Design and Access Statement

Proposed Extensions to United Shalom Pentecostal Church

Design and Access Statement



United Shalom Pentecostal Church, Floatshall Rd, Wythenshawe, Manchester M23 1JB,

Reference: 23038 – 2023-11-27 Design and Access Statement v1.0

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1.0 Introduction

This statement is submitted by **The Intelligent Design Centre** to accompany the planning application for the demolition of the existing single storey entrance and the construction of a 2 storey entrance area and single storey infill rear extension.

Site Address: Floatshall Road, Wythenshaw, Manchester M23 1JB

The proposal is to seek to demolish an ugly single storey extension that is an earlier extension and construct a 2 storey extension in its place. In addition a small infill extension is proposed to the rear.

This is an ideal opportunity to upgrade the church and its visual presence in response to an active and growing congregation. The result will create a more attractive entrance to the building and enhance the community hub abilities of the church.



Photo credits: Google earth

1.1 Design and Access Statement

This Design and Access Statement will set out the rationale behind the proposed development and its context within the surrounding existing structures, illustrating how the new proposed development conforms to all required site constraints and is configured to form a modern aesthetically pleasing progression of the existing facility to suit the site context and growing congregation. This investment will secure the use of the building and surrounding land while enhancing the area.

This design and access statement has been prepared with reference to 'CABE Guidance 'Design and Access Statements – How to Read, Write and Use them', describing the amount, layout, massing, access and scale and outlines its significance in the surrounding area.

1.2 Background

In 2001 the British Government opened the doors of opportunity for Nurses from South Indian families to come to The UK and join the NHS's workforce. United Shalom Pentecostal Church was formed with these families in mind, who were living without any spiritual support or worshiping facilities in their native language.

During the last twenty years, the United Shalom Pentecostal Church has grown to establish six churches within England and Scotland wherein hundreds of members are worshiping the Lord in truth and spirit. Every year the church congregation is growing and it is this growth that has brought the church to the requirements for the extension.

In 2004, the church formed an executive body and nominated members from local churches for the smooth running of the activities of the church.

The Church also formed Youth and Sunday school boards to co-ordinate the respective activities of the church. Every year Youth / Sisters / Sunday school anniversary is being held in different cities in the country.

The church owns the building and land and the infrastructure needs to grow to service the increasing congregation.

We believe that the current site has the capacity to provide for this increasing congregation and the scope of this is explained in the following pages and drawings.

