MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr Simon Linford
Xian
The Penthouse
Grosvenor House
Birmingham
B2 5RS

Agent (if used)

Miss Samantha Gill
Buttress
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)

Location: Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ

Date of application: 4 January 2016

Application number: 110846/LO/2015/N2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

0) The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.
The applicant sought pre-application advice from the City Council prior to the submission of this planning application and advice given at this stage was incorporated into the design of the submission.

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents and plans in respect of the new build accommodation only:

8015 (01) 000 (Site edged red), 8015 (04) 201 rev.B (basement floor plan), 8015(04) 009 rev.C (basement floor plan), 8015 (04) 202 rev.A (ground floor plan option B), 8015(04) 010 rev.C (ground floor plan option B), 8015 (04) 203 rev.B (first floor plan option B), 8015(04) 011 rev.B (first floor plan option B),8015(05)002 rev.A (New Build Elevations as proposed), 8015 (06) 002 (Chapel Sections) as proposed date stamped as received 18th December 2015;

Welsh Baptist Chapel - Internal specification; Heritage statement ; Planning Statement; Design & Access Statement received 18th December 2015;

Flood Risk Assessment received by e-mail 1st February 2016.
Emails from planning agent dated 19th and 22nd February 2016

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester

3) Notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A, no approved development shall commence until samples and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management have been submitted to and approved in writing by the City Council as local planning authority.
The development shall be constructed only using the approved materials.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) Before development commences, a detailed method statement for the erection of any scaffolding to the former Chapel buildings, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

5) Before development commences full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) in connection with the link corridor , shall be submitted and approved in writing by the City Council as local planning authority. The works of repair and reinstatement shall be carried out in accordance with the approved details before occupation of the units hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Before development commences, finalised specifications of the following works to the former Chapel in association with the link corridor shall be submitted to and approved in writing by the City Council as local planning authority:

a) Details of any paint removal .

b) Internal plaster repairs, ceiling repairs.

c) Finalised details of junction between new link and existing buildings.

d) Flashing and jointing details between new and existing.

e) Inventory / detailed record and method statement for removal of any fallen items and debris.

The works of repair listed above shall be carried out in accordance with the approved details before occupation.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Before development commences, a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building, pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

8) Before development commences finalised specifications of all mechanical and electrical servicing , including cabling, drainage and pipework , shall be submitted and approved in writing by the City Council as local planning authority. The development hereby approved shall not be occupied until the approved scheme has been implemented in full.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary

Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
-an archaeological desk-based study
- an archaeological survey and recording of graveyard monuments
- recording and recovery of the skeletal population
2. A programme for post investigation assessment, research and re-interment to include:
- analysis of the site investigation records
-analysis of grave/ coffin fittings, clothing and other cultural items
- palaeopathological analysis of the skeletal population
- production of a final report on the significance of the archaeological and historical interest represented.
-specification and arrangements for the re-interment of the skeletal population
3. Provision for publication and dissemination of the analysis and report on the site investigation - including publication as part of the 'Greater Manchester's Past Revealed' series.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved Policy DC20.1 of the Unitary Development Plan for the City of Manchester and in accordance with NPPF Section 12, Paragraph 141(- To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible), and policies SP1, H1,EN1 and DM1 of the Core Strategy for Manchester.

10) No development shall commence until a scheme has been submitted to and approved in writing by the City Council as local planning authority, detailing measures to ensure the submission of an accurate survey of the external areas identifying the position and condition of individual gravestones; a detailed methodology of the realignment of the grave stones and their incorporation into the hard landscaping scheme and laying out of pathways, including an excavation strategy with the graveyard area and individual graves and measures to safeguard gravestones during the various phases of the development. The approved scheme shall be implemented in full prior as part of the authorised development.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN3 of the Core Strategy for Manchester and the guidance contained within the NPPF.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 29 February 2016

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Officer Report for Delegated Applications

Application No	110846/LO/2015/N2
Date Registered	4 January 2016
Proposal	LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)
Address	Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ
Ward(s)	Ardwick Ward
Applicant	Mr Simon Linford Xian The Penthouse, Grosvenor House, Birmingham, B2 5RS
Agent (if any)	Miss Samantha Gill Buttress 41 Bengal Street, Manchester, M4 6AF
Case Officer	Sue Wills Tel: [redacted] Email: [redacted]
Recommendation	Approve
Date of Recommendation	24 February 2016

Application Details

Type of application: Listed Building Consent

Development Type: Listed building alteration

Date of Site Visit:

Standard consultations:
Printed: 12 January 2016 Expired: 2 February 2016

Neighbour notifications
Printed: 12 January 2016 Expired: 2 February 2016

Site Notice
Posted: 13 January 2016 Expired: 3 February 2016
Reason(s) for notice: Listed Building Consent

Press Advert
Published: 19 January 2016 Expired: 9 February 2016
Reason(s) for notice: Listed Building Consent

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II Star

Conservation Area:

Tree Preservation Order:

Description of site/building

Introduction

This application relates to the former Welsh Baptist Chapel and Sunday School site on Upper Brook Street

The Chapel was constructed between 1837 and 1839 on the site of the Mosley Street Chapel which was itself built 1789. The chapel was built as a Unitarian Chapel and was subsequently used as a chapel by other denominations until 1974 when it became unoccupied.
The chapel is a Grade II* listed building. The site includes grounds to the south east of the chapel where there are some burials, however the 'grave yard' has been unused since 1882.

The building has since fallen into total disrepair and was partially demolished in 2006 on safety grounds, so is now largely roofless, with partial collapse of the tops of the external walls. The adjacent attached Sunday School was built in 1887 and is still occupied.

The overall site area is 1,548 sq.m. and is bounded by car showrooms to the east, north and south, and a multi storey car park on the opposite side of Upper Brook Street to the west.

The site is located within a primarily commercial area, with residential development further to the west.

The application site is located to the west of a significant redevelopment scheme for the Brunswick neighbourhood (planning reference 101644/FO/2013/N2) and comprises: 'Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting'. These proposals were approved by the local planning authority on the 30th May 2013.

Planning History

Planning permission was granted for repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works on 1st April 2014 (102531/FO/2013/N2). Former Welsh Baptist Chapel and Islamic Academy Of Manchester , 19 Upper Brook Street, Ardwick

Listed Building Consent was granted for repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works. 102532/LO/2013/N2). Former Welsh Baptist Chapel and Islamic Academy Of Manchester , 19 Upper Brook Street, Ardwick

Planning permission was granted for the renovation of derelict church to form new centre for worship, learning and community meetings on 29th September 2000 (ref:059511/FO/NORTH2/00). Former Welsh Baptist Church, Upper Brook Street.

LISTED BUILDING CONSENT was granted for the renovation of existing derelict church to form new centre for worship, learning and community meetings (ref:059512/LO/NORTH2/00) on 29th September 2000. Former Welsh Baptist Church, Upper Brook Street.

Description

The previous listed building consent approval ref:102532/LO/2013/N2 included repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of

detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works.

This application seeks approval for the construction of a new single storey block of residential units in the same location as previously approved (to the south east of the chapel), incorporating 9 duplex units with ground floor living /kitchen/ bathroom spaces with a sleeping deck within the roofspace. This proposal would also involve the creation of communal space at basement level comprising residents lounge, TV room, laundry and fitness room, for use by the future occupiers of the duplex units and by residents in the converted Chapel accommodation on the adjacent site.

The proposal would also include a corridor at basement level to connect into the Grade II* listed former Welsh Baptist Chapel building

This scheme would not provide any off street parking provision, but the overall development (including application refs: 110847 and 110848 currently under consideration) provides 2 car parking spaces with 5 spaces for disabled users to serve all the apartments within the overall wider development include the nine units forming this proposal. Furthermore, 34 cycle spaces are proposed within the wider overall development.

A courtyard garden is proposed between the former Chapel and the proposed new build accommodation.

Consultations & Notification Responses

Publicity - The occupiers of adjacent premises have been notified about the applications and they have been advertised on site (13 January 2016) , and in the press (19th January 2016) as affecting the setting of a listed building.

Local Businesses- An e-mail has been received objecting to this application (ref: 110845), the associated Listed Building application (ref: 110846); and section 73 planning application (ref: 110848) and section 96 Listed Building application (ref: 110847) to vary the scheme approved in relation to the conversion of the former Chapel and Sunday School accommodation into apartments which lies directly adjacent to this proposal.

They wish to object the following points:-

Car Parking
The application states that they have 12 (twelve) car parking spaces on the car park next to the Islamic Academy. This is incorrect they have 2 (two) after the completion of the works.
There is an agreement in place that at term times they will allow access to parents dropping off luggage for students leaving or returning to college during the weekend.
The car park will be full of staff cars during the normal working day and partially full at weekends. The car park ultimately will be controlled by an entry control system preventing any unauthorised persons using it.

Collection of refuse
The application seems to infer rights to bring a refuse vehicle into the car park, empty their bins and leave, but the applicant has no rights to do this. Refuse wagons has no legal rights to come across the car park , and they intend to install a system to control illegal

parking, as they believe the occupants of the Church apartments will attempt to park on our car park. The wagon will therefore not be able to access it out of hours.
Nor will a wagon be able to drive into the car park during the working day as it will be full of staff cars, so it will be impossible to turn within it.
They will have to enter their site via Upper Brook street.

Single storey building/ Landscape plan
The position of this building has been an issue from day one.
The application seems to indicate that they can build against our boundary and remove the existing fence and hedge.
This has never been agreed and our fence and hedge are to remain. They have agreed to keep the boundary wall a sufficient distance back from our fence to allow both parties to carry out maintenance.

We are still appalled that this detached building has been allowed to pass through planning as it removes any view of the Church from our car park and has created an imposing characterless façade to us.
We are still objecting to the cycle shed which is being built in front of our building line together with that of the church, not only will it be an eyesore for the people of Manchester, it blocks the view of our showroom.

Vehicular Access
We are objecting to the proposed traffic island being placed in front of the Church preventing traffic turning right into their site or out of it. There has been a pedestrian crossing recently installed in front of the Citroen showroom and between two sets of traffic controlled junctions. The crossing currently impacts on traffic movement particularly in peak periods and this traffic island will only make matters worse.
Vehicles wishing to enter the church site will either be forced to turn right into Inchley Road and turn around or more likely will do a U turn which is dangerous.
Exiting their site simply has to have a no right turn sign.

GMAAS - No comments have been received .
However in respect of the overall wider development GMASS have previously advised that no consideration had been granted to the archaeological significance that might be associated with the site. The exclusive focus had been placed upon architectural and historical matters - at the expense of archaeological significance.

GMAAS had concerns about the lack of detail offered in application ref: 102531 concerning the treatment of the former grave yard. GMAAS considered that further consideration should be given to the desirability of archaeologically recording and studying remains from the graveyard. As part of this exercise there should be a more detailed analysis of the burial records and people represented, their age range, occupations, and year of death, together with consultation with relevant specialists, to help better understand the potential for a more detailed study of the skeletal remains.

GMAAS had very specific concerns regarding the proposals for exhumation. The population represented is derived from the community of Dissenters in Manchester during a key period of demographic, industrial, social, political, ideological and religious foment and change. The Unitarian community in Manchester during this period included some of the most influential figures in the history of the late eighteenth and early to mid nineteenth centuries. The archaeological interest regarding the graveyard and its population impinges upon core research themes for the period represented. GMAAS also considered the information that could be recovered through a detailed and sensitive archaeological

analysis of the graveyard population could prove to be relevant to any assessment of the historic significance of the chapel.

GMAAS recommended that the previous application was not determined by Manchester local planning authority until such time as the applicant had supplied for consideration an archaeological assessment, prepared by a suitably qualified and independent archaeological consultant, along with a specification for the archaeological recording, recovery, assessment, analysis, research, reporting and disposal of the gravestones and skeletal population.

Notwithstanding GMAAS' recommendations, they stated that should Manchester local planning authority decide that the application has been submitted with sufficient information for an informed decision to be taken then GMAAS would wish to see a condition attached to the consent requiring that a programme of archaeological work be undertaken prior to the commencement of any development groundworks. This programme of work is to be funded by the developer.

The archaeological works should be undertaken by a suitably experienced and qualified archaeological contractor, funded by the applicant, to a brief supplied by GMAAS who would also monitor the implementation of the work on behalf of Manchester local planning authority.

Design for Security - No comments have been received .

South Manchester Regeneration - No comments received. However, have previous stated that the Welsh Baptist Chapel has deteriorated in condition over recent years and represents a blight on the Upper Brook St frontage - a main arterial route into the city centre. The City Council and its partners are targeting substantial resources in this area to secure long term regeneration benefits. Examples of this are; the Brunswick Housing PFI adjacent to the site; the Corridor Manchester's investment in both the public realm and new facilities like the Graphene Centre; and the investment in the Bus Priority package.

It is important that the whole Welsh Baptist Chapel site is brought back into viable use so the derelict church building can be restored and the regeneration of this strategically important area is delivered.

Head of Corporate Property - No comments received.

English Heritage - Has advised that the former Unitarian chapel is a Grade II* listed building of high national interest, its status putting it within the ranks of the top 8% of all listed buildings nationally.

Completed in 1939 under the designs of renowned architect Sir Charles Barry, this building is of particular interest for its architectural quality, association with its architect and illustration of non-conformist worship of the 19th century. Today, the building is vacant and in a worsening state of repair, and listed on Historic England's Heritage At Risk Register. The current application for the basement level associated with the single storey building to the south of the site relates to the extant planning and listed building consents for the conversion of this valuable heritage site into student residences. As a collective whole, these proposals represent an important application in securing the viable and sustainable future for the highly significant site. In line with previous advice (we refer to our letters

dated 09.09.2013 and 07.01.2014), we therefore continue to welcome the wider scheme in principle. There is no objection in principle to the introduction of basement level facilities, subject to careful consideration of belowground remains and detailed matters in line with the expertise of your Conservation Officer.

Victorian Society / Ancient Monuments Society/ Georgian Group/ Council for British Archaeology/ Society for the Protection of Ancient Buildings- No comments received.

Issues

Policy Context

The National Planning Policy Framework

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report.

Core planning principles in Framework - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. In this case specific weight is given to the need to:

i. Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
ii. Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
iii. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
iv. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources, including renewable energy; Contribute to conserving and enhancing the natural environment and reducing pollution;
v. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
vi. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;

vii. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
viii. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The following specific policies are considered to be particularly relevant to the proposed development:

i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
ii. Chapter 4: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
iii. Chapter 6: Delivering a wide choice of high quality homes - Refers to the delivery c policies that will result in significant increases to the supply of housing. Chapter 6 specifically states that housing applications should be considered in the context of the presumption in favour of sustainable development. Local planning authorities should, subject to a range of specified criteria, seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
iv. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

v. Chapter 12 : Conserving and enhancing the historic environment. Refers to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56)

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

o Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
o Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
o Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
o Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

"Local planning policies should "concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes onto to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Promoting healthy communities is an integral part of delivering the Government sustainable vision, this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces.

Meeting the challenge of climate change is also important part of the NPPF. This includes supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided. Conserving and enhancing the natural environment is also a key consideration and efforts should be made to increase biodiversity at development sites.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Section 12 of the NPPF outlines the Governments objectives in terms of conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 132 goes on to state that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 134 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

This scheme has been designed to complement and respect the character and appearance of nearby heritage assets, and is in broad accordance with the requirements of NPPF. Although the below grounds remains of the former Chapel graveyard would be lost as a result of this proposal , the principle of this loss was previously approved as part of planning permission refs: 101531/FO/2013/N2 and 102532/LO/2013/N2, the archaeology of former graveyard has been fully assessed, and all exhumations at the site have been completed.

The impact on the settings of the Listed Buildings is considered in detail later in this report.

The proposal would be developed would in conjunction with the previous approval refs: 102531 and 102532, and other planning and Listed Building applications currently under consideration (refs; 110846,110847 and 110848) to save the former Chapel building (which has a grade II* designation) from total dereliction.

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.
Appendix C of the Core Strategy has a list of superseded policies and their replacements .

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following specific policies are considered to be particularly relevant to the proposed development:

Policy SP1- Spatial Principles
Policy SP1 advises that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North Manchester, East Manchester and Central Manchester Regeneration Areas. Policy SP1 states under Core Development Principles, that Development in all parts of the City should:-
Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment.
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible; and
- improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

There are also certain Environmental Policies that are relevant to this application.

Policy EN 1- Design Principles and Strategic Character Areas
Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

The Central Arc character Area is predominantly characterised by 1960's social housing estates and zoned industrial areas bisected by the transport network . Much of the Central Arc is experiencing regeneration with some contemporary urban solutions now complete, and some still to be progressed.

The proposed development has been designed respect the architecture of the former Welsh Baptist Chapel and Sunday School, but to provide a contemporary solution in regard to the proposed single storey block of accommodation within the grounds to the south of the Chapel.

Policy EN3 - Heritage
Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre.
New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character , setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens , conservation area and archaeological remains.

The former Welsh Baptist Chapel is a Grade II* Listed Structure. The proposed development is considered to accord with the principles of policy EN3 in that the proposed scheme would form part of a wider development , with a proposal to enable the re-use and associated preservation of the former Chapel and Sunday School buildings (previously approved under applications refs; 102531 and 102532 and currently subject to minor revisions being currently considered as part of application refs; 110846,110847 and 110848), thereby delivering significant benefits to the Listed Building overall and a range of wider economic and social regenerative benefits to the wider area as a whole.

Issues in connection with the re-development of the area of the site where burials were located is considered elsewhere in the report.

Policy CC9 - Design and Heritage
The proposed new building would have a high standard of design appropriate to its context and the character of the area and is not considered to have an adverse impact on the setting of adjacent listed buildings.

Policy DM1 Development Management

Policy DM1 follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to accord with policies DM1 of the Core Strategy.

Saved Policies within the Unitary Development Plan for the City of Manchester (1995)

The UDP is contained within the City Council's Local Development Scheme as a 'saved' document. Policies within Part 1 of the UDP support area based holistic regeneration that involves local communities and public, private and voluntary sector bodies, to create and maintain sustainable communities. Specific Part 1 policies of relevance to this proposal include Environmental Improvement and Protection policy E3.3.

Policy E3.3 - The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems. The aim of this policy is to improve the appearance of the City's major road and rail routes both as an important element in improving the local environment for people living and working on or close to these major routes; to improve the image of the City in order to attract new investment and jobs; and make the City more attractive to tourists and visitors. The Council wishes to see green areas which are established alongside roads designed to a high quality and without the use of shrubs where these would form a litter trap. Where high quality open space cannot be provided then the Council will promote the site for built development.

The proposed development would accord with policy E3.3 in that it would involve the development of a contemporary building, thereby improving the appearance of the site in the Upper Brook Street streetscape.

Saved policy DC19 - Listed Buildings - In determining applications for planning applications for development having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

The proposed development would not for the reasons outlined in more detail below have an adverse effect on the listed buildings architectural or historical character and indeed would on balance enhance the character of the building, its appearance within the street scene and secure its long term future use.

Saved policy DC20 - Archaeology - The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:
a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.
b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, in exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.
c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city , and will consider the effect of new development proposals that are likely to be generators of noise.

As with the Core Strategy policies above, the detailed assessment of the scheme contained within the following issues section of this report will outline that it is considered the proposal accords with all of the saved UDP policies listed above.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007)

National Policy Guidance outlines that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design.

Providing for Housing Choice - Supplementary Planning Document & Planning Guidance
This document provides guidance about the mix of new housing required in Manchester, and seeks to deliver affordable housing provision. Paragraph 5.58 outlines where there may be exceptions to providing affordable housing within a proposed development. This criteria includes where the financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability. Although this scheme falls below the threshold for affordable housing, the applicant submitted a viabilit assessment in connection with the earlier application for the wider overall site (which included the provision of nine one bed units in the same location as those now being proposed , but without the communal accommodation at basement level) in order to demonstrate that the proposed development would not be viable if affordable housing is a requirement as part of the proposed development. This was assessed by appropriate officers who subsequently advised that on the basis of the figures supplied by applicant at the present time, it would be difficult to substantiate affordable housing for this scheme.

Ardwick Local Plan (2007)
The Ardwick Local Plan sets out a 10 - 15 year strategy to address the area's social, economic and physical needs. The SRF prioritises new-build housing to address the depopulation of the central core of Manchester. The Local Plan study area is dominated by public sector housing, with a lack of diversity and choice including a mix of tenures. The opportunity exists to deliver a much broader range of property, aimed at families, properties for sale and (potentially) the student market.
Parts of Ardwick are undergoing major housing change, with the Grove Village PFI, the proposed Brunswick PFI, the NEM led regeneration proposals for West Gorton and potential stock transfer options all contributing towards positive change.

In addition to general policies and strategic guidance for the Ardwick area, the Local Plan includes a Neighbourhood Action Plan for Brunswick (which extends to Upper Brook Street as its western boundary). The Neighbourhood Action Plan describes the Brunswick area and the issues that it faces; 'The neighbourhood is dominated by the Brunswick estate; a social housing estate planned on Radburn principles, with extensive pedestrian only access routes to housing, schools and community facilities. The existing neighbourhood centre on Brunswick Street has very poor facilities. Brunswick is a hot spot for antisocial behaviour related to drug and alcohol misuse. There is a concentration of hostels and temporary accommodation in the area, which is related to the problem of antisocial behaviour'.

Para C1.5 sets out the regeneration priorities for the Brunswick neighbourhood which are to: Use the Neighbourhood PFI project to comprehensively regenerate the area, transforming the housing stock and diversifying tenure; Work with members, residents and potential developers to create a Masterplan framework for the redevelopment of the estate

as part of the PFI process; Create a new neighbourhood centre in the vicinity of the Apollo roundabout; Undertake further residential and commercial development along the main road corridors; Invest in and enhance public realm along the Upper Brook Street corridor to mitigate the impacts of increasing traffic through better public transport, pedestrian and cyclist provision. An enhanced public realm will also serve to improve connections between Brunswick and the Oxford Road Corridor and improve the profile of Brunswick as a place to live; Implement measures to successfully manage the impact of supported housing on the wider community and develop plans to reduce the proportion of supported housing and temporary accommodation in the ward; and Use the new Medlock Primary School, Sure Start Children's Centre and the new health centre to provide a co-ordinated approach to providing services to families and improving community access.

Central Manchester Strategic Regeneration Framework

The Central Manchester Strategic Regeneration Framework (SRF) was adopted by the City Council in 2006. The document defines the needs and priorities for Central Manchester in order to prioritise investment and activity in the area, aligning them with the major opportunities to deliver a sustainable future for the area. Central Manchester has a diverse population and areas with distinctive identities. It is well located, close to the thriving city centre and major centres of education and employment such as the universities and hospitals, Sports City and Central Park. However, many people are still missing out on prosperity and live in neighbourhoods, which they feel are not as safe or attractive as they want them to be.

The main vision for Central Manchester including Ardwick is 'The connected cities, connected citizens'. The vision is for an area in which residents are re-connected with the opportunities available; to live in high quality neighbourhoods and enjoy the economic benefits, improved services and facilities offered by the area's dynamic and growing economy. One of the key areas covered by the Central Manchester Regeneration Framework (SRF) is Ardwick, where this site is located. The overriding purpose of the SRF is to; Provide a strong vision for Central Manchester over the next 10 - 15 years; set a broad spatial framework within which investment can be planned and guided to make the greatest contribution to social economic objectives; reflect Manchester's Community Strategy, identifying opportunities for Central Manchester to contribute to the wider City Objectives and identify where improvements to public services can be delivered for the communities of Central Manchester, building on good practice of regeneration in Manchester and elsewhere.

Issues

Environmental Impact Assessment

The previous application for the wider site (ref: 102531) was subject to a Screening Opinion for an Environmental Assessment on 18th June 2013. The Screening Opinion considered that the proposals were of a limited scale and restricted by the overall size of the site (0.15 hectares) and the existence of the Listed Building on the site which is to be retained, repaired and restored.

The local planning authority's view was that whilst there would be some cumulative impacts in terms of traffic generation, emissions and noise with other development these impacts were not considered to be significant.

The proposed development would take place on predominantly previously developed land in close proximity to existing educational, residential and commercial uses. The site does

not lie within a conservation area although the building subject of the part of the proposals is Grade II* Listed.

Notwithstanding the fact that the former Welsh Baptist Chapel is a Listed Building the land was not in an environmentally sensitive location and was not known to comprise high quality or scare resources that would be affected by the proposed development.

The site is located within the centre of a large complex urban area and is not considered to be an environmentally sensitive or vulnerable area.

In the light of guidance contained within Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and within Circular 2/99, it was therefore considered that an Environmental Assessment was not required in this instance.

Principle

This site is in on the fringe of the Brunswick residential area, on the edge of the City Centre, and the principle of using this site for residential purposes accords with the aspirations outlined in the policies above and is considered to be acceptable in this location.

The construction of a single storey building to form nine one bed units with accommodation in the roof space was approved previously as part of application refs:102531 and 10532. The current proposal seeks to provide basement accommodation set below the single storey building that was granted approval previously. However, the impact of the proposed development on the character of the area and the surrounding commercial properties should be assessed.

Regeneration

The proposed development has the potential to have a material and positive impact on the regeneration of the area and would help to support the local economy. It is considered that the proposed scheme (in conjunction with the applications currently under consideration on the adjacent former Chapel and Sunday School) has the quantum of development to facilitate the creation of an attractive sustainable community and improve the local neighbourhood, bringing forward needed residential accommodation.

Layout

The scheme involves the location of nine duplex apartments in a block alongside the southerly boundary. Whilst it would have been preferable to set this block way from the existing (and retained) hedge which forms this boundary, consideration has been given the setting of this block and relationship to the Grade II* listed building which is to be retained and refurbished as part of other applications under consideration. On balance the location of the proposed new build element of the scheme is considered to be acceptable in terms of layout.

Density and Scale

The surrounding area is characterised predominantly by low rise commercial uses to the east of Upper Brook Street and higher rise buildings within the university corridor to the west of Upper Brook Street . This proposal would provide 9 units in a in a new single storey building, with communal accommodation at basement level. The massing of the new building has been carefully considered so as not to adversely affect the setting of the adjacent or nearby listed buildings.

It is considered that this development is acceptable in relation to density and massing.

Design and Appearance and impact on Listed Building

Sections 16, and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of 'sustainable development' (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, it is essential to ensure that the development of the site sustains and contributes to the stimulation of a thriving historic environment.

Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be.

The proposed single storey block has been designed to comprise stack bonded brick slips, with standing seam panels above the brickwork along the southern elevation and forming the roof. Following concerns expressed from consultees it is proposed to attached a condition to require notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A that all materials and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management shall be agreed prior to commencement of works, in order for the impact to be fully assessed in terms of the potential impact on the setting for the adjacent listed building.

The proposal would also involve the Chapel and single storey new build units being linked internally by a corridor arrangement at basement level. This would have no impacts in terms of visual amenity, but would have an impact on the external fabric of the Grade II* listed building. In order to ensure that detailed consideration is given to the finalised specific works undertaken to facilitate the link corridor connection to the listed building, it is recommended to attach conditions to require the submission of details of any paint removal; internal plaster repairs, ceiling repairs; finalised details of junction between new link and existing buildings; flashing and jointing details between new and existing, and inventory / detailed record and method statement for removal of any fallen items and debris. Furthermore, that full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) information is submitted for consideration before the commencement of development.

In view of the above it is considered that the proposed development would on balance be consistent with sections 7 and 12 of the National Planning Policy Framework policies SP1, DM1, CC9 and EN3 of the Core Strategy and saved UDP policy DC 19.

Disabled Access

Lift access is proposed is proposed to four of the five floors proposed within the chapel including the basement. The proposed link corridor would lead directly to the proposed lift and stair access at basement level in the former Chapel , thereby enabling the future occupiers of the Chapel to be able to easily access the communal facilities which form part of this proposal.
The planning agent has confirmed that the proposed residential units would have level access.

Flood Risk

The northerly part of the wider overall site lies within Flood Zone 2 with the part of the site lying in Flood Zone 3.This application is accompanied by a Flood Risk Assessment (FRA) , which identifies that the nearest water feature is the River Medlock which is located 300i to the north of the site. There are no specific records of ground water flooding for the site noted in the SFRA, and no records from the existing site uses being flooded as a result of ground water.·The FRA confirms that the proposed development does not include any works which would increase the risk of flooding to or from the development from ground water sources . The FRA advises that the proposed development would utilize the flood resilient techniques recommended in the NPPF guidance where appropriate , including installing air bricks and wall sockets as high as is feasible and practicable in order to minimise impact of any flooding in the future, and ground floor waterproofing extending to appropriate level above existing ground levels.

The site is considered to be generally at a low risk from all sources of flooding except potential fluvial residual flooding in extreme events. The proposed development is categorised as 'more vulnerable' in accordance with the NPPF; it is therefore an appropriate type of development within Flood Zone 3 if the NPPF Exception Test can be passed.

The proposed development can incorporate suitable flood resilience measures. Evacuation is feasible and a low hazard given the flood setting. Based on the likely flooding risk, it is considered that the proposed scheme could be developed and operate safely in flood risk terms, without increasing flood risk elsewhere, and is therefore appropriate development in accordance with the NPPF.

