

02 - Context and Analysis

Design and Access Statement

Land at 114 Chain Road, Blackley

MOJO

7 - Site Photos

The site comprises a complex of buildings set within a landscape of modified grassland, scattered trees, scrub and bare ground.



01



02



03

8 - Site Photos

The site is sat back significantly from the surrounding urban development to the east and south of the site with woodland to the west and north of the site.



04



05



06

9 - Topographical Survey

The topographical survey shows the extents of the site as well as key site features including areas of tree coverage which have also been surveyed in more detail shown on the next page.

The site area measures 25,000m²

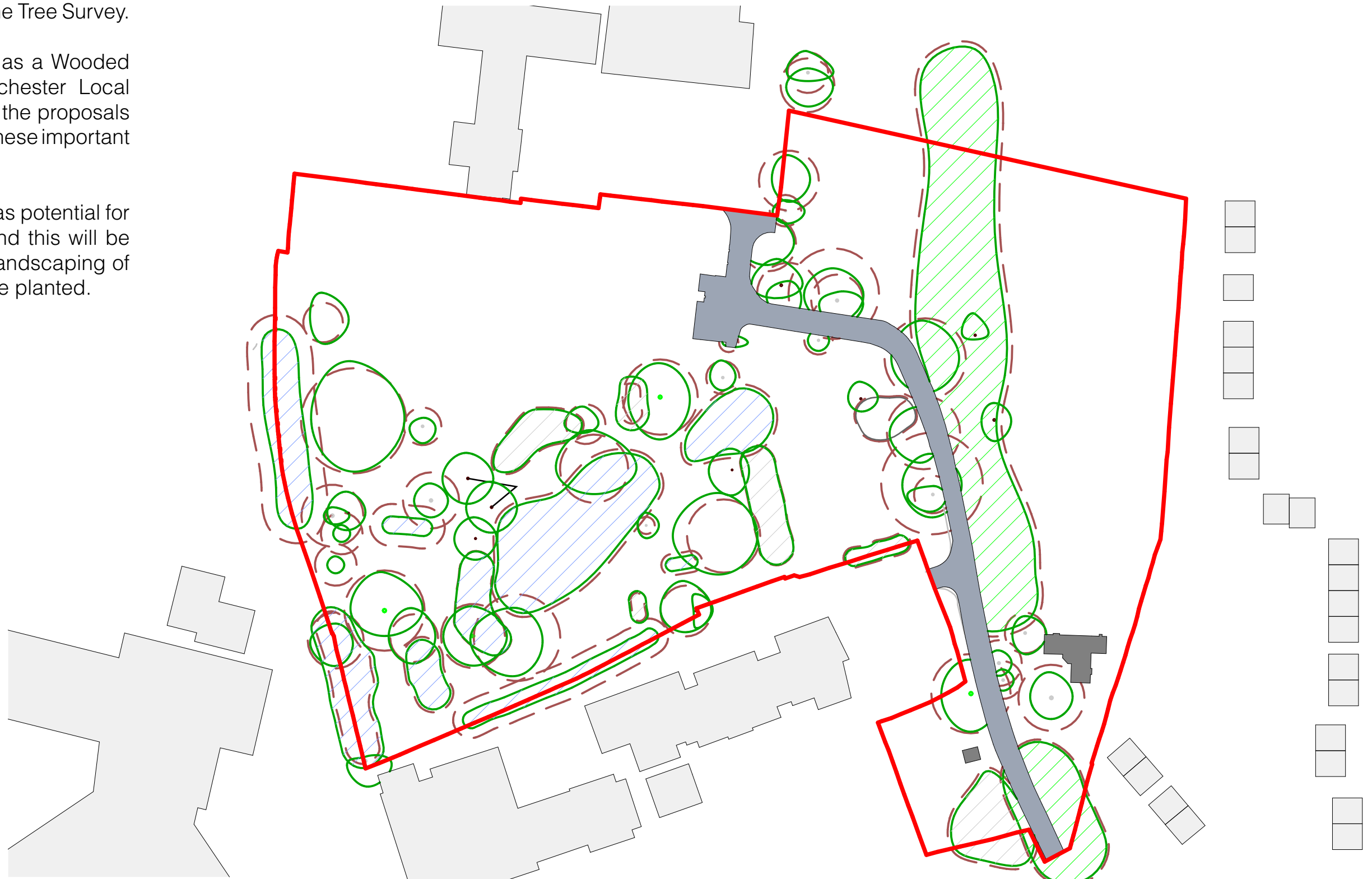


10 - Tree & Ecology Survey

This diagram shows areas of existing trees on the site. The proposals will seek to retain as many of the existing trees as possible based on their ecological value from the Tree Survey.

