The Edgar Wood Centre

71, Daisy Bank Road, Manchester, M14 5GH

Change of Use Application (from current *Sui Generis* to use as Church – Use Class F1)

Planning Statement

December 2025



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HALL McKNIGHT

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1. Introduction

1.1. The Planning Application is for: change of use of the Edgar Wood Centre from an events centre (*Sui Generis* Use) to a church (Use Class F1)

1.2. This Planning Statement has been prepared by Hall McKnight Architects in support of a Change of Use application to Manchester City Council (MCC) by City Church Manchester (CCM).

1.3. Prior to its current use as an Events Centre (ref previous Planning Approval: 119354/FO/2018), the building had been in use as a church following a previously approved Change of Use application (planning ref 080908/FU/2006/N2).

1.4. The building was commissioned by the Church of Christ, Scientist and designed by the architect Edgar Wood. The building remained in use under the Christian Scientists until the early 1970's, after which it was used by the Manchester College of Higher Education in relation to their performing arts program, then as office space until it was returned to church use in 2007 following the above-noted planning ref 080908/FU/2006/N2. It is now proposed that the building returns to its recent and original use as a church.

1.5. The building is Grade 1 listed and is located within the Victoria Park Conservation Area.

1.6. The proposed change of use would see the building return to occupied use, to include activities for the local community. The building has not been in use by the current owner since summer 2025

2. Documents

2.1. The following documents accompany this Planning Application:

- Planning Application Details (completed online)
- Planning Statement (this document)
- Drawings:
    - Site location plan
    - Block Plan
    - Existing Floor Plans
    - Cycle parking drawing
- Heritage Statement (Oliver Architecture)
- Transport Note (SK Transport)

3. Heritage

3.1. The building is Grade 1 Listed.

3.2. The applicant (MCC) has appointed Oliver Architecture (Conservation-accredited Architects and Historic Building Consultants) to ensure that all matters in relation to the Grade 1 Listing are appropriately addressed - and that all necessary processes are followed.
3.3. There are no works associated with this application that would require Listed Building Consent. This application is for Change of Use only.
3.4. Oliver Architecture carried out an initial survey on the 5th December 2025. A copy of their Heritage Statement is included with this application.
3.5. Once they have completed on their purchase of the building, CCM (along with Oliver Architecture and Hall McKnight Architects) would seek to meet with representatives from MCC (including the Conservation Officer) at the building to inspect and discuss.

4. Recent Planning History

4.1. The two most recent and relevant Planning Approvals (both for Change of Use) are noted below:

4.2. Application Ref Number: 080908/FU/2006/N2
4.2.1. Change of Use from Class B1 Offices to Class D1 place of worship

4.3. Application Ref Number: 119354/FO/2018
4.3.1. Change of Use from Church (Class D1) to and Events Centre (*Sui Generis* Use)

5. Proposed use and community benefit

5.1. City Church Manchester will offer various weekly services, meetings and activities (as currently offered from its rented premises) - anticipated numbers of attendees (based on current numbers of attendees) is indicated below:

- Sundays: Morning services (approx. 150-180 at each of two consecutive morning services, plus 30-40 kids in Sunday School); evening service at 6.30pm (approx. 250-300 attending).
- Monday morning: 9-11am - Parents and toddlers' group (20-25 attending)
- Tuesday evening: 7-9pm - Youth group (20 -25 attending)
- Thursday evening: 7-9pm - Training and Prayer Gathering (70-80 attending)
- Thursday evening: 7-9pm - Alpha course (15-20 attending)
- Saturdays - occasional community events e.g. Christmas wreath making (approx. 50 attending); men's and women's breakfast events (approx. 50 attending), organised group walk (30-40 attending)

- The church would envisage the following opening hours in general: 8am-10pm weekdays and 9am-9pm Sundays.

5.2. Community-focused events and programmes – whilst the above schedule of regular meetings and activities is open to the public and local community, CCM also provide and offer the following:

- CCM's community partners include Silver Cord (working with the elderly), Safe Families (working with vulnerable families) and Coffee 4 Craig (providing respite care for rough sleepers). The church would expect to host daytime events for both Silver Cord and Safe Families (these would typically involve quite modest numbers).
- The church would envisage hosting daytime events for smaller groups for training, seminars etc.
- Given the significance of the building, the church would be interested in hosting several open days each year for members of the public to get access to the building (these events could be organised in liaisons with MCC's Conservation Officers and with other historic/cultural societies such as the Edgar Wood Society, based in Manchester).
- CCM would seek to develop connections with the Edgar Wood Society (for whom the building has particular significance) – providing opportunity for further access and study of the building.
- The church would host special seasonal events/services for Harvest, Easter and Christmas, for the local community.