The Environment Agency have indicated that they have no objections on the basis that the measures outlined in the FRA are implemented.

Boundary treatment

The current proposal makes no reference to any boundary treatments, as they fall outside the site area under consideration. For clarity, the application for the wider overall development proposal involves the retention of the existing railings and stone kerb below (1.8m overall), repairing them where necessary and repainting them on the north -west and southern boundaries. The existing gates to the Upper Brook Street frontage would be reset within new 2.15m high stone gate piers in front of the main entrance to the former Chapel building, with a new wall proposed to the southern end of the Upper Brook Street frontage to the rear of the bus shelter, which would form part of a proposed cycle store.

The existing low wall to the north eastern boundary would be retained, with the hedge to the south eastern boundary being retained , or replaced (if necessary).

Comments from the local business regarding the Laurel hedge have been noted, and have also been given consideration previously (as part of application ref:102531), but as advised earlier in the report , although it would have been preferable to set this block way from the existing (and retained) hedge which forms this boundary, consideration has been given the setting of this block and relationship to the Grade II* listed building which is to be retained and refurbished as part of other applications under consideration. On balance the location of the proposed new build element of the scheme is considered to be acceptable in terms of layout. Furthermore, the hedge is proposed to be retained, the option to replace the hedge would only be considered if the hedge does not survive following the implementation of the proposed development.

The scheme would also include the provision of a remote control sliding gate with railing infill to the car park from Upper Brook Street. It has been previously considered that the proposed details were acceptable in this location, and would not detract from the setting of the listed building.

Lighting

No details of any lighting proposal have been submitted in respect of the proposed development, or for the wider site including the Grade II* listed buildings. It is recommended that a condition be attached to any approval to require full details of all external lighting to be erected within the development to be submitted and agreed in writing. This is also in order to enable the full impact of such proposals on security, and the listed buildings.

Archaeology

A draft Written Scheme of Investigation for a Desk-based assessment and Graveyards Survey was submitted as part of the revised Design & Access Statement accompanying the previously approved application for the wider overall development.

Given the comments made previously by the Greater Manchester Archaeological Advisory Services, it is recommended that any approval is conditioned to require that the applicant submits an archaeological assessment , prepared by a suitably qualified and independent archaeological consultant for consideration, along with a specification for the archaeological recording, recovery, assessment, analysis, research, reporting and disposal of the gravestones and skeletal population, if the single storey element of the proposed development remains part of the proposed development.

Subject to compliance with the above the proposals would be consistent with section 12 of the National Planning Policy Framework, policy EN3 of Core Strategy and saved UDP policy DC20.

Graveyard

As part of planning approval ref: 102531 for the wider overall development , the developer that advised in the revised Design & Access Statement that all graves and memorial stones would be identified and recorded; that the exhumation and removal of graves and archaeological assessment would be undertaken in accordance with archaeological brief outlined in the revised design and access statement, and that the graveyard ground works and preparation for the single storey apartment block would be in accordance with a method statement taking account of the outcome of the archaeological investigation , and agreed prior to works commencing .

All exhumation works have now been undertaken, graves and memorial stones identified and recorded. It is however recommended that a condition be attached to any approval to require , that the graveyard ground works and preparation for the single storey apartment block would be in accordance with a method statement taking account of the outcome of the archaeological investigation , and agreed prior to works commencing . This is pertinent to the current proposal, which would locate a basement area for the proposed single storey block of apartments which would be located primarily in the area where the exhumations have been completed.

Discussions have previously taken place with the applicant in connection with application ref:102531 in regard to not developing the graveyard as part of the proposal development, due to the graveyard having important historic significance. However, the overall wider development would not be viable due to the significant level of restoration works required to the former Chapel and Sunday School, without the development of the duplex accommodation within the graveyard. For this reason it was not possible to remove this element from the proposed development proposals.

For the reasons outlined above in the report it is considered that the benefits of the wider development scheme to bring the former Welsh Baptist Chapel back in active use after a long period of dereliction would on balance outweigh the impact of developing residential accommodation within the graveyard, subject to conditions relating to archaeology (including an archaeological survey and recording of graveyard monuments and recording and recovery of the skeletal population, together with analysis of grave/ coffin fittings, clothing and other cultural items, palaeopathological analysis of the skeletal population, and specification and arrangements for the re-interment of the skeletal population); a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), and proposals for a heritage board to be erected at the site which shall include a presentation and interpretation of the importance of the church and graveyard , and heritage of the site . These conditions are proposed to be attached to the associated planning application currently under consideration (ref: 110845)

Other matters raised by objectors

A local business has raised concerns in regard to the wall along the southern boundary which forms the rear elevation of the duplex units and the cycle store. As referred to earlie in this report it is proposed to attach a condition to require notwithstanding the materials annotated on plan ref: 8015 (05) 002 rev. A that all materials and specifications of the materials to be used on all external elevations of the development are submitted. It will therefore be possible to revisit the elevational treatment of the duplex units to potentially reduce the impact of the proposed development on the access to their building.

Conclusion

The proposal forms part of a wider development scheme to bring the former Chapel building and Sunday School back into sustainable re-use that with preserve what remains of this highly significant heritage asset is very welcomed indeed. The proposed development would aid the viability of the overall wider development scheme to enable the retention, repair and restoration of the former Chapel and Sunday School buildings, to retain the heritage asset as an important landmark in the street scene.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation Approve

Article 35 Declaration
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.
The applicant sought pre-application advice from the City Council prior to the submission of this planning application and advice given at this stage was incorporated into the design of the submission.

Condition(s) to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents and plans in respect of the new build accommodation only:

8015 (01) 000 (Site edged red), 8015 (04) 201 rev.B (basement floor plan), 8015(04) 009 rev.C (basement floor plan), 8015 (04) 202 rev.A (ground floor plan option B), 8015(04) 010 rev.C (ground floor plan option B), 8015 (04) 203 rev.B (first floor plan option B), 8015(04) 011 rev.B (first floor plan option B),8015(05)002 rev.A (New Build Elevations as proposed), 8015 (06) 002 (Chapel Sections) as proposed date stamped as received 18th December 2015;

Welsh Baptist Chapel - Internal specification; Heritage statement ; Planning Statement; Design & Access Statement received 18th December 2015;

Flood Risk Assessment received by e-mail 1st February 2016.
Emails from planning agent dated 19th and 22nd February 2016

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester

3) Notwithstanding the materials annotated on plan ref: 8015 (05)002 rev.A, no approved development shall commence until samples and specifications of the materials to be used on all external elevations of the development along with jointing and fixing details and a strategy for quality control management have been submitted to and approved in writing by the City Council as local planning authority.
The development shall be constructed only using the approved materials.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) Before development commences, a detailed method statement for the erection of any scaffolding to the former Chapel buildings, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

5) Before development commences full survey drawings, schedule of work, method statement and detailed specification for all works to stonework, and repointing (both internal and external) in connection with the link corridor , shall be submitted and approved in writing by the City Council as local planning authority. The works of repair and reinstatement shall be carried out in accordance with the approved details before occupation of the units hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Before development commences, finalised specifications of the following works to the former Chapel in association with the link corridor shall be submitted to and approved in writing by the City Council as local planning authority:

a) Details of any paint removal .

b) Internal plaster repairs, ceiling repairs.

c) Finalised details of junction between new link and existing buildings.

d) Flashing and jointing details between new and existing.

e) Inventory / detailed record and method statement for removal of any fallen items and debris.

The works of repair listed above shall be carried out in accordance with the approved details before occupation.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Before development commences, a finalised detailed method statement for the works to be undertaken to the graveyard (including the precise details the layout of the gravestones), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the work maintains the heritage significance of the building, pursuant to policies EN3 , DC19 and DM1 of the Manchester Core Strategy.

8) Before development commences finalised specifications of all mechanical and electrical servicing , including cabling, drainage and pipework , shall be submitted and approved in writing by the City Council as local planning authority. The development hereby approved shall not be occupied until the approved scheme has been implemented in full.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) No development shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
-an archaeological desk-based study
- an archaeological survey and recording of graveyard monuments
- recording and recovery of the skeletal population
2. A programme for post investigation assessment, research and re-interment to include:
- analysis of the site investigation records
-analysis of grave/ coffin fittings, clothing and other cultural items
- palaeopathological analysis of the skeletal population
- production of a final report on the significance of the archaeological and historical interest represented.
-specification and arrangements for the re-interment of the skeletal population

3. Provision for publication and dissemination of the analysis and report on the site investigation - including publication as part of the 'Greater Manchester's Past Revealed' series.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved Policy DC20.1 of the Unitary Development Plan for the City of Manchester and in accordance with NPPF Section 12, Paragraph 141(- To record and advance understanding of heritage assets to be lost and to make information about the archaeological heritage interest publicly accessible), and policies SP1, H1,EN1 and DM1 of the Core Strategy for Manchester.

10) No development shall commence until a scheme has been submitted to and approved in writing by the City Council as local planning authority, detailing measures to ensure the submission of an accurate survey of the external areas identifying the position and condition of individual gravestones; a detailed methodology of the realignment of the grave stones and their incorporation into the hard landscaping scheme and laying out of pathways, including an excavation strategy with the graveyard area and individual graves and measures to safeguard gravestones during the various phases of the development. The approved scheme shall be implemented in full prior as part of the authorised development.

Reason - In the interests of residential amenity pursuant to policies SP1, DM1 and EN3 of the Core Strategy for Manchester and the guidance contained within the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Corporate Property
South Manchester Regeneration - Central SRF
Greater Manchester Police
Historic England (North West)

2 -48 Hursthead Walk, Manchester, M13 9UT
2 - 10 Cray Walk, Manchester, M13 9UU
2 – 6 Craigwell Walk, Manchester, M13 9WN
First Floor Flat 149 Lloyd Street South, Manchester, Manchester, M14 7LA
4 Helmshore Walk, Manchester, M13 9TH
Manchester University, Oxford Road, Manchester, M13 9PL
Block A Flat 1, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 2, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 3, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 4, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 6, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 8, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 6, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 5, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 4, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 3, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 2, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 1, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 28, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 27, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 17, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 15, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 14, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 12, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 11, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 10, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 9, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 8, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 7, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 12, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 11, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 10, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 9, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 8, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 7, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 6, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 5, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 14, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 4, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 3, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 2, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 1, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 19, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 18, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 17, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 16, Kincardine Court, Kincardine Road, Manchester, M13 9JA

Block A Flat 16, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 15, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 14, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 12, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 11, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 10, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 9, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 26, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 25, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 24, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 23, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 22, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 21, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 20, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 19, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 18, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 7, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block A Flat 5, Kincardine Court, Kincardine Road, Manchester, M13 9JA
University Of Manchester Telecommunications Network, Oxford Road, Manchester, M13 9PL
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Prospects House, Booth Street East, Manchester, M13 9EP
19 - 21 Upper Brook Street, Manchester, M13 9XH
Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Islamic Academy, Upper Brook Street, Manchester, M13 9AJ
Block A Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block B Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Block C Flat 13, Kincardine Court, Kincardine Road, Manchester, M13 9JA
Flat A, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat B, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat C, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat D, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat E, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat F, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat G, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat H, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat J, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat K, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat L, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
Flat M, Ronson Hall, Grosvenor Street, Manchester, M1 7HR
James Chadwick Building, Booth Street East, Manchester, M1 7HR
Worsley Court Wilmslow Road, Manchester, Manchester, M14 5LU
John Dalton Building Chester Street, Manchester, Manchester, M1 5GD
Flat 5 Hudson Court 63 Ardwick Green North, Manchester, Manchester, M12 6ER
13 Sefton Close, Manchester, Manchester, M13 9TW
6 Arkley Walk, Manchester, Manchester, M13 9YN
184 Withington Road, Manchester, Manchester, M16 8WJ
16 Quinton Walk, Manchester, Manchester, M13 9YG
14 Clayburn Road, Manchester, Manchester, M15 5EA
19-21 Upper Brook Street, Manchester, M13 9XH
Flat 5, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER
1 Tower Square, Manchester, Manchester, M13 9RL
2 -6 Whitekirk Close, Manchester, M13 9TE
1 – 13 Haymans Walk, Manchester, M13 9TF

2 Haymans Walk, Manchester, M13 9TF
4 Haymans Walk, Manchester, M13 9TF
6 Haymans Walk, Manchester, M13 9TF
8 Haymans Walk, Manchester, M13 9TF
2 Hardshaw Close, Manchester, M13 9TN
4 Hardshaw Close, Manchester, M13 9TN
6 Hardshaw Close, Manchester, M13 9TN
53 - 57 Upper Brook Street, Manchester, M13 9TD
45 Upper Brook Street, Manchester, M13 9WS
2 Rudcroft Close, Manchester, M13 9XT
4 Rudcroft Close, Manchester, M13 9XT
2 Parkbridge Walk, Manchester, M13 9XZ
4 Parkbridge Walk, Manchester, M13 9XZ
6 Parkbridge Walk, Manchester, M13 9XZ
8 Parkbridge Walk, Manchester, M13 9XZ
10 -Helmshore Walk, Manchester, M13 9TH
12 Helmshore Walk, Manchester, M13 9TH
14 Helmshore Walk, Manchester, M13 9TH
16 Helmshore Walk, Manchester, M13 9TH
2 Helmshore Walk, Manchester, M13 9TH
20 Helmshore Walk, Manchester, M13 9TH
22 Helmshore Walk, Manchester, M13 9TH
24 Helmshore Walk, Manchester, M13 9TH
26 Helmshore Walk, Manchester, M13 9TH
28 Helmshore Walk, Manchester, M13 9TH
30 Helmshore Walk, Manchester, M13 9TH
32 Helmshore Walk, Manchester, M13 9TH
34 Helmshore Walk, Manchester, M13 9TH
38 Helmshore Walk, Manchester, M13 9TH
40 Helmshore Walk, Manchester, M13 9TH
48 Helmshore Walk, Manchester, M13 9TH
50 Helmshore Walk, Manchester, M13 9TH
6 Helmshore Walk, Manchester, M13 9TH
8 Helmshore Walk, Manchester, M13 9TH
1 -51 Skerry Close, Manchester, M13 9UD
2 -16 , 1-15 Deanwater Close, Manchester, M13 9US

Appendix 2 – Planning constraints

Removal Of PD Rights Change Of Use From Class C3 To Class C4
All buildings, structures,erections and works exceeding 90m
Islamic Academy,Upper Brook Street,Manchester,M13 9AJ,

Appendix 3 – Monitoring information recorded

No monitoring information recorded



Samantha Gill
<[redacted]>
19/02/2016 11:00

To "[redacted]" <[redacted]>
cc Rob Smith <[redacted]> Stephen Anderson <[redacted]>
bcc
Subject Welsh Baptist Chapel

Dear Sue,

Further to our conversation regarding Welsh Baptist Chapel I would like to confirm that the CIS and the Preliminary site investigation report that have been submitted as part of the section 72 and 19 applications are also to apply to the new planning application for the Basement.

I would also like to confirm that there has been no change to the proposed performance standard of the New Build as such we will still be seeking to discharge the previous condition which states:

> The development hereby approved shall seek to achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the residential units hereby approved are first occupied.

Many thanks for keeping me updated with the progress of the application and if there is anything else you need please do not hesitate to ask.

Kind Regards

Samantha Gill *BArch (Hons), MArch*
Architect

[redacted]

Buttress

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Manchester
M4 6AF

T [redacted]
F
W **www.buttress.net**

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"Smith, Laila" <[redacted]>

17/02/2016 15:39

To "[redacted]" <[redacted]>
cc
bcc
Subject RE: FRA - Welsh Baptist Chapel - application refs: 110845 110846, 110847, 110848 e-mail 1 of 2

Hi Sue,

Please find attached our formal response to the above stated planning application - removing our objection.

Thanks
Laila

From: s.[redacted]uk [mailto:[redacted]]
Sent: 09 February 2016 14:06
To: Smith, Laila
Subject: Fw: FRA - Welsh Baptist Chapel - application refs: 110845 110846, 110847, 110848 e-mail 1 of 2

Laila , please find attached a copy of the FRA for the Welsh Baptist Chapel applications . Appendices to follow in further e-mail .

Kind Regards
Sue Wills
Principal Planner
Development Management North
Planning
Growth and Neighbourhoods Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA
External Tel: [redacted]
Internal extension [redacted]
Email: [redacted]
http://www.manchester.gov.uk

----- Forwarded by Sue Wills/Chief.Executives/MCC on 09/02/2016 13:55 -----

Samantha Gill <[redacted]>

01/02/2016 14:36

[redacted] <[redacted]>
cc Stephen Anderson <[redacted]>
Subject FRA - Welsh Baptist Chapel - application 110845

Afternoon Sue,

Please find attached a copy of the FRA that was submitted with the previous planning application . Please let me know if there is anything else you need.

Kind Regards

Samantha Gill *BArch (Hons), MArch*
Architect

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W **www.buttress.net**

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Please contact [redacted] with any queries.

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dps1.rtf

Manchester City Council
Development Control
PO Box 488
Manchester
Lancashire
M60 2JT

Our ref: SO/2016/115730/02-L01
Your ref: 110845/FO/2015/N2

Date: 17 February 2016

FAO Sue Wills

Dear Madam

FLOOD RISK ASSESSMENT - ERECTION OF DETACHED SINGLE STOREY BUILDING TO FORM 9 ONE BEDROOM RESIDENTIAL UNITS (WITH ACCOMMODATION IN THE ROOFSPACE), TOGETHER WITH THE PROVISIONAL OF BASEMENT COMMUNAL SPACE COMPRISING RESIDENTS LOUNGE, LAUNDRY AND FITNESS ROOM , WITH BASEMENTLEVEL CORRIDOR TO CHAPEL, AND VEHICULAR ACCESS FROM UPPER BROOK STREET (IN CONJUNCTION WITH THE CONVERSION OF THE FORMER WELSH BAPTIST CHAPEL AND ATTACHED ISLAMIC ACADEMY BUILDING TO SELF CONTAINED RESIDENTIAL UNITS)A, AND MINOR AMENDMENTS TO DESIGN FORMER WELSH BAPTIST CHAPEL , UPPER BROOK STREET, ARDWICK, MANCHESTER,

Thank you for submitting the Flood Risk Assessment (FRA) in relation to the above planning application which we received on 09th February 2016.

Environment Agency position

The submitted FRA is acceptable in principle and we can now remove our previous objection to the above planning application.

Should you wish to discuss anything further please do not hesitate to get in touch.

Yours faithfully

MISS LAILA SMITH
Planning Advisor

Direct dial [redacted]
Direct e-mail [redacted]

2
End



[redacted]

01/02/2016 14:42

To <[redacted]>
cc
bcc
Subject Planning objections - Former Welsh Baptist Chapel

Sue

I am writing in relation to the following planning applications

Number 110845/FO/2015/N2
Number 110846/LO/2015/N2
Number 110847/JO/2015/N2
Number 110848/JO/2015/N2

We are objecting on the following points.

Car Parking

The application states that they have 12 (twelve) car parking spaces on the car park next to the Islamic Academy. This is incorrect they have 2 (two) after the completion of the works.
We have an agreement in place that at term times we will allow access to parents dropping off luggage for students leaving or returning to college during the weekend.
The car park will be full of staff cars during the normal working day and partially full at weekends.
The car park ultimately will be controlled by an entry control system preventing any unauthorised persons using it.

Collection of refuse

The application seems to infer that they have rights to bring a refuse vehicle into the car park, empty their bins and leave – they do not any such right.
Looking at the Google 2012 picture, that refuse wagon has no legal rights to come across the car park and we estimate that the time must be well before 7.00am.
We intend to install a system to control illegal parking, as we believe the occupants of the Church apartments will attempt to park on our car park. The wagon will therefore not be able to access it out of hours.
Nor will a wagon be able to drive into the car park during the working day as it will be full of staff cars, so it will be impossible to turn within it.
They will have to enter their site via Upper Brook street.

Single storey building/ Landscape plan

The position of this building has been an issue from day one.
The application seems to indicate that they can build against our boundary and remove the existing fence and hedge.
This has never been agreed and our fence and hedge are to remain. They have agreed to keep the boundary wall a sufficient distance back from our fence to allow both parties to carry out maintenance.

We are still appalled that this detached building has been allowed to pass through planning as it removes any view of the Church from our car park and has created an imposing characterless façade to us.

We are still objecting to the cycle shed which is being built in front of our building line together with that of the church, not only will it be an eyesore for the people of Manchester, it blocks the view of our showroom.

Vehicular Access

We are objecting to the proposed traffic island being placed in front of the Church preventing traffic turning right into their site or out of it.
There has been a pedestrian crossing recently installed in front of the Citroen showroom and between two sets of traffic controlled junctions.
The crossing currently impacts on traffic movement particularly in peak periods and this traffic island will only make matters worse.
Vehicles wishing to enter the church site will either be forced to turn right into Inchley Road and turn around or more likely will do a U turn which is dangerous.
Exiting their site simply has to have a no right turn sign.

[redacted]

Rec'd 1/2/14

FLOOD RISK ASSESSMENT

Conversion of disused chapel and adjacent Islamic building to residential (93 units in total):

- Sleeping accommodation on ground floor
- Self-contained ground floor dwellings
- Suitable Evacuation to Flood Zone 1
- Evacuation / Refuge addressed for a range of flood events

at

Upper Brook Street, Chapel,
Manchester, M13 9AJ

22nd March 2014

GLNK Ltd

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If this report has been released electronically, the appendices referred to herein can be found in the annexed zip folder/s as .pdf or .dwg files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans may be annexed separately as A1 or A0 copies where a bound-in A3 copy is not appropriate.

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1.0 Scope

This report contains the details of a Flood Risk Assessment carried out by GLNK Consulting Limited ("GLNK Ltd") for conversion to residential of the disused Upper Brook Street Chapel and site, Manchester, M13 9AJ, henceforth referred to as "the site" in this report.

This report has been prepared for Church Converts (Manchester) LLP and must not be relied upon by any other party without the explicit written permission of GLNK Ltd.

All parties to this report do not intend any of the terms of the Contracts (Right of Third Parties Act 1999) to apply to this report.

Please note this report does not purport to provide definitive legal advice nor can it be used to demonstrate that the site will never flood in the future.

The Executive Summary contains an overview of key findings and conclusions. However, no reliance should be placed on the Executive Summary until the whole of the report has been read. Other sections of the report may contain information which puts into context the findings noted within the Executive Summary.

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2.0 Executive Summary

This FRA has been carried out in accordance with the 27th March 2012 National Planning Policy Framework (NPPF). It is to be used to assist the Local Planning Authority (LPA) and Environment Agency (EA) when considering the flooding issues of the proposed development as part of a planning application.

This is categorized as a "More Vulnerable" landuse in accordance with the NPPF classifications; the site is located in FZ3 hence the NPPF Exception test does need to be passed.

Evacuation to Flood Zone 1 for all future occupants is appropriate and feasible; a site and development specific Flood Response Management Plan is included in this report.

Dry emergency access to upper levels (above the extreme 1 in 1000 year accommodating for climate change) for all upper level occupants for the lifetime of the development is achievable. First floor levels will be a minimum of c. 2.7m above the existing ground level. Given building to be converted, the residual flood setting and scale of development, flood compensation is not considered necessary. A preliminary drainage strategy and SUDS appraisal are included. Below ground archaeological constraints likely to restrict SUDS.

Given the residual risk flood setting, the level, extent and depth of flooding on the site can be managed in terms of resilient measures, evacuation to areas in Flood Zone 1 and emergency refuge.

Based on the likely flooding risk, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF.

3.0 Introduction

The site boundary is provided in the location plan in Appendix A.

The FRA combined a desktop study, review of available information, consultations and an assessment of all sources of flooding posed to and from the site and proposed development, in accordance with National Planning Policy Framework (NPPF). Appropriate flood mitigation measures were then considered, either as already incorporated within the scheme or recommended for inclusion at detailed design stage. The suitability of the proposed development was also reviewed in the context of the NPPF and the technical guidance accompanying the NPPF.

4.0 Purpose of the Report

This FRA has been carried out in accordance with National Planning Policy Framework (NPPF). It is to be used to assist the Local Planning Authority (LPA) and Environment Agency (EA) when considering the flooding issues of the proposed development as part of a planning application.

The report provides the following information:

- An assessment of the flood risk posed to the site based on flood information and mapping provide by the EA and Strategic Flood Risk Assessment (SFRA);
- An assessment of the proposed development in terms of surface water run-off; and
- Proposals for measures to mitigate the flood risks posed to and from the development where appropriate.

5.0 Report Information Sources

The information source used to undertake this FRA has been collected from the following sources:

- British Geological Survey Website (accessed September 2013);
- EA Website (accessed September 2013);
- Manchester City Council Level 1 Strategic Flood Risk Assessment (2008);
- Manchester City Council Level 2 Strategic Flood Risk Assessment (2011);
- Internet mapping and searches.

6.0 Overview of British Legislation

6.1 National Planning Policy

The National Planning Policy Framework (NPPF) and accompanying Technical Guidance was published on the 27th March 2012. This supercedes all Planning Policy Statements (PPS's) and remaining Planning Policy Guidance (PPG's). Flood risk is retained as a key development consideration and is incorporated within Section 10: "Meeting the challenge of climate change, flooding and coastal change":

"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."

The Sequential and Exception Tests (as per PPS25) are retained as part of the NPPF. The accompanying NPPF Technical Guidance also includes Tables 2 and 3 (similar to Tables D2 & D3 of PPS25) to assist with flood risk vulnerability classifications and development suitability. This report provides the flood risk assessment element of both tests where appropriate. It is the decision of the planning authority as to whether the tests can be fully passed.

6.2 Local Policy

Local Authorities consider flood risk through relevant environmental and climate change policies which enforce the requirements of the NPPF.

The Strategic Flood Risk Assessment (SFRA) is a key source of flood risk specific information for the area. The SFRA provides a more detailed review of flood risks and recommendations for ensuring developments can be constructed and operated safely in accordance with the NPPF. Greater detail of the SFRA is provided in the report.

7.0 Site Status and Environmental Setting

7.1 Site Location and Status

The site is a plot of land c. 0.2ha with an existing chapel with associated hardstanding access and soft landscaping (permeable) adjacent. The site is c. 650m south of Manchester Piccadilly Station, south of the Mancunian Way. The site location plan can be seen in Appendix A.

7.2 Current Site Description

The following description is based on information made available from internet mapping, architects drawings and aerial photography.

The site is currently 80% permeable comprising the chapel and associated hardstanding. The site is bounded by Upper Brook Street to the west, and commercial buildings / plots to the south, north and east. The site's surrounding is predominantly commercial.

7.3 Existing Flood Risk

Fluvial

There are no surface water features present on the site.

From an inspection of ordnance survey plans the nearest water feature to the site is the River Medlock which is located 300m to the north of the site.

According to the EA flood map, the site is partially within Flood Zone 2 & 3. There are no defences along this immediate stretch of watercourse.

The site is within the EA Flood Warning area.

The EA's mapping supercedes the SFRA mapping. Figure 1 is the EA up to date website mapping:

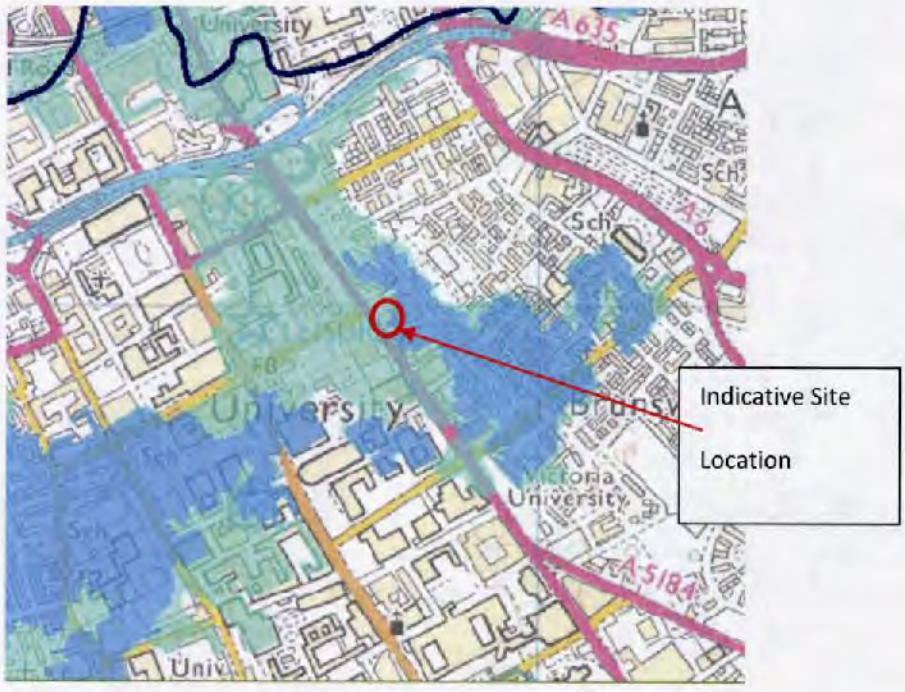


Figure 1: EA website flood map (September 2013)

Strategic and Preliminary Flood Risk Assessment

The mapping for the SFRA's and the PFRA is out of date or not of a suitable resolution such that it is not site specific. The SFRA does not have up to date site specific mapping, but is referred to where appropriate in the relevant sections of this report.