Most of the site is designated as a Wooded Area under the Greater Manchester Local Nature Recovery Strategy, and the proposals will seek to retain and enhance these important features of the site.

The rest of the site is identified as potential for 'Tree Planting Opportunities' and this will be an important factor within the landscaping of the site where more trees will be planted.

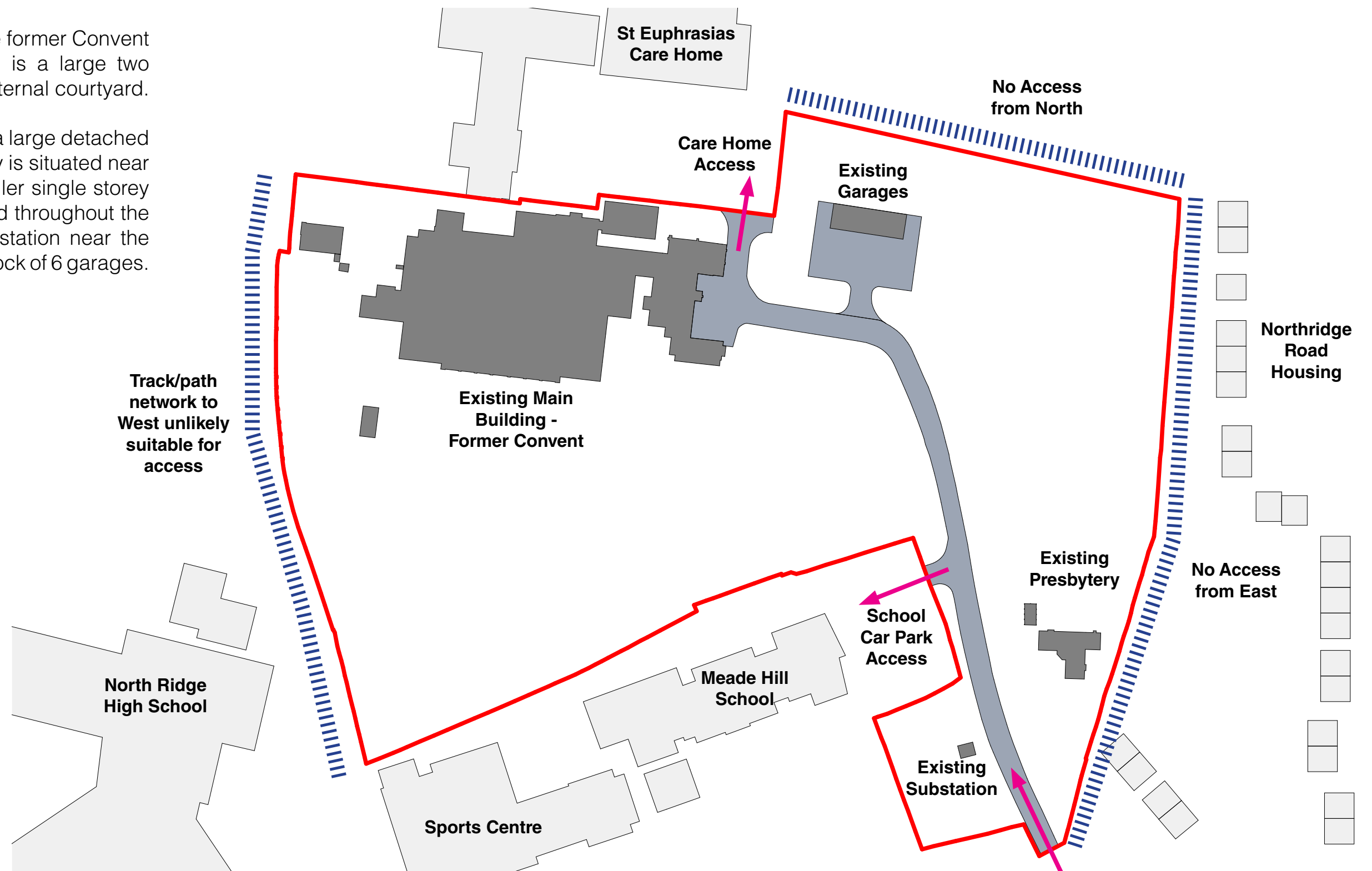


11 - Existing Site Plan

This plan shows a simplified version of the existing site plan showing only existing buildings and roads within the sites context.

The main building on site is the former Convent of the Good Shepherd which is a large two storey brick building with an internal courtyard.

At the southern end of the site a large detached house known as the Presbytery is situated near the entrance, whilst other smaller single storey garages and sheds are located throughout the site including an existing substation near the entrance and a single storey block of 6 garages.



12 - Existing Building

The majority of the former convent building was constructed in the 1960's and interlinked with an original older two storey brick building known as St Annes to the east, with the buildings arranged around a central courtyard.

The convent was constructed to house 35 residents with extensive facilities, including; a Chapel; dining rooms; living rooms; extensive kitchen and serveries; lounges; offices; laundry stores; bathrooms and workrooms.

The existing 60 year old convent building is past it's lifespan and in need of extensive works if it is to be brought up to modern standards. Even if the entire building was taken back to it's primary masonry structure, the extent of works required to modernise it would be highly complex and unpracticable.

The site has remained vacant for a number of years and the building has been impacted by exposure to the weather, a lack of maintenance and vandalism.



13 - Site Views



Site Plan showing camera locations



View 01 - Northern Elevation of St Annes House - Showing the low quality single storey extensions and the unaesthetic pebbledash facing the care home opposite.

