



DESIGN & ACCESS STATEMENT -
TRINITY UNITED CHURCH

Project: Conversion of existing vacant church to commercial (Class E)

Address: 2 Greenhill Rd,
Cheetham Hill,
M8 9LG

Job No. 1490

Document No. ASC-1490-RP-XX-0001

Revision : P01

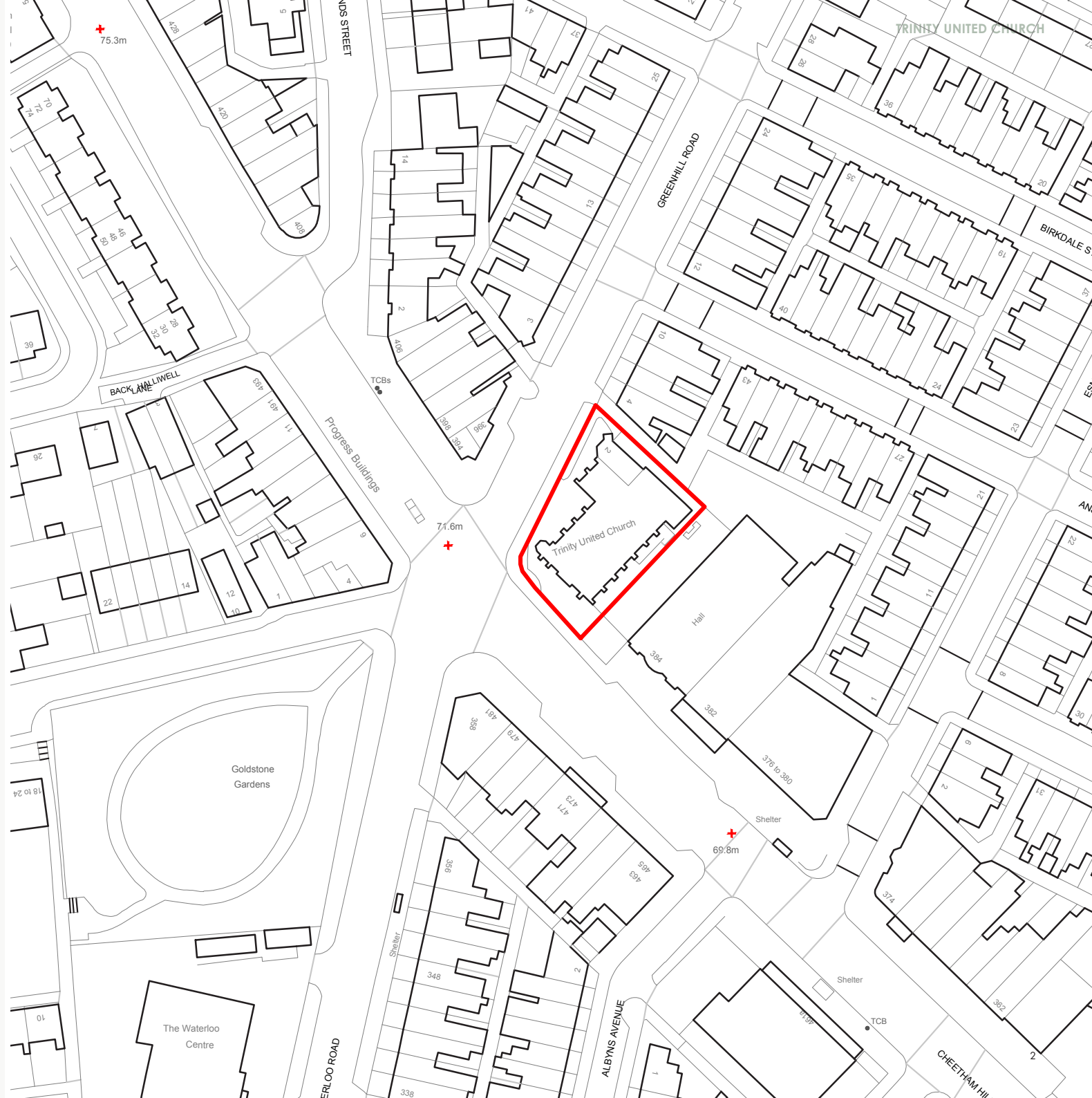
Date: Aug 2025

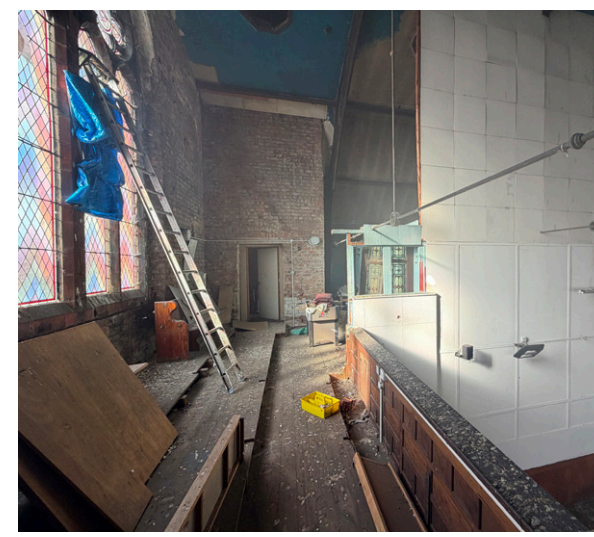
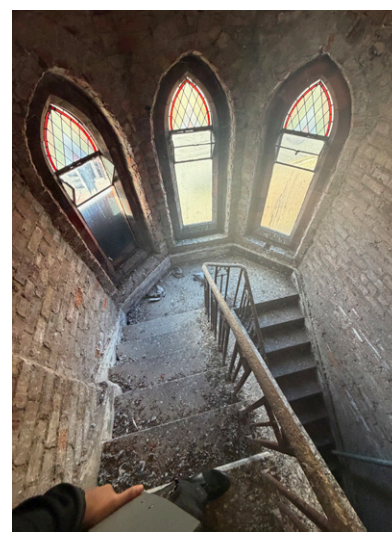
Issued For: Planning

