

03 - Design Development

Design and Access Statement

Land at 114 Chain Road, Blackley

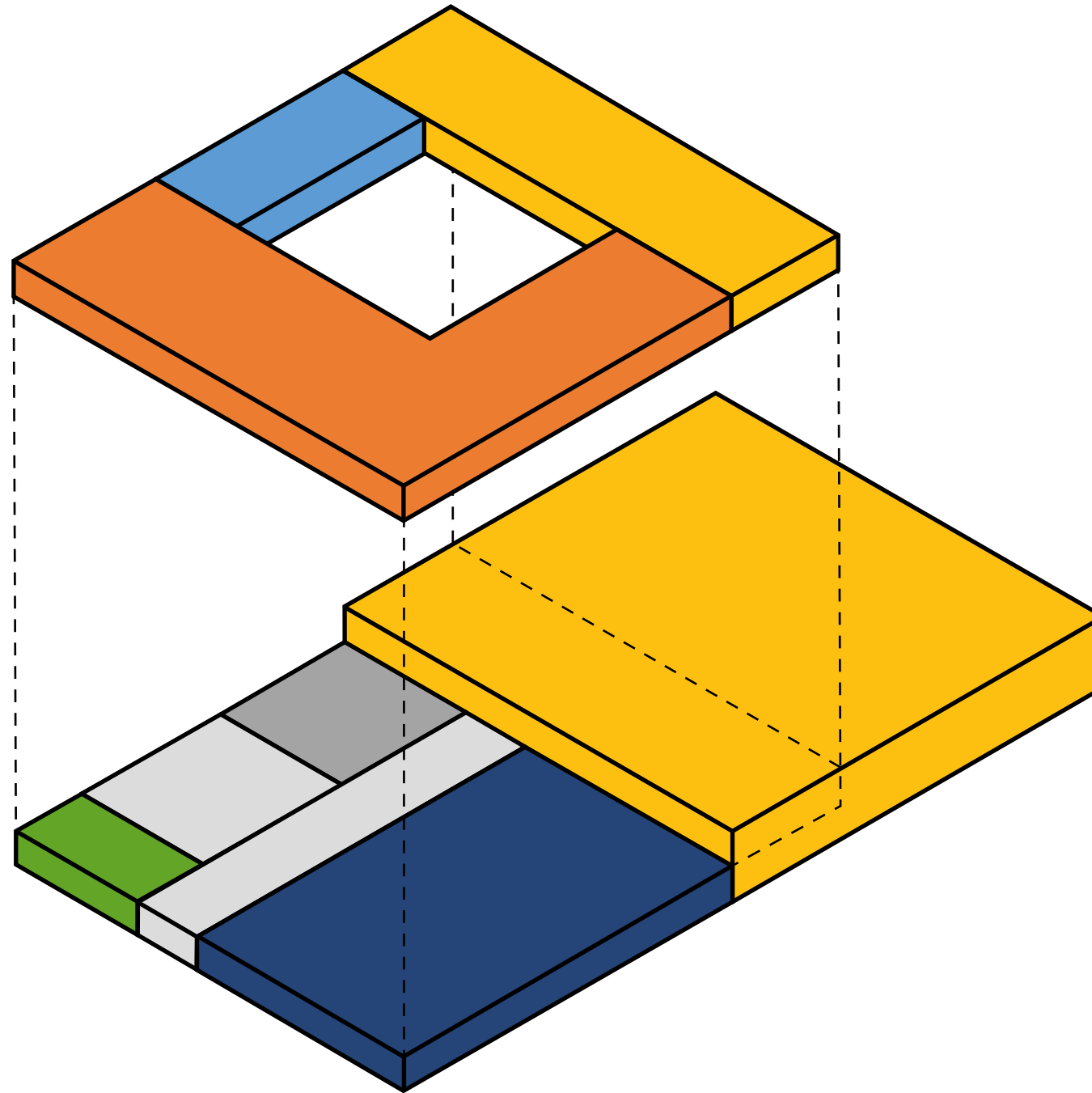
MOJO

21 - Initial Massing Diagram

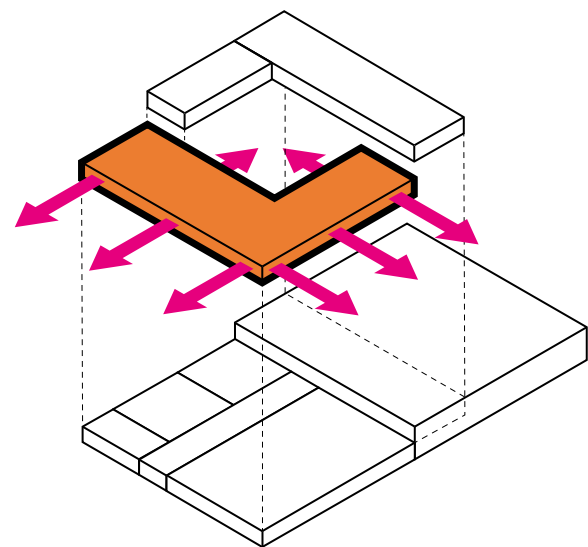
Following on from the briefed area analysis, massing studies were conducted to tray and arrange the required spaces into the available area on the site where the existing convent building is located.

To minimise site area taken up and to provide a more efficient building form, a number of functions need to be located at first floor level.

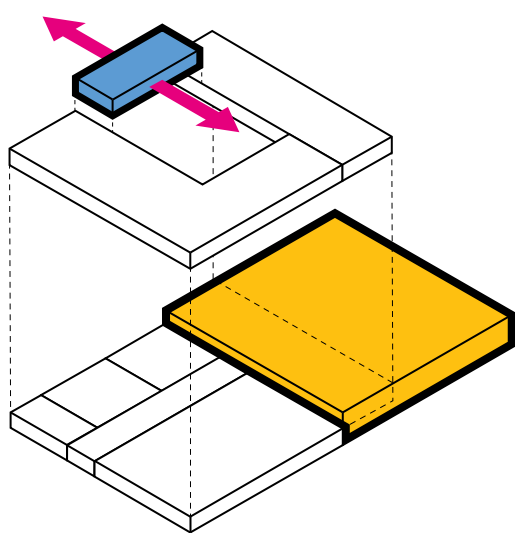
The deep plan form of the auditorium combined with the most appropriate location for a new building on site led towards a larger block but with a void at first floor to allow rooms to wrap around the centre of the building and benefit from natural daylight.



22 - Initial Massing Diagrams

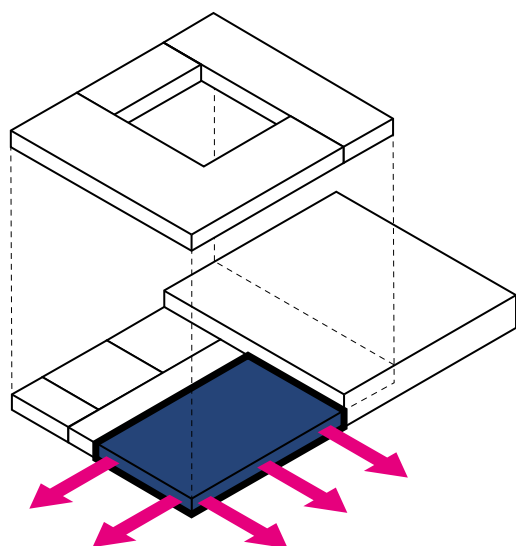


It was decided that the Children's Church would benefit more from being at first floor to maximise natural daylight into the smaller spaces, but this would involve a more complex circulation strategy as prams and children need to navigate stairs.