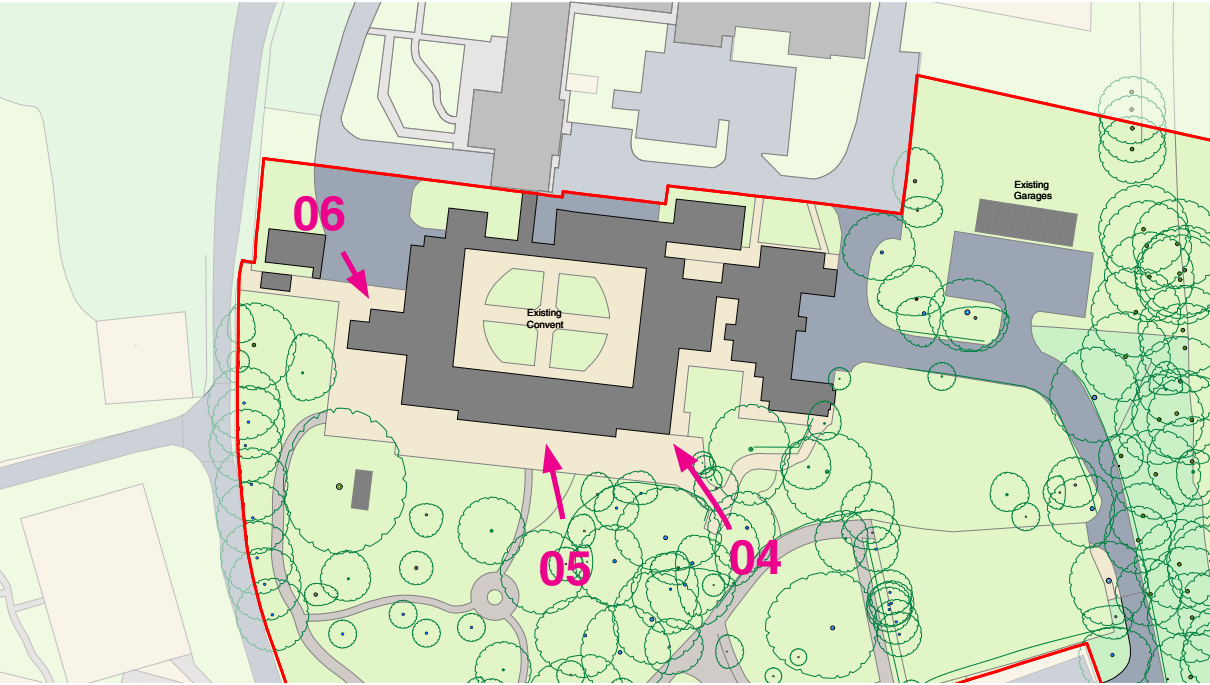


View 02 - East Elevation of St Annes House - Line of extention is visible to the left with change of brickwork and window heads/sills. Limited architectural features are present on the elevation.



View 03 - Partial south elevation of St Anne's House (with lower quality extension to the right) and single storey blocks with damp issues haphazardly connecting into 1960s Courtyard Building (to the left).

14 - Site Views



Site Plan showing camera locations



View 04 - Southern Elevation of 1960s Courtyard Building - Showing the expanse of uninsulated external walls and weathering of the delapidated unoccupied building.



View 05 - Southern Elevation of 1960s Courtyard Building - Showing vandalised windows which have caused additional damp and rot issues internally of the building.

