Architecture Unknown?

Northenden Players Theatre Club
The Old Library, Church Road, Northenden, M22 4WL
Design and Access Statement
December 2025
Revision: A

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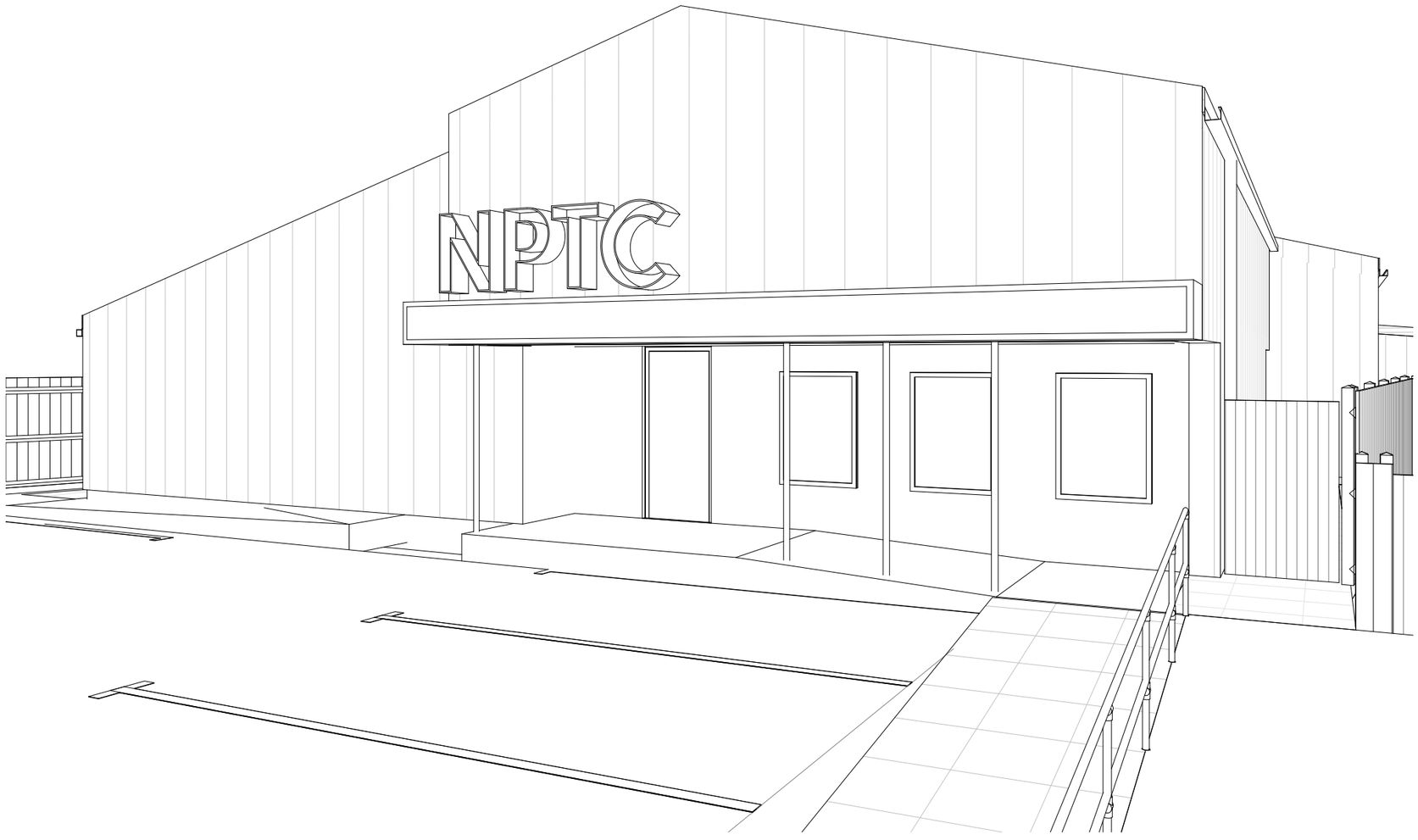
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Key Information

Client: Northenden Players Theatre Club (registered charity no. 1175846)

Address: The Old Library, Church Road, Northenden, M22 4NN

Introduction
Statement of Intent

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application for the proposed new roof covering, provision of a community hall space and extension to the foyer of the Old Library, Northenden on behalf of the applicant Northenden Players Theatre Club (registered charity no. 1175846).

This explains and justifies the overall design of the proposals and the relationship with the neighbouring buildings and wider area. The proposal has been developed by drawing inspiration and design themes from the surrounding area, to acknowledge its context whilst presenting a fresh face to the wider community and to increase the presence of the theatre along the road. Having considered all aspects of the proposals in depth, the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

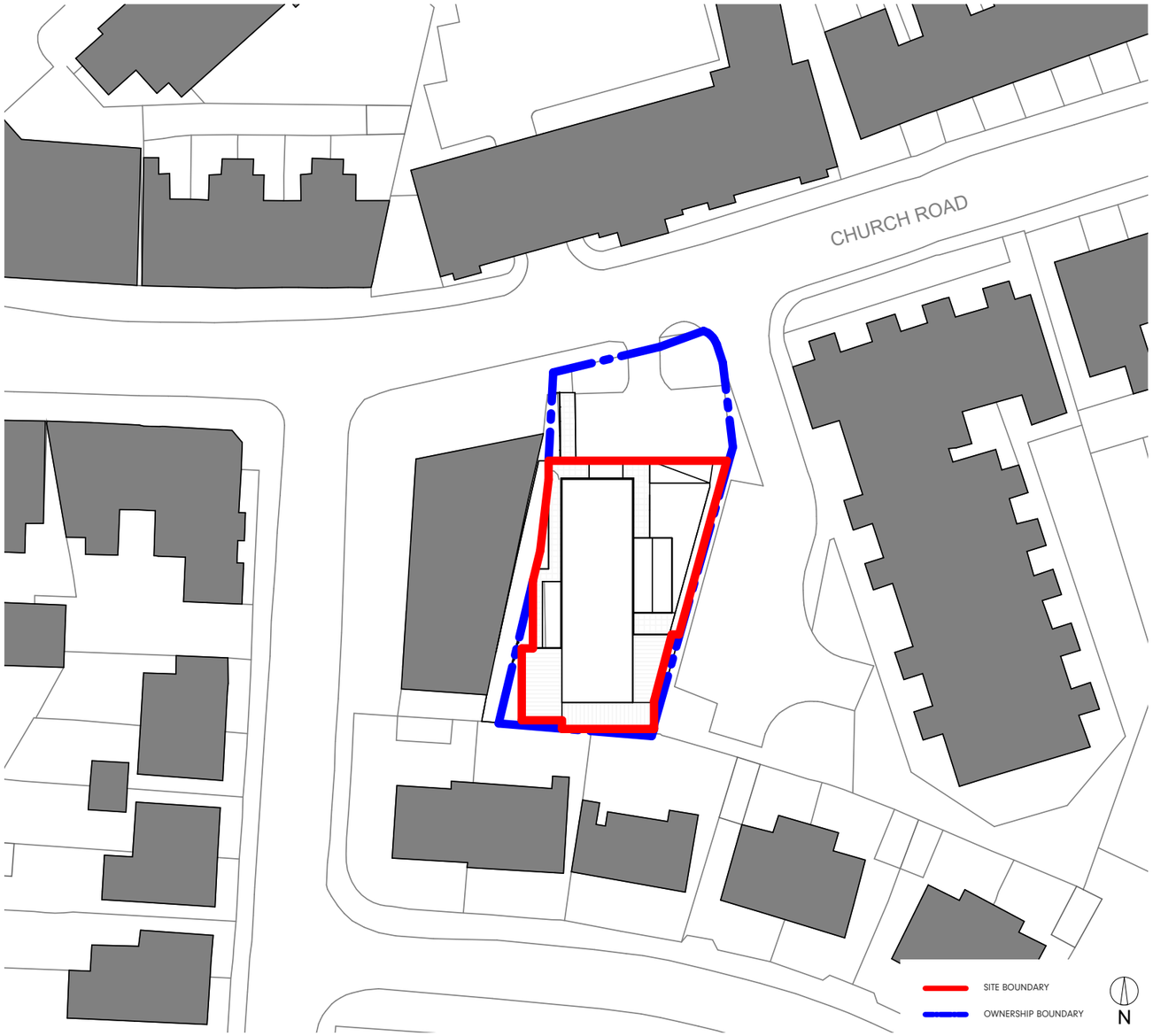
The proposed works to the Old Library predominantly provides a robust new roof covering, alongside a side extension. The aim of this development is enhance and preserve this significant community asset while providing additional community space.

They key elements of the build are:

- A single-storey side extension to relocate the bar and foyer area.
- Upgrades to the existing fabric with a new roof and insulation to the walls.
- Revamped front elevation to bring a contemporary architectural quality to the current Northenden Players Theatre Club building (and the streetscape).

Project Higher Purpose

The project's core aim is to make this building fit for modern entertaining and comfortable for the next generation of theatre lovers, with a focus on practicality and sustainability. Upgrading the building in the ways the proposed design offers safeguards this important community asset and local institution for the future.



Location Plan

Context Analysis
Site Extents

Site Location

The Old Library is located on Church Road in Northenden and falls under the jurisdiction of Manchester City Council. The building occupies a prominent position near the heart of Northenden's local centre, just off Palatine Road - one of the area's key routes. While the library is not a listed building, it is locally valued for civic heritage having operated as an important community asset since the 1980s when it opened as a public library. The site lies within the Northenden Neighbourhood Area and forms part of the Northenden Village Local Plan boundary, which encourages sensitive, high-quality development that enhances the local character. Any alterations to the building are expected to respond positively to its setting and contribute to the wider objectives for place-making, heritage retention, and community vitality.

