

MOJO

Design and Access Statement

Land at 114 Chain Road, Blackley

World Mission Agency – Winners Chapel International

Rev B
2026-04-24

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01 - Introduction

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01 - Winners Chapel Manchester

Winners Chapel International Manchester is a Christian Faith Charity registered in the UK as World Mission Agency – Winners Chapel International (WMA-WCI) with European Headquarters based in Dartford Kent. Their global headquarters is in Canaan Land Ota, Nigeria, West Africa while their Manchester operational base is on Broughton Lane in Salford. The current church in Salford was inaugurated in 2010 and ever since it has been growing steadily to serve it's members within Greater Manchester.

As part of their corporate social responsibility to the local community across Greater Manchester, they have invested significantly over the years in 5 core strategic areas: Food Bank and Poverty Alleviation; Tackling Homelessness; Promotion of Collaboration, Inclusion and Diversity; Enterprise and Employability and Improving Health, Safety, and the Environment. The church runs a food bank (Ark) which distributes food packages to over 200 struggling families across greater Manchester every fortnight.

The current church building is no longer fit for purpose and have recently purchased the land at 114 Chain Road in Blackley to develop proposals to demolish the existing aged buildings on the site and construct an ultra-modern 1500 seater worship centre with community facilities.

The mix of uses would include principally; a 1500 seater chapel, Multipurpose Community Hall for organisational and community use, a Training and Development Centre, Youths Development Centre, Day Nursery, Function Rooms and other mixed uses for the organisation's offices including a Cafe / Restaurant.





Winners Chapel



Harley
Haddow



MOJO
Architecture



Roscoe



Mosodi



Tyler Grange



Jensen Hughes

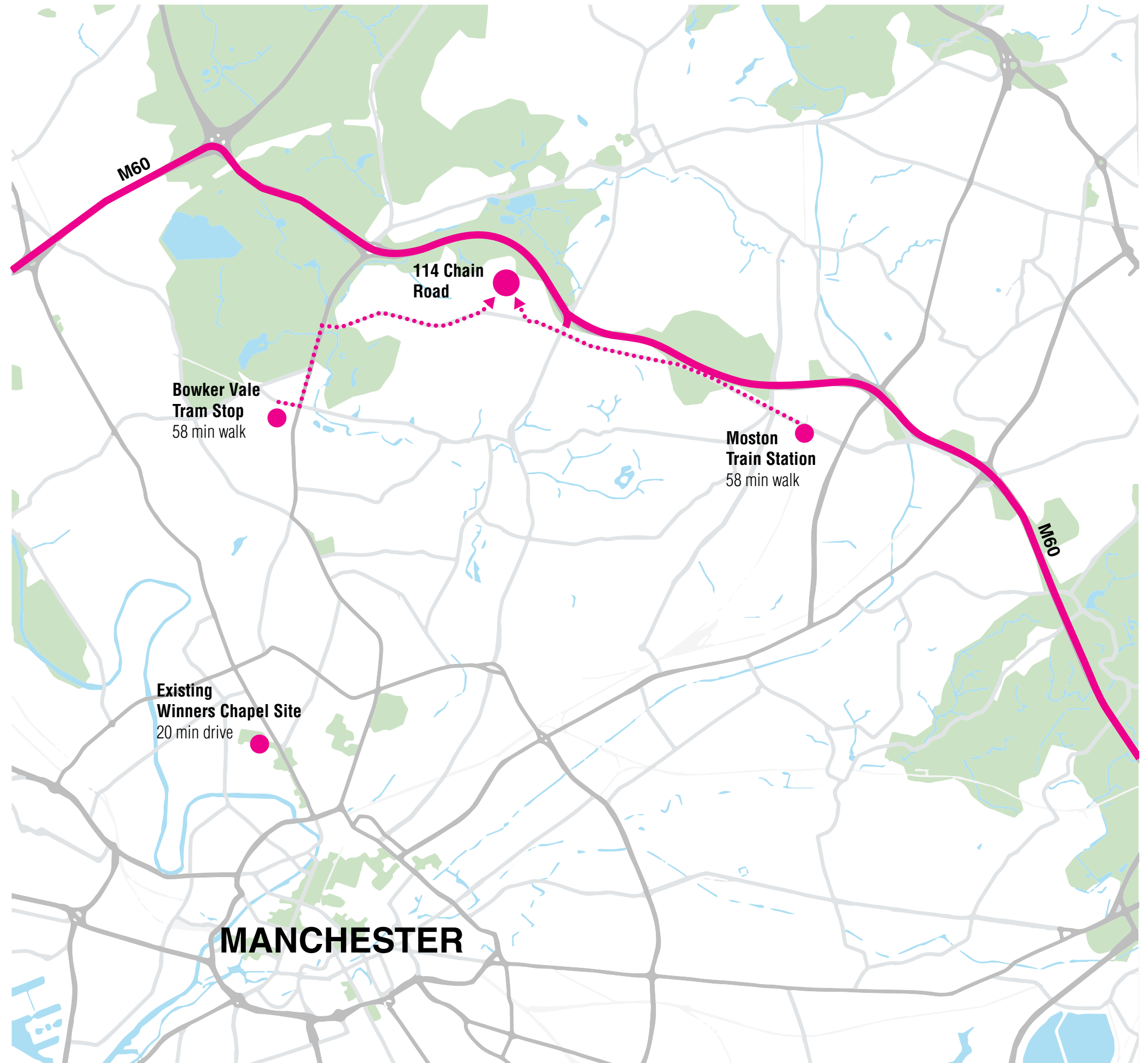


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03 - Site Location

Based on Chain Road in Blackley, the site is within close proximity to the M60 and less than 30mins drive away from the existing Winners Chapel Site on Broughton Lane.