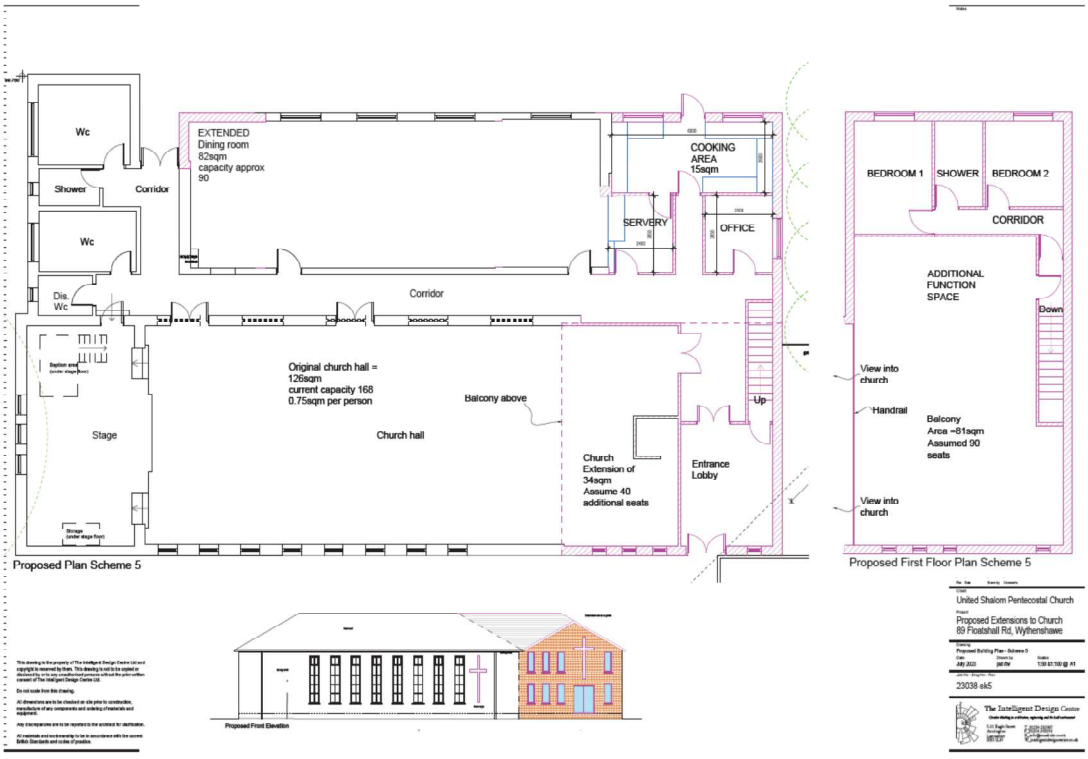
1.3 Pre Planning Application Advice

Pre planning application advice was sought in September 2023 to ensure that the proposal would be supported by the local planning office. The drawings submitted for the Pre application advice are the same as included in this formal submission with the only alterations being additional detail sufficient for the purposes of the application eg. side and rear elevations, roof plans and location and block plans.

The pre application advice was provided by Janet Lawless, on both the 27th October and 2nd November. This correspondence confirmed that '*The extensions proposed to the building would be acceptable in principle'*

It is with that knowledge that the applicant has progressed and submitted this application.

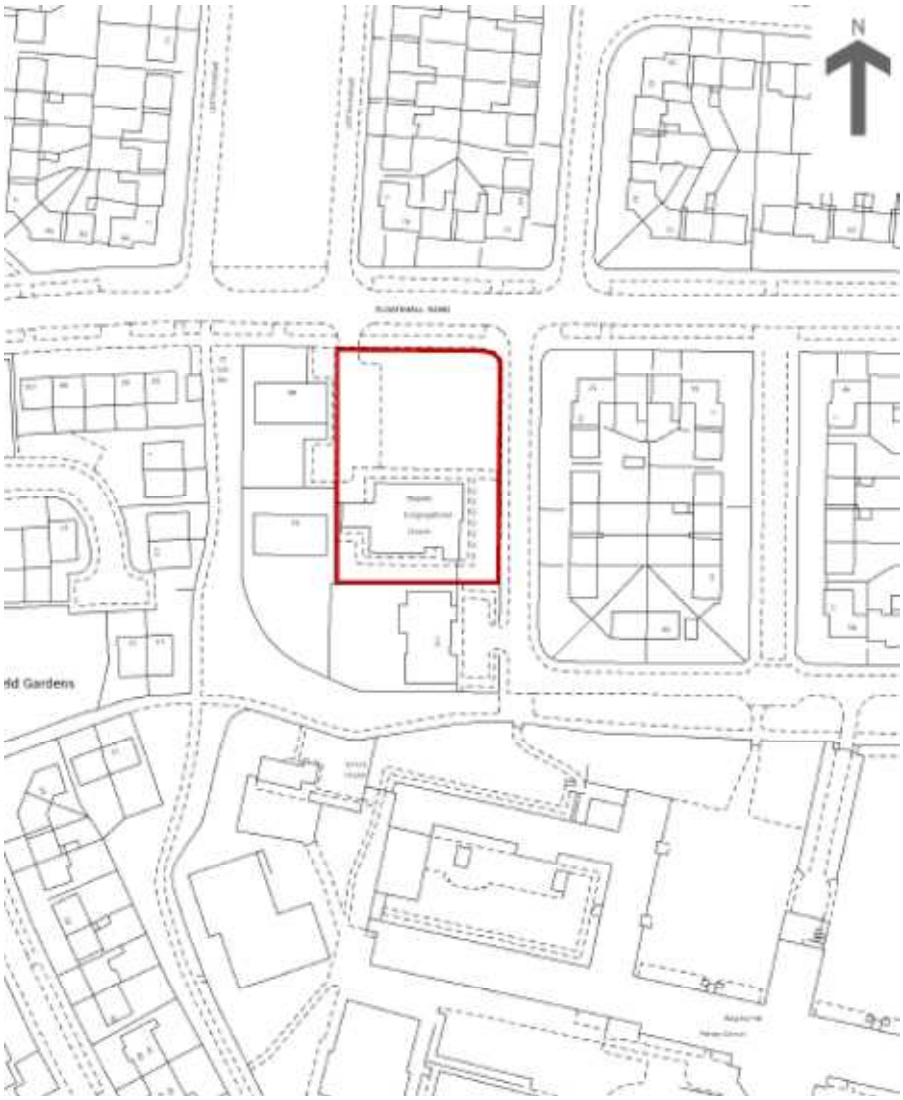
The drawing below is that which was submitted for pre application advice.



