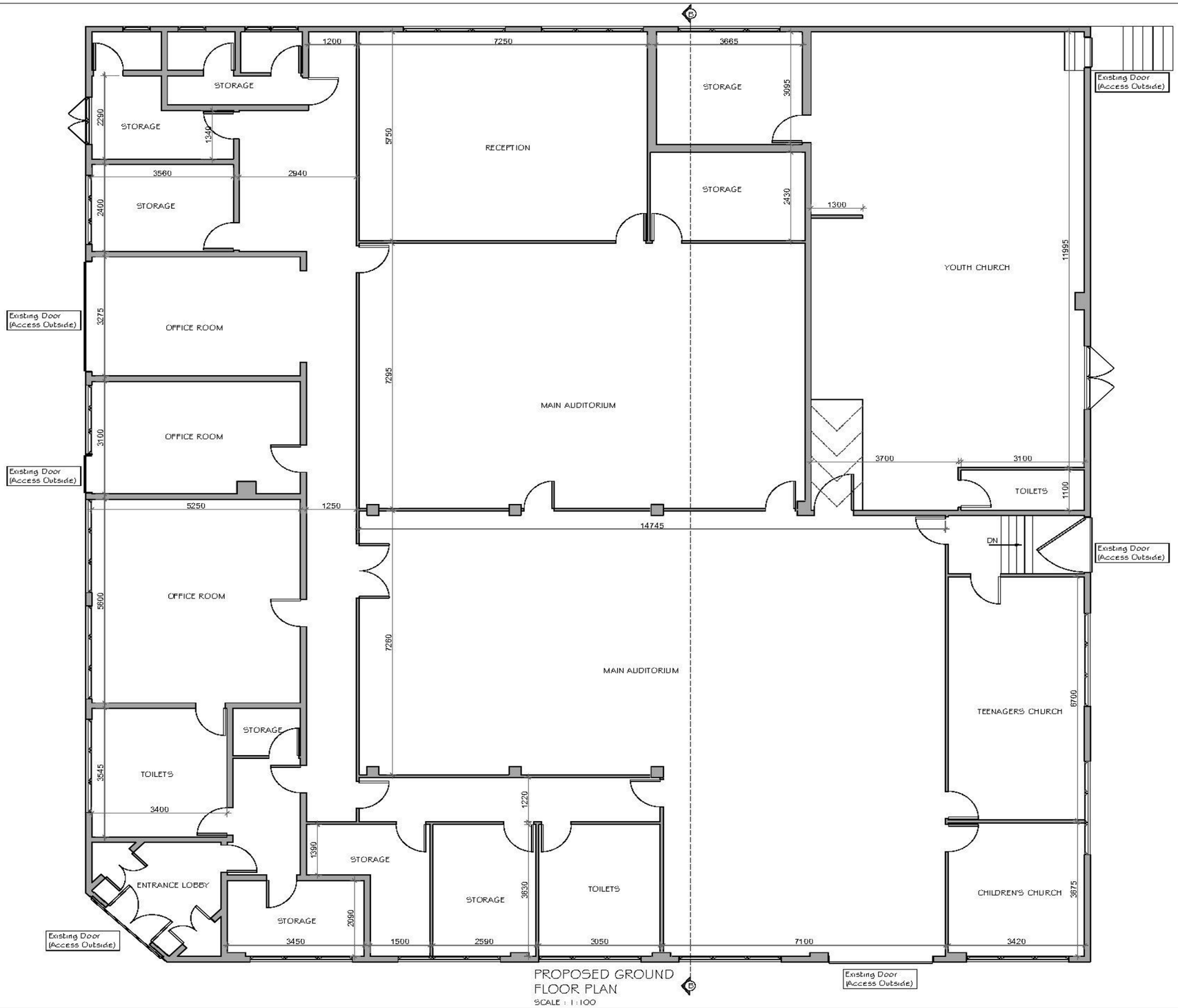
RDK CIVIL ENGINEERING LIMITED
1, Fernhill Court, Almondsbury, BS32 4LX

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- Proposed 100mm stud walls
- Existing walls
- To be demolished
- Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1 (F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: PROPOSED GROUND FLOOR PLANS

Date	Drawing No.
JULY. 2025	RDK/SS/25112/DWG-02/R0

Revision:
Date:

Suitability

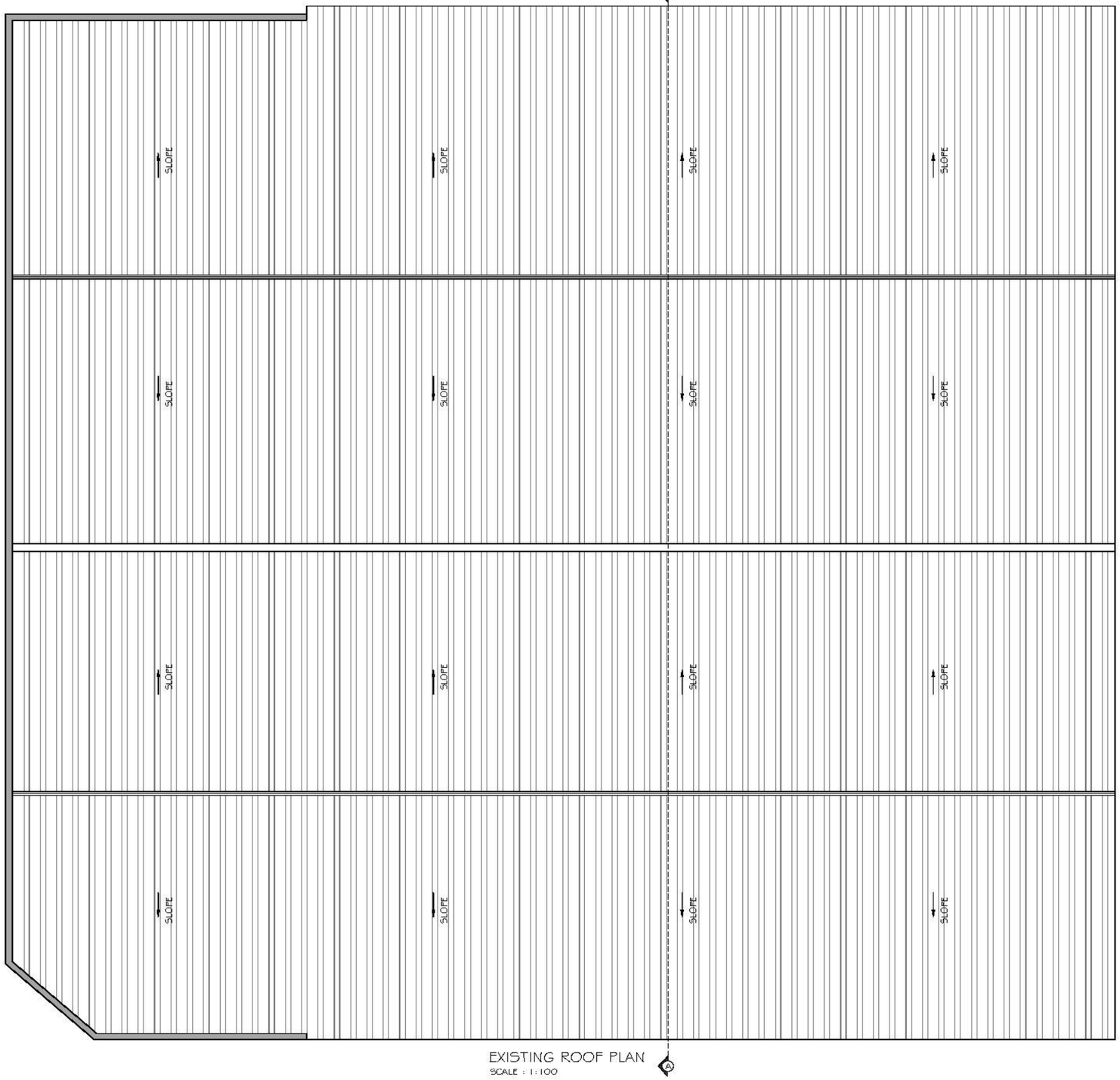
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Designer :

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1, Fernhill Court, Almondsbury, BS32 4LX

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EXISTING ROOF PLAN
SCALE : 1:100

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Legend

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- Proposed 100mm stud walls
- Existing walls
- To be demolished
- Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: EXISTING ROOF PLANS

Date	Drawing No.
JULY. 2025	RDK/SS/25112/DWG-03/R0

Revision:
Date:

Suitability

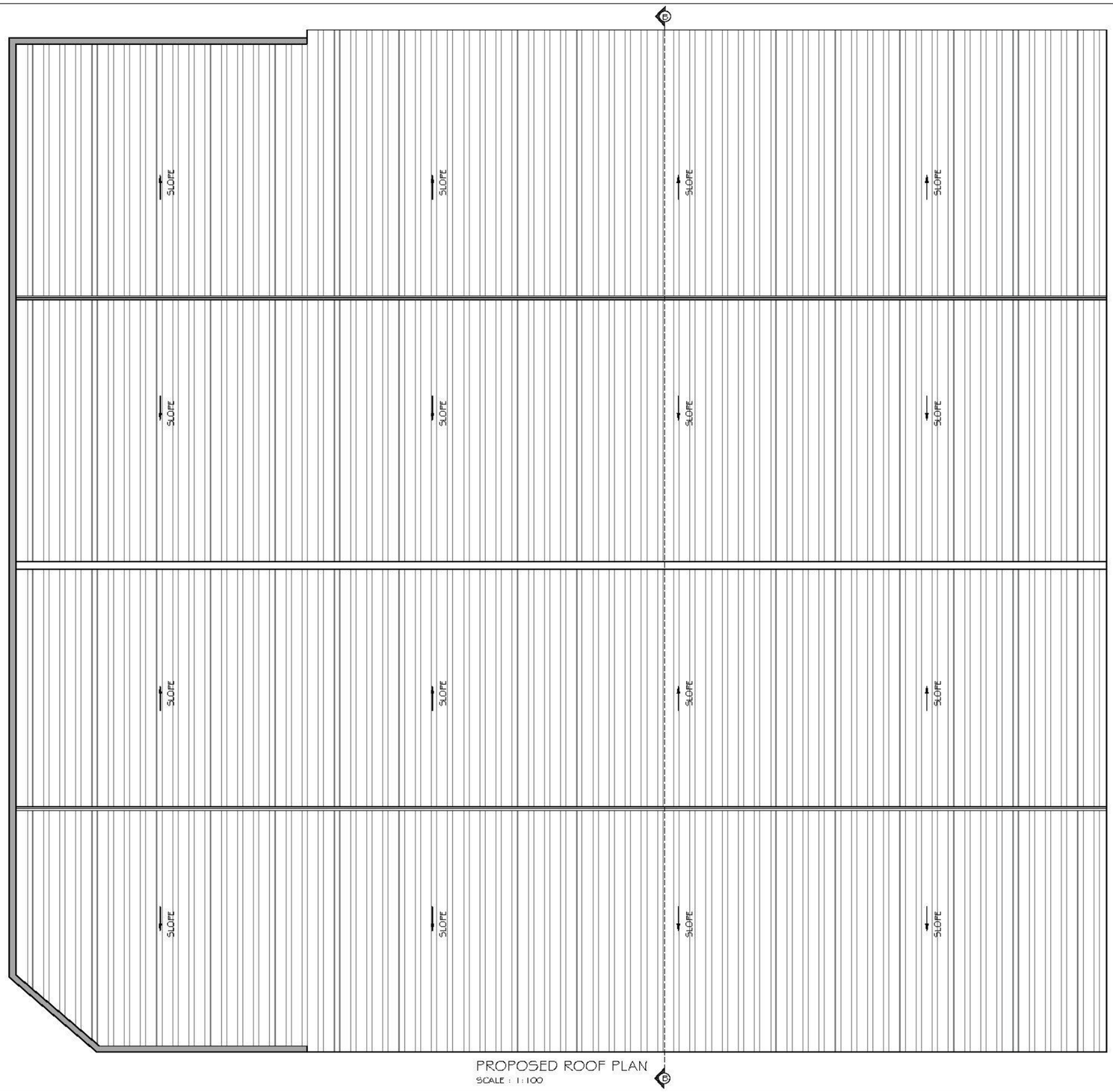
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PROPOSED ROOF PLAN
SCALE : 1:100

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- Proposed dormer walls
- Proposed 100mm stud walls
- Existing walls
- To be demolished
- Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: PROPOSED ROOF PLANS

Date	Drawing No.
JULY. 2025	RDK/SS/25112/DWG-04/R0

Revision:
Date:

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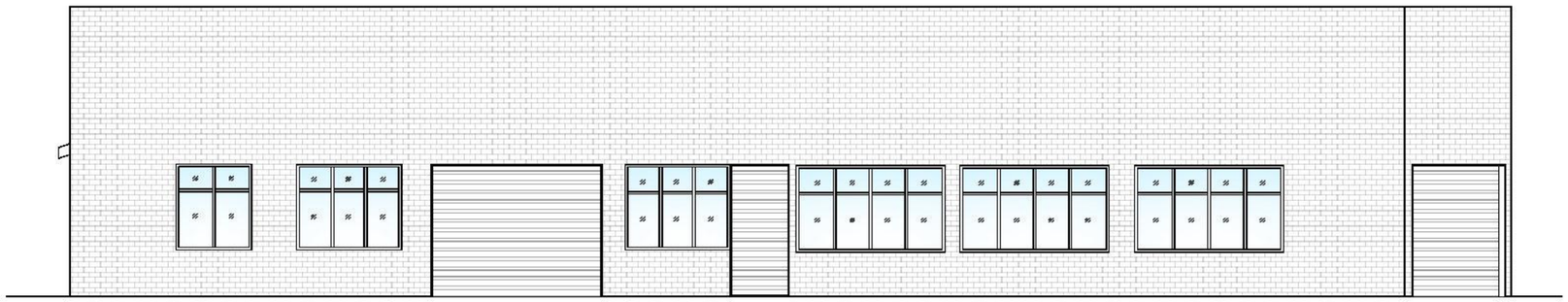
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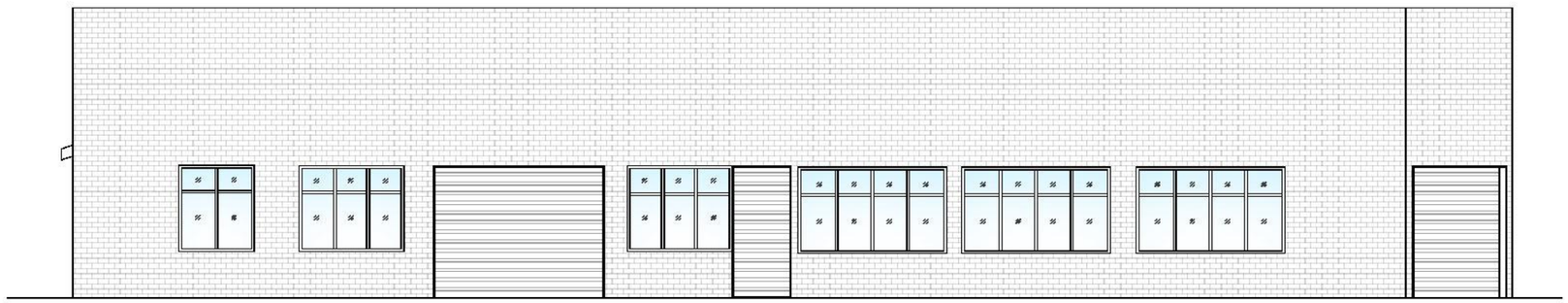
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EXISTING FRONT ELEVATION
SCALE : 1:100



PROPOSED FRONT ELEVATION
SCALE : 1:100

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Legend

Boundary Line

Client
COLLINS AKOR

Project
MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title
PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1 (F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title
EXISTING AND PROPOSED FRONT ELEVATIONS

Date
JULY. 2025

Drawing No.
RDK/SS/25112/DWG-05/R0

Revision:
Date:

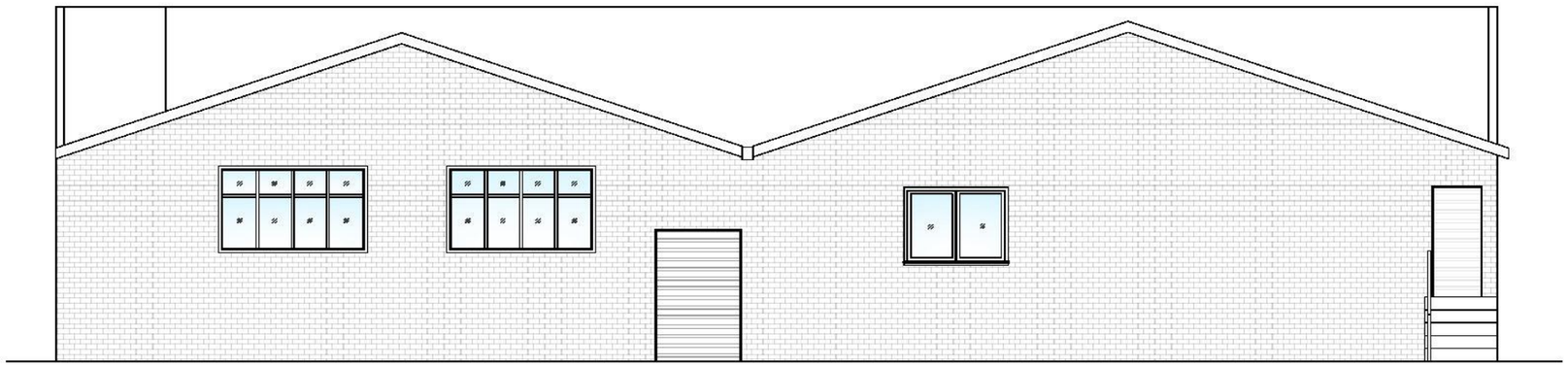
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Designer :
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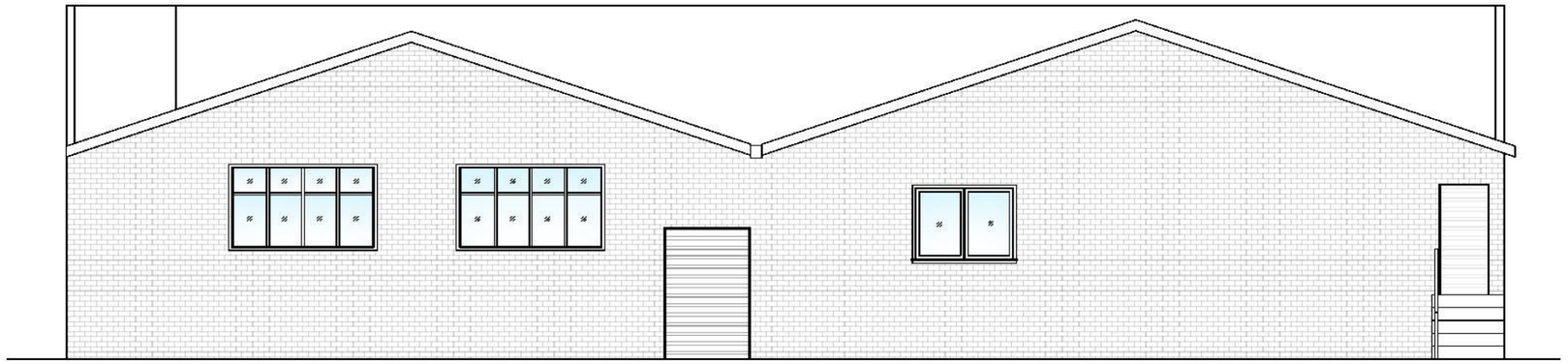
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PROPOSED REAR ELEVATION