The nearest Metrolink Station is Bowker Vale 2.1 miles south west, and the nearest National Rail Station is Moston 2.4 miles to the east.

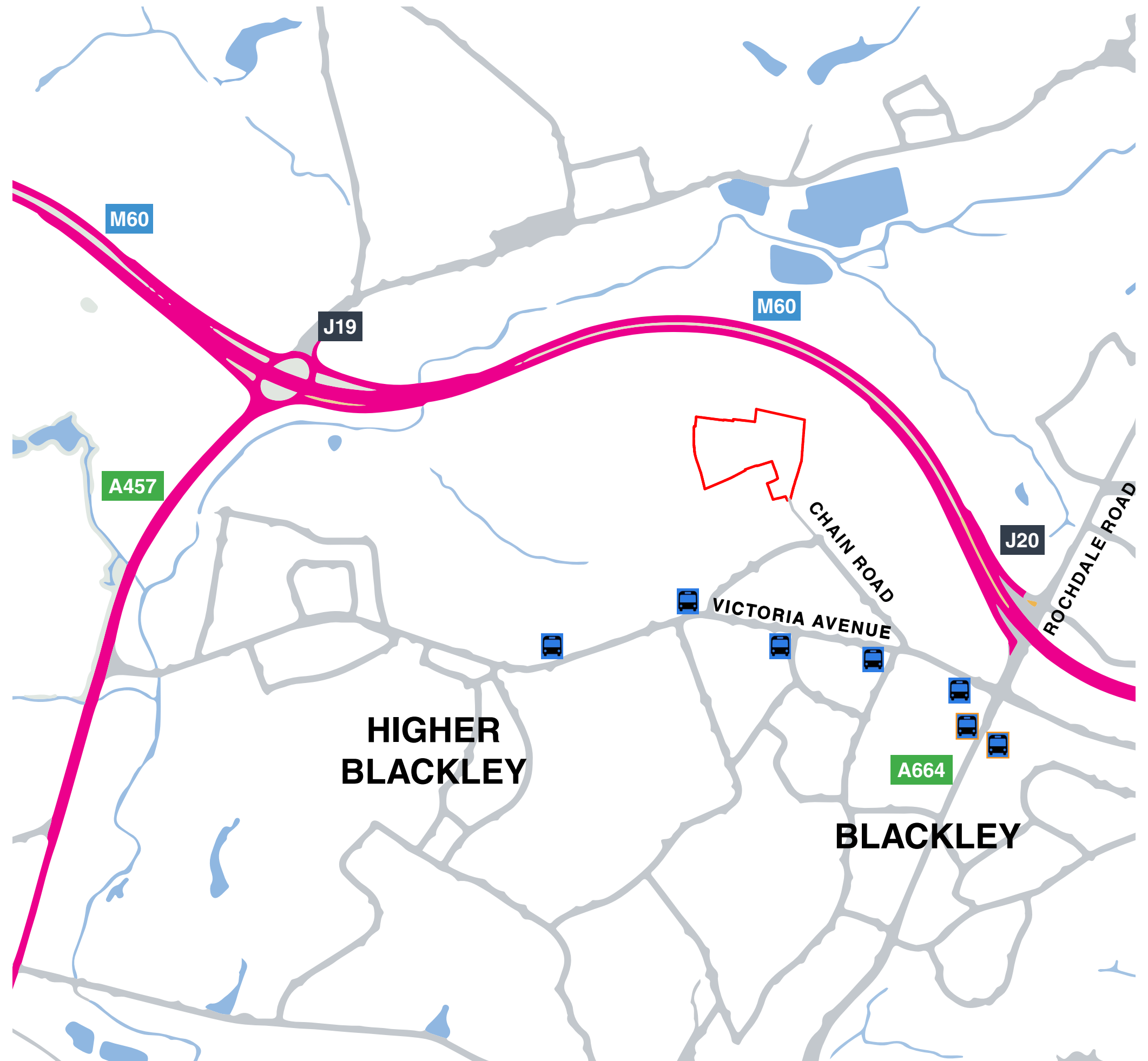


04 - Site Location

The site is within close proximity to the M60 from Junction 20 to the east, and Junction 19 to the west.

The bus routes along the nearby Victoria Avenue have hourly services on a Sunday in both directions which connect to the centre of Manchester in one direction to Victoria Station, Shudehill Interchange and Piccadilly Gardens and beyond to Sale; and to Middleton in the opposite direction.

The bus stops in both directions on the A664 Rochdale Road are a 12min walk from the site and offer more frequent services. The Number 17 route between Shudehill and Rochdale Interchanges runs every 15mins, and the Number 18 between Manchester Royal Infirmary runs every half hour; which between the two services serving Manchester city centre averages out at every 10mins.



05 - Site Context

The site shares a boundary with St Euphrasias Care Home to the north, who have access rights through the site via the existing primary private road that runs south to north.

A cluster schools neighbour the site to the west and south termed the 'Higher Blackley Education Village'. North Ridge High School to the west is an SEN school, Our Lady's RC High School occupies the same building complex and also has it's own adjacent sports centre, and Meade Hill school is an SEN secondary school to the south of the site which shares a car park entrance via the existing private road that leads through the site.

The only vehicular access to the site is from Chain Road, with two routes leading from the main Victoria Road either directly or via Cooper Lane.

Access into the site from the public right of way to the west of the site adjacent to North Ridge High School was discounted from early in the design process due to potential security issues.