Site Description

The site has a total of 0.067 hectares and comprises a detached, single-storey building. Originally built as a prefabricated structure for public library services, the building was re-purposed by the Northenden Players Theatre Club in 2019 becoming a community venue for theatrical performances and events.

The site is neighboured by residential buildings to both sides and rear, with a mixture of hedges and fences providing separation. To the front, there is an existing car park with access directly off Church Road, however it is noted that this does not fall under the red line boundary of this development.

Site and Building Access

Access to the building is via an existing ramp that runs from the pavement of Church Road right to the front door (note that this does not fall under the red line boundary of this development as it is to remain unchanged from existing).



Satellite image of the Old Library and surrounding area



Views of the Old Library

Context Analysis
Environmental Constraints

Site Features

The existing building is made up of the 1980s prefabricated structure and the 2021 approved side extensions housing additional storage space for costumes and scenery. There is currently a temporary tent structure located in the grounds of the building, used as part of an extended foyer and community events.

Planting

The Southern and Eastern boundaries are made up established hedges and planting. These are to be retained. No trees on the site are under TPOs.

Flood Plains

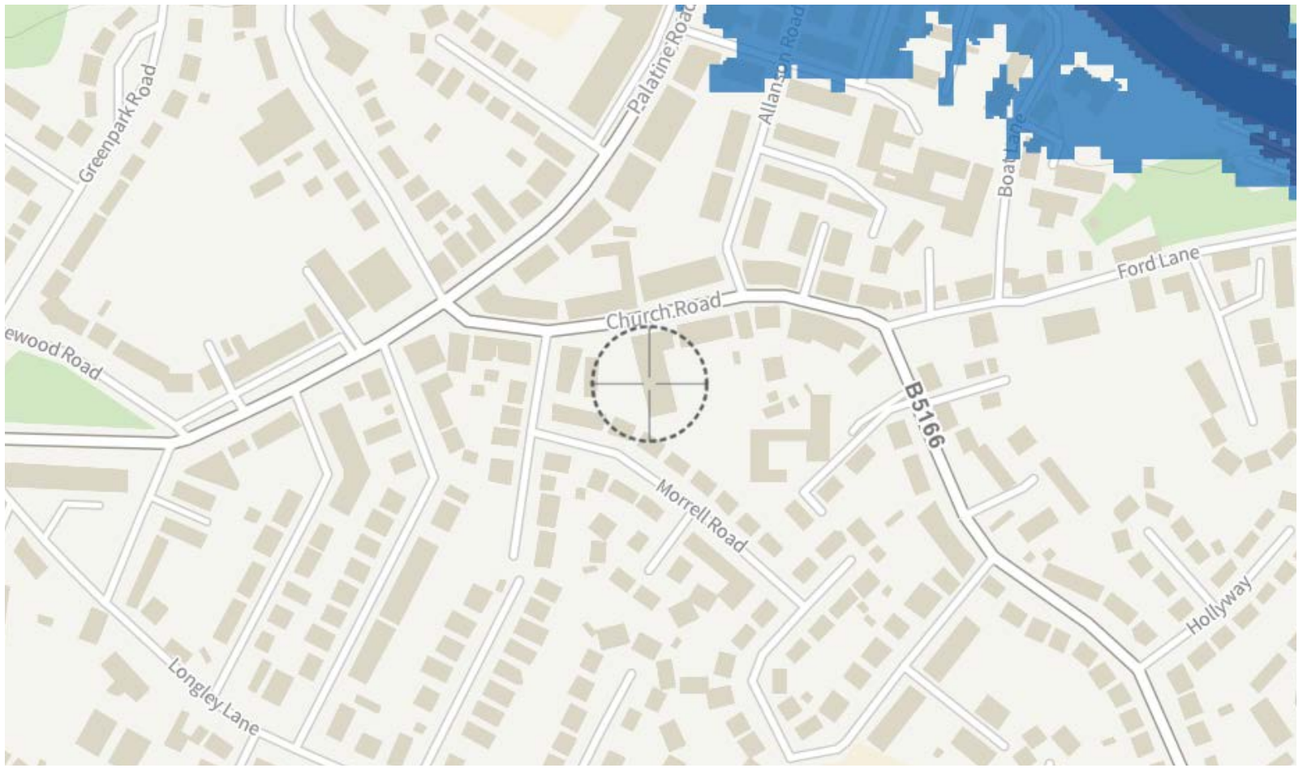
The site is not within an area at risk of flooding.

Adverse Ground

No obvious signs of active subsidence were noted during our site inspection.

Ecological Assessment

An ecological assessment was not needed as the development impacts less than 25 square metre of on-site habitat. There is also no further note of any invasive or non-native species recorded on site.



Flood Survey Map



Google street view of the Old Library and neighbouring building

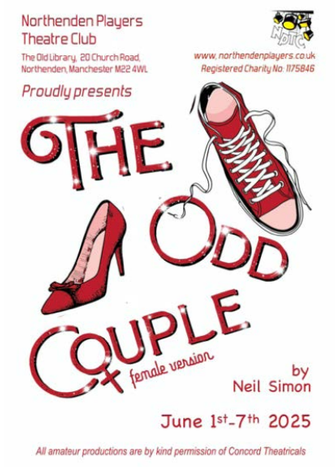
Context Analysis
Site History

The Old Library, Northenden

The Old Library on Church Road has long served as a cornerstone of the local community. Established as a public library in 1986, it was constructed as a prefabricated building to serve the local community's educational and informational needs. The library operated under the Manchester Library & Information Service, providing residents with access to books, educational resources, and community programs. It functioned as a hub for learning and social interaction, reflecting the city's commitment to accessible public services.

Following the relocation of library services in the early 2010s, the building was transferred to the Northenden Players Theatre Club (NPTC) in 2018. This transition allowed the structure to continue its role as a community asset, now serving as a venue for theatrical performances and cultural events. The theatre group's occupancy ensures that the building remains a vibrant part of Northenden's Cultural landscape.

NPTC has been providing community theatre in Northenden since 1942. It has moved its base within the area on a number occasions, starting at the Reading Rooms (1942-1967) on the opposite since of Church Road, Boat Lane from 1967-2007, and Victoria Road Methodist Church from 2007-2013 when they moved to the Old Library.

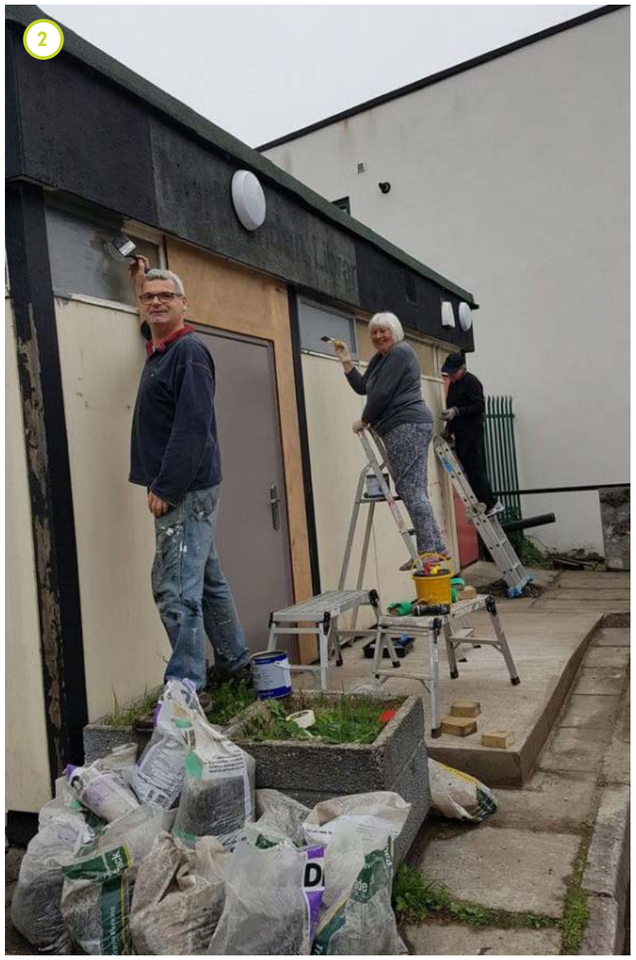


Past performance poster

Image Key:

1. October 2012 Google street view image of Northenden Library.
2. NPTC members transforming the Old Library into their new theatre, circa 2018.
3. First performance in the new theatre space - Harold Brighouse's "The Game", March 2019.
4. October 2021 Four Day Theatre Festival.
5. A recent production of "The Importance of Being Earnest".













A selection of past and present images of the site in use

Context Analysis
Engagement

The NPTC has an established role as a valued community venue, regularly hosting a diverse programme of theatrical productions and public events, as illustrated by the images provided. These activities demonstrate the centre's ongoing commitment to community engagement and cultural enrichment within the local area.

Recent and upcoming events have included outreach initiatives aimed at strengthening connections with surrounding communities (1), alongside a range of performances catering to different age groups and interests. Notable examples include the Plane Comedy Pilot Show in November 2024 (2), multiple Children's Theatre performances held across various dates (3), Dead Heads in Concert in September 2024 (4), and the Northendedn Fringe (Arts) Festival in August 2024 (5). Collectively, these events highlight the NPTC's versatility as a performance space and its importance as a hub for local arts and entertainment.