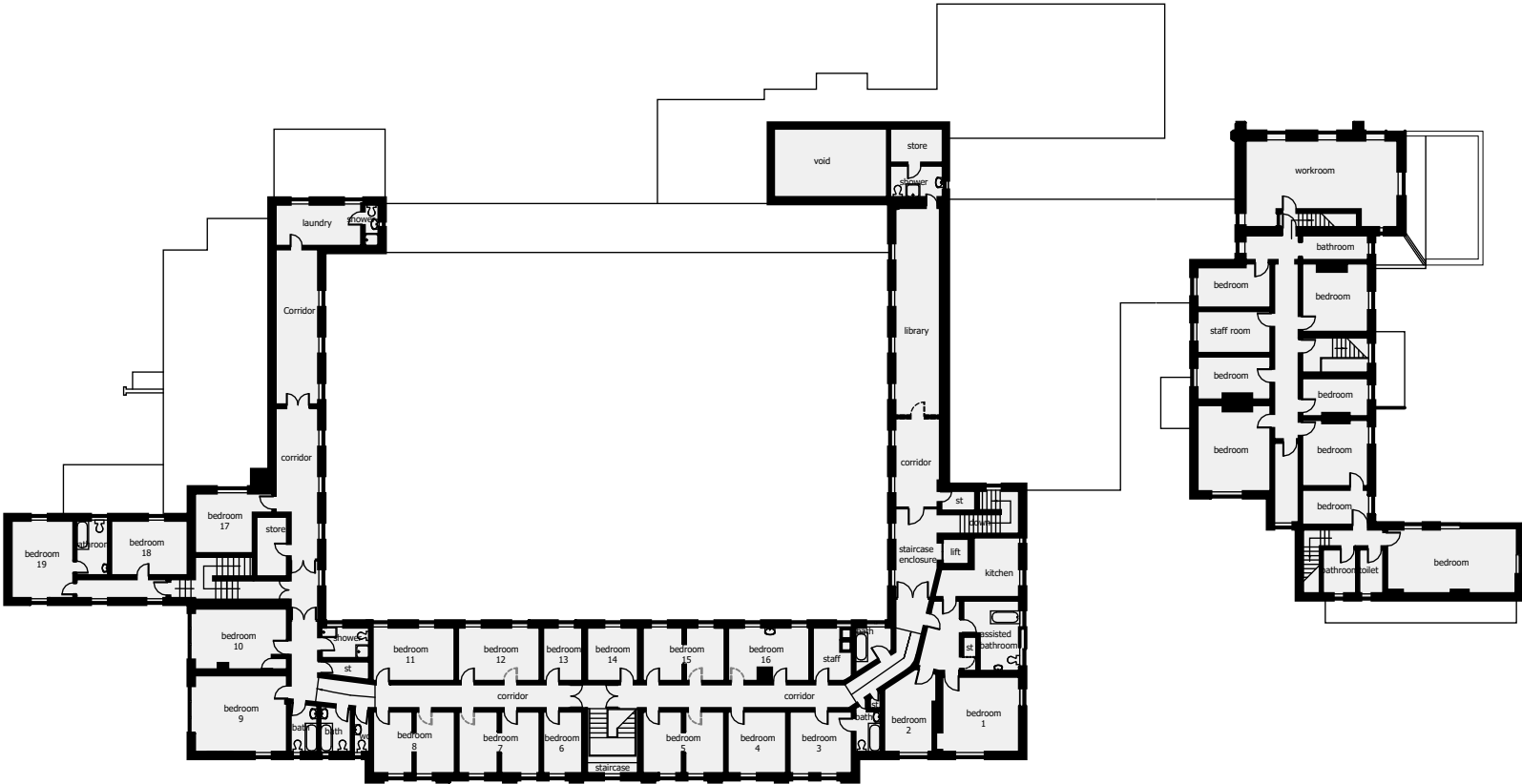


View 06 - Partial north elevation of 1960s Courtyard Building - Showing complex arrangement of building forms that lead to a convoluted layout of small cellular rooms within.