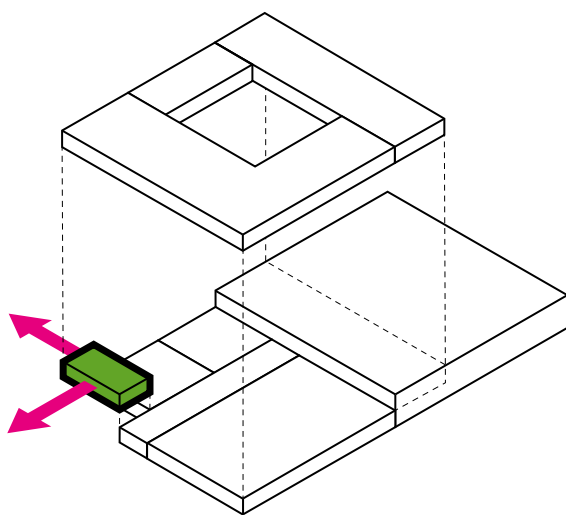
The admin spaces could easily be located at first floor which would be less open to the public and benefit from natural light from both directions

The Main Auditorium will be a double height space and therefore transition between both levels at one end of the building.



The Teens & Youth Churches will have larger floor spans which aren't expected to receive direct daylight from each side, so the ground floor becomes a better option to maximise a deep volume for the building at ground floor.

The plant and facilities management would similarly be best located on the ground floor for access and maintenance to the rear of the building.



The restaurant would benefit from an outdoor area amongst the scenic setting and deliveries and servicing would also be simpler at ground floor.

23 - Initial Block Plan

The feasibility study concluded that the brief requirements could fit on the site with a two storey building of approx **2100m2 GEA** at ground floor level given the various constraints, and that circa **200 car parking** spaces could be located within an area of the site appropriate for such use.

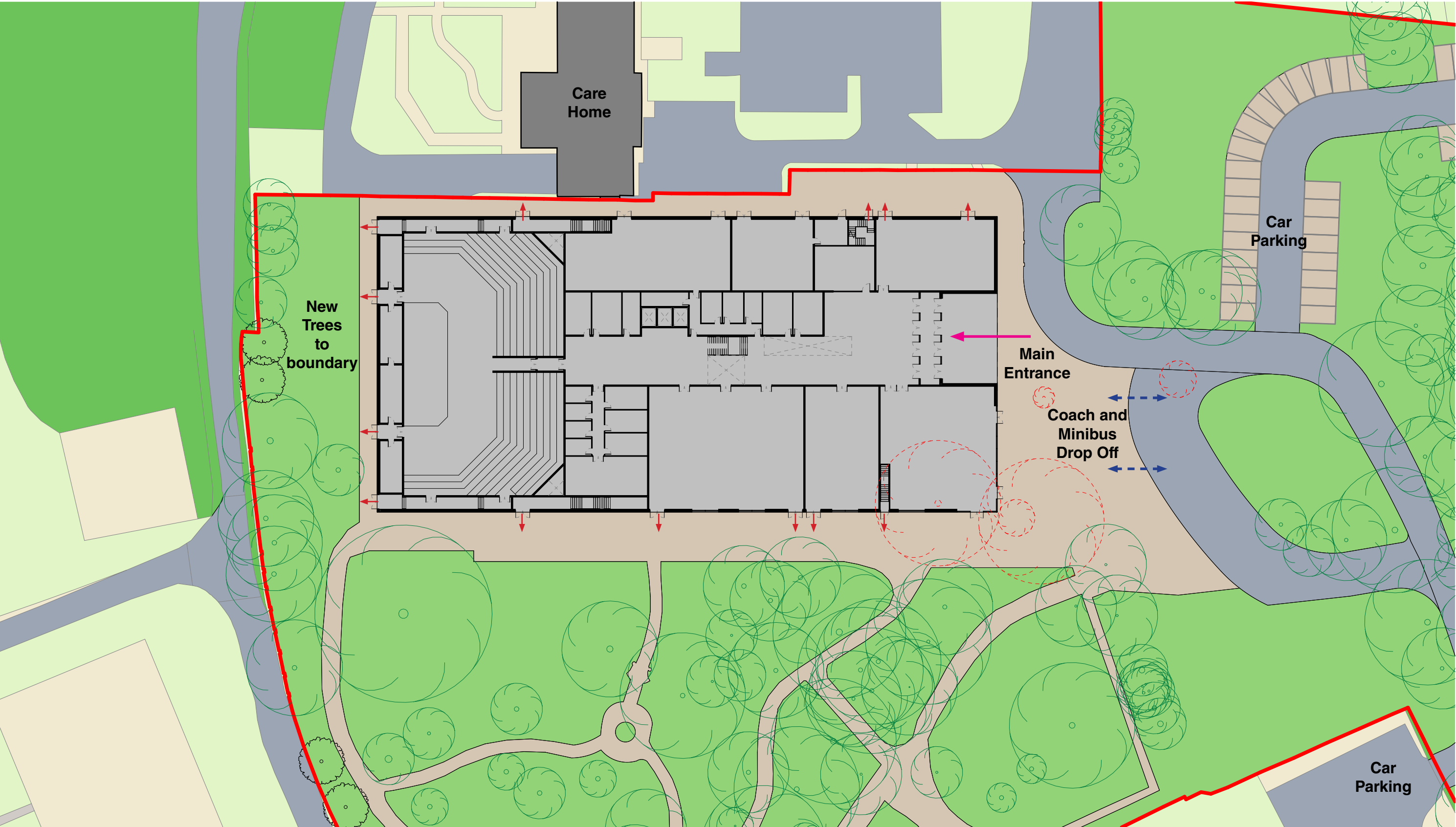
A loop arrangement has been proposed for any car parking to the east of the site to reduce vehicle conflict due to the constrained width of the existing access road.