Rev	Date	Description
P01	26/08/25	Issued for Planning



THE SITE / TRINITY UNITED CHURCH



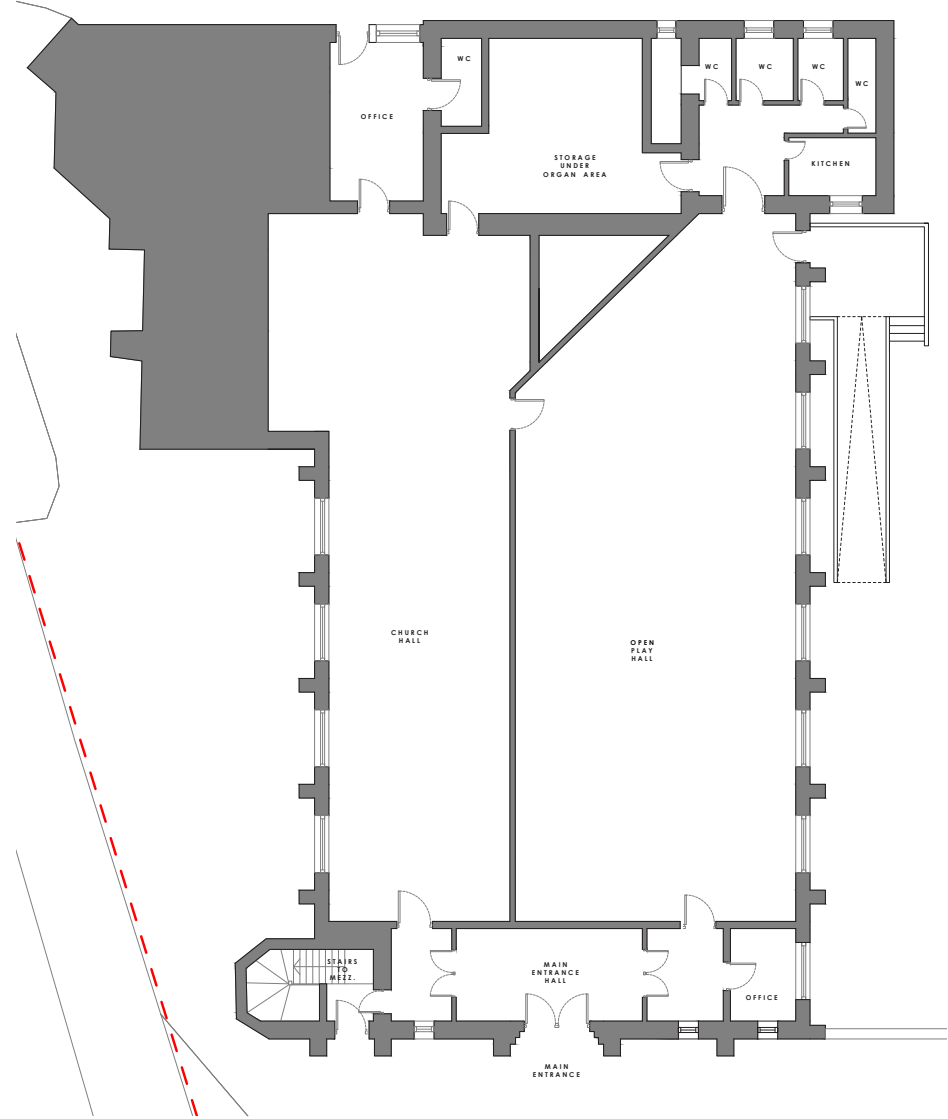


THE BUILDING /

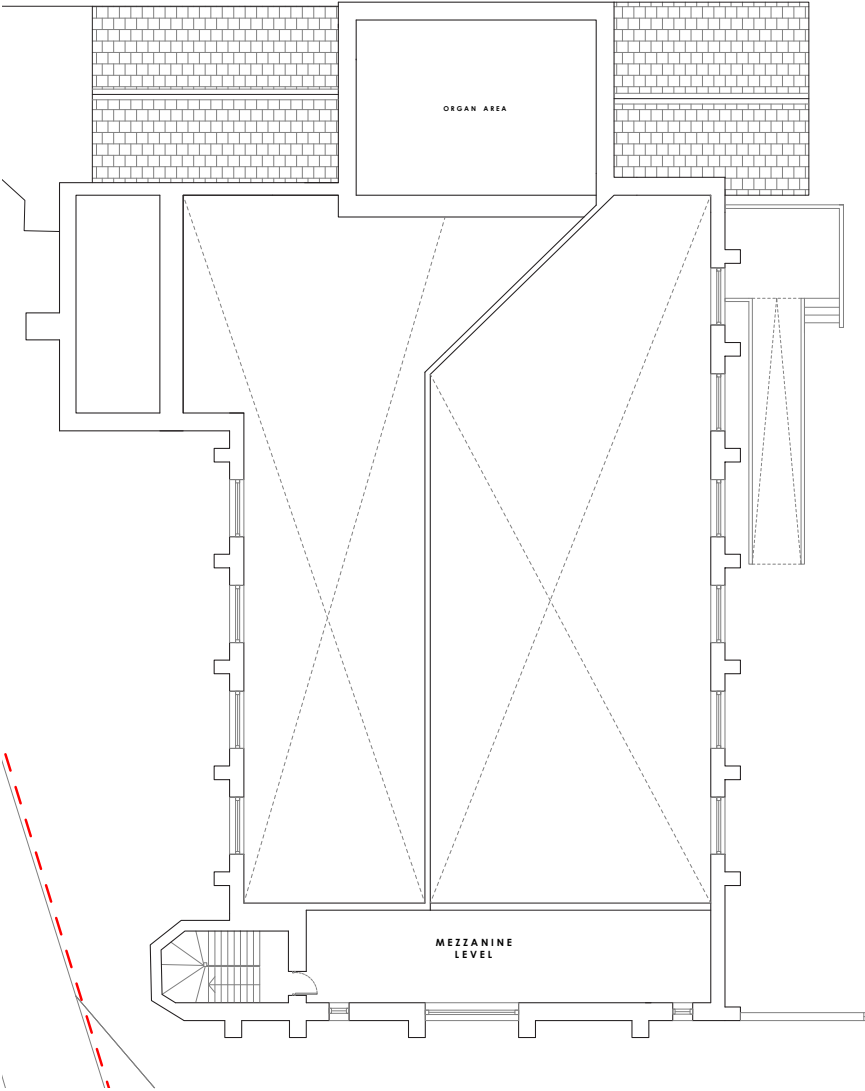
TRINITY UNITED CHURCH

The church had faced closure due to its reducing numbers. Church leaders had said that the figure was not sustainable therefore had to close the church. It has now been vacant for a number of years with parts of it fallen into disrepair.

Small modifications have occurred through the years. For example, a timber partition was placed in the middle to split the church hall into two separate sections.



EXISTING GROUND FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN

The Proposal /

**CONVERSION TO CLASS E
COMMERCIAL SHOWROOM**

The proposed works comprise :

- Change of use of existing church to Class E Commercial Showroom
- No external changes to the property proposed
- Mezzanine structure that sits independent from the church structure
- Sensitive repairs internally to bring church back to life

It is proposed to convert the church building into a Class E commercial class use. Which would act as furniture showroom. The existing church will be repaired and brought back to life via sensitive repairs. The internal spine wall that was created many years ago to split the hall will be removed so that the church hall can be viewed as a spectacle space.

There will be no external changes to the property. The mezzanine level will be accessed via the bell tower. The stairs will also be repaired.

A mezzanine structure will sit independent from the structure and act as a way for a customer/user to walk around the church and make use of the void.

The property will only showcase the furniture/fixtures. The customers would place their orders at the site and then a separate warehouse elsewhere in Manchester will deliver the purchased items. Therefore there will be no servicing at the site required.

There would be no demand for car parking as the site is very accessible to the public and footfall. No buying of any of the fixtures and fittings (beds furniture etc. would be done at the site.)

However, a dropped kerb is also proposed to help any requirements of parking (although probably not needed as majority of customers will be people who are walking past the property).

This will allow for the church to be maintained and looked after, following years of closure and disrepair.