As part of the current planning application process, members of the NPTC as well as residents and members of the wider surrounding community were invited to provide feedback and express their views on the proposed scheme. The consultation generated a high level of engagement, with responses indicating strong and largely positive support. Overall, feedback reflected a shared recognition of the NPTC's social and cultural value and an appreciation of the proposed development's potential to enhance its ongoing contribution to the community.













Context Analysis

Planning Context

Planning Approval History

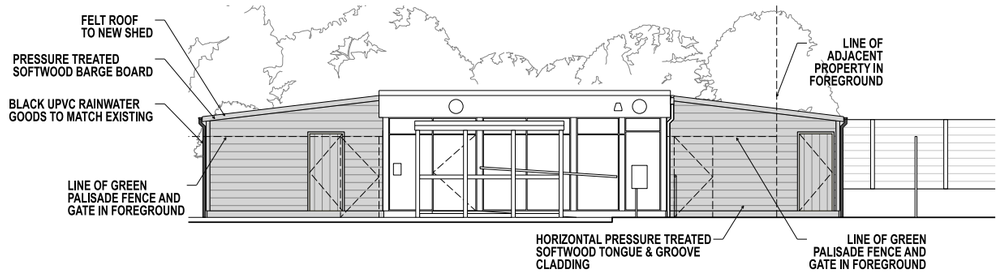
Reference	Description
130237/FO/2021 - Approved June 2021	Erection of single storey side extensions to form additional storage areas for theatre.
117393/FO/2017 - Approved April 2018	Change of use of vacant library (Use Class D1) to a theatre (Sui Generis).

Legacy of Self-Build

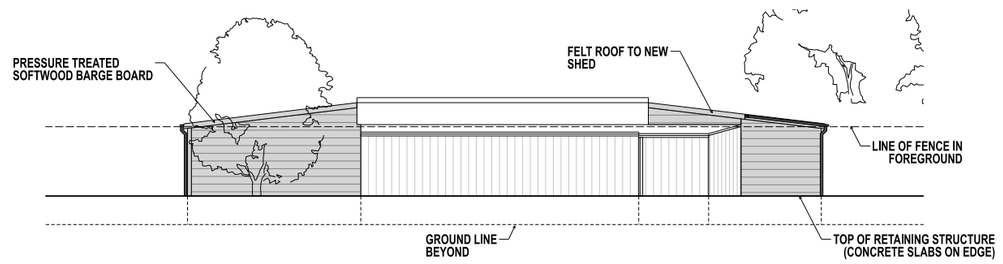
Upon taking over the building in 2018, the NPTC led a self-build transformation of the derelict prefabricated cabin (see images below) into the thriving community theatre it is today. With limited funding but a strong sense of purpose, the club carried out the conversion works with a local builder and members help, turning a disused library into a valued cultural venue. This spirit of hands-on community involvement continued in 2021, when the building was extended to include additional storage to house costume and scenery/ furniture (see images right) - again delivered as a self-build project by a local builder and members of the NPTC.

This application proposes to continue that legacy by delivering a new scheme that is achievable through the same grassroots effort. The renovation, refurbishment, and extension works will be carried out by group members, supported by friends, family, and local volunteers. In doing so, the project will not only enhance the building's function, but will also embed the spirit of community directly into the construction and future of this much-loved local asset.

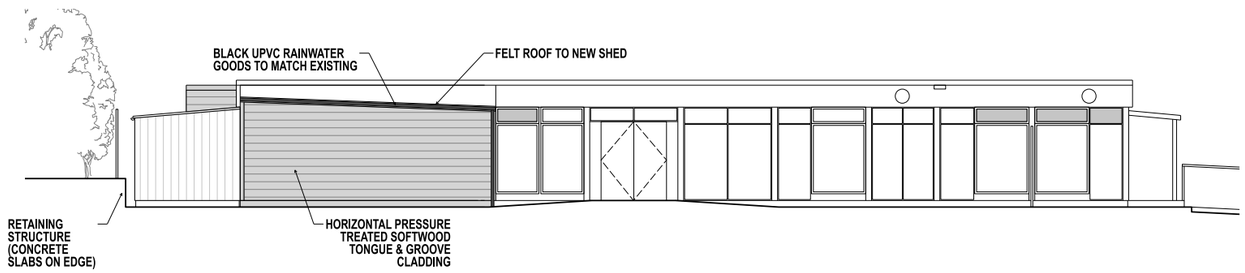




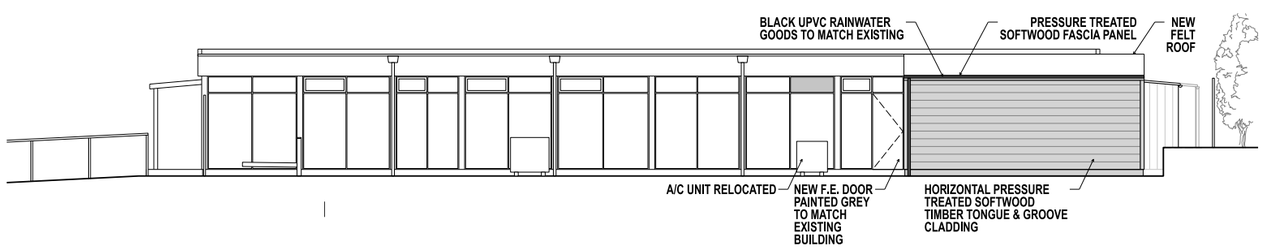
Proposed Front Elevation - Application 130237/FO/2021



Proposed Rear Elevation - Application 130237/FO/2021



Proposed Side Elevation 01 - Application 130237/FO/2021



Proposed Side Elevation 02 - Application 130237/FO/2021

Policy Analysis
Review of Legislation

The following pages provide thorough analysis of the key legislation and planning policies relevant to the proposed redevelopment of the Old Library, Church Street, considering national, regional, and local planning frameworks that shape the decision-making process for this application.

This proposal represents a sustainable, inclusive, and design-conscious intervention that safeguards and enhances a vital cultural asset in Northenden. It complies with relevant national and local planning policy, promoting community-led development and cultural regeneration in line with Manchester's broader aspirations for social inclusion and environmental responsibility. Through careful design, sensitive massing, and community participation (through self-build), the scheme ensures the long-term future of a valued local facility while enriching the local built environment.

National Planning Policy Framework (NPPF)

The proposal to refurbish and extend the Old Library building supports key principles of the NPPF by ensuring the continued use of a valued local facility **(paragraph 93)**. The redevelopment directly aligns with **paragraph 84(d)**, which promotes the retention and development of accessible community services and cultural venues. The reuse of the original prefabricated structure reflects a sustainable approach to development in accordance with **paragraph 152**, which encourages the prudent use of existing resources. The scheme also supports **paragraph 126**, promoting well-designed places, as it delivers a modest yet ambitious architectural intervention that enhances the usability of the site while respecting its surroundings.

Places for Everyone (PfE) Joint Development Plan

This proposal upholds key PfE principles by preserving and enhancing an important community facility within an establish urban area. It complies with **Policy JP-Str 1 (Sustainable Development)** by maximising the reuse of existing buildings and infrastructure, and supports **Policy JP-P 1 (Sustainable Places**) through its accessible inclusive design that prioritises community need. The self-build aspect contributes to **Policy JP-Str 6 (Inclusive Economy)** by encouraging local skills, participation, and economic activity. Furthermore, the theatre supports **Policy JP-C 6 (Culture)** by sustaining a grassroots cultural venue, vital for Northenden's local identity and cohesion.

Manchester Core Strategy

The NPTC project responds directly to **Policy DM1 (Development Management)**, which seeks high-quality, context-sensitive design. The raised ridge height has been carefully considered in line with MCC's right-to-light guidance, ensuring no loss of amenity for neighbouring properties by maintaining a **45-degree line** from the centre of adjacent habitable windows. The proposal also supports **Policy C1 (Health and Communities)** and **Policy C4 (Culture)**, both of which promote investment in facilities that enhance community well-being and cultural participation. By retaining and adapting a long-standing building, the scheme aligns with **Policy EN4 (Reducing C02 Emissions)** through its adaptive reuse strategy, thereby reducing embodied carbon.

Guide to Development in Manchester SPD

This development aligns with the SPD's principles by adopting a scale and massing that respects the neighbouring properties ensuring no overshadowing or privacy loss. The increased ridge height has been set with direct reference to the **45-degree rule**, as outlined in the SPD, ensuring continued daylight access to adjoining buildings. The proposed material palette is designed to be consistent with the SPD's recommendation to **deliver modest, contextually sensitive improvements to local buildings.**

Wythenshawe Strategic Framework

The site is located within the designated **Northenden District Centre**, and the proposal fully aligns with **Policy EC10**, which promotes economic growth and the retention of vital community infrastructure within key neighbourhood centres. The development ensures the long-term use and relevance of a valued cultural facility, supporting the area's vitality and sustaining local footfall. The proposal also adheres to **Policy H7**, which encourages the creation of strong, inclusive neighbourhoods through the delivery of facilities that foster social cohesion and cultural engagement. By enabling the continued operation of a grassroots community theatre, designed and built in collaboration with local volunteers, the scheme strengthens Northenden's roles a vibrant and accessible cultural hub.

Existing Street Analysis
Surrounding Buildings

Local Significance

The Northenden Players Theatre Club is centrally located within the heart of Northenden. The site is well integrated into the surrounding urban grain, situated just a 5-minute walk from Northenden High Street, along Palatine Road, the high street spine of the area providing convenient access to independent shops, cafés, and frequent bus services linking to Manchester City Centre and Wythenshawe.