The SFRA does not indicate any other significant sources of flooding posed to the site.

7.4 EA Data, Approved Modelling and Hazard

The site is still at potential residual risk from surcharging / overtopping events in the Medlock.

The Brunswick PFI flood modelling has been approved by the EA. This provides detailed depth modelling which covers the site and surrounding areas:

As per email sent to the EA dated 6th march 2014:

flooding across the site hence the different depths):

1. The finished floor level within the Chapel?

Will remain the same as existing for the ground floor - but no water can enter the building - see attached.

2. Modelled level data for (with reference)

a. 1 in 100 year + climate change
38.732mAOD
b. 1 in 1000 year

3. Flood depths within the chapel building?
   a. For 1 in 100 year + climate change
   No depth of flooding as no waters can enter the building existing or proposed
   b. And 1 in 1000 year
   No depth of flooding as no waters can enter the building existing or proposed
4. Flood depths surrounding the site?
   a. For 1 in 100 year + climate change
   Up to 0.342 BUT only in south of site, main access will be in zero depth of flooding to unrestricted FZ1 to the west.
   b. And 1 in 1000 year
   Similar to above and up to 0.5mAOD, but main access is in zero depth of flooding

Given the catchment response and therefore likely potentially short duration of flooding, the assessment concentrates on the hazard rating, design response, refuge and flood warning management including suitability of evacuation.

Groundwater

There are no specific records of groundwater flooding for the site noted in the SFRA. There is no ground investigation data available for the site to confirm the geology and groundwater levels on the site.

SFRA Map GW 2.1 indicates the area of south central Manchester is within an area of potential rising groundwater levels.

There are no records from the existing site users of the site being flooded as result of groundwater.

The proposed development does not include any works which could increase the risk of flooding to or from the development from groundwater sources.

Artificial Sources of Flooding

There are no artificial waterbodies / lost rivers in the immediate area with likely flood flowpaths that could reach the site.

The site is not within an EA Reservoir flood risk area.

The proposed development does not include any works which could increase the risk of flooding to or from the development from artificial sources.

Other Sources of Flooding (Infrastructure)

United Utilities is responsible for storm water and foul water sewer systems in the area of the site.

No records of surface water or sewer flooding were noted in the data reviewed.

The condition, depth and exact location of sewers in surrounding roads is not known at this stage.

Given the size of the scheme, the proposed development does not include any works which could likely significantly increase the risk of flooding to or from the development from infrastructure sources.

It is assumed the existing connections will be retained where feasible and if new connections are required these will require consent United Utilities.

Flood History

From available information the site has not been inundated by historic flood events.

Key Flooding Sources

A summary of the key flooding sources relative to the site that have been identified from available sources is provided in Table 1. Those sources discounted in the above sections have been excluded:

Table 1: Summary of Flooding Sources and Pathway / Risk

Flooding Source	Potential			Comments on Pathway Likelihood
	High	Medium	Low	
Fluvial			x	Site is Located in Flood Zone 2 & 3. Suitable flood evacuation timing and route for all future occupants. Residual risk from Medlock. Internal access for majority of occupants to upper floors above the extreme flood event level for the lifetime of the development; in conjunction with a flood evacuation plan the site could be operated safely, given the potential velocity of flow is low and site is not within a rapid inundation zone / breach flood

8.0 Assessment of Proposed Development

8.1 Proposed Development

The proposed development can be seen in Appendix B.

The proposed development is:

"Repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self-contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works"

- Convert existing chapel to residential
- Internal works on existing chapel to split into multiple levels; self-contained ground flats
- Evacuation to Flood Zone 1 within 150m (see following sections)

- First floor levels will be a minimum of c. 2.7m above the existing ground level.

There will not be an unacceptable increase in impermeable areas on the site, given the existing buildings and hardstanding on the site; the incorporation of permeable landscaping for non-building areas offers the opportunity to maximize the opportunity for permeable areas (see section on SUDS).

FLOOD PROOFING

Refer to Appendix B3 and B4.

These are standard designs which respond to the EA's concern of the potential flood waters in the unlikely event of an extreme event reaching the site.

The Buildings would have zero depth of flooding with appropriate access for evacuation to the north for all in zero depth.

Preliminary Drainage Strategy

Below ground archaeological constraints are likely to restrict the ability to incorporate extensive below ground SUDS techniques and/or below ground tank storage.
Restriction SUDS such as swales could be incorporated (see section on SUDS), subject to appropriate archaeological risk management.
The drainage strategy is based on the following guidelines, to be incorporated as appropriate to the scheme and as existing:

- Separate foul and surface
- As required, capacity based on the 1 in 100 year storm including for climate change
- SUDS to be incorporated (see following section)

The following flood resilient measures are to be incorporated as appropriate:

8.2 Flood Resilience

The proposed development will utilize the flood resilient techniques recommended in the NPPF Technical Guidance where appropriate and also the recommendations that have previously been issued by various councils:

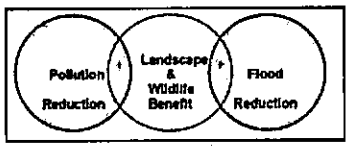
These include:

- Plasterboards will be installed in horizontal sheets rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in a flood event
- Wall sockets will be raised to as high as is feasible and practicable in order to minimise damage if flood waters inundate the property
- The ground floor will be concrete in order to minimise damage and reduce the turnaround time for returning the property to full operation after a flood event
- Any wood fixings on ground floor will be robust and/or protected by suitable coatings in order to minimise damage during a flood event
- Airbricks will be raised to as high as is feasible and practicable
- The Damp Proof Membrane will be installed above the main floor slab and tied in to the walls where appropriate, to reduce the turnaround time for returning the property to full operation after a flood event.
- The ground floor waterproofing will be extended to an appropriate level above existing ground levels.

8.3 Sustainable Drainage Systems (SUDS)

Concept SUDS Strategy

The following diagram indicates the philosophy behind the proposed SUDS strategy, and is taken from the EA's SUDS guidance:



(Source: Environment Agency, 2009)

Table 2 indicates the SUDS Hierarchy Appraisal for the site and proposed development:

Table 2: Site Specific SUDS Appraisal

SUDS Hierarchy	SUDS Technique	Potential Benefits			Site Specific	
		Flood Reduction	Pollution Reduction	Landscape & Wildlife Benefit	?	Scheme Specific SUDS Suitability Appraisal and Comment
Most Sustainable	Living Roofs	•	•	•	X	Not likely feasible given nature of individual house to be constructed. (eg: Blue, Green and Brown roofs)
	Ponds / Basins	•	•	•	*	Could be incorporated into site subject to confirmation of the physical and chemical properties of the ground. But not likely suitable given flood setting or below ground archaeological constraints
	Swales	•	•	•	*	Could be incorporated into site subject to confirmation of the physical and chemical properties of the ground. But not likely suitable given flood setting or below ground archaeological constraints
	Infiltration Techniques	•	•		*	Ground Investigation data is required to confirm the chemical suitability of the site and also porosity eg: strategically located soakaway tests to BRE 365 and detailed design. Confirm as part of detailed design. But not likely suitable given flood setting or below ground archaeological constraints
	Permeable Surfaces and Filter Drains	•	•		✓	Permeable finishes to parking / access areas. Additional permeable surface areas could be incorporated. Subject to confirmation of the physical and chemical properties of the ground; i.e. existing saturation of the ground But not likely suitable given flood setting or below ground archaeological constraints
Least Sustainable	Tanked Systems	•			*	If required as part of the drainage strategy, this would be used as back up to ensure 1 in 100 year +cc storage can be achieved on site if necessary. But not likely suitable given flood setting or below ground archaeological constraints

Key:
Potentially suitable at the site: * Incorporated in the scheme: ✓ Not suitable / possible at the site: X

8.4 Refuge and Evacuation

A precautionary approach has been taken.

Based on the likely flood risk (EA data) and associated warning time that is feasible (residual risk of fluvial flooding with EA warning scheme in operation) it is considered likely that there would be sufficient time to evacuate / seek refuge as appropriate.

In the event of a fluvial flood reaching the site, evacuation should be the preferred response for the full range of flood events.

Range of Flood Events

The site is within a fluvial flood extent. It is therefore considered that:

a) Evacuation is always the preferred response and is feasible at this site with early flood warning available
b) Refuge for all future upper level occupants is the correct emergency strategy for all flood warning types
c) Provision of the suitable refuge area means upper level occupants will have acceptable facilities; the duration of an extreme flood event is not likely to be long but again evacuation is always preferred and feasible

Early Flood Warning - Evacuation

Upon EA Flood Warning, the preferred evacuation route should be:

- Immediately north on Upper Brook Street for 150m – within Flood Zone 2 (in zero depth of flooding based on detailed modelling)
- East on Grosvenor Street for 50m – into unrestricted Flood Zone 1

Evacuation is always the preferred approach.

Community Safety Planning and Local Authority to advise and confirm.

There is no need for any occupants to have to walk through floodwaters if a flood event does inundate the site:

a) Evacuation time will be sufficient given the flood setting
b) Refuge is the correct strategy for all flood warning types in an emergency
c) Provision of the upper levels for all upper level occupants with acceptable facilities for the duration of the flood

8.5 Flood Response Management

Flood Safety Pack

Occupants should ensure a flood safety evacuation pack is kept in a safe and easily accessible place. This should include as a minimum:

- First aid kit
- Torch

- Warm clothing or blanket
- List of appropriate contact numbers
- Bottled water
- Waterproofs / Wellington boots
- Non-perishable food

The following procedural levels apply to this site and should be read and understood by all occupants:

Flood Watch



The EA will issue a Flood Watch status when flooding is possible. This will be issued by the EA through their website and Flood Warning Direct based upon the weather and river conditions.

Flood watch means – 'Flooding of low lying land and roads is expected. Be aware, be prepared, watch out.

When a flood watch warning is issued residents should:

- Be aware of water levels and whether the river is rising or falling
- Reconsider travel plans
- Listen to and watch for weather and flood warnings on local radio and television stations
- Contact Floodline on 0848 988 1188
- Check that a flood kit has been prepared

At this stage residents should ensure that their neighbours are aware of the Flood Watch alert in case residents are not subscribed to Floodline Warning Direct and do not receive the alert.

Flood Warning



Flood Warning means – 'Flooding of homes and businesses is expected. Act now.

The flood warning alert will be issued when water levels are rising and further rain is expected – it is advised to safeguard the property and prepare to evacuate.

At this stage residents should:

- Contact the local emergency authorities to find out whether evacuation is considered necessary and where they are providing for evacuees
- Consider what is needed if evacuation to short term accommodation is necessary: children's essentials (for example, milk, baby food, sterilised bottles and spoons, nappies and wipes) medication and clothing (if there is heavy rainfall you may get wet whilst evacuating).
- Consider moving suitable and sentimental belongings upstairs or in a high place downstairs
- Consider what provision can be made for family pets

- Check with neighbours that they are aware of the situation and have prepared accordingly
- Locate keys for locking windows and tools for switching off gas and electricity supplies. It will be necessary to switch off utilities and secure unoccupied properties during evacuation.
- Put sandbags or flood boards in place

Residents must locate, water, electricity and gas supplies and switch off before evacuating. If residents are unsure of how to do this they must contact their supplier. Neighbours may be able to provide assistance as the houses within the development are generally similar and other residents may have similar problems or solutions.

Residents should call the EA Floodline on 0845 988 11 88 periodically and listen to and watch for weather and flood warnings on local radio and television stations.

If water levels begin to fall without reaching the properties, residents should continue to monitor the situation. Residents should stay alert and be ready to evacuate until the EA issues "All Clear" status.

Severe Flood Warning



Severe flood warning means that severe flooding is expected. There is extreme danger to life and property and people are advised to act immediately i.e. Evacuate.

The Environment Agency aim to provide at least 2 hours warning between the Flood Warning alert being issued and the commencement of flooding. The EA recommend that residents should evacuate when a Flood Warning or Severe Flood Warning status is issued.

If flood levels continue to rise, residents are advised to evacuate before safe access is lost. At this level driving through flood water may become hazardous and residents must evacuate beforehand.

Residents should monitor the flood progression and evacuate, on foot as soon as possible. The safe access route (see section 3.1 above) in times of flood will be clearly marked and signposted and residents should use this route for means of evacuation rather than attempting an alternative route. Residents should be aware that parts of the evacuation route may be up to 300mm depth of flooding.

Before evacuating, residents must ensure that all windows are securely closed and locked, this will provide protection against thefts and water pressure caused by flood waters. On leaving the property residents must ensure that doors, including internal doors, are securely locked and closed.

8.6 Annual Monitoring

Occupants should contact the EA on an annual basis to confirm the flood status of the property.

If the flood status has changed, the evacuation and refuge plan should be reviewed and updated by suitable flood risk consultants as appropriate.

8.7 Surface Water Runoff – Flood Risk from the Development

In accordance with the NPPF, this FRA also considers the risks posed from the development to surrounding areas.

There will be not be a significant increase in impermeable areas and furthermore this can be minimized with the incorporation of permeable surfaces for proposed non-building areas. There will not likely be an increase in peak discharge rates and volumes, including for future potential impacts from climate change.

The proposals will incorporate new low-water demand devices such that any increase in peak flow and volume of flow is likely to be negligible.

Given the small scale of the proposed development it is considered likely that the development will have a negligible effect on surrounding infrastructure. There will not be any significant increase in overland flow from the site.

8.8 Flood Storage

It is considered that there would not be a significant reduction in flood storage and therefore no flood compensation is required, given:

a) the current building footprints within the floodplain
b) the small increased size of the scheme (App B)

8.9 Climate Change

The impact of climate change in accordance with the NPPF is likely to be an increase in the rainfall intensity in the future, which will increase peak storm flows to sewer. The proposed development will incorporate low flush and reduced water demand showers and toilets, such that the combined flows to sewer are likely to have a negligible impact. It is considered therefore that flows in the future are not likely to have a significant impact, even with an allowance for climate change.

There is unlikely to be an unacceptable impact on the receiving sewers.

The EA data incorporate likely increases in flood levels including an accommodation for climate change.

8.10 Flood Risk Vulnerability

According to the NPPF retained Flood Risk Vulnerability Classification as per the former Table D2 in PPS25, the proposed residential land use would be classified as "More Vulnerable."

The NPPF also retained Flood Risk Vulnerability and Flood Zone "Compatibility" Classification as per the former Table D3 of PPS25; this states that a "More Vulnerable" development in Flood Zone 3 requires the Exception Test (retained by NPPF) to be passed.

8.11 Exception Test

Table 2 provides the likely response to the 2 key criteria of the Exception Test, which should be confirmed by the planning department. This FRA provides the second element required of NPPF to satisfy the Exception Test.

Table 2: Exception Test Summary

Exception Test Criteria	Proposed Development
It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared.	Planners to confirm. Replacement dwelling proposed.
A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.	Pass. Suitable evacuation timing and route. Site in FZ2 & 3. In emergency, dry access to upper levels (above the extreme flood event) for upper site occupants for the lifetime of the development is achievable. As long as the flood resilient measures are incorporated and the future occupants sign up to the EA Flood Warning Scheme and understand the flood response required, it is considered likely that the proposed development can be operated safely in flood risk terms and is therefore appropriate development in accordance with the NPPF.

Based on the data reviewed to date, the flood risk assessment recommends the property could be constructed and operated safely in flood risk terms.

9.0 Conclusion

The site is considered to be generally at a low risk from all sources of flooding except for potential fluvial residual flooding in extreme events.

The proposed development is categorised as "More Vulnerable" in accordance with the NPPF; it is therefore an appropriate type of development within Flood Zone 3 if the NPPF Exception Test can be passed.

The proposed scheme can incorporate suitable flood resilient measures. Evacuation is feasible and the low hazard given the flood setting.

Based on the likely flooding risk, it is considered that the proposed development can be constructed and operated safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with the NPPF.

9.1 Recommendations for Further Work

1. Produce a House Flood Evacuation Plan if deemed necessary
2. If more up to date flood levels are available, the residual risk should be re-evaluated
3. Sign up property to EA Flood Warning scheme
4. Community Safety Planning and Local Authority to advise and confirm

10.0 Appendices

A. Site Location

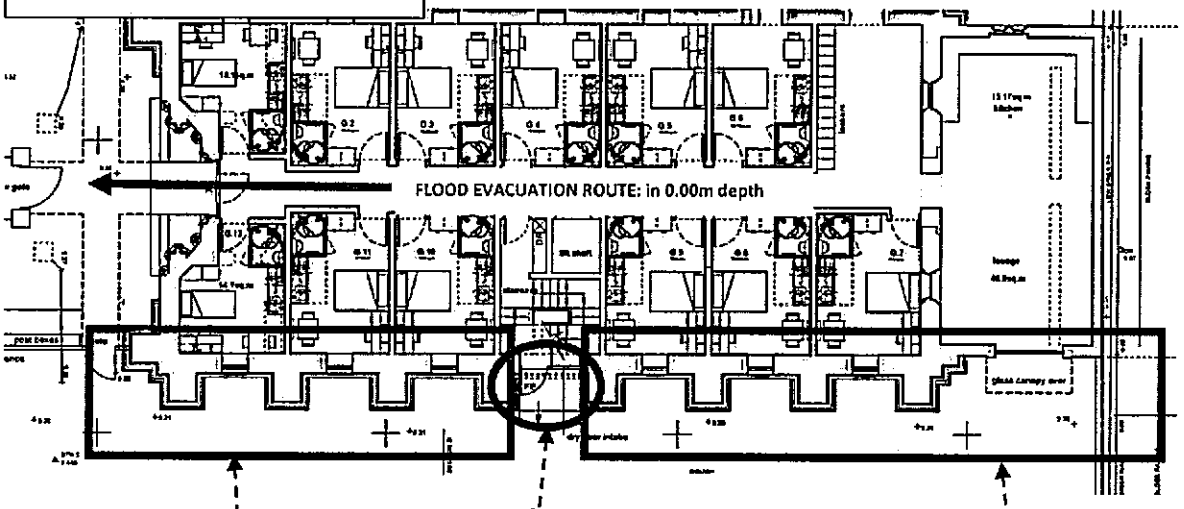
B. Proposed Development Plans

Appendix A

Appendix B

FRA Upper Brook Street Chapel
South Elevation and Plan of Existing Chapel: retain floodproofing for ground floor bedrooms

Existing Main Chapel Plan View

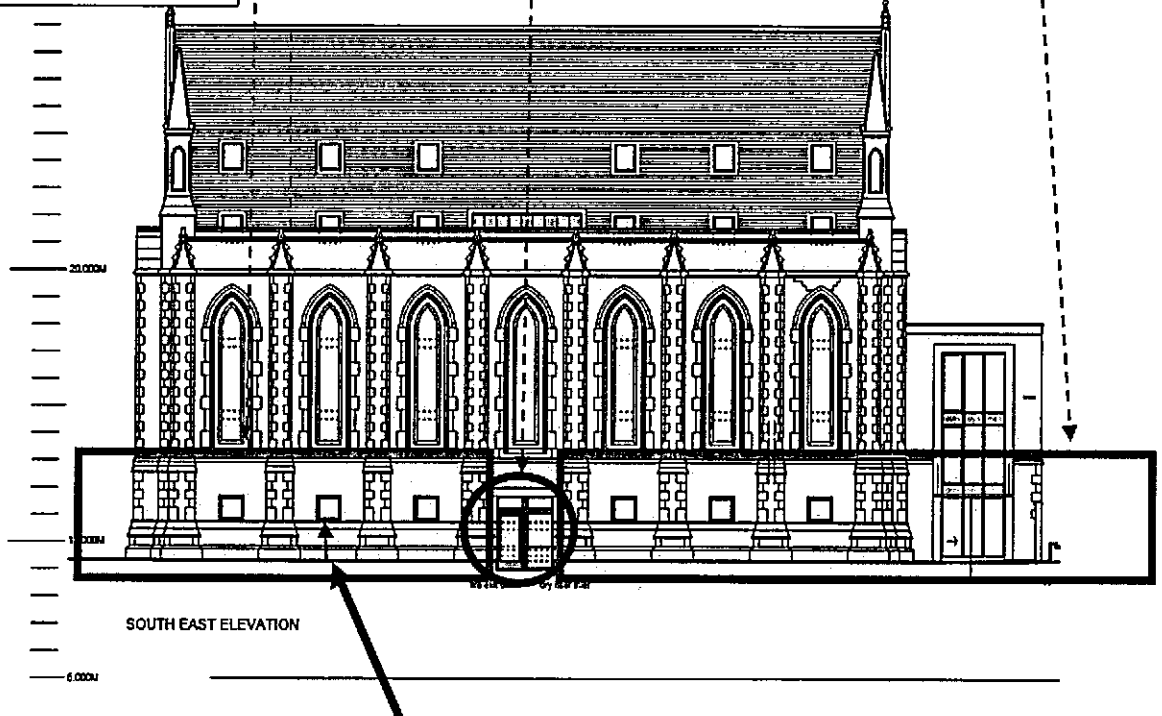


Fire Exit door and seals can be fully waterproofed as this exit will not be used in the event of a flood. Flood Evacuation, for all, would be via main entrance in 0.00 depth of flooding to west of building.

Existing "Floodproofing" on ground level façade since existing freeboard: to be retained & reinforced.

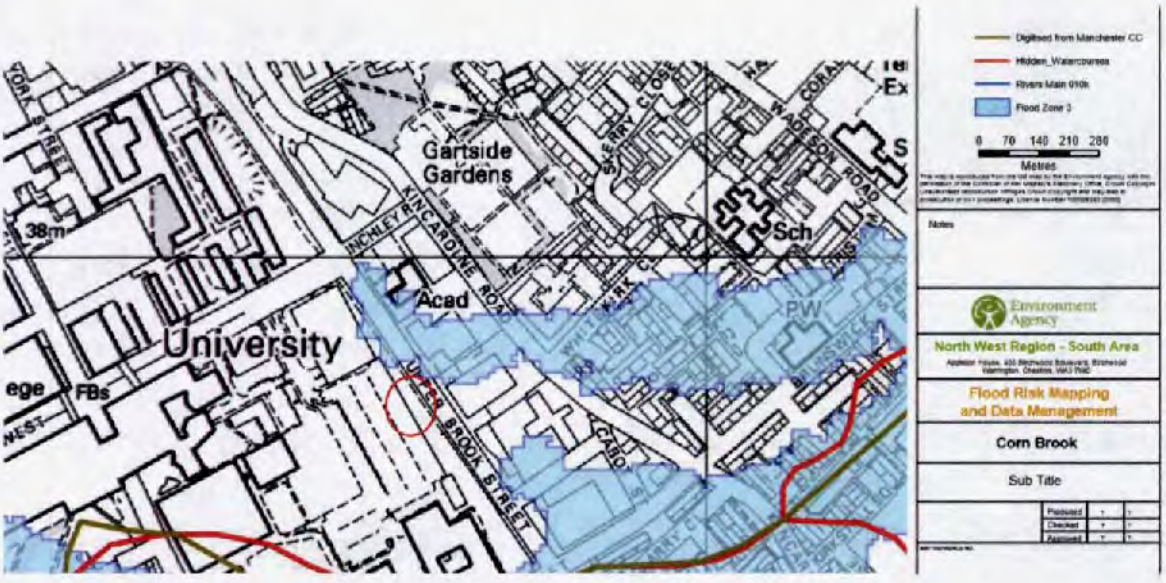
New windows to ground floor rooms / bedrooms to have soffit at c. 1m above ground level which is over 600mm above the likely 1 in 100 year + climate change flood depth

Existing Main Chapel Southwest Elevation – currently the straightline extent of the flood mapping

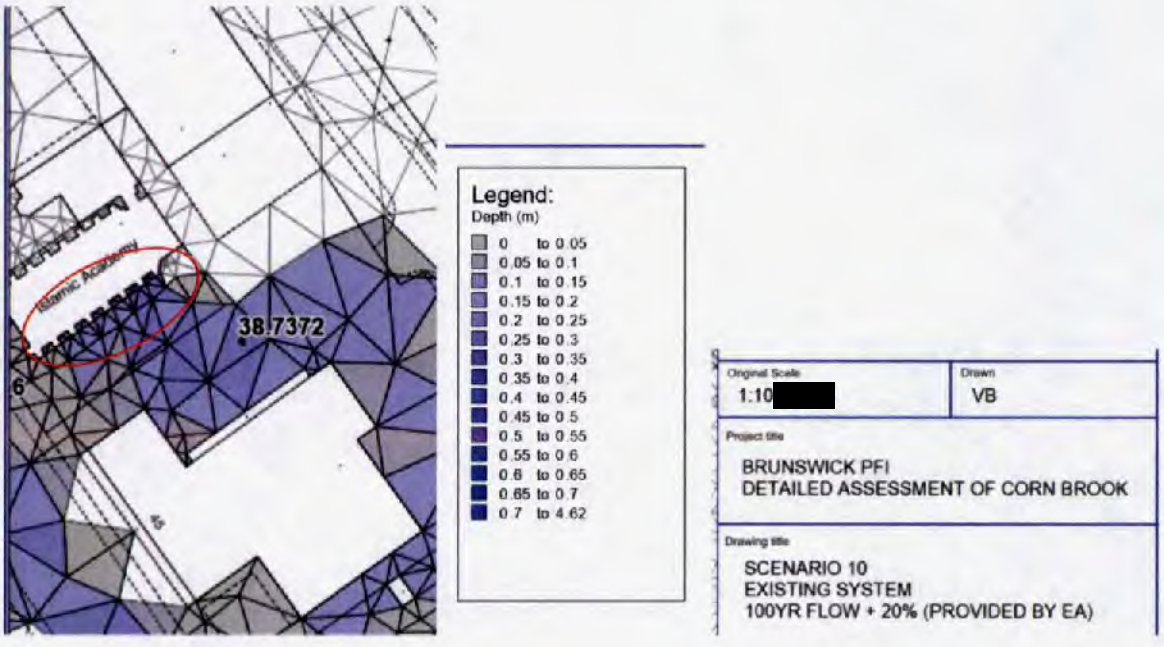


Ground to soffit of window will be greater than 1m – over 600mm above likely flood depths at the site

Upper Brook Street Chapel – detailed flood mapping review



Using EA Flood Risk mapping: Only southwest section inundated (2-3 bedrooms)



Using 100year + climate change flow as above:

South facing existing chapel would be at 0 – 0.25m depth of flooding.

The flood extent is defined by the exiting chapel given nature of the building.

Design Response:

- Additional floodproofing of the ground floor internally (due to listed nature of building).

- Only at entrances / points where floodwaters could enter, sensitive landscaping could be incorporated to encourage floodwaters away from the ground floor bedrooms without increasing flood risk off site by containing flood waters in balance on site.

Given the existing building is already flood impedance based on the modelled data, there will be no reduction in flood storage and therefore no compensation is considered necessary.

Given furthest extent of flooding and shallow depths (potentially less than a kerb height) this is considered an appropriate approach to permit safe habitable rooms on the ground floor, since all would have safe access to appropriate refuge areas on upper levels above the extreme event for the lifetime of the development.

Recommend as a planning condition: detailed plan to demonstrate continuance of flood exclusion in order to demonstrate safe bedrooms on the ground floor.

The Brunswick PFI scheme will not be permitted to increase flooding at the site and will likely need to demonstrate betterment given it is a large masterplan with scope to minimise flooding.

Historic England

NORTH WEST OFFICE

ENGLAND
CONTROL
21 JAN 2016

Miss Sue Wills
Manchester City Council, Environment & Development
PO Box 532
MANCHESTER
M60 2LA

Direct Dial: 01612421417

Our ref: L00494116

20 January 2016

Dear Miss Wills

FORMER WELSH BAPTIST CHAPEL, UPPER BROOK STREET, MANCHESTER, M13 9AJ

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
Application No 110846/LO/2015/N2

Thank you for your letter of 12 January 2016 notifying us of the applications for listed building consent and planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations. This letter should be read in conjunction with our consultation response to amended applications 110847/JO/2015/N2 & 110848/JO/2015/N2 (dated 20.01.2016).

Historic England Advice

The former Unitarian chapel is a Grade II* listed building of high national interest, its status putting it within the ranks of the top 8% of all listed buildings nationally. Completed in 1939 under the designs of renowned architect Sir Charles Barry, this building is of particular interest for its architectural quality, association with its architect and illustration of non-conformist worship of the 19th century. Today, the building is vacant and in a worsening state of repair, and listed on Historic England's Heritage At Risk Register.

The current application for the basement level associated with the single storey building to the south of the site relates to the extant planning and listed building consents for the conversion of this valuable heritage site into student residences. As a collective whole, these proposals represent an important application in securing the viable and sustainable future for the highly significant site. In line with previous advice (we refer to our letters dated 09.09.2013 and 07.01.2014), we therefore continue to welcome the wider scheme in principle. There is no objection in principle to the introduction of basement level facilities, subject to careful consideration of below-ground remains and detailed matters in line with the expertise of your Conservation Officer.

Historic England is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Recommendation

The proposal to bring a sustainable use to this valuable heritage asset continues to be greatly welcomed in principle from a historic environment perspective. We recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why.