The Intelligent Design Centre Drawing ref 23038-sk5

2.0 The Existing Site

The site boundaries are shown on the following image taken from the properties title plan.



The surrounding area is predominantly residential with housing set within reasonable plots. These have front gardens and parking spaces and rear gardens.

North - To the north of the site is Floatshall Road, residential dwellings and an open grassed communal area.
East - To the east of the site are residential dwellings off Oakmoor Road. Oakmoor Road provides access to Baguley Hall Primary School.
South - To the south is the Baguley Hall Primary School
East – To the east of the site are tall leylandi within the adjoining properties boundary and a bungalow.

The following are photographs of the site and building.









Photographs of the Existing Site

3.0 Design proposals

3.1 Objectives

The proposal aims to achieve 3 key objects.

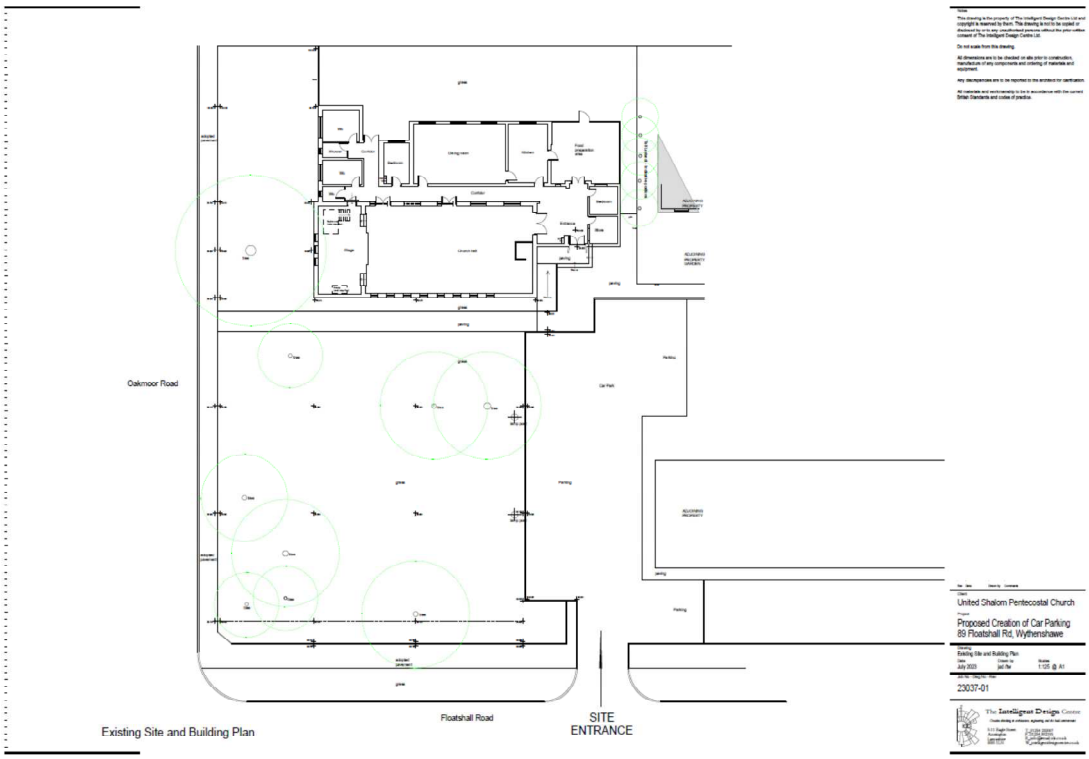
Objective 1 – Provide more suitable entrance area of suitable size for the capacity of the building.