Northenden is home to a variety of valued community assets including the Northenden Community Library (now located along Ford Lane), Northenden Community School, and the Friends of Northenden charity, all of which strengthens local identity and cohesion. The NPTC plays a vital role in this local network of community assets, acting as a hub for creativity, learning, and connection. The proposed redevelopment will ensure the NPTC can continue and expand its role within the local community for generations to come.

1

Wythenshawe Community Housing Group, Palatine Road



Assembly Hall of Jehovah's Witnesses, Palatine Road



Wythenshawe Masjid, Moor End



Northenden Social Club, Palatine Road



Northenden High Street, Palatine Road



Northenden Community Library, Ford Lane



Northenden Highstreet, Palatine Road



St. Wilfred's Church, Ford Lane

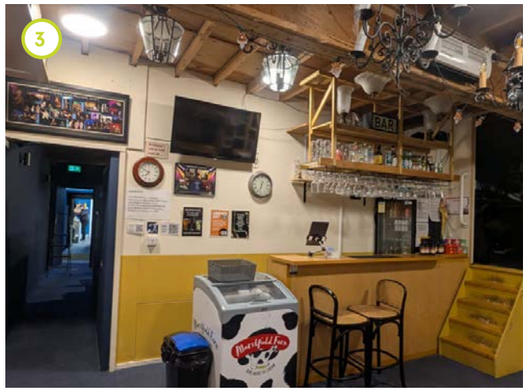


Aerial view of Palatine Road and Church Road

Existing Building Analysis
Building Condition



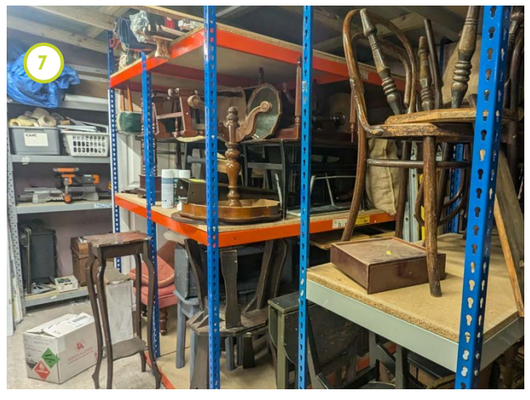
















A selection of photos from around the existing site

Existing Building Limitations

Despite the NPTC's resourceful efforts to adapt the structure through successive phases of self-build renovation, the roof is now significantly outdated and unfit for purpose. The original fabric is visibly deteriorating, and spatial constraints have led to makeshift extensions - most notably a temporary tent structure used as additional overspill foyer/back stage area especially for community events in the summer. These photos clearly demonstrate how the current building no longer supports the ambition or potential of the NPTC. The proposed redevelopment addresses these constraints directly - creating an inclusive, welcoming, and flexible venue that meets current expectations and secures the long-term viability of this community asset.

Image Key:

1. View of the existing building from the road.
2. Temporary tent structure, to left of existing building.
3. Existing reception area.
4. Interior of temporary tent structure.
5. Existing seating area with 60 seats.
6. Front seating rows and stage area.
7. Prop and set storage.
8. Dressing room and costume storage.
9. Sound booth.

Existing Building Analysis

Existing Layout

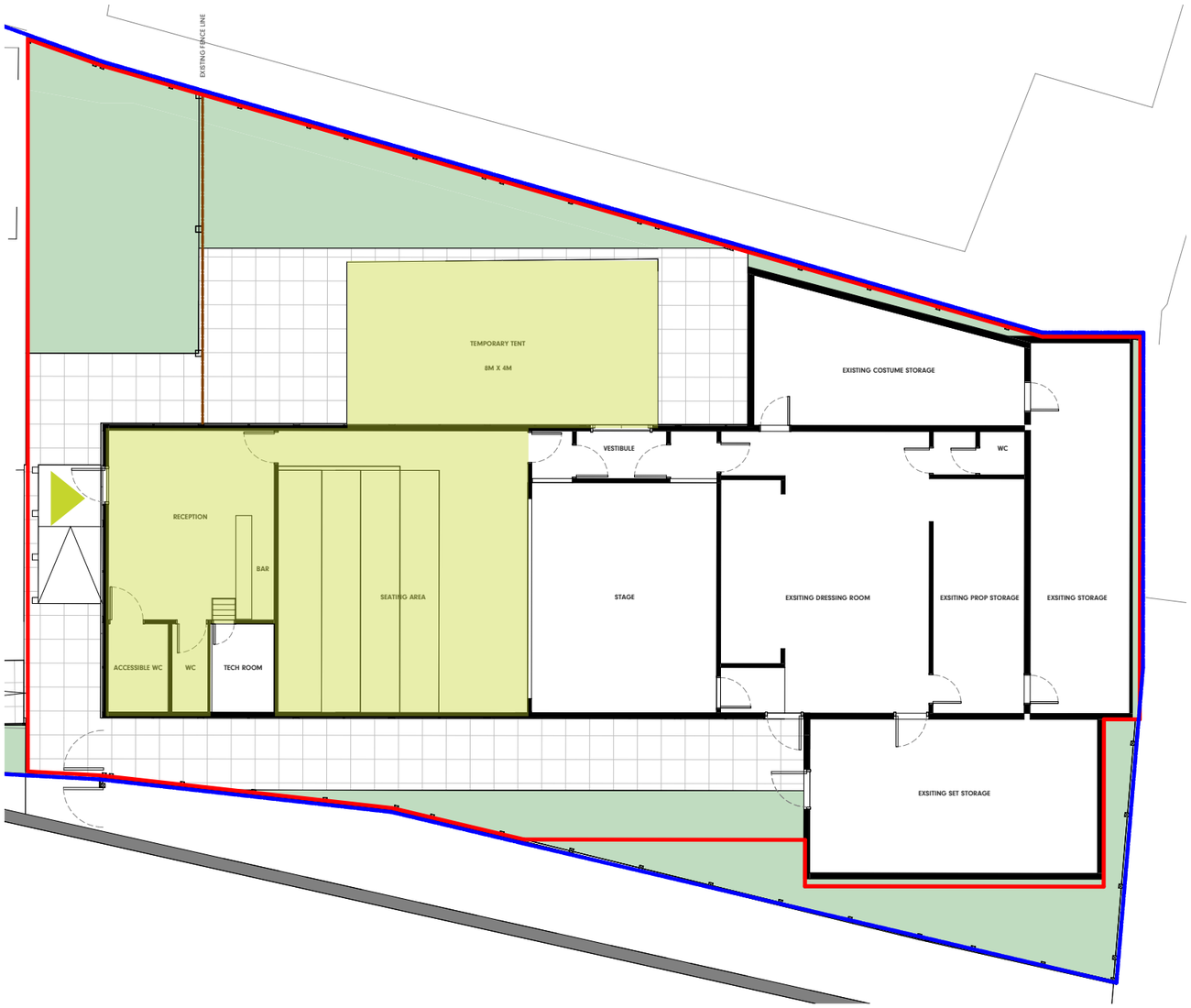
Layout Analysis

Ground Floor:

The existing single-storey building is primarily made up of a prefabricated cabin, supplemented by a series of shed-like extensions added incrementally over recent years (see previous planning applications). To accommodate growing needs, a temporary tented structure has been erected externally to offer additional rehearsal space and to expand the foyer/reception area during performance evenings. The rehearsal space is limited, often forcing performers to adapt makeshift arrangements. The current stage set-up lacks side wings, lighting rigs, and features a sound booth that is accessed externally from the reception area. These spatial and technical limitations restrict the type and variety of performances that NPTC are able to delivery in their current facility.

Circulation:

Audience circulation within the current building is disjointed and often extends beyond its internal footprint. On performance nights, guests are required to traverse between internal and external areas, due to the reliance on the temporary tented structure. This compromises comfort and creates logistical challenges during inclement weather. The aspiration and ambition of the NPTC is to increase the usage of the community theatre with involvement from dance schools, drama schools, local groups, etc.

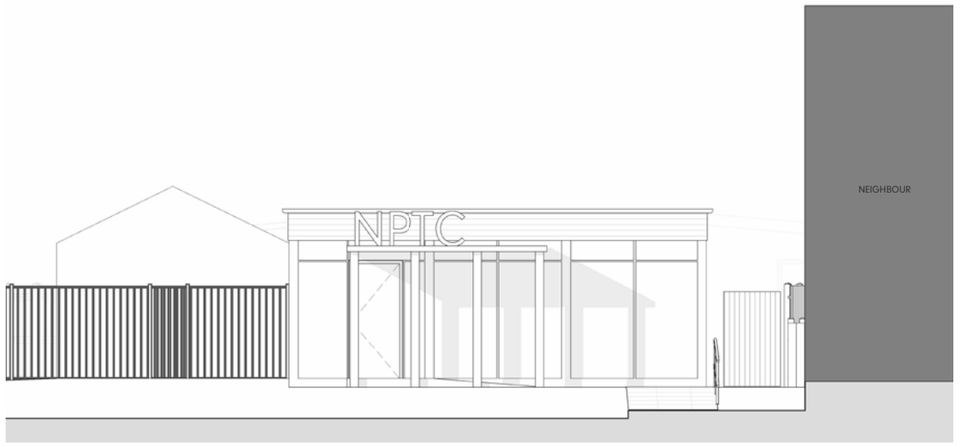


Existing Ground Floor Plan

Publicly Accessed Spaces

Existing Building Analysis

Materiality and Appearance



Existing Front Elevation



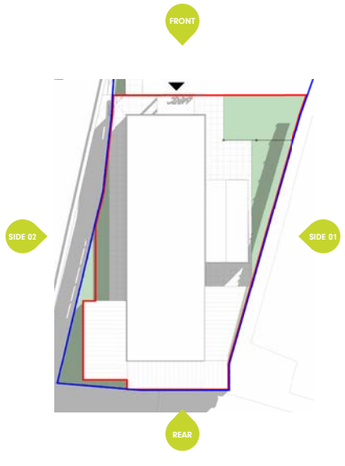
Existing Side Elevation 01



Existing Rear Elevation



Existing Side Elevation 02



Existing Front Elevation

The existing front elevation is made up of the prefabricated cabin, painted in a grey blue colour, defined by a flat roof-line and box form typical of such temporary buildings. A lightweight timber framed canopy extended from the main facade, providing a sheltered ramp entrance. Bold, 3D letters spelling 'NPTC' are mounted to the top of the canopy, defining the entrance to the theatre.