SCALE : 1:100



PROPOSED REAR ELEVATION

SCALE : 1:100

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Legend

Boundary Line

Client
COLLINS AKOR

Project
MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title
PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title
EXISTING AND PROPOSED REAR ELEVATIONS

Date
JULY. 2025

Drawing No.
RDK/SS/25112/DWG-06/R0

Revision:
Date:

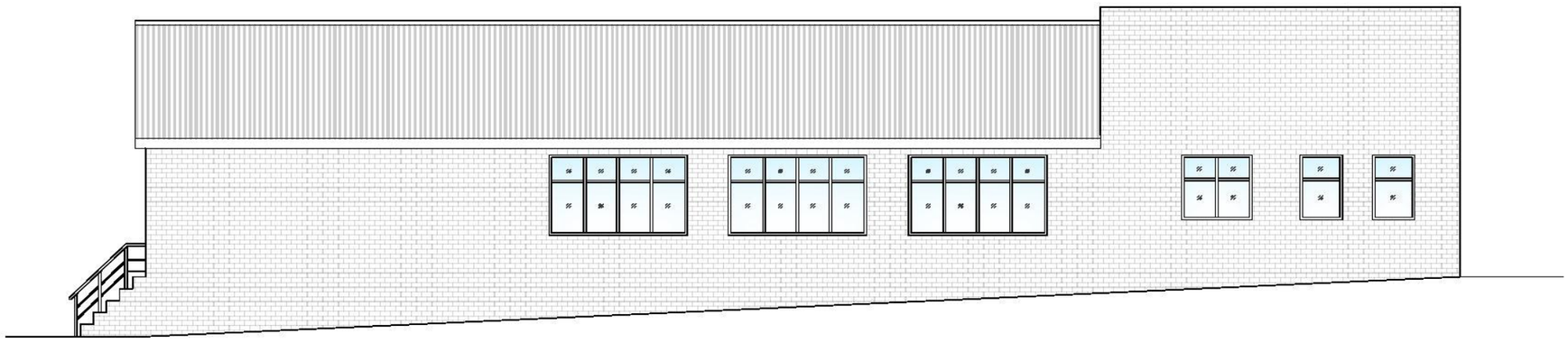
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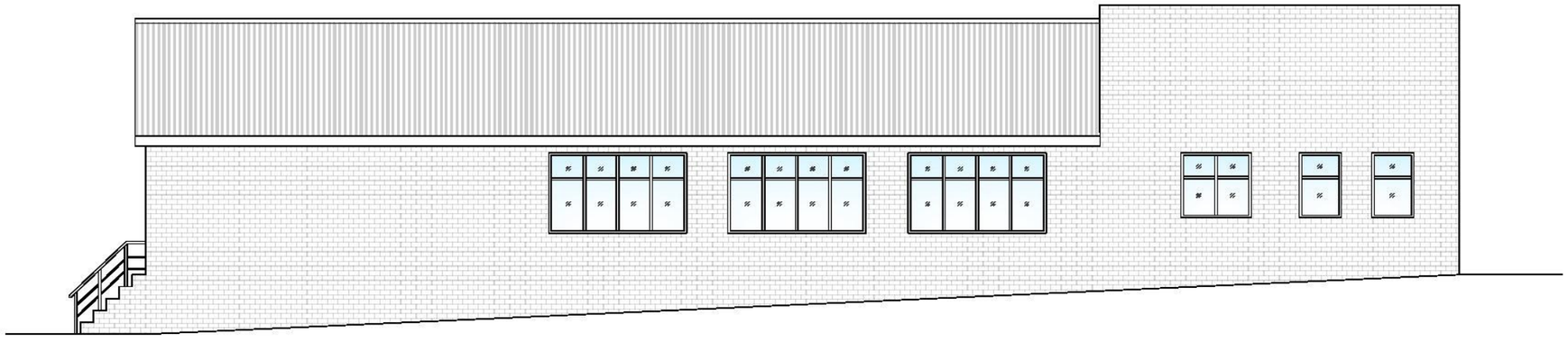
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EXISTING LEFT SIDE ELEVATION

SCALE : 1:100



PROPOSED LEFT SIDE ELEVATION

SCALE : 1:100

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Legend

Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1 (F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: EXISTING AND PROPOSED LEFT SIDE ELEVATIONS

Date: JULY. 2025

Drawing No.: RDK/SS/25112/DWG-07/R0

Revision:

Date:

Suitability

Ref Archt. Dwg.