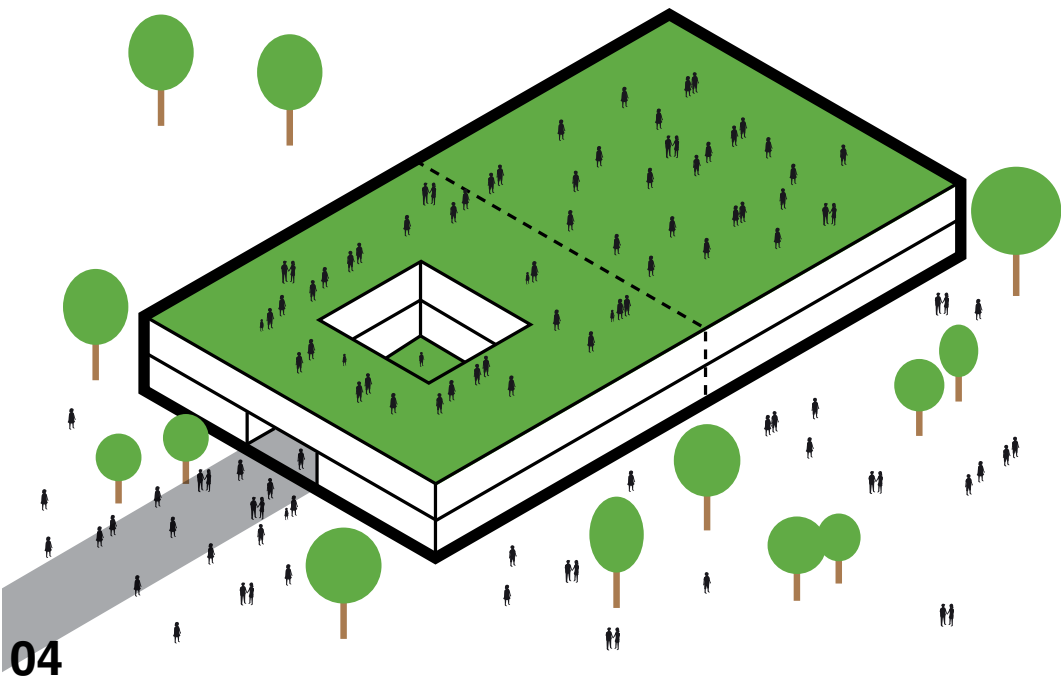
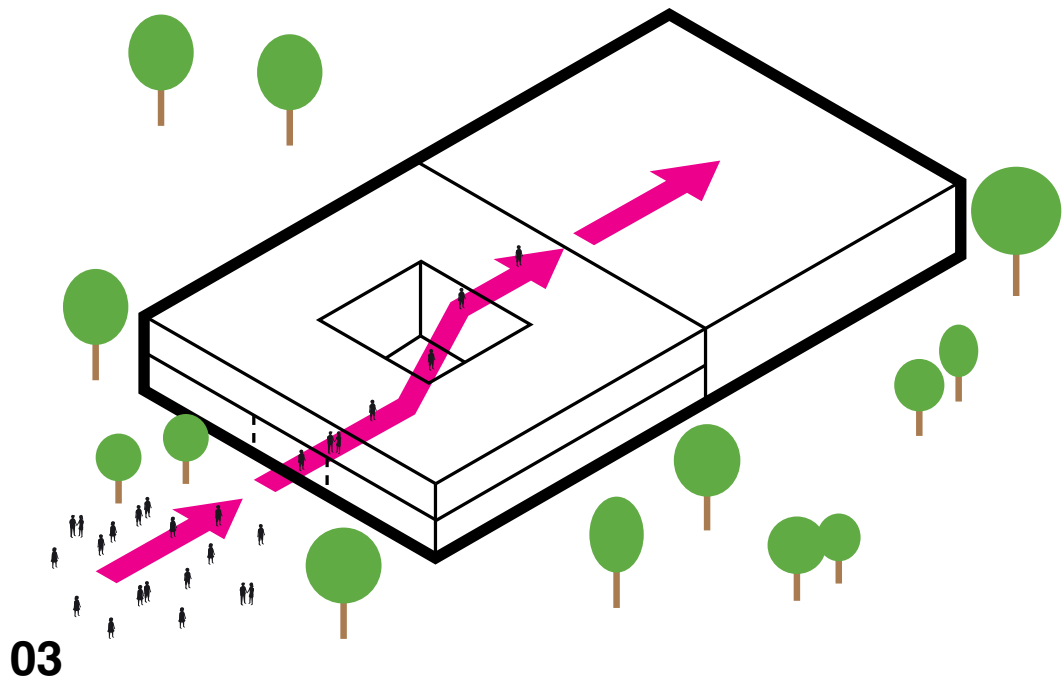
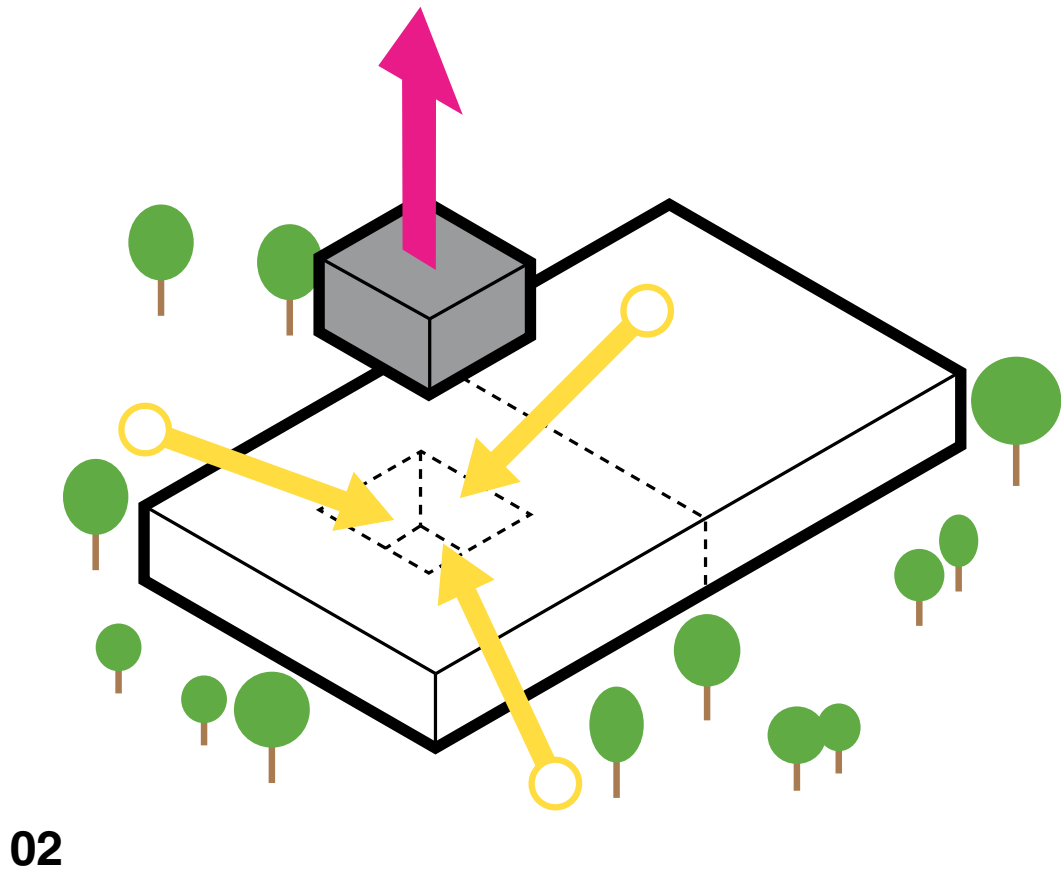
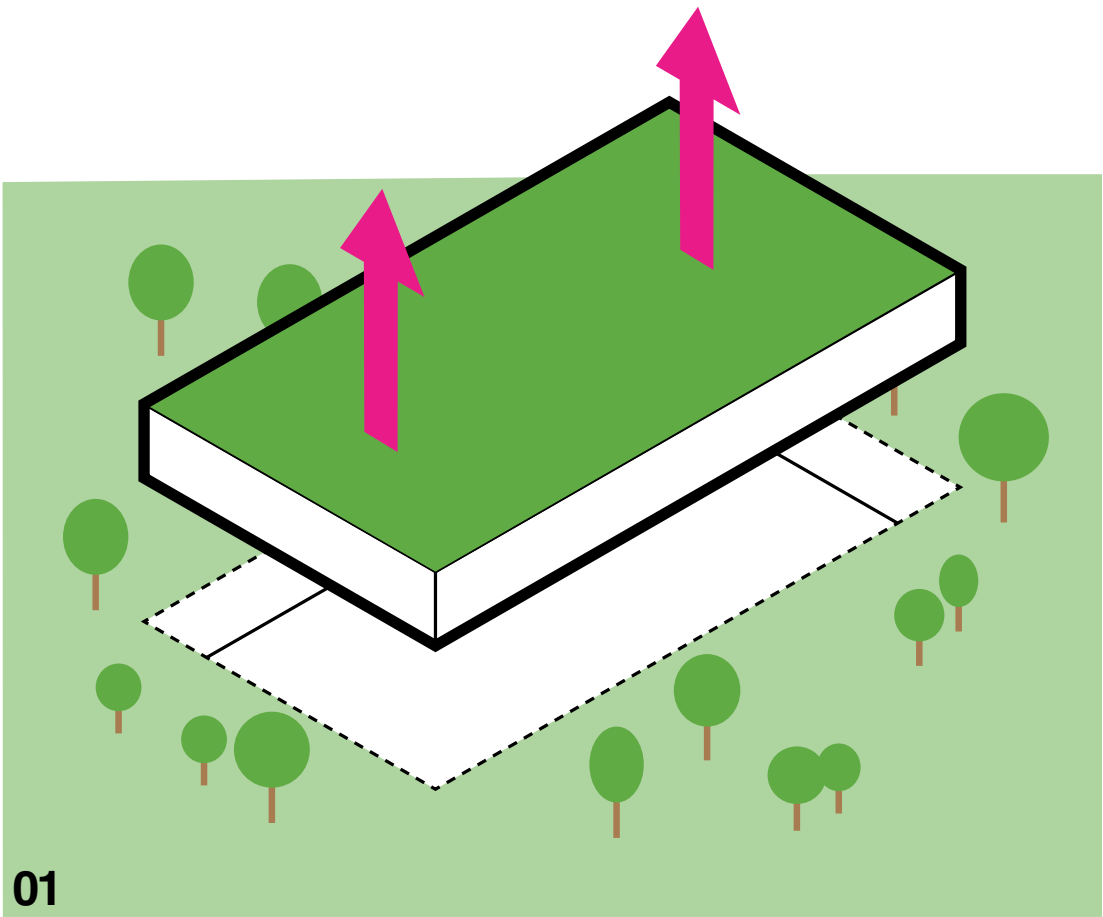
A coach and minibus drop off area has also been designed at the front entrance of the building based on the vehicle tracking provided by the Transport Consultant.