Existing Side Elevations

The existing side elevation (02) overlooking the neighbouring property follows a similar utilitarian effect with the grey cabin structure continuing onto this facade. The other side elevation (01) is currently mostly hidden by the temporary tent structure located on the left-hand-side of the prefabricated cabin.

Similar Projects in the UK

Ecclesfield Priory Players, Sheffield

Community-Driven Approach

The EPPiC (Ecclesfield Priory Players in the Community) Theatre represents a powerful example of how community vision, perseverance, and hands-on participation can bring about lasting cultural infrastructure. The idea for a theatre was first conceived in the 1970s by a local drama group formed by amateur dramatists from the local area.

Over the course of its transformation from the former Trinity Methodist Chapel into a thriving local theatre, community members gave their time, skills and resources to bring the vision to life. Much of the construction was carried out by volunteers, including local societies, probation service workers, and even students from Shirecliffe College. Specialist contributions were supported by neighbours, like Singleton's Transport, who helped store materials, while community-led fundraising helped finance key aspects of the build.

Elements of the theatre were sourced from the local area, such as the auditorium seating from Barnsley Civic Theatre, stage curtains from Crookes Working Men's Club, and later replacements from Kimberworth School. A ladies' plastering co-operative and the Probation Service played vital roles in the internal fit-out, and countless hours were dedicated by volunteers to tasks like painting, plastering, skip-filling, and setting concrete. This spirit of collective effort continued long after the opening, with ongoing refurbishment and improvement projects fuelled by fundraising and donations. The EPPiC has always aimed to be a resource for the wider community, not just a home for Ecclesfield Priory Players, and this collaborative foundation has embedded it deeply into local life. It remains an essential cultural and social asset for Ecclesfield, nurtured by and for the people it serves.

The story of the EPPiC Theatre offers clear parallels with the self-build approach proposed for the new Northenden Players Theatre Club. Both projects demonstrate how grassroots determination and collective labour can overcome limited resources to deliver meaningful, lasting spaces for the arts. As with EPPiC, we believe the NPTC theatre can serve as a beacon for community creativity - built by and for the people it aims to inspire.



EPPiC Theatre, Sheffield

Similar Projects in the UK

The Archway Theatre, Surrey

Re-purposing Existing Structures

The Archway Theatre in Horley, Surrey, is a long-standing example of community spirit and cultural ambition. Founded in 1939 by Reg Wescott, a local teacher, the group began as the Horley Central Players, performing in schools and village halls around the area. After more than a decade of temporary venues, the group took the bold step of transforming a series of disused railway arches beneath Horley Station into their permanent home.

Through extensive volunteer labour and fundraising, the arches were gradually converted into a fully functioning theatre space. What began as a modest grassroots initiative has become a major cultural asset in the region, run entirely by volunteers and offering an impressive programme of up to 10 productions per year, alongside youth theatre workshops and community events.

The Archway Theatre is a powerful precedent for the kind of theatre Northenden Players Theatre Club is aiming to create. Like Archway, the NPTC proposal is rooted in the energy and dedication of local people, using volunteer skills and passion to build something lasting. Both schemes show how underused or unconventional spaces can be transformed into creative venues through self-build approaches. Most importantly, they demonstrate how theatres built by the community can serve the community for many generations to come.



Front entrance and internal seating area of the Archway Theatre

Proposed Design
Design Iterations

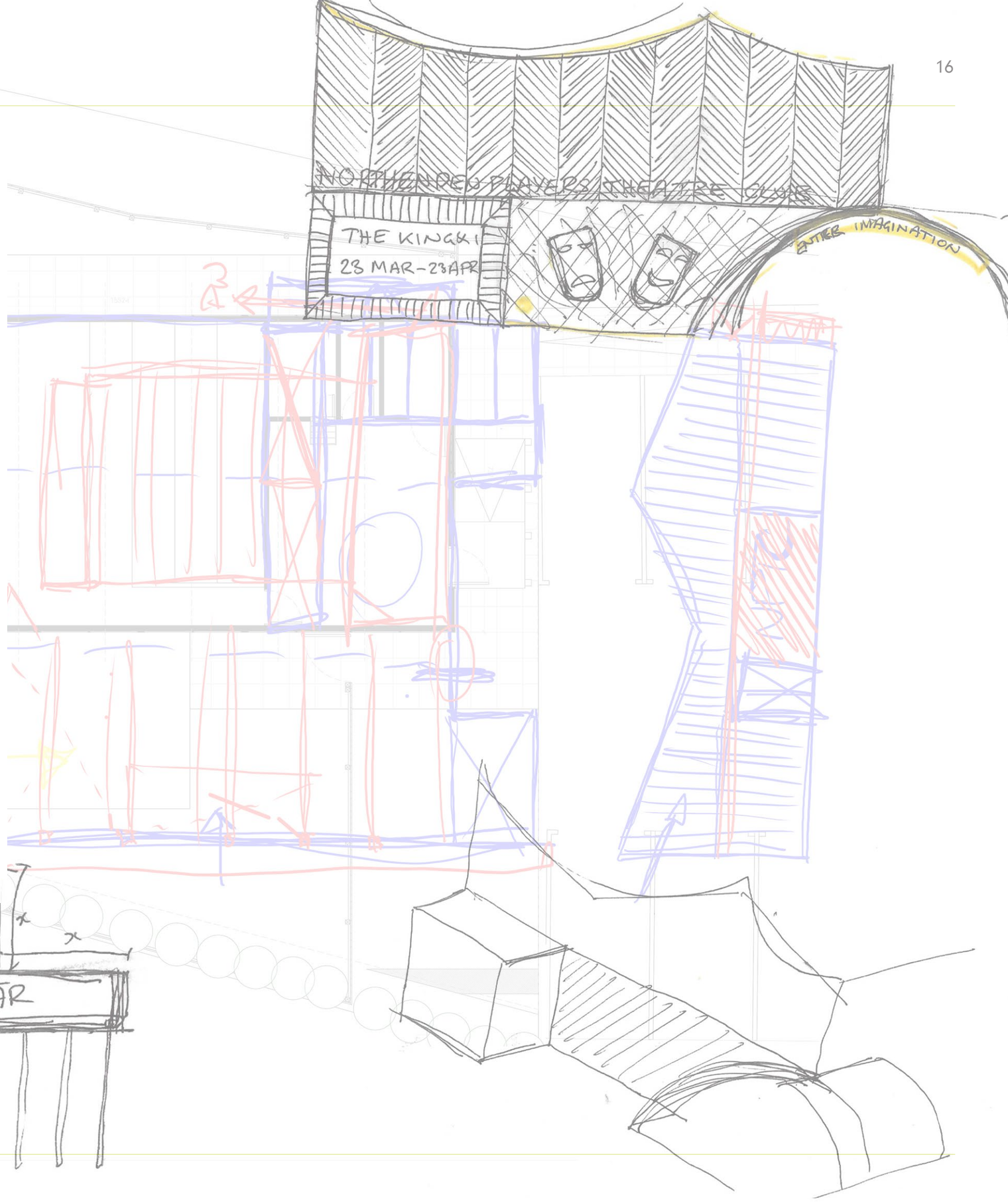
Following a thorough analysis of the Old Library building, its surrounding context in Northenden, relevant planning policies, and the local social environment, the design brief for the NPTC has evolved throughout the early stages of the project. The brief carefully balances the physical constraints of the existing site, the aspirations of the client and community, and the long-term social value of the theatre as a key cultural asset.