Objective 2 – To increase the capacity of the church building. This is focussed on providing more seating within the body of the church and subsequently increasing the capacity of the dining and ancillary spaces to service the increased church attendees.

Objective 3 – To provide a secondary meeting / worship space

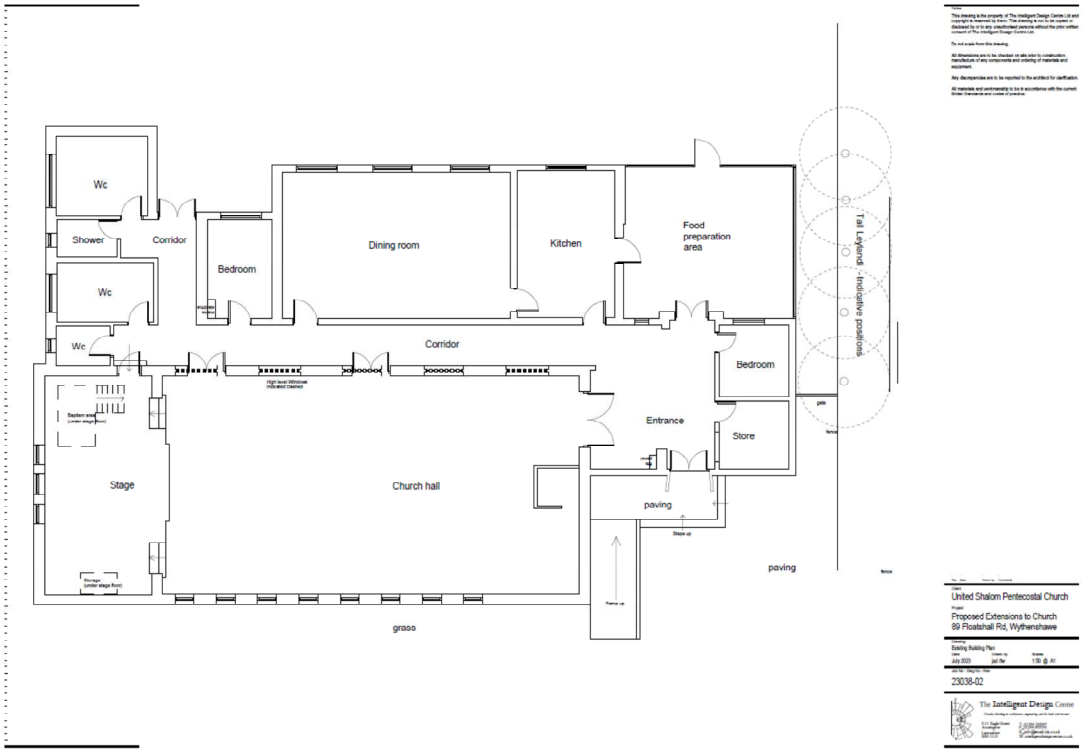
3.2 Design and Layout

This is a drawing of the existing site plan and church building.



The church building is set back within the site with a grassed area to the front.