The overall impact to existing trees was minimised, but a number of trees would need to be removed or might be affected which have been identified on the plan in amber or red.

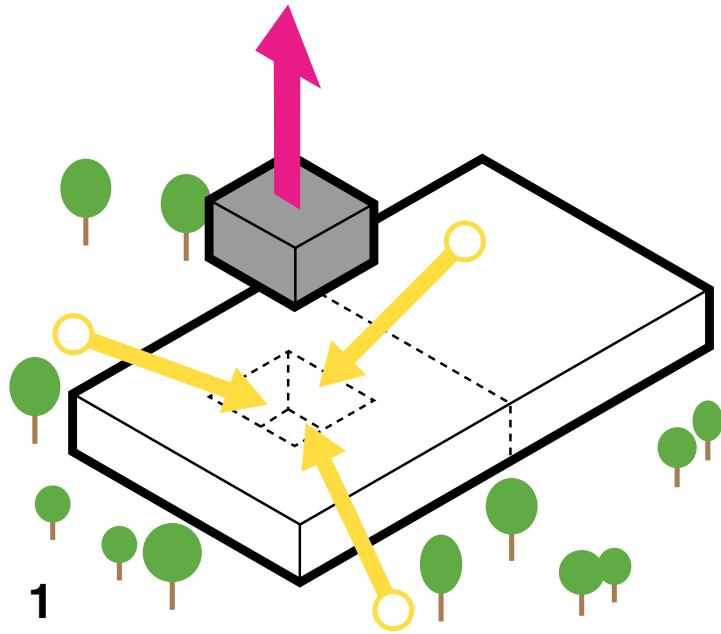


24 - Initial Site Plan

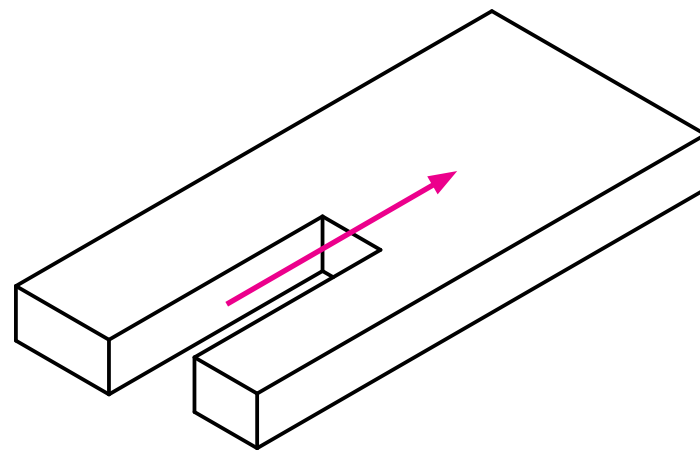




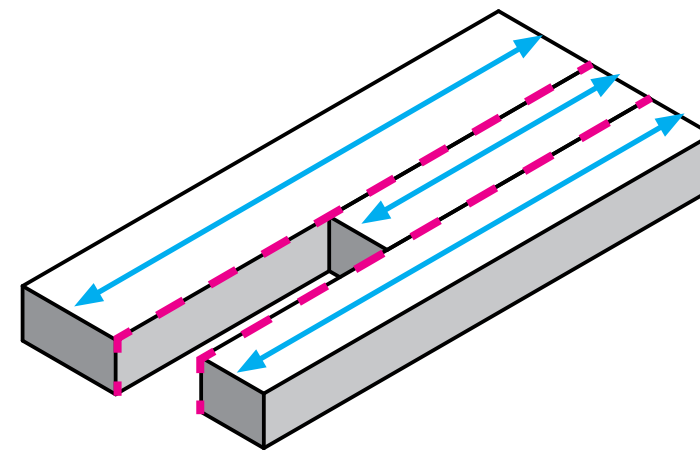
26 - Massing Development



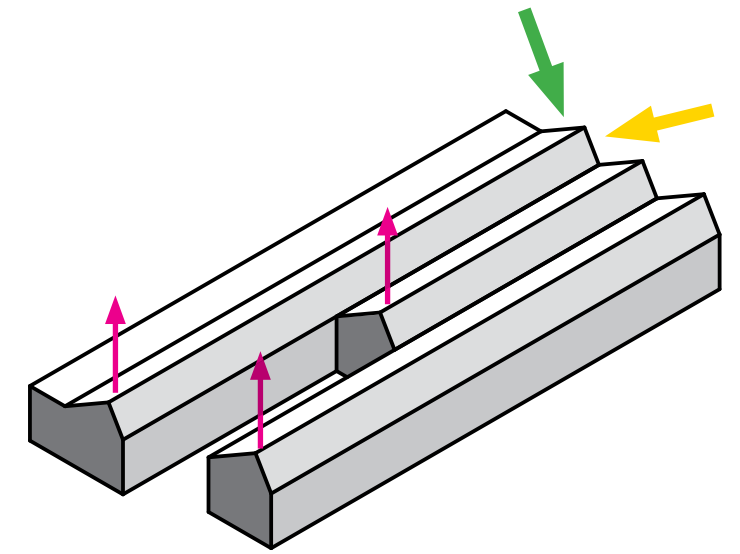
Concept Design from Pre-App Meeting 1



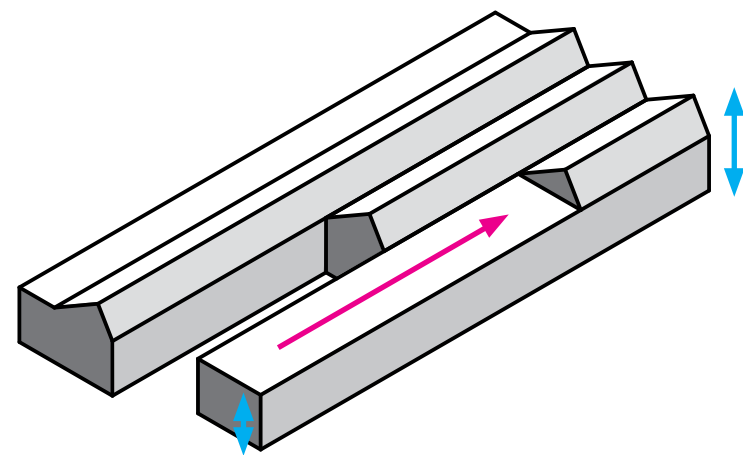
Opening up the building form to allow more natural daylight and reduce bulky massing



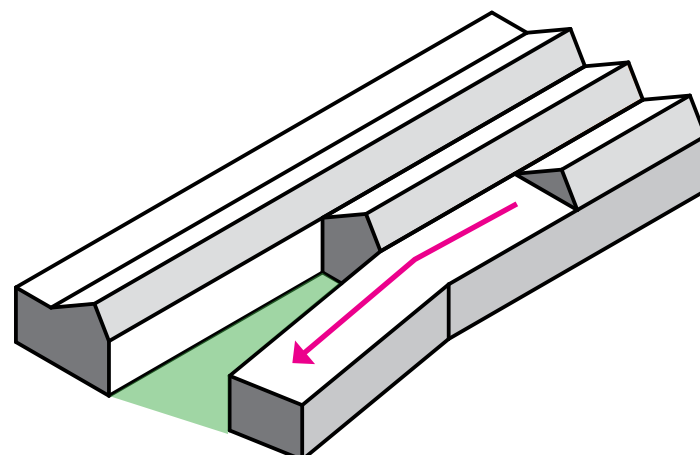
Departments define mass visually from the front elevation as 3 extrusions:
Childrens Church - Auditorium - Admin Block



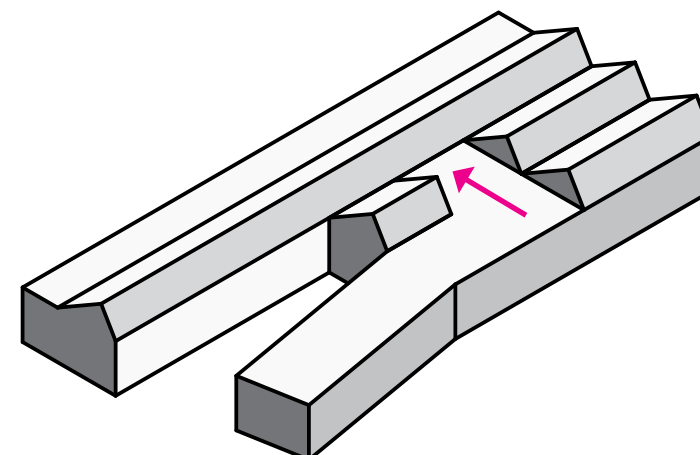
Roofscape defined to allow for natural north light and optimum angle for PVs



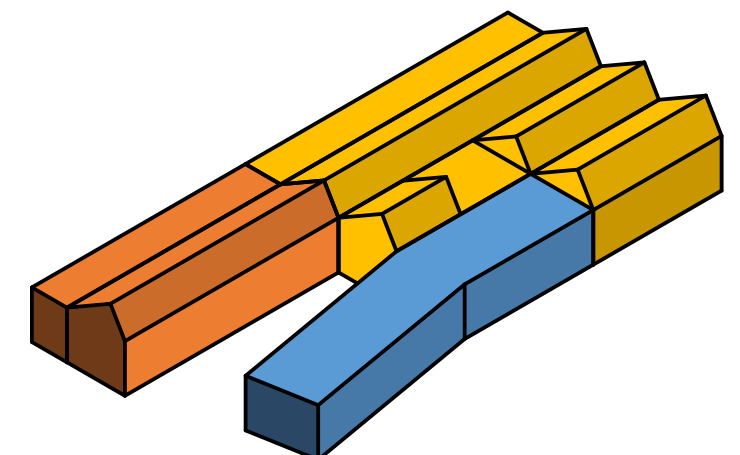
Block closest to Care Home reduced in scale to prevent overshadowing