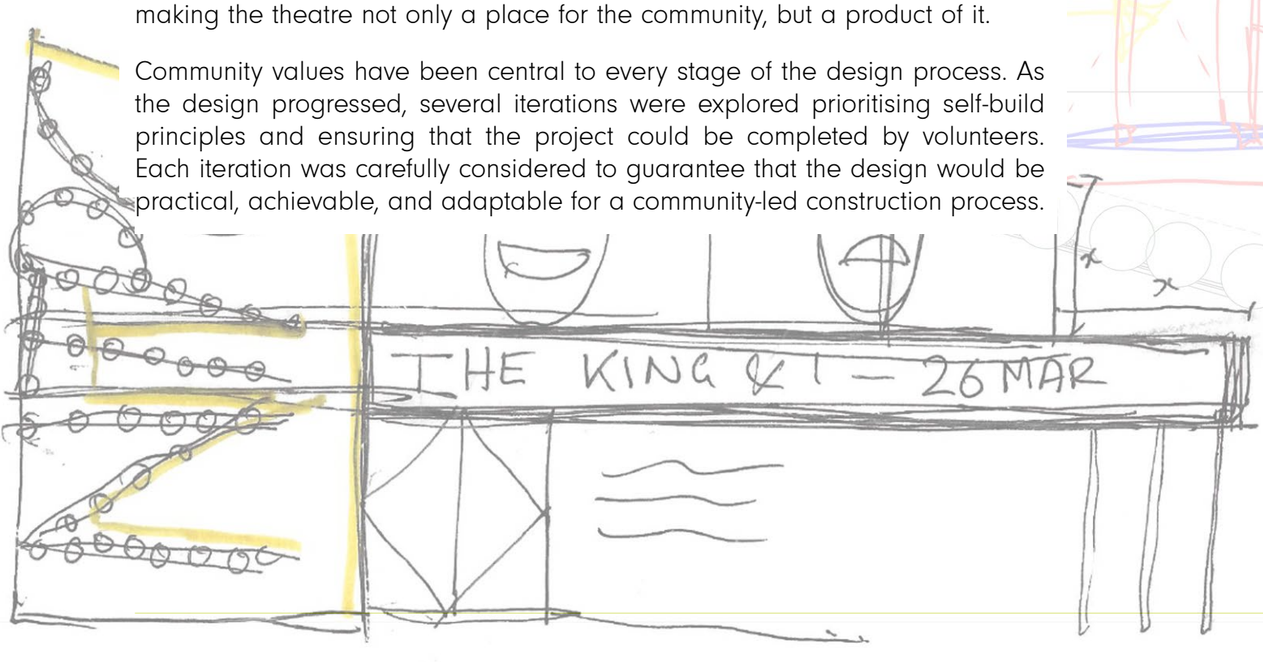
The proposal aims to re-roof the existing failing flat roof of the Northenden Players Theatre Club (Old Library) building, which has been home to the NPTC since 2018. The design seeks to improve the functionality and flexibility of the theatre's spaces, ensuring it can continue serving as an inclusive and vibrant cultural venue for many years to come.

The development prioritises preserving the character of the existing streetscape, whilst introducing a more welcoming and engaging front entrance. This new public-facing element will invite the local community into the space and increase the theatre's visibility and presence along the street.

In line with NPTC's community focused ethos and the need for a community space, the building has been designed to be self-built by members of the NPTC, their friends, family, with help from a local builder and the wider community. This approach allows participants to embed their labour directly into the building, making the theatre not only a place for the community, but a product of it.

Community values have been central to every stage of the design process. As the design progressed, several iterations were explored prioritising self-build principles and ensuring that the project could be completed by volunteers. Each iteration was carefully considered to guarantee that the design would be practical, achievable, and adaptable for a community-led construction process.





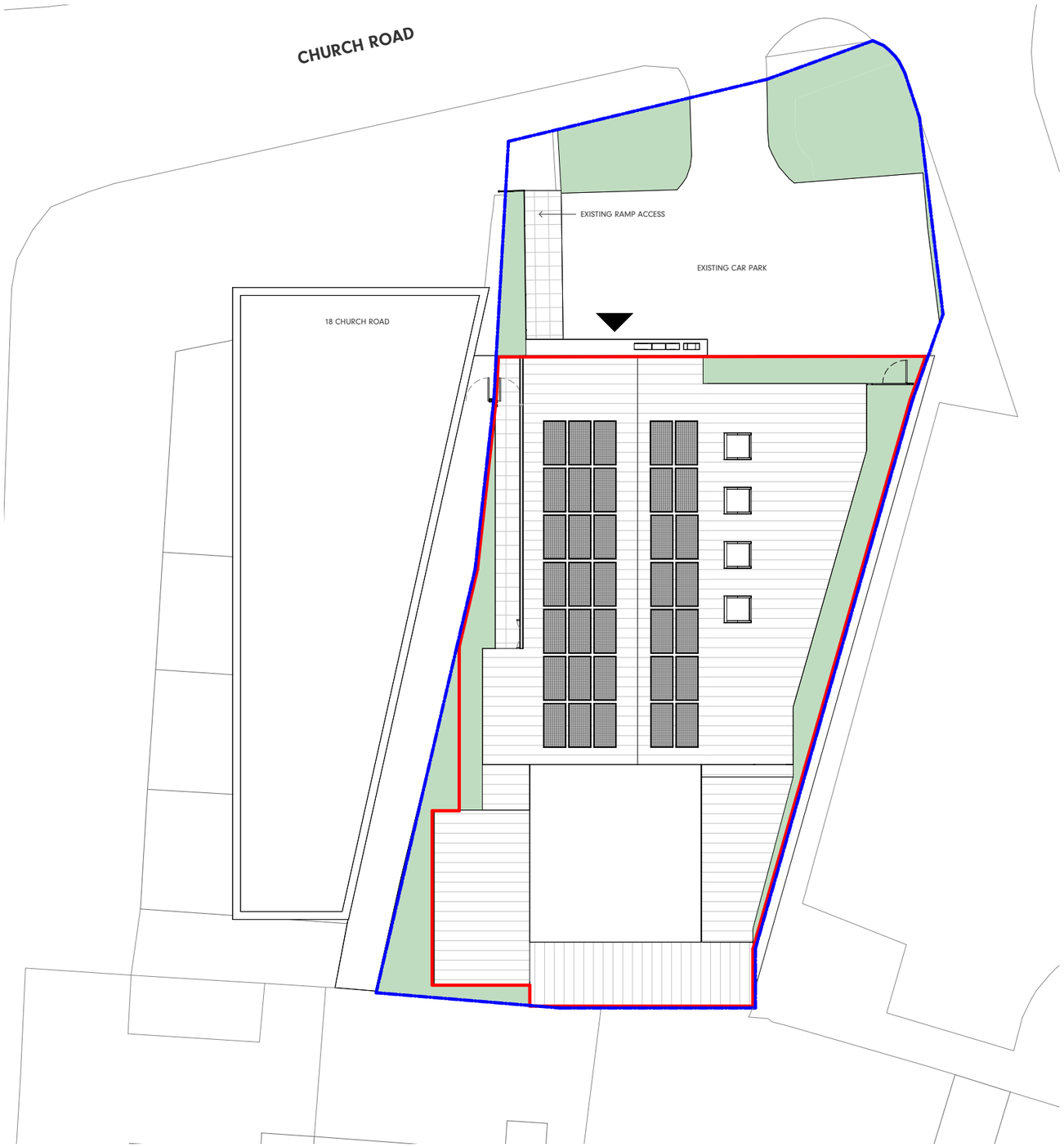
Proposed Design
Works Summary

Use
The proposal aims to reroof and upgrade the insulation of the original Old Library prefabricated building, which was converted into the NPTC in 2018, into a modern, inclusive, and accessible theatre. This renovation will ensure that the venue continues to serve as a space for rehearsals and performances for many years to come. The design seeks to enhance and preserve the building's role as a significant community asset and available space, providing a flexible, functional, and welcoming environment for local groups and audiences.

Design
The design approach combines ambition with feasibility, centred around self-build principles to ensure the project remains achievable for the local community. The original prefabricated cabin structure serves as the foundation for the redevelopment, with new low pitched roof with no change in overall seat numbers. This alteration has been carefully considered in relation to the neighbouring properties, ensuring that the right-to-light for these buildings is not compromised. The facade subtly references tradtional theatre entrances, incorporating elements such as large poster boxes for bills, and deep red accents that evoke the charm of historic theatres. These elements are thoughtfully designed to integrate into the existing streetscape while creating an engaging and dyanmic entrance to the renovated theatre.

Layout
The extension will provide much needed additional space, incorporating an enhanced theatre space that will allow significantly more variety in performance structure and presentation and a larger entrance/foyer that can better accommodate guests before and after performances. This will replace the existing temporary tent structure, which currently serves as an overspill area from the small entrance within the prefabricated cabin. The proposed layout also includes wings to the stage, allowing for greater technical capabilities, supporting the development of more ambitious stage productions and community arts projects and a larger lighting and sound control room with integrated storage for AV equipment.

Access
Pedestrian and vehicular access will remain unchanged, with no alterations to the car park or the access ramp, as these fall outside the red line boundary of the site and the current provision of seat numbers is unchanged by the development.

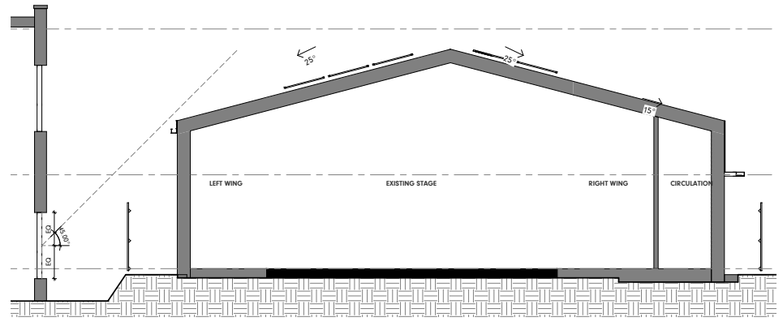


Proposed Site Plan

Proposed Design
Street Elevation



Proposed Street Elevation



Proposed Sections - Right to Light Diagrams

Design Process

Increasing the Ridge Height - The proposed limited increase in ridge height is a key design intervention, allowing for a low pitched insulated maintenance-free roof, significantly improving the functionality and experience of the theatre.

Self-build Principles - The design is ambitious yet grounded in self-build principles, ensuring that it remains achievable.

Following the Existing Form - The new entrance canopy echoes the scale, proportions and location of the current canopy. The existing NPTC logos is also re-purposed as a feature element.

External Signage - Taking subtle inspiration from traditional theatre design, the addition of a sign and poster boxes invites residents to engage with upcoming performances within the theatre.