Designer :

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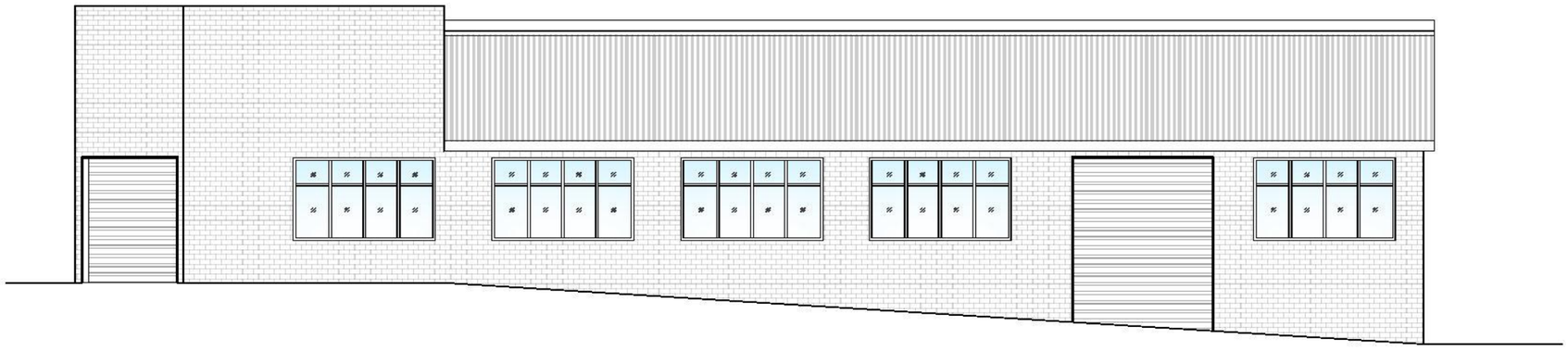
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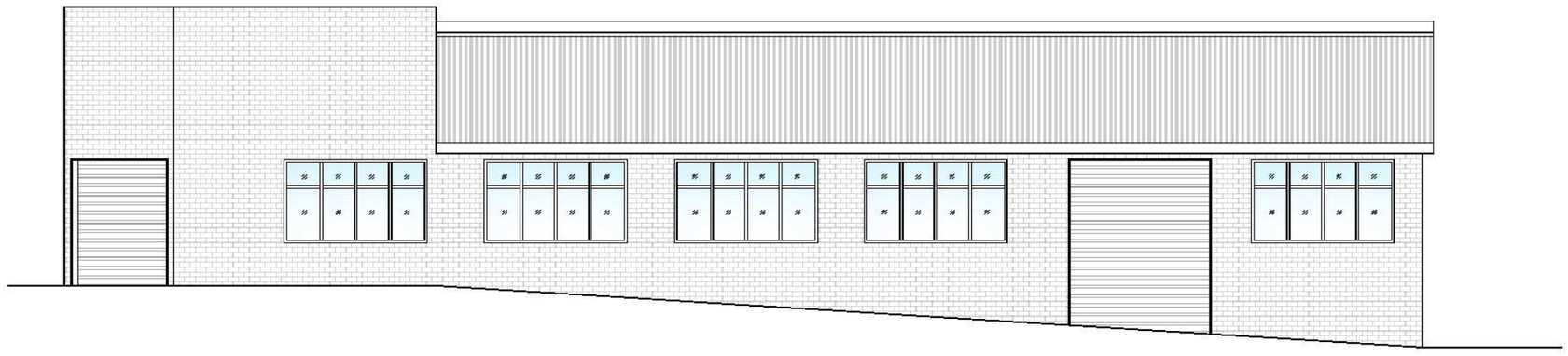
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EXISTING RIGHT SIDE ELEVATION

SCALE : 1:100



PROPOSED RIGHT SIDE ELEVATION

SCALE : 1:100

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Legend

Boundary Line

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: EXISTING AND PROPOSED RIGHT SIDE ELEVATIONS

Date: JULY. 2025

Drawing No.: RDK/SS/25112/DWG-08/R0

Revision:

Date:

Suitability

Ref Archt. Dwg.