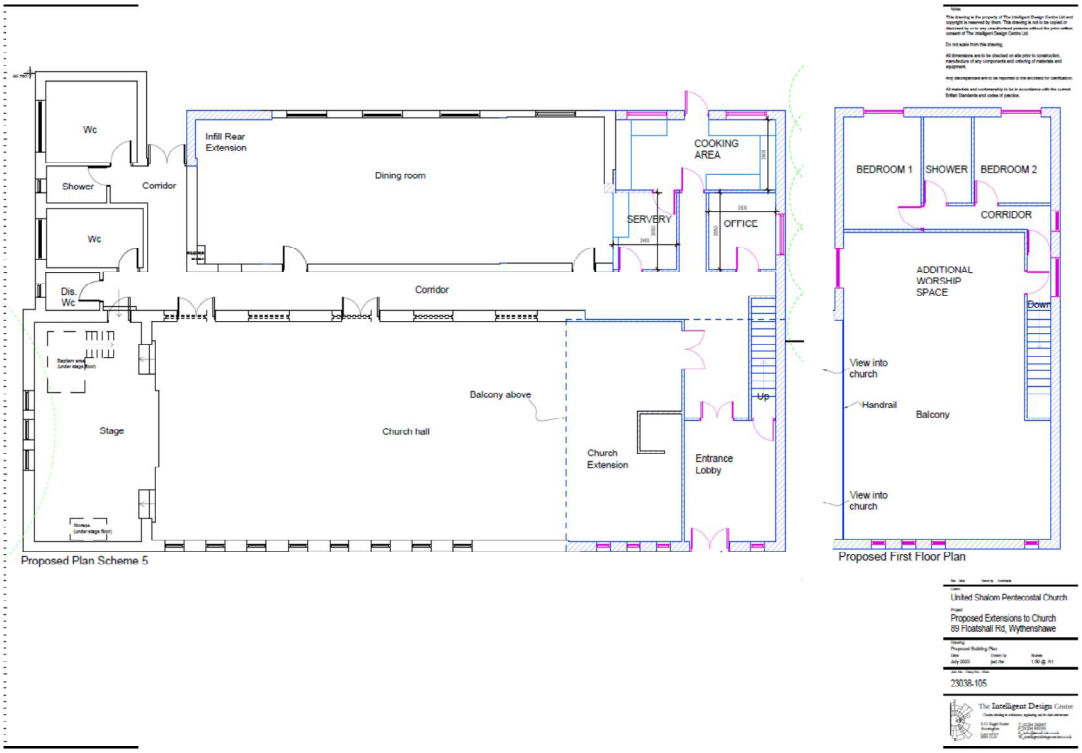
The following drawings show the existing church plans and elevations.





The proposal is to demolish the existing inappropriate entrance and replace this with a 2 storey extension matching the height of the existing church eaves but with a lower hipped roof. The rear portion of the existing building will be amended to create a better kitchen and dining area.

The proposed plan



3.3 Scale, Massing and material

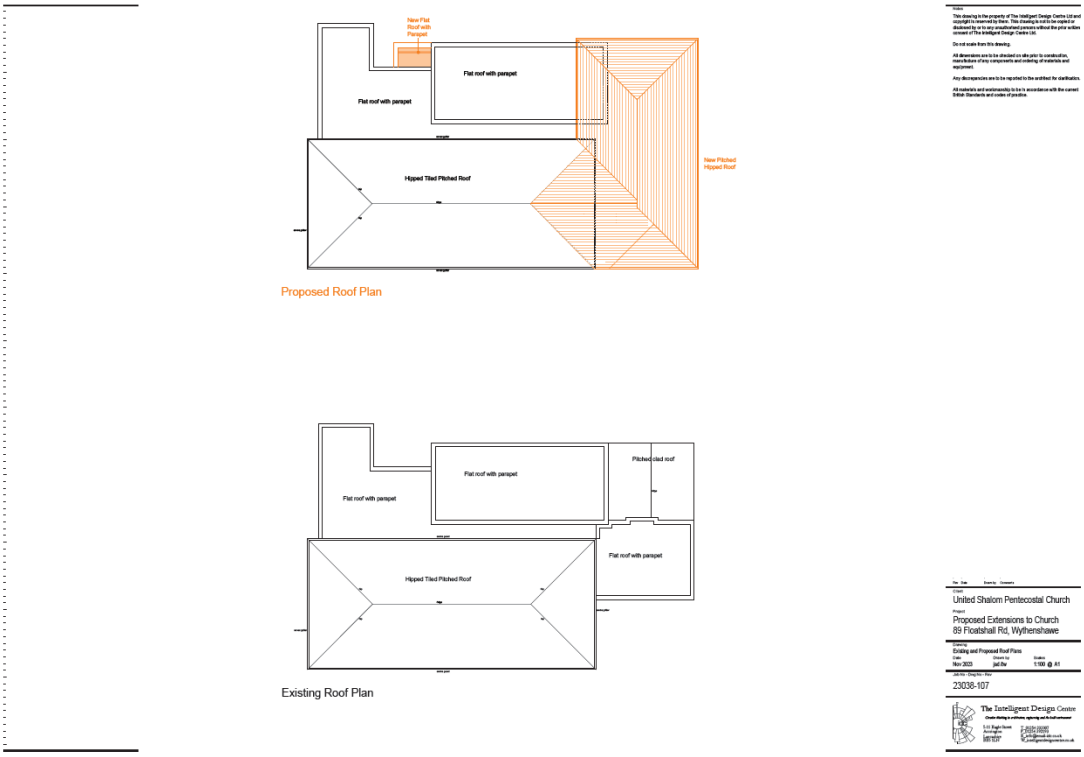
The proposal is to extend the church in a sympathetic way that matches the existing massing, scale and materials.