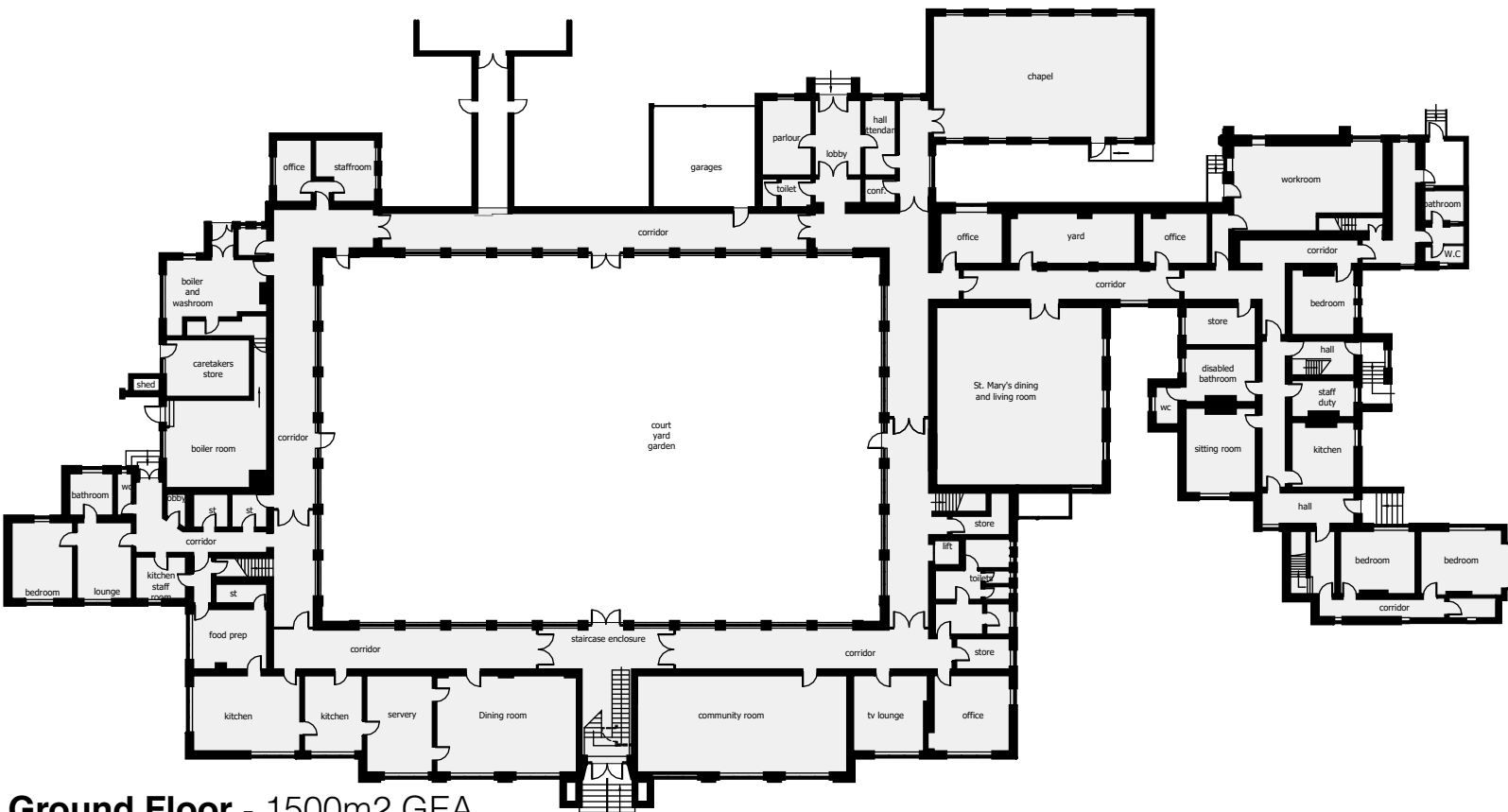
15 - Existing Floor Plans

The convent building equates to circa 2470m2 GEA over two floors.

The existing building was evaluated to see if it could work for the requirements of Winners Chapel, but many constraints including small cellular rooms, a lack of larger spaces, poor environmental performance and delapidated structure led to the decision to propose a new building on the site.