Admin block cranked to open out central boulevard space to make it more inviting

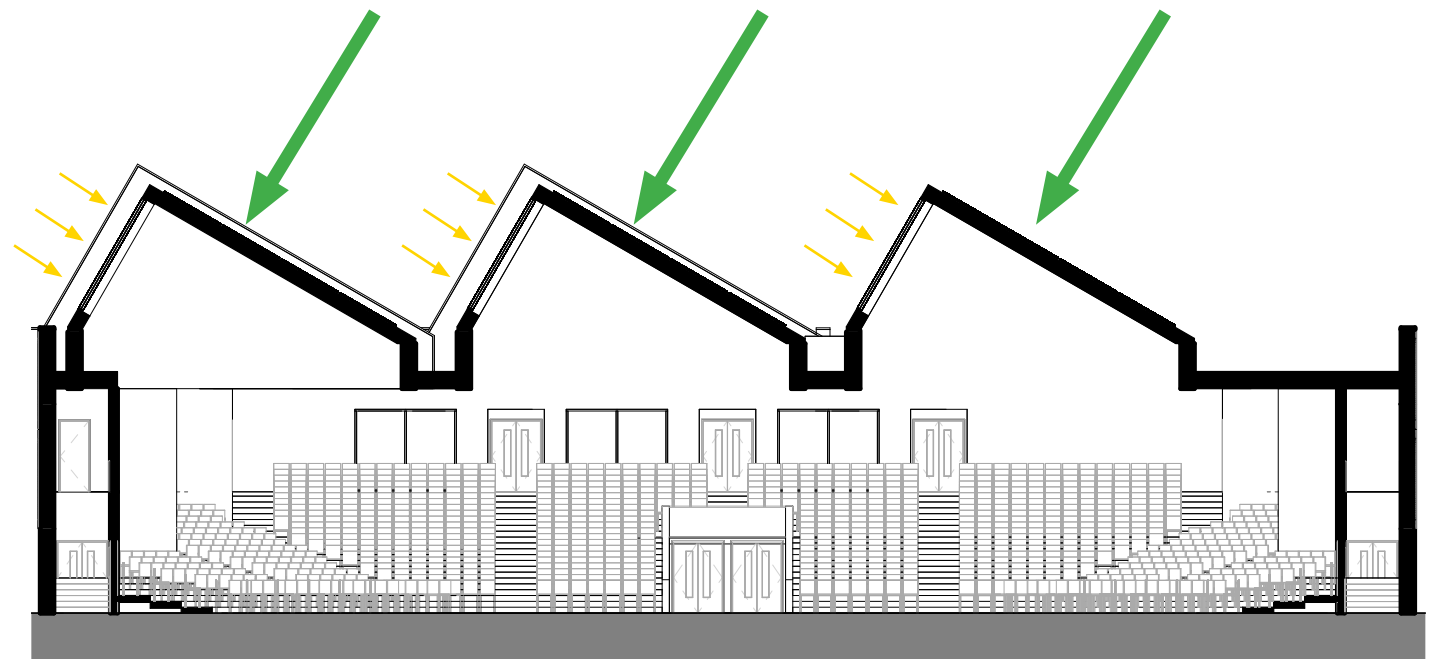
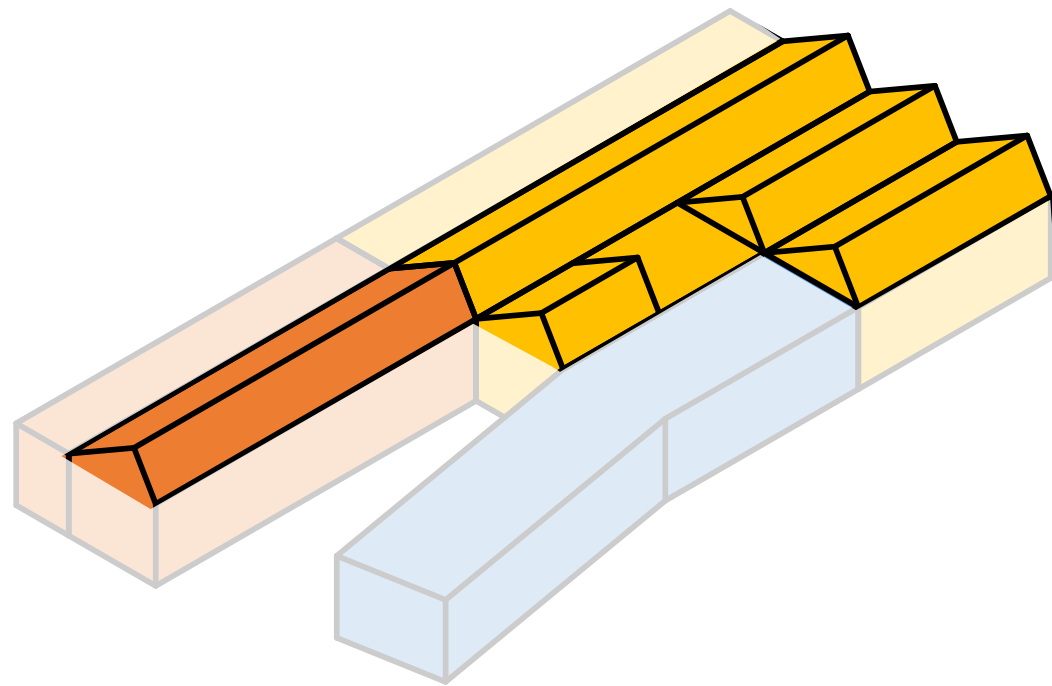


Additional flat roof provided to hide plant behind pitched roof areas



3 main sections of the building are defined and can be articulated individually, but still coherent architecturally as a whole