Sustainability - The solar panels will help generate the energy required to operate the theatre's air-conditioning systems, ensuring comfortable temperatures and preventing overheating for both performers and audience members.

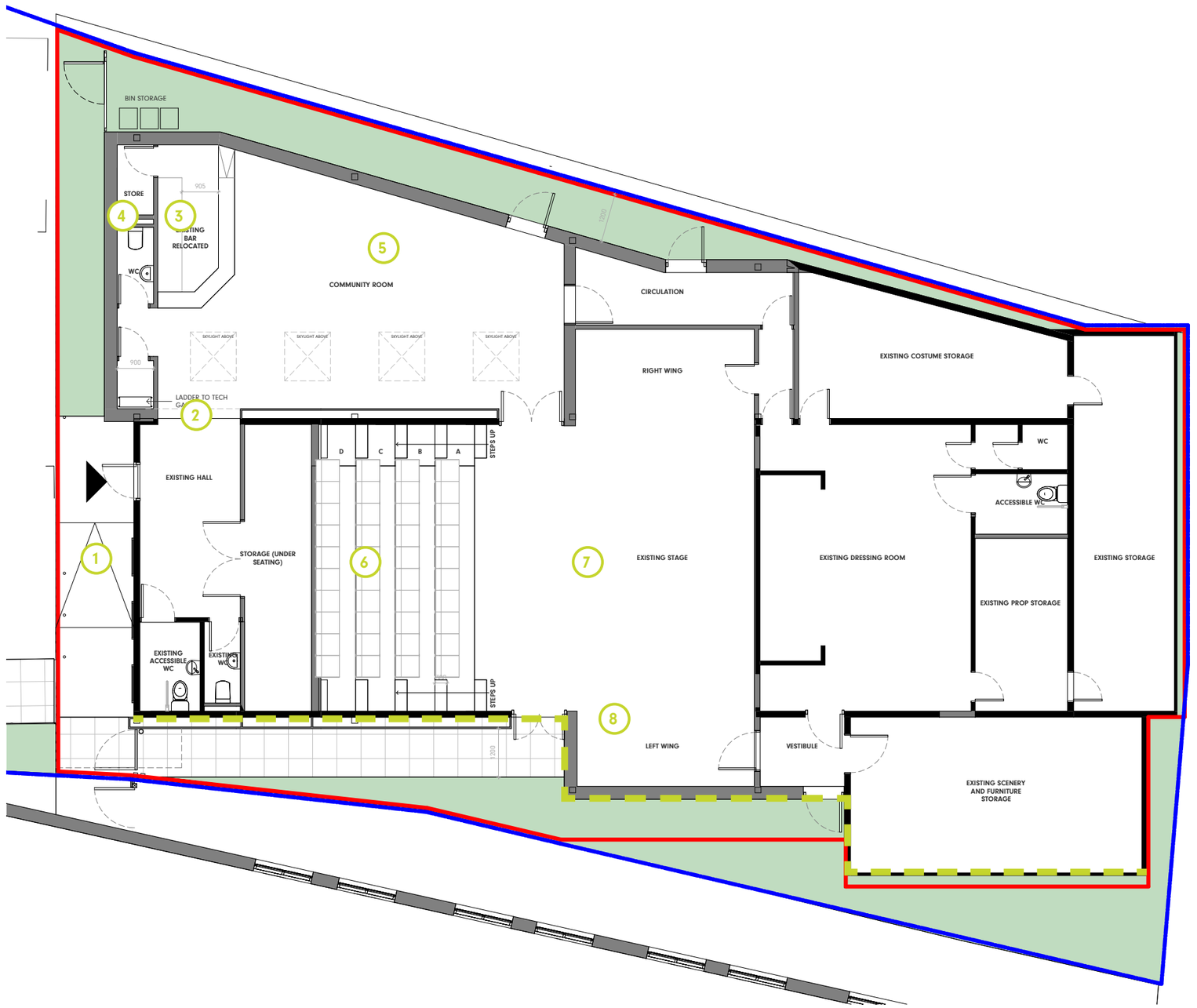
Right to Light

The proposed introduction of a minimal pitched roof has been carefully designed to a minimum height to not impact daylight or outlook of neighbouring properties. In accordance with Manchester City Council's Residential Quality Guidance (2016), Paragraph 7.3, the design respects the 45-degree rule taken from the centre of the nearest habitable room window of adjacent properties. As illustrated in the above diagrams, the new eaves height remains outside this sight-line and therefore demonstrates compliance.

Proposed Design

Ground Floor Layout

1. Existing entrance.
2. Redesigned entrance sequence creates space for ticket checks before leading into new foyer area.
3. Relocation of existing bar for refreshment sales and underpins theatre future viability.
4. Additional WC.
5. Community hall and flexible overspill of foyer.
6. Better layout of seating with the side aisles.
7. Increased stage area allowing for more ambitious productions e.g. seating in the round, thrust stages etc. and one creation of a full width stage within existing building fabric.
8. New stage left wing extension to existing and repurposed storage rooms for stage right wing, increasing technical capabilities.



Proposed Ground Floor Plan

Existing Building Line

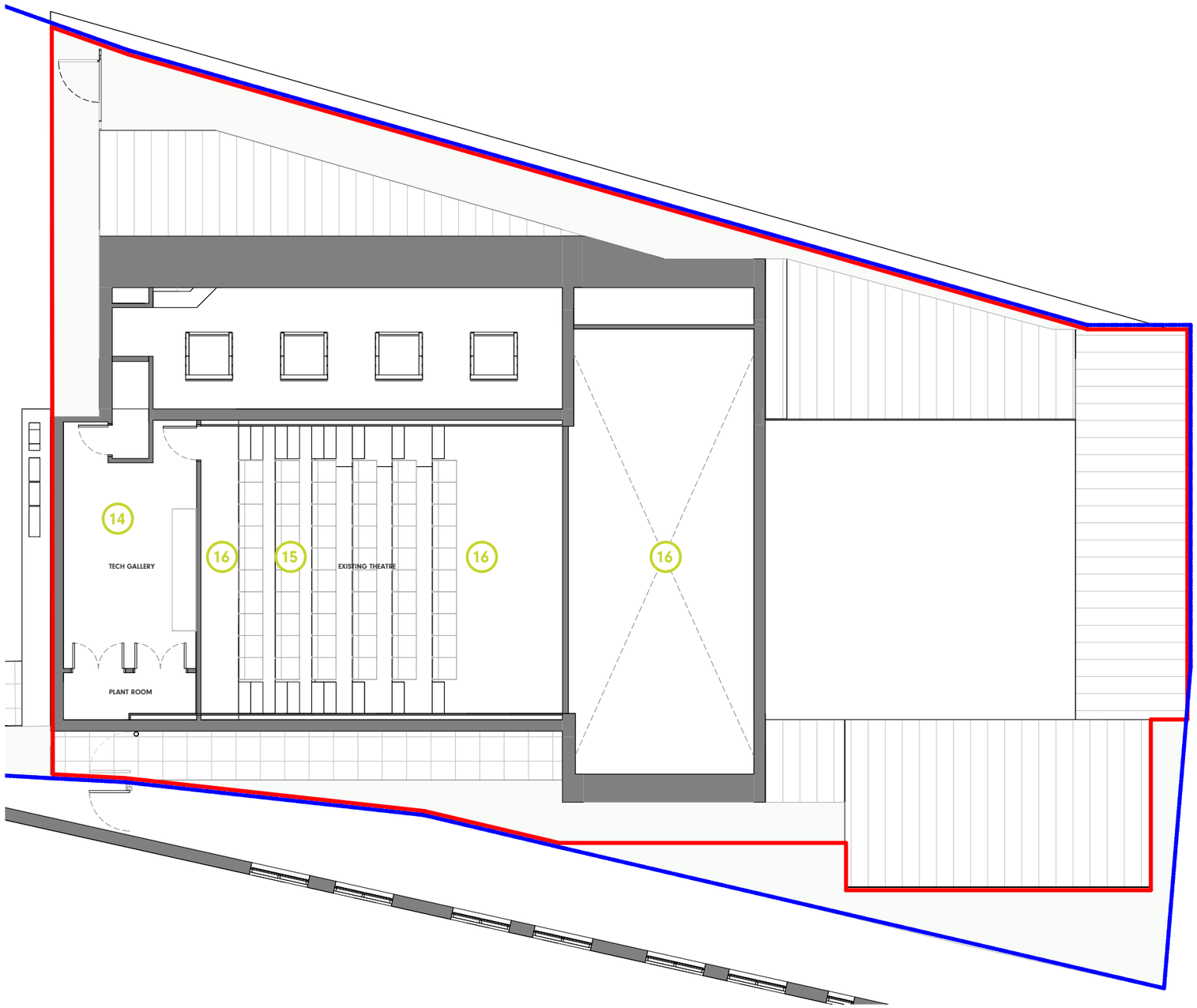
Proposed Design
First Floor Layout

Provision for a larger tech gallery, with access to lighting rig and views of the stage providing the space and equipment for technical developments. Utilises the extra height from the pitched roof.