First Floor - 970m2 GEA



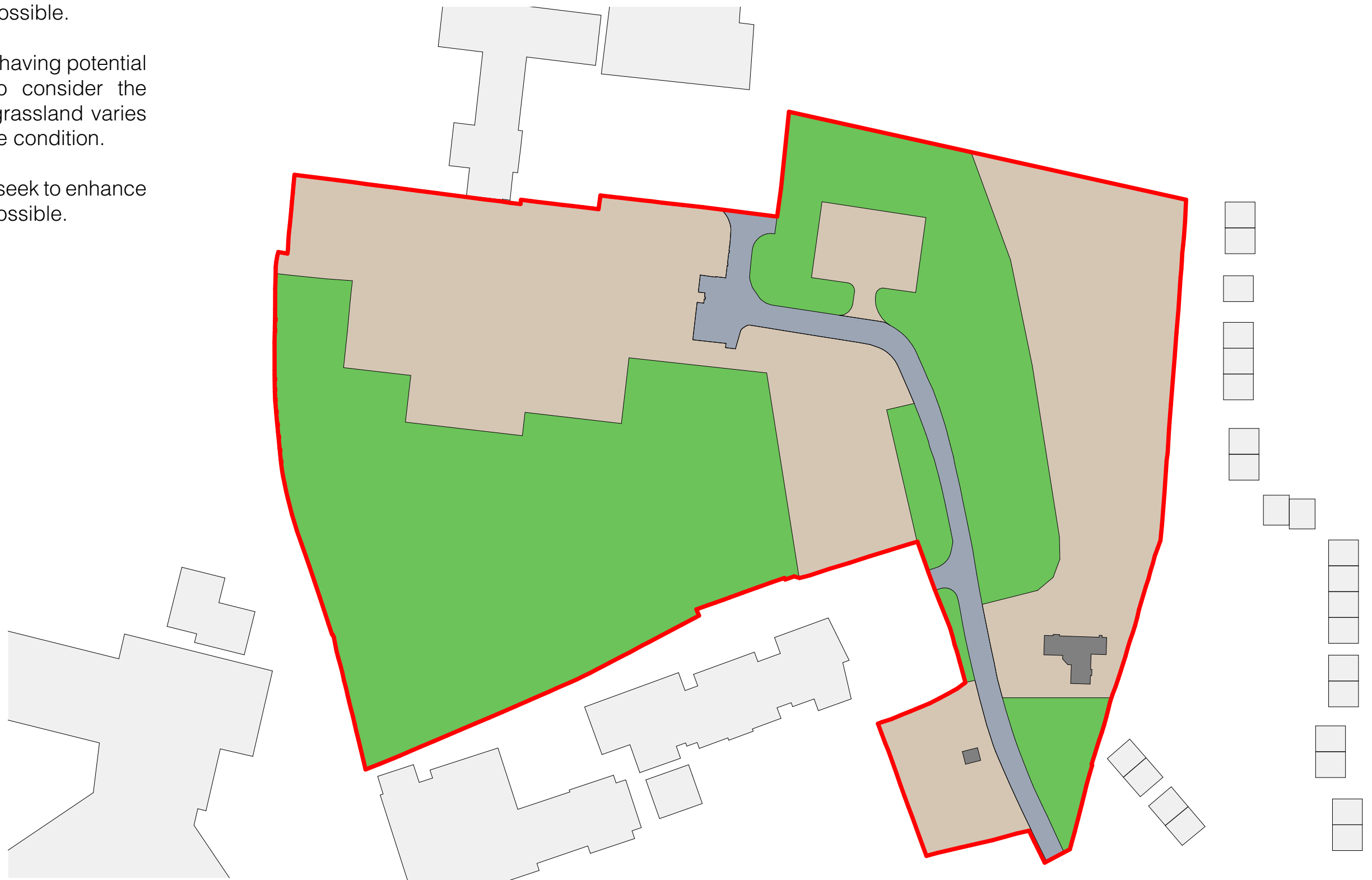
Ground Floor - 1500m2 GEA

16 - Potential Development Area

This shows the remaining site area available for potential development once the existing building has been demolished and as many existing trees are retained as possible.

Some of the areas identified as having potential for development will need to consider the ecological impact, where the grassland varies in quality from poor to moderate condition.

The development will therefore seek to enhance the ecology of the site where possible.



17 - Brief Area

Based on the received brief with standard room sizes estimated, and non net spaces (plant and circulation) added.

Administration	237
Children's Church	806
Facility Management	118
Main Auditorium	1999
Non Net	596
Other Spaces	102
Youth & Teens Development	710
Grand Total	6015



18 - Capacity and Transport

Capacity

The current attendance to the main auditorium per service on a Sunday is about 600 adults, with a total of 1050 attending the Church on a Sunday.

Once the future growth trajectory is considered, the expected attendance to the main auditorium for a single service on a Sunday is 800 with the total expected congregational visitors (including adults, youths, teens and children) on Sundays anticipated at 1500.

There are events where the Main Auditorium will be at full capacity of 1500 to include all church goers, with the other spaces unoccupied up to 5 times in a year.

Transport

The organisation is focused on encouraging travel to the site by means other than by private car. Car sharing is encouraged in addition to travel by the organisation’s fleet of minibus and coaches, as well as local buses.

Community Use