Roofscape Articulation



Daylight

Allows natural non-direct daylight into the main auditorium from the north

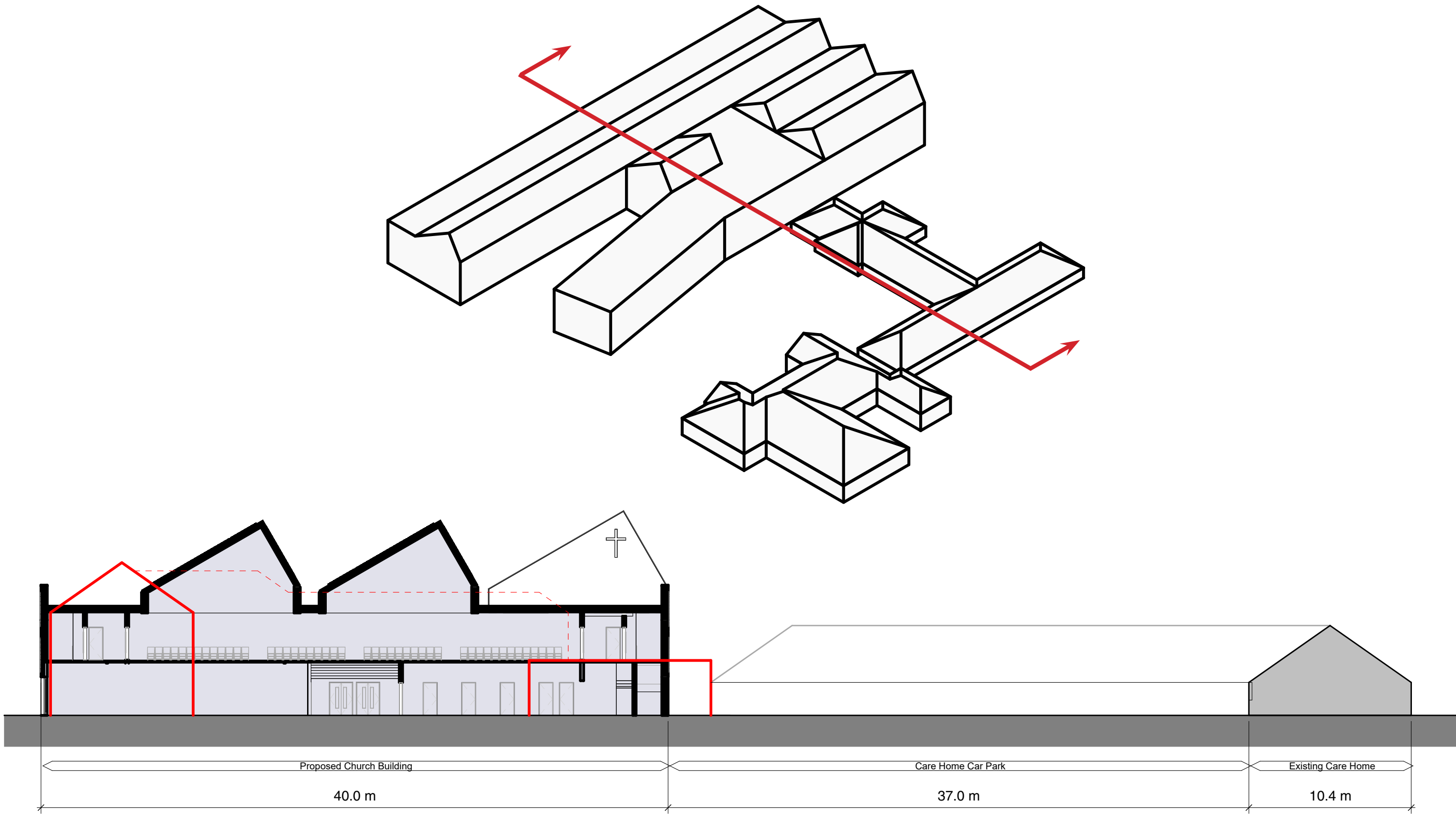
PVs

Provides the optimum angle for installing PV solar panels

Form

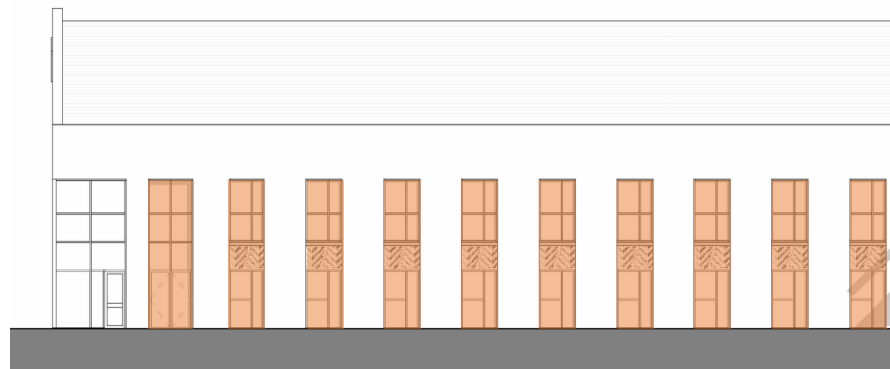
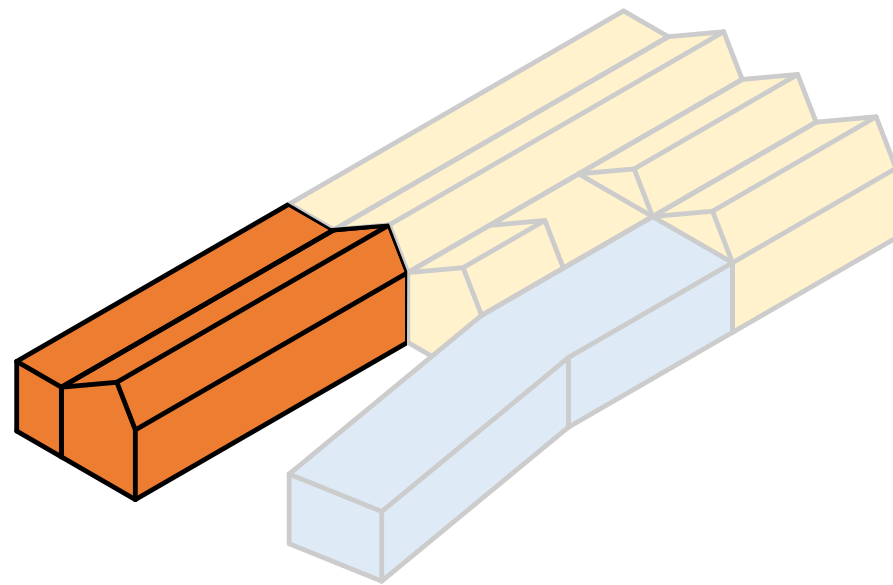
Provides an architectural form responsive to the predominant pitched rooflines of it's context

Site Section to Care Home



Childrens Church

Vertical Emphasis



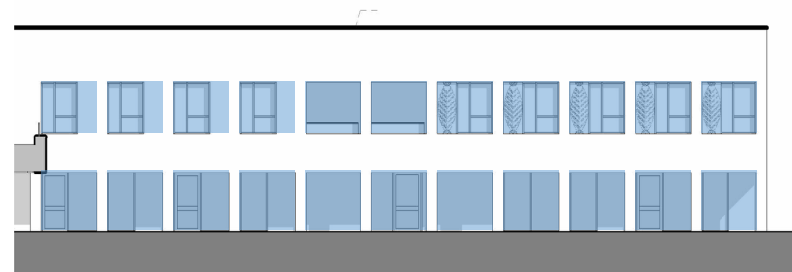
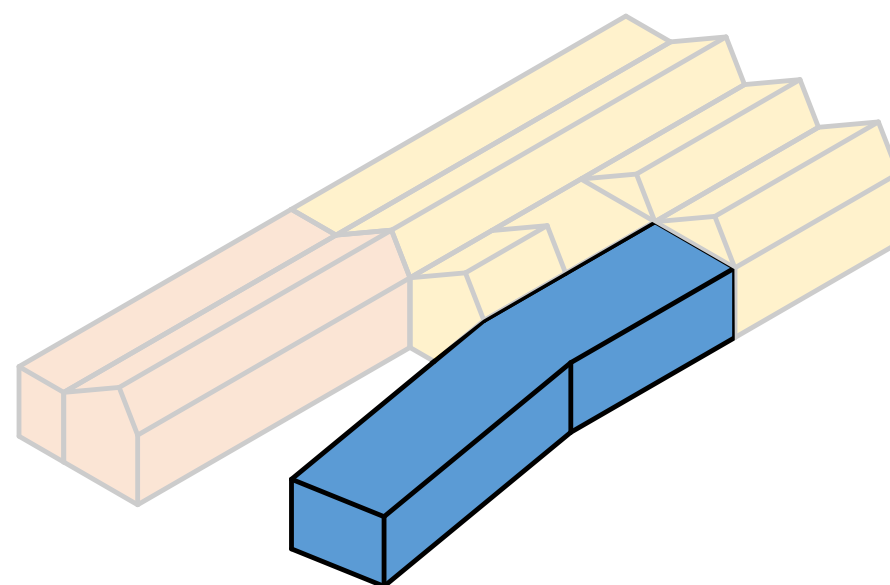
Proportion - Glazing articulated in proportion to elevation