We have been careful to ensure that the bungalow to the west is not overshadowed. It should be noted that the bungalow is screened from the church with large leylandi which are within the bungalow's plot.



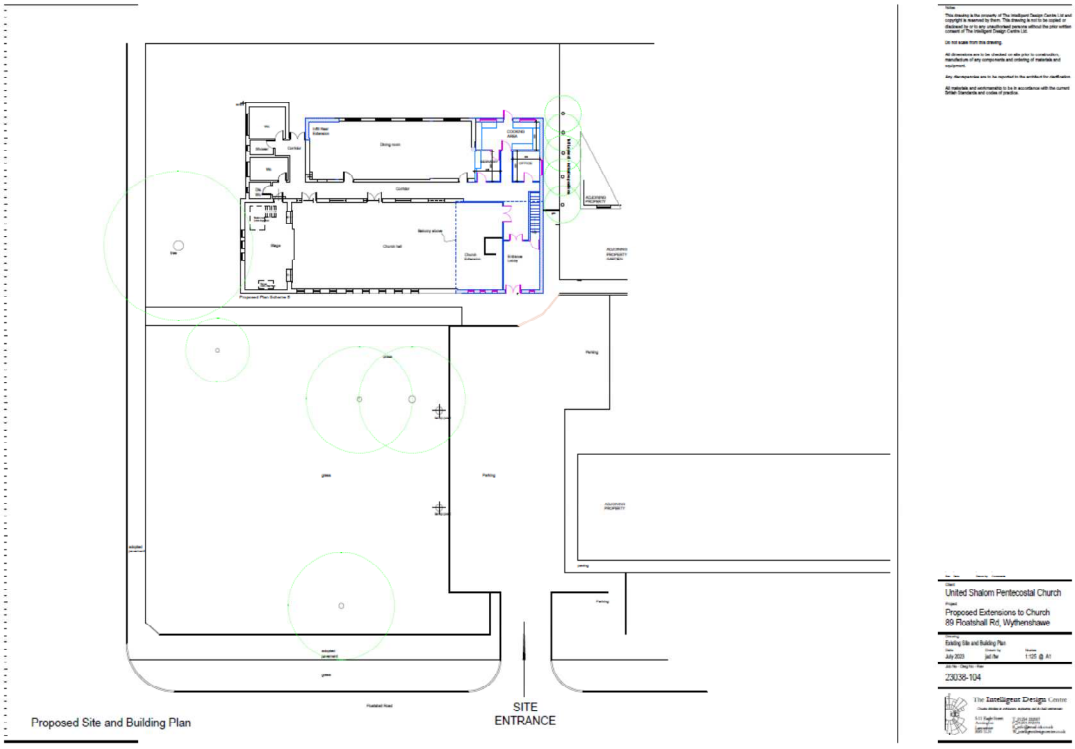
Proposed Elevations

Existing / Proposed Roof Plan



3.4 Transport, Access and Parking

The site has excellent transport and access provision.
The site is reasonably level and level access to the front entrance of the building easily achieved. The site is accessible via all personal forms of transport. Cycling and pedestrians are easily accommodated and the site is near the local bus routes.



Proposed Site and Building Plan

4.0 Conclusion

It is envisaged that the proposed development will support the church in its congregation growth. The alterations and extension to the church building, in particular the front entrance will aesthetically enhance the street scene and by extension the surrounding area.

We believe the proposed development will positively impact both the surroundings and the local community while securing the facilities future viability and are seeking the councils approval to the application.