

Design and Access Statement

Gospel Hall, Gorton | December 2024

Brief Description of Site and Local Area

Introduction

Gospel Hall in Gorton is located on a site measuring 258 sqm. The brick building is currently used as a church, which is single storey at the front, with ancillary rooms over two storeys at the rear. The building occupies the full site with no parking facilities. It is roughly rectangular in shape and is flanked on the north by Highmead Street and Varey Street to the west. An existing semi detached dwelling is on the east of the building. It is noted to the south of the building, a new housing development is currently under construction.

Local Area

Gospel Hall lies in a predominantly residential area in Gorton, in the south east area of Greater Manchester. Nestled amongst the residential terraces are a number of commercial properties including a pub, barber shop, local convenience stores, fast food outlets and a bookmakers. Generally the properties are brick built construction.

The building is located close to Chapman Street which leads directly to Hyde Road (A57), a major road, which links M67 and M60 motorways to Manchester City centre.

Six St Petersgate

Stockport, Cheshire, SK1
1HD

Ph: 0161 477 6158
E:mail@tadw.co.uk



tadw | architects



Front Entrance from Highmead Street



Rear



Side Entrance



Side from Varey Street

Proposal

Change of Use

The planning application is for a change of use from an existing church into a charity shop, to assist the community through selling low cost and used household furniture, electrical items, white goods and bric-a-brac, and will also include a small café.

The new premises will be operated by local Christian charity, Renewal North West, who run a number of other charity based businesses around the local area. The proposals will provide benefits to the local community and create employment opportunities for local residents.

Access

The main entrance into the building is from Highmead Street. Level access can be achieved through this entrance. A secondary entrance is located on the side elevation towards the rear of the building via some external steps.

External Works

New signage to be provided at the main entrance. There are no additional external works proposed.

Parking

Due to site constraints, no on site parking facilities will be provided. It is noted on street parking facilities are available on surrounding roads. Varey Street is of a sufficient width to allow for deliveries to be made without obstructing traffic. It is expected the majority of users will arrive on foot from surrounding residential areas. The building is also within close proximity to public transport facilities including a bus stop (125 metres) and Gorton Station (0.5 miles).