

DA21055 – 27-29 MIDDLETON ROAD DESIGN AND ACCESS STATEMENT

DATE	JULY 2023
APPLICANT	KEHILLAS CRAMPSALL
APPLICANT ADDRESS	C/O AGENT
PROPOSAL	DEMOLITION OF EXISTING BUILDING AND ERECTION OF NEW JEWISH RELIGIOUS FACILITY
DEVELOPMENT ADDRESS	27-29 MIDDLETON ROAD, CRUMPSALL, MANCHESTER, M8 4HJ

1. INTRODUCTION

1.0. This Design and Access Statement has been prepared in support of an application which seeks full planning permission for the demolition of the existing building and the erection of a new Jewish religious facility.

2. SITE AND AREA ASSESSMENT

2.0 Site Location and Surroundings

- 2.0.1 The site is located on the corner of Middleton Road and Moxley Road in the Crumpsall area of Manchester. The site is within the Crumpsall Lane Conservation Area. Please refer to separate Planning and Heritage statement.
- 2.0.2 The site is in a predominantly residential area of terraced and detached dwellings.



Figure 1. Aerial context view

2.1 Site Description, Features and Landscaping

- 2.1.1 The site is a broadly rectangular shaped plot of approximately 550sqm currently occupied by two semi-detached former Victorian dwelling type properties that have been subdivided into 6 No. apartments. The rear of the main building has been extended over time. Parking and refuse areas make up the rear of the site.
- 2.1.2 The building is set back from the main road and faces Middleton Road. The existing building is two storey brick building with a hipped roof. The sides and rear are rendered walling. A later two-storey gable-ended rendered outrigger is evident from the rear with an additional single storey lean-to beyond.
- 2.1.3 The corner of the Moxley Road and Middleton Road area of the site has a low rendered masonry wall sitting in front of a large hedge. Beyond this the site is largely open to both roads.
- 2.1.4 The front and rear of the site are largely tarmac surface that is deteriorating with grass growing through. Behind the hedge and wall, there is patch of grass.
- 2.1.5 The existing building is a mirrored semi-detached dwelling with 3No. Apartments in each. 2No. 1B2P apartments on the ground floor and a 2B4P on the upper totalling 6No. Apartments. The 1B2P apartments are approximately 28-31sqm and the 2B4P apartments are approximately 58sqm each. The quality of these apartment dwelling are low and the areas fall below minimum space standards.

2.2 Site Accessibility

- 2.2.1 The main pedestrian access to the site and the existing building is from Middleton Road with vehicular access and parking at the rear accessed from Moxley Road.
- 2.2.2 The front and upper storey apartments are accessed from the doors on the front elevation with the rear apartments accessed from doors on the side elevations towards the rear
- 2.2.3 There are currently 5No. Informal parking spaces.



Figure 2. Aerial site view

3. PROPOSED DEVELOPMENT

- 3.0.1 The application proposes the demolition of the existing building and the erection of a new Jewish religious facility building including Synagogue, Function hall, Offices and Ritual bathing.

3.0 Amount and Scale

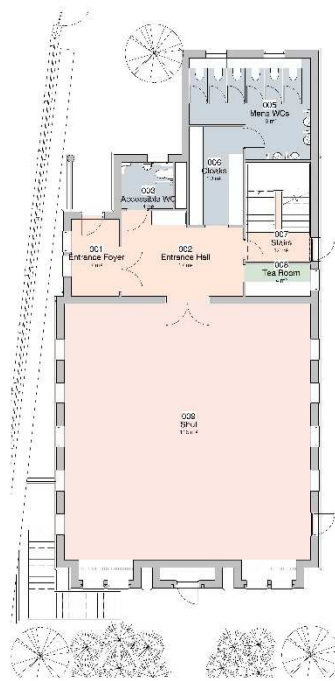
- 3.1.1 The footprint of the development will occupy a similar size and scale to the existing building albeit extended slightly to the rear.

3.2 Layout

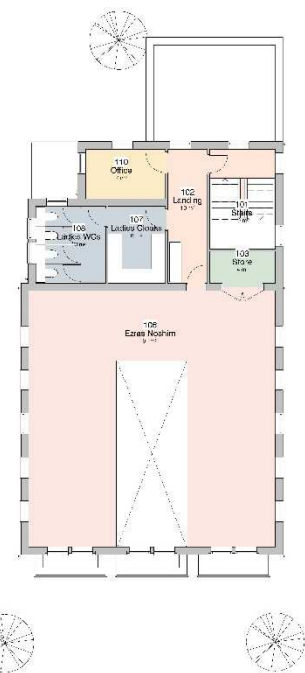
- 3.2.1 The main pedestrian access to the site is to be from Moxley Road with a secondary entrance from Middleton Road. A short walk from the main site entrance is a canopied entrance area providing access to the ground floor. The ground floor is comprised of the main synagogue facilities including the main prayer hall. The right side of the building provides the ladies entrance and stairway to the upper and lower storeys. The first floor houses the ladies prayer gallery and an offices. The basement floor is occupied by mikvah ritual bathing pools and associated facilities.



