

Design + Access Statement
FORMER PARTICULAR BAPTIST CHURCH

REV.A - 16.01.24



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS



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Aerial View of Site

Introduction 1.0

Foreword 1.1

This Design and Access statement has been prepared by Howard and Seddon Partnership on behalf of Medical Diagnostic Services Ltd to support a full planning permission for the temporary change of use of the vacant former Particular Baptist Church, on Rochdale Road, Manchester (M4 4HT), from Place of Worship (F1) to General Industrial (B2) and, Storage & Distribution (B8), and the installation of a new roller shutter door.

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance “Design and Access Statements — How to write, read and use them” in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly; to set the application site in context with its surroundings.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

The document should be read in association with the architectural drawings produced by Howard and Seddon Architects.



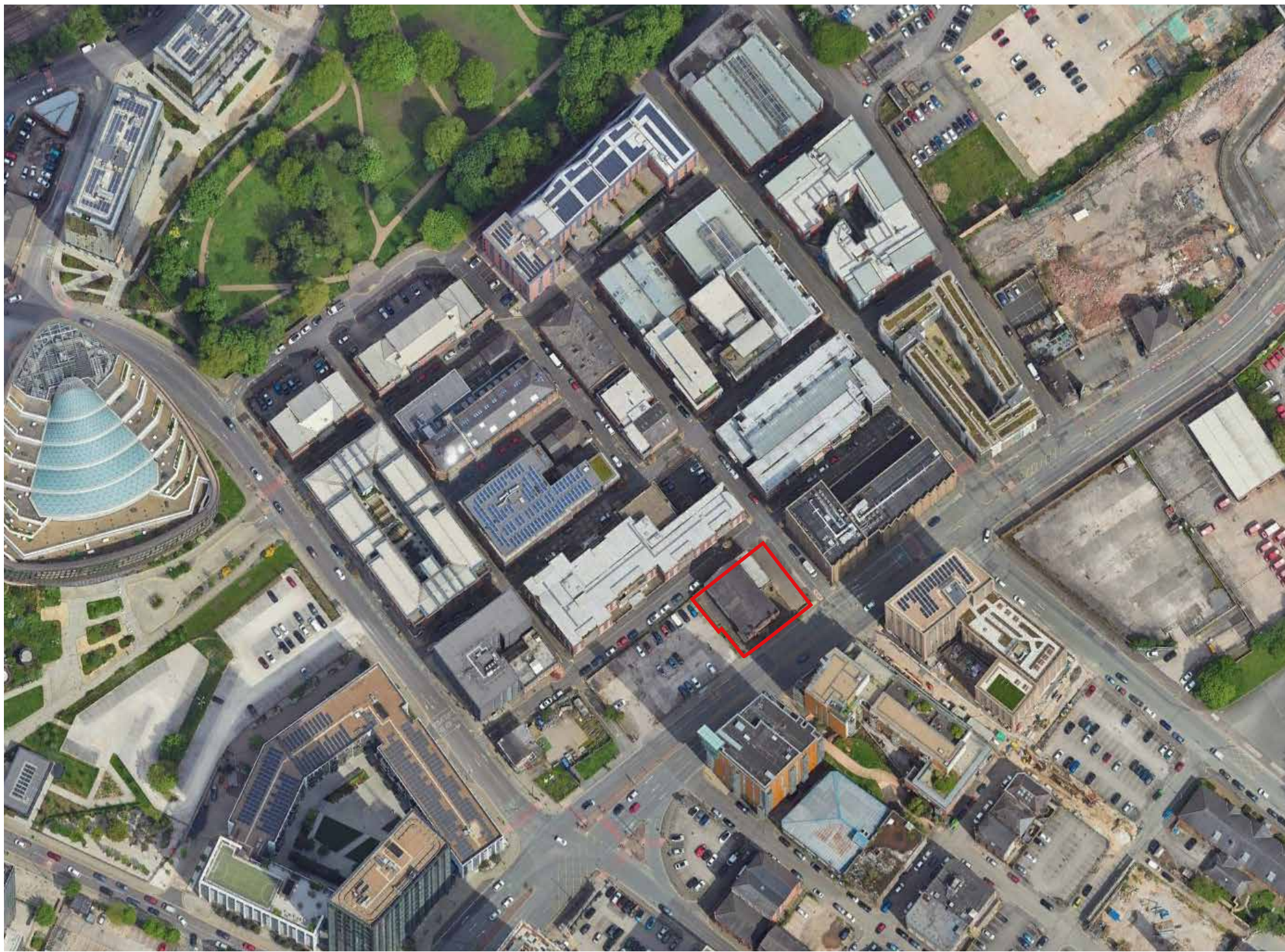
OS map.

Introduction	1.0
Application	1.2

This planning application is submitted by Howard and Seddon Architects on behalf of Medical Diagnostic Services Ltd to support a full planning permission for the temporary change of use of the vacant former Particular Baptist Church, on Rochdale Road, Manchester (M4 4HT), from Place of Worship (F1) to General Industrial (B2) and, Storage & Distribution (B8).

The proposal includes the installation of a new roller shutter door on the east elevation, and a new door internally.

The proposed development has been carefully considered to present a appropriate and sustainable opportunity for the application site and its setting.



Aerial image showing the site boundary in red.

Context

2.0

Site Location & Description

2.1

The application site is situated on Rochdale Road, Manchester, M4 4HT. Located in the North Manchester area, the site is close to the city centre, in short walk distance, as well as close to major economic development, as shown in the Core Strategy and Udp.

The site features the former Particular Baptist Church, built in 1907-8, with the main elevation facing Rochdale Road. Car parking area is currently allocated on the east side of the site, along Sharp Street. The rear elevation, faces Dyche Street. The current use of the land to the west side of the site is currently car parking.

The area is predominantly characterized by tall building, with manly residential and hospitality use, and areas under development. The north area of the site features several Listed buildings such as the Warehouse on west corner of junction with Simspson Street, Sharp Street Ragged School, and the Cooperative press.



Aerial image showing the site.

The application site is set in North Manchester, on Rochdale Road, M4 4HT.

The site is in short walking distance, 10 minutes, to Victoria train station, as well as the city centre. The site is also 4 minutes walking from St Michael’s Flags & Angel Meadow park.

The area is predominantly characterized by tall buildings, with manly residential and hospitality use, and areas under development. Towers and block of apartments are in different styles, with bricked facade or cladded.

The north area of the site features several Listed buildings such as the Warehouse on west corner of junction with Simspson Street, Sharp Street Ragged School, and the Cooperative press.

The church, competes with larger and taller buildings such as the Moda, the Hampton, the Skyline Central and the Ancoats Gardens, however, the open spaces on the side, permit unobstructed views. Nonetheless, this situation should be seen as unintentional, given that the chapel was initially integrated into the context terraced houses.



South Elevation



Side elevation (east) - Toilets



South elevation to the vestry



Side elevation (east), corner with Rear Elevation

Context	2.0
Historical context	2.3

The Particulat Baptist church, on Rochdale Road, was erected in 1907-8, as the second replacement chapel on the site. The first original chapel, constructed in 1789, was the second Baptist worship place in Manchester. The appearance of this chapel remains unknown, as it was demolished just 34 years after construction to make way for a larger chapel directed by William Gadsby in 1823-4. The replacement chapel, of the height of two storeys, featured paired entrances in the south elevation behind a low wall with copings, and cast iron railings and gates. Organized with two aisles facing north towards the pulpit and baptismal basin, the chapel included a galleried first-floor level with the central hall space being double height. Ancillary rooms and buildings, possibly containing anterooms and vestries, were also present. During this period, the surrounding land featured dense development, primarily with terraced housing. By the turn of the 20th century, the chapel faced significant structural issues, leading to the decision to demolish it and construct again a new chapel. Designed by John Wills & Sons, based in Derby, the church is in predominantly Arts and Crafts style, reflecting the experimentation and the expansion of architectural approaches to the church construction within the field of architecture. The layout and internal structure of the chapel closely resembled that of the earlier one, potentially facilitating the reuse of earlier features on-site as a cost-cutting measure and to preserve sentimental value and authenticity. Online photographs and videos of the interior before it became vacant implies that various fixtures, including fireplaces, staircase balustrades, balcony panelling, railings, as well as liturgical fixtures like the pulpit, might have been reintegrated into the new chapel.



Entrance to the vestry.



Paired windows, West Elevation



Windows on the wings, South Elevation



West elevation

Context	2.0
Historical context	2.3

The architectural focal point of the structure, originally enclosed by terraced housing to the east and west, unquestionably lies in the symmetrical south facade facing Rochdale Road. This imposing two-story south facade showcases a central gable, complemented by flanking octagonal piers and lower wings. A porch, distinguished by quoins and a parapet, encompasses the arched entrance, also embellished with quoins. Above, there is a multi-light transomed balcony window with a matching arch, and the gable is accentuated with a terracotta band with the inscription 'PARTICULAR BAPTIST CHAPEL,' with a small two-light window above. The wings exhibit projecting plinths, small windows, and arched tall windows above.

Slightly set back on either side are the narrow fronts of the toilet blocks, characterized by single windows and mono-pitch roofs. Further back, to the right, is the front of the vestry block, featuring a canopied entrance with a quoined surround and a over-light, flanked by paired windows. Above, three paired windows are separated by brick piers with a continuous lintel band.

The west return elevation incorporates several windows, separated by brick piers, while the northern half has been rendered. The east wall of the vestry block is constructed with common brick but is blind and predominantly rendered.

Slightly recessed on both sides are the compact facades of the toilet blocks, featuring single windows and mono-pitch roofs. Positioned to the right, the facades of the vestry block is set back, presenting a canopied entrance with a quoined surround and over-light, accompanied by paired windows. Above, three sets of paired windows are interspersed with brick piers, featured by a continuous lintel band.



Internal corridor



Internal corridor



Main hall, North side



Main hall, South side (entrance)

Context 2.0

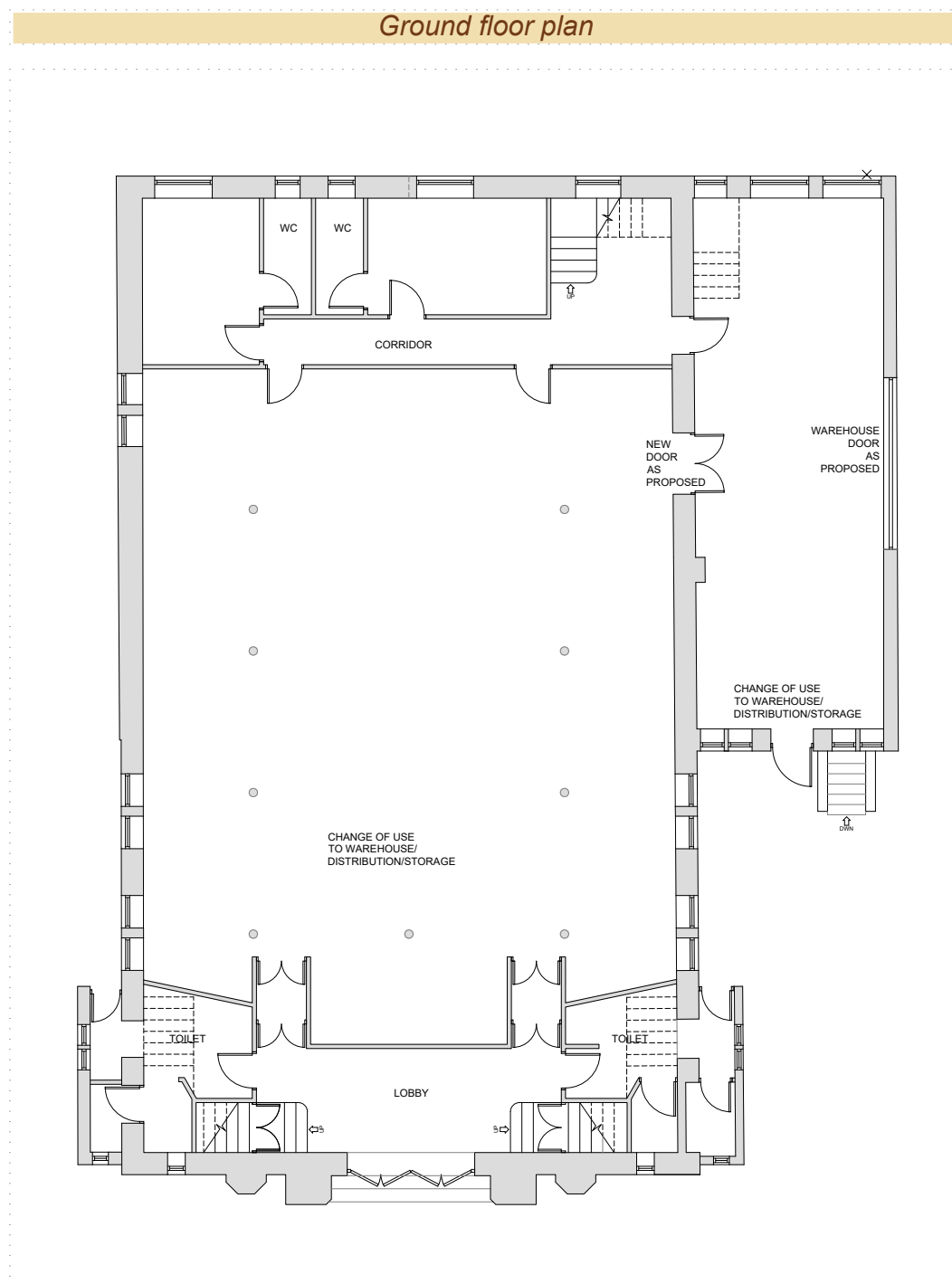
Historical context 2.3

The west-facing elevation features multiple windows, set apart by brick piers, while the northern portion of this elevation has been rendered. The eastern elevation, forming the vestry block, it is blank, predominantly rendered.

The rear elevation is three stories, constructed with common brick, featuring brick surrounds for the entrances, and various windows, some of them blocked, and a terracotta mullioned and transomed leaded balcony window. In the north elevation, there isn't the symmetry observed in the front and return elevations, given the secondary significance of this.

The primary architectural focal point on the exterior is evidently the south façade, where the majority of design influence and detailing are concentrated. However, the south elevation of the former vestry block also showcases architectural sophistication. In contrast, the return elevations, particularly the rendered sections, and the north elevation are considered to have limited architectural interest. The southern perimeter wall retains grit stone copings and gate piers, likely remnants from the first replacement chapel of 1823-4, complemented by Arts and Crafts gates and railings.

Internally, the chapel unfolds into a spacious rectangular main hall with balconies accessible through an entrance lobby, which also serves as the entry point to the restroom facilities for both men and women. The arrangement of seating within the chapel was likely designed to face the pulpit and baptistery located at the northern end of the hall, serving as the primary focal points of the interior. Progressing northward from this central space, a series of vestries is systematically arranged along a corridor. Additionally, to the east of the main hall, there stands a vestry block. Unfortunately, the internal state of the church reflects signs of deterioration and neglect. Numerous original features, liturgical fixtures, and decorations have been stripped away over time.



Ground floor plan as proposed

Design Consideration

3.0

Use

3.1

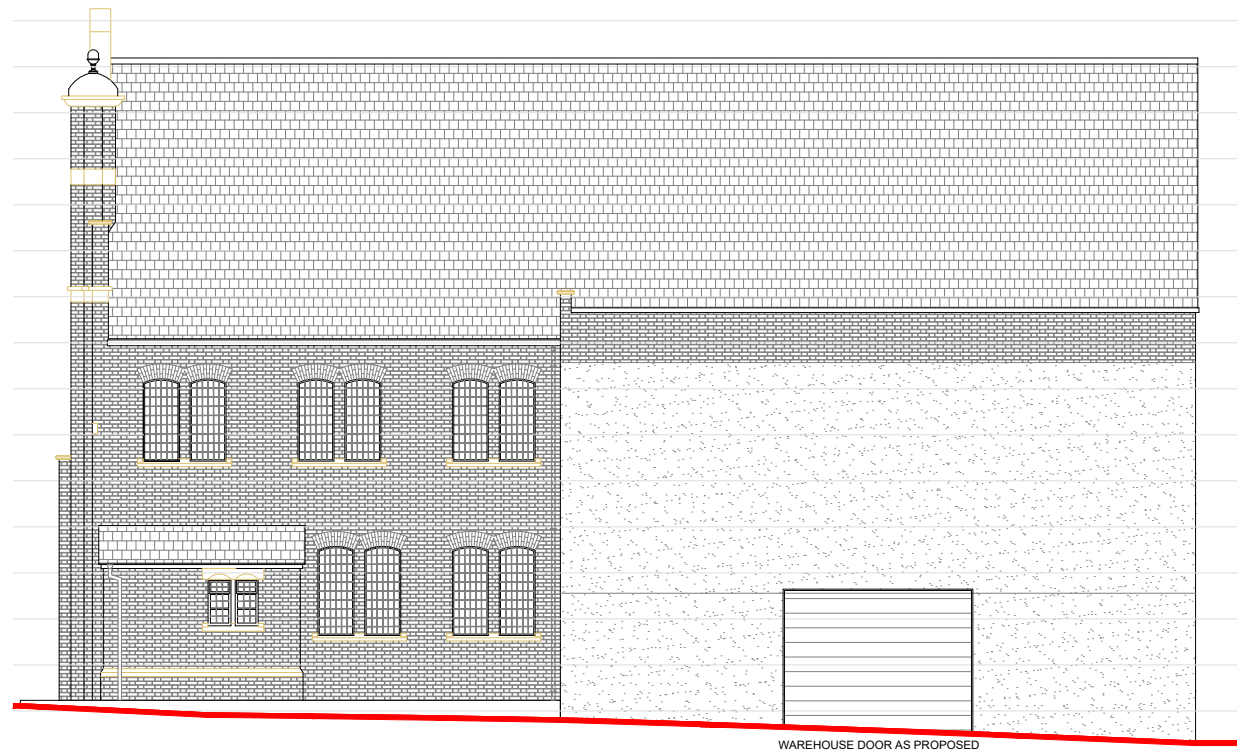
The planing application seek planning permission for the proposed temporary change of use of the vacant former Particular Baptist Church from Place of Worship (F1) to General Industrial (B2), and Storage & Distribution (B8). The proposed use require the installation of a new roller shutter door on the east elevation and a new opening internally. This proposed use is required temporary, until a proposal for the development of the site has been accurately designed and developed. The proposed use will ensure the site is kept safe and avoid further deterioration and neglect.

Access

3.2

The parking area, east of the site, is currently accessed from Sharp St., and Dyche St. All the vehicular and pedestrian access to the site are proposed to be retained. The temporary change of use would require the installation of a new roller shutter door on the east elevation, from the car parking area.

Side elevation



East elevation as proposed

Conclusion

4.0

This application is seeking planning permission for the temporary change of use of the vacant former Particular Baptist Church, on Rochdale Road, Manchester (M4 4HT), from Place of Worship (F1) to General Industrial (B2) and, Storage & Distribution (B8), and the installation of a new roller shutter door.

This proposed use is required temporary, until an a proposal for the development of the site has been accurately designed and developed. The proposed use will ensure the site is kept safe and avoid further deterioration and neglect.

The layout and accompanying information demonstrates that the proposed use can be accommodated within the site, in accordance with local and national planning policy, ensuring that the currently vacant building will be brought into use and the site keep safe.



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS
 64 WASHWAY ROAD
 SALE, CHESHIRE, M33 7RE
 TEL NO. 0161 - 973 8296
 FAX NO. 0161 - 962 3485
 E-MAIL : ADMIN@HOWARDANDEDSON.CO.UK