14 New tech gallery.

15 Raked seating area with 60 no. fixed seats as existing with rearranged side aisles

16 Lighting rigging in void above stage to allow for better quality productions.

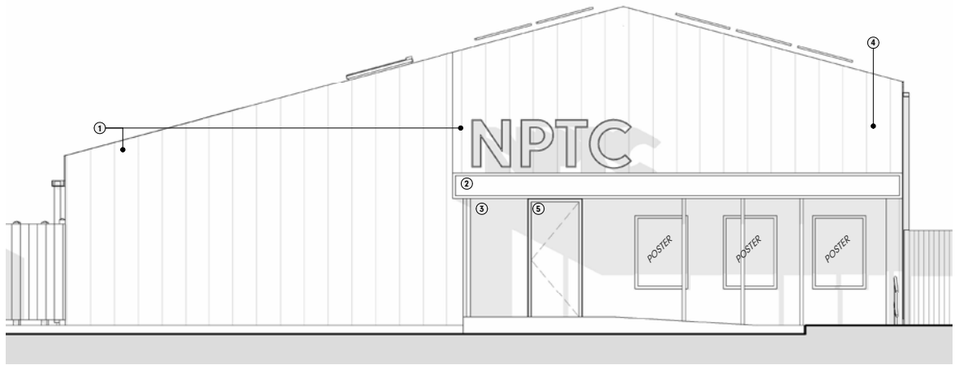


Proposed First Floor Plan

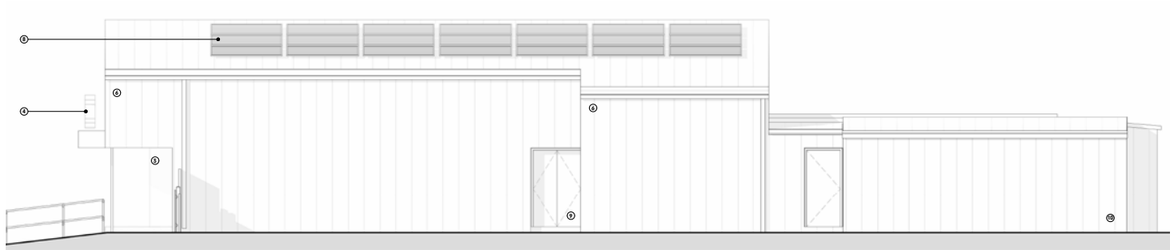
Proposed Design
Materiality and Appearance

REF	DESCRIPTION	PRODUCT REF / COLOUR
1	PROPOSED TIMBER CLADDING	TIMBER
2	PROPOSED CANOPY	TIMBER
3	PROPOSED TILES	GLAZED TILES
4	PROPOSED SIGNAGE	TO MATCH EXISTING
5	MAIN DOOR	AS EXISTING
6	PROPOSED METAL SHEET CLADDING	GREY
7	PROPOSED SKYLIGHTS	
8	PROPOSED SOLAR PANELS	
9	PROPOSED EXTERNAL DOOR	
10	EXISTING TIMBER CLADDING	

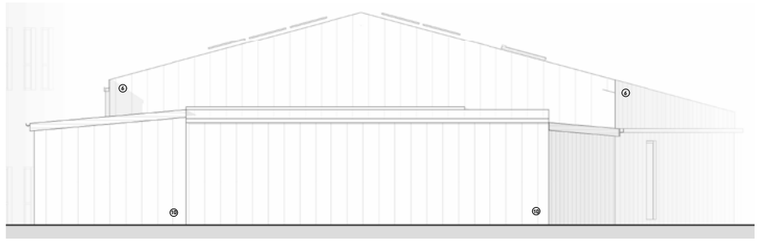




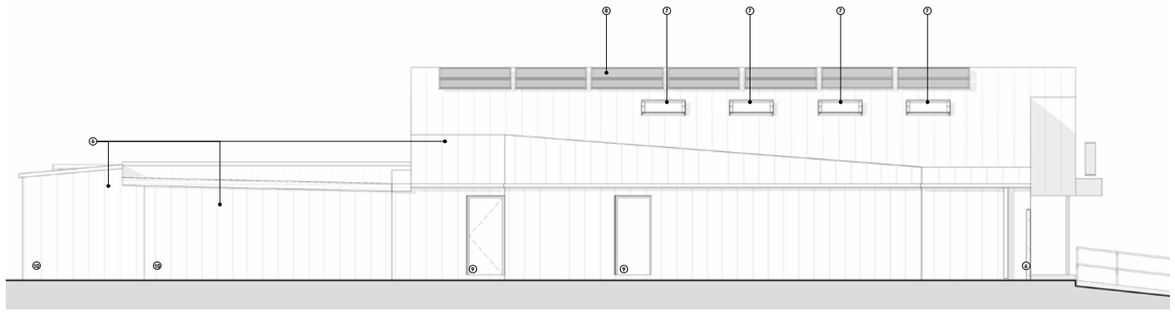
Proposed Front Elevation



Proposed Side Elevation 01



Proposed Rear Elevation



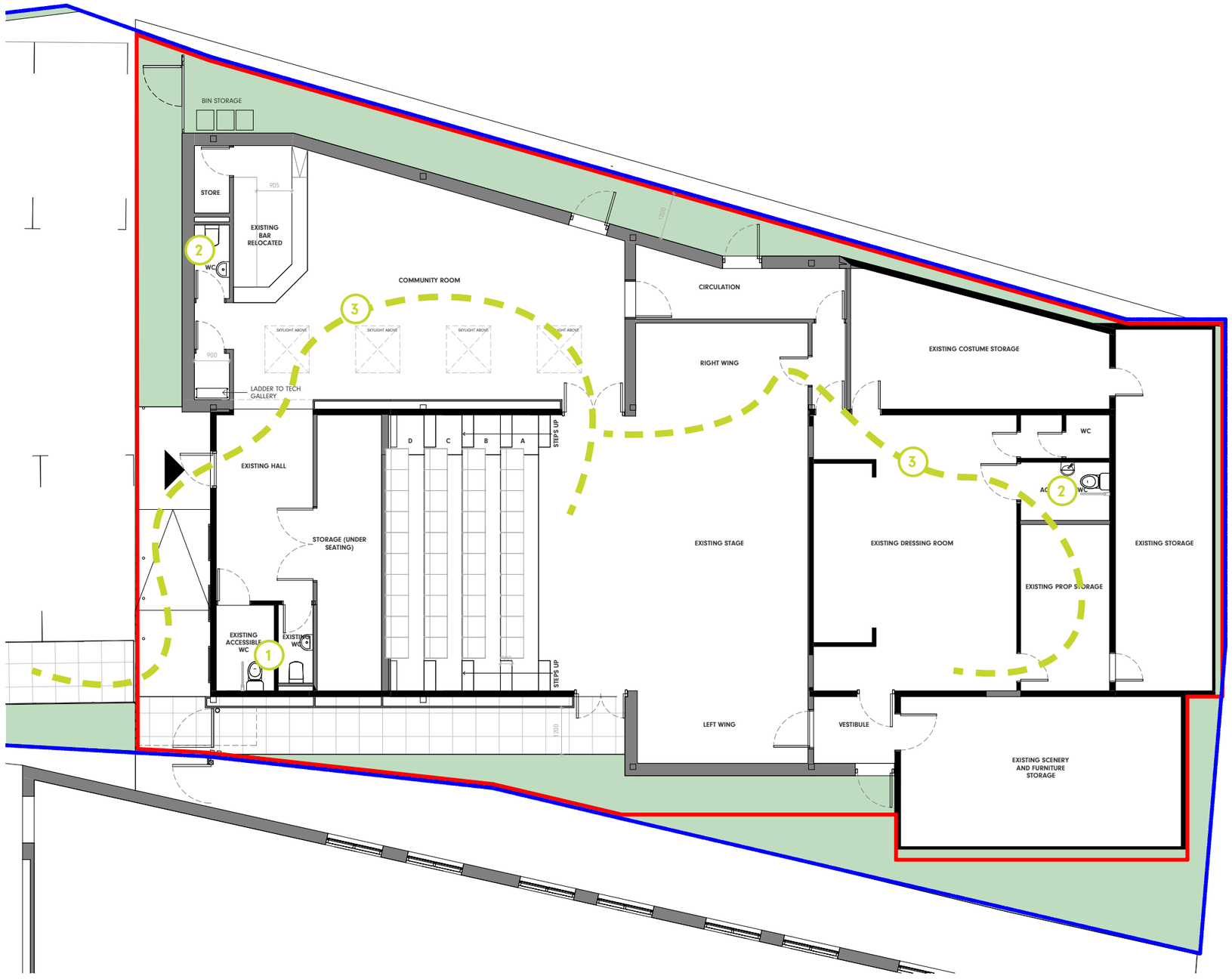
Proposed Side Elevation 02

Proposed Design

Access Strategy

The design of the Old Library ensures that the community theater is welcoming to all. The new entrance at the front and all internal doors within public spaces are Part M compliant.

1. Existing WCs.
2. New WC.
3. Level access route from the entrance to the front seats of the theatre, through to the back-of-house areas.



Proposed Access Site Plan

Conclusion

In conclusion, the proposed new roof and extension of the Old Library building, as outlined throughout this Design and Access Statement, represents a valuable opportunity to enhance a much-loved community asset in Northenden. The design builds upon the prefabricated structure - first converted into a theatre in 2018 - and re-imagines it as a modern and inclusive space that will support NPTC's rehearsals, performances, and community activities for years to come.

Through modest yet ambitious interventions, the proposal improves the functionality and visibility of the theatre whilst preserving its grassroots character. The new pitched roof allows for the reduction on roof maintenance, better insulation and provision of an alternative energy source. The design embraces principles of self-build, ensuring that the construction process itself fosters local involvement and ownership.

This development aligns with Manchester City Council's aspirations for community-led regeneration, contributing to the cultural and social life of the area. It enhances the existing streetscape, protects neighbouring amenity, and demonstrates how small-scale architectural interventions can deliver lasting value for local people. We believe the project reflects the creativity, resilience, and ambition of NPTC and the wider community it serves.

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