3. Level B1 - GA Proposed
1:100



1. Level 0 - GA Proposed
1:100



2. Level 1 - GA Proposed
1:100

Figure 3. Proposed Plans

3.3 Appearance



Figure 4. CGI view showing “pastiche” previous proposal from corner of Moxley Road and Middleton Road

- 3.3.1 Initial elevational proposals were largely based upon the existing Victorian building replicating details such as arched heads, triple windows with skewback lintels, black brick-special band courses, eaves dentil course and canted mock entrance bay. Upon assessment and consultation with heritage specialists it was deemed that this elevation style was rather pastiche. Moving the design forward, these traditional design details were reimagined in a more contemporary style. For example the triple windows with skewback lintels became double windows with recessed brick surrounds, the band courses and eaves dentil course now double and single soldier courses respectively.



Figure 5. CGI view showing application proposal from corner of Moxley Road and Middleton Road

- 3.3.2 The application proposal elevations have been designed as a contemporary interpretation of the local vernacular of a Victorian Villa dwelling whilst remaining in keeping with the functional requirements of the new internal spaces.
- 3.3.3 The proposal is to be faced in brick with roof in dark grey tiling as these are the dominant building materials in the area and again to relate back to the existing building.
- 3.3.4 The fenestration remains vertically proportioned but in aluminium frames to create a modern aesthetic. The recessed brick surrounds on the front elevation, projecting plinth, the soldier course bands and lintel details in addition to the eaves corbelling all pay homage to the existing building and serve to break up the monotony of the brick and add visual interest. The rhythm, spacing and symmetry of the windows are all inspired by Victorian dwellings.
- 3.3.5 The building has a projection for the Ark of the synagogue and this has been reinterpreted as a projecting square entrance bay complete with decorative plinth finish and faux door detail. Similar square bays are proposed for either side of the Ark projection to create the aesthetic of a Victorian dwelling.
- 3.3.6 Brick detailing is used to add visual interest in specific areas. The projecting plinth creates a grounding effect on the building. The bay and entrance plinth is articulated with stepped brickwork in and out. The building is subdivided in its vertical dimension with a horizontal double brick soldier course. The eaves of the building and the crown of parapet areas are accented with corbelled bricks.
- 3.3.7 The building is completed with a metal thin bar railing that sits above the entrance canopy creating the effect of a crown on the entrance. The same railing is used as infill to the boundary brick walling.

3.4 Landscaping

- 3.4.1 The landscaping scheme is to be largely functional whilst providing some site decoration and security as is required with such a building use. The perimeter is bound with new stone walling with vertical stone piers, stone coping and metal rail infill. Existing stone copings are to be retained and re-used if possible. Pedestrianised areas of the site are paved whilst vehicle areas are tarmacked.
- 3.4.2 The vehicle and pedestrian entrances are to be secured with metal gates to match the infill railing of the perimeter walling.
- 3.4.3 The site has no trees, however there are some trees on the neighbouring site which overhang onto the site. Please refer to Arboricultural report and plan by specialist.
- 3.4.4 Some small ornamental trees are proposed on the site accompanied by boundary hedges to sit behind the walling softening the overall feel of the site. The front is to have two planting beds for shrubbery.

3.5 Access

- 3.5.1 Proposed pedestrian accesses to the site are from Moxley Road and Middleton Road as discussed above.

3.6 Car Parking and Cycle provision

- 3.6.1 Vehicle parking for two vehicles including one accessible vehicle space are provided at the rear of the building accessed from Moxley Road. Storage for 6No. cycles is accommodated adjacent to the entrance to ensure overlooking by patrons for security. Please refer to separate Transport Statement by specialist. Cycle shelter to be wall mounted cantilever canopy with Sheffield hoops similar to image below:



3.7 Refuse storage

- 3.7.1 Refuse storage is to be provided at the rear of the site adjacent to the parking area. To be vertical timber cladding with galvanised steel shoes similar to image above.



4. SUMMARY & CONCLUSIONS

- 4.1 This Design and Access Statement supports the application which seeks full planning permission for the demolition of the existing building and the erection of a new Jewish religious facility.
- 4.2 The existing building is inadequate in terms of quality and areas to provide residential dwelling accommodation.
- 4.3 The proposal is of largely similar form and mass to the existing building and will be in keeping with the neighbouring properties in terms of scale and overall design.
- 4.4 The proposal will provide much required facilities in a sustainable location for the local community and will overall be a positive contribution to the area.