Rhythm - Ordered to match the repetitive room layout behind

Detail - Brick reveal to give depth creating shadow play

Admin Block

Horizontal Emphasis



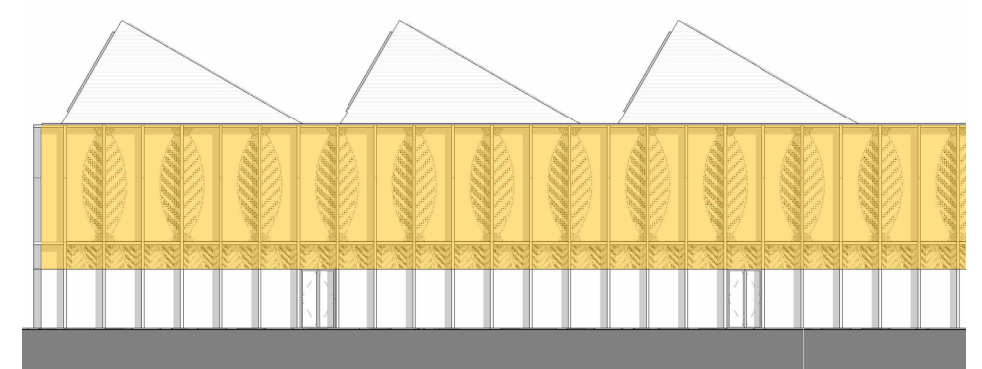
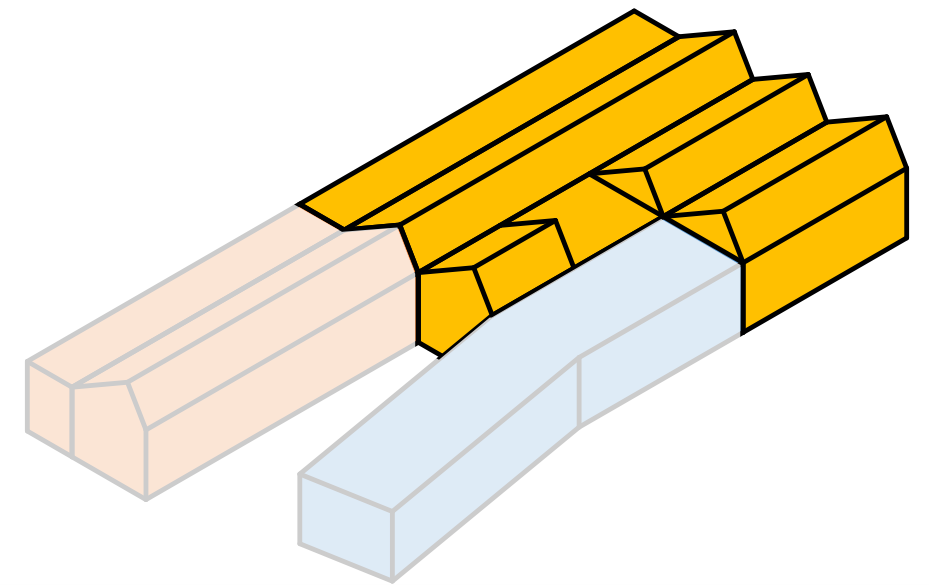
Depth - Colonnade and terrace create depth and opening to facade

Variance - Ordered grid of outer face reveals glazing responsive to internal room layout

Detail - Brick piers and reveals to continue the external material into the colonnade

Main Auditorium

Textured Emphasis

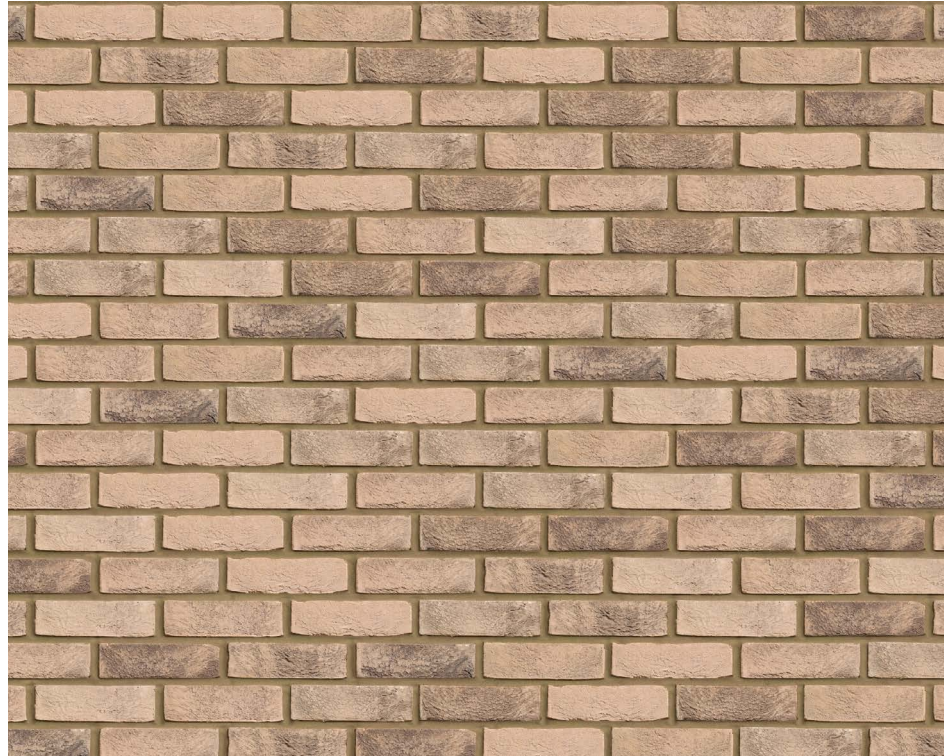


Repetition - Large expanse of wall broken down into grid of repeating panels

Pattern - Introduced to break down monolithic wall and add cultural link

Depth - Perforated panels to provide depth and texture

Buff 'Stock' Brick



Context - Predominant material within the local area, with a buff colour of stone and brick used on the adjacent Care Home

Construction - Traditional construction method with opportunity to use local employment

Durability - Brick is a long lasting and durable material compared to other options

Bronze Effect Perforated Metal



Context - Subtly references historical artwork and motifs from the churches background, in a colour that compliments the other chosen materials

Construction - A lightweight material that can be installed quickly over large surface areas with no windows

Quality - Continues the quality of other materials being used complimenting tones and texture

Grey/Black Slate



Context - Material that already defines the roofscape of the existing building, and it's natural appearance will compliment the brick facade

Construction - Simple and traditional construction method

Sustainability - The slate from the existing building can be reused to provide sustainable benefits