There are several obvious benefits of this project to the Organisation and the Local Community. In addition to having a new modern facility within an accessible location, the following benefits would be available to the wider community:

- The multipurpose Hall will be available for church members and the wider Blackley community for hire;
- The children’s Facilities would also be open for anyone in the wider community to hire
- The Café would be open during church hours and events;
- The Youth and Teen Development Centre will be available for church members and the wider community during operational hours;
- Ongoing local employment once the Centre is open.



Space	Current Church Service Attendance	Projected Church Service Attendance
Children Classrooms	300	400
Junior Teens Church	75	150
Senior Teens Church	75	150
Youth Development Centre/Multipurpose Hall (Space not required on Sundays)	0	0
Main Auditorium	600	800
Total	1050	1500

Mode of transport	Number (max)	Percentage (%)	More information
Car Occupant	738	49.2%	182 cars
Walk	45	3.0%	
Cycle/Scooter	35	2.3%	
Taxi	94	6.3%	40 taxis
Coach/mini-bus	432	28.8%	(9-32) - 32 minibuses have been assessed as worst case for movements, but this could be 9 coaches
Bus	150	10.0%	
Tram/Train	6	0.4%	

A full **Transport Strategy** has been produced by Mosodi as part of the application, and further details can be found within this document document and the **Traffic Management Plan**.

19 - Rooms

Within each department the rooms have been assigned an approximate area based on use and occupancy.

Some of the rooms have been considered already in terms of minimum widths and optimum proportions for the initial layout.

These areas are likely to expand or contract as the design is developed and other practical considerations are taken into account.