IMPACT ON ADJACENT GRADE II LISTED PROPERTY

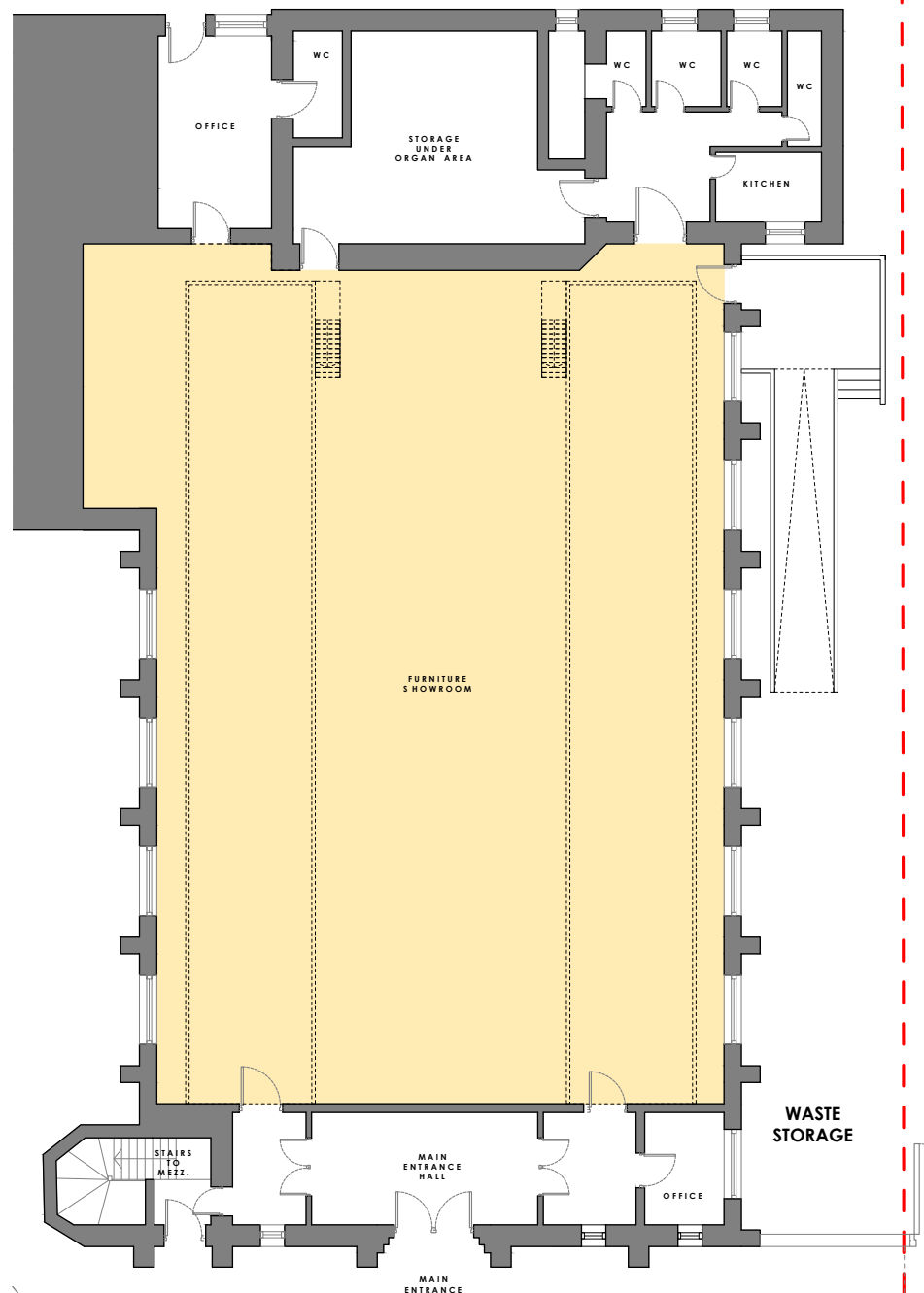
As the changes proposed are internal. There will be no impact on the adjacent grade II listed property.

BIODIVERSITY EXEMPT STATEMENT

The application is exempt from bio-diversity net gain as:

There are no impacts on any priority habitats therefore no decrease in the biodiversity value. Therefore the development is below the threshold.

There are no changes to the landscape of the property. Only conversion of existing class use



PROPOSED GROUND FLOOR PLAN

BUSINESS STRATEGY

The strategy for the property in the business would act as :

- Showroom to showcase furniture / kitchens / bedrooms etc.
- No servicing / picking up / buying of items / fixings will be made on site
- A separate warehouse where the fixtures and fittings are stored would then deliver the item to the customer's home.

Therefore there would be no demand on picking up the items directly from the property.

PRECEDENTS FOR MEZZANINE