Yours sincerely

[redacted]

Christina Sinclair
Assistant Inspector of Historic Buildings and Areas
E-mail: [redacted]

cc: Paul Mason, MCC

Historic England is subject to the Freedom of Information Act. 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Copy

MANCHESTER
CITY COUNCIL

Planning
Sue Wills
Telephone: 0161 234 4524
[redacted]
Level 6 Town Hall Extension
P O Box 532 Manchester M60 2LA

The Owner/Occupier
Flat 5, Hudson Court
63 Ardwick Green North
Manchester
M12 6ER

Date: 12 January 2016

Dear Sir/Madam,

This letter is to let you know about the following planning application:

Application number: 110846/LO/2015/N2
Description: LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)
Location: Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ

Information regarding this planning application can be viewed and commented on via the City Council's website at www.manchester.gov.uk/planning/publicaccess. Alternatively, details can be viewed by using the online system at any library during opening hours.

If you have any comments to make, please write to me by **2 February 2016**. There are notes on the back of this letter that may help you decide what you want to say. All replies are carefully considered before any decision is made.
Many decisions are taken by me on the Council's behalf. The others are taken by the Planning & Highways Committee, and you may attend their meetings and speak if you wish. If you contact the office, you can find out what will happen in this case and get any other information you need.

Please note any comments you make will be placed on a publicly available case file and will be summarised in reports that will be available on the Council's website. Your personal details will not be included in these reports. If you wish to see the planner dealing with the application, which in this case is **Sue Wills**, you are advised to make a prior appointment. I will not usually acknowledge receipt of your comments. You can use the Public Access system to track the progress of this application and find out the decision.

Yours faithfully,

Julie Roscoe
Head of Planning, Building Control & Licensing

Who can comment on planning applications?
Anyone, but it's better if comments are made in writing.

Who is notified?
The Council's planning staff have to decide, using government guidelines. We send out individual letters (like this one) to people who might be directly affected by a proposal. Sometimes, notices are also put up near the site or in newspapers.

Who looks at my response?
The officer dealing with the planning application and other planning staff. *Remember*, anyone, including the person applying for planning permission, is entitles to read your letter. If the application is to be decided by a Committee (elected members of the City Council), your views and others will be summarised in a written report, available for public inspection a few days before the Committee meets.

Will my views make any difference to the decision?
They might – the Council has a legal duty to consider the views of the public but your views must be *relevant to planning*.

How do I know what's "relevant to planning"?
Planning is mainly concerned with the physical aspects of the way land and buildings are used. Issues such as levels of activity, appearance, parking, noise, traffic or overlooking *are* relevant. Examples of issues which are *not* relevant include: due effect on property values or fears of commercial competition. If it wants to refuse planning permission, the Council has to be able to show that some harm will result. The Core Strategy, is the starting point for all our decisions. You can look at this in your local library, at the Town Hall or on the Council's website.

Can I get more advice?
Yes, just contact the planning officer named in this letter about how to have your views properly considered.

Can I appeal if I don't like the decision?
No. Only the person who makes the application can appeal (to the Secretary of State).

Can I complain if I don't like the way I've been treated?
Yes. The Council has a leaflet about how to complain and details are available online. We always deal with complaints quickly.

ম্যানচেষ্টার সিটি কাউন্সিল থেকে পাঠানো এই চিঠিতে অত্যন্ত গুরুত্বপূর্ণ তথ্য রয়েছে। এটা বুঝতে অসুবিধা হলে কারো সাহায্য নিন অথবা ট্রান্সলেশন আন্ড ইন্টারপ্রিটেশন সার্ভিসকে ২৩৪ ৩১৯৩ নাম্বারে ফোন করুন।

यह पत्र मानचैस्टर सिटी काउंसिल की तरफ से है और इसमें बहुत महत्वपूर्ण जानकारी दी गई है। यदि आपको यह जानकारी समझने में कठिनाई हो रही है तो किसी व्यक्ति से कहें कि आपकी सहायता करे या आप ट्रांसलेशन एन्ड इंटरप्रिटेशन सर्विस को 234 3193 नम्बर पर फोन करें।

આ પત્ર માંચેસ્ટર સિટી કાઉન્સિલ તરફથી છે તેમજ તેમાં ખૂબજ અગત્યની માહિતી આપેલી છે. જો આપને આ પત્ર વાંચવામાં મુશ્કેલી જણાય તો કોઈપણ વ્યક્તિને સહાય માટે પૂછો અથવા ટ્રાન્સલેશન એન્ડ ઇન્ટરપ્રિટેશન સર્વિસનો, 0161 234 3193 નંબર પર ટેલીફોન દ્વારા સંપર્ક સાધો

ਇਹ ਚਿੱਠੀ ਮਾਨਚੈਸਟਰ ਸਿਟੀ ਕੌਂਸਲ ਵਲੋਂ ਹੈ ਅਤੇ ਇਸ ਵਿਚ ਦਿੱਤੀ ਜਾਣਕਾਰੀ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਿਲ ਆਉਂਦੀ ਹੈ ਤਾਂ ਕਿਸੀ ਕੋਲੋਂ ਸਹਾਇਤਾ ਲਵੋ ਜਾਂ ਲਿਖਤੀ ਅਤੇ ਜ਼ੁਬਾਨੀ ਤਰਜਮਾ ਕਰਨ ਦੀ ਸੇਵਾ (ਟ੍ਰਾਂਸਲੇਸ਼ਨ ਅਤੇ ਇਨਟਰਪ੍ਰਿਟੇਸ਼ਨ ਸਰਵਿਸ) ਨੂੰ ਟੈਲੀਫੋਨ ਨੰਬਰ 2343193 ਤੇ ਫੋਨ ਕਰੋ।

Xaashidaani waxay ka soo baxday Golaha Degaanka Magaalada Manchester, waxaana ku qoran warar muhiim ah. Haddii ay kuugu adag tahay garashadeeda su'aal qof ku caawiya adiga ama telefoon u soo dir Adeega Tarjumaanlda iyo Af-Celinta lambarka 234 3193.

یہ خط مانچسٹر سٹی کونسل کی طرف سے ہے۔اس میں بہت ضروری معلومات دی گئی ہیں۔اگر آپ کو اسے سمجھنے میں مشکل پیش آرہی ہے تو کسی کو اپنی مدد کیلئے کہیں یا ترجمے کی سروس کے ساتھ 234 3193 پر رابطہ قائم کریں۔

CASE FILE NOTES - MW

Application number:	110846 / LO/2015/N2
Property address:	Former Welsh Baptist Chapel, Upper Brook St.
Date of site visit:	13/1/16 pm
Site Notice posted: **Advertising:**	13/1/16
Officer Target Date:	24th Feb 2016
Neighbour Consultation date:	Date 12/1/16 X neighbours exp 2/2/16.
Additional notifications:	**Internal Consultees** – Highway Services – Environmental Health – Neighbourhood Services – Corporate Property – Housing Strategy – Refuse/Sustainability – Travel Change Team – Ward Councillors **Regeneration Team** – Central/ South / Wythenshawe **Statutory Consultees** - GMP / English Heritage/ Environment Agency/ Transport for GM/ GM Archaeological Advisory Service/ United Utilities/ Canal & River Trust/ THE BIG SIX **Interested Parties** – Civic Societies/ GM Ecology/ GM Pedestrians Society/ Wildlife Trust/ GM Geological Unit
Visual amenity / impact on character of area:	Would improve visual appearance of building in the streetscene
Residential amenity;	Overlooking/ loss of light, etc? – some impact on adjacent car showroom previously assessed under 102531.
Loss of trees or impact on landscaping:	Loss of 1 tree previously assessed under 102531
Crime and safety:	
Car parking & access:	As previously approved.
Disabled access:	As previously approved
Notes and any other Issues:	W – D – H – to eaves to ridge

Introduction of basement & new build block + creation of basement corridor to main Chapel building

MANCHESTER CITY COUNCIL

Confirmation of neighbour notifications, consultation letters, site notice and adverts for application 110846/LO/2015/N2

Standard Consults

Date Printed: 12 January 2016 **Date of Expiry:** 2 February 2016

Neighbour notifications

Date Printed: 12 January 2016 **Date of Expiry:** 2 February 2016

Site Notice

Date Printed: 12 January 2016 13th January 2016 Exp 3/2/16.
Date Posted: **Date of Expiry:**

Press Advert

Date Published: 19 January 2016 **Date of Expiry:** 9 February 2016

Danger
Unsafe
structure

Williams

















(5)

Finchley Road elevation of chapel Site visit 13/1/16



MANCHESTER CITY COUNCIL

Town & Country Planning (Development Management Procedure) (England) Order 2015

Notice under Article 15(4) or (5) of application for planning permission

PLEASE TAKE NOTE that an application has been submitted by Mr Simon Linford Xian for planning permission for determination by Manchester City Council.

The application, plans, and other documents may be viewed and commented upon by members of the public via the Council's website at www.manchester.gov.uk/planning/publicaccess or by using the online system at any library during all reasonable hours until 21 days after the date of this notice.

Any persons wishing to make representations about the proposals must do so either using the online service or in writing to the Head of Planning, Building Control & Licensing at the following address: Planning, Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA within 21 days of the date of this notice quoting the application number.

Reason(s) for advertisement: Listed Building Consent

Application Number: 110846/LO/2015/N2

Proposal: LISTED BUILDING CONSENT: Alterations to the former Welsh Baptist Chapel in connection with the creation of a basement level corridor to connect to a proposed detached single storey building to form 9 one bedroom residential units (with accommodation in the roofspace), together with the provisional of basement communal space comprising residents lounge, laundry and fitness room , and vehicular access from Upper Brook Street (in conjunction with the conversion of the former Welsh Baptist Chapel and attached Islamic Academy building to self contained residential units)

Location: Former Welsh Baptist Chapel
Upper Brook Street
Ardwick
Manchester
M13 9AJ

Listed Building: Grade II Star

Conservation Area:

Julie Roscoe
Head of Planning, Building Control & Licensing

Date: 13th January 2016

MANCHESTER CITY COUNCIL

Town & Country Planning (Development Management Procedure) (England) Order 2015

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Location: Former Welsh Baptist Chapel
Upper Brook Street
Ardwick
Manchester
M13 9AJ

Listed Building: Grade II Star

Conservation Area:

Julie Roscoe
Head of Planning, Building Control & Licensing

Date: 8th January 2016

110846/LO/2015

NEW PLANNING APPLICATION PROFORMA

Application Reference: 110846/LO/2015

Planning Portal Reference: PP-04708336

Site Address: Former Welsh Baptist Chapel , Upper Brook Street, Ardwick, Manchester, M13 9AJ

Date Received: 18 December 2015

REGISTER ? YES ☑ NO ☑

From which date is the application valid? 4th Jan 2016.

Please ensure you have completed the EIA questions within Uniform

Title/Description – any changes required?

Amendment to residential block approved by planning permission 102531/FO/2013/N2 to incorporate basement communal space, and basement-level corridor to Chapel, and minor amendments to design¿

Variation of planning condition

Further Information Required

Consults Identified ? YES ☑ NO ☐ (see separate sheet)

Date to Team

Date Returned to TST 24/12/15

Case Officer

FOR TST USE ONLY

Action Needed:

MANCHESTER CITY COUNCIL AREA TEAM
CONSULTATIONS OF PLANNING APPLICATION

Location: Former Welsh Baptist Chapel **Application No:** 110846/LO/2015

Advertising: YES / NO Sent ..... Ady ..... Exp ..... **Site Notice:** YES / NO

Code: CAA DEP ENV LBA LBC LBD LPA ~~MAJ~~ PI (Public Interest) RTW

Consultee	Code	✓	Consultee	Code	✓
Internal Consultees (I)	Neighbours same as 102582 V				
Highway Services	IHGHSV	✓	Housing Strategy	IHSTRT	✓
Environmental Health	IENVH		Refuse / Sustainability	IREFS	
Neighbourhood Serv–Trees	ITREE		Travel Change Team	ITRANS	
Corporate Property	ICPROP	✓	Ward Councillors	ICLLRS	
Regeneration Team	(select)		**City** (ICITYR)	**East** (INEM)	
			North (INMR)	**South- South SRF Area** (ISMR)	
		✓	**South – Central SRF Area** (ISMRC)	**Wythenshawe** (IWRT)	
Other Internal (please select)	Flood Risk Management				
Statutory Consultees (S)					
Greater Manchester Police	SGMP	✓	United Utilities	SUU	
Historic England	SHENW	✓	Canal & River Trust	SWATCA	
Environment Agency	SENV	NA	**Big Six** (20th Century Society, Ancient Monuments Society, Georgian Group, Victorian Society, Society for the Protection of Ancient Buildings, Council for British Archeaology)	S20CS SAMS SCBA SGRGN SSPAB SVIC	✓
Transport for Greater M/cr	STFGM				
Greater Manchester Archaeological Advisory Service	SGMAU				
Other Statutory (please select)					
Interested Parties (P)					
GM Ecology	P0ECOL		Wildlife Trust	P0LWT	
Greater Manchester Pedestrians Society	P0PEDE		Greater Manchester Geological Unit	P0GEO	
Civic Societies (please select)					
Other Interested Parties (please select)					
Residents Groups / Associations (R)					
Please select					
Government Departments / Bodies (G)					
Network Rail	GRAIL		Sport England (NW Region)	GSPORT	
National Planning Casework Unit	GNPCU		Central Manchester University Hospitals NHS Foundation Trust	GNHST	
Other Government (please select)					
Local Authorities (L)					
Please select					
MPs & Ringway Parish					
Please Select					

Tasks				TST Officer	Date
Neighbours Consults Completed	Yes	✓	Not Required	GJC	22-2-16
Statutory Consults Completed	Yes	✓	Not Required	Planner	Date
Advert Completed	Yes	✓	Not Required		

MANCHESTER CITY COUNCIL
Planning
Telephone: +44 (0)161 234 4516
[redacted]
PO Box 532 Town Hall
Manchester M60 2LA

PLANNING AND BUILDING CONTROL
18 DEC 2015

110846

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Simon | Surname: Linford

Company name: Xian

Street ss: THE PENTHOUSE GROSVENOR HOUSE

Town/City: BIRMINGHAM

County: WEST MIDLANDS

Country: United Kingdom

Postcode: B2 5RS

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Samantha | Surname: Gill

Company name: Buttress

Street ress: 41 Bengal Street

Town/City: Manchester

County: Greater Manchester (Met County)

Country: United Kingdom

Postcode: M4 6AF

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Amendment to residential block approved by planning permission 102531/FO/2013/N2 to incorporate basement communal space, and basement-level corridor to Chapel, and minor amendments to design"

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Former Welsh Baptist Chapel

Street address: Upper Brook Street

Town/City: Manchester

County: Manchester

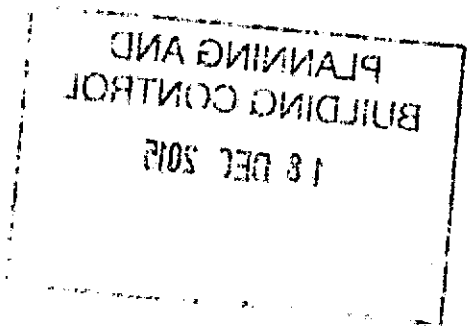
Postcode: M13 9AJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 384741

Northing: 396968

Description:



5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr | First name: Paul | Surname: Mayson

Reference:

Date (DD/MM/YYYY): 09/11/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Meeting held at Manchester City Council office with Sue Wills.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

10. Listed building alterations

Do the proposed works include alterations to a listed building? ( ) Yes (•) No

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ◉ Grade II* ○ Grade II

Is it an ecclesiastical building? ○ Don't know ◉ Yes ○ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Please refer to specification

Roof covering- add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

N/A

Chimney - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Internal walls - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Please refer to specification

Floors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Please refer to specification

Internal doors - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Please refer to specification

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

14. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? ◉ Yes ○ No

If Yes, please state plan(s)/drawing(s) references:

Please refer to the specification for further details on finishes

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biod' ty or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

18. Existing Use

Please describe the current use of the site:

Derelict

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

The Islamic Academy of Manchester were the last group to use the Chapel, and vacated the Sunday School in 2014. The Chapel has been vacant since 2006 when the building was partly demolished on grounds of safety. The building has been under the ownership of Manchester City Council since the 1970s and has had planning permission approved to convert the building into residential apartments.

When did this use end (if known) (DD/MM/YYYY)? 27/02/2015

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? (•) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

21. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ( ) Yes (•) No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

25. Site Area

What is the site area? 198 sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None.

Is the proposal for a waste management development? ( ) Yes (•) No

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Miss First name: Samantha Surname: Gill

Person role: Agent Declaration date: 15/12/2015 ☒ Declaration made

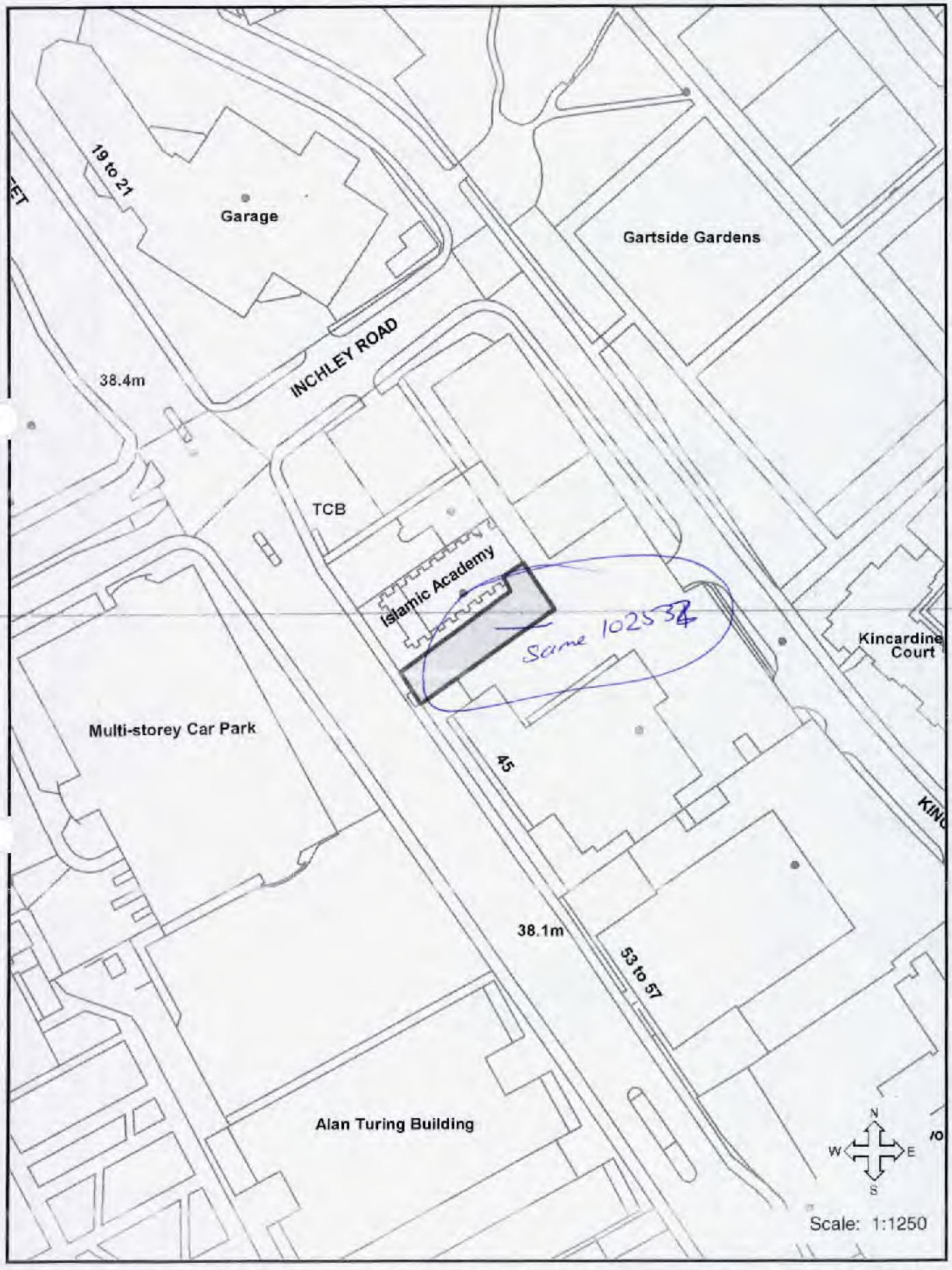
30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 15/12/2015

Julie Roscoe
Head of Planning, Building Control & Licensing

MANCHESTER CITY COUNCIL



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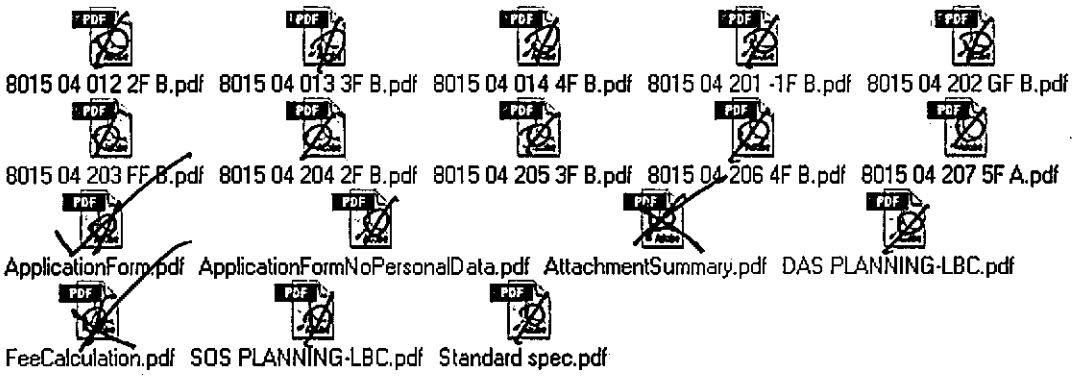
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8015 | Welsh Baptist Church

8015 Statement of Significance

December 2015

Buttress

8015 | Welsh Baptist Church

8015 Statement of Significance

Rev	Date	Status	Name	Description
3rd	December 2015	Planning/ LBC	Jenna Johnston | Heritage Consultant	Planning/LBC
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1 Introduction

This Statement of Significance covers the building of the Welsh Baptist Chapel, also known as the Upper Brook Street Chapel, the Islamic Academy, and the Unitarian Chapel, in Chorlton-on-Medlock, Manchester. It assesses the significance of the building by analysing its historical development and its contribution to the wider cultural heritage of the area, and social values. The building has been assessed using the structure established in the Historic England publication *Conservation Principles, Policies and Guidance* (2008). The building is Grade II* Listed, rated "very bad" on the Buildings at Risk Register, and was partly demolished in 2006.

1.1 Purpose of the Statement of Significance

The purpose of this document is to provide an assessment of the significance of the Welsh Baptist Chapel, in line with the National Planning Policy Framework (2012) and Historic England's *Conservation Principles, Polices and Guidance* (2008). It is intended to accompany the listed building consent application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the planning application submitted under Section 73 of the Town and Country Planning Act 1990 (as amended), and the separate planning application for the amendments to the new build element of the project. These applications are for development that will bring the building back into viable use. The Statement explains why people value the heritage, and why it is has received its statutory protection, by exploring key areas of heritage value. It is recognised that the concept of heritage value is expansive and these areas may not capture the heritage in its entirety. Statements of Significance should be reviewed and updated in the face of change.

2 Methodology

The plan surveys the heritage, providing an overview of important information, in order to foster better understanding of the asset and its context. It does this through analysing the historical development of the building; its surviving fabric; its wider cultural, aesthetic and social heritage; its local context and its position in a broader heritage context. This is followed by an assessment of significance, based on the information provided. Significance is assessed in relation to the heritage values outlined by Historic England, which are Evidential Value, Historical Value, Aesthetic Value and Communal Value. The aim of this Statement of Significance is to understand the site through analysis of the secondary documents and physical evidence. A description of the site and its history will help to provide context for the assessment of significance.

2.1 Authorship & Acknowledgements

This Statement has been prepared by Jenna Johnston MA (Hons) MSc, *Heritage Consultant* at Buttress. It has been heavily informed by and extracted from extensive previous work on the building's history and significance found in Latham's *Former Welsh Chapel, Upper Brook Street, Manchester: Design and Access Statement* (2013). Many references and citations are taken directly from the original document in order to maintain the chain of information.

3 Understanding the Heritage Asset

3.1 Introduction

The Welsh Baptist Chapel was originally a Unitarian Chapel, built by Sir Charles Barry between 1837 and 1839. It is in the English Neo-Gothic style that was prevalent at the time, similar in style to Barry's close contemporary rebuilding of the Palace of Westminster in 1840-1870. The adjoining Sunday School was begun in 1887 by James William Beaumont, FRIBA.

3.2 Location

The Welsh Baptist Chapel is located on Upper Brook Street, Chorlton-on-Medlock, Manchester (NGR: SJ847969). To the South-West is a multi-storey car park and the University of Manchester campus, including the Manchester Museum. The immediately surrounding area is relatively industrial and the building is flanked to the north and south by car dealership lots and a show room immediately to the east. 'The surrounding area comprises a variety of different land uses, with residential and recreational open space to the east (Brunswick) and Higher Education campus (including student residences, teaching blocks and leisure facilities) to the west. The A34 Upper Brook Street is a major radial route, with the site being served by frequent public transport which links to the city centre, major rail and Metrolink networks, and road connections to the M60 orbital and national motorway network. These links give effective connectivity to universities and hospitals.'[1]

3.3 Description

3.3.1 Overview

The Welsh Baptist Chapel is built of Millstone Grit Sandstone ashlar, though the roof was made of Welsh slate but the entire structure is missing leaving the chapel open. The existing fabric is original and currently in a poor state of repair. The Sunday School is built of a similar type of stone but likely comes from a different source.

[1] Lathams, 4.

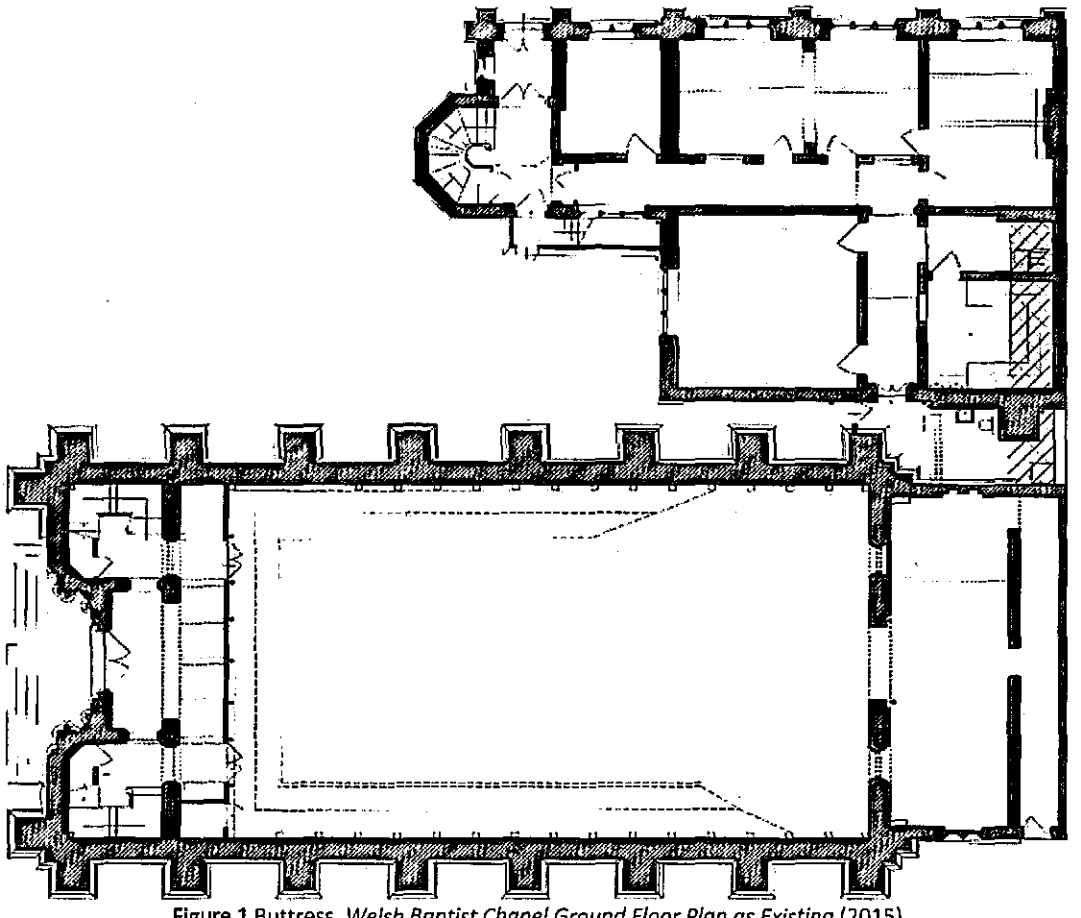


Figure 1 Buttress, *Welsh Baptist Chapel Ground Floor Plan as Existing* (2015)

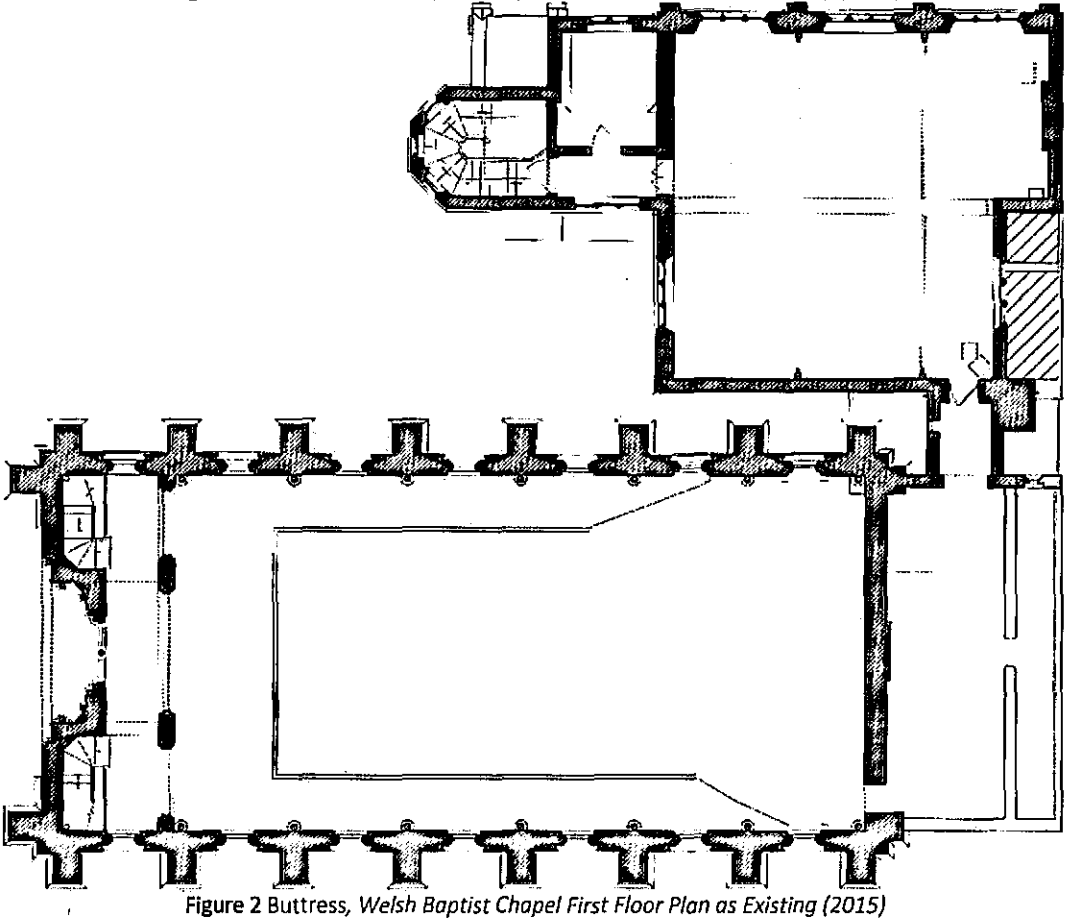


Figure 2 Buttress, *Welsh Baptist Chapel First Floor Plan as Existing (2015)*

3.3.2 Exterior

3.3.2.1 Chapel

The new Unitarian chapel was built from ashlar of Millstone Grit Sandstone of high quality, possibly brought in from Derbyshire, where several members of the Potter dynasty had interests in cotton mills.[2] The side elevations are of seven lofty bays divided by buttresses. The latter spring from tall plinths and are treated almost like pilasters, terminating in gablets above a string course which runs above the fenestration and from which rises the coped parapet, level with the tops of the buttresses. The plinth band acts visually as a sill band and the fenestration, in Decorated style, rises from sloping ribbed sills under stopped hood moulds at the top. The roof was of Welsh slate. These buttresses conjoin at the angles to embrace the turrets of pinnacles at each angle, these being panelled, of square section and topped with conical caps. The E and W ends consist of a steep gable the former containing a fine rose window. The west end contains the well-shafted recessed entrance set beneath a moulded gothic arch containing quatrefoil above a cusped double lancet window above all within a deeply recessed double-recessed arch of three orders rising into the gable. The whole, Clare Hartwell suggests, was inspired by the W end of Peterborough Cathedral, and Rosemary Hill suggests that it is an element of Pugin's involvement.[3]+ [4]

3.3.2.2 Sunday School

This was built of similar stone to the main chapel (although probably from a different source) and was more Ruskinian and fluent in its Early English Gothic. Whilst complimenting the main building it is, appropriately, less monumental and more domestic. The main school room has two storeys, with three similar gables on the north side, lit by stepped lancets set high within blind Gothic arches and between half-height buttresses, between which runs a string course, below which are rectangular three light mullioned windows.

The steep roof is surmounted by a louvered lantern topped by a conical cap. A further, smaller, gable terminates this range to the west with double rather than triple lancets and the lean-to entrance to its right is positioned in front of a tall canted apse also lit by lancets.

A similar range lies between that and the chapel with a stepped lancet west window and connected by a short cross range. It, in its turn, is connected to the chapel by a short single storey bridge link. It is possible that the eastern 2 storey extension of the church was constructed at the same time as the Sunday School.

[2] Glover (1833) loc.cit.
[3] Hartwell, C. Pevsner Architectural Guides Manchester (Newhaven & London 2002) 128; Hill (2007) 511.
[4] Lathams, 28.

3.3.3 Interior

3.3.3.1 Chapel

The interior, now largely lost had a pointed plaster ceiling divided into six compartments with bold ribs between. Three moulded arches opened into the westernmost bay, which had a similar vault, a very striking arrangement which must again surely have been a contribution of Pugin rather than of Barry. Three sides of the space contained galleries and the fenestration on the long sides rose from them. Whilst Pugin is associated with ecclesiastical interiors of great richness, the Unitarians would have frowned on such exuberance, and the decorative scheme would have been relatively sober, relying more on architectural effects. It is not clear whether the choice of Gothic reflected the progressive views of the Manchester Unitarians or the choice of Barry himself. However, Barry was much more at home with various Classical styles, and Gothic may have been the choice of minister William Gaskell and his patrons from Cross Street. It may be that they admired his two local Commissioners' churches at Stand and Castlefield. If so, the style at Upper Brook Street is less exuberant and enriched, with the detail subsumed into the whole, whereas the two earlier churches were more four-square, with towers (one with a spire) rising from tall projecting porticos made fussy by crenellations, crockets and a superfluity of pinnacles, all repeated very closely at St. Peter, Brighton. This distinct change may well have been the result of Pugin, working up Barry's instructions, in the same way that he later did at the Palace of Westminster.[5]

3.3.3.2 Sunday School

Apart from the stone spiral stair within the western apsidal bay, there is nothing of note.[6]

3.3.4 Setting

3.3.4.1 Graveyard

The building of the Sunday School removed part of the Chapel's original graveyard, upon which restrictions were placed in 1856, burials being prohibited altogether from 1882, thus making the building of the school possible.

The remaining former graveyard to the south still retains 35 tombs capped with gravestones flush with the ground level. As no large assemblages of 18th and 19th century human remains from the North West have been analysed, the contents of these graves could be particularly informative, especially if it contains some influential figures from the period.[7]

[5] Lathams, 28.
[6] Lathams, 7.
[7] Ibid.

4 History and Development

4.1 Summary History

The chapel was built 1837-1839 by Sir Charles Barry, and it is believed to be the first neo-Gothic Nonconformist chapel. The Sunday School was 'developed in 1887 at the behest of the chapel congregation in acknowledgement of the hardship suffered by local families; the construction marked the Golden Jubilee of Queen Victoria.'[8]

'The subsequent history of the chapel represents a decline from the later nineteenth century. Baptisms were performed at the chapel until 1912 and the last marriage was in 1916.[9] In 1917, demographic changes to the district and the effect of the departure of many men to the Western Front led to the chapel becoming financially unviable and the Unitarian Home Mission College Conference Sub-committee commissioned a report on the matter. Despite an up-beat submission from the minister, G Randall Jones, the Warden reported unfavourably, a position not helped by a failure of matters to improve with the termination of hostilities and the chapel had effectively closed by 1921.[10]

The chapel was advertised for sale in 1926 but it was 1928 before it found a buyer.[11] The new owners were a congregation of Welsh Baptists. The Welsh Baptist national union was organized in 1866, although the first Welsh Baptist chapel in Manchester was founded at Granby Row, SE of the city centre in 1835. This subsequently closed in 1891, but it would appear that the acquisition of the Upper Brook Street chapel represented something of a revival.[12]

The Welsh Baptist congregation soldiered on until the 1960s but thereafter the chapel was again only in sporadic use until a further sale to the Jehovah's Witnesses, becoming their Kingdom Hall for Manchester. This continued until the City Council decided in 1974 to compulsorily purchase the building with a view to clearing the NE side of Upper Brook Street in order to make room for planned urban motorway. This led to the Jehovah's Witnesses re-locating to New Bolton road and the chapel falling vacant yet again. It also led to the building being added to the statutory list grade II*.'[13][14]

4.2 Current Use

The Islamic Academy of Manchester was the last group to use any part of the site, occupying the Sunday School until February 2015. The Chapel has been vacant since 2006 when the building was partially demolished on grounds of safety. The building was under the ownership of Manchester City Council since the 1970s and has had planning permission approved to convert the building into flats, at which point it was sold to its current owners.

[8] Lathams, 3.
[9] Church Register List, Chorlton on Medlock to Claughton, Manchester Archives 464, 14.
[10] Papers of the Unitarian College, Manchester, John Rylands Library, University of Manchester, Home Mission sub-committee minute books 1892-1917 (UCC/1/15/28). I am indebted to Mr. Graham Johnson the assistant archivist at John Rylands Library for his help in this matter
[11] Mickelwright (1943) 216. The style Jehovah's Witnesses was adopted in 1931, with a presence in Manchester since c. 1889
[12] University of Bangor, Liverpool Welsh Baptists MSS, GB 01222 BMSS LWP (1830-1929).
[13] English Heritage 698-1/21/621. It represented an up-grading from LGII.
[14] Lathams, 30.

5 Assessment of Significance

5.1 Introduction

The significance considerations for The Welsh Baptist Chapel are informed by the conservation values outlined by Historic England in *Conservation Principles, Policies and Guidance for Sustainable Management of the Historic Environment* (2008). The values of the Welsh Baptist Chapel will be discussed individually, and assessments of aspects of the church affected by the proposals are considered later in section 6. Each value will be assessed to a level of significance which is outlined below:

- **Outstanding:** Special historic interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of the heritage.
- **High:** Less special historic interest, less clearly legible and perhaps altered. Making a smaller contribution to the wider significance and understanding of the heritage.
- **Some:** Lost or very little special interest, likely to be significantly altered or the legibility is largely obscured. Very little historical interest and makes very little contribution to the wider significance of the site.
- **Neutral:** Historically unimportant but having no negative impact on the heritage.
- **Intrusive:** Historically unimportant but having a negative impact on the heritage.

5.2 Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity.[15]

It is not believed that the site has any medieval or ancient heritage and therefore future works or excavations are unlikely to yield information about the development of the site from this early period. The development of the building's use illustrates the historical value which is explored elsewhere.

Evidential Significance: Neutral

5.3 Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.[16]

5.3.1 Illustrative Value

The perception of a place as a link between past and present people.[17]

The location of the Chapel slightly outside the city centre demonstrates how Manchester was growing and altering in response to industrial, social and religious pressures. The Welsh Baptist Chapel is illustrative of the reforming spirit in Manchester during the growth and reform of Unitarianism. Revd. William Gaskell, husband of novelist Elizabeth Gaskell and minister of the Cotton Chapel, was determined to re-found the lost Unitarian congregation that had existed in Mosley Street, and the site of the current building was chosen to be the home of the new chapel.

[15] English Heritage, 2008.
[16] Ibid.
[17] Ibid.

'A subscription was raised towards the new building which quickly attracted sufficient money for an architect to be appointed and a start to be made.'[18] The financial investment made on a local level indicates that it had a community of support for its foundation.

Illustrative Value: Some

5.3.2 Associative Value

Association with a notable family, person, event, or movement.[19]

5.3.2.1 Sir Charles Barry (1795-1860)

From Latham's *Design and Access Statement*:

> *The architect appointed was a fashionable one, Charles Barry, later knighted for his work on the Palace of Westminster.*[20] *Barry was the son of a Pimlico stationer born in 1795, who was articled the surveyors Middleton & Bailey of Lambeth. His architecture was largely self-taught, building on his ability as a surveyor. He undertook a grand tour in 1817-1820 thanks to a legacy and set up in practice in London on his return. The Upper Brook Street commission came to Barry through his existing involvement with the grandees of Unitarian radicalism in the North West. Probably thanks to the connections with Sir John Soane of Sarah Roswell, his fiancée, Barry was recommended to the Church Commissioners, then poised to build churches to serve the burgeoning industrial cities using money voted by Parliament in 1818 and 1824. He was commissioned to build several of these and the very first he was contracted to design, in the Gothic style (as favoured by the Commissioners), included two in Manchester, St. Matthew, Castlefield (1821–22) and All Saints', Stand, at Whitefield (1822–25) - followed by two in Brighton and three in Islington.*[21] *Barry went on to win the competition to design the new Palace of Westminster, designed the Travellers' and Reform Clubs in Pall Mall, the Treasury in Whitehall, Trentham for the Duke of Sutherland and Highclere ('Downton Abbey' to TV drama lovers) for the 3rd Earl of Carnarvon. He enjoyed a long and distinguished career being knighted in 1851, elected FRS and RA and died in 1860.*
>
> *It was while building All Saints' at Stand that Barry had the opportunity of entering a competition in 1824 to design the new Royal Manchester Institution for the Promotion of Literature, Science & Arts (now part of the Manchester Art Gallery), which he duly won. This brought him into the ambit of the Potters and their Unitarian allies, who were trustees of the Institution and judges of the competition. This led to a commission from Sir Thomas Potter to design Buile Hill House in Salford for him the following year. By 1837 he had not only been asked to return to Manchester to design the Athenaeum, but had also been commissioned to design the new Unitarian chapel. Again, the hand of Cross Street grandee (Sir) Thomas Potter may be seen in both commissions.*[22]

[18] Lathams, 26.
[19] English Heritage, 2008.
[20] Civil Engineers and Architects' Journal II (April 1839) 397 & III (Oct.1839) 188
[21] Colvin, H. M., Biographical Dictionary of British Architects 1600-1840 4th edition (Newhaven & London 2008) 100.
[22] Ibid. 101.

5.3.2.2 Augustus Welby Northmore Pugin (1812-1852)

From Latham's *Design and Access Statement*:

> *A report by the Victorian Society adds "It is...believed to have been an early collaboration between Sir Charles Barry and A W N Pugin before they worked together on the Palace of Westminster"; certainly, aspects of the finished building carry overtones of the latter's work.*[23] *This is supported by a recent biography of Pugin, which confirms his involvement, suggesting that Pugin designed the chapel's west end for the busy Barry.*[24]
>
> *Augustus Welby Northmore Pugin (1812-1852) is generally regarded as the greatest and most important of the architects and decorators associated with the 19th century Gothic revival movement. He proved that revival would never have succeeded if the style could not have been made capable of meeting every modern requirement: entirely new structures such as railway stations and huge public buildings would test the style to its limits, and it was not found wanting.*
>
> *Pugin met Barry in 1835, probably introduced by Sir Edward Cust, Bt., for whom Barry had designed a London house and with whom Pugin dined that year.*[25] *Barry was then well in with the Whig intellectuals of the Holland House set – closely allied to the Manchester radicals, albeit inhabiting a more rarefied social plane - and was a rising star. Not long after their meeting in the summer of 1835 Pugin dined with Barry and as a result was invited to collaborate with him finishing and furnishing Barry's new Edward VI Grammar School at Birmingham. Barry was looking for 'designs in the Gothic style that showed a scholarly grasp of detail and a practical sense of its application in a modern building.' Barry's natural architectural idiom was Classical, and he was never entirely at ease with Gothic; Pugin was able to help him, in a subordinate role, to work more fluently in the style. Rosemary Hill adds: 'They developed a warm and friendly working relationship in which Pugin was unquestionably the junior partner.'*[26]
>
> *This association began at exactly the same time that Pugin had been accepted into the Catholic Church, a conjunction that would epitomise his all-too-short career, so his association with anything resembling a dissenting place of worship might seem all the more unlikely.*[27] *Yet at this stage in his career, his association with Charles Barry represented the bread-and-butter of his work, for he was only 23 and needed to become established and guarantee an income. Their most celebrated collaboration was in the design of the Palace of Westminster from 1837, the commission that in some ways defined the careers of both men. Whilst his new collaborator, Pugin, would not have been required to preside over the classical Athenaeum, his services were certainly in demand for the Chapel. The result was an important essay in archaeologically correct, scholarly Gothic revival.*[28]

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[23] Report 2006.
[24] Hill, R., God's Architect: Pugin and the Building of Romantic Britain (London 2007) 183.
[25] Hill (2007) 142.
[26] Hill (2007) 142-43.
[27] He was received in the Church 6th June 1835; ibid., 144.
[28] Pugin gained connections through Upper Brook Street,, resulting in a collaboration with Paxton on Burton Burton Closes, Bakewell, for the Allcards, who were members of the Congregation.

5.3.2.3 James William Beaumont (1848-1931)

From Latham's *Design and Access Statement*:

> *He was a very important Manchester architect (although latterly living at Wimslow) and had designed the town halls at both Hyde and Colne as well as the Stockport Liberal Club. His best known work is the Whitworth Art Gallery in Manchester. He was the son of John Beaumont of Manchester, and was articled to Sir James Allanson Picton in Liverpool before moving on to become assistant to Corson and Aitken in Manchester, setting up on his own account in 1873. He had various partners, latterly with two of his sons.22 The building of the Sunday School removed part of the Chapel's original graveyard, upon restrictions were placed in 1856, burials being prohibited altogether from 1882, thus making the building of the school possible.*

5.3.2.4 Revd. William Gaskell (1805-1884)

Revd. William Gaskell was the minister of the Cotton Chapel, the mother-chapel of the Mosley Chapel, and subsequently the Welsh Baptist Chapel. He led the charge for finding the location and foundation of the Welsh Baptist Chapel, and is therefore key to its history. Gaskell was a proactive and well known social reformer, keeping reformist company such as John Ruskin and Charles Dickens. He was also husband to now-famous Manchester author Elizabeth Gaskell, and their Grade II* Listed House at 84 Plymouth Grove underwent a massive £2.5m restoration, opening to the public in 2014. This refurbishment project indicates how significant the Gaskells were during their lifetime, but also the lasting impact their legacy has had on the heritage of Manchester.

Associative Significance: High

Historical Significance: High

5.4 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.[29]

The Chapel's association with Sir Charles Barry, and possible influence of A.W.N. Pugin, places it within a very prestigious period of the development of British architecture, as well as providing visual links with some of the largest and most iconic buildings in the British collective memory, such as The Palace of Westminster. The style of the building is very much of its time, but it is also symbolic as it is 'generally acknowledged to have been amongst the very first dissenting chapels to have been built in that style anywhere in the United Kingdom.'[30][31]

The current sight of the Chapel within its surrounding context is very striking. The area is mixed use and the building is immediately surrounded by car forecourts, which contrast significantly with the remaining fabric of this nineteenth century Neo-Gothic religious building. In this way, the chapel is a visual representation of history in an area where it is otherwise lacking. Furthermore, the Chapel is cited on a main road that runs straight out from the city centre. Standing outside of the building presents long views both towards and away from the city, following

[29] English Heritage, 2008
[30] Glover (1833) II. 117: in vernacular classical style. Mosley St chapel was initially built as a Presbyterian one.
[31] Lathams, 28.

nineteenth century development patterns. The building is the only listed building nearby and the only representation of how this area may have previously been developed.

Aesthetic Significance: High

5.5 Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.[32]

Due to the original and adopted functions of the Welsh Baptist Chapel, its communal values are linked to what would previously have been its liturgical or worship values. Though its original Unitarian roots are not likely to be remembered by contemporaries, the building was also used by Jehovah's Witnesses in the mid-twentieth century before it was compulsory purchased by the Council. The building also functioned as a mosque while on short term lease from the council, with the Sunday School building being home to the Islamic Academy. Though it has changed hands between many religious ideologies, the chapel may be remembered as a place of worship by those later caretakers of the building. The chapel itself has been closed due to its poor condition since 2005 and thus any potential contemporary communal value has been lost through its lack of use.

Communal Significance: Neutral

5.6 Statement of Significance.

The Welsh Baptist Chapel's Grade II* Listing is primarily due to its unique construction as the first Neo-Gothic nonconformist chapel in the country, as well as the prestige of its architects. The context of the surrounding area has vastly altered since the building's foundation and whilst this means that it is more difficult to understand the historical context of the Chapel, it is also more visually striking and unusual in its current setting. Its historical communal value is currently obscured through lack of knowledge, but buildings with religious purposes tend to rate highly. As the building has not been in use for a decade its communal value is stunted as it is not functioning for any audience or user group. Bringing the building back into a viable and sustainable use will vastly increase its communal significance, as well as further communicating the unique remaining features of the building to its new caretakers. Occupancy of this building will also prevent further loss, harm and decay to an interesting piece of Manchester's history.

6 Future Recommendations

Primary consideration should be given to the retention and enhancement of the building's interesting historic features whilst finding a viable and sustainable solution to bring it back into use and reintegrate it with the life of the City. Extensions, alterations and additions should seek to complement the original building in materials and scale, whilst also being identifiable as new work. The selection of materials should also take into consideration the building's position with the main road.

[32] English Heritage, 2008, 31.

7 Proposals for Discharge of Conditions

The current scheme has been developed to deal with design issues from previous design proposals. The original design development was as follows, outlined in the Latham Design and Access Statement with additional amendments from Buttress in sub-bullets:

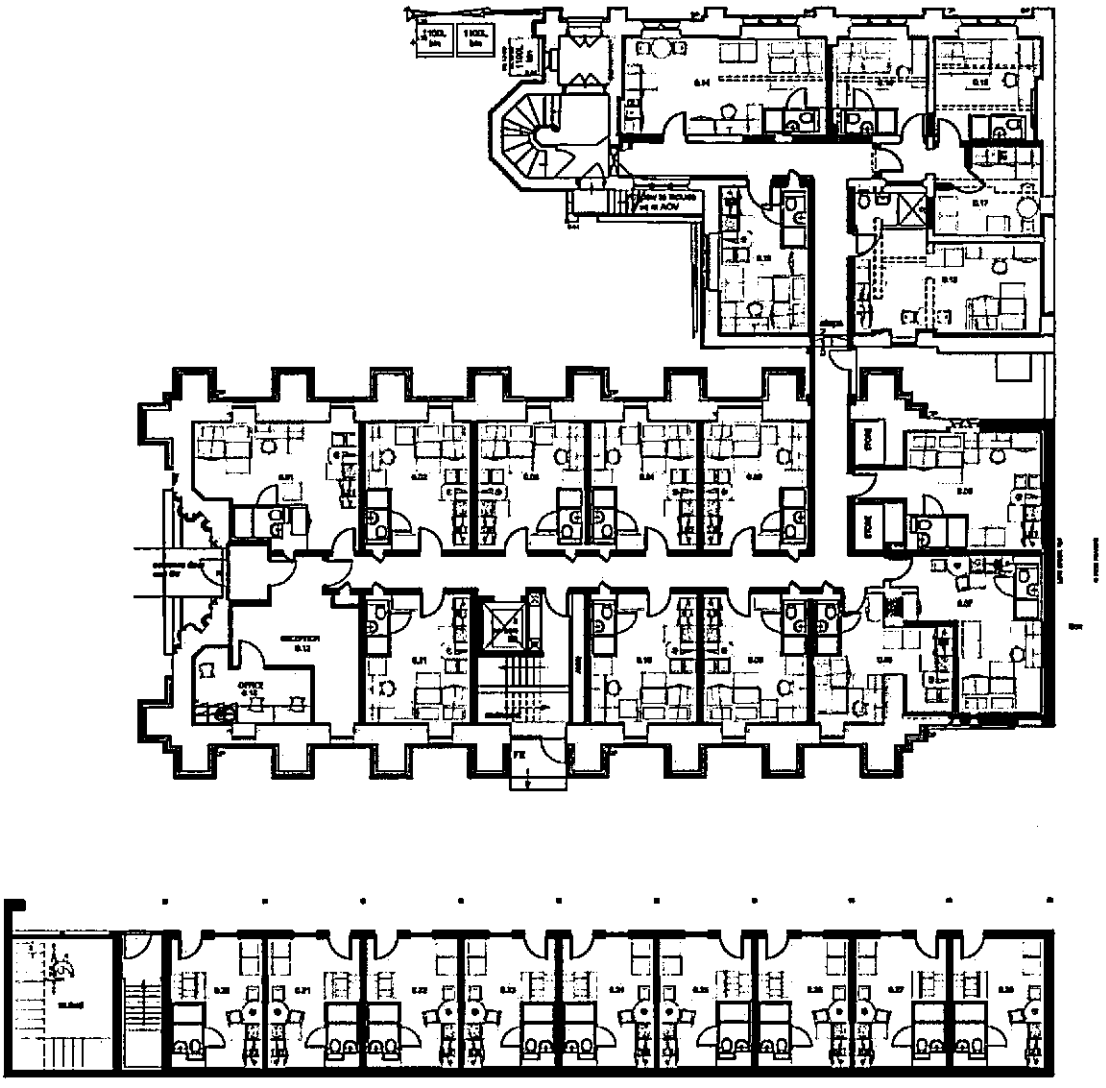


Figure 3 Proposed Ground Floor Plan

1. ***Structural approach*** *- there clearly hasn't been any movement of the main building since its construction (because it isn't cracked) and so placing a new structure inside should be fine as long as existing foundations are not undermined. Geological desk study information suggests there is likely to be sandstone about 6' down, which will provide a sound foundations for any new structure. The structure will be designed to move, for expansion and contraction, differentially to that of the existing masonry. (See Appendix F for typical structural section and further structural analysis)"*

    a. The structural approach remains largely the same with the new structure sitting within the envelope of the existing. Some minor amendments have been made to rationalise and simplify the structural grid which, along with the desire to provide a wider matrix of flat sizes, has meant an overall reduction in the amount of bed spaces from 91 to 87.

    The structural design has also been adjusted to miss the existing vaulted springers at second floor

level. All structure will be hidden within the partition as much as is possible and in the small instances where this is not possible the structure will be boxed in to comply with statutory regulations.

2. *Chapel roof re-construction - the proposal is to rebuild the roof to the original profile, including the stone parapets, parapet walling and north-east stone gable. However, the small section of existing roof that remains will be carefully dismantled, the roof covering, rafters and purlins that are still in sound condition, set aside for re-use and incorporated within the reconstructed roof.*

3. *Floors spanning across lancet windows - the intermediate floors will come to the back of the glazing, with junction incorporating an intumescent membrane to maintain fire integrity between floors. This will be achieved using a double glazed panel with a glass outer leaf and a ceramic inner leaf colour 'graphite' ie dark grey. An Illustration of the use of such a panel (colour black) at the post grad centre in Nottingham University by Lathams is shown in appendix F Structural Analysis.*

4. *Integration of vertical circulation - both stairs and lift: the lift is located towards the centre of the Chapel and serves 1st to 4th floor. The top floor is accessed by stair only, in order to avoid the lift overrun projecting through the roof line. The main stairs are designed as a protected shaft with direct egress to outside, thus simplifying the compartmentation and escape strategy. The stair does not compromise the lancet window, but head clearance to the 4th floor does require adaption of the main roof profile for this bay; this will be hidden behind the parapet, as viewed from ground level and will appear just as a slightly shallower section of roof slope*

5. *Retention of the east elevation rose window - the intermediate floors pull back from the rose window to allow views of the window from 3rd and 4th floors. Externally, the extension to the former nave is kept below the base level of the rose window.*

    a. To maximise the use of the space within the chapel building the open area that was previously proposed next to the rose window on the third and fourth floor of the chapel has been altered to studios to make the scheme more feasible. This means that the window will be contained within a studio apartment; however the requirement of fire doors in the original scheme would have meant that the window was not visible from the corridor approach.

    The rose window is a key feature of the building and the proposed scheme seeks to protect it. The rose window is currently single glazed, delicate, and a massive cold bridge within the building. The amended proposal seeks to add a secondary window set back from the rose window. This will provide a thermal barrier to the single glazed rose window and add an extra layer of protection to arguably the most vulnerable element of existing fabric in the proposed design.

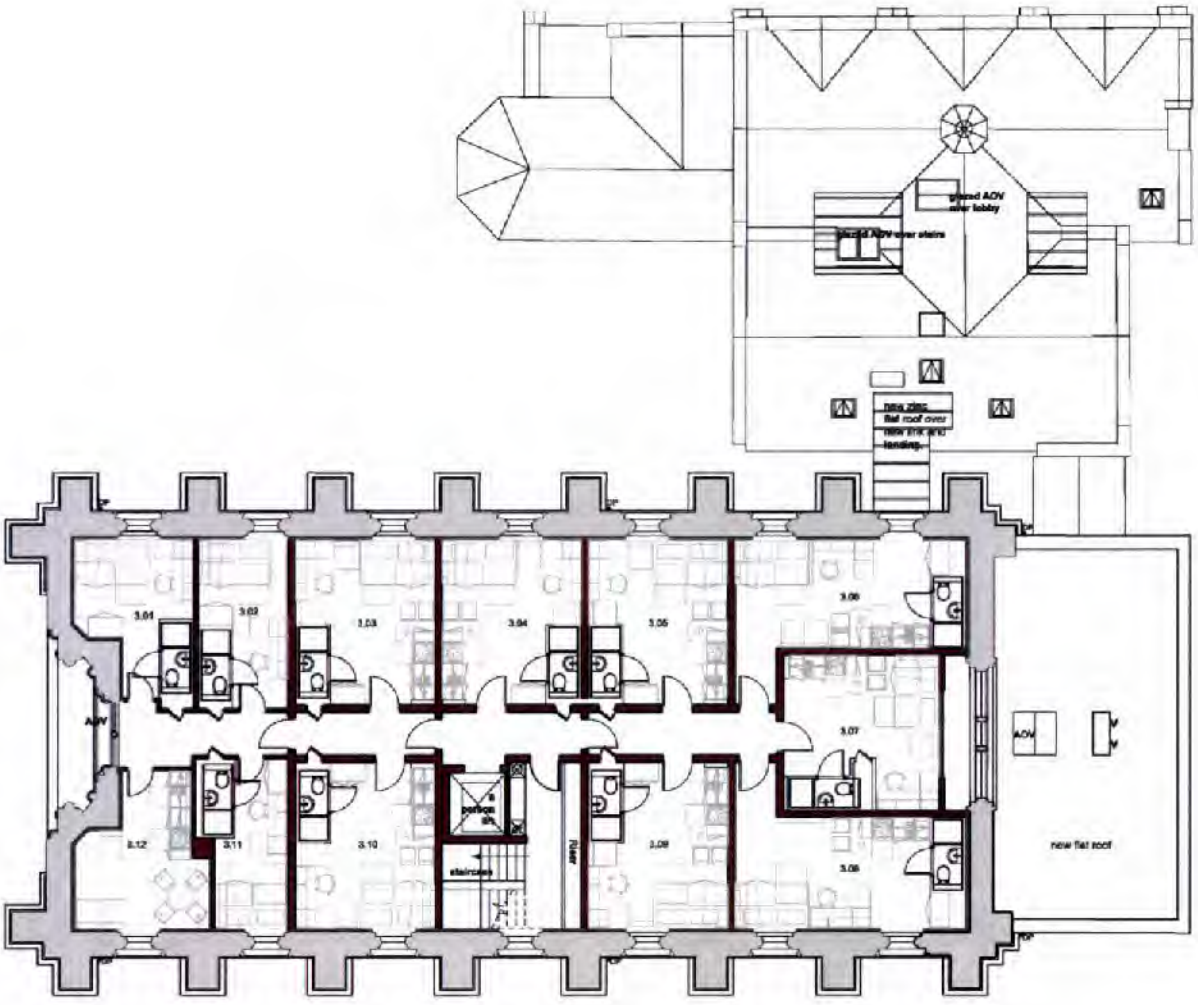


Figure 4 Proposed Third Floor Plan

6. ***Provision of windows to ground floor (below existing window cill level)*** *- the Ground floor accommodation requires windows to be cut into the north-west and south-west walls. The design intent is for these to be clearly contemporary interventions.*

7. ***Provision of windows to north-east elevation*** *- the north-east elevation of the Chapel is close to the boundary with the car dealership, and the proposed windows to 1st and 2nd floor rooms will be subject to agreement with the neighbouring property.*

    a. The amended design seeks to remove these windows from the scheme. It is felt that the previously proposed design is not complimentary to the scheme and it would be preferable to keep this elevation as simple and plain as possible. This will minimise the visual impact on the rose window with the rose window remaining the sole opening in that elevation. The windows also look onto the car garages which abut the site and it is felt that more privacy could be had by just having windows on the north and south elevations.



Figure 5 Remnants of original stain glass in lancet windows

8. ***Incorporation of glazing within roof structure*** *- 4th and 5th floors will have daylighting by conservation rooflights which are placed in line with the lancet windows below. Light tubes are also included (below parapet level) to provide additional daylight to 3rd floor rooms.*

9. ***Connection through to Sunday School at ground, 1st and 2nd floor levels*** *- this area is currently complicated by extensions to take plantrooms, boiler flues etc. It is proposed to rationalise this space between the Chapel and Sunday School, and insert a contemporary linking structure connecting Ground, 1st and 2nd floors. The boiler flue, a later addition, will be removed, but the existing link at the first floor level of the Sunday School will be retained as a small study area of the adjacent studio unit.*

10. ***Main entrance reconfiguration*** *– As the majority of the former ground floor of the chapel has rotted and collapsed under the falling masonry from the walls, it is intended to create the new ground floor level with external ground. This enables upper floor levels to correspond better with window openings, and facilitates disabled access. However to achieve this, the main entrance steps need to be modified and this is shown on detail ..... together with a new glazed door which allows daylight into the ground floor corridor.*

11. ***Rescue of some interior features*** *- Due to the dilapidated state of disrepair of the interior of the chapel none of the interior features can be used insitu. However, it is intended to reuse as many as possible of the corbels which are sound within the first floor rooms as a feature on either side if the party wall; and to reconstruct a section of the balcony and balustrade within the circulation space on the third floor, under the fourth floor balcony. Other interior artefacts found to be in a sound condition will be reused if appropriate locations can be found, or otherwise rescued and made available for reuse elsewhere through Architectural salvage.*

    a. The proposed amendments seek to preserve a larger amount of the interior features within the main chapel building. As per the approved scheme the stone corbels will be relocated to the underside of the second floor and are to sit flush with the plasterboard, highlighting that they have been moved from their original position. Due to the removal of the roof much of the timber balcony has been damaged. As such the amount to be saved will not be known until the timber has been carefully removed and checked. Where the timber can be reused it will be relocated to the stair core and to the reception area to show off the detailed woodwork that existed within the chapel.



Figure 6 Sections of timber to be saved.



Figure 7 Extensive damage to the Balcony.

In the approved design the vaulted springers clashed with the structural frame. By making minor adjustments to the internal layouts 12 of the 14 vaulted springers can remain in situ within the chapel however two springers clash with the steel structure. These will be relocated to the west end of the chapel within the living room and bedroom space in the 3 bedroom apartment (shown in figure 8). The relocated vaulted springers will sit flush to the plasterboard as with the corbels to highlight that they have been moved from their original position within the building.

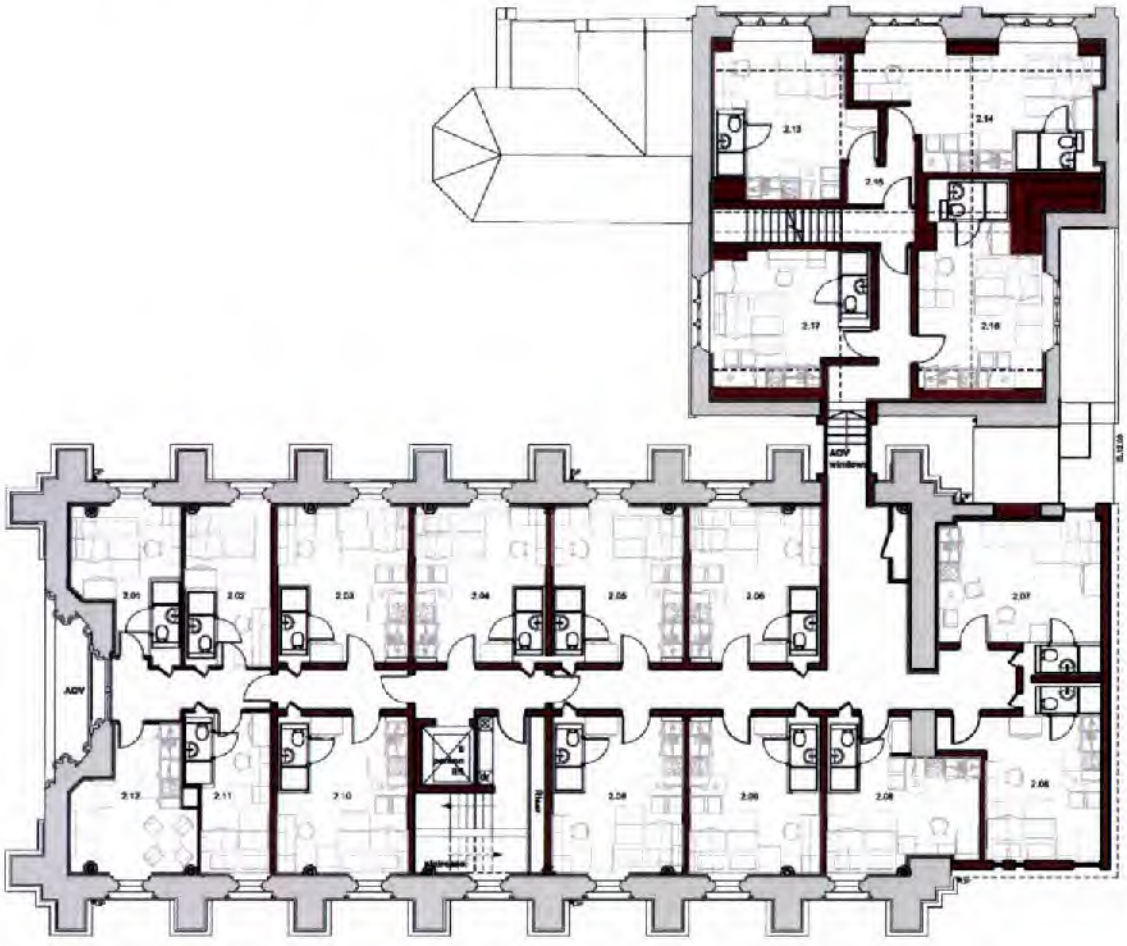


Figure 8 Proposed Second Floor Plan

12. ***Rescue and relocation of remaining sample of stained glass*** *- Similarly there is little left of the glazing that was once in the lancet windows. Nevertheless it is intended to rescue one panel of stained glass that remains in the top of one of the lancets and relocate this, in a back lit purpose built box (see photo in appendix F) within the circulation space outside of the common room as a termination of the ground floor foyer. Artificial lighting in the ground floor corridor will utilise a range of colours to give a rainbow effect to compliment the stained glass at the end of the corridor in the foyer.*

    a. In the approved scheme the intention was to save one stained glass panel that remains in the lancet into the circulation space. The amendment is to retain the stain glass element within the lancet window to the stair core and incorporate it into a double glazed window.

8 Buttress Additional Application

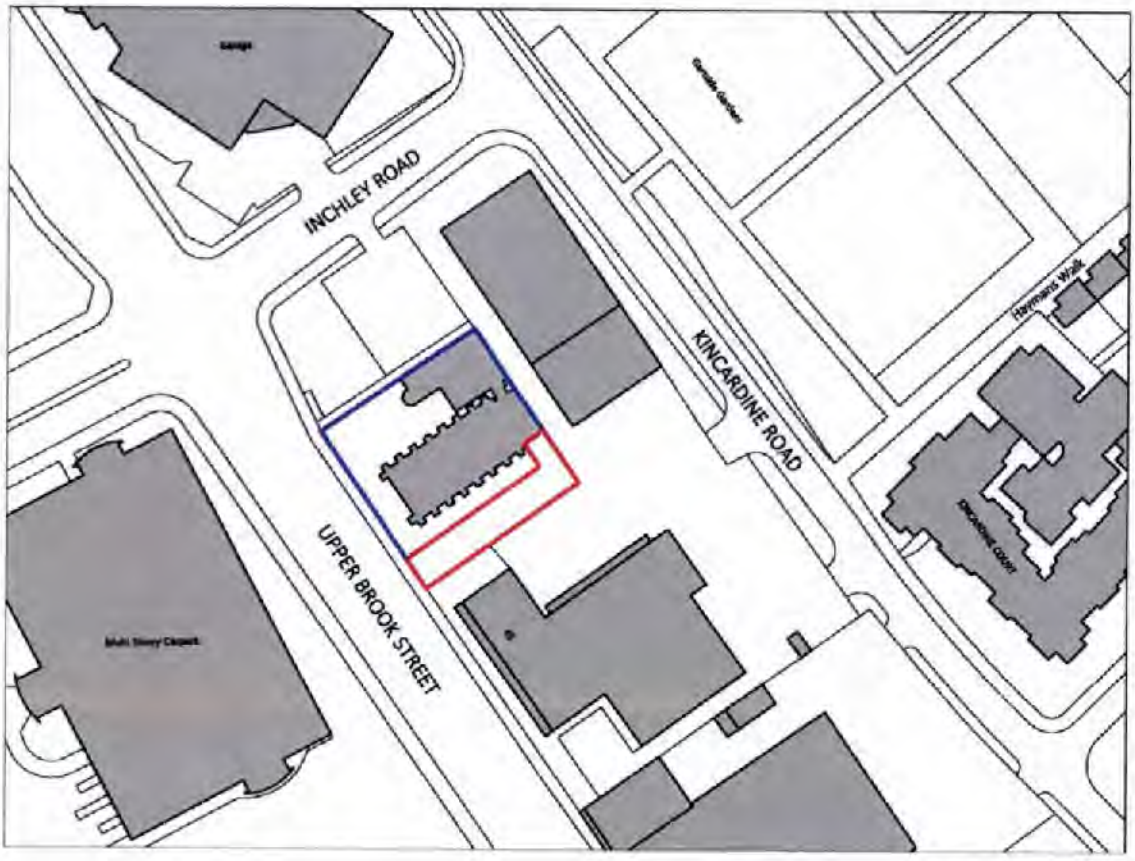


Figure 9: Location Plan

This section of the report should accompany the new additional planning application for the proposed basement and external elevation changes. Design development has resulted in minor internal layout changes and the lounge area that was proposed at ground floor level in the vestry has been changed into two apartments. This change means that the previously proposed entrance, glass canopy and large window opening in this area are no longer necessary.

The proposal is to rebuild the elevation using its original materials and reinstate the ground floor elevation as it was originally. The first floor fabric has been lost and there is no remnant of any additional stone from this part of the

building remaining onsite. The amendment to this area would be to swap the large single glass opening for 6 smaller openings, replicating a modern interpretation of the original elevation of the vestry (Figure 10), built in brick as per the approved design and set back from the stone so as to appear subservient to the original fabric (Figure 11).



Figure 10 BB72/00044 Welsh Baptist Chapel (1972), Manchester © Crown copyright. Historic England

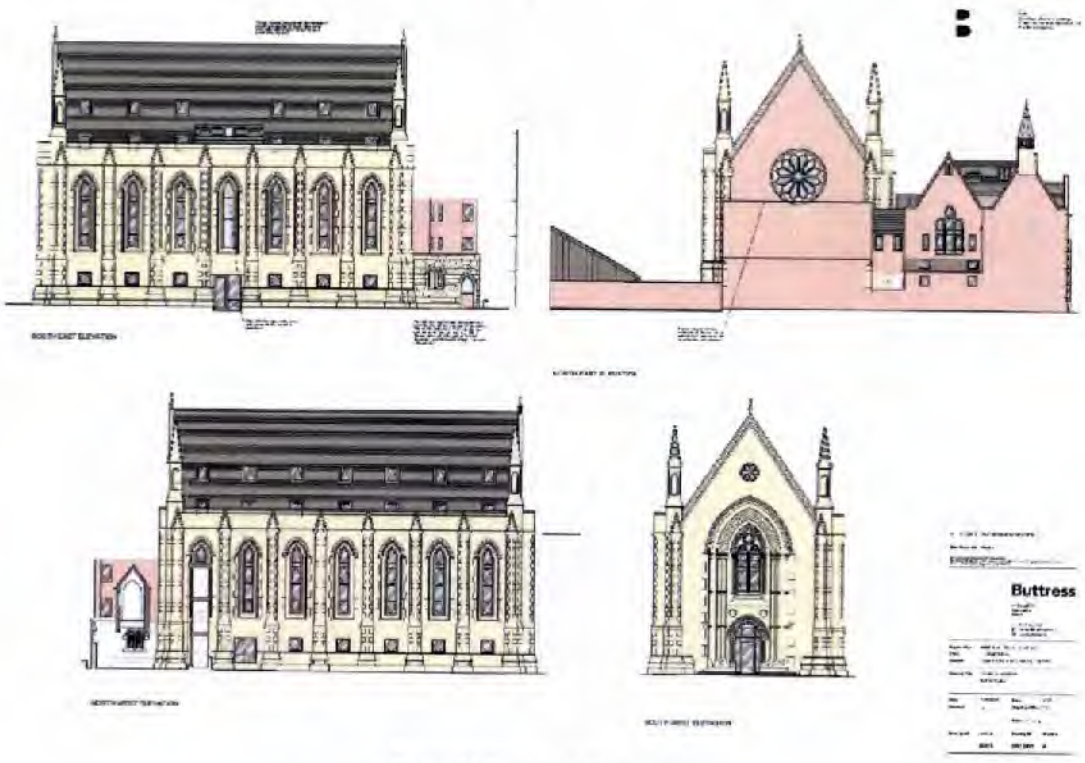


Figure 11 Proposed Elevations

8.1 Buttress Additional Basement Design

This section of the report is for a new planning application for a basement floor level and walkway to the new build element of the Former Welsh Baptist Chapel. The design has been developed to incorporate a basement level to the new building south of the chapel which was granted both planning and listed building consent in April 2014. The design will provide a communal TV room, fitness room, residents' lounge, plant room and a laundry room whilst also providing a link from the main chapel building. Access to these areas will be for the sole use of the residents and will be accessed through a fob system as per the rest of the site. Provision of these facilities will improve the marketability and differentiation of the development in the market. It is not uncommon now for residential schemes to have leisure facilities on the premises.

The design of the basement seeks to use the existing graveyard vault as much as possible to allow the building to line through with the structure above to minimise further excavation to that area. The intention is to try to utilise the existing vault walls as formwork for the basement level.

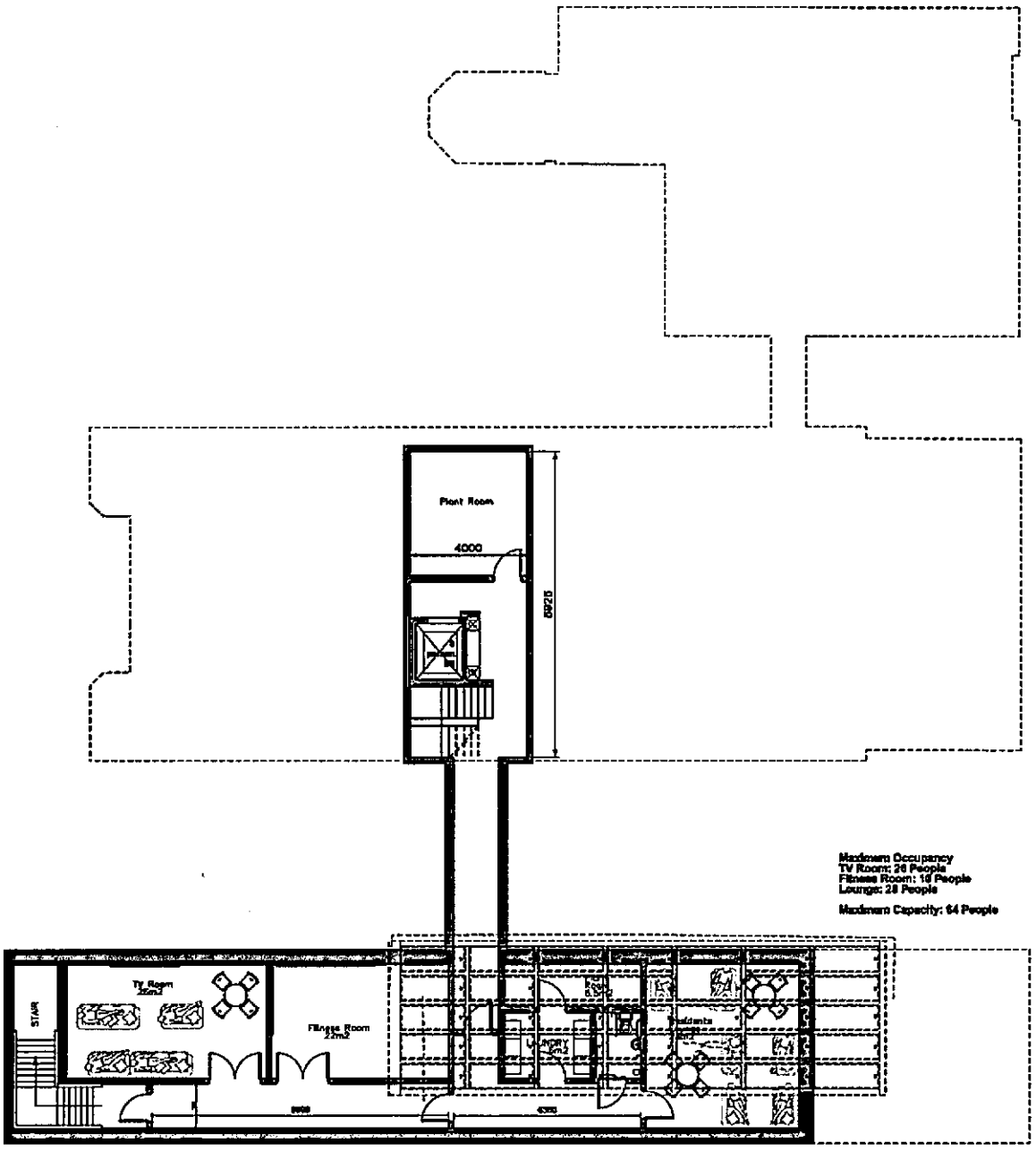


Figure 12 Proposed Basement Design

9 Potential Impact of Development

9.1 Introduction

Works to the Welsh Baptist Chapel have already been approved; the Section 73 and Section 19 applications are for interior alterations only. The Potential Impact of Development outlined here is therefore relating to the amendments made to the scheme, not the impact of the works already approved for the development.

9.2 Exterior

Rebuilding the roof to slate, at its original pitch, reinstating lost pinnacles, and consolidating the existing fabric will enhance the significance of the historic fabric by reinstating the building's profile from its original use. It will still be visibly recognisable as a place of worship despite its change of use, maintaining its aesthetic continuity within the community. The reuse of viable fabric will help the additional works to sit comfortably in their surroundings, and the extension to the vestry will echo the early scale, proportion and rhythm of the nineteenth century structure. Fragments of glass remaining in the lancet windows will be consolidated to form one feature window, although some fabric will be lost due to condition. The name stones from the graveyard are being retained and reused as part of the hard landscaping. The amended proposals largely retain more fabric than the original scheme, as well as making additional efforts to enhance the building's history and significance through lost features.

9.3 Interior

Unfortunately much of the original interior fabric is missing. It is difficult to currently understand the space as it would previously have been used. The remaining balconies will need to be removed in order to bring the site back into viable use, however the significance of the fabric has been identified and incorporated into other parts of the building, namely the reception area and the stair core. Buttress's amendments to the original design will seek to retain more original features and reduce the level of harm to the historic fabric. Vault springers will largely be retained in situ, and two that are required to be moved will be placed in a sympathetic location. The corbels will be relocated to underneath the second floor, visible to users of the building and echoing their original purpose even though they will not be structural elements in the new scheme. The roof trusses in the Sunday School will be lost but kept as ornamental. The amended scheme will also retain more of the school's internal wall fabric than the previous planning approved application.

10 Bibliography

1. Lathams. *Former Welsh Chapel, Upper Brook Street, Manchester: Design and Access Statement*. Lathams: 2013.

10.1 Latham's Sources List

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11 Appendix

11.1 Listing Description

Name: ISLAMIC ACADEMY

List entry Number: 1270670

Location

ISLAMIC ACADEMY, UPPER BROOK STREET

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 03-Oct-1974

Date of most recent amendment: 06-Jun-1994

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 457776

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8496 UPPER BROOK STREET 698-1/21/621 (East side) 03/10/74 Chorlton-On-Medlock Islamic Academy (Formerly Listed as: UPPER BROOK STREET (East side) Chorlton-On-Medlock Welsh Baptist Chapel)

II*

Formerly known as: Unitarian chapel UPPER BROOK STREET Chorlton-On-Medlock. Unitarian chapel with attached Sunday School, subsequently Welsh Baptist church, now Islamic Academy. 1837-9, by Sir Charles Barry. Coursed squared sandstone, slate roofs. Early English style. Seven narrow bays with buttresses, a tall lancet with hoodmould in each bay; gabled west facade with giant archway moulded in 3 orders and containing a similar recessed arch with moulded 2-centred arched doorway at ground floor and 2-light window above; rose window in east gable; square corner pinnacles. Sunday School on same axis to north, attached by a link, 2-storeyed under 2-span roof, triple-gabled north side with large 2-centred arched windows at 1st floor each of 3 lancet lights; canted apse to west end, lean-to porch in angle. Interior of chapel has galleries to 3 sides, ribbed vaulted ceiling. History: said to be the first Gothic Nonconformist chapel.

Listing NGR: SJ8474596980



Welsh Baptist Chapel

Internal Specification

1 Introduction

Empiric are characterised by the high quality of their design, the superior services they provide, their great accommodation locations within cities, and the way they are securely managed. Many developments include the leading housing amenities in their cities, with for example private cinema rooms, gyms, reading and workrooms, games rooms, common rooms, private laundry's, all on-site.

These design guidelines seek to clarify to third-party developers the benchmark quality standard and means of design compliance with the branding and financial development model.



2 Common Areas

2.1 Reception

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

1500 x 400 Armstrong Ultima Plank suspended ceiling (SL2)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm with Forbo 'Coral Logo' entrance matting

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

SW timber planks painted with Farrow & Ball Plummet (trade equivalent) to one wall
Feature wallpaper to one wall by Mr Perswall 'Tin Tiles'.

Lighting

Recessed LED lighting
Pendant lighting: DAR Osaka 230mm diameter (3No. at reception desk and 1No. per table)
Wall lighting: 3No. Astro Eclipse Round wall light 250mm diameter

Power & Data

6No. twin switched sockets
2No. RJ45 data points
2No. single switched sockets for ESP supplied wall mounted Sonos Speakers

Specialist M&E

CCTV to entrance door
Addressable fire alarm panel to automatically signal the fire station via and 'auto dial' unit and central monitoring station via a RED CARE line
Door entry system
Reception door release system to all access controlled entrance doors & any external gate access

Fixtures and fittings

1No. mail box per unit – MailboxesGB 1300f: 370x270x110mm:
Anodised Aluminium / Silver
Reception Desk: Corien pearl grey worktop with zinc clad front
Gopak lockable felt notice board- 1800mm x 1200mm- Grey felt
4No. Texas Lounge Armchairs for a 100 bedroom development + 2No. for every additional 100 bedspaces
2No. Bullet Table Base with zinc wrapped table top for a 100 bedroom development + 1No. for every additional 100 bed spaces.

2.2 OFFICE

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

600 x 600 Armstrong Ultima tile suspended ceiling (Vector) – White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1050mm high internal window to reception plus solid panel door to rear of reception desk

Lighting

Recessed LED lighting

Power & Data

6No. twin switched sockets
4No. phone points
5No. twin RJ45 data points
1No. twin switched socket & 1No. twin RJ45 socket per 50 bedspaces
over a 100 bedroom development

Specialist M&E

CCTV controls and monitors
Door entry system
Reception door release system to all access controlled entrance doors & gates

Fixtures and fittings

Perimeter wall fitted MFC gloss white desks and shelves to suit room dimensions and for approval by ESP
4 draw foolscap filing cabinet – flush front traffic white
Safe bolted to floor (£4000 cash value)
Key cabinet
Window blinds: Armour Single Roller Blind - Privacy
3No. Lotus Desk Chairs
Kitchen:
- Base & wall units: White 18mm high density melamine faced chipboard with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Integrated Combi Microwave
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin

White and Brown Goods as per Oakwood Specification

2.3 CINEMA

Wall finish

Painted plasterboard- Black

Ceiling finish

600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish

Forbo Flotex Vision Knit (No.000536)

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

3No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x 3.0m W

Lighting

Recessed LED lighting

Power & Data

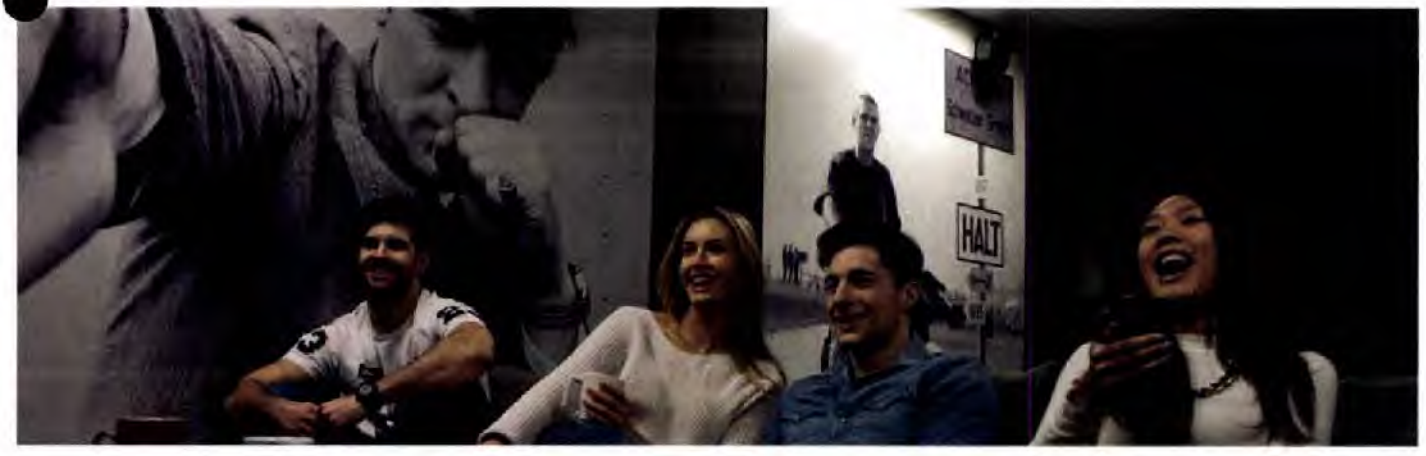
7No. twin switched sockets
1No. switched fused connection unit
4No. twin RJ45 data points

Specialist M&E

CCTV
Door entry system
All by MCC Audio:
- Surround sound receiver: Anthem MRX 510
- Blu-ray player: Sony to MCC Audio specification
- Projector: Epson EH-TW7200
- Speakers: Millenia 7.1 surround sound - Black
- Subwoofer: Millenia 7.1 surround sound
- Projector screen: Projecta 2.5m Fixed Frame Matte White
- 7" touch screen controller: Control4 7" Touch Screen
- Processor: Control4 HC-250
- Rack: MCC Audio
- Cabling: MCC Audio- Black

Fixtures and fittings

Window blinds: Armour Single Roller Blinds- Blackout
6No. Ambient Lounge twin couch bean bag sofas (luscious grey + wildberry delux)
3No. Ambient Lounge butterfly sofas (luscious grey + wildberry delux)





2.4 LAUNDRY

Wall finish
Painted plasterboard- White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Feature elements
Chalk board paint on longest wall
Bespoke bench and counter top by Oakwood
1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x longest wall length

Lighting
Recessed LED lighting

Power & Data
To suit Circuit Managed Laundry Systems requirements plus
1No. twin switched sockets
1No. twin RJ45 data points

Specialist M&E
CCTV
Door entry system
1No. washer per 75 students and 1 no. dryer for 65 students by Circuit Managed Laundry Systems

2.5 DISABLED WC

Wall finish
Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

Specialist M&E
Integrated panic alarm system with external beacon and audible alarm

Fixtures and fittings
Ideal Standard Doc M Contour 21 pack (AA)
Wall mounted mirror 700Wx1200H
uPVC hygienic wall cladding splashback above WHB
Hand Dryer

2.6 Gym

Wall finish

Painted plasterboard - White

Ceiling finish

600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish

Forbo Flotex Vision Large Full Stop (no. 000542)

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x longest wall length
1No. 2.4m H mirror x longest wall length

Lighting

Recessed LED lighting

Power & Data

6No. twin switched sockets
1No. twin RJ45 data points
4No. single switched sockets for ESP supplied wall mounted Sonos
Speakers

Specialist M&E

CCTV
Door entry system
1No. TV socket
42 inch Sharp LD145K LED HD TV or equivalent

Fixtures and fittings

2No. high level wall mounted fans
Approx. 1 piece of equipment per 20 bedspaces with a 60/40 split on
cardio to strength
Water cooler plumbed to potable water supply
Window blinds: Armour Single Roller Blinds - Privacy
RT700 Impulse commercial treadmill
RE700 Impulse elliptical trainer
RR700 Impulse recumbent bike
RU700 Impulse upright bike
IT9330 Impulse 200*2 Dual adjustable pulley
IT7011 Impulse multi adjustable bench
Concept2 Model D Indoor Rower
JLSMH Sports Mat hanger with 19mm mats



2.7 Common Room

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors - Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

600 x 600 Armstrong Ultima tile suspended ceiling (Vector)- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm
Forbo 'Flotex Vision' colour ref knit inset (No.000536)

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

Feature wallpaper to one wall by Mr Perswall ref 'Daily News'
SW timber planks painted with Farrow & Ball Plummet (trade equivalent) to one wall

Lighting

Recessed LED lighting
Pendant lighting: DAR Osaka 230mm diameter (1No. per 5m²)

Power & Data

6No. twin switched sockets
1No. TV socket
1No. twin RJ45 data points
4No. single switched sockets for ESP supplied wall mounted Sonos Speakers

Specialist M&E

Door entry system
1No. vending machine per 100 bedspaces
50 inch Sharp LD145K LED HD TV or equivalent

Fixtures and fittings

Fixed seating based on a project specific basis by The Contract Chair Company
Inox Table Base with zinc wrapped table top- to suit seating layout
2m long wall mounted workshelf per 100 bedpaces
3No. Strike bar stools per 100 bedspaces
2No. Texan Lounge armchairs per 100 bedspaces
4No. Impulse two seater sofas per 100 bedspaces
Window blinds: Armour Single Roller Blinds- Privacy



3.0 ACCOMMODATION

3.1 STUDIO

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (Images provided by ESP) 2.4m H x 1.2m W

Lighting

6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data

6No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)
1No. TV outlet
TV
Door intercom

Fixtures and Fittings

1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket
1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
2No. Kuadra 1116 bar stools white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below:



- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to out side faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:

- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Integrated Combi Microwave
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood

White and Brown Goods as per Oakwood Specification



3.2 PREMIER STUDIO

Wall finish
Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish
Painted Plasterboard- White

Floor finish
Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting
To match walls: 15 x 75 MDF pencil round

Feature elements
1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x 1.2m W

Lighting
6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data
6No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E
Benchmark pod bathroom (Oak or Pennine type to suit floor plan)
1No. TV outlet
TV
Door intercom

Fixtures and Fittings
1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket



1No. Lotus Desk Chair - white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame - Charcoal
2No. Kuadra 1116 bar stools white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds - Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below:
- 1260Wx430Hx350D shelving unit over bed head - green grey avola
- 1260Wx1960Dx400H double bed - White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:

- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Integrated Dishwasher

White and Brown Goods as per Oakwood Specification



3.3 ONE BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 1.2m W

Lighting

6No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756
Switched pendant lamp- Ikea Foto Pendant in Aluminium (25mm) with Ikea LEDARE LED bulb E27 400 lumen

Power & Data

7No. twin switched sockets
2No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
Door intercom
TV

Fixtures and fittings

1No. Ambient lounge twin couch bean bag sofa- Ecoweave
1No. Fire blanket
1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws



1No. Office Depot notice board without frame- Charcoal
1No. 30mm white MFC dining room table top (2mm ABS tape edges) with 3No. 870Hx60mmØ chrome legs
2No. Pop Chairs- Grey or White
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:
18mm high density melamine faced chipboard carcasing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola

Kitchen:
- Base & wall units: White 18mm high density melamine faced chip board with 18mm melamine faced chipboard backs, 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven

White and Brown Goods as per Oakwood Specification

ENSUITE

Wall finish
uPVC hygienic wall cladding

Ceiling finish
Painted Plasterboard- White

Floor finish
Forbo Safestep Aqua- Smoke 180152

Doors
Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
2No. recessed lighting IP44 GU10 spots with LED light source- PIR controlled

Specialist M&E
Wired for integrated panic alarm system with external beacon and audible alarm (to be enabled upon occupancy)

Fixtures and fittings
Ideal Standard Doc M Concept Ensuite Bathroom Pack with 60cm basin and Raised Height Standard Projections Back-to-w WC with the following adjustments:
- Seat to be Contour 21 seat and cover
- Grab rails and back support to be standard Doc M pack white and set aside / fitted upon occupancy

Ideal Standard Doc M Concept Freedom Shower Pack – with the following adjustments
- Shower seat, Back support, Grab rails, and hinged support rails to be standard Doc M pack white and set aside / fitted upon occupancy

Impey Aqua-Dec EasyFit shower tray and trap AquaFix 10mm Wet room Glass Shower Screen



3.4 TWO BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors - Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architreve and skirting

To match walls: 15 x 75 MDF pencil round

HALL

Lighting

2No. recessed lighting GU10 spots with LED light source

Power & Data

1No. twin switched sockets

Specialist M&E

Door intercom

BEDROOMS

Lighting

3No. switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting
Bedside lamp- Astro Fosso Switched in Brushed Nickel 0756

Power & Data

3No. twin switched sockets
1No. twin RJ45 data points
1No. Remote switched fuse connection unit

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)- one per bedspace
1No. TV outlet

Fixtures and fittings

1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Fitted furniture:

18mm high density melamine faced chipboard carcasing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss



LIVING / DINING

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP)
2.4m H x 1.2m W

Lighting

4No. recessed lighting GU10 spots with LED light source
Pendant Light- Ikea Foto Pendant in aluminium (25mm) with Ikea
LEDARE LED bulb E27 400 Lumen

Power & Data

5No. twin switched sockets
1No. twin RJ45 data points
4No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
TV

Fixtures and fittings

1.5No. ambient lounge twin couch bean bag sofa- Ecoweave
1No. fire blanket
1No. 30mm white MFC dining room table top (2mm ABS tape edges) with 3No. 870Hx60mmØ chrome legs
4No. Pop Chairs- Grey or White
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy

Kitchen:

- Base & wall units: White 18mm high density melamine faced
chipboard with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm
Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Freezer: TBC if required by HMO
White and Brown Goods as per Oakwood Specification

3.5 THREE BEDROOM APARTMENT

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

Painted Plasterboard- White

Floor finish

Forbo 'Allura' white raw timber planks (0.55)- 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls. 15 x 75 MDF pencil round

HALL

Lighting

2No. recessed lighting GU10 spots with LED light source

Power & Data

1No. twin switched sockets

Specialist M&E

Door intercom

BEDROOMS

Minimum 10m² floor area plus ensuite footprint

Lighting

3No. Switched recessed lighting GU10 spots with LED light source
Switched recessed LED pod lighting

Power & Data

3No. twin switched sockets
1No. twin RJ45 data points
1No. remote switched fuse connection unit

Specialist M&E

Benchmark pod bathroom (Oak or Pennine type to suit floor plan)- one per bedspace
1No. TV outlet

Fixtures and fittings

1No. Lotus Desk Chair- white seat with black base
1No. wall mirror 450Wx1700H positioned on the pod door mounted using 6No. chrome dome headed screws
1No. Office Depot notice board without frame- Charcoal
Window Blinds: Armour Double Roller Blinds- Blackout and Privacy
Fitted furniture: 18mm high density melamine faced chipboard carcasing colour as specified below.
- 1260Wx430Hx350D shelving unit over bed head- green grey avola
- 1260Wx1960Dx400H double bed- White textured base (gloss to outside faces) with 2No. gloss drawers and 2No. gloss doors, green grey avola head board.
- 1000Wx2120Hx560D wardrobe white textured carcase and white gloss doors and end panels.
- 550Wx682Hx560D 3 drawer stack white gloss
- 550Wx990Hx350D shelving stack over desk white gloss
- 1750Wx430Hx350D shelving unit over desk white gloss
- 1750Wx25Hx560D desktop green grey avola



LIVING / DINING

Feature elements

1No. 3mm Foamex printed wall graphics (images provided by ESP) 2.4m H x 1.2m W

Lighting

4No. recessed lighting GU10 spots with LED light source
Pendant Light - Ikea Foto Pendant in aluminium (25mm) with Ikea LEDARE LED bulb E27 400 Lumen

Power & Data

7No. twin switched sockets
1No. twin RJ45 data points
5No. remote switched fused connection units
1No. electronic hob timer

Specialist M&E

1No. TV outlet
TV

Fixtures and fittings

1.5No. Ambient Lounge twin couch bean bag sofa - Ecoweave
1No. fire blanket
1 No. Kuadra 1116 bar stools per person - white seats with tubular chrome legs
Window Blinds: Armour Double Roller Blinds - Blackout and Privacy

Kitchen

- Base & wall units: White 18mm high density melamine faced chipboard with 18mm melamine faced chipboard backs. 0.4 ABS edging to match.
- Doors: Gloss 18mm melamine faced MDF wrapped in 0.5mm Moonlight colour vinyl
- Handles: Square ARD201 stainless steel finish
- Hinges: 110 degree clip on spring cabinet complete with soft closers (door restrictors where applicable)
- Splashback: 8mm MDF with titanium F501 high pressure laminate
- Worktop: Corian pearl grey 37mm thick
- Sink: Undermount stainless steel with Monobloc Tap
- Hob
- Integrated Fridge
- Bin: Brabantia 10 litre built-in bin
- Extractor Hood
- Free Standing Microwave
- Integrated Oven
- Freezer: TBC if required by HMO

White and Brown Goods as per Oakwood Specification

4.0 ANCILLARY

4.1 COMMON CORRIDOR

Provision

Minimum 1200mm and in accordance with local statutory requirements
Student's cleaning store off corridor on every floor

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

1500 x 400 Armstrong Ultima Plank suspended ceiling (SL2) - White

Floor finish

Forbo 'Allura' white raw timber planks (0.55) - 120 x 20 cm

Doors

Farrow & Ball Downpipe (trade equivalent). Riser doors to match walls.

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Feature elements

1 No. per 10 m or part thereof 3mm thick clear acrylic / PET printed wall graphic (image provided by ESP) 2.4m H x 1.2m W
Painted stencilled floor numbers - numerals 600mm high outside lift

Lighting

LED wall mounted feature light above each room number- Astro Kymi

Power & Data

Single 13A cleaners socket in all corridors at not more than 15m apart

Specialist M&E

CCTV to lift
Natural ventilation to all common corridors
Corridor pass and stair doors to be on electromagnetic hold open device connected to fire alarm

4.2 COMMON STAIR

Width

Minimum 1200mm and in accordance with local statutory requirements

Wall finish

Painted plasterboard
Even floors- Farrow & Ball Elephants Breath (trade equivalent)
Odd floors- Farrow & Ball Pavilion Grey (trade equivalent)

Ceiling finish

600 x 600 Armstrong ultima tile suspended ceiling (Vector) - White

Floor finish

Forbo 'Allura' white raw timber planks (0.55) - 120 x 20 cm (aluminium Gradus nosing with Dark Grey insert)

Architrave and skirting

To match walls: 15 x 75 MDF pencil round

Power & Data

Single 13A cleaners socket in all corridors at not more than 15m apart

Specialist M&E

CCTV to final exit / entrance door where applicable

Feature elements

Painted stencilled floor numbers - numerals 600mm high

Lighting

Wall Lighting: Astro Eclipse Round wall light 250mm diameter

4.3 CLEANERS STORE

Wall finish
Painted plasterboard - White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish
Forbo Safestep Aqua - Smoke 180152

Doors
To match walls

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

Fixtures and fittings
Ideal Standard Alder Heavy Duty Cleaner's Sink

4.4 STUDENT CLEANERS STORE

Wall finish
Painted plasterboard - White

Ceiling finish
600 x 600 Armstrong Ultima tile suspended ceiling (Vector) - White

Floor finish
Forbo Safestep Aqua - Smoke 180152

Doors
To match walls

Architrave & Skirting
To match walls: 15 x 75 MDF pencil round (Architrave)
Coved Vinyl (Skirting)

Lighting
Recessed LED lighting

4.5 PLANT

Provision
Provided on a project specific basis based on prior agreement between the third party developer and ESP.

4.6 BIKE STORAGE

Provision
As per local council minimum requirements

Specialist M&E
CCTV
Door entry system

5.0 SIGNAGE AND WAYFINDING

5.1 EXTERNAL SIGNAGE

Provision

Adequate signage should be provided to highlight the building entrance. An illuminated sign stating the building name to be agreed with ESP. Developments tend to have controlled access at door or gate entry locations and operational instructions should be provided adjacent to intercom units for visitors.

Where developments are divided into several blocks, signage should be provided at each block entrance to identify the relevant access point and recep tion location.

5.2 INTERNAL SIGNAGE

Provision

Adequate signage should be provided to assist residents and visitors to orientate themselves around the building.In addition to statutory signage for escape purposes each floor is identified with large painted stenciled numbers- numerals to be in font to suit the brand (600mm high). Room numbers and names are identified on each door using 150x200mm 1.5mm thick clear acrylic / PET printed on the rear:



6.0 LANDSCAPING

6.1 DESIGN AND SPECIFICATION

Specialist M&E

CCTV to building perimeter, cycle store, bin store, and all the building's and development's entry and exit points. Door entry system All bedroom, flat and studio entrance door locks are battery powered. External entrance doors and other high traffic flow doors are controlled by mains powered on-line solution. All locks, other than external entrance doors, make use of the ANSI Grade 1 lockcase, complete with anti pick snib, anti friction latch and emer gency recodable override cylinder. The cylinder must have the facility to be re-coded up to 5 levels in the event that a key is lost.

Controls:

Front Desk
- VingCard Vision Advanced Software
- VingCard Vision Lock Link
- VingCard Mifare Proximity Encoder

Cards / Fobs:
- VingCard 1K Mifare fob (for the initial order allow for 2no cards per bedroom door)

All common doors other than corridors will be fitted with a VingCard Remote Wall Mounted reader with electronic locking device. All flat entrance and bedroom doors are to be fitted with the VingCard Signature RFID lock as follows.

7.0 GENERAL

7.1 BUILDING PERFORMANCE

Acoustics

INTERNAL

The following acoustic separation level between rooms should be provided unless minimum statutory requirements override this criteria:

Apartment to apartment & apartment to circulation / common areas

Airbourne sound insulation	56DnTw
Impact sound transmission	56LnTw

Room to room within an apartment

Airbourne sound insulation	43dB Rw

Post completion sound testing to be carried out demonstrating compliance in accordance with:

1. BS EN ISO 140-4: 1998 and BS EN ISO 717-1: 1997, for airborne sound transmission
2. BS EN ISO 140-7: 1998 and BS EN ISO 717-2: 1997, for impact sound transmission.

At least two different loudspeaker positions should be used for the source noise, in accordance with BS EN ISO 140-4: 1998.

EXTERNAL

External acoustic measures shall be provided on a project specific basis based on prior agreement between the third party developer, ESP and any local council requirements.

Excessive Heat Gains or Losses

The development should be designed to mitigate excessive heat gains or losses. Particular problematic locations are large amounts of glazing with minimal ventilation, accommodation above / adjacent to Plant, lack of cross ventilation. Necessary measures in the form of solar shading, solar film or glass, adequate ventilation and increased thermal insulation should be adopted where this is identified as problematic. ESP preferred window arrangement incorporates mesh / louvred side panel with opening glazed or opaque panel behind to provide rapid and secure purge ventilation.

Lifts

Any lift installations shall be to suit requirements of the Lift Regulations 1997, the LEIA Industry Association guidelines and ISO9001. All lifts to have 8 person capacity, stainless steel doors and finished internally with stainless steel panels, two half height mirrors, CCTV, and telephone line for emergency voice communication. Flooring: Forbo 'Allura' white raw timber planks (0.55) - 120 x 20 cm

Security

DOORS

All external door specifications to meet the requirements of PAS 23- 1:1999 and PAS 242-1:2007

WINDOWS

Glazing beads to be internal and windows generally to open outwards on tamper proof restrictors (any alternative opening methods designed to be clear of blind operation).

CCTV: Network video recorders, cameras, mounts, PC, monitors, data protection signage and audit trail pack to be provided. All cameras linked back to the management office and capable of having a DVR recording facility continuously running 24/7 and holding recordings for all cameras for 31 days with a DVD/CD ROM recorder for backing up images. Cameras must have infra red capability for clear night recording. Image quality should be of a sufficient quality to be used by police as prosecutable evidence in court. The size of an object on the monitor screen should have a relation to the operator and it is recommended under B EN 50132-7.

Lighting

To design and provide illumination to all areas to the standards set out in CIBSE guides, Health & Safety legislation and relevant British Standards. Directional spots to feature walls and graphics.

Telecommunications

A complete Cat 5E voice and data structured cable system is required in conforming to the requirements of ASK4 / Cablecomm or similar. A development wide WiFi network is required conforming to the requirements of ASK4 / Cablecomm or similar WiFi must cover all internal common and communal areas along with external courtyard or amenity areas as applicable.

A TV aerial distribution system shall be provided offering digital terrestrial freeview TV.

Design Life

The developments durability and predicted service life including building elements, products and components should be in accordance with BS 7543:2003.

Operations and Maintenance

A strategy should be prepared and agreed with Empiric Student Property during the design stage on the following aspects:

- Safe roof access
- Window cleaning strategy
- Building fire strategy
- Lift maintenance contract
- O&M manual format to be agreed with ESP

7.2 KEY SUPPLIERS

Kitchens / Fitted furniture / White goods / Appliances / TV

Oakwood Kitchens By Furniture Flair Ltd
Unit 22 - Willow Rd
Pen-y-fan Ind Estate
Crumlin
Gwent
NP11 4EG
T: 01495 249745
W: www.oakwood-kitchens.com

Loose furniture

The Contract Chair Company
135 Glenthorne Road
Hammersmith
London
W6 0LJ
T: 0800 8494 135
W: www.thecontractchair.co.uk
Ambient Lounge
T: 0844 8700 186
W: www.ambientlounge.co.uk

d shower rooms

Benchmark Pods Ltd
5 Bank Side
Hull
HU5 1AP
T: 01482 470970
W: www.benchmarkpods.co.uk

Gym equipment

Anytime Leisure
Alexandra House
21 Cliftonhall Road
Newbridge
EH28 8PW
T: 0131 335 3145
W: www.anytimeleisure.co.uk

Laundry

Circuit Managed Laundry Systems
Victoria Court
Halifax Rd
Ripponden
West Yorkshire
ed Kingdom
4AJ
T: 01422 820325
W: www.circuitgroup.com

Wall graphics / Internal signage

Digipress Ltd
Unit 1a Trident Park
Basil Hill Road
Didcot
Oxfordshire
OX11 7HJ
T: 01235 750700
W: www.digipressltd.co.uk

Mail boxes

Mailboxes GB
Aspec House
Middlemore Lane
Aldridge
Walsall
West Midlands
WS9 8SP UK
T: 01922 452111
W: www.mailboxesgb.co.uk

Telecommunications

ask4
T: 0845 123 8710 / 0114 303 3232
W: www.ask4.com
Cablecomm
T: 0800 058 2662
W: www.cablecomm.co.uk

Cinema installation

MCC Systems / Acoustic Streams
3 Pensans
Rospeath Lane
Crowlas
Penzance
TR20 8DU
T: 01736 362730
W: www.mccsystems.co.uk / www.acousticstreams.com

Blinds

Armour
T: 08453 838383
E: [redacted]



8015 | Welsh Baptist Church

Design and Assess Statement

December 2015

Buttress

8015 | Welsh Baptist Church

8015 Design and Access Statement

Rev	Date	Status	Name	Description
3rd	16/12/2015	Planning/LBC	Jenna Johnston | Heritage Consultant	Planning/LBC
2nd	02/12/2015	DRAFT	Jenna Johnston | Heritage Consultant	Re-Draft
1st	16/11/2015	DRAFT	Samantha Gill | Architect	First issue

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1 Introduction

This report has been prepared to support applications for Planning Approval and Listed Building Consent for works associated with the Former Welsh Baptist Chapel, the proposals to bring the buildings back into sustainable use, and remove it from Historic England's At Risk register.

1.1 Purpose

The purpose of this report is firstly to explain and justify proposed amendments under a section 73 planning application to the original application, and section 19 application to the Listed Building Consent. Secondly it is to accompany a new planning application for a basement level to the new build element of the approved scheme. This document uses the design and access statement provided by Latham Architects as a basis to highlight where alterations have been made. The changes primarily focus around bringing the Former Welsh Baptist Chapel back into a functional, sustainable use, through repairing and enhancing existing fabric, and interventions of minimal harm. It is believed that as a result of these changes, the chapel will provide high quality private residential apartments. Please refer to Scott Hobbs Planning report in conjunction with this report.

1.2 Background

Planning Reference: 102531/FO/2013/N2

Listed Building Consent Reference: 1022532/LO/2013/N2

Both Planning and Listed Building Consent was granted by Manchester City Council on 01 April 2014 for the Former Welsh Baptist Chapel. The richness and complexity of the site is reflected in its statutory designation as a Grade II* listed Chapel and Sunday school building. The chapel's roof has been removed in an attempt to save the building, however this led to a more rapid deterioration of the internal fabric. Both buildings are now vacant and the site is currently on Historic England's At Risk register.

1.3 Location and Site Overview

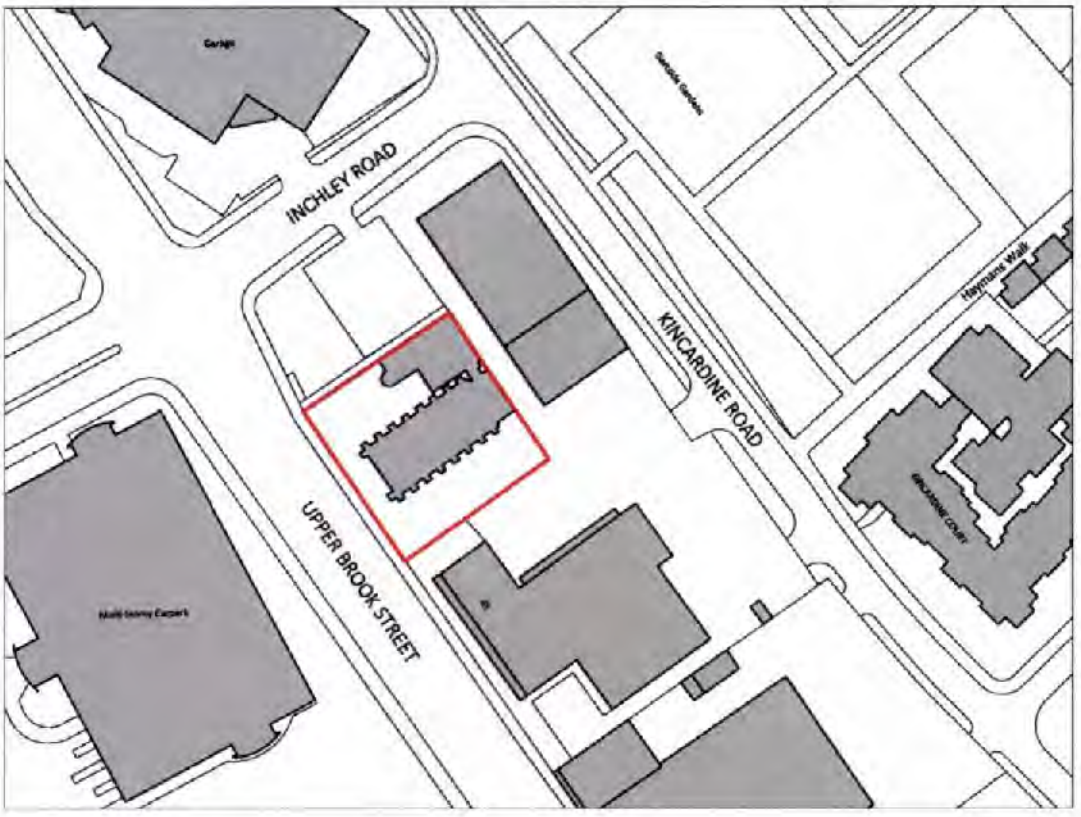


Figure 1 Location Plan

The location of the building remains the same as in the original planning application. From Latham's Design and Access Report:

> *'The site on Upper Brook Street is bounded by car dealerships and distributors to the north-east and south-east, with the Sunday School facing north west towards Inchley Road. There is an area of open ground at the junction of Upper Brook Street and Inchley Road.*
>
> *The surrounding area comprises a variety of different land uses, with residential and recreational open space to the east (Brunswick) and Higher Education campus (including student residences, teaching blocks and leisure facilities) to the west.*
>
> *The A34 Upper Brook Street is a major radial route, with the site being served by frequent public transport which links to the city centre, major rail and Metrolink networks, and road connections to the M60 orbital and national motorway network. These links give effective connectivity to universities and hospitals.*
>
> *The Chapel and Sunday School site is approximately 0.15 hectares in the Ardwick ward of the city, and is classed as "unallocated" in the Manchester Unitary Development Plan. The Manchester C.C. "Draft*

Development Brief" of Dec. 2007 referred to suitable range of uses including office space, educational services, residential and leisure facilities.

Whilst the Chapel is derelict, the Sunday School annex is currently occupied by the Islamic Academy. The grounds to the south-east of the Chapel are believed to contain funerary memorials which will be surveyed and re-interred as required, in line with procedures set out by the Department of Constitutional Affairs.'

2 Design Development for Discharge of Conditions + S73, S19

The current scheme has been developed to deal with design issues from previous design proposals and discharge the conditions placed on the initial planning approval. The original design development was as follows, outlined in the Latham Design and Access Statement with additional amendments from Buttress in sub-bullets.

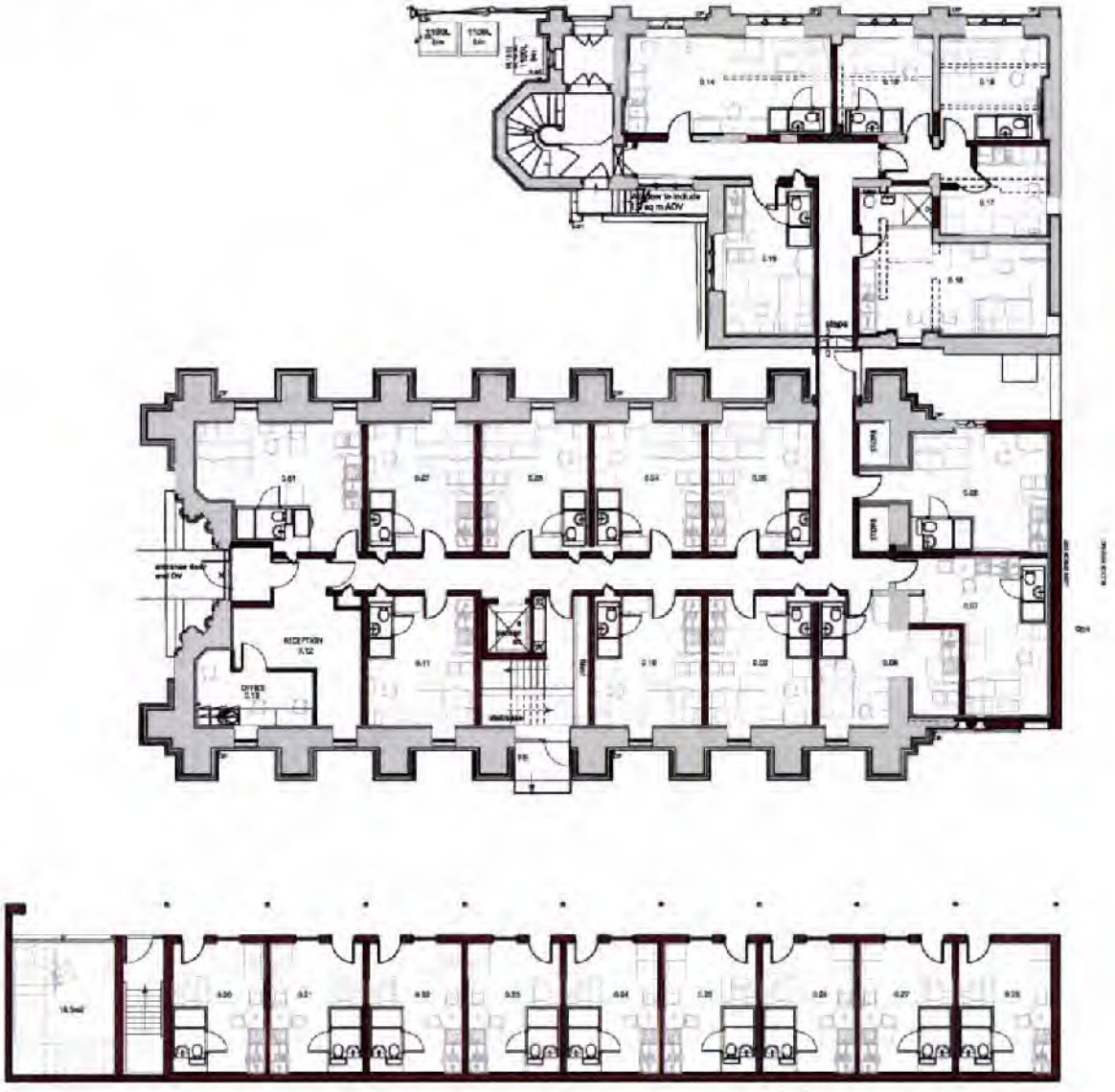


Figure 2 Proposed Ground Floor Plan

1. ***Structural approach*** *- there clearly hasn't been any movement of the main building since its construction (because it isn't cracked) and so placing a new structure inside should be fine as long as existing foundations are not undermined. Geological desk study information suggests there is likely to be sandstone about 6' down, which will provide a sound foundations for any new structure. The structure will be designed to move, for expansion and contraction, differentially to that of the existing masonry. (See Appendix F for typical structural section and further structural analysis)"*

    a. The structural approach remains largely the same with the new structure sitting within the envelope of the existing. Some minor amendments have been made to rationalise and simplify the structural grid which, along with the desire to provide a wider matrix of flat sizes, has meant an overall reduction in the amount of bed spaces from 91 to 87.

The structural design has also been adjusted to miss the existing vaulted springers at second floor level. All structure will be hidden within the partition as much as is possible and in the small instances where this is not possible the structure will be boxed in to comply with statutory regulations.

2. ***Chapel roof re-construction*** *- the proposal is to rebuild the roof to the original profile, including the stone parapets, parapet walling and north-east stone gable. However, the small section of existing roof that remains will be carefully dismantled, the roof covering, rafters and purlins that are still in sound condition, set aside for re-use and incorporated within the reconstructed roof.*

3. ***Floors spanning across lancet windows*** *- the intermediate floors will come to the back of the glazing, with junction incorporating an intumescent membrane to maintain fire integrity between floors. This will be achieved using a double glazed panel with a glass outer leaf and a ceramic inner leaf colour 'graphite' ie dark grey. An illustration of the use of such a panel (colour black) at the post grad centre in Nottingham University by Lathams is shown in appendix F Structural Analysis.*

4. ***Integration of vertical circulation*** *- both stairs and lift: the lift is located towards the centre of the Chapel and serves 1st to 4th floor. The top floor is accessed by stair only, in order to avoid the lift overrun projecting through the roof line. The main stairs are designed as a protected shaft with direct egress to outside, thus simplifying the compartmentation and escape strategy. The stair does not compromise the lancet window, but head clearance to the 4th floor does require adaption of the main roof profile for this bay; this will be hidden behind the parapet, as viewed from ground level and will appear just as a slightly shallower section of roof slope*

5. ***Retention of the east elevation rose window*** *- the intermediate floors pull back from the rose window to allow views of the window from 3rd and 4th floors. Externally, the extension to the former nave is kept below the base level of the rose window.*

    a. To maximise the use of the space within the chapel building the open area that was previously proposed next to the rose window on the third and fourth floor of the chapel has been altered to studios to make the scheme more feasible. This means that the window will be contained within a studio apartment; however the requirement of fire doors in the original scheme would have meant that the window was not visible from the corridor approach.

    The rose window is a key feature of the building and the proposed scheme seeks to protect it. The rose window is currently single glazed, delicate, and a massive cold bridge within the building. The amended proposal seeks to add a secondary window set back from the rose window. This will provide a thermal barrier to the single glazed rose window and add an extra layer of protection to arguably the most vulnerable element of existing fabric in the proposed design.

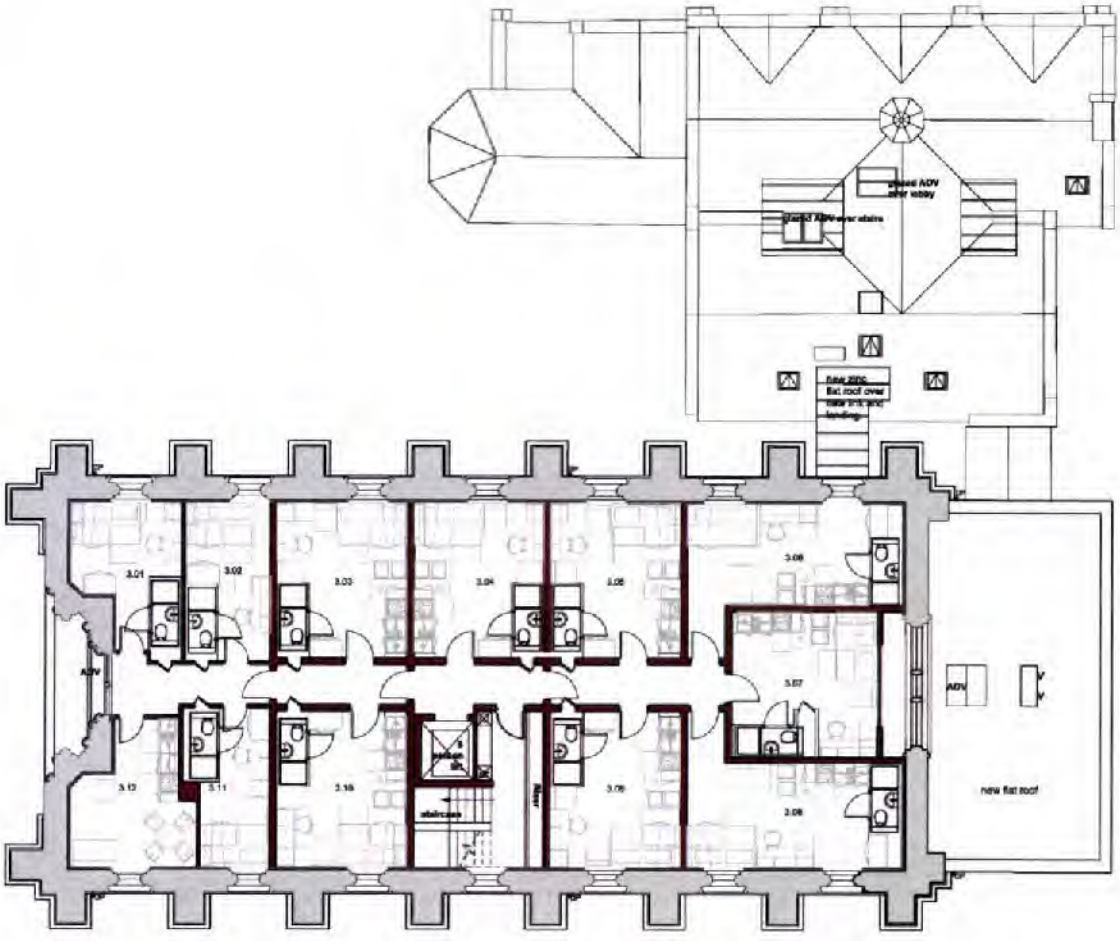


Figure 3 Proposed Third Floor Plan

6. ***Provision of windows to ground floor (below existing window cill level)*** *- the Ground floor accommodation requires windows to be cut into the north-west and south-west walls. The design intent is for these to be clearly contemporary interventions.*

7. ***Provision of windows to north-east elevation*** *- the north-east elevation of the Chapel is close to the boundary with the car dealership, and the proposed windows to 1st and 2nd floor rooms will be subject to agreement with the neighbouring property.*

    a. The amended design seeks to remove these windows from the scheme. It is felt that the previously proposed design is not complimentary to the scheme and it would be preferable to keep this elevation as simple and plain as possible. This will minimise the visual impact on the rose window with the rose window remaining the sole opening in that elevation. The windows also look onto the car garages which abut the site and it is felt that more privacy could be had by just having windows on the north and south elevations.



Figure 4 Remnants of original stain glass in lancet windows

8. ***Incorporation of glazing within roof structure*** *- 4th and 5th floors will have daylighting by conservation rooflights which are placed in line with the lancet windows below. Light tubes are also included (below parapet level) to provide additional daylight to 3rd floor rooms.*

9. ***Connection through to Sunday School at ground, 1st and 2nd floor levels*** *- this area is currently complicated by extensions to take plantrooms, boiler flues etc. It is proposed to rationalise this space between the Chapel and Sunday School, and insert a contemporary linking structure connecting Ground, 1st and 2nd floors. The boiler flue, a later addition, will be removed, but the existing link at the first floor level of the Sunday School will be retained as a small study area of the adjacent studio unit.*

10. ***Main entrance reconfiguration*** *- As the majority of the former ground floor of the chapel has rotted and collapsed under the falling masonry from the walls, it is intended to create the new ground floor level with external ground. This enables upper floor levels to correspond better with window openings, and facilitates disabled access. However to achieve this, the main entrance steps need to be modified and this is shown on detail ..... together with a new glazed door which allows daylight into the ground floor corridor.*

11. ***Rescue of some interior features*** *- Due to the dilapidated state of disrepair of the interior of the chapel none of the interior features can be used insitu. However, it is intended to reuse as many as possible of the corbels which are sound within the first floor rooms as a feature on either side if the party wall; and to reconstruct a section of the balcony and balustrade within the circulation space on the third floor, under the fourth floor balcony. Other interior artefacts found to be in a sound condition will be reused if appropriate locations can be found, or otherwise rescued and made available for reuse elsewhere through Architectural salvage.*

    a. The proposed amendments seek to preserve a larger amount of the interior features within the main chapel building. As per the approved scheme the stone corbels will be relocated to the underside of the second floor and are to sit flush with the plasterboard, highlighting that they have been moved from their original position. Due to the removal of the roof much of the timber balcony has been damaged. As such the amount to be saved will not be known until the timber has been carefully removed and checked. Where the timber can be reused it will be relocated to the stair core and to the reception area to show off the detailed woodwork that existed within the chapel.



Figure 5 Sections of timber to be saved.



Figure 6 Extensive damage to the Balcony.

In the approved design the vaulted springers clashed with the structural frame. By making minor adjustments to the internal layouts 12 of the 14 vaulted springers can remain in situ within the chapel however two springers clash with the steel structure. These will be relocated to the west end of the chapel within the living room and bedroom space in the 3 bedroom apartment (shown in figure 5). The relocated vaulted springers will sit flush to the plasterboard as with the corbels to highlight that they have been moved from their original position within the building.

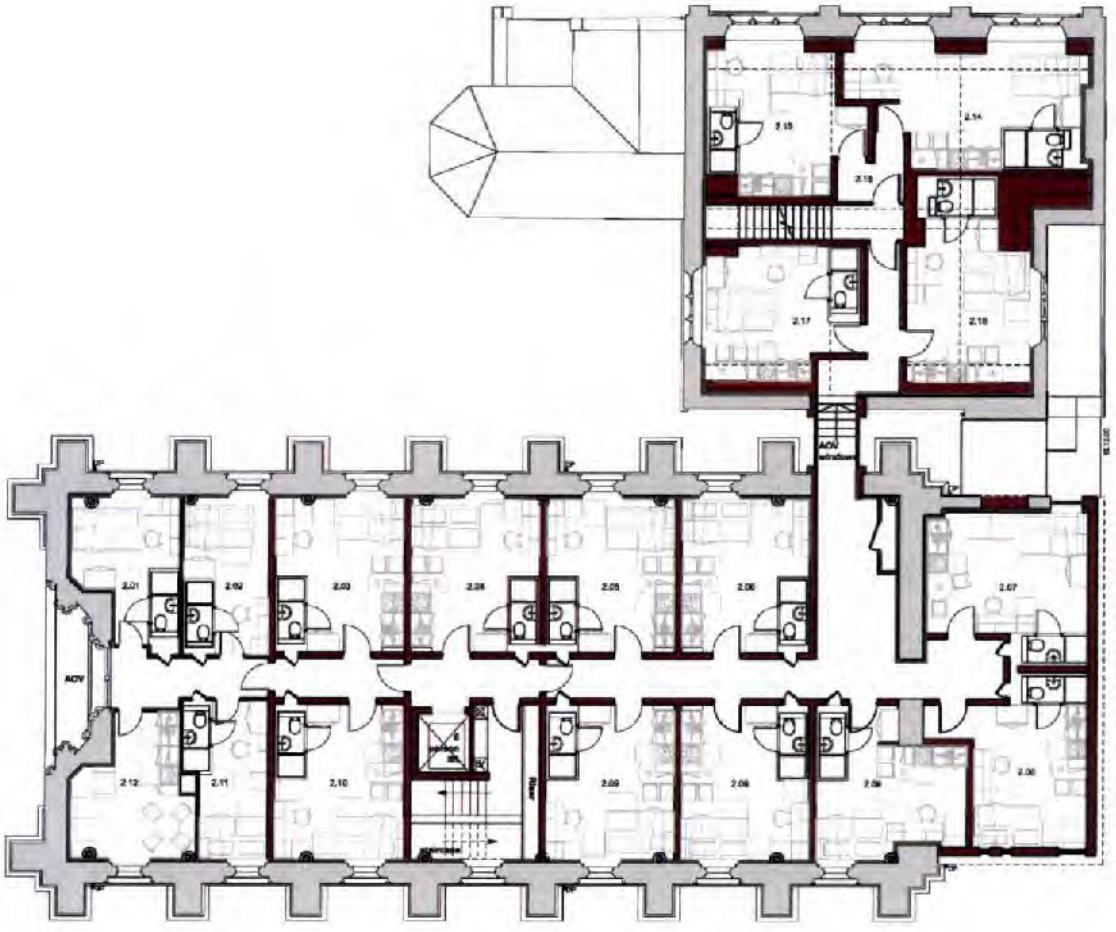


Figure 7 Proposed Second Floor Plan

12. ***Rescue and relocation of remaining sample of stained glass*** *- Similarly there is little left of the glazing that was once in the lancet windows. Nevertheless it is intended to rescue one panel of stained glass that remains in the top of one of the lancets and relocate this, in a back lit purpose built box (see photo in appendix F) within the circulation space outside of the common room as a termination of the ground floor foyer. Artificial lighting in the ground floor corridor will utilise a range of colours to give a rainbow effect to compliment the stained glass at the end of the corridor in the foyer.*

    a. In the approved scheme the intention was to save one stained glass panel that remains in the lancet into the circulation space. The amendment is to retain the stain glass element within the lancet window to the stair core and incorporate it into a double glazed window.

13. *Roof Penetrations*
    a. In the approved scheme the intention was to have large ventilation openings in the roof. The design and ventilation proposals have has developed to mitigate any large vents been needed to the main chapel roof. All ventilation extractions will be done discretely through Ridge vents (Figure 10)

3 Buttress Additional Application

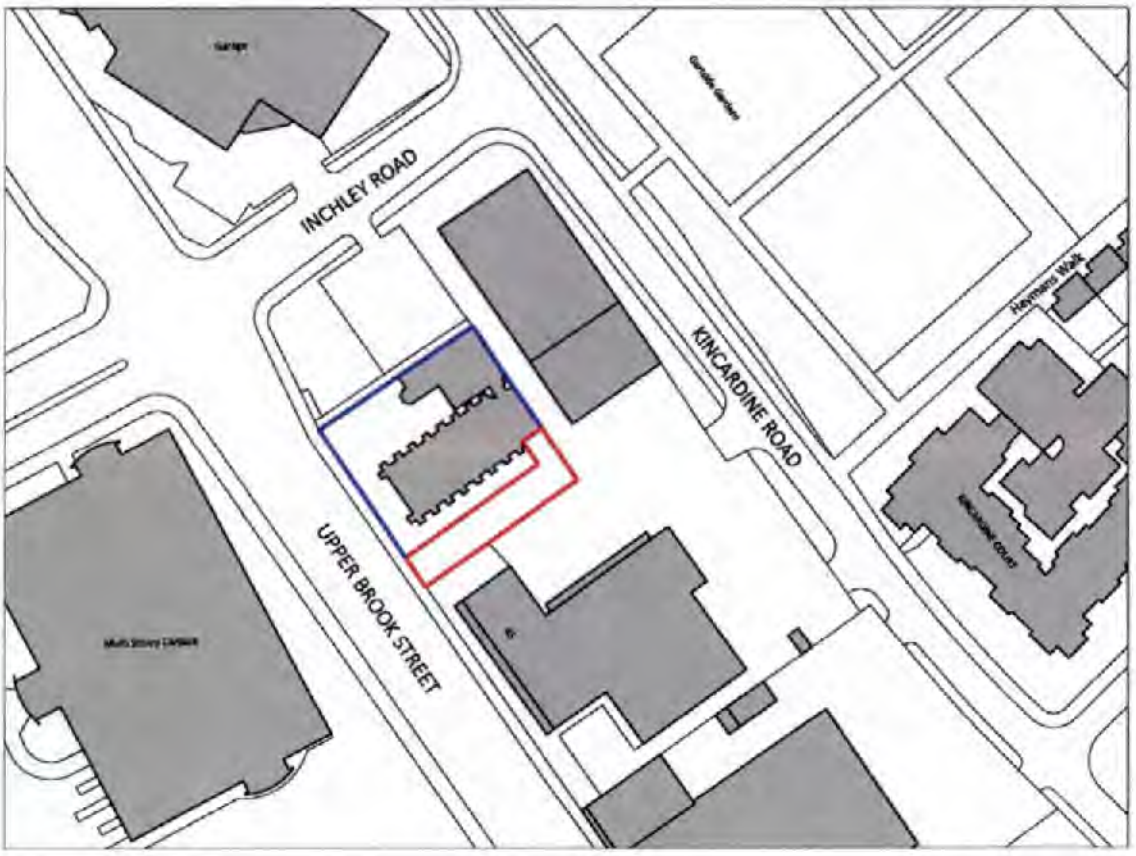


Figure 8 *Location Plan*

This section of the report should accompany the new additional planning application for the proposed basement and external elevation changes. Design development has resulted in minor internal layout changes and the lounge area that was proposed at ground floor level in the vestry has been changed into two apartments. This change

means that the previously proposed entrance, glass canopy and large window opening in this area are no longer necessary.

The proposal is to rebuild the elevation using its original materials and reinstate the ground floor elevation as it was originally. The first floor fabric has been lost and there is no remnant of any additional stone from this part of the building remaining onsite. The amendment to this area would be to swap the large single glass opening for 6 smaller openings, replicating a modern interpretation of the original elevation of the vestry (Figure 9), built in brick as per the approved design and set back from the stone so as to appear subservient to the original fabric (Figure 10).



Figure 9 BB72/00044 Welsh Baptist Chapel (1972), Manchester © Crown copyright. Historic England

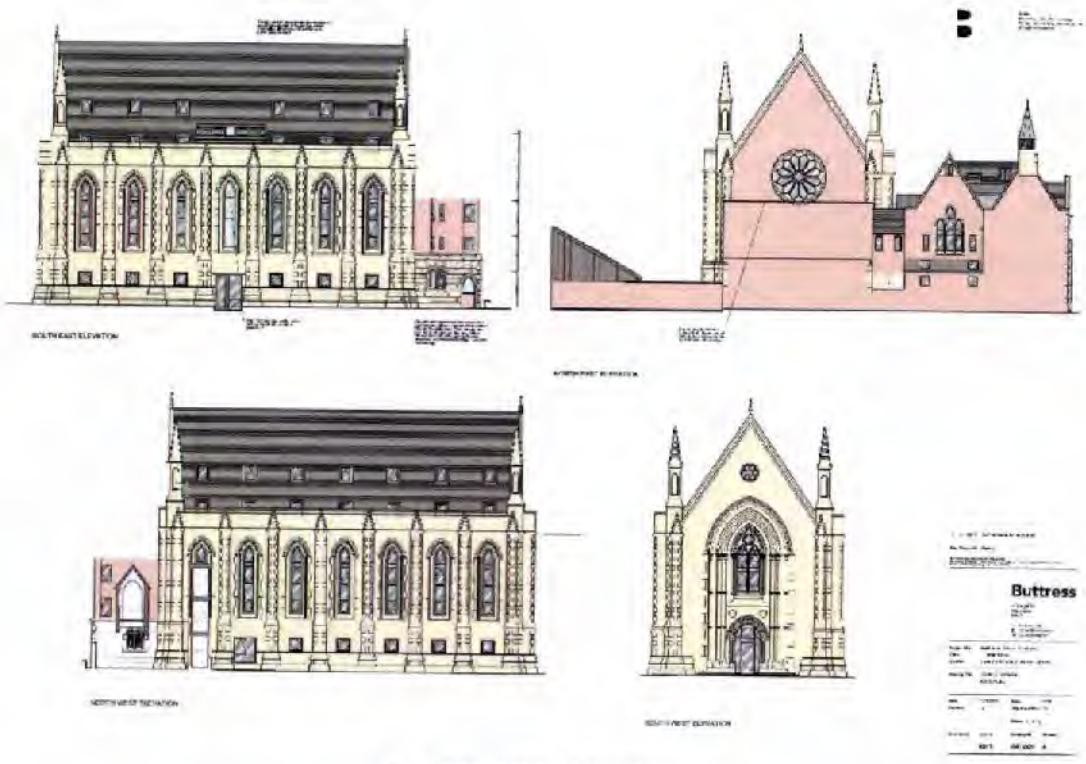


Figure 10 Proposed Elevations

3.1 Additional Basement Design

This section of the report is for a new planning application for a basement floor level and walkway to the new build element of the Former Welsh Baptist Chapel. The design has been developed to incorporate a basement level to the new building south of the chapel which was granted both planning and listed building consent in April 2014. The design will provide a communal TV room, fitness room, residents' lounge, plant room and a laundry room whilst also providing a link from the main chapel building. Access to these areas will be for the sole use of the residents and will be accessed through a fob system as per the rest of the site. Provision of these facilities will improve the marketability and differentiation of the development in the market. It is not uncommon now for residential schemes to have leisure facilities on the premises.

The design of the basement seeks to use the existing graveyard vault as much as possible to allow the building to line through with the structure above to minimise further excavation to that area. The intention is to try to utilise the existing vault walls as formwork for the basement level.

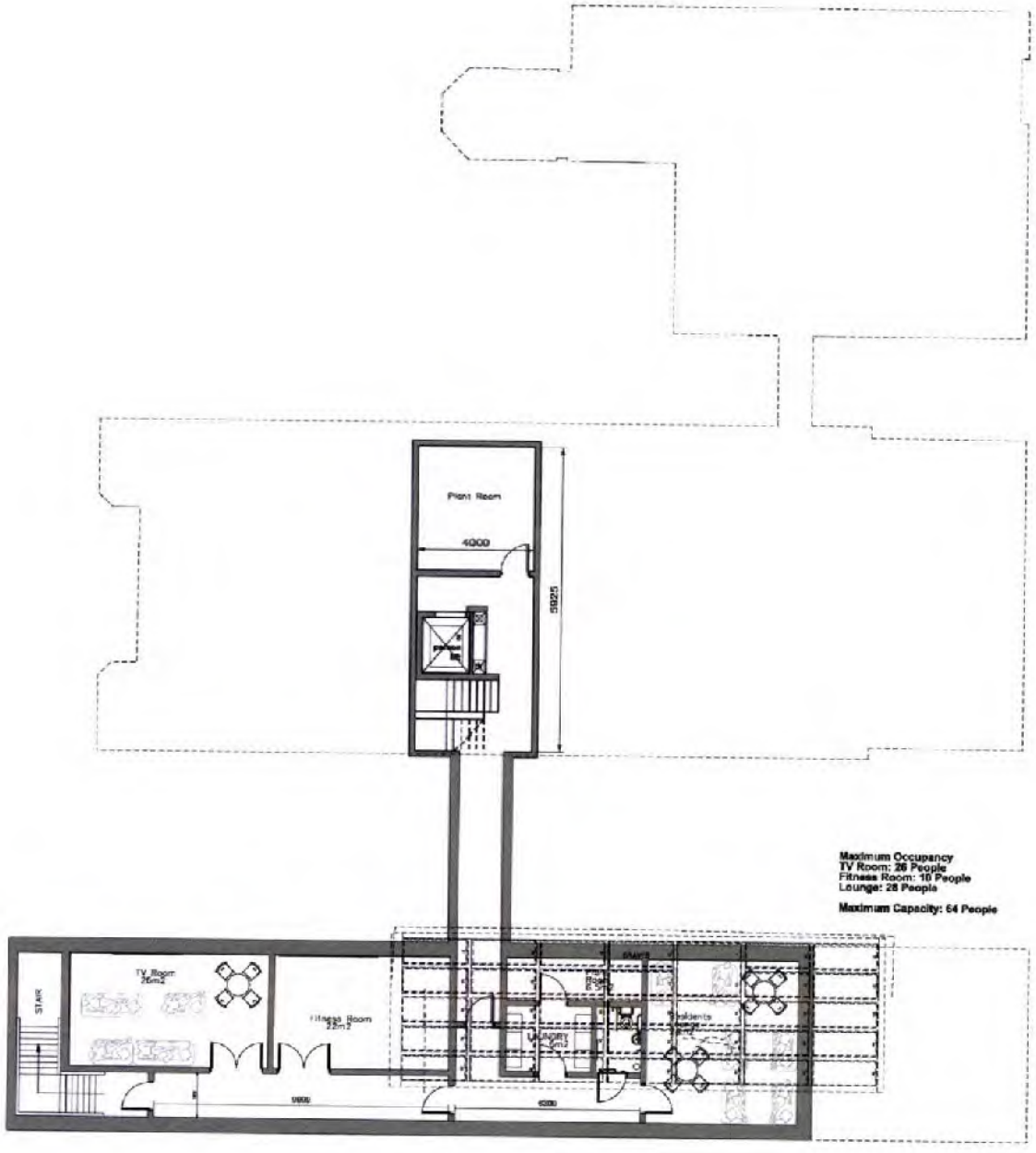


Figure 11 Proposed Basement Design