Designer :

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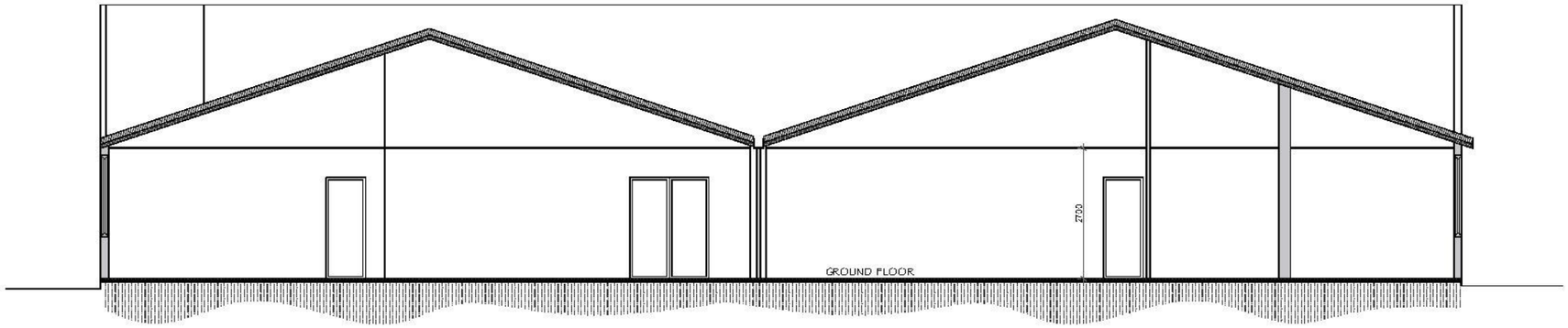
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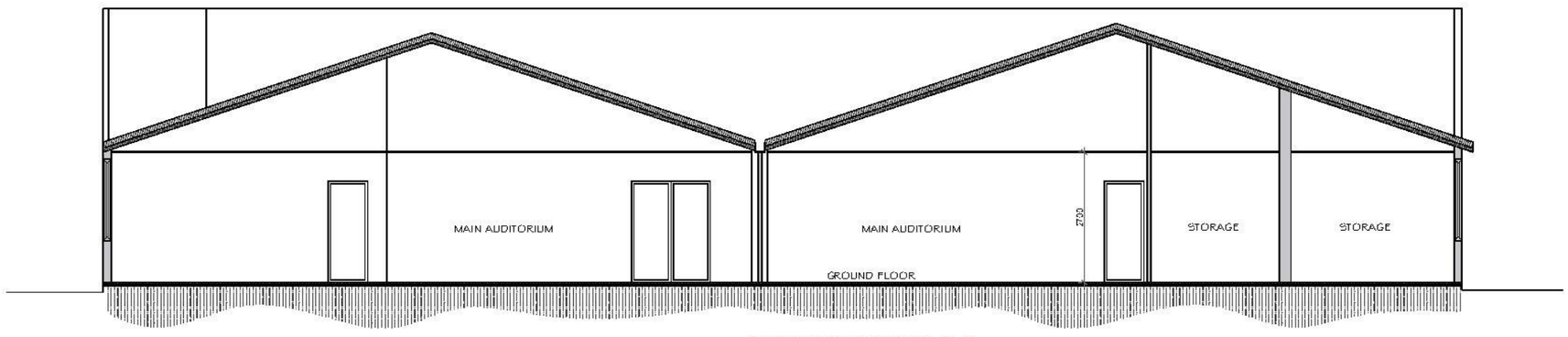
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EXISTING SECTION A-A
SCALE : 1:100



PROPOSED SECTION B-B
SCALE : 1:100

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Legend

Boundary Line

Client
COLLINS AKOR

Project
MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title
PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title
EXISTING SECTION A-A
PROPOSED SECTION B-B

Date
JULY. 2025

Drawing No.
RDK/SS/25112/DWG-09/R0

Revision:
Date:

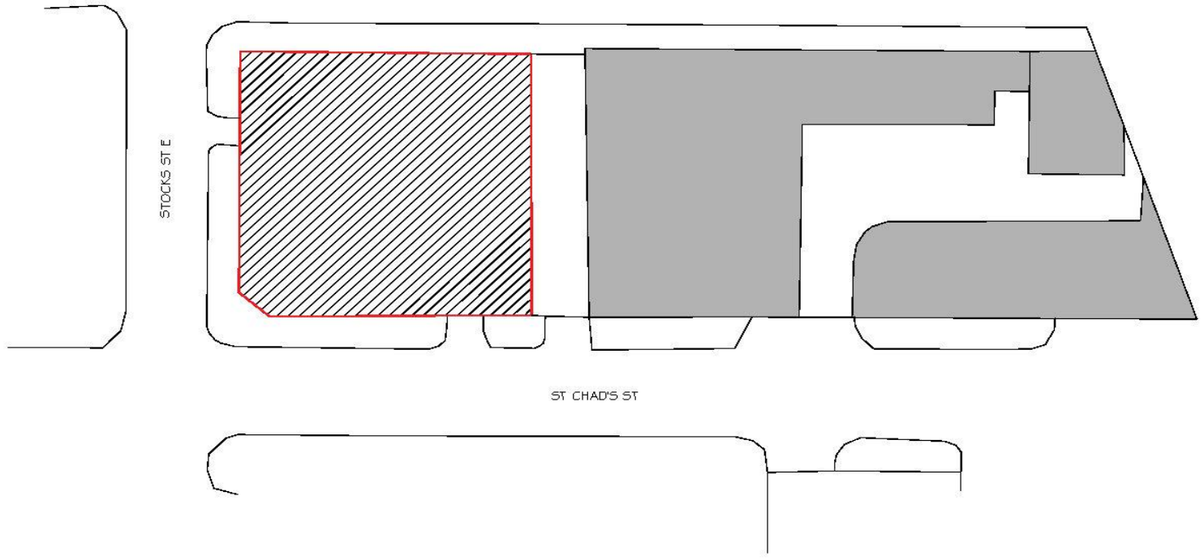
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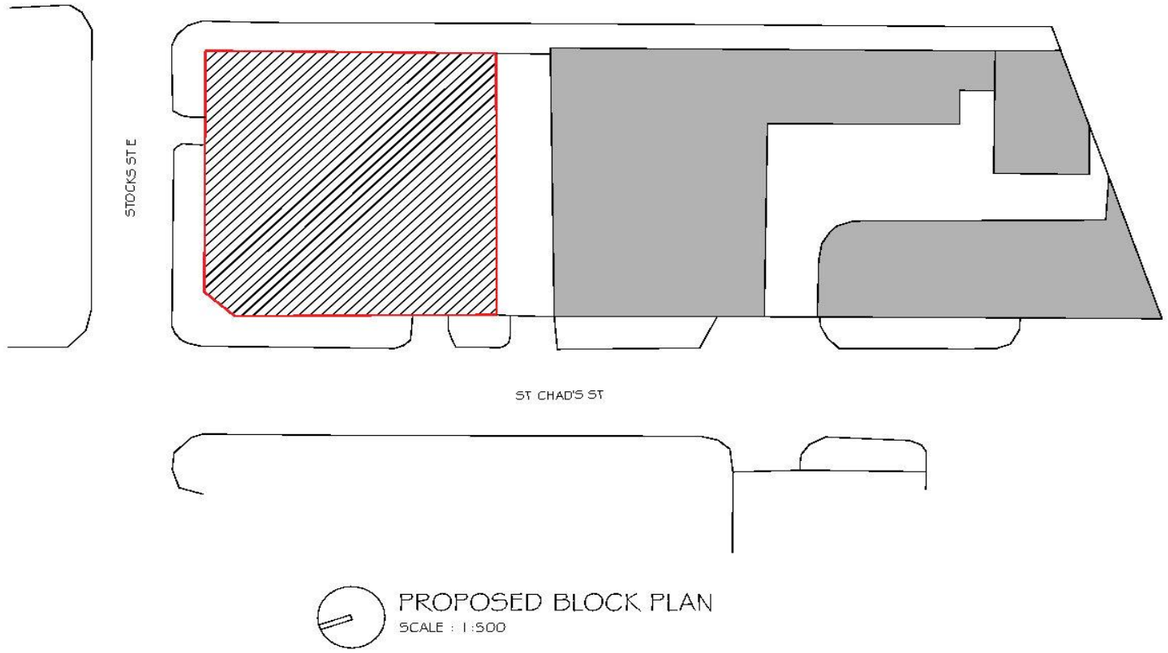
Designer :
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1, Fernhill Court, Almondsbury, BS32 4LX

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EXISTING BLOCK PLAN
SCALE : 1:500



PROPOSED BLOCK PLAN
SCALE : 1:500

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Legend

- Application Site
- To be demolished
- Existing Area
- Proposed Area

Client: COLLINS AKOR

Project: MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

Job Title: PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

Drawing Title: EXISTING AND PROPOSED BLOCK PLAN

Date: JULY. 2025

Drawing No.: RDK/SS/25112/DWG- 10/R0

Revision:

Date:

Suitability

Ref Archt. Dwg.

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THIS CONCLUDES THE DOCUMENT

RDK CIVIL ENGINEERING LIMITED | 020 38161818 | 079 85543471 | LONDON OFFICE: 30, CHILTERN ROAD, SM2 5RD | BRISTOL OFFICE: 1 FERNHILL COURT, ALMONDSBURY, BS32 4LX | INFO@RDKCIVILS.CO.UK | WWW.RDKCIVILS